



LINDSAY CITY COUNCIL REGULAR MEETING AGENDA

City Hall, 251 E. Honolulu St., Lindsay, CA 93247

Notice is hereby given that the Lindsay City Council will hold a Regular Meeting on **May 09, 2023**, at **6:00 PM** in person and via webinar. The webinar address for members of the public is <https://zoom.us/j/99279557087>.

Persons with disabilities who may need assistance should contact the City Clerk prior to the meeting at (559) 562-7102 ext. 8034 or via email at lindsay.cityclerk@lindsay.ca.us.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE

Led by Mayor Pro Tem FLORES.

4. APPROVAL OF AGENDA

5. PUBLIC COMMENT

The public is invited to comment on any subject under the jurisdiction of the Lindsay City Council. Please note that speakers that wish to comment on a Regular Item or Public Hearing on tonight's agenda will have an opportunity to speak when public comment for that item is requested by the Mayor. Comments shall be limited to three (3) minutes per person, with thirty (30) minutes for the total comment period, unless otherwise indicated by the Mayor. The public may also choose to submit a comment before the meeting via email. Public comments received via email will be distributed to the Council prior to the start of the meeting and incorporated into the official minutes; however, they will not be read aloud. Under state law, matters presented under public comment cannot be acted upon by the Council at this time.

6. COUNCIL REPORT

7. CITY MANAGER REPORT

8. PRESENTATION ITEMS

8.1 Introduction of City Intern Joel Lara

Presented by Mari Carrillo, Human Resources Manager

9. RECOGNITION ITEMS

9.1 Proclamation in Honor of National Public Works Week (p. 4)

Presented to Marshall Chairez, Ralph Gutierrez, Jose Vega, Juan Gomez, Heraclio

Castañeda, Rey Ceballos, Ashley Parker, and Bruno Andrade

Presented by Mayor Cerros

9.2 Quarterly Employee Spotlight

Presented to Lifeguard Owen Patterson and Utility Operator I Jose Vega

Presented by Mari Carrillo, Human Resources Manager

9.3 Proclamation in Honor of Mental Health Awareness Month (p. 5)

Presented to Tim Hire, Tulare County Superintendent of Schools

Presented by Mayor Cerros

10. DISCUSSION ITEMS

10.1 Tulare County Economic Development Corporation Mid-Year Updates and Q&A Session

(pp. 6 – 15)

Presented by Airica de Oliveira, Tulare County Economic Development Corporation CEO

11. CONSENT CALENDAR

Routine items approved in one motion unless an item is pulled for discussion.

11.1 Minutes from April 22, 2023, Special Meeting (pp. 16 – 17)

11.2 Minutes from April 25, 2023, Regular Meeting (pp. 18 – 23)

11.3 Warrant List for April 18, 2023, through April 30, 2023 (pp. 24 – 31)

11.4 Treasurer’s Report for April 2023 (p. 32)

11.5 Minute Order Approval of **Resolution No. 23-13**, A Resolution of the City Council of the City of Lindsay Authorizing Investment of Monies in the Local Agency Investment Fund (LAIF) (pp. 33 – 34)

11.6 Minute Order Approval of Sole-Source Provider Designation to American Emergency Products (AEP) in Accordance with the City of Lindsay Procurement Policy and Pursuant to California Government Code §10300-10334 and Authorize Expenditures for Police Vehicle Equipment and Upfitting Services Thereto (pp. 35 – 48)

12. PUBLIC HEARINGS

12.1 Consider Approval of **Resolution No. 23-14**, A Resolution of the City Council of the City of Lindsay Adopting an Initial Study/Mitigated Negative Declaration (ISMND) and Approving **Tentative Subdivision Map Tract (TSM) 6250** and **Planned Unit Development (PUD) No. 2023-01** to Divide 35 Acres Into 145 Single-Family Lots and One Remainder Parcel Located North of Tulare Road Between the Railroad and Maple Avenue (APN’s 199-050-017, 201-170-010, 201-180-013) (pp. 49 – 196)

Presented by Curtis Cannon, Planning Manager

12.2 First Public Hearing to Consider Amendment to Conditional Use Permit (CUP) No. 21-05 Which Approved a Retail Cannabis Dispensary for the Property Located at 133 West Honolulu Street in Lindsay California (APN 205-282-010) and Potential Purchase & Sale Agreement for the Property Located at 108 West Honolulu Street in Lindsay California (APN 205-271-001) (pp.)

Presented by Joseph M. Tanner, City Manager

13. EXECUTIVE (CLOSED) SESSION

13.1 Conference with Labor Negotiators Pursuant to Cal Gov. Code § 54957.6

Agency Designated Representative: Joseph M. Tanner, City of Lindsay

Employee Organization: The Lindsay City Employees' Association; 'Service Employees International Union (SEIU)'

14. REQUEST FOR FUTURE ITEMS

Council requests for future agenda items, can be called for by any Councilmember during the 'Request for Future Items' section of a regular meeting. Immediately following the request of an item, a vote will be taken on the item. If a majority of the City Council supports further study of the item, then a full staff analysis will be prepared within a reasonable time as determined by the City Manager unless otherwise directed by a majority of the City Council. Discussion shall be limited to whether an item should be added to an agenda, not the merit of the item.

15. ADJOURNMENT

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City of Lindsay

Proclamation

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Lindsay; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of Lindsay to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2023 marks the 63rd annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, BE IT RESOLVED, that I, Hipolito Angel Cerros, Mayor of the City of Lindsay, do hereby designate the week May 21 – 27, 2023 as National Public Works Week in the City of Lindsay; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I hereby set my hand and caused the Seal of the City of Lindsay to be affixed this 9th Day of May of 2023.

LINDSAY CITY COUNCIL

Hipolito Angel Cerros, Mayor



City of Lindsay

Proclamation

WHEREAS, mental health is essential to everyone's overall health and well-being; and

WHEREAS, mental illnesses are real and prevalent in our nation, and many of us will have, or know someone that has a mental health diagnosis at some point in our lives; and

WHEREAS, all Americans experience times of difficulty and stress in their lives, and should feel comfortable in seeking help and support to manage these times; and

WHEREAS, engaging in prevention, early identification, and early intervention are as effective ways to reduce the burden of mental illnesses as they are to reduce the burden of other chronic conditions; and

WHEREAS, there is a strong body of research that identifies behavioral health risks and supports specific tools that all Americans can use to protect their health and well-being; and

WHEREAS, each business, school, government agency, healthcare provider, organization and citizen have a responsibility to promote mental health and well-being for all.

WHEREAS, the Tulare County Office of Education has proven their commitment towards providing resources and services to those affected by mental health issues within this community.

NOW, THEREFORE, BE IT RESOLVED, that I, Hipolito Angel Cerros, Mayor of the City of Lindsay, do hereby proclaim May 2023 as Mental Health Awareness Month and recognize Tulare County of Education's efforts. On behalf of the formal leaders within the City, I also call upon our residents, government agencies, public and private institutions, businesses, and schools in Lindsay to commit our community to increasing awareness and understanding of mental health, the steps our citizens can take to protect their mental health, and the need for appropriate and accessible services for all people with mental illnesses.

IN WITNESS WHEREOF, I hereby set my hand and caused the Seal of the City of Lindsay to be affixed this 9th Day of May of 2023.

LINDSAY CITY COUNCIL

Hipolito Angel Cerros, Mayor



TULARE COUNTY ECONOMIC DEVELOPMENT CORPORATION

FY 22-23

ORGANIZATIONAL UPDATE

ABOUT US

- Non-Profit 501(c)4
- Led by a 26 member Board of Directors
- **Our Vision:** To be the premier location in California to live, work, learn, and play.

OUR GOALS

Maximize opportunities for economic growth and job creation

Create a globally competitive environment for businesses

Maintain a high performance, nationally acclaimed economic development organization.

KEY ACTIVITIES

-  24/7 Commercial Real Estate Database
-  Primary Marketing Entity for Tulare County
-  Recruit Targeted Industries

YTD ACTIVITY UPDATES



STRATEGIC PLANNING SESSION



REGIONAL ASSET INVENTORY TOUR



TULARE COUNTY RELOCATION GUIDE



TOP INDUSTRIES



Manufacturing

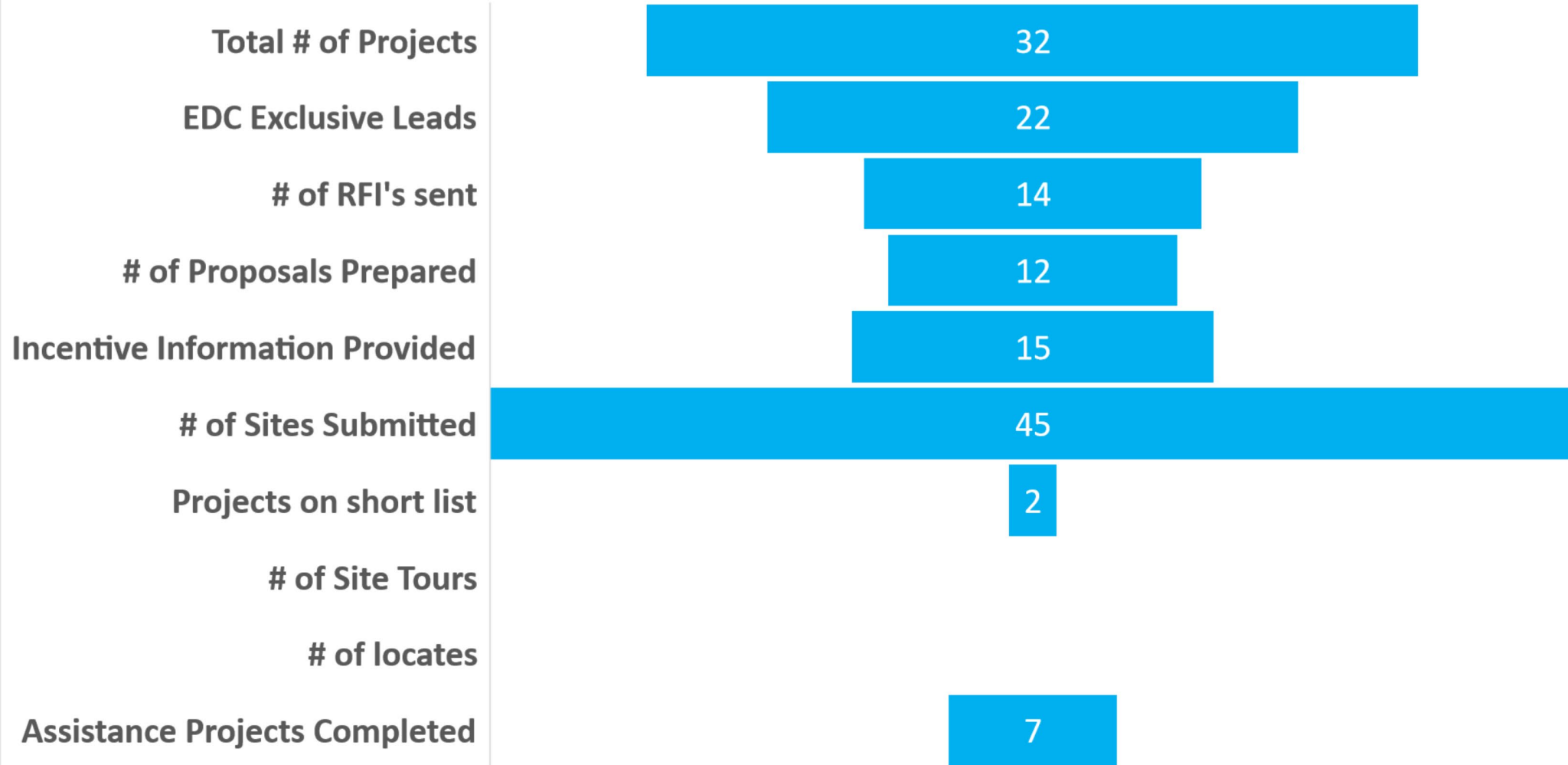


BioTechnology

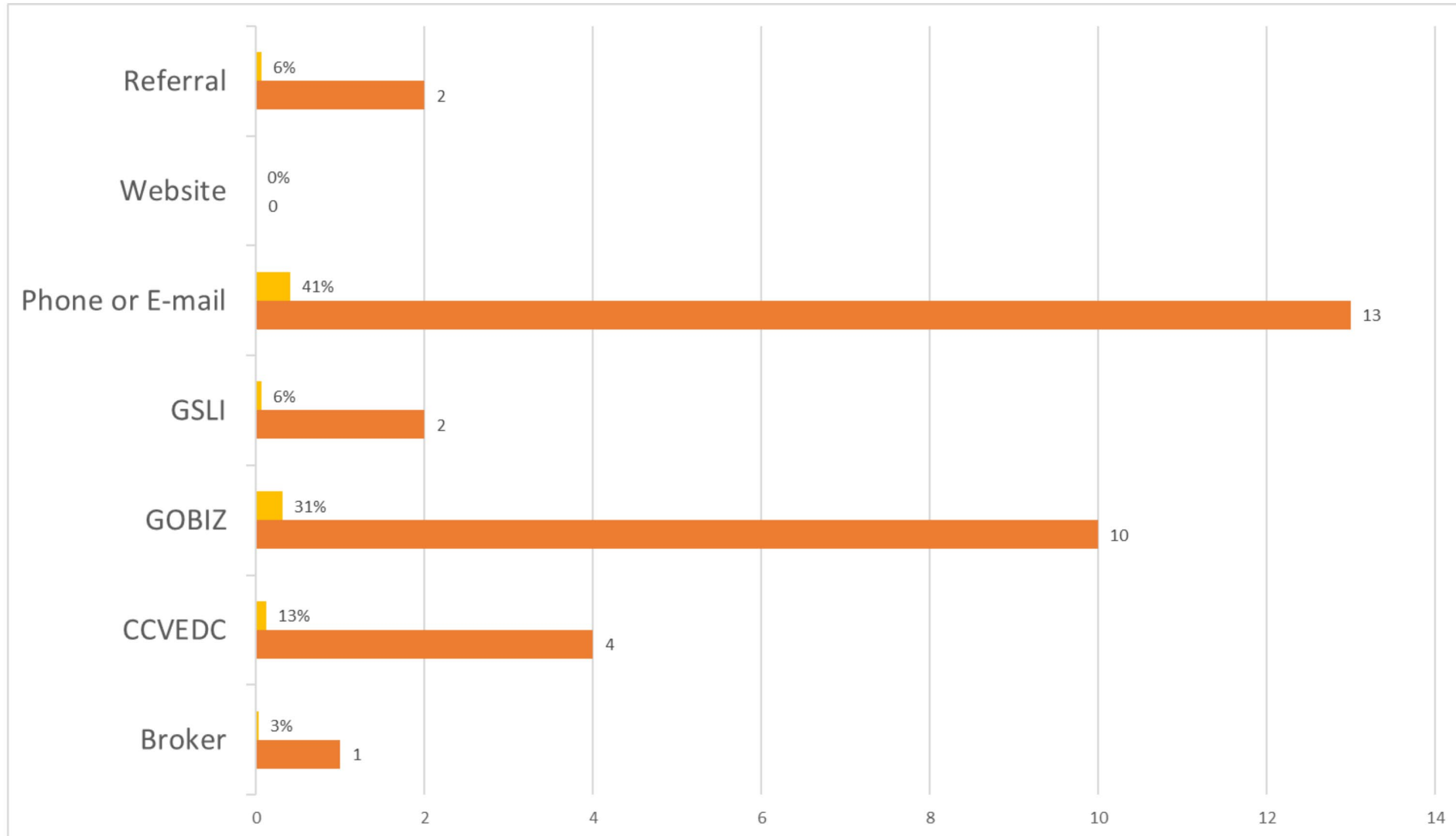


Food & Beverage

FY 22-23 YTD Totals



LEADS BY SOURCE



WELCOME HOME TULARE COUNTY



SCAN ME!

TULARE COUNTY BUSINESS INCENTIVE ZONE

HEALTH CARE CLINIC

WELCOME HOME

BOARD OF DIRECTORS

Digital Edition Exclusively Sponsored by: Building Maintenance Services, Inc.

Tulare County EDC

A guide for new residents courtesy of the Tulare County EDC

EVENTS, MISSIONS, & TRADE SHOWS

WORLD AG EXPO 2023



WESTPACK 2023



SITE SELECTOR, BROKER, & LEGISLATIVE MISSIONS

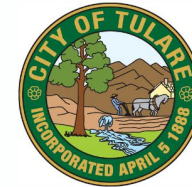


2023 SEQUOIA REGIONAL ECONOMIC SUMMIT



Dr. Christopher Thornberg
Beacon Economics, LLC.

THANK YOU TO OUR SPONSORS



PRELIMINARY FY 23-24 WORKPLAN HIGHLIGHTS*

- **Expand Real Estate & Demographic Database:**
 - GIS Webtech, 3D Spec Building Technology and Demographics, Zoning and Utility layers
- **Expand City/Community Pages**
 - Highlight Assets and Retail/Commercial Opportunities
- **Restoring and Emphasizing Core Economic Development Activities:**
 - Economic Impact Reporting Software
- **Energizing & Increasing Private Sector and Regional Legislator Support and Involvement**
 - Direct Memberships, Sponsorships, & Committee Service
- **Generate New Leads**
 - Attending Industry-driven Expos and Tradeshows, Site Selector Missions, Broker Missions
- **Marketing Consulting Services** (**based on funding*)
 - Regional Marketing Campaign

THANK YOU FOR YOUR SUPPORT!



Airica de Oliveira
President & CEO
airica@tularecountyedc.com



Samuel Diaz
Vice President & COO
sam@tularecountyedc.com



**LINDSAY CITY COUNCIL
SPECIAL MEETING AGENDA
MINUTES**

City Hall, 251 E. Honolulu St., Lindsay, CA 93247

Notice is hereby given that the Lindsay City Council will hold a Special Meeting on **April 22, 2023**, at **8:30 AM** in person *beginning at Lindsay City Hall located at 251 East Honolulu Street Lindsay California and ending at the Lindsay Wastewater Treatment Plant located at 23611 Road 196 Lindsay California 93247.*

Persons with disabilities who may need assistance should contact the City Clerk prior to the meeting at (559) 562-7102 ext. 8034 or via email at lindsay.cityclerk@lindsay.ca.us.

- 1. CALL TO ORDER**
- 2. ROLL CALL**

Present	Mayor Cerros Mayor Pro Tem Flores Council Member Sanchez Council Member Serna
Absent	*Council Member Caudillo

**Absent with notice to the City Clerk.*

- 3. PLEDGE**

Led by Council Member SERNA.

- 4. APPROVAL OF AGENDA**

Motion to Approve Agenda							
1 st	2 nd	Result	SERNA	FLORES	CAUDILLO	CERROS	SANCHEZ
SERNA	SANCHEZ	(4-0)	AYE	AYE	ABSENT	AYE	AYE

- 5. PUBLIC COMMENT**

The public is invited to comment on any subject under the jurisdiction of the Lindsay City Council. Please note that speakers that wish to comment on a Regular Item or Public Hearing on tonight's agenda will have an opportunity to speak when public comment for that item is requested by the Mayor. Comments shall be limited to three (3) minutes per person, with thirty (30) minutes for the total comment period, unless otherwise indicated by the Mayor. The public may also choose to submit a comment before the meeting via email. Public comments received via email will be distributed to the Council prior to the start of the meeting

and incorporated into the official minutes; however, they will not be read aloud. Under state law, matters presented under public comment cannot be acted upon by the Council at this time.

- Public comment from Larry Micari, Tulare County Supervisor. Supervisor Micari shared his support of the City's water system/need for upgrades. The supervisor stated that he continues to work with FEMA to provide relief/support to Lindsay residents. The supervisor thanked Lindsay Rotary for their efforts to provide relief for flood victims.

6. **DISCUSSION ITEMS**

6.1 City Water & Sewer Facilities Tour (p. 3)

*Presented by Neyba Amezcua, Director of City Services & Planning and
Ralph Gutierrez*

7. **ADJOURNMENT**

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- Mayor Pro Tem adjourned the meeting at 11:41 AM



**LINDSAY CITY COUNCIL
REGULAR MEETING AGENDA
MINUTES**

City Hall, 251 E. Honolulu St., Lindsay, CA 93247

Notice is hereby given that the Lindsay City Council will hold a Regular Meeting on April 25, 2023, at 6:00 PM in person and via webinar. The webinar address for members of the public is <https://zoom.us/j/99279557087>.

Persons with disabilities who may need assistance should contact the City Clerk prior to the meeting at (559) 562-7102 ext. 8034 or via email at lindsay.cityclerk@lindsay.ca.us.

1. **CALL TO ORDER**
2. **ROLL CALL**

Present	Mayor Cerros Mayor Pro Tem Flores Council Member Caudillo Council Member Sanchez Council Member Serna
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3. **PLEDGE**

Led by Council Member SERNA.

4. **APPROVAL OF AGENDA**

Motion to Approve Agenda							
1 st	2 nd	Result	SERNA	FLORES	CAUDILLO	CERROS	SANCHEZ
FLORES	SANCHEZ	(5-0)	AYE	AYE	AYE	AYE	AYE

5. **PUBLIC COMMENT**

The public is invited to comment on any subject under the jurisdiction of the Lindsay City Council. Please note that speakers that wish to comment on a Regular Item or Public Hearing on tonight’s agenda will have an opportunity to speak when public comment for that item is requested by the Mayor. Comments shall be limited to three (3) minutes per person, with thirty (30) minutes for the total comment period, unless otherwise indicated by the Mayor. The public may also choose to submit a comment before the meeting via email. Public comments received via email will be distributed to the Council prior to the start of the meeting

and incorporated into the official minutes; however, they will not be read aloud. Under state law, matters presented under public comment cannot be acted upon by the Council at this time.

- No public comment was received in-person or via teleconference.

6. COUNCIL REPORT

- Council Member SERNA welcomed everyone to the meeting, congratulated SRO Valdovinos on her recent Battle of the Badges victory. SERNA attended the Annual Dollars for Scholars Fundraiser and felt it was a great event that raised a lot of money for local youth. SERNA toured the City's Water & Sewer Facilities as a part of the April 22, 2023, Special Meeting. SERNA attended the Wellness Center Programming Committee Meeting and feels confident in DIRECTOR OF RECREATION Armando da Silva's leadership.
- Mayor Pro Tem FLORES attended the Annual Dollars for Scholars Fundraiser, toured the City's Water & Sewer Facilities as a part of the April 22, 2023, Special Meeting, and stressed that the City's budget should be focused on water, as it is an absolute necessity.
- Mayor CERROS attended an event at JJ Cairns School and learned more about learners' academic process. CERROS attended the EKGSA meeting where he assisted with brainstorming their budget and shared that they are interested in the City's Well 11. CERROS congratulated SRO Valdovinos on her Battle of the Badges victory.
- Council Member CAUDILLO congratulated SRO Valdovinos on her Battle of the Badges victory, nothing else to report.
- Council Member SANCHEZ toured the City's Water & Sewer Facilities as a part of the April 22, 2023, Special Meeting where many of her questions were answered and she understands that water should be the focus.

7. CITY MANAGER REPORT

- CITY MANAGER glad to hear positive feedback from the City's Water & Sewer Facilities as a part of the April 22, 2023, Special Meeting. Purpose of the meeting was to provide education and context in regards to the City's facilities.
- CITY MANAGER reported of a Fire in Lindsay on April 25, 2023. Many outside agencies assisted the Lindsay Department of Public Safety.
- CITY MANAGER shared that the Brewfest has been rescheduled to June 03, 2023.
- CITY MANAGER shared that Lindsay Kiwanis Paw Park grand opening will be May 02, 2023 at 6:00 PM.
- CITY MANAGER shared that the FEMA mobile van is no longer stationed at the Community Center, but they made contact with hundred of people in the City and County during their time here.
- CITY MANAGER informed that the City Sign Ordinance Ad-Hoc Committee is scheduled to have their first meeting the third Wednesday of May.
- CITY MANAGER shared that USDA conducted an inspection of grant fund usage/administration by the City.
- CITY MANAGER shared that all employees attended a CPR/AED/Naracan training.
- CITY MANAGER shared that the City received the preliminary results of the community survey conducted by Lew Edwards Group, and results show that 2-to-1, the City is headed in the right direction.
- CITY MANAGER shared that City will be hosting a Vaccine and Microchip Clinic for dogs in the coming weeks.

- CITY MANAGER shared that City received a \$15,000 grant for Officer Wellness, therefore it will be sending Officers to peer support training.

8. RECOGNITION ITEMS

- 8.1 Proclamation in Honor of School Resource Officer Priscilla Valdovinos' Central California Battle of the Badges Boxing Competition Win (p. 5)
Presented to School Resource Officer Priscilla Valdovinos

9. PRESENTATION ITEMS

- 9.1 Introduction and Oath of Office of Reserve Police Officer Johan Cervantes
Introduction presented by Chief Rick Carrillo, Director of Public Safety
Oath of Office administered by Francesca Quintana, City Clerk & Assistant to the City Manager
- 9.2 Introduction and Oath of Office of Reserve Police Officer Kenneth Clifford
Introduction presented by Chief Rick Carrillo, Director of Public Safety
Oath of Office administered by Francesca Quintana, City Clerk & Assistant to the City Manager
- 9.3 Update on Elevate Lindsay LLC
Presented by Courtney Caron

10. CONSENT CALENDAR

Routine items approved in one motion unless an item is pulled for discussion.

- 10.1 Minutes from April 11, 2023, Regular Meeting (pp. 6 – 10)
- 10.2 Warrant List for April 03, 2023, through April 17, 2023 (pp. 11 – 24)
- 10.3 Consider Minute Order Approval of **Resolution No. 23-08**, A Resolution of the City Council of the City of Lindsay Reaffirming the Existence of a Local Disaster (pp. 25 – 27)
- 10.4 Public Risk Innovation, Solutions, and Management (pp. 28 -)
- A. Consider Minute Order Approval of **Resolution No. 23-09**, A Resolution of the City Council of the City of Lindsay to Join Public Risk Innovation, Solutions, and Management (pp. 31 – 32)
 - B. Consider Minute Order Approval of Public Risk Innovation, Solutions, and Management Joint Powers Agreement and Authorize City Manager to Execute any Documents Thereto (pp. 33 – 59)
 - C. Consider Minute Order Approval of Public Risk Innovation, Solutions, and Management Property Program Memorandum of Understanding and Authorize City Manager to Execute any Documents Thereto (pp. 60 – 62)

- D. Consider Minute Order Approval of Public Risk Innovation, Solutions, and Management Excess Liability Program Memorandum of Understanding and Authorize City Manager to Execute any Documents Thereto (pp. 63 – 82)
- E. Consider Minute Order Approval of Public Risk Innovation, Solutions, and Management Excess Workers’ Compensation Program and Authorize City Manager to Execute any Documents Thereto (pp. 83 – 107)
- F. Consider Minute Order Approval of Application for Permanent Certificate of Consent to Self-Insure for Interim Self-Insurer and Authorize City Manager to Execute any Documents Thereto (pp. 108 – 109)
- G. Consider Minute Order Approval of Application for Certificate of Consent to Self-Insure as a Public Agency Employer Self-Insurer and Authorize City Manager to Execute any Documents Thereto (pp. 110 – 113)
- H. Consider Minute Order Authorization of **Resolution No. 23-10**, A Resolution of the City Council of the City of Lindsay Authorizing Application to the Director of Industrial Relations, State of California for a Certificate of Consent to Self-Insure Workers' Compensation Liabilities and Authorize City Manager to Execute any Documents Thereto (p. 114)

10.5 Consider Minute Order Approval of **Resolution No. 23-11**, A Resolution of the City Council of the City of Lindsay Adopting a Project List for Submittal to the California Department of Transportation (Caltrans) Under the Road Maintenance and Rehabilitation Act of 2017 (pp. 115 – 119)

10.6 Consider Minute Order Approval of **Resolution No. 23-12**, A Resolution of the City Council of the City of Lindsay Authorizing Staff to Submit a Claim to the Tulare County Association of Governments (TCAG) for Regional Surface Transportation Program (RSTP) Funds in Exchange for Highway Account Funds (pp. 120 – 124)

10.7 Consider Minute Order Approval of Sequoia Basin and Drainage Evaluation Project Task Order to Quad Knopf Inc dba QK (pp. 125 – 131)

- ITEM 10.4 pulled for discussion. CITY CLERK clarified that the item contained the routine governing documents to join a new insurance JPA.

Motion to Approve Consent Calendar							
1 st	2 nd	Result	SERNA	FLORES	CAUDILLO	CERROS	SANCHEZ
CERROS	FLORES	(5-0)	AYE	AYE	AYE	AYE	AYE

11. ACTION ITEMS

11.1 Consider Approval of Job Description for the Reserve Firefighter Job Position (pp. 132 – 139)

Presented by Chief Rick Carrillo, Director of Public Safety

Motion to Approve Item 11.1							
1 st	2 nd	Result	SERNA	FLORES	CAUDILLO	CERROS	SANCHEZ
SANCHEZ	CERROS	(5-0)	AYE	AYE	AYE	AYE	AYE

11.2 Consider the Rejection of Bids Received in Response to the Olive Bowl/Kaku Park Expansion Request for Bids (RFBs) and Authorize Staff to Re-Bid (pp. 140 – 142)

Presented by Neyba Amezcua, Director of City Services & Planning

Motion to Approve item 11.2							
1 st	2 nd	Result	SERNA	FLORES	CAUDILLO	CERROS	SANCHEZ
CAUDILLO	SANCHEZ	(4-1)	AYE	AYE	AYE	NAY	AYE

12. DISCUSSION ITEMS

12.1 Property Tax Rolls

Presented by Joseph M. Tanner, City Manager

13. EXECUTIVE (CLOSED) SESSION

13.1 Conference With Legal Counsel – Anticipated Litigation

Significant Exposure to Litigation Pursuant to Cal. Gov. Code §54956.9(d)(2): One (1) Case

- No reportable action out of closed session.

14. REQUEST FOR FUTURE ITEMS

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- No request for future items, however Council Member CAUDILLO shared that the Police and Firemen’s Ball will be on August 12, 2023.

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- Mayor adjourned the meeting at 8:30 PM.

Check#	Fund	Date	Vendor #	Vendor Name	Description	Amount
23412						(\$3,715.33)
	101 - GENERAL FUND	4/24/2023	368	VOLLMER EXCAVATION,	PARCEL MAP#23-01 SU	(58.00)
	305 - EMERGENCY OPERATIONS	4/24/2023	368	VOLLMER EXCAVATION,	COLD MIX FOR POTHOL	(1,282.25)
	305 - EMERGENCY OPERATIONS	4/24/2023	368	VOLLMER EXCAVATION,	TRANSFER LOAD OF DG	(391.94)
	305 - EMERGENCY OPERATIONS	4/24/2023	368	VOLLMER EXCAVATION,	TRUCK LOAD COLD MIX	(1,347.42)
	305 - EMERGENCY OPERATIONS	4/24/2023	368	VOLLMER EXCAVATION,	TRUCK LOAD OF SAND	(635.72)
23414						\$511.56
	101 - GENERAL FUND	04/26/23	4660	CITY OF LINDSAY	DED:052 WELLNESS	25.84
	101 - GENERAL FUND	04/26/23	4660	CITY OF LINDSAY	DED:L203 CDBG LOAN	485.72
23415						\$106.60
	101 - GENERAL FUND	04/26/23	3192	SEIU LOCAL 521	DED:DUES UNION DUES	106.60
23416						\$8,269.23
	101 - GENERAL FUND	04/26/23	6452	GREAT-WEST TRUST	DED:0500 DEF COMP	2,854.32
	101 - GENERAL FUND	04/26/23	6452	GREAT-WEST TRUST	DED:0555 DC LOANPAY	1,402.57
	101 - GENERAL FUND	04/26/23	6452	GREAT-WEST TRUST	DED:151 DEFERCOMP	3,476.80
	101 - GENERAL FUND	04/26/23	6452	GREAT-WEST TRUST	DED:ROTH ROTH	535.54
23417						\$41.58
	101 - GENERAL FUND	04/26/23	2325	LINDSAY PUBLIC SAFE	DED:LPOA LPOA DUES	41.58
23418						\$94.59
	101 - GENERAL FUND	04/26/23	6246	MCDERMONT VENTURE I	DED:051 MCDERMONT	94.59
23419						\$370.48
	101 - GENERAL FUND	04/26/23	1498	STATE OF CALIF FRAN	DED:0511 FTB - DEBT	370.48
23420						\$468.47
	101 - GENERAL FUND	04/26/23	1955	TEAMSTERS LOCAL 856	DED:0508 TEAMSTERS	468.47
23421						\$12,276.00
	101 - GENERAL FUND	04/28/23	7045	559 HEATING AND COO	MINI SPLIT SYSTEM	2,375.00
	101 - GENERAL FUND	04/28/23	7045	559 HEATING AND COO	RE-DO DUCKWORK AIR	2,776.00
	552 - WATER	04/28/23	7045	559 HEATING AND COO	MINI SPLIT SYSTEM	2,375.00
	553 - SEWER	04/28/23	7045	559 HEATING AND COO	MINI SPLIT SYSTEM	2,375.00
	554 - REFUSE	04/28/23	7045	559 HEATING AND COO	MINI SPLIT SYSTEM	2,375.00
23422						\$1,789.00
	600 - CAPITAL IMPROVEMENT	04/28/23	5344	99 PIPE LINE INC.	HERMOSA-WATER LINE	1,789.00
23423						\$383.42
	552 - WATER	04/28/23	4259	AAA TRUCK SERVICE I	HITCH RECEIVER&ADAP	251.15
	552 - WATER	04/28/23	4259	AAA TRUCK SERVICE I	INDUSTRIAL & V-BELT	132.27
23424						\$1,115.34
	101 - GENERAL FUND	04/28/23	2873	ADVANTAGE ANSWERING	4/1/23-4/30/23	1,115.34
23425						\$334.70
	101 - GENERAL FUND	04/28/23	007	AG IRRIGATION SALES	LANDSCAPE-BOX&COVER	52.84
	101 - GENERAL FUND	04/28/23	007	AG IRRIGATION SALES	MARKING FLAGS	66.56
	305 - EMERGENCY OPERATIONS	04/28/23	007	AG IRRIGATION SALES	HAND PUMP W/6' HOSE	45.85
	305 - EMERGENCY OPERATIONS	04/28/23	007	AG IRRIGATION SALES	PVC PLAIN BOOTS	76.32
	305 - EMERGENCY OPERATIONS	04/28/23	007	AG IRRIGATION SALES	PVC PLAN BOOTS	38.16
	552 - WATER	04/28/23	007	AG IRRIGATION SALES	COUPLING,HOSE CLAMP	8.86
	552 - WATER	04/28/23	007	AG IRRIGATION SALES	FIPT RED BUSH SCH40	15.06
	553 - SEWER	04/28/23	007	AG IRRIGATION SALES	PVC PIPES,BUSH SCH4	31.05
23426						\$15.00
	101 - GENERAL FUND	04/28/23	6362	AMERICAN BUSINESS M	TONER	15.00
23427						\$932.68
	101 - GENERAL FUND	04/28/23	6600	AMERICAN HERITAGE L	MAY INSURANCE ACCIDENT PLAN	932.68
23428						\$75.00
	400 - WELLNESS CENTER	04/28/23	6097	ANGELICA BERMUDEZ	FEB. ZUMBA CLASSES	75.00

23429						\$830.76
	101 - GENERAL FUND	04/28/23	5457	AUTO ZONE COMMERCIA	DIESEL EXHAUST FLUID	89.13
	101 - GENERAL FUND	04/28/23	5457	AUTO ZONE COMMERCIA	TOOL SET & WRENCH	42.37
	101 - GENERAL FUND	04/28/23	5457	AUTO ZONE COMMERCIA	ANTIFREEZE/COOLANT	46.28
	101 - GENERAL FUND	04/28/23	5457	AUTO ZONE COMMERCIA	BATTERY CORE	(18.00)
	101 - GENERAL FUND	04/28/23	5457	AUTO ZONE COMMERCIA	BATTERY	136.84
	101 - GENERAL FUND	04/28/23	5457	AUTO ZONE COMMERCIA	MOWER-BATTERY CABLE	27.26
	101 - GENERAL FUND	04/28/23	5457	AUTO ZONE COMMERCIA	WIPER BLADES	41.30
	552 - WATER	04/28/23	5457	AUTO ZONE COMMERCIA	BATTERY & INSTALL K	173.22
	552 - WATER	04/28/23	5457	AUTO ZONE COMMERCIA	BULB,MOTOR OIL&FILT	76.07
	552 - WATER	04/28/23	5457	AUTO ZONE COMMERCIA	RETURNED BULB	(8.69)
	553 - SEWER	04/28/23	5457	AUTO ZONE COMMERCIA	JUMP STARTER & CABLE	224.98
23430						\$82.14
	101 - GENERAL FUND	04/28/23	7050	BRENDAN DIAZ	REFUND-OPERATING SUPPLIES	82.14
23431						\$11,481.25
	552 - WATER	04/28/23	051	BSK	QTRLY DBPS,BACTI TESTING	3,679.75
	553 - SEWER	04/28/23	051	BSK	WASTE WATER EFFLUEN	783.75
	553 - SEWER	04/28/23	051	BSK	WASTE WATER TESTING	4,727.00
	553 - SEWER	04/28/23	051	BSK	WASTE WATER-WELL14	655.00
	556 - VITA-PAKT	04/28/23	051	BSK	VITA-PAKT/WASTE WATER	1,635.75
23432						\$2,250.00
	101 - GENERAL FUND	04/28/23	6689	BUILDING MAINTENANC	APRIL CLEANING SVCS	321.43
	101 - GENERAL FUND	04/28/23	6689	BUILDING MAINTENANC	APRIL CLEANING SVCS	321.43
	101 - GENERAL FUND	04/28/23	6689	BUILDING MAINTENANC	APRIL CLEANING SVCS	321.43
	101 - GENERAL FUND	04/28/23	6689	BUILDING MAINTENANC	APRIL CLEANING SVCS	321.43
	552 - WATER	04/28/23	6689	BUILDING MAINTENANC	APRIL CLEANING SVCS	321.43
	553 - SEWER	04/28/23	6689	BUILDING MAINTENANC	APRIL CLEANING SVCS	321.43
	554 - REFUSE	04/28/23	6689	BUILDING MAINTENANC	APRIL CLEANING SVCS	321.42
23433						\$262.00
	101 - GENERAL FUND	04/28/23	5013	BUZZ KILL PEST CONT	150 N. MIRAGE #CL15	133.00
	101 - GENERAL FUND	04/28/23	5013	BUZZ KILL PEST CONT	157 N. MIRAGE	33.00
	886 - SAMOA	04/28/23	5013	BUZZ KILL PEST CONT	SAMOA #CLSAMOA	43.00
	887 - SWEETBRIER TOWNHOUSES	04/28/23	5013	BUZZ KILL PEST CONT	HERMOSA TOWN HOMES	53.00
23434						\$101.70
	101 - GENERAL FUND	04/28/23	1979	CALIFORNIA BUILDING	JAN-MAR 2023 SB1473	101.70
23435						\$110.28
	400 - WELLNESS CENTER	04/28/23	6351	CANON FINANCIAL SER	W.C. 4/1/23-4/30/23	110.28
23436						\$100.00
	101 - GENERAL FUND	04/28/23	7049	CASSANDRA HERRERA	ARBOR DEPOSIT REFUND	100.00
23437						\$364.40
	101 - GENERAL FUND	04/28/23	076	CENTRAL VALLEY BUSI	BUSINESS CARDS	154.18
	101 - GENERAL FUND	04/28/23	076	CENTRAL VALLEY BUSI	PD BADGE DECALS	77.79
	101 - GENERAL FUND	04/28/23	076	CENTRAL VALLEY BUSI	BUSINESS CARDS	132.43
23438						\$4,800.00
	261 - GAS TAX FUND	04/28/23	1702	SCA OF CA, LLC	MARCH STREET SWEEPING	4,800.00
23439						\$341.87
	400 - WELLNESS CENTER	04/28/23	6500	CHARTER COMMUNICATI	APRIL W.C. INTERNET	341.87
23440						\$28.55
	552 - WATER	04/28/23	7023	CHAVEZ JOSIE	REFUND CLOSED UB	28.55
23443						\$1,604.22
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/15/23 OPERATING SUPPLIES	16.95
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/22/23 OPERATING SUPPLIES	16.95
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/28/23 BOOTS-JOSUE	81.11
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/29/23 OPERATING SUPPLIES	16.95
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/8/23 OPERATING SUPPLIES	17.66
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	4/5/23 UNIFORMS	36.04
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/15/23 OPERATING SUPPLIES	16.95
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/22/23 OPERATING SUPPLIES	16.95
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/28/23 BOOTS-JOSUE	81.10
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/29/23 OPERATING SUPPLIES	16.95
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/29/23 UNIFORMS	29.85
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/8/23 OPERATING SUPPLIES	17.66
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	4/5/23 UNIFORMS	36.05
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/15/23 OPERATING SUPPLIES	16.95
	101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/22/23 OPERATING SUPPLIES	16.95

101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/28/23 BOOTS-JOSUE	81.10
101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/29/23 OPERATING SUPPLIES	16.95
101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/29/23 UNIFORMS	59.70
101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	3/8/23 OPERATING SUPPLIES	17.66
101 - GENERAL FUND	04/28/23	5832	CINTAS CORPORATION	4/5/23 UNIFORMS	36.05
400 - WELLNESS CENTER	04/28/23	5832	CINTAS CORPORATION	3/15/23 CLEAN SUPPLIES	331.36
400 - WELLNESS CENTER	04/28/23	5832	CINTAS CORPORATION	3/22/23 CLEAN SUPPLIES	34.59
400 - WELLNESS CENTER	04/28/23	5832	CINTAS CORPORATION	3/29/23 CLEAN SUPPLIES	54.04
552 - WATER	04/28/23	5832	CINTAS CORPORATION	3/15/23 OPERATING SUPPLIES	16.95
552 - WATER	04/28/23	5832	CINTAS CORPORATION	3/22/23 OPERATING SUPPLIES	16.95
552 - WATER	04/28/23	5832	CINTAS CORPORATION	3/29/23 OPERATING SUPPLIES	16.95
552 - WATER	04/28/23	5832	CINTAS CORPORATION	3/29/23 UNIFORMS	29.85
552 - WATER	04/28/23	5832	CINTAS CORPORATION	3/8/23 OPERATING SUPPLIES	17.65
552 - WATER	04/28/23	5832	CINTAS CORPORATION	4/5/23 UNIFORMS	36.05
553 - SEWER	04/28/23	5832	CINTAS CORPORATION	3/15/23 OPERATING SUPPLIES	16.96
553 - SEWER	04/28/23	5832	CINTAS CORPORATION	3/22/23 OPERATING SUPPLIES	16.96
553 - SEWER	04/28/23	5832	CINTAS CORPORATION	3/29/23 OPERATING SUPPLIES	16.96
553 - SEWER	04/28/23	5832	CINTAS CORPORATION	3/29/23 UNIFORMS	29.85
553 - SEWER	04/28/23	5832	CINTAS CORPORATION	3/8/23 OPERATING SUPPLIES	17.66
553 - SEWER	04/28/23	5832	CINTAS CORPORATION	4/5/23 UNIFORMS	36.05
554 - REFUSE	04/28/23	5832	CINTAS CORPORATION	3/15/23 OPERATING SUPPLIES	16.96
554 - REFUSE	04/28/23	5832	CINTAS CORPORATION	3/22/23 OPERATING SUPPLIES	16.96
554 - REFUSE	04/28/23	5832	CINTAS CORPORATION	3/29/23 OPERATING SUPPLIES	16.96
554 - REFUSE	04/28/23	5832	CINTAS CORPORATION	3/29/23 UNIFORMS	29.84
554 - REFUSE	04/28/23	5832	CINTAS CORPORATION	3/8/23 OPERATING SUPPLIES	17.66
554 - REFUSE	04/28/23	5832	CINTAS CORPORATION	4/5/23 UNIFORMS	36.05
556 - VITA-PAKT	04/28/23	5832	CINTAS CORPORATION	3/15/23 OPERATING SUPPLIES	16.96
556 - VITA-PAKT	04/28/23	5832	CINTAS CORPORATION	3/22/23 OPERATING SUPPLIES	16.96
556 - VITA-PAKT	04/28/23	5832	CINTAS CORPORATION	3/29/23 OPERATING SUPPLIES	16.96
556 - VITA-PAKT	04/28/23	5832	CINTAS CORPORATION	3/29/23 UNIFORMS	29.84
556 - VITA-PAKT	04/28/23	5832	CINTAS CORPORATION	3/8/23 OPERATING SUPPLIES	17.66
556 - VITA-PAKT	04/28/23	5832	CINTAS CORPORATION	4/5/23 UNIFORMS	36.05
23444					\$749.00
101 - GENERAL FUND	04/28/23	279	CITY OF PORTERVILLE	ANIMAL SERVICES	749.00
23445					\$3,275.00
883 - SIERRA VIEW ASSESSMENT	04/28/23	6090	CLEAN CUT LANDSCAPE	SIERRA VIEW ESTATES	1,298.00
884 - HERITAGE ASSESSMENT DIST	04/28/23	6090	CLEAN CUT LANDSCAPE	HERITAGE PARK	315.00
887 - SWEETBRIER TOWNHOUSES	04/28/23	6090	CLEAN CUT LANDSCAPE	SAMOA TOWNHOMES	154.00
887 - SWEETBRIER TOWNHOUSES	04/28/23	6090	CLEAN CUT LANDSCAPE	SWEETBRIER/HERMOSA	546.00
888 - PARKSIDE	04/28/23	6090	CLEAN CUT LANDSCAPE	PARKSIDE ESTATES	225.00
889 - SIERRA VISTA ASSESSMENT	04/28/23	6090	CLEAN CUT LANDSCAPE	SIERRA VISTA ESTATE	97.00
890 - MAPLE VALLEY ASSESSMENT	04/28/23	6090	CLEAN CUT LANDSCAPE	MAPLE VALLEY	55.00
891 - PELOUS RANCH	04/28/23	6090	CLEAN CUT LANDSCAPE	PELOUS RANCH	585.00
23446					\$118.90
101 - GENERAL FUND	04/28/23	6672	COLBY'S TIRE,TOWING	TIRE FOR MOWER	59.11
101 - GENERAL FUND	04/28/23	6672	COLBY'S TIRE,TOWING	TRUCK#49 TIRE SEAL	59.79
23447					\$6,545.00
600 - CAPITAL IMPROVEMENT	04/28/23	091	CONSOLIDATED TESTING	HERMOSA-COMPACT TEST	6,545.00
23448					\$547.78
101 - GENERAL FUND	04/28/23	102	CULLIGAN	#154799 LATE FEE	1.97
101 - GENERAL FUND	04/28/23	102	CULLIGAN	#154807 LATE FEE	2.30
101 - GENERAL FUND	04/28/23	102	CULLIGAN	#154815 LATE FEE	0.50
101 - GENERAL FUND	04/28/23	102	CULLIGAN	#154823 LATE FEE	0.51
101 - GENERAL FUND	04/28/23	102	CULLIGAN	#156018 LATE FEE	0.50
101 - GENERAL FUND	04/28/23	102	CULLIGAN	#3301 LATE FEE	0.50
101 - GENERAL FUND	04/28/23	102	CULLIGAN	P.S. 185 N GALE HILL	72.50
552 - WATER	04/28/23	102	CULLIGAN	#154799 18899 AVE 2	178.25
552 - WATER	04/28/23	102	CULLIGAN	#154807 18869 AVE 2	139.50
552 - WATER	04/28/23	102	CULLIGAN	#154815 18829 AVE 2	50.75
552 - WATER	04/28/23	102	CULLIGAN	#156018 150 N MIRAGE	41.75
553 - SEWER	04/28/23	102	CULLIGAN	#3301 23611 RD 196	58.75

23449						\$1,847.84
	101 - GENERAL FUND	04/28/23	5741	CUMMINS SALES & SER	GENERATOR-FULL SVCS	461.96
	101 - GENERAL FUND	04/28/23	5741	CUMMINS SALES & SER	GENERATOR-FULL SVCS	461.96
	552 - WATER	04/28/23	5741	CUMMINS SALES & SER	GENERATOR-FULL SVCS	461.96
	553 - SEWER	04/28/23	5741	CUMMINS SALES & SER	GENERATOR-FULL SVCS	461.96
23450						\$198.43
	101 - GENERAL FUND	04/28/23	111	DEPT OF CONSERVATIO	JAN-MAR COMM SEISMIC	22.82
	101 - GENERAL FUND	04/28/23	111	DEPT OF CONSERVATIO	JAN-MAR RESID SEISMIC	175.61
23451						\$773.66
	781 - CAL HOME RLF	04/28/23	2540	DEPT.OF HOUSING & C	3/31&4/15 CALHOME-HCD	773.66
23452						\$2,435.82
	700 - CDBG REVOLVING LN FUND	04/28/23	2540	DEPT.OF HOUSING & C	3/31&4/15 CDBG TO HCD	2,435.82
23453						\$12,382.36
	720 - HOME REVOLVING LN FUND	04/28/23	2540	DEPT.OF HOUSING & C	3/31&4/15 HOME TO HCD	12,382.36
23454						\$3,951.73
	553 - SEWER	04/28/23	5978	DOMINO SOLAR LTD	JB-9325693-00 MARCH	3,951.73
23455						\$10,142.85
	552 - WATER	04/28/23	6113	EAST KAWEAH GSA	FY23 #2 CFF GOVERNA	10,142.85
23456						\$6,781.86
	101 - GENERAL FUND	04/28/23	5803	EMD NETWORKING SERV	MAY IT SERVICES	4,584.50
	101 - GENERAL FUND	04/28/23	5803	EMD NETWORKING SERV	MONITORS FOR FINANCE	2,197.36
23457						\$100.00
	101 - GENERAL FUND	04/28/23	7046	EMILY MILLAN	ARBOR DEPOSIT REFUND	100.00
23458						\$52.02
	600 - CAPITAL IMPROVEMENT	04/28/23	129	FEDEX	LINDA VISTA O/N PACKAGE	52.02
23459						\$2,097.00
	552 - WATER	04/28/23	137	FRIANT WATER AUTHOR	FKC ROUTINE OM&R	2,097.00
23460						\$259.68
	101 - GENERAL FUND	04/28/23	151	GRAINGER INC	LEVER LOCKSET	259.68
23461						\$100.00
	101 - GENERAL FUND	04/28/23	7048	HERIBERTO MARQUEZ	ARBOR DEPOSIT REFUND	100.00
23462						\$14,777.90
	101 - GENERAL FUND	04/28/23	1391	HOME DEPOT	AC CLAMP METER	72.07
	101 - GENERAL FUND	04/28/23	1391	HOME DEPOT	CYCLE OIL, PUSH MOW	568.86
	305 - EMERGENCY OPERATIONS	04/28/23	1391	HOME DEPOT	SAND BAGS,UTILITY KNIFE	4,447.63
	305 - EMERGENCY OPERATIONS	04/28/23	1391	HOME DEPOT	SAND BAGS	9,689.34
23463						\$1,121.45
	101 - GENERAL FUND	04/28/23	6931	ICMA	FY23/24 MEMBERSHIP	1,121.45
23464						\$67,210.50
	101 - GENERAL FUND	04/28/23	6100	KEENAN & ASSOCIATES	MAY PPO 250 RETIREE	2,892.93
	101 - GENERAL FUND	04/28/23	6100	KEENAN & ASSOCIATES	MAY PPO 250 ACTIVE	59,160.43
	101 - GENERAL FUND	04/28/23	6100	KEENAN & ASSOCIATES	MAY PPO 500 ACTIVE	5,157.14
23465						\$1,028.23
	400 - WELLNESS CENTER	04/28/23	5788	LINCOLN AQUATICS	W.C. POOL CHEMICALS	1,028.23
23466						\$1,300.02
	552 - WATER	04/28/23	6425	LINDSAY TIRE & AUTO	2019 RAM-TIRE PACKAGE	330.01
	552 - WATER	04/28/23	6425	LINDSAY TIRE & AUTO	DAKOTA-TIRE PACKAGE	120.01
	552 - WATER	04/28/23	6425	LINDSAY TIRE & AUTO	GEN. TRAILER-TIRES	850.00
23467						\$2,512.24
	101 - GENERAL FUND	04/28/23	1422	LINDSAY TRUE VALUE	MARCH LATE FEES	70.98
	101 - GENERAL FUND	04/28/23	1422	LINDSAY TRUE VALUE	MARCH ANIMAL CONTROL	11.68
	101 - GENERAL FUND	04/28/23	1422	LINDSAY TRUE VALUE	MARCH PUBLIC SAFETY	48.66
	101 - GENERAL FUND	04/28/23	1422	LINDSAY TRUE VALUE	MARCH BUILDING	17.37
	101 - GENERAL FUND	04/28/23	1422	LINDSAY TRUE VALUE	MARCH CITY SERVICES	45.11
	101 - GENERAL FUND	04/28/23	1422	LINDSAY TRUE VALUE	MARCH CITY YARD	183.90
	101 - GENERAL FUND	04/28/23	1422	LINDSAY TRUE VALUE	MARCH GRAFFITI	30.81
	101 - GENERAL FUND	04/28/23	1422	LINDSAY TRUE VALUE	MARCH OTHER SERVICE	165.19
	101 - GENERAL FUND	04/28/23	1422	LINDSAY TRUE VALUE	MARCH PARKS	617.95
	101 - GENERAL FUND	04/28/23	1422	LINDSAY TRUE VALUE	MARCH LANDSCAPING	577.61
	261 - GAS TAX FUND	04/28/23	1422	LINDSAY TRUE VALUE	MARCH SIGNS	27.17
	305 - EMERGENCY OPERATIONS	04/28/23	1422	LINDSAY TRUE VALUE	MARCH FLOOD SUPPLIE	280.80
	305 - EMERGENCY OPERATIONS	04/28/23	1422	LINDSAY TRUE VALUE	MARCH WELLNESS CENTER	195.74
	400 - WELLNESS CENTER	04/28/23	1422	LINDSAY TRUE VALUE	MARCH WELLNESS CENTER	15.18
	552 - WATER	04/28/23	1422	LINDSAY TRUE VALUE	MARCH WATER	68.97
	553 - SEWER	04/28/23	1422	LINDSAY TRUE VALUE	MARCH WWTP	155.12

23468						\$346.00
	101 - GENERAL FUND	04/28/23	5424	LINDSAY VETERINARY	2/14/23 ANIMAL SVCS	66.00
	101 - GENERAL FUND	04/28/23	5424	LINDSAY VETERINARY	3/22&4/3 ANIMAL SVC	165.00
	101 - GENERAL FUND	04/28/23	5424	LINDSAY VETERINARY	3/23/23 ANIMAL SVCS	17.50
	101 - GENERAL FUND	04/28/23	5424	LINDSAY VETERINARY	3/24/23 ANIMAL SVCS	17.50
	101 - GENERAL FUND	04/28/23	5424	LINDSAY VETERINARY	3/27/23 SPAY#253185	40.00
	101 - GENERAL FUND	04/28/23	5424	LINDSAY VETERINARY	3/30/23 SPAY#253031	40.00
23469						\$3,983.16
	101 - GENERAL FUND	04/28/23	6550	MARIO SAGREDO ELECT	P.S. COMPUTER OUTLET	1,007.99
	101 - GENERAL FUND	04/28/23	6550	MARIO SAGREDO ELECT	HORSE SHOE ARBOR	221.31
	101 - GENERAL FUND	04/28/23	6550	MARIO SAGREDO ELECT	SWEETBRIER PARK	200.97
	305 - EMERGENCY OPERATIONS	04/28/23	6550	MARIO SAGREDO ELECT	HICKORY LIFT STATION	1,537.50
	553 - SEWER	04/28/23	6550	MARIO SAGREDO ELECT	WASTE WATER INFLUENT	1,015.39
23470						\$829.68
	400 - WELLNESS CENTER	04/28/23	2735	MEZQUITE NURSERY, I	W.C. GOLD GRAVEL	829.68
23471						\$3,416.40
	552 - WATER	04/28/23	5911	MISSION COMMUNICATI	WATER STORAGE TANK	1,708.20
	553 - SEWER	04/28/23	5911	MISSION COMMUNICATI	WELL 14&15, WWT	1,708.20
23472						\$16,941.00
	600 - CAPITAL IMPROVEMENT	04/28/23	6639	MOORE IACOFANO GOLT	DEC. OLIVE BOWL AAS	16,426.00
	600 - CAPITAL IMPROVEMENT	04/28/23	6639	MOORE IACOFANO GOLT	FEB. RENOVATION EXP	515.00
23473						\$481.85
	101 - GENERAL FUND	04/28/23	5625	NGLIC-SUPERIOR VISI	MAY 2023 VISION PLAN	481.85
23474						\$120.00
	400 - WELLNESS CENTER	04/28/23	4323	OASIS	W.C. MONITOR SYSTEM	120.00
23475						\$1,564.49
	400 - WELLNESS CENTER	04/28/23	7044	ORIGINAL WATERMEN I	TANKS,SHORTS,WHISTLE	1,564.49
23476						\$2,719.61
	552 - WATER	04/28/23	6673	PACE SUPPLY CORP	PVC PIPES,GATE VALVE	2,218.84
	552 - WATER	04/28/23	6673	PACE SUPPLY CORP	REPAIR CLMAPS ROMAC	357.37
	552 - WATER	04/28/23	6673	PACE SUPPLY CORP	WEDGE ACTION ACC PV	143.40
23477						\$5,258.02
	552 - WATER	04/28/23	6498	PACWEST DIRECT	4/10/23 UB LASER PRI	829.74
	552 - WATER	04/28/23	6498	PACWEST DIRECT	4/3 DELINQUENT BILL	1,543.39
	552 - WATER	04/28/23	6498	PACWEST DIRECT	4/7/23 UB LASER	255.89
	553 - SEWER	04/28/23	6498	PACWEST DIRECT	4/10/23 UB LASER PRI	829.74
	553 - SEWER	04/28/23	6498	PACWEST DIRECT	4/3 DELINQUENT BILL	1,543.38
	553 - SEWER	04/28/23	6498	PACWEST DIRECT	4/7/23 UB LASER PRI	255.88
23478						\$241,575.00
	101 - GENERAL FUND	04/28/23	7047	PHIL LONG FORD OF D	5 POLICE VEHICLES	241,575.00
23479						\$1,392.50
	101 - GENERAL FUND	04/28/23	1712	POOPER SCOOPER	RENTAL-ORANGE BLOSSOM	1,392.50
23480						\$3,121.11
	101 - GENERAL FUND	04/28/23	6991	PREMIER ACCESS INSU	MAY 2023 DENTAL PLAN	3,121.11
23481						\$4,775.80
	552 - WATER	04/28/23	4618	PROVOST & PRITCHARD	CORROSION CONTROL	1,270.30
	552 - WATER	04/28/23	4618	PROVOST & PRITCHARD	URBAN WATER MANAGE	463.90
	552 - WATER	04/28/23	4618	PROVOST & PRITCHARD	WATER RATES ANALYSIS	142.80
	553 - SEWER	04/28/23	4618	PROVOST & PRITCHARD	POND-FIELD MONITORING	107.00
	553 - SEWER	04/28/23	4618	PROVOST & PRITCHARD	PONDS-GWM REPORTING	525.00
	553 - SEWER	04/28/23	4618	PROVOST & PRITCHARD	SEWER RATES ANALYSIS	142.80
	556 - VITA-PAKT	04/28/23	4618	PROVOST & PRITCHARD	VITA-PAKT CONSULT	1,374.00
	600 - CAPITAL IMPROVEMENT	04/28/23	4618	PROVOST & PRITCHARD	NITRATE MANAGE CONS	750.00

23482						\$14,037.62
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	CEQA REVIEW MISSION		314.00
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	GEN. PLANNING SERVICES		213.00
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	GP&ZC MISSION ESTATE		28.40
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	LLA 891 FRESNO ST		866.00
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	O'HARA CEQA REVIEW		729.00
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	O'HARA TENTATIVE PLAN		2,320.00
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	1001 FRESNO-FINAL PLAN		761.70
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	2023 GEN. ENGINEERING		1,641.92
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	LINDSAY OAKS SUBDIVISION		1,682.80
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	PALM TERRACE-FINAL		257.70
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	TRANSIT CNTR-MT VERNON		116.00
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	WESTWOOD/APIA COMPL		358.00
101 - GENERAL FUND	04/28/23	399	QUAD KNOPF,INC.	YBARRA 18-LOT SUBDIVISION		2,548.00
600 - CAPITAL IMPROVEMENT	04/28/23	399	QUAD KNOPF,INC.	LINDA VISTA LOOP/VA		2,201.10
23483						\$3,736.64
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	GLOVES,NOTEBOOK,PAD		90.11
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	BOXES,DUSTER,FOLDER		84.24
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	CALCULATOR,FILE FOLDER		168.95
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	KEY TAGS & FOLDERS		21.29
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	PAPER,PENS,FEBREEZE		90.10
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	BINDER,KEYBOARD		71.67
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	BINDERS		78.37
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	CORRECTION TAPE		6.08
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	HEADPHONES		21.17
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	LAMINATING POUCH		317.83
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	LOCKING CABINET		597.70
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	STAMP		15.65
101 - GENERAL FUND	04/28/23	285	QUILL CORPORATION	TRASH BAGS		86.96
400 - WELLNESS CENTER	04/28/23	285	QUILL CORPORATION	ASSORTMENT SWEETS		75.98
400 - WELLNESS CENTER	04/28/23	285	QUILL CORPORATION	COPY PAPER,DRY ERASE		169.61
400 - WELLNESS CENTER	04/28/23	285	QUILL CORPORATION	WETWIPE BUCKET W/LI		47.84
552 - WATER	04/28/23	285	QUILL CORPORATION	LOCKING CABINET		597.70
553 - SEWER	04/28/23	285	QUILL CORPORATION	LOCKING CABINET		597.70
554 - REFUSE	04/28/23	285	QUILL CORPORATION	LOCKING CABINET		597.69
23484						\$680.00
101 - GENERAL FUND	04/28/23	3622	RLH FIRE PROTECTION	LIBRARY-FIRE SPRINKLER		680.00
23485						\$320.00
101 - GENERAL FUND	04/28/23	302	SEQUOIA TOWING	TOWED 4 CARS TO WWP		320.00
23486						\$4,380.00
305 - EMERGENCY OPERATIONS	04/28/23	6811	SEQUOIAS TREE SERVI	REMOVE&GRIND ONE		1,200.00
305 - EMERGENCY OPERATIONS	04/28/23	6811	SEQUOIAS TREE SERVI	REMOVE&GRIND PINE		2,600.00
305 - EMERGENCY OPERATIONS	04/28/23	6811	SEQUOIAS TREE SERVI	REMOVED ONE TREE		580.00
23487						\$20,190.50
305 - EMERGENCY OPERATIONS	04/28/23	3313	SERVICEMASTER BY BE	TEMP SVC INSP. FEE		395.00
305 - EMERGENCY OPERATIONS	04/28/23	3313	SERVICEMASTER BY BE	WATER MITIGATION		19,795.50
23488						\$1,612.17
101 - GENERAL FUND	04/28/23	307	SILVAS OIL COMPANY	RED DIESEL #2		403.04
101 - GENERAL FUND	04/28/23	307	SILVAS OIL COMPANY	RED DIESEL #2		403.04
552 - WATER	04/28/23	307	SILVAS OIL COMPANY	RED DIESEL #2		403.05
553 - SEWER	04/28/23	307	SILVAS OIL COMPANY	RED DIESEL #2		403.04

23489						\$5,914.52
	101 - GENERAL FUND	04/28/23	310	SOUTHERN CA. EDISON	700271196179-LATE FEE	0.10
	101 - GENERAL FUND	04/28/23	310	SOUTHERN CA. EDISON	700345129983-LATE FEE	0.43
	101 - GENERAL FUND	04/28/23	310	SOUTHERN CA. EDISON	700477296224-LATE FEE	0.35
	101 - GENERAL FUND	04/28/23	310	SOUTHERN CA. EDISON	700477332697-LATE FEE	0.48
	101 - GENERAL FUND	04/28/23	310	SOUTHERN CA. EDISON	700482892316-LATE FEE	0.92
	101 - GENERAL FUND	04/28/23	310	SOUTHERN CA. EDISON	598 MONTE VISTA DR	164.76
	261 - GAS TAX FUND	04/28/23	310	SOUTHERN CA. EDISON	108 HERMOSA ST PED	39.23
	261 - GAS TAX FUND	04/28/23	310	SOUTHERN CA. EDISON	108 W HERMOSA LS3	21.49
	261 - GAS TAX FUND	04/28/23	310	SOUTHERN CA. EDISON	135 W HONOLULU LS3A	102.06
	261 - GAS TAX FUND	04/28/23	310	SOUTHERN CA. EDISON	150 E HONOLULU LS3B	99.81
	261 - GAS TAX FUND	04/28/23	310	SOUTHERN CA. EDISON	151 W HONOLULU LS3C	60.33
	261 - GAS TAX FUND	04/28/23	310	SOUTHERN CA. EDISON	151 W SAMOA LS3D	59.89
	261 - GAS TAX FUND	04/28/23	310	SOUTHERN CA. EDISON	269 N SWEETBRIER AVE	70.48
	400 - WELLNESS CENTER	04/28/23	310	SOUTHERN CA. EDISON	740 SEQUOIA	5,294.19
23490						\$154.68
	400 - WELLNESS CENTER	04/28/23	6703	STERICYCLE INC	W.C. SHRED-IT SERVICES	154.68
23491						\$1,200.00
	101 - GENERAL FUND	04/28/23	7043	SUNRUN INSTALLATION	CXL BP 749 W APIA	400.00
	101 - GENERAL FUND	04/28/23	7043	SUNRUN INSTALLATION	CXL BP 916 MAPLE AVE	400.00
	101 - GENERAL FUND	04/28/23	7043	SUNRUN INSTALLATION	CXL PERMIT 529 GARD	400.00
23492						\$4,251.81
	101 - GENERAL FUND	04/28/23	5755	TELEPACIFIC COMMUNI	4/9/23-5/8/23	531.47
	101 - GENERAL FUND	04/28/23	5755	TELEPACIFIC COMMUNI	4/9/23-5/8/23	531.48
	101 - GENERAL FUND	04/28/23	5755	TELEPACIFIC COMMUNI	4/9/23-5/8/23	531.47
	101 - GENERAL FUND	04/28/23	5755	TELEPACIFIC COMMUNI	4/9/23-5/8/23	531.47
	101 - GENERAL FUND	04/28/23	5755	TELEPACIFIC COMMUNI	4/9/23-5/8/23	531.48
	400 - WELLNESS CENTER	04/28/23	5755	TELEPACIFIC COMMUNI	4/9/23-5/8/23	531.48
	552 - WATER	04/28/23	5755	TELEPACIFIC COMMUNI	4/9/23-5/8/23	531.48
	553 - SEWER	04/28/23	5755	TELEPACIFIC COMMUNI	4/9/23-5/8/23	531.48
23493						\$30.56
	101 - GENERAL FUND	04/28/23	144	THE GAS COMPANY	488 N MT VERNON	15.28
	101 - GENERAL FUND	04/28/23	144	THE GAS COMPANY	139 N SWEETBRIER-BB	15.28
23494						\$106.89
	101 - GENERAL FUND	04/28/23	7051	THE TOLL ROADS VIOL	TOLL VIO#640735206	106.89
23495						\$2,055.38
	552 - WATER	04/28/23	6942	THE YARD	WELL 14-RIVER ROCK	913.50
	552 - WATER	04/28/23	6942	THE YARD	WELL 15-RIVER ROCK	1,141.88
23496						\$1,458.00
	779 - 00-HOME-0487	04/28/23	4922	TRAVELERS INDEMNITY	201 N SWEETBRIER	1,458.00
23497						\$100.00
	101 - GENERAL FUND	04/28/23	2563	TUL. CO. HEALTH & H	ARBOR DEPOSIT REFUND	100.00
23498						\$20.00
	781 - CAL HOME RLF	04/28/23	6015	TULARE COUNTY CLERK	RELEASE-1210 DELTA	20.00
23499						\$58.00
	101 - GENERAL FUND	04/28/23	6015	TULARE COUNTY CLERK	PARCEL MAP#23-01 SU	58.00
23500						\$21,357.96
	305 - EMERGENCY OPERATIONS	04/28/23	1513	UNITED RENTALS, INC	2 TRUCK RENTALS	2,794.88
	305 - EMERGENCY OPERATIONS	04/28/23	1513	UNITED RENTALS, INC	2"&3" PUMPS AND HOSE	1,450.73
	305 - EMERGENCY OPERATIONS	04/28/23	1513	UNITED RENTALS, INC	GASOLINE CANS,SAFETY	232.83
	305 - EMERGENCY OPERATIONS	04/28/23	1513	UNITED RENTALS, INC	LAYFLAT HOSES	561.15
	305 - EMERGENCY OPERATIONS	04/28/23	1513	UNITED RENTALS, INC	PUMPS AND HOSES	11,689.56
	305 - EMERGENCY OPERATIONS	04/28/23	1513	UNITED RENTALS, INC	SAFETY VEST & GAS	207.45
	305 - EMERGENCY OPERATIONS	04/28/23	1513	UNITED RENTALS, INC	WATER TRUCK & SWEEPER	4,421.36
23501						\$35,915.85
	101 - GENERAL FUND	04/28/23	5747	USA STAFFING INC.	3/12/23 C.S. STAFF	905.32
	101 - GENERAL FUND	04/28/23	5747	USA STAFFING INC.	4/16/23 S.C. STAFF	1,565.64
	101 - GENERAL FUND	04/28/23	5747	USA STAFFING INC.	3/12/23 STREETS STAFF	1,428.58
	101 - GENERAL FUND	04/28/23	5747	USA STAFFING INC.	4/16/23 STREETS STAFF	3,657.60
	101 - GENERAL FUND	04/28/23	5747	USA STAFFING INC.	3/12/23 PARKS STAFF	848.16
	101 - GENERAL FUND	04/28/23	5747	USA STAFFING INC.	4/16/23 PARKS STAFF	2,736.00
	305 - EMERGENCY OPERATIONS	04/28/23	5747	USA STAFFING INC.	3/12/23 FLOOD STAFF	1,421.89
	305 - EMERGENCY OPERATIONS	04/28/23	5747	USA STAFFING INC.	4/2/23 FLOOD STAFF	10,658.52
	305 - EMERGENCY OPERATIONS	04/28/23	5747	USA STAFFING INC.	4/9/23 FLOOD STAFF	9,826.02
	400 - WELLNESS CENTER	04/28/23	5747	USA STAFFING INC.	4/16/23 DIEGO VASQUEZ	267.84

400 - WELLNESS CENTER	04/28/23	5747	USA STAFFING INC.	4/16/23 LIZETTE ANGEL	290.16
400 - WELLNESS CENTER	04/28/23	5747	USA STAFFING INC.	4/16/23 SILVIA HERNANDEZ	892.80
400 - WELLNESS CENTER	04/28/23	5747	USA STAFFING INC.	4/2/23 SILVIA HERNANDEZ	524.52
552 - WATER	04/28/23	5747	USA STAFFING INC.	4/16/23 WATER STAFF	892.80
23502					\$197.92
552 - WATER	04/28/23	2960	UNITED STATES BUREA	WATER STATEMENT	197.92
23503					\$1,685.88
552 - WATER	04/28/23	356	USA BLUEBOOK	AQUA TAP JR KIT	1,309.33
552 - WATER	04/28/23	356	USA BLUEBOOK	DOG REPELLENT	26.92
553 - SEWER	04/28/23	356	USA BLUEBOOK	PLANTPRO TSS FILTER	349.63
23504					\$1,201.33
101 - GENERAL FUND	04/28/23	1041	VERIZON WIRELESS	642065758-00003 MAR	41.98
101 - GENERAL FUND	04/28/23	1041	VERIZON WIRELESS	642065758-00001 MAR	122.46
101 - GENERAL FUND	04/28/23	1041	VERIZON WIRELESS	642065758-00004 MAR	906.34
101 - GENERAL FUND	04/28/23	1041	VERIZON WIRELESS	642065758-00003 MAR	21.76
101 - GENERAL FUND	04/28/23	1041	VERIZON WIRELESS	642065758-00003 MAR	21.76
101 - GENERAL FUND	04/28/23	1041	VERIZON WIRELESS	642065758-00003 MAR	21.76
552 - WATER	04/28/23	1041	VERIZON WIRELESS	642065758-00003 MAR	21.76
553 - SEWER	04/28/23	1041	VERIZON WIRELESS	642065758-00003 MAR	21.76
554 - REFUSE	04/28/23	1041	VERIZON WIRELESS	642065758-00003 MAR	21.75
23505					\$100.00
101 - GENERAL FUND	04/28/23	6131	VICTOR VILLAREAL	ARBOR DEPOSIT REFUND	100.00
23506					\$514.49
101 - GENERAL FUND	04/28/23	6096	VISALIA PIPE & SUPP	DOG PARK-BACKFLOW	514.49
23507					\$12,543.25
305 - EMERGENCY OPERATIONS	04/28/23	368	VOLLMER EXCAVATION,	COLD MIX FOR POTHOLE	1,282.25
305 - EMERGENCY OPERATIONS	04/28/23	368	VOLLMER EXCAVATION,	DG FOR POTHOLE	1,266.04
305 - EMERGENCY OPERATIONS	04/28/23	368	VOLLMER EXCAVATION,	RAPID SET,READY MIX	2,191.22
305 - EMERGENCY OPERATIONS	04/28/23	368	VOLLMER EXCAVATION,	RPR LEWIS CREEK BAN	4,513.66
305 - EMERGENCY OPERATIONS	04/28/23	368	VOLLMER EXCAVATION,	SEQ POND-EXCAVATOR	915.00
305 - EMERGENCY OPERATIONS	04/28/23	368	VOLLMER EXCAVATION,	TRANSFER LOAD OF DG	391.94
305 - EMERGENCY OPERATIONS	04/28/23	368	VOLLMER EXCAVATION,	TRUCK LOAD COLD MIX	1,347.42
305 - EMERGENCY OPERATIONS	04/28/23	368	VOLLMER EXCAVATION,	TRUCK LOAD OF SAND	635.72
23508					\$5,160.26
306 - COVID-19 ARPA FUND	04/28/23	7013	KOSMONT COMPANIES	MARCH 2303.1 HBU	5,160.26
EDD421					\$4,577.21
101 - GENERAL FUND	04/21/23	687	STATE OF CALIFORNIA	EDD PR PD 4/21/2023	4,577.21
IRS421					\$35,428.68
101 - GENERAL FUND	04/21/23	2011	INTERNAL REVENUE SE	941 PR PD 4/21/2023	12,168.74
101 - GENERAL FUND	04/21/23	2011	INTERNAL REVENUE SE	941 PR PD 4/21/2023	23,259.94
SUMMARY BY FUNDING SOURCE					
101 - GENERAL FUND					421,159.36
261 - GAS TAX FUND					5,280.46
305 - EMERGENCY OPERATIONS					93,032.15
306 - COVID-19 ARPA FUND					5,160.26
400 - WELLNESS CENTER					12,753.82
552 - WATER					36,638.29
553 - SEWER					21,911.21
554 - REFUSE					3,450.29
556 - VITA-PAKT					3,144.18
600 - CAPITAL IMPROVEMENT					28,278.12
700 - CDBG REVOLVING LN FUND					2,435.82
720 - HOME REVOLVING LN FUND					12,382.36
779 - 00-HOME-0487					1,458.00
781 - CAL HOME RLF					793.66
883 - SIERRA VIEW ASSESSMENT					1,298.00
884 - HERITAGE ASSESSMENT DIST					315.00
886 - SAMOA					43.00
887 - SWEETBRIER TOWNHOUSES					753.00
888 - PARKSIDE					225.00
889 - SIERRA VISTA ASSESSMENT					97.00
890 - MAPLE VALLEY ASSESSMENT					55.00
891 - PELOUS RANCH					585.00
TOTAL					\$ 651,248.98



Monthly Treasurer's Report

April 30, 2023

Cash Balances Classified by Depository

CASH RESOURCES

LOCATION	GL ACCOUNT #	TYPE	BALANCE
Cash Register Funds (City Hall & Wellness)	100-102	RES	\$800
Bank of the Sierra- Depository Account	100-114	GEN	\$6,871,249
Bank of the Sierra - AP/Operating	100-100	GEN	\$11,700
Bank of the Sierra - Payroll	100-106	GEN	\$261,103
Bank of the Sierra - Wellness Center / UB Payment Cen	100-500	GEN	\$1,029,870
Bank of the Sierra - Impound Account	100-120	RES	\$78,659
LAIF Savings: City & Successor Agency	100-103	INV-RES	\$6,043,251
MBS Investments	100-700	INV-RES	4,079,151
TOTAL			\$18,375,783

CASH EXPENDED

ACCOUNTS PAYABLE & PAYROLL	AMOUNT	DEBT SERVICE FUND	AMOUNT
Accounts Payable	\$1,819,123	None	
Payroll (April 7th Payday)	\$272,583		
Payroll (April 21st Payday)	\$304,487		
TOTAL	\$ 2,396,193	TOTAL	\$ -

INVESTMENTS

INVESTMENT POLICY COMPLIANCE

As of the end of the month, the investments were in compliance with the requirements of the City's investment policy. This report reflects all cash and investments of the City of Lindsay (O/S checks not reflected in End Cash Balance).

INVESTED FUNDS	\$10,122,402
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Respectfully submitted,

Joseph Tanner

City Manager
City of Lindsay

ABBREVIATIONS

GEN: GENERAL UNRESTRICTED
RES: RESTRICTED ACTIVITY
INV: INVESTMENT

RESOLUTION NO. 23-13

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY AUTHORIZING INVESTMENT OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND

WHEREAS, The Local Agency Investment Fund is established in the State Treasury under Government Code section 16429.1 et. seq. for the deposit of money of a local agency for purposes of investment by the State Treasurer; and

WHEREAS, the City Council of the City of Lindsay hereby finds that the deposit and withdrawal of money in the Local Agency Investment Fund in accordance with Government Code section 16429.1 et. seq. for the purpose of investment as provided therein is in the best interests of the City of Lindsay; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Lindsay hereby authorizes the deposit and withdrawal of City of Lindsay monies in the Local Agency Investment Fund in the State Treasury in accordance with Government Code section 16429.1 et. seq. for the purpose of investment as provided therein.

BE IT FURTHER RESOLVED, as follows:

Section 1. The following City of Lindsay officers holding the title(s) specified hereinbelow **or their successors in office** are each hereby authorized to order the deposit or withdrawal of monies in the Local Agency Investment Fund and may execute and deliver any and all documents necessary or advisable in order to effectuate the purposes of this resolution and the transactions contemplated hereby:

JOSEPH TANNER – CITY MANAGER
VACANT – DIRECTOR OF FINANCE
VACANT – INTERIM DIRECTOR OF FINANCE
VACANT – FINANCE & ACCOUNTING MANAGER
FRANCESCA QUINTANA – CITY CLERK & ASSISTANT TO THE CITY MANAGER
SANDY PEREZ – ADMINISTRATIVE SUPERVISOR

Section 2. This resolution shall remain in full force and effect until rescinded by City Council/Board of Directors by resolution and a copy of the resolution rescinding this resolution is filed with the State Treasurer’s Office.

PASSED AND ADOPTED, by the City Council of the City of Lindsay of State of California on May 09, 2023.

Hipolito A. Cerros, Mayor

ATTEST:

Francesca Quintana, City Clerk



City of Lindsay

P.O. Box 369 — Lindsay, California 93247 — 251 Honolulu Street

May 09, 2023

Via United States Postal Mail Only

To: Local Agency Investment Fund (LAIF)
California State Treasurer's Office
915 Capitol Mall, Room 106
Sacramento, CA 95814

Re: City of Lindsay Local Agency Investment Fund (LAIF) Copy of PIN Letter

To Whom This May Concern:

This letter serves as the required formal written request for a copy of the PIN Letter for the City of Lindsay's LAIF Account ending in 4454.

The City of Lindsay also requests login credentials for its authorized officers as exhibited in City of Lindsay Resolution No. 23-13.

Sincerely,

Joseph M. Tanner
City Manager

Francesca Quintana
City Clerk





STAFF REPORT

TO: Lindsay City Council
FROM: Nicholas Nave
DEPARTMENT: Public Safety
ITEM NO.: 11.6
MEETING DATE: May 09, 2023

ACTION & RECOMMENDATION

Minute Order Approval of Sole-Source Provider Designation to American Emergency Products (AEP) in Accordance with the City of Lindsay Procurement Policy and Pursuant to California Government Code §10300-10334 and Authorize Expenditures for Police Vehicle Equipment and Upfitting Services Thereto.

BACKGROUND | ANALYSIS

The Department of Public Safety has made tremendous strides in recent months with the on-going effort to replace its outdated and antiquated fleet of patrol vehicles. Currently, five (5) 2023 Ford Explorer Police Interceptors are expected to be delivered this month, fully equipped and operational.

An additional five (5) units have been ordered and are expected to be delivered soon. As with the first five (5) vehicles, these units will require the additional purchase of a significant amount of equipment and upfitting services to be fully operational as patrol units. The Department of Public Safety used American Emergency Products (AEP) for the first set of Police Interceptors, in part due to a proprietary wiring harness and their designation as an authorized vehicle modifier by Ford Motor Company. Complete details on the selection of AEP, and the justification for designating them as a sole-source provider can be found within the attached memorandum from Public Safety Director Chief Rick Carrillo.

Pursuant to the City of Lindsay Procurement Policy and California Government Code §10300-10334, the amount and manner of this purchase requires City Council approval as the City's Authorized Purchasing Agent, as well as designation by the City Council to AEP as the sole-source vendor, thus granting an exception to the formal bidding process.

FISCAL IMPACT

The fiscal impact for this expenditure is expected to be \$135,627.31, which is expected to be sourced from Senator Hurtado's Grant Award to the Public Safety Department deposited into 101-GENERAL FUND.

ATTACHMENTS

- Quote from American Emergency Products
- Memorandum of Justification for Sole-Source Purchasing



Quotation

Date Apr 4, 2023	Page 1
Order Number QTE0035044	

AEP California

10729 Wheatlands Ave. Suite C
Santee, CA 92071
Phone: (619) 596-1925
Fax: (619) 596-1909

Sold To:

Lindsay Department of Public Safety
185 N Gale Hill Ave
Lindsay, CA 93247

Ship To:

Ship Parts to AEP-CA for Installation
Ship Parts to AEP-CA for Installation

Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2023 Patrol Utility Rev D Getac x5		LIN11102	AS	Apr 4, 2023		NET30

Year	Make	Model	Color	State Contract #
2023	Ford	PI Utility	Black	NA

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Fleet Contact: Lt Nicholas Nave, (559) 562-2511			
		Vehicle ETA: Phil Long, May 2023			
		Siren/ Lightbar Promo Package #NXT2021			
5.00	LBAR03689 / ENULB00MMN-1D	nFuse 54" LED Lightbar, R/B/W Front, R/B/A Rear, 20+ PIU	1,971.5000	Y	9,857.50
		QSF006890 / ENULB011QV-37V / (\$3,943 List)			
5.00	SIRE00631 / ENGSA5100RSP	500 Series Remote Control System, Push Button, 100-Watts	961.9500	Y	4,809.75
5.00	SPEA00253 / ETSS100J5	100 Watt Composite Siren Speaker with Universal Bail Bracket	248.0500	Y	1,240.25
5.00	VACC02609 / ENGLMK008	bluePRINT Link Micro Module 2021 PIU, Transit, F250-F550	343.2000	Y	1,716.00
5.00	VACC02893 / PUVBBJ00	SoundOff Universal Dual Channel Breakout Box	108.3500	Y	541.75
5.00	SIRE00566 / ENGSYMD01	bluePRINT SYNC Module with Antenna	253.5000	Y	1,267.50
		Bumper w/ Lighting			
5.00	BUMP00905 / BK1526ITU20	PB450-LR4 Push Bumper, SoundOff mPower x4, 2020+ Utility	515.0000	Y	2,575.00
10.00	LEDS04127 / EMPS80082-D	3-Wire 4" mPower Fascia LED, Stud Mount, 12-LED, Red/White	134.7500	Y	1,347.50

Quotation continued on next page ...



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Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
10.00	LEDS04126 / EMPS80082-E	3-Wire 4" mPower Fascia LED, Stud Mount, 12-LED, Blue/White	134.7500	Y	1,347.50
5.00	PATC00288 / FT-UNV-SOB5-BU	Bumper Harness, bluePRINT 500 w/3-Wire Dual, Universal	123.2500	Y	616.25
5.00	PATC00289 / FT-UNV-SOB5-SP	Speaker Harness, SoundOff, Universal	25.5000	Y	127.50
		Headlight Housing LED's			
5.00	LEDS03676 / ELUC3H010D	Universal Under Cover LED Insert, 5-Wire, Red/White (Driver side headlight assemble)	91.3000	Y	456.50
5.00	LEDS03657 / ELUC3H010E	Universal Under Cover LED Insert, 5-Wire, Blue/White (Passenger side headlight assemble)	91.3000	Y	456.50
10.00	LEDS02981 / PLUCTCL1	Twist-In UC LED Collar Kit	4.0000	Y	40.00
		Note: Wig/Wag Flash Via bluePRINT and FasTech Harness			
		Under Mirror LED's			
5.00	LEDS04127 / EMPS80082-D	3-Wire 4" mPower Fascia LED, Stud Mount, 12-LED, Red/White	134.7500	Y	673.75
5.00	LEDS04126 / EMPS80082-E	3-Wire 4" mPower Fascia LED, Stud Mount, 12-LED, Blue/White	134.7500	Y	673.75
10.00	BKRT00113 / PMP2BKUMB4	Under Mirror Bracket, mPower/Intersector, 20+ Utility, Each	22.5000	Y	225.00

Quotation continued on next page ...



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Year	Make	Model	Color	State Contract #
2023	Ford	PI Utility	Black	NA

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
10.00	VACC02904 / FT-UNV-SOB5-3W	bluePRINT 500 w/3-Wire LED Extension Single (Mirror), Univer ***Rear 1/4 Window LED's***	23.8000	Y	238.00
5.00	LEDS04127 / EMPS80082-D	3-Wire 4" mPower Fascia LED, Stud Mount, 12-LED, Red/White	134.7500	Y	673.75
5.00	LEDS04126 / EMPS80082-E	3-Wire 4" mPower Fascia LED, Stud Mount, 12-LED, Blue/White	134.7500	Y	673.75
10.00	LEDS03567 / PMP2WSSSB	4" mPower 25-90 degree Glass Mount/Shroud, Black	13.7500	Y	137.50
10.00	PATC00290 / FT-UNV-SOB5-3W	bluePRINT 500 w/3-Wire LED Extension Dual, Universal ***Rear License Plate and Gate Open LED's***	54.4000	Y	544.00
10.00	LEDS04218 / EMPS8006S-8	3-Wire mPower Fascia LED, Quick Mnt, 18-LED, Red/Blue/White (LED's near rear license plate)	149.6000	Y	1,496.00
10.00	LEDS04219 / EMPS7033K-J	3-Wire mPower 3" Fascia LED, Stud Mnt, 8-LED, Red/Blue (Lift Gate Open LED's Mounted on Underside of Trim Panel)	120.4500	Y	1,204.50
5.00	PATC00292 / FT-F01-SOB5-LFT	Liftgate Harness, bluePRINT 500 w/3-Wire, 20+ Utility ***Tail Light LED's***	195.5000	Y	977.50
10.00	LEDS03674 / ELUC3H010B	Universal Under Cover LED Insert, 5-Wire, Blue (Rear tail lights)	91.3000	Y	913.00

Quotation continued on next page ...



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Year	Make	Model	Color	State Contract #
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Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
20.00	LEDS02981 / PLUCTCL1	Twist-In UC LED Collar Kit Note: Tail Light Flash Via bluePRINT and FasTech Harness ***Rear Under Spoiler LED's***	4.0000	Y	80.00
10.00	LBAR03785 / EMPS8007Z-8	3-Wire mPower Fascia LED, Stud Mount, 18-LED, Red/Blue/White	149.6000	Y	1,496.00
5.00	BKRT00074 / PMP2RS101	Under Spoiler mPower Bracket, 1-Module, 2020 Utility	44.5500	Y	222.75
5.00	PATC00294 / FT-F01-SOB5-SPC	2-Mod Spoiler Harness, bluePRINT 500 w/3-Wire, 20+ Utility ***Base Electrical System / Theft Protection***	89.6000	Y	448.00
5.00	PATC00287 / FT-F01-SOB5-PRI	Primary Harness, bluePRINT 500 w/3-Wire, 20+ Utility	1,381.2500	Y	6,906.25
5.00	PATC00291 / FT-F01-SOB5-UNI	Underhood Harness, bluePRINT 500 w/3-Wire, 20+ Utility	222.7000	Y	1,113.50
5.00	BKRT00092 / PIU20-EQUIP-001	Electronics Mounting Plate SOS, DRV 1/4 Panel, 20+ Utility	112.0000	Y	560.00
5.00	VACC02945 / B00FSYBKPM	Panel Mount USB Cable B to B - F/M, 3'	16.0000	Y	80.00
5.00	BKRT00093 / PIU20-RADIO-KIT	Radio T/R Mounting Bracket, OEM Cubby Pocket, 20+ Utility	52.0000	Y	260.00
5.00	VACC02797 / B083WJLMHQ	RJ45 Splitter, 1-Male to 3-Female, Use for BP SYNC/LINK/CP	24.0000	Y	120.00

Quotation continued on next page ...



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Year	Make	Model	Color	State Contract #
2023	Ford	PI Utility	Black	NA

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
5.00	VACC02325 / 491-SC36MP	Compact Foot Switch w/ Mounting Plate	64.0000	Y	320.00
5.00	VACC01714 / AEP-SW-IDLE	Switch, Idle Security, Off-On	16.0000	Y	80.00
		Cargo Dome Light			
5.00	VACC00342 / 13-100	Toggle Switch, Off-On, SPST..	14.0000	Y	70.00
5.00	VACC01453 / AEP-LABEL-CARGO	Switch Label Plaque, "Cargo Dome, Door-Off"	12.0000	Y	60.00
5.00	LIGH00331 / M84434RW	6" LED Dome Light, Red/White, 110 Lumens	54.5000	Y	272.50
		Center Equipment Console			
5.00	CONS01598 / 7170-0735-00	"Short" Console Package w/ Cup, 10"/4.5", 20+ Utility	490.0000	Y	2,450.00
5.00	FACE00845 / 20032	Console Faceplate, Sound Off 500 Series Remote Siren, 3.5"	0.0000	N	0.00
5.00	FACE00810 / 17170	Console Faceplate Kenwood NX / VM Dash Mount, 2.5"	0.0000	N	0.00
5.00	FACE00735 / 15083	Console Switch Plate, (6) Conture Switch Cut-Outs, 2"	0.0000	N	0.00
5.00	FACE00170 / 3130-0154	Console Filler Plate, 2" PL 2013-05-15	0.0000	N	0.00
5.00	CONS00354 / C-ARM-104	Arm Rest, Adjustable PB 2012-09-01	180.0000	Y	900.00
10.00	CONS01276 / MMBP-25	Magnetic Microphone Mount	38.0000	Y	380.00

Quotation continued on next page ...



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Year	Make	Model	Color	State Contract #
2023	Ford	PI Utility	Black	NA

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
5.00	VACC01101 / 11010	DC Power Port (Install on Passenger Side of Console)	5.0000	Y	25.00
5.00	VACC01102 / 11011	DC Power Port Cap	1.0000	Y	5.00
5.00	VACC02798 / B08DD4BH6G	USB C & USB A Dual Port Car Charger Socket Power Outlet	24.0000	Y	120.00
5.00	LIGH00331 / M84434RW	6" LED Dome Light, Red/White, 110 Lumens	64.0000	Y	320.00
5.00	COMP01950 / AM2OZ4QAXBXX	***Getac A140 Tablet Computer/ Keyboard*** Getac A140 14" IPS, i5, Win10 Pro, 8GB Ram 256GB SSD, 4G LTE -Intel Core i5-10210U Processor 1.6GHz -Windows 10 Pro x64 8GB DDR4 RAM 256GB PCIe NVMe SSD Solid-State Drive -14" IPS Multi-Touch Screen (1920 x 1080), 800nit -Intel Wi-Fi AX201, 802.11ax -Bluetooth (v5.2) -Dedicated GPS / Glonass	2,795.0000	Y	13,975.00

Quotation continued on next page ...



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Year	Make	Model	Color	State Contract #
2023	Ford	PI Utility	Black	NA

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		-4G LTE Mobile Broadband			
		-Dual Hot Swappable Batteries			
		-Triple RF Antenna Pass-Through (Roof Mounted Antennas)			
		-MIL-STD-810H, IP65 and MIL-STD-461G Certified			
		- 3 Year Bumper-2-Bumper Warranty			
5.00	COMP01951 / 543314010502	GJ Docking Station, Getac A140, Tri-RF Passthrough	695.0000	Y	3,475.00
5.00	COMP01935 / GAD2X8	Getac 120W 11-16V, 22-32V DC Vehicle Adapter (Bare Wire)	108.0000	Y	540.00
5.00	COMP01920 / GDKBU9	Getac Rugged Keyboard, 3-Yeay B2B Warranty	228.0000	Y	1,140.00
5.00	CONS01686 / 7160-1346-01	On-Dash Mount w/ 3" Ext Arm, 2020+ Ford Utility	354.2000	Y	1,771.00
5.00	CONS01468 / 7160-0872	Offset Bracket	38.5000	Y	192.50
5.00	COMP01598 / 7160-0857	Keyboard Tray, Low Profile, Quick Release	152.6000	Y	763.00
5.00	CONS01634 / 7160-1216-09	Mongoose XLE 9" Motion Attachment	399.5000	Y	1,997.50
		Computer/ Radio Antenna			
5.00	ANTE00779 / GPSB	Sharkee Multi-Function Antenna, Cell/ WiFi/ GPS + Whip	169.5000	Y	847.50

Quotation continued on next page ...



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Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
5.00	ANTE00973 / C29SP-5SJ-CELL	RF Extension Cable for Cell/LTE, SMA Socket to SMA Plug, 16'	20.5000	Y	102.50
5.00	ANTE00974 / C23FP-5SP	RF Extension Cable for GPS, RG174, FME Plug to SMA Plug, 16'	16.5000	Y	82.50
5.00	ANTE00814 / C32SP-5SP	WiFi Antenna Extension Cable, 16', SMA	26.0000	Y	130.00
5.00	ANTE00791 / AFGB-S4	Antenna Whip (Sharkee), UHF, 450-470 MHz (Lindsay PD Dispatch 453.87500 MHz)	30.5000	Y	152.50
5.00	ANTE01016 / C23F-5PLP	Radio Antenna Extension Cable, 16', UHF	25.0000	Y	125.00
		Prisoner Transport Transport			
5.00	PRIS01937 / PK1186ITU20-TM	10XL C2 Partition, Recessed, Poly Sliding, TM, 2020 Utility	905.5000	Y	4,527.50
5.00	PRIS01938 / QK0566ITU20	Transport Seat w/Poly Partition, Center Belts, 2020 Utility	1,344.5000	Y	6,722.50
5.00	PRIS01939 / WK0514ITU20H	Window Barriers, Steel Horizontal Bars, 2020 Utility	280.0000	Y	1,400.00
10.00	DOME00045 / ECVDMLTST4G	Universal Interior Cargo LED Dome Light, 6"x3", Gray	30.8000	Y	308.00
5.00	VACC01450 / AEP-SW-DOME1	Switch, Rear Dome Light, On-Off-On	12.0000	Y	60.00
		Weapon Mount			
5.00	GUNM00747 / GRPXXX6B1X232	Gun Rack Partition Mount, SC6 w/Barrel / SC1, #2 Key, 32"	726.0000	Y	3,630.00

Quotation continued on next page ...



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Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
5.00	GUNM00513 / GUNMARTDPGRE	AR-15 Takedown Pin Guard ***Paint***	193.6000	Y	968.00
5.00	VACC01995 / 2TONE-PAINT-EXI	2-Tone Police Paint, Front /Rear Doors, YZ Oxford White Note: Roof will remain OEM black Note: Lloyds Quote ab8a211c ***Installation/ Freight***	1,695.0000	Y	8,475.00
210.00	LABO90001 / AEP INSTALL	Installation Labor Services EVT-Certified Technician Labor	95.0000	Y	19,950.00
5.00	SHOP90006 / Shop Supplies	Installation Materials / Shop Supplies ***Vehicle Transport and Freight/Shipping*** Freight / Shipping (\$225/ Vehicle) Transportation / Delivery, AEP California to Lindsay PD New Vehicle to be delivered to AEP via Phil Long Ford ***Customer Supplied Equipment***	150.0000	Y	750.00
5.00	INST05685 / CSM	-Kenwood NX-5000 Remote Radio Kit	0.0000	N	0.00

Quotation continued on next page ...



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Year	Make	Model	Color	State Contract #
2023	Ford	PI Utility	Black	NA

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		-Radio T/R Tranciever			
		-Radio T/R Pack Mounting Bracket			
		-Radio Power Cable			
		-Radio Control Head			
		-Control Head Power/ Speaker Cable			
		-Palm Mic			
		-Remote Speaker			

Thank you for the opportunity to earn your business	Parts	103,254.00
Terms & Conditions:	Labor / Services	19,950.00
<ul style="list-style-type: none"> ESTIMATES VALID FOR 30 DAYS Orders will be invoiced upon notification of completion Returns subject to 25% restocking fee. No returns on special order items. Credit Card payments accepted for payments of orders/invoicing totaling \$10,000 or less only. 	Trans / Trip / Fee	1,750.00
SIGNATURE (not required if PO/contract is issued) _____	Shipping	1,125.00
	Order Discount	0.00
	Subtotal	126,079.00
	Total sales tax	9,548.31
	Total order	135,627.31



Lindsay Department of Public Safety
Rick Carrillo – Director of Public Safety
185 N. Gale Hill Ave
Lindsay, Ca 93247
Tel: (559)562-2511
Fax: (559)562-7126

To: Lindsay City Council- Purchasing Agent

May 09, 2023

From: Rick Carrillo, Director of Public Safety

Re: Sole Source Purchasing Request & Justification

Honorable Mayor Cerros and Esteemed Members of the Council,

The Public Safety Department has recently acquired five (5) 2023 Ford Explorer Police Interceptors to utilize as patrol vehicles. The department has utilized American Emergency Products (AEP) in Santee, CA for emergency vehicle upfitting work on prior units, and the Lindsay City Council has previously designated AEP as a sole-source provider for these purchases. We are respectfully requesting to again utilize AEP as a sole-source provider in accordance with the City of Lindsay Procurement Policy, pursuant to California Government Code § 10300-10334, for the following reasons:

1. AEP'S wiring harness is proprietary and allows for electrical connections directly to the vehicle's existing gateway without the need for unnecessary splicing or superfluous connections. No other vendor can supply this proprietary harness.
2. AEP is a Ford Motor Company Certified Vehicle Modifier, which means that their work is approved in the same manner as if their technicians worked directly for Ford Motor Company. This will carry significant weight in the event of any warranty issues arising out of the work of either AEP or with Ford's product itself following modifications.
3. AEP's installation service includes a time-sync module, which will automatically sync the emergency lights of any surrounding vehicles to each other, which has been shown to be less confusing to motorists and provide increased safety to our personnel who may be operating on or near roadways. Five other vehicles are being outfitted with this technology, and these additional five would account for the entire patrol fleet being equipped in the same manner.

The amount of this expenditure is \$135,627.31 as referenced in the attached quote and requires approval by the Lindsay City Council and additionally, this memorandum shall serve as the requisite justification to forego the competitive bid process.

Respectfully,

A handwritten signature in blue ink, appearing to be "Rick Carrillo", written in a cursive style.

Rick Carrillo

Director of Public Safety

PURCHASING AGENT APPROVAL:

ATTEST:

Hipolito Angel Cerros, *Mayor*

Francesca Quintana, *City Clerk*



STAFF REPORT

TO: Lindsay City Council
FROM: Curtis Cannon, Planning Manager
DEPARTMENT: City Services and Planning
ITEM NO.: 12.1
MEETING DATE: May 09, 2023

ACTION & RECOMMENDATION

Consider Approval of Resolution No. 23-14, A Resolution of the City Council of the City of Lindsay Adopting an Initial Study/Mitigated Negative Declaration and Approving Tentative Subdivision Map Tract 6250 and Planned Unit Development No. 2023-01 to Divide 35 Acres Into 145 Single-Family Lots and One Remainder Parcel Located North of Tulare Road Between the Railroad and Maple Avenue (APN's 199-050-017, 201-170-010, 201-180-013).

Based on the findings and subject to the conditions of approval within this report, Staff recommends that the City Council pass and adopt Resolution No. 23-14.

BACKGROUND | ANALYSIS

Tentative Subdivision Map Tract (TSM) No. 6250 is a request by NFDI LLC to subdivide approximately 35.08 acres of land (APN's 199-050-017, 201-170-010, 201-180-013) owned by Valerie O'Hara into 145 residential lots and an eight-acre remainder. The project is located North of Tulare Road, between the Railroad and Maple Avenue. The site is adjacent to existing residential areas to the West, agriculture to the North, railroad and existing commercial and public park to the East, and existing industrial, commercial, and residential to the South. The eight-acre remainder will be developed into a Mini Storage, as approved by the Lindsay City Council on January 24, 2023.

The proposed project would result in on-site infrastructure improvements, including the addition of a new sidewalk on Tulare Road and the improvement of new City streets within the subdivision. The subdivision would be constructed in four phases. Lot sizes range from 5,000 to 10,157 square feet with a density of 5.35 units per acre. A block wall is proposed along the Eastern and Southern property lines of the single-family subdivision. A new 6-foot wood fence will line the Western and Northern property lines.

The site is designated in the Lindsay General Plan as Low Density Residential, Medium Density Residential and Mixed Use. The site is currently zoned as a mix of R-1-7, RM-3 and MXU. The Planned Unit Development (PUD) is required to allow for lots less than 6,000 square feet and for single-family development in the RM-3 zone.

Primary access is from Tulare Road and Maple Valley Way. The Mitigated Negative Declaration reviewed the estimated trips generated by the project and concluded that the transportation impacts would be less than significant. The proposed stub streets require that a temporary turnaround be installed with an easement over the turnaround area in favor of the City. This is recommended as a condition of approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As the Lead Agency under the California Environmental Quality Act (CEQA), City staff reviewed the project to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines Section 15382, “significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An Initial Study was prepared and found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of revisions in the project in the form of mitigations which have been made by or agreed to by the project proponent. A Mitigated Negative Declaration (MND) for the entire 35.08-acre site and all its stated uses was prepared and is attached to this report. The 20-day public review period began on April 15, 2023, and will end on May 08, 2023.

FINDINGS

Pursuant to Section 17.16.110 of the Lindsay Municipal Code, a Tentative Subdivision Map may be approved if the proposed map complies with the requirements of the Municipal Code and the Subdivision Map Act as well as the Conditions of Approval. The project has been reviewed for compliance with the Lindsay Municipal Code and the Subdivision Map Act and was found to be in compliance with the incorporation of the recommended Conditions of Approval.

Pursuant to Section 18.19.070 of the Lindsay Municipal Code, a Planned Unit Development (PUD) may be approved if the proposed map meets the findings of the Municipal Code and the Conditions of Approval. Staff has determined that the project meets the findings of the Municipal Code and included Conditions of Approval.

1. **The proposed location of the PUD is in accordance with the objectives of the zoning code.** The zoning code allows for a PUD to be located in any zone district other than R-1-7X. No part of this project is located within the R-1-7X zone.
2. **The proposed location of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity.** Staff has determined, with the analysis included in the Mitigated Negative Declaration for this project, that the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity.
3. **The proposed PUD will comply with each of the applicable provisions of the respective sections of the Municipal Code.** The project has been found by staff to be in compliance with the Lindsay Municipal Code, including Section 18.19.070.

4. **The standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distance between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the objectives of the zoning code and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.** Staff has determined, with the analysis included in the Mitigated Negative Declaration for this project, that the standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distance between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the objectives of the zoning code, and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

RECOMENDED APPROVAL FINDINGS

1. The proposed location of the PUD is in accordance with the objectives of the zoning code.
2. The proposed location of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity.
3. The proposed PUD will comply with each of the applicable provisions of the respective sections of the Municipal Code.
4. The standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distance between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the objectives of the zoning code and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

RECOMMENDED CONDITIONS OF APPROVAL

1. The site shall be developed consistent with the approved Tentative Subdivision Map Tract 6250 and its conditions per attached Exhibit A, and applicable development standards found in the Zoning Ordinance and City Municipal Code, all of which are hereto attached to this report.
2. All mitigation measures in the Mitigated Negative Declaration approved with Tentative Subdivision Map Tract 6250 shall be complied with.
3. The project shall be developed and maintained in substantial compliance with the tentative map, except for any modifications that may be needed to meet these conditions of approval.
4. The final subdivision map shall be submitted in accordance with City ordinances and standards.

5. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, streetlights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the City Services Department.
6. Parkland in-lieu fees shall be paid to the City for each lot in accordance with the City's Fee Schedule adopted by Resolution of the City Council. Fees shall be paid prior to approval of the final map.
7. A Community Facilities District (CFD) shall be formed in conjunction with the final map acceptance to provide the maintenance costs for common landscaping and other improvements, in accordance with existing City policy.
8. The project shall be subject to the applicable development impact fees adopted by Resolution of the City Council.
9. A noise and odor easement shall be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and railroad, and the right of the industry and railroad to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonable hindered by residential users and owners that move nearby at a later date.
10. In accordance with Government Code Section 66020, the applicant is hereby notified that the 90-day appeal period identified in Government Code Section 66020 during which you may protest the imposition of fees, dedications, reservations, and other exactions identified in Tentative Subdivision Map will begin to run on the date of the approval of Map by the City.
11. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
12. A block wall shall be constructed to City standards along the rear lot line of Lots 42 through 47 and Lots 96 through 127.
13. A 6-foot wood fence shall be constructed along the Western and Northern rear lot lines of the single-family subdivision.
14. Fire hydrant types and locations shall be approved by the Public Safety and City Services Departments.
15. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lindsay Postmaster.
16. One tree shall be planted in the front yard of each home prior to the certificate of occupancy being issued.
17. Streetlights shall be provided within the project as per City local street lighting standards.
18. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the City Services Department.
19. All signs shall require a sign permit separate from the building permit.

20. A temporary easement shall be dedicated on the final map for each of the proposed ‘turn around’ areas at the North end of Westwood Avenue and for any stub street during the phasing process.
21. If developer desires to use the existing City Sequoia Basin or Westwood Basin to replace the on-site retention basin, the developer shall provide a drainage study prepared by a licensed civil engineer for review and approval by the City Services Department and City Engineer. Said drainage study shall evaluate the adequacy of the City drainage basin and determine any required City basin improvements and conveyance improvements required to use the basin and to be constructed by the developer based on City Standards and applicable State and Federal requirements.
22. This Tentative Subdivision Map and Planned Unit Development approval shall expire within two (2) years, unless a final map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act.
23. The City of Lindsay shall not be liable for any damage, loss, or injury to the person, property, or effects of the applicant or of any agent, servant, employee, contracted staff, or volunteer. The applicant agrees to indemnify, protect, and hold harmless the City of Lindsay against any and all such damages, cost, attorney's fees, or employees.

FISCAL IMPACT

No fiscal impact associated with this action. Development impact fees will be paid when the homes are constructed, in accordance with City Policy and State law.

ATTACHMENTS

- ‘Exhibit A’
- Proof of Notice of Public Hearing
- Proof of Notice of Public Hearing Mailed to Property Owners within 300-ft Radius
- Tentative Subdivision Map TSM Tract No. 6250
- IS/MND for Tentative Subdivision Map (TSM) 2023-01 and Planned Unit Development (PUD) 2023-01
- Resolution No. 23-14 with ‘Exhibit A’

'Exhibit A'

SITE PLAN REVIEW COMMENTS



DATE: April 06, 2023
SITE PLAN NO:
PROJECT TITLE: O'Hara Ranch Tentative Subdivision Map
DESCRIPTION: Tentative Subdivision Map Application
APPLICANT: NFDI; Bear Nunley
PROPERTY OWNER: Jacquelyn O'Hara
LOCATION: 791 W Tulare Road, Lindsay, CA
APN(S): 199-050-017, 201-170-010, 201-180-13

ENGINEERING – Subdivisions/Parcel Maps

Recommended action:

- Acceptable as submitted. See applicable comments below for permit application.
- Revise per comments below. Resubmittal not required. See applicable comments below for permit application.
- Resubmit with additional information. See comments below.
- Redesign required. See comments below.

The following items are required to be shown on the Tentative Subdivision Map/Parcel Map or provided with the Tentative Subdivision Map/Parcel Map application:

- Tentative Subdivision Maps and Parcel Maps shall comply with Title 17 of the City of Lindsay Municipal Code. Tentative maps shall be prepared in accordance with Section 17.6-Tentative Maps, Section 17.24-Parcel Map Subdivision, Section 17.44-Vesting Tentative Maps, and Section 17.28-Development Standards.
- Tentative maps shall be prepared by a licensed land surveyor or registered civil engineer qualified to practice land survey. Provide property/boundary information:
- Show all adjacent existing and proposed streets including proposed new street improvements, including curb, gutter, drive approaches, sidewalk, transit/bus stops, etc. -*Show Tulare Avenue existing and proposed improvements:*
 - Show sidewalk: ___ ft. wide, with ___ ft. wide parkway on _____;
- All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
- Show existing on-site structures and improvements on the site, such as buildings, wells, septic tanks, fences, driveways, etc., and note if they are to remain, removed, relocated, or demolished. Show existing structures and improvements adjacent to the site.
- Show all proposed public improvements including street improvements, water, sanitary sewer, storm drain and landscape improvements per City Standards including lot grading and cluster mailbox locations. *Show Tulare Avenue improvements.*
- Show proposed service connections to City water, sanitary sewer and storm drain facilities.
 - Water: 8" water in Tulare & Maple Valley
 - Sanitary Sewer: 12" in Tulare, 16" in Westwood
 - Storm Drain: See storm drain comments in Additional Comments below in this section.
- Show proposed fire hydrants locations per Fire Department requirements.
- Show any temporary fire and emergency access. Provide all-weather fire and emergency access road.
- Show proposed disposal of storm runoff: On-site basin required per City Standards, Surface drain to street,
 - Connection to storm drain trunkline available - _____" in _____.
 - Connect to existing City basin, *Possible future connection to existing Sequoia Basin or Westwood Basin. See Additional Comments below in this section.*
- Show proposed streetlights per City Standards.
- Caltrans comments required prior to approval of the tentative map.
- Written comments required from ditch company.

'Exhibit A'

SITE PLAN REVIEW COMMENTS



DATE: April 06, 2023
SITE PLAN NO:
PROJECT TITLE: O'Hara Ranch Tentative Subdivision Map
DESCRIPTION: Tentative Subdivision Map Application
APPLICANT: NFDI; Bear Nunley
PROPERTY OWNER: Jacquelyn O'Hara
LOCATION: 791 W Tulare Road, Lindsay, CA
APN(S): 199-050-017, 201-170-010, 201-180-13

Additional Comments:

1. The City is currently evaluating the drainage in this area to determine ultimate service to the development. The evaluation will determine if the subdivision can drain to the existing City Sequoia Basin, or will need to provide a permanent on-site retention basin. The developer may also evaluate the City's Westwood Basin to determine if additional capacity is available for the development. The developer should plan to retain storm water runoff in an on-site retention basin pending the outcome of the drainage evaluation(s).
2. The City will need to provide a "Will Serve" letter for water service prior to approval of the TSM.
3. Confirm ability to abandon existing US Bureau of Reclamation easement or accommodate with final subdivision map. See survey comments.

The following are required with the Final Map application:

- Submit on-site grading, and on-site and off-site improvement plans detailing all proposed work. On-site and off-site improvement plans, and grading plans shall be prepared and signed by registered civil engineer.
- Final subdivision map shall be prepared by a licensed land surveyor or qualified civil engineer allowed to practice land survey.
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map and plan required prior to approval of Final Map.
- The Final Map and Improvements shall conform to the Subdivision Map Act, the City of Lindsay's Subdivision Ordinance and Standard Improvements including City of Lindsay Municipal Code, Section 17.20-Final Map, Section 17.24-Parcel Map Subdivision, Section 17.28 Development Standards, and Section 17.32-Public Improvements.
- A preconstruction conference is required prior to the start of any construction.
- City encroachment permit required which shall include an approved traffic control plan.
- Caltrans encroachment permit required.
- Comply with all Caltrans comments and conditions for the tentative map.
- Comply with written comments from ditch company.
- All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
- Dedicate _____ ft. additional right-of-way along _____ by map by deed; Dedicate proposed public streets by map by deed. Right-of-way dedication required by grant deed. A title report is required for verification of ownership.
- Dedicate *Outlots A & B for landscape purposes* by map by deed.
- Install street striping as required by the City Engineer.
- Install streetlights per City Standards. Show location of all proposed streetlights on the subdivision improvement plans.
- Install sidewalk: 5 ft. wide, with 0 ft. wide parkway on interior streets; and 10 ft wide with 0 ft. wide parkway on Tulare Ave.
- Show locations of all drive approaches and construct to City Standards. All lots to have separate drive approaches.
- Cluster mailbox supports required (1 for 2 residential units) or use postal unit.

Public Works / Engineering, Page 2 of 4

'Exhibit A'

SITE PLAN REVIEW COMMENTS



DATE: April 06, 2023
SITE PLAN NO:
PROJECT TITLE: O'Hara Ranch Tentative Subdivision Map
DESCRIPTION: Tentative Subdivision Map Application
APPLICANT: NFDI, Bear Nunley
PROPERTY OWNER: Jacquelyn O'Hara
LOCATION: 791 W Tulare Road, Lindsay, CA
APN(S): 199-050-017, 201-170-010, 201-180-13

- Show all proposed public improvements including street improvements, water, sanitary sewer, storm drain and landscape improvements per City Standards including lot grading and cluster mailbox locations.
- Show proposed service connections to City water, sanitary sewer and storm drain facilities.
 - Water: 8" water in Tulare & Maple Valley (Will serve letter required)
 - Sanitary Sewer: 12" in Tulare, 16" in Westwood
 - Storm Drain: *See storm drain comments in "Additional Comments" above in previous section.*
- Landscape and irrigation improvement plans to be submitted for the entire project. Landscape plans will need to comply with the City of Lindsay's street tree ordinance and the State MWELo requirements. Landscape plans shall be prepared by a licensed landscape architect. *Provide landscape and irrigation plans for Outlots A & B and any other landscape areas (i.e. On-site storm drain basins). Coordinate any requirements from US Bureau of Reclamation if easement is not abandoned.*
- Public Facilities Maintenance District (PFMD) / Homeowners Association (HOA) required prior to approval of Final Map. PFMD will maintain common area landscaping, streetlights, street trees and local streets as applicable. Submit completed PFMD application and filing fee a minimum of 75 days before approval of Final Map.
- Dedicate landscape lots to the City that are to be maintained by the PFMD. **10' wide Outlots A & B shown on the map.**
- Potable water and fire protection water master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. The water system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The water system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading and drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.
 - Prepared by a registered civil engineer.
 - All elevations shall be based on the City's benchmark network.Storm run-off from the project shall be handled as follows:
 - Directed to the City's existing storm drainage system; *See storm drain comments in "Additional Comments" above in previous section.*
 - Directed to a permanent on-site basin per City Standards; *See storm drain comments in "Additional Comments" above in previous section.*
 - Directed to a temporary on-site basin which is required until a connection with adequate capacity is available to the ultimate storm drainage system. On-site basin shall be constructed in accordance with City Standards. *See storm drain comments in "Additional Comments" above in previous section.*
- Protect Oak trees during construction.
- Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.

'Exhibit A'

SITE PLAN REVIEW COMMENTS



DATE: April 06, 2023
SITE PLAN NO:
PROJECT TITLE: O'Hara Ranch Tentative Subdivision Map
DESCRIPTION: Tentative Subdivision Map Application
APPLICANT: NFDI; Bear Nunley
PROPERTY OWNER: Jacquelyn O'Hara
LOCATION: 791 W Tulare Road, Lindsay, CA
APN(S): 199-050-017, 201-170-010, 201-180-13

- Geotechnical /Soils Report is required. *Include at least 1 boring in Tulare Ave at Westwood St to confirm existing structural section and R-value*
- Provide R-value tests; Provide tests at 500' spacing along proposed streets.
- Traffic indexes per City standards: All interior local streets = 5.5; Tulare = 8.0 or match existing pavement section for any paveout.
- Subject to existing reimbursement agreement to reimburse prior developer.
- Abandon existing wells per Code; a building permit is required.
- Remove existing irrigation lines and dispose off-site.
- Remove existing leach fields and septic tanks.
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City of Lindsay.
- The project it may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City of Lindsay.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit will be provided to the City of Lindsay.

Additional Comments:

1. See comments regarding storm drain drainage for this development and "will serve" letter for water services in the "Additional Comments" section above in previous section.



Authorized signature

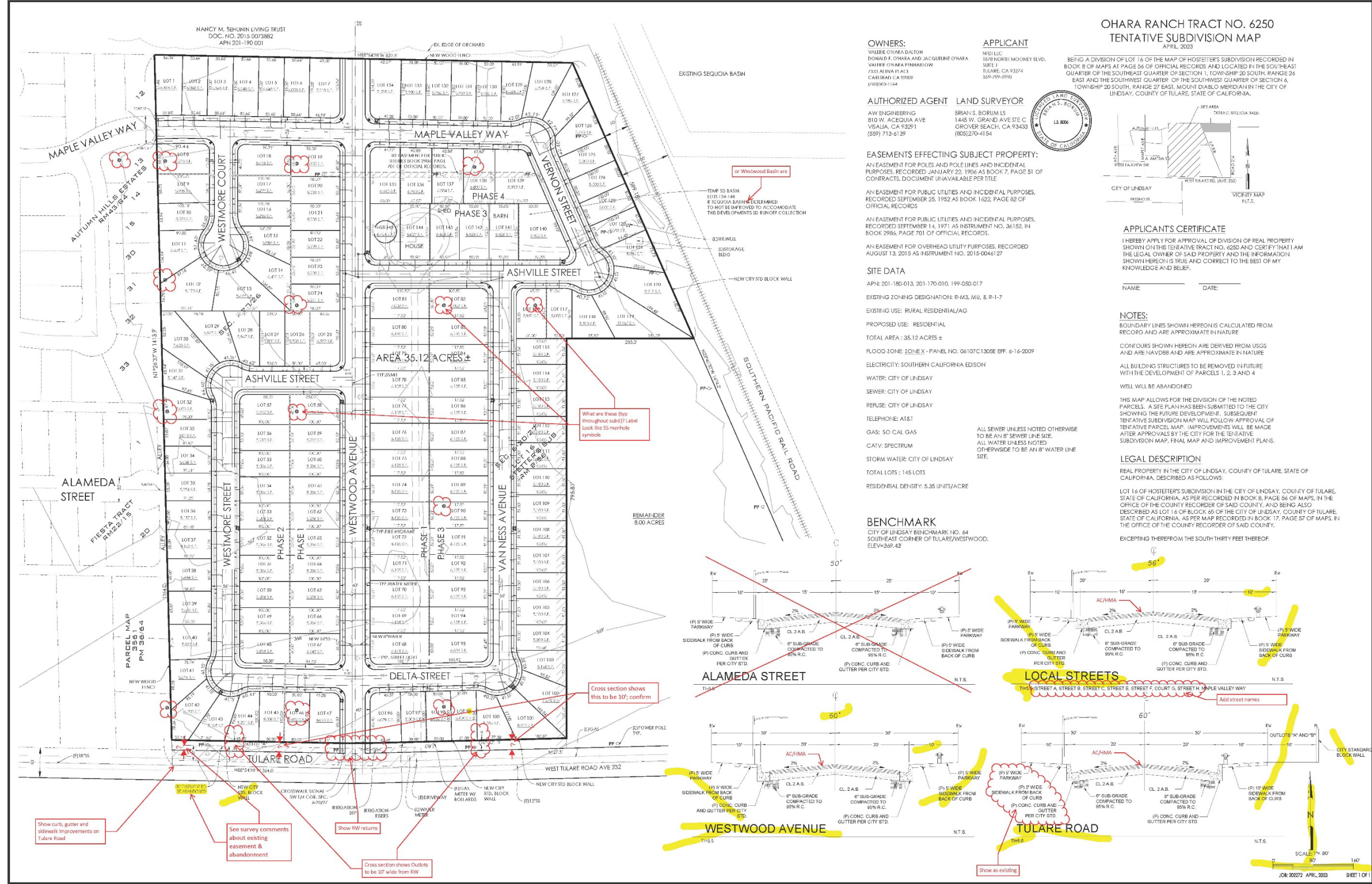
5/1/23

Date

Jeff Cowart, PE City Engineer

Printed name

‘Exhibit A’



OHARA RANCH TRACT NO. 6250
TENTATIVE SUBDIVISION MAP
APRIL 2023

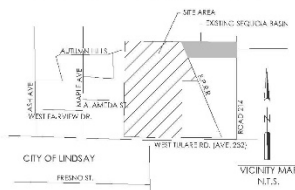
OWNERS:
VALERIE OHARA DALTON
DONALD F. OHARA AND JACQUELINE OHARA
VALERIE OHARA FIRM/BAH/OW
7333 ALBANY PL AC1
CARLSBAD, CA 92009
(760) 939-1144

APPLICANT:
NEI LLC
1829 NORTH MOOREY BLVD.
SUITE 1
TULARE, CA 93274
509-799-6910

AUTHORIZED AGENT:
AW ENGINEERING
810 W. ACEQUIA AVE
VISALIA, CA 93291
(559) 713-6139

LAND SURVEYOR:
BRIAN S. BORUM LS
1445 W. GRAND AVENUE C
GROVER BEACH, CA 93433
(805) 270-4154

BEING A DIVISION OF LOT 16 OF THE MAP OF HOSTETTER'S SUBDIVISION RECORDED IN BOOK 8 OF MAPS AT PAGE 56 OF OFFICIAL RECORDS AND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 26 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 27 EAST, MOUNT Diablo MERIDIAN IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA.



EASEMENTS AFFECTING SUBJECT PROPERTY:
AN EASEMENT FOR POLES AND POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 1906 AS BOOK 7, PAGE 51 OF OFFICIAL RECORDS.
AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1952 AS BOOK 1622, PAGE 82 OF OFFICIAL RECORDS.
AN EASEMENT FOR OVERHEAD UTILITY PURPOSES, RECORDED AUGUST 13, 2015 AS INSTRUMENT NO. 2015-0046127.

SITE DATA
APN: 201-180-013, 201-170-010, 199-050-017
EXISTING ZONING DESIGNATION: R-M, MU, & R-1-7
EXISTING USE: RURAL RESIDENTIAL/AG
PROPOSED USE: RESIDENTIAL
TOTAL AREA: 35.12 ACRES ±
FLOOD ZONE: FONE X - PANEL NO. 06107C1308 EFF. 6-16-2009
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
WATER: CITY OF LINDSAY
SEWER: CITY OF LINDSAY
REFUSE: CITY OF LINDSAY
TELEPHONE: AT&T
GAS: SO CAL GAS
CATV: SPECTRUM
STORM WATER: CITY OF LINDSAY
TOTAL LOTS: 145 LOTS
RESIDENTIAL DENSITY: 5.35 UNITS/ACRE

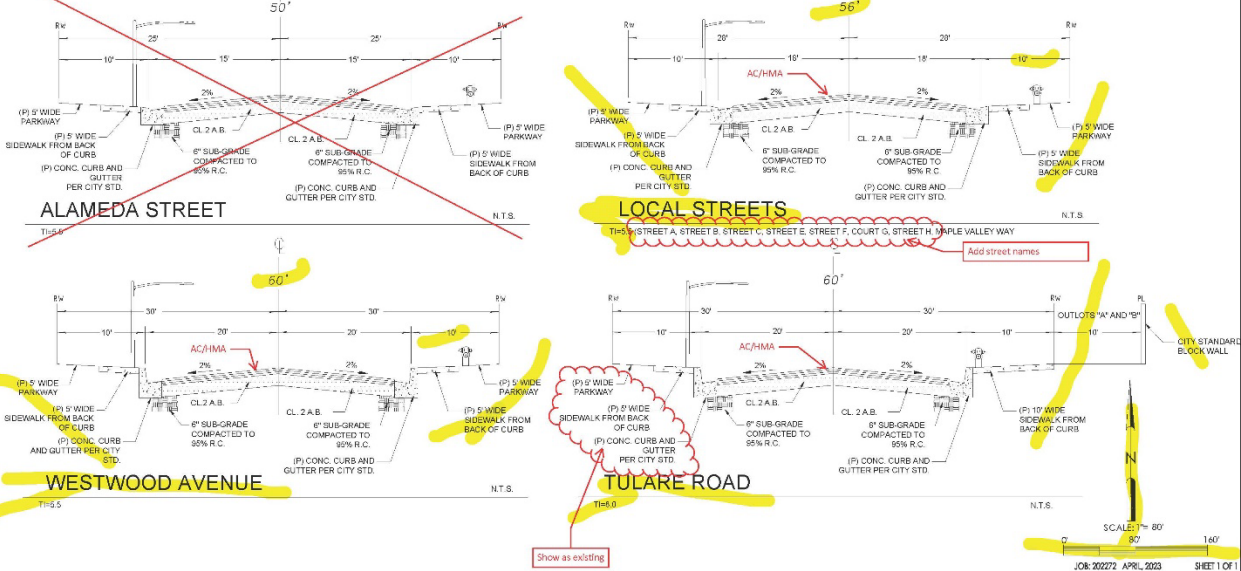
BENCHMARK
CITY OF LINDSAY BENCHMARK NO. 64
SOUTHEAST CORNER OF TULARE/WESTWOOD.
ELEV=369.43

APPLICANT'S CERTIFICATE
I HEREBY APPLY FOR APPROVAL OF DIVISION OF REAL PROPERTY SHOWN ON THE TENTATIVE TRACT NO. 6250 AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

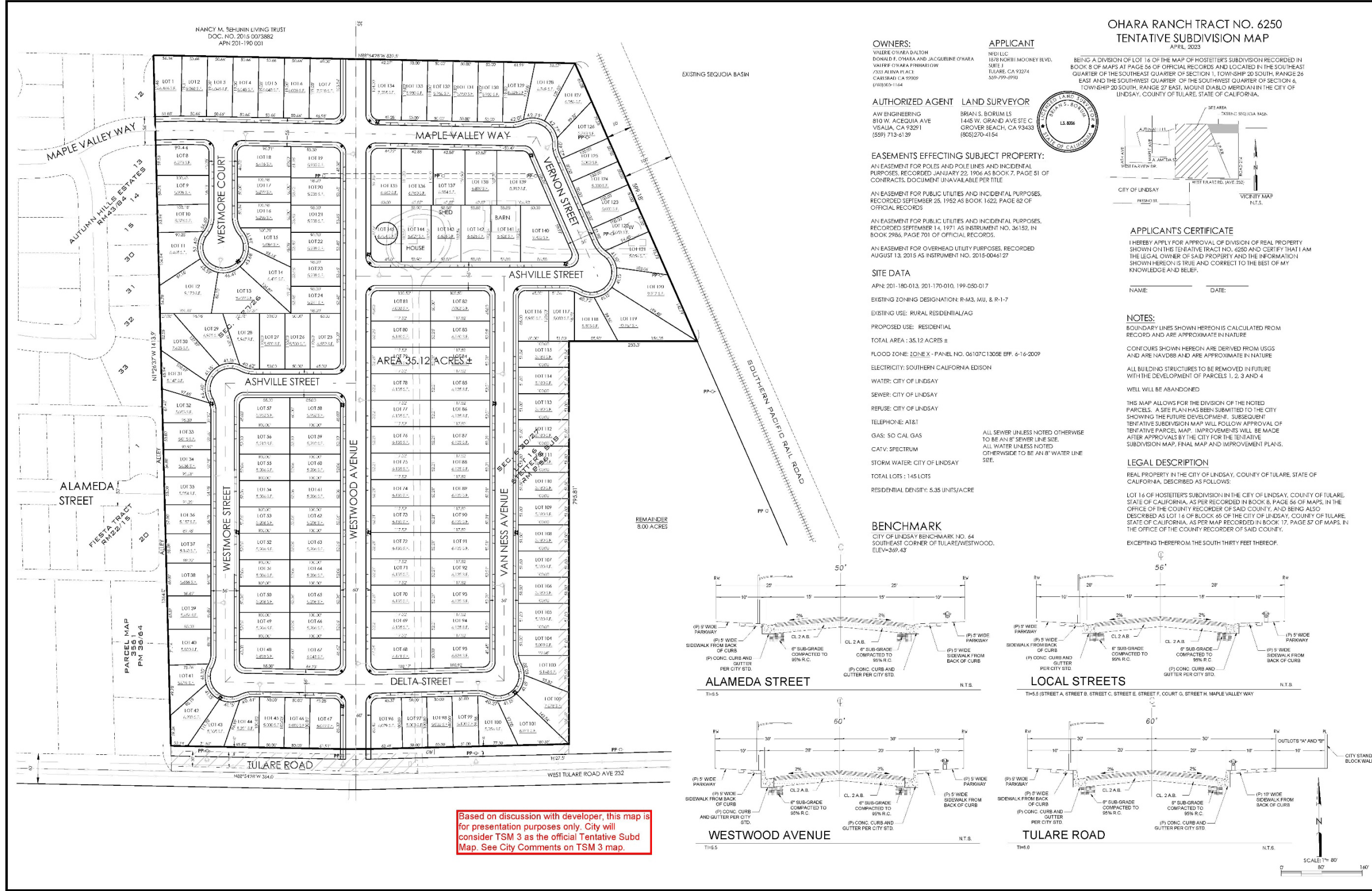
NAME: _____ DATE: _____

NOTES:
BOUNDARY LINES SHOWN HEREON IS CALCULATED FROM RECORD AND ARE APPROXIMATE IN NATURE
CONTOURS SHOWN HEREON ARE DERIVED FROM USGS AND ARE NAVD88 AND ARE APPROXIMATE IN NATURE
ALL BUILDING STRUCTURES TO BE REMOVED IN 2, 3 AND 4 WITH THE DEVELOPMENT OF PARCELS 1, 2 AND 4
WELL WILL BE ABANDONED
THIS MAP ALLOWS FOR THE DIVISION OF THE NOTED PARCELS. A SITE PLAN HAS BEEN SUBMITTED TO THE CITY SHOWING THE FUTURE DEVELOPMENT. SUBSEQUENT TENTATIVE SUBDIVISION MAP WILL FOLLOW APPROVAL OF TENTATIVE PARCEL MAP. IMPROVEMENTS WILL BE MADE AFTER APPROVALS BY THE CITY FOR THE TENTATIVE SUBDIVISION MAP, FINAL MAP AND IMPROVEMENT PLANS.

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 16 OF HOSTETTER'S SUBDIVISION IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 8, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING ALSO DESCRIBED AS LOT 16 OF BLOCK 85 OF THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM THE SOUTH THIRTY FEET THEREOF.



‘Exhibit A’



Based on discussion with developer, this map is for presentation purposes only. City will consider TSM 3 as the official Tentative Subd Map. See City Comments on TSM 3 map.

OHARA RANCH TRACT NO. 6250
TENTATIVE SUBDIVISION MAP
APRIL 2023

OWNERS:
VALERE OHARA DALTON
DONALD F. OHARA AND JACQUELINE OHARA
VALERE OHARA FIRM/BAH/OW
7333 ALBANY PL A/C1
CARLSBAD, CA 92009
(760)305-1144

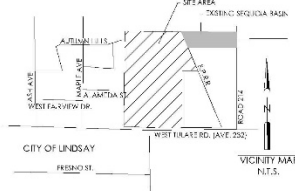
APPLICANT:
NEI LLC
1839 NORTH MOOREY BLVD.
SUITE 1
TULARE, CA 93274
509-799-6970

AUTHORIZED AGENT:
AW ENGINEERING
810 W. ACEQUIA AVE
VISALIA, CA 93291
(559) 713-6139

LAND SURVEYOR:
BRIAN S. BORUM LS
1445 W. GRAND AVENUE C
GROVER BEACH, CA 93433
(805)270-4154



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EASEMENTS AFFECTING SUBJECT PROPERTY:
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AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1952 AS BOOK 1622, PAGE 82 OF OFFICIAL RECORDS
AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 14, 1971 AS INSTRUMENT NO. 36152, IN BOOK 2986, PAGE 701 OF OFFICIAL RECORDS.
AN EASEMENT FOR OVERHEAD UTILITY PURPOSES, RECORDED AUGUST 13, 2015 AS INSTRUMENT NO. 2015-006427

SITE DATA
APN: 201-180-013, 201-170-010, 199-050-017
EXISTING ZONING DESIGNATION: R-3, MU, & R-1-7
EXISTING USE: RURAL RESIDENTIAL/AG
PROPOSED USE: RESIDENTIAL
TOTAL AREA: 35.12 ACRES ±
FLOOD ZONE: FONE X - PANEL NO. 06107C1305B EFF. 6-16-2009
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
WATER: CITY OF LINDSAY
SEWER: CITY OF LINDSAY
REFUSE: CITY OF LINDSAY
TELEPHONE: AT&T
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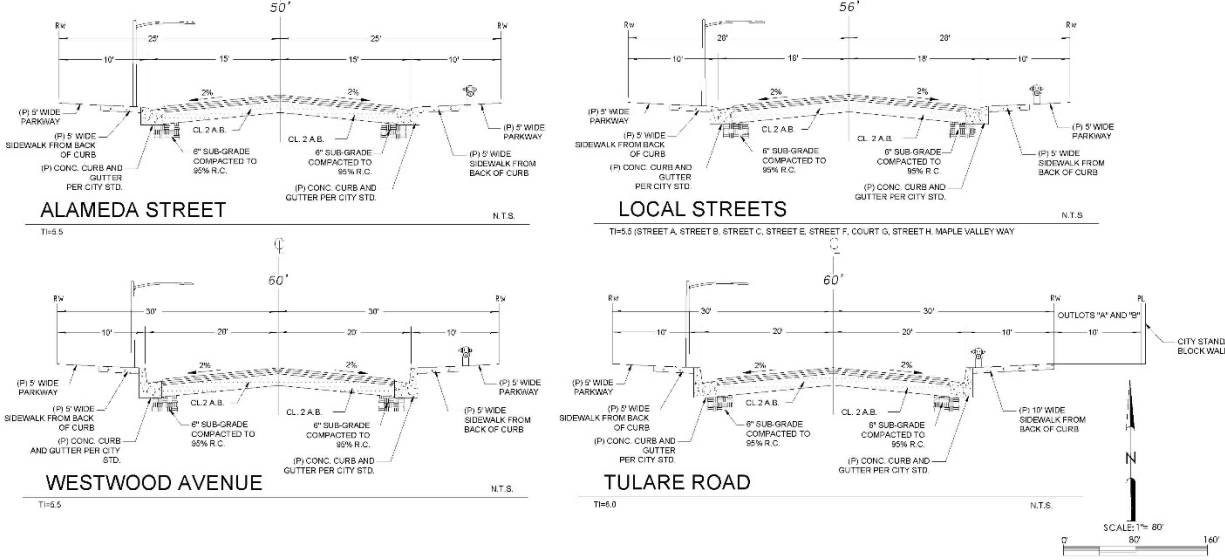
BENCHMARK
CITY OF LINDSAY BENCHMARK NO. 64
SOUTHEAST CORNER OF TULARE/WESTWOOD.
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NAME: _____ DATE: _____

NOTES:
BOUNDARY LINES SHOWN HEREON IS CALCULATED FROM RECORD AND ARE APPROXIMATE IN NATURE
CONTOURS SHOWN HEREON ARE DERIVED FROM USGS AND ARE NAVD83 AND ARE APPROXIMATE IN NATURE
ALL BUILDING STRUCTURES TO BE REMOVED IN FUTURE WITH THE DEVELOPMENT OF PARCELS 1, 2, 3 AND 4
WELL WILL BE ABANDONED
THIS MAP ALLOWS FOR THE DIVISION OF THE NOTED PARCELS. A SITE PLAN HAS BEEN SUBMITTED TO THE CITY SHOWING THE FUTURE DEVELOPMENT. SUBSEQUENT TENTATIVE SUBDIVISION MAP WILL FOLLOW APPROVAL OF TENTATIVE PARCEL MAP. IMPROVEMENTS WILL BE MADE AFTER APPROVALS BY THE CITY FOR THE TENTATIVE SUBDIVISION MAP, FINAL MAP AND IMPROVEMENT PLANS.

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 16 OF HOSTETTER'S SUBDIVISION IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 8, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING ALSO DESCRIBED AS LOT 16 OF BLOCK 85 OF THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM THE SOUTH THIRTY FEET THEREOF.



SCALE 1" = 80'
160'

'Exhibit A'



5080 California Avenue, Suite 220 | Bakersfield, CA 93309 | (661) 616-2600

May 2, 2023

Neyba Amezcua
Director of City Services and Planning
City of Lindsay
P.O. Box 369
Lindsay, CA 93247

Subject: Tentative Tract Map – O'Hara (TTM 6250)

Dear Neyba:

Please see the attached PDF package with redlines. The Tentative Tract Map is checked per the City of Lindsay Municipal Code for Tentative Map contents, Chapter 17.16.

Please let me know if you have any questions or if clarification is needed.

Sincerely,

Kristie Achee, PLS
Contract City Surveyor – City of Lindsay

Enclosures: 2nd Review Check Redlines

cc: Jeff Cowart, QK

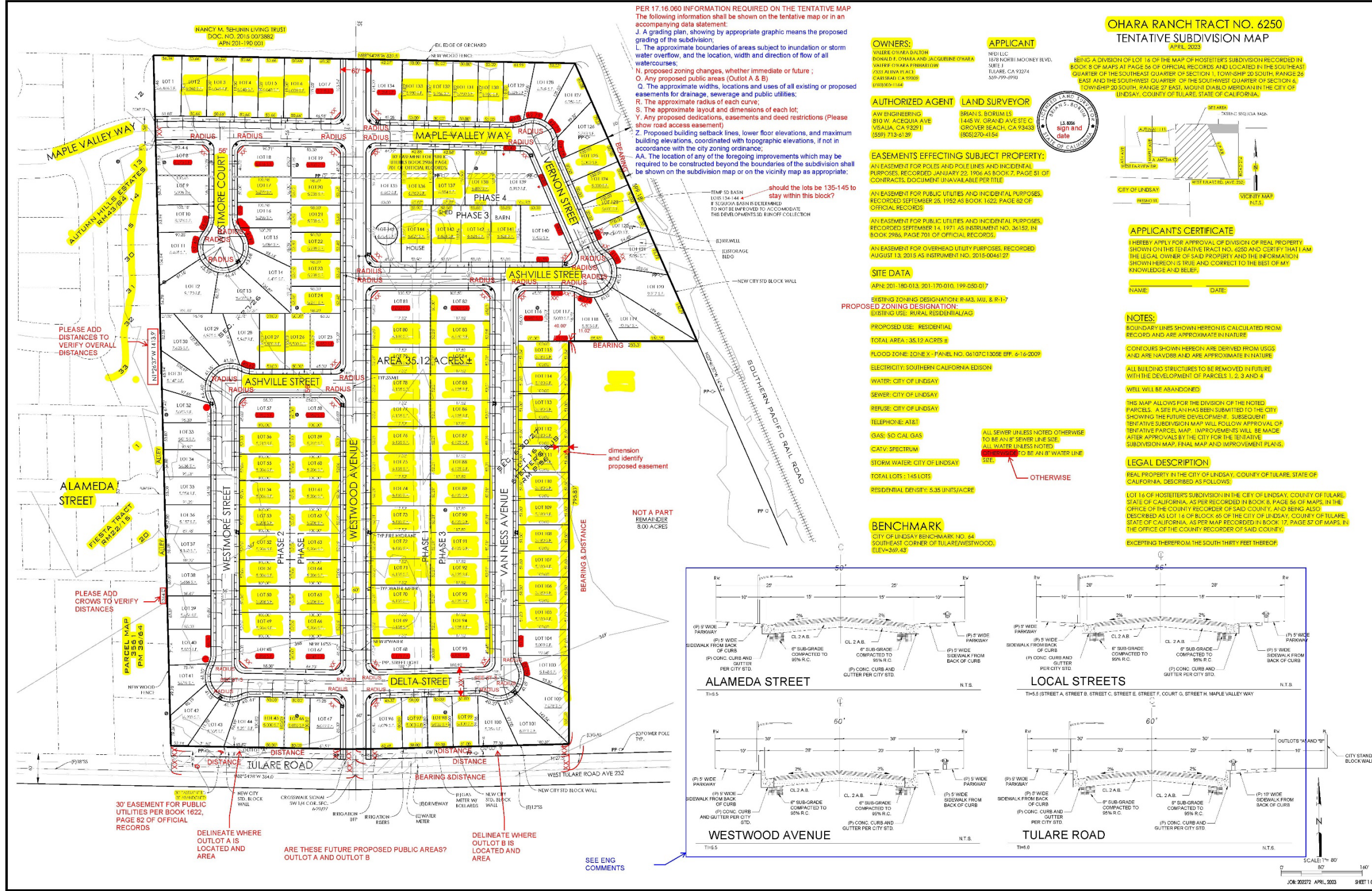
AW Engineering

220009/12
TF/KMA



'Exhibit A'

ITEMS IN BLUE NEED TO BE COMPLETED PER ENG. COMMENTS/CHECKLIST



PER 17.16.060 INFORMATION REQUIRED ON THE TENTATIVE MAP
 The following information shall be shown on the tentative map or in an accompanying data statement:
 J. A grading plan, showing by appropriate graphic means the proposed grading of the subdivision;
 L. The approximate boundaries of areas subject to inundation or storm water overflow, and the location, width and direction of flow of all watercourses;
 N. Proposed zoning changes, whether immediate or future;
 O. Any proposed public areas (Outlot A & B)
 Q. The approximate widths, locations and uses of all existing or proposed easements for drainage, sewerage and public utilities;
 R. The approximate radius of each curve;
 S. The approximate layout and dimensions of each lot;
 Y. Any proposed dedications, easements and deed restrictions (Please show road access easement);
 Z. Proposed building setback lines, lower floor elevations, and maximum building elevations, coordinated with topographic elevations, if not in accordance with the city zoning ordinance;
 AA. The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the subdivision shall be shown on the subdivision map or on the vicinity map as appropriate.

OWNERS:
 VALERIE OHARA DALTON
 DONALD E. OHARA AND JACQUELINE OHARA
 VALERIE OHARA FARM TRUST
 7501 ALHAMBRA AVE.
 GARDEN GROVE, CA 92646
 (714) 945-1168

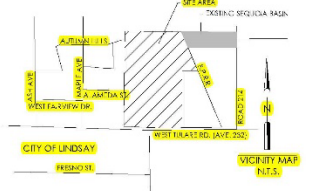
APPLICANT:
 NDI LLC
 1819 NORTH MOOREY BLVD.
 SUITE 1
 TULARE, CA 93274
 559-799-8790

AUTHORIZED AGENT:
 AW ENGINEERING
 810 W. ACEQUIA AVE
 VISALIA, CA 93291
 (559) 713-6137

LAND SURVEYOR:
 BRIAN S. BORUM LS
 1445 W. GRAND AVENUE C
 GROVER BEACH, CA 93433
 (805) 270-4154

**OHARA RANCH TRACT NO. 6250
 TENTATIVE SUBDIVISION MAP
 APRIL 2023**

BEING A DIVISION OF LOT 16 OF THE MAP OF HOSTETTER'S SUBDIVISION RECORDED IN BOOK 8 OF MAPS AT PAGE 56 OF OFFICIAL RECORDS AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 26 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 27 EAST, MOUNT Diablo MERIDIAN IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA.



APPLICANT'S CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF DIVISION OF REAL PROPERTY SHOWN ON THE TENTATIVE TRACT NO. 6250 AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME: _____ DATE: _____

NOTES:

- BOUNDARY LINES SHOWN HEREON IS CALCULATED FROM RECORD AND ARE APPROXIMATE IN NATURE
- CONTOURS SHOWN HEREON ARE DERIVED FROM USGS AND ARE NAVD83 AND ARE APPROXIMATE IN NATURE
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- WELL WILL BE ABANDONED
- THIS MAP ALLOWS FOR THE DIVISION OF THE NOTED PARCELS. A SITE PLAN HAS BEEN SUBMITTED TO THE CITY SHOWING THE FUTURE DEVELOPMENT. SUBSEQUENT TENTATIVE SUBDIVISION MAP WILL FOLLOW APPROVAL OF TENTATIVE PARCEL MAP. IMPROVEMENTS WILL BE MADE AFTER APPROVAL BY THE CITY FOR THE TENTATIVE SUBDIVISION MAP, FINAL MAP AND IMPROVEMENT PLANS.

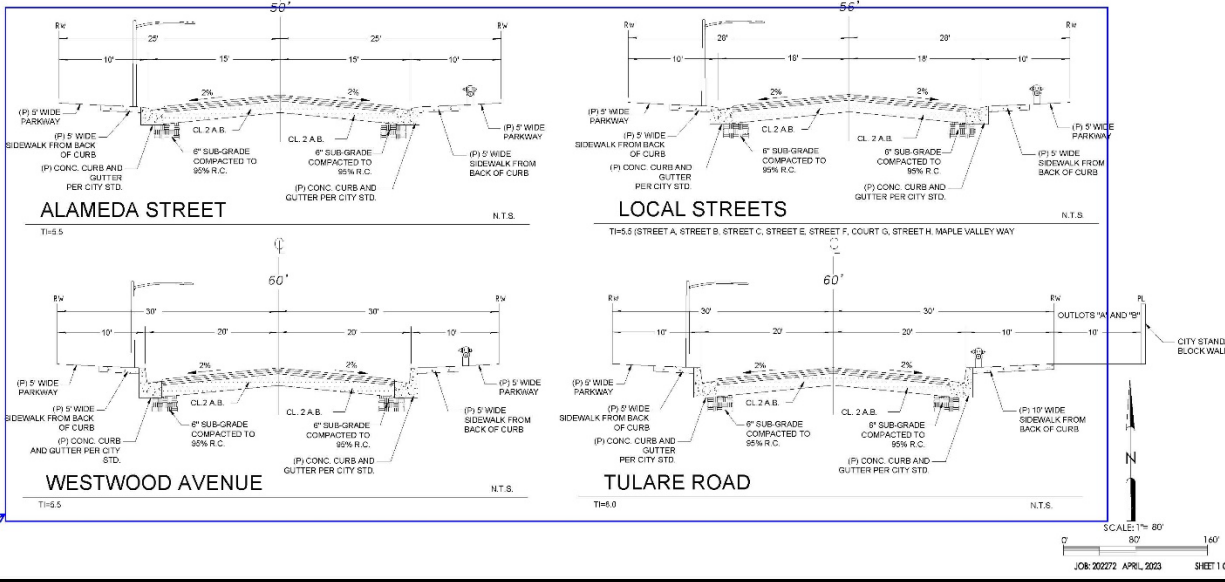
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 8, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING ALSO DESCRIBED AS LOT 16 OF BLOCK 85 OF THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPTING THEREFROM THE SOUTH THIRTY FEET THEREOF.

EASEMENTS AFFECTING SUBJECT PROPERTY:
 AN EASEMENT FOR POLES AND POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 1996 AS BOOK 7, PAGE 81 OF OFFICIAL RECORDS.
 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1992 AS BOOK 1622, PAGE 82 OF OFFICIAL RECORDS.
 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 14, 1971 AS INSTRUMENT NO. 36152, IN BOOK 2986, PAGE 701 OF OFFICIAL RECORDS.
 AN EASEMENT FOR OVERHEAD UTILITY PURPOSES, RECORDED AUGUST 13, 2015 AS INSTRUMENT NO. 2015-00461 27

SITE DATA
 APN: 201-190-013, 201-170-010, 199-050-017
 EXISTING ZONING DESIGNATION: R1M3, MU, B, R-17
 EXISTING USE: RURAL RESIDENTIAL/AC
 PROPOSED USE: RESIDENTIAL
 TOTAL AREA: 35.12 ACRES ±
 FLOOD ZONE: FONE X - PANEL NO. 06107C1305E EFF. 6-16-2007
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 WATER: CITY OF LINDSAY
 SEWER: CITY OF LINDSAY
 REFUSE: CITY OF LINDSAY
 TELEPHONE: AT&T
 GAS: SO CAL GAS
 CATV: SPECTRUM
 STORM WATER: CITY OF LINDSAY
 TOTAL LOTS: 145 LOTS
 RESIDENTIAL DENSITY: 5.35 UNITS/ACRE

BENCHMARK
 CITY OF LINDSAY BENCHMARK NO. 64
 SOUTHEAST CORNER OF TULARE/WESTWOOD
 ELEV=369.43



PLEASE ADD DISTANCES TO VERIFY OVERALL DISTANCES

PLEASE ADD CROWS TO VERIFY DISTANCES

30' EASEMENT FOR PUBLIC UTILITIES PER BOOK 1622, PAGE 82 OF OFFICIAL RECORDS

DELINEATE WHERE OUTLOT A IS LOCATED AND AREA

ARE THESE FUTURE PROPOSED PUBLIC AREAS? OUTLOT A AND OUTLOT B

DELINEATE WHERE OUTLOT B IS LOCATED AND AREA

SEE ENG COMMENTS

RECEIVED BY
ACCOUNTS PAYABLE
APR 25 REC'D
PLEASE CODE

In the Superior Court of the State of California In and for the County of Tulare

PUBLIC NOTICE

CITY OF LINDSAY PUBLIC HEARING NOTICE/NOTICE OF AVAILABILITY

Date: Tuesday, May 09, 2023

Time: 6:00 PM or as soon thereafter

Location:

Council Chambers City Hall
251 East Honolulu Street,
Lindsay, CA 93247

NOTICE IS HEREBY GIVEN that the City Council of the City of Lindsay, California, will hold a public hearing on the May 09, 2023, regular meeting, beginning at 6:00 PM (or as soon thereafter as the matter can be heard) to solicit public comments relating to the following matter:

ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) FOR TENTATIVE SUBDIVISION MAP (TSM) NO. 23-01 AND PLANNED UNIT DEVELOPMENT PERMIT (PUD) NO. 23-01. THE APPLICATION WAS FILED BY NFDI, LLC FOR THE DEVELOPMENT OF A 141-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

THIS IS TO ADVISE that the City of Lindsay has prepared an IS/MND in conformance with the California Environmental Quality Act (CEQA) for the project identified herein. As mandated by State law, the minimum public review period for this document is 20 days.

FURTHER information on this matter and the documents referenced in the proposed IS/MND may be obtained from the City of Lindsay City Services Office, 150 North Mirage Avenue, Lindsay, CA, 93247 during normal business

hours 8:00 AM to 5:00 PM, Monday through Friday of the comment period. Due to the limits mandated by State law, mailed responses must be filed with the City of Lindsay, Planning Department, P.O. Box 369, Lindsay, CA 93247 no later than May 08, 2023, at 5:00 PM.

ALL INTERESTED PARTIES having comments or concerns about the proposed project are encouraged to attend said PUBLIC HEARING to ask questions, express opinions, and/or submit evidence for or against the matter. Written comments should be submitted to the City of Lindsay City Services Office, 150 N. Mirage Avenue, Lindsay, CA 93247 prior to the scheduled public hearing.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

Neyba Amezcua
Director City Services and Planning
City of Lindsay

BY ORDER OF THE CITY COUNCIL OF THE CITY OF LINDSAY
Dated: April 12, 2023
April 15, 1-T
#186399

State of California

SS.

County of Tulare

Declarant says:

That at all times herein mentioned Declarant is and was a resident of said County of Tulare, over the age of twenty-one years; not a party to nor interested in the within matter; that Declarant is now and was at all times herein mentioned the Principal Clerk of the Porterville Recorder, a daily newspaper, which said newspaper was adjudged a newspaper of general circulation on October 15, 1951, by Superior Court Order No. 42369 as entered in Book 57 Page 384 of said Court; and that said newspaper is printed and published every day except Sunday published LEGAL NOTICE in said newspaper, April 15, 2023 and that such publication was made in the regular issues of said paper (and not in any supplemental edition or extra thereof). I declare under penalty of perjury that the forgoing is true and correct. Executed April 15, 2023 at Porterville, California.

Declarant TERESA JASSO



City of Lindsay



PLANNING

P.O. Box 369 — Lindsay, California 93247 — 150 North Mirage Ave.
559 • 562 • 5945
559 • 562 • 5748 fax

NOTICE OF PUBLIC HEARING

The City of Lindsay invites you to the public hearing for the consideration of the project below. This public hearing will be your opportunity to communicate any questions or concerns regarding the proposed project.

Hearing Date and Time: Tuesday, May 09, 2023, at 6:00pm

Hearing Location: Council Chambers, City Hall, 251 E Honolulu St. Lindsay CA 93247

Project: Tentative Subdivision Map and Planned Unit Development

Project Location: Tulare Rd. North of Westwood Ave.

Project Description: Subdivide approximately 35.08 acres into 4 parcels and a remainder with the intention of developing a residential subdivision and a mini storage facility.

AVISO DE AUDIENCIA PUBLICA

La Ciudad de Lindsay los invita a la junta de audiencia pública para la consideración del proyecto descrito en este aviso. Esta junta servirá como oportunidad de expresar cualquier preocupación o pregunta.

Hora y fecha de junta: martes, 9 de mayo, 2023 a las 6:00pm

Ubicación de junta: Sala del Concilio de la Ciudad, City Hall, 251 E Honolulu St. Lindsay, CA 93247

Proyecto: mapa de subdivisión provisional y desarrollo de unidades planificadas.

Ubicación de proyecto: Tulare Rd. Norte de Westwood Ave.

Descripción de proyecto: división de aproximadamente 35.08 acres por 4 parcelas y un restante. El propósito de la división es crear un proyecto residencial y una bodega con el resto.

If you have any questions, please feel free to call and ask for Curtis Cannon or Neyba Amezcua. Si tiene alguna pregunta, llame y pida por Curtis Cannon o Neyba Amezcua.

Thank you/Gracias,
Lindsay City Services



NANCY M. BEHUNIN LIVING TRUST
 DOC. NO. 2015-0073882
 APN 201-190-001

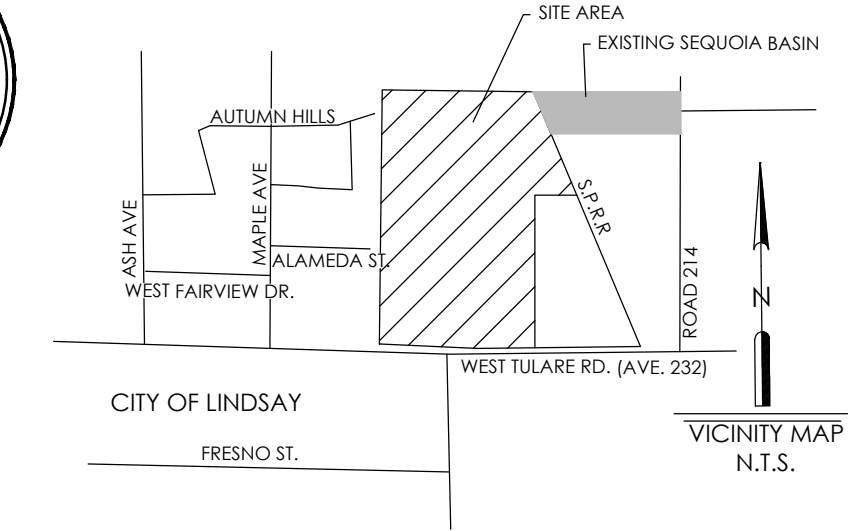
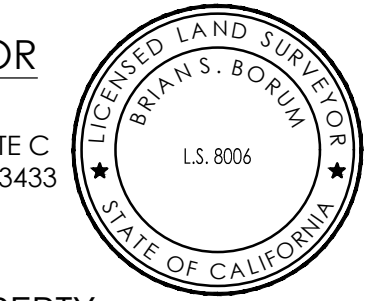
OHARA RANCH TRACT NO. 6250
TENTATIVE SUBDIVISION MAP
 APRIL, 2023

BEING A DIVISION OF LOT 16 OF THE MAP OF HOSTETTER'S SUBDIVISION RECORDED IN BOOK 8 OF MAPS AT PAGE 56 OF OFFICIAL RECORDS AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 26 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 27 EAST, MOUNT DIABLO MERIDIAN IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA.

OWNERS:
 VALERIE OHARA DALTON
 DONALD F. OHARA AND JACQUELINE OHARA
 VALERIE OHARA PENHARLOW
 7333 ALTA PLACE
 CARLSBAD CA 92009
 (760)505-1164

APPLICANT
 NFDI LLC
 1878 NORTH MOONEY BLVD.
 SUITE J
 TULARE, CA 93274
 559-799-6990

AUTHORIZED AGENT LAND SURVEYOR
 AW ENGINEERING BRIAN S. BORUM LS
 810 W. ACEQUIA AVE 1445 W. GRAND AVE STE C
 VISALIA, CA 93291 GROVER BEACH, CA 93433
 (559)713-6139 (805)270-4154



EASEMENTS AFFECTING SUBJECT PROPERTY:
 AN EASEMENT FOR POLES AND POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 1906 AS BOOK 7, PAGE 51 OF CONTRACTS. DOCUMENT UNAVAILABLE FOR TITLE

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1952 AS BOOK 1622, PAGE 82 OF OFFICIAL RECORDS

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 14, 1971 AS INSTRUMENT NO. 36152, IN BOOK 2986, PAGE 701 OF OFFICIAL RECORDS.

AN EASEMENT FOR OVERHEAD UTILITY PURPOSES, RECORDED AUGUST 13, 2015 AS INSTRUMENT NO. 2015-0046127

SITE DATA

- APN: 201-180-013, 201-170-010, 199-050-017
- EXISTING ZONING DESIGNATION: R-M3, MU, & R-1-7
- EXISTING USE: RURAL RESIDENTIAL/AG
- PROPOSED USE: RESIDENTIAL
- TOTAL AREA : 35.12 ACRES ±
- FLOOD ZONE: ZONE X - PANEL NO. 06107C1305E EFF. 6-16-2009
- ELECTRICITY: SOUTHERN CALIFORNIA EDISON
- WATER: CITY OF LINDSAY
- SEWER: CITY OF LINDSAY
- REFUSE: CITY OF LINDSAY
- TELEPHONE: AT&T
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- STORM WATER: CITY OF LINDSAY
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 CITY OF LINDSAY BENCHMARK NO. 64
 SOUTHEAST CORNER OF TULARE/WESTWOOD.
 ELEV=369.43'

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 I HEREBY APPLY FOR APPROVAL OF DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE TRACT NO. 6250 AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME: _____ DATE: _____

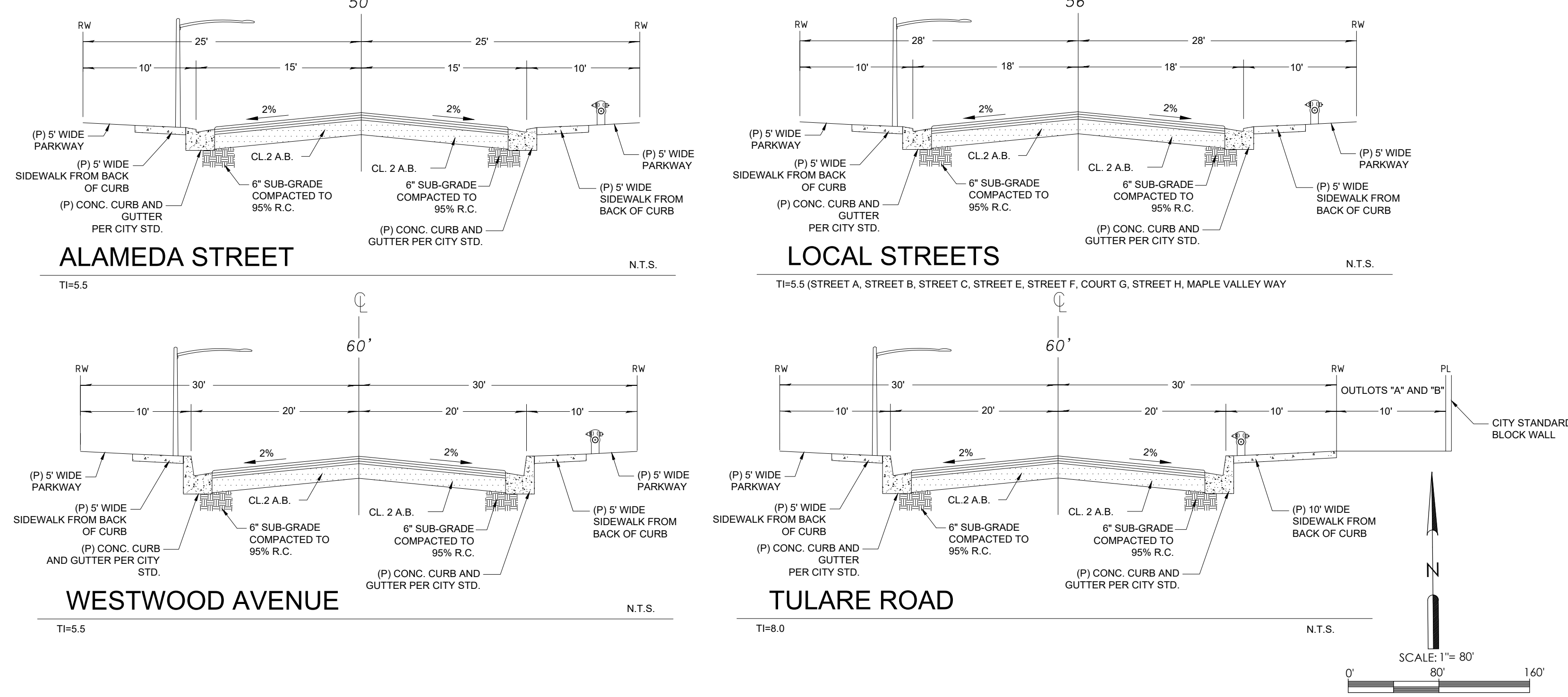
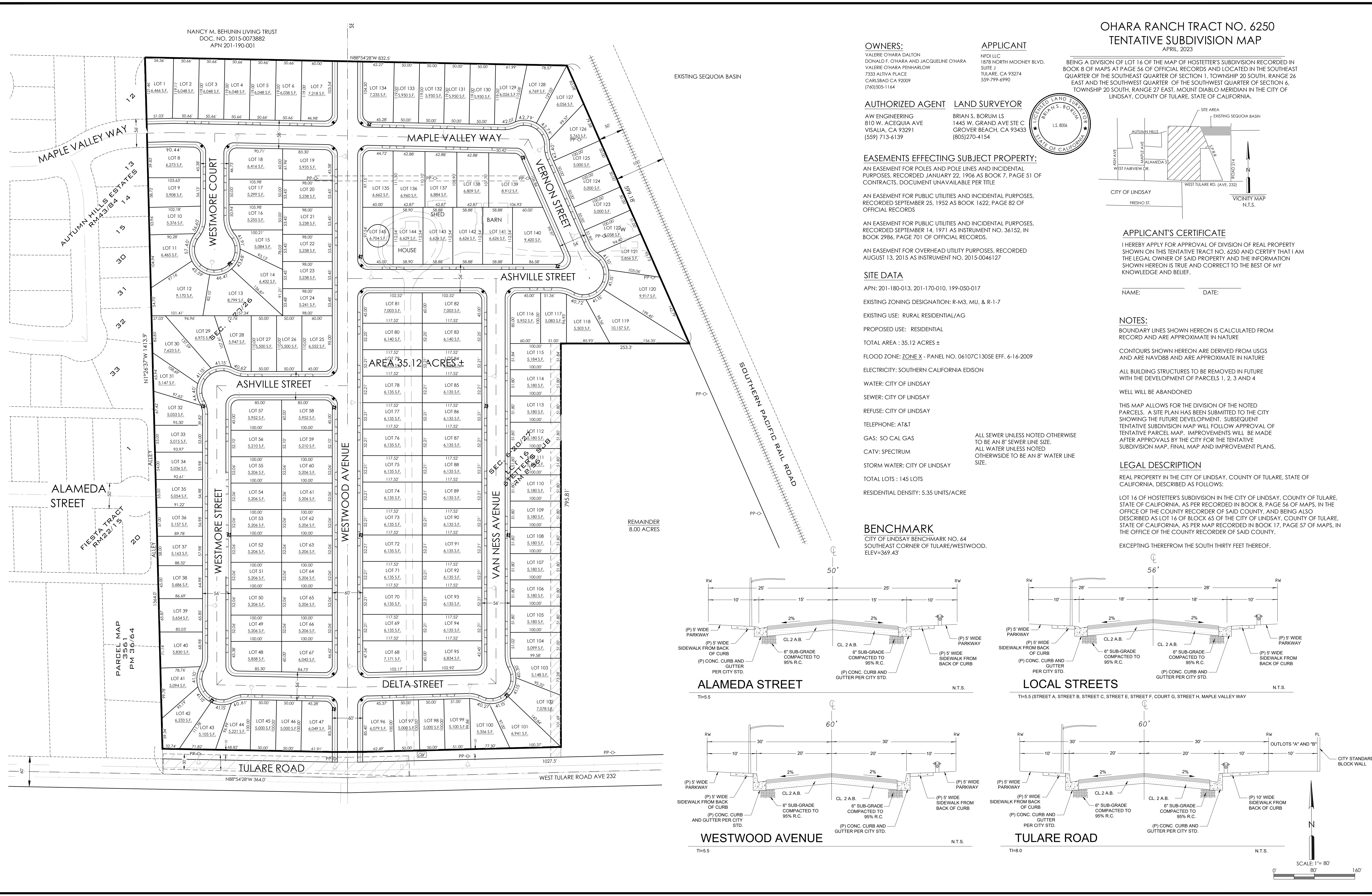
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LEGAL DESCRIPTION
 REAL PROPERTY IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 16 OF HOSTETTER'S SUBDIVISION IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 8, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING ALSO DESCRIBED AS LOT 16 OF BLOCK 65 OF THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH THIRTY FEET THEREOF.



**O'HARA RANCH TENTATIVE SUBDIVISION
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**



Prepared for:

City of Lindsay

251 E. Honolulu Street

Lindsay, CA 93247

Contact: Curtis Cannon, Planning Manager

Phone: (559) 562-7102 Ext. 8041

Prepared by:

Darlene R. Mata, DR Mata Consulting

Phone: (559) 799-2942

Email: darlene@drmataconsulting.com

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Introduction

The Initial Study has been prepared on behalf of the City of Lindsay to address environmental effects of the proposed project, O'Hara Ranch Subdivision. The project includes Tentative Subdivision Map TSM 2023-01 and Planned Unit Development Permit PUD 2023-01. This document has been prepared in accordance with the California Environmental Quality Act (CEQA) Public Resources Code 21000 et. Seq. The City of Lindsay will act as the Lead Agency for processing the Initial Study/Mitigated Negative Declaration pursuant to the CEQA Guidelines.

Project Background & Purpose

The proposed project involves the development of a 141-lot single family residential subdivision. The proposed project would result in on-site infrastructure improvements, including the addition of new sidewalk on Tulare Road and improvement of new city streets within the subdivision. Construction is proposed to begin in August 2023 and continue for 24 months. See Exhibit 2 for site layout.

Project Location

The project is located north of Tulare Road, between the Railroad and Maple Avenue. APN 199-050-017, 201-170-010, 201-180-013. The site is approximately 34 acres and is adjacent to existing residential to the west, agriculture to the north, railroad and existing commercial and public park to the east and existing industrial, commercial and residential to the south.

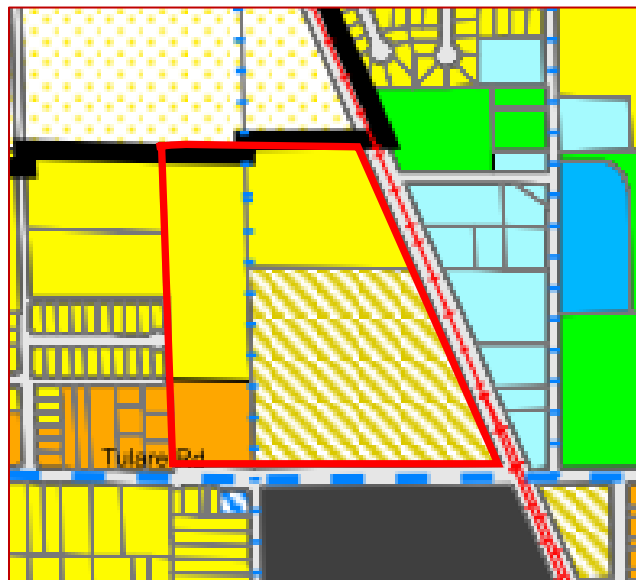
Other Permits and Approvals

Other permits and approvals required for the O'Hara Ranch Subdivision are listed below. It should be noted that this list is not exhaustive and additional permits and approvals may also be required.

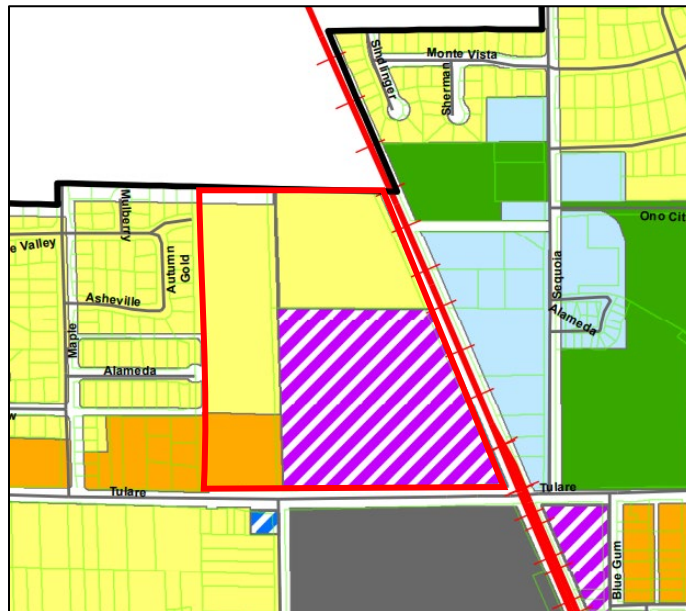
- City of Lindsay Tentative Subdivision Map
- City of Lindsay Planned Unit Development Permit
- San Joaquin Valley Air Pollution Control District (SJVAPCD)
- Central Valley Regional Water Quality Control Board, SWPPP

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

1. **Project Title:** O'Hara Ranch Subdivision
2. **Lead Agency:** City of Lindsay
251 E. Honolulu St.
Lindsay, CA 93247
(559) 562-7102
Contact Person: Curtis Cannon
3. **Applicant:** NFDI LLC
1878 N. Mooney Blvd.
Tulare, CA 93274
(559) 799-6993
4. **Project Location:** The project is located north of Tulare Road, between the Railroad and Maple Avenue. APN 199-050-017, 201-170-010, 201-180-013.
5. **General Plan Designation** The site is designated in the Lindsay General Plan as Low Density Residential, Medium Density Residential and Mixed Use as shown below.



6. **Zoning Designation:** The site is currently zoned a mix of R-1-7, RM-3 and MXU as shown below.



7. **Project Description:** The proposed project is the development of 141 single family residential units. The project has access from Tulare Road and will connect in the future to Maple Valley Way to the west. The site is approximately 34 acres and is adjacent to existing residential to the west, agriculture to the north, railroad and existing commercial and public park to the east and existing industrial, commercial and residential to the south.

8. **Surrounding Land Use Designations and Settings:**

North: County/Existing Agriculture

South: Heavy Industrial/ Existing industrial

East: Office and Public Facility/Existing commercial and parks/

West: Low and Medium Density Residential/ Existing residential

9. **Required Approvals:** The following discretionary approvals are required from The City of Tulare for the proposed project:

- City of Lindsay Tentative Subdivision Map
- City of Lindsay Planned Unit Development

10. **Native American Consultation:** The City of Lindsay has not received a request for notification from any tribe in accordance with AB 52, therefore notices were not sent to any tribal organization in the geographic area.

11. **Parking and access:** Vehicular Access to the project will be from Tulare Road and a future

connection to Maple Avenue, a local street. Each single family residence will include a two car garage.

12. **Landscaping and Design:** The landscape and design plans will be required at time the building permits are submitted for the project and will be subject to the City of Lindsay's Water Efficient Landscape Ordinance (WELo). The applicant proposes to install artificial turf in both the front and rear yards.
13. **Utilities and Electrical Services:** City services (water, sewer, storm drain, law enforcement, fire protection etc.) will be available to the proposed Project area upon development.

Exhibit 1
Vicinity Map

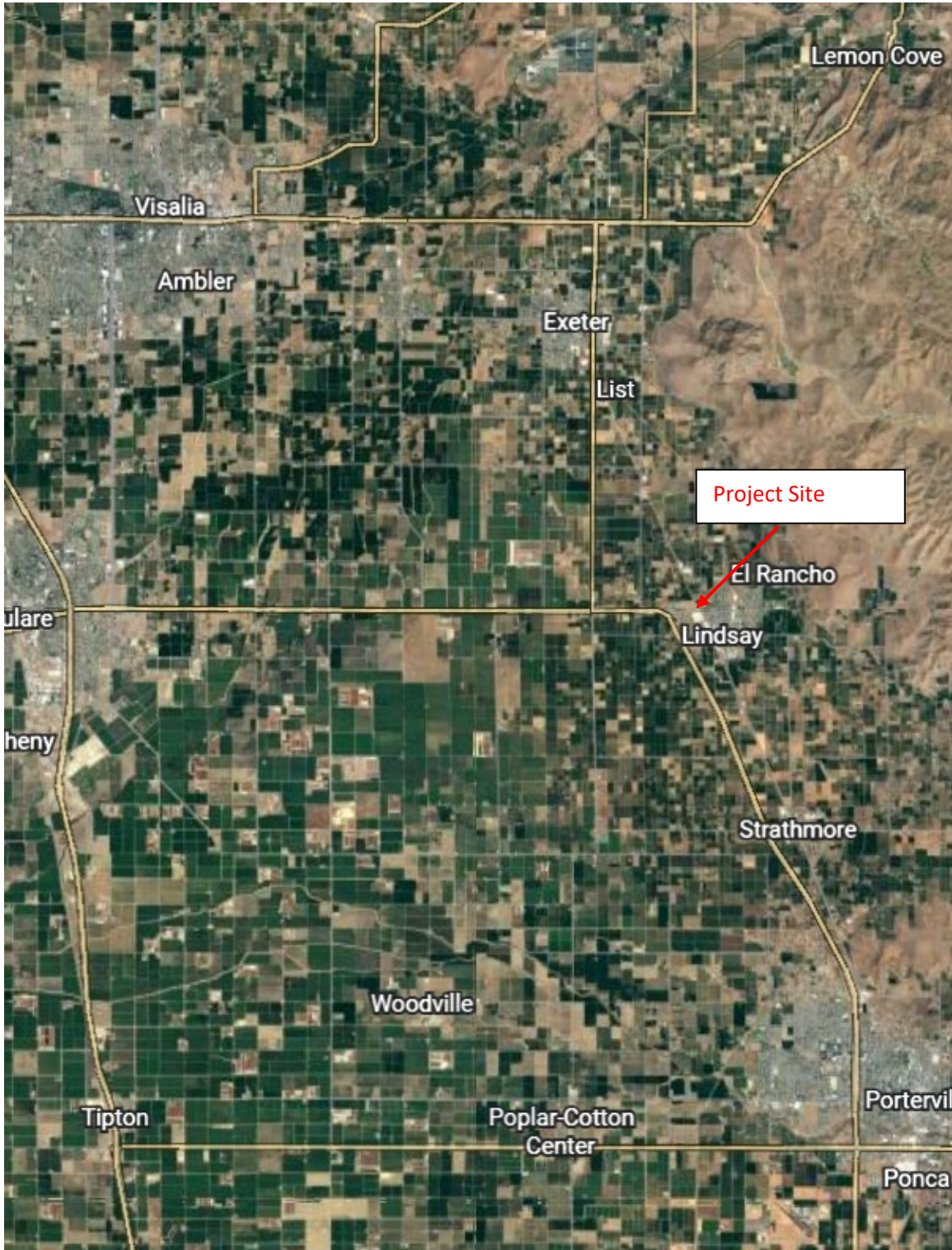
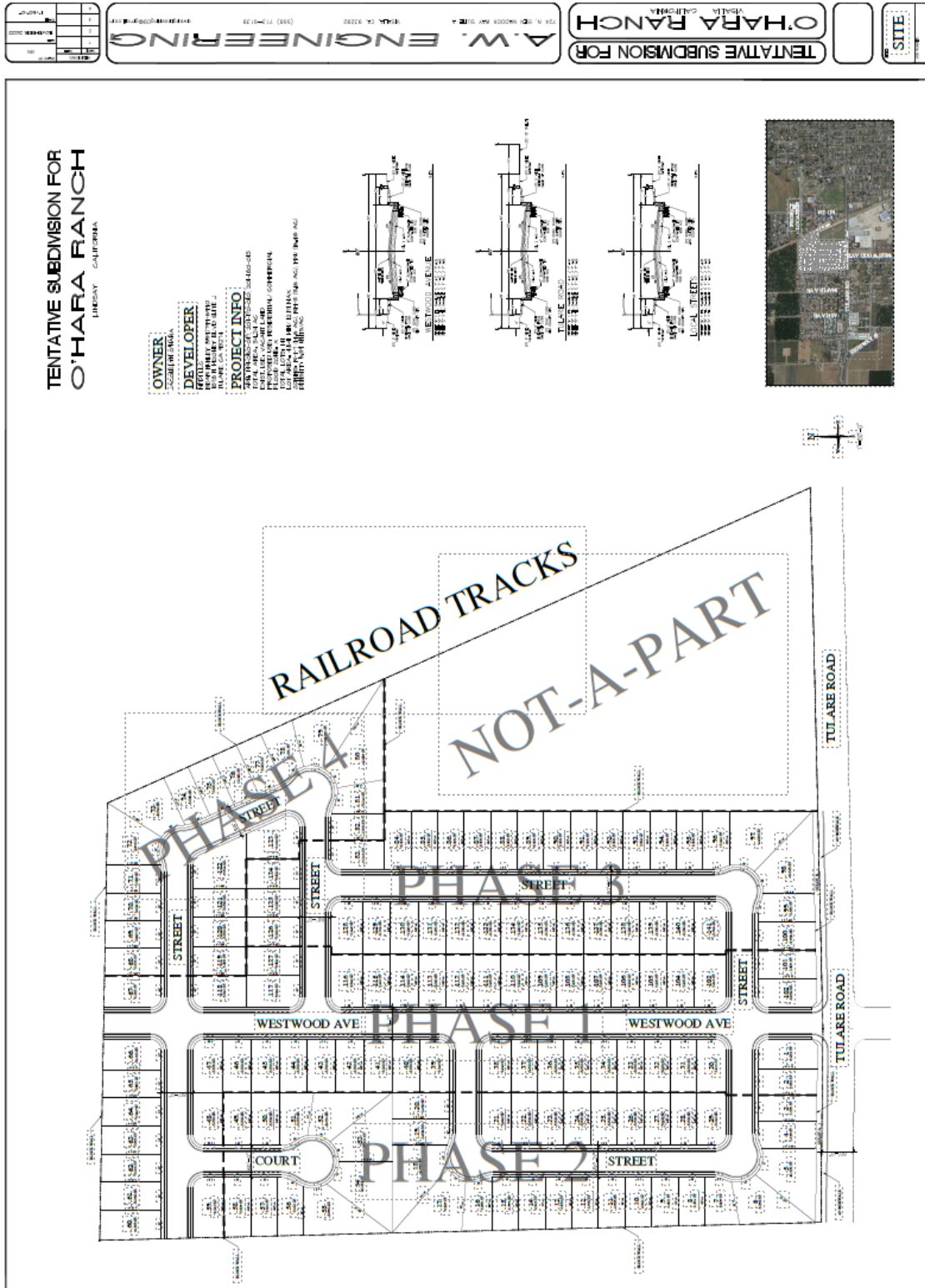


Exhibit 2
Project Location



Exhibit 3 Tentative Subdivision Map



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Population
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency) Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION WILL BE PREPARED.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. A Negative Declaration is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is requested.

Curtis Cannon, Planning Manager, City of Lindsay

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance

ENVIRONMENTAL ANALYSIS

The following section provides an evaluation of the impact categories and questions contained in the checklist and identify mitigation measures, if applicable.

I. AESTHETICS

Except as provided in Public Resource Code Section 210999, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

There are no aesthetic resources identified in the Lindsay General Plan. As shown in the following photos taken from Tulare Road and the north end of the property, the proposed project will not impact any scenic vista from the project site.

Photo 1: Photo from southeast corner of property on Tulare Road.



Photo 2: Photo from southwest corner of subject property on Tulare Road.



Photo 2: Photo from northwest corner of subject property.



Discussion

a) Would the project have a substantial adverse effect on a scenic vista?

A scenic vista is defined as a viewpoint that provides expansive views of highly valued landscape for the benefit of the general public. The Sierra Nevada Mountains are the primary scenic vista within this region. The proposed project will not impede on adjacent properties' view of the Sierra Nevada Mountains, given that the poor air quality in the area obscures the views of the mountains most days, and the project would construct homes that would be compliant with the height limit in the City's zoning code. The proposed project would not be substantially altering the existing views in the area which are already dominated by homes, commercial and industrial development on three sides of the project site. Therefore there is no impact.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within state scenic highway?

There are no Officially Designated State Scenic Highways within the City of Lindsay, therefore there is no impact.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an

urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The proposed project is not currently developed and is adjacent to a non-urbanized area to the north. The proposed project would not degrade the visual character or quality of the site and surroundings, therefore there is no impact.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The proposed project would result in new lighting sources on the project site consistent with adjacent residential development and the commercial development. New lighting sources would include interior lighting from residences and street lighting. All street lighting will be consistent with the City's lighting standards, which are developed to minimize impacts related to excessive light and glare. Although the project will introduce new light sources to the area, all lighting will be consistent with adjacent residential land uses and the City's lighting standards. Therefore, impacts are considered less than significant.

Mitigation Measures: None Required

II. AGRICULTURE AND FOREST RESOURCES:

<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No Impact</p>
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>d) Result in the loss of forestland or conversion of forest land to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>

Environmental Setting

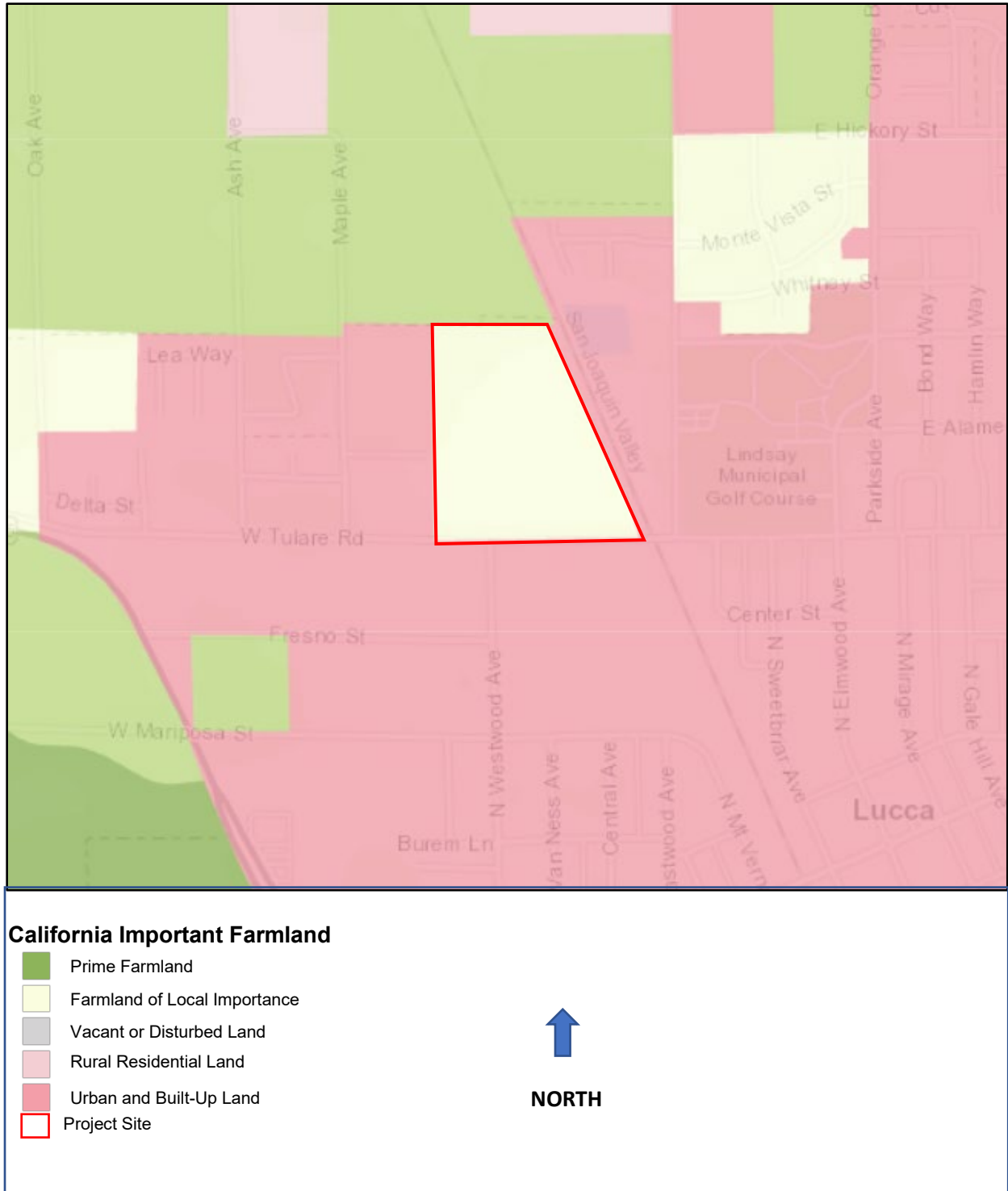
The proposed project site is not under Williamson Act Contract, but is designated as Farmland of Local Importance as shown by the Farmland Mapping and Monitoring Program (FMMP), Exhibit 3. The soil is Nord Fine Sandy Loam. 0 to 2 percent slope. The site is adjacent to urban development to the east, west, and south.

Regulatory Setting

California Farmland Mapping and Monitoring Program (FMMP): The FMMP is implemented by the California Department of Conservation (DOC) to conserve and protect agricultural lands within the State. Land is included in this program based on soil type, annual crop yields, and other factors that influence the quality of farmland. The FMMP mapping categories for the most important statewide farmland are as follows:

- **Prime Farmland** has the ideal physical and chemical composition for crop production. It has been used for irrigated production in the four years prior to classification and is capable of producing sustained yields.
- **Farmland of Statewide Importance** has also been used for irrigated production in the four years prior to classification and is only slightly poorer quality than Prime Farmland.
- **Unique Farmland** has been cropped in the four years prior to classification and does not meet the criteria for Prime Farmland or Farmland of Statewide Importance but has produced specific crops with high economic value.
- **Farmland of Local Importance** encompasses farmland that does not meet the criteria for the previous three categories. These may lack irrigation, produce major crops, be zoned as agricultural, and/or support dairy.

Exhibit 4: Important Farmland Map



Discussion

- a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

The proposed site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Department of Conservation (DOC) farmland mapping and monitoring program dated 2018, Exhibit 4. Therefore there is no impact.

- b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?**

The project site is not zoned for agriculture or in a Williamson Act Contract, therefore there is no impact.

- c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

The project site is not zoned for forest or timberland production and is not adjacent to any forest land, therefore, there is no impact.

- d) Would the project result in the loss of forestland or conversion of forest land to non-forest use?**

The site does not contain forestland and is not adjacent or in proximity to any forestland or use, therefore there is no impact.

- e) Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?**

As discussed above, the proposed project site is not considered prime farmland and adjacent farmland will not be converted to nonagricultural use as a result of the proposed project, therefore there is no impact.

Mitigation Measures: None

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

This section describes existing air quality within the San Joaquin Valley Air Basin (SJVAB) and in Tulare County. The SJVAB is comprised of eight counties: Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare. The air basin is bordered by the Sierra Nevada Mountains to the east, Coastal Range to the west and the Tehachapi Mountains to the south. These topographical features directly relate to air quality within the SJVAB. Air quality is described in relation to air quality standards for criteria pollutants such as, ozone, carbon monoxide, and particulate matter. Air quality can be directly affected by the type and density of land use change and population growth.

Tulare County is located in one of the most polluted air basins in the Country. Wind patterns contribute to air quality by restricting access from the west by the Coastal Range and the Sierra Nevada Mountain Range to the east. Southerly airflow is restricted by the Tehachapi Mountains in the south. The result of restricted air flow is an accumulation of air pollutants as they are “trapped” in the basin.

The resulting accumulation of pollutants has resulted in the SJVAB being in nonattainment for several pollutant standards, as described in Table 3-1.

Pollutant	Designation/Classification	
	Federal Standards	State Standards
Ozone – One hour	No Federal Standard ^f	Nonattainment/Severe
Ozone – Eight hour	Nonattainment/Extreme ^e	Nonattainment
PM 10	Attainment ^c	Nonattainment
PM 2.5	Nonattainment ^d	Nonattainment
Carbon Monoxide	Attainment/Unclassified	Attainment/Unclassified
Nitrogen Dioxide	Attainment/Unclassified	Attainment
Sulfur Dioxide	Attainment/Unclassified	Attainment
Lead (Particulate)	No Designation/Classification	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Sulfates	No Federal Standard	Attainment
Visibility Reducing Particles	No Federal Standard	Unclassified
Vinyl Chloride	No Federal Standard	Attainment

Source: SJVAPCD

The San Joaquin Valley Air Pollution Control District (SJVAPCD) is responsible for enforcing air quality standards in the project area. To meet state and federal air quality objectives, the SJVAPCD adopted the thresholds of significance as shown in Table 3-2.

Pollutant/Precursor	Construction Emissions	Operational Emissions	
		Permitted Equipment and Activities	Non-Permitted Equipment and Activities
	Emissions (tpy)	Emissions (tpy)	Emissions (tpy)
CO	100	100	100
Nox	10	10	10
ROG	10	10	10
SOx	27	27	27
PM10	15	15	15
PM2.5	15	15	15

Source: SJVAPCD

The following SJVAPCD rules and regulations may apply to the proposed project:

- **Rule 3135:** Dust Control Plan Fee. All projects which include construction, demolition, excavation, extraction, and/or other earth moving activities as defined by Regulation VIII(Described below) are required to submit a Dust Control Plan and required fees to mitigate impacts related to dust.
- **Rule 4101:** Visible Emissions. District Rule 4101 prohibits visible emissions of air contaminants that are dark in color and/or have the potential to obstruct visibility.
- **Rule 9510:** Indirect Source Review (ISR). This rule reduces the impact PM10 and NOX emissions from growth on the SJVB. This rule places application and emission reduction requirements on

applicable development projects in order to reduce emissions through onsite mitigation, offsite SJVAPCD administered projects, or a combination of the two. This project will submit an Air Impact Assessment (AIA) application in accordance with Rule 9510's requirements.

- **Regulation VIII:** Fugitive PM10 Prohibitions. Regulation VIII is composed of eight rules which together aim to limit PM10 emissions by reducing fugitive dust. These rules contain required management practices to limit PM10 emissions during construction, demolition, excavation, extraction, and/or other earth moving activities.

Discussion

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Construction Phase. Project construction would generate pollutant emissions from the following construction activities: site preparation, grading, building construction, application of architectural coatings, and paving. The construction related emissions from these activities were calculated using CalEEMod. The full CalEEMod Report can be found in Appendix A. As shown in Table 3-3 below, project construction related emissions do not exceed the thresholds established by the SJVAPCD.

Table 3-3 Project Construction Emissions						
	CO (tpy)	ROG (tpy)	SOx (tpy)*	Nox (tpy)	PM10 (tpy)	PM2.5 (tpy)
Emissions Generated from Project Construction	207232	2.4990	5.6100e-003	2.7621	0.8052	0.4111
SJVAPCD Air Quality Thresholds of Significance	100	10	27	10	15	15

**Threshold established by SJVAPCD for SOx, however emissions are reported as SO2 by CalEEMod.*

Operational Phase. Implementation of the proposed project would result in long-term emissions associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, as well as mobile emissions. Operational emissions from these factors were calculated using CalEEMod. The Full CalEEMod Report can be found in Appendix A. As shown in Table 3-4 below, the project's operational emissions do not exceed the thresholds established by the SJVAPCD.

Table 3-4 Project Operations Emissions						
	CO (tpy)	ROG (tpy)	SOx (tpy)*	Nox (tpy)	PM10 (tpy)	PM2.5 (tpy)
Emissions Generated from Project Operations	7.0576	1.9155	0.0158	1.3456	1.4653	0.4173
SJVAPCD Air Quality Thresholds of Significance	100	10	27	10	15	15

**Threshold established by SJVAPCD for SOx, however emissions are reported as SO2 by CalEEMod.*

Because the emissions from both construction and operation of the proposed project would be below the thresholds of significance established by the SJVAPCD, the project would not conflict with or obstruct implementation of an applicable air quality plan, therefore there is no impact.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

The SJVAPCD accounts for cumulative impacts to air quality in Section 1.8 “Thresholds of Significance – Cumulative Impacts” in its 2015 Guide for Assessing and Mitigating Air Quality Impacts. The SJVAPCD considered basin-wide cumulative impacts to air quality when developing its significance thresholds. Because construction and operational emissions are below the significance thresholds adopted by the Air District, and compliance with SJVAPCD rules will address any cumulative impacts regarding operational emissions, impacts regarding cumulative emissions would be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

The project does not include any project components identified by the California Air Resources Board that could potentially impact any sensitive receptors. These include heavily traveled roads, distribution centers, fueling stations, and dry-cleaning operations. The project would not expose sensitive receptors to substantial pollutant concentrations, therefore there would be no impact.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The project will create temporary localized odors during project construction. The proposed project will not introduce a conflicting land use to the area and will not have any component that would typically emit odors. The project would not create objectionable odors affecting a substantial number of people. Therefore, there would be no impact.

Mitigation Measures: None Required

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Game or U.S. fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The Project Site currently contains one residence and several out buildings that that will be removed as part of the project. The project site had previously been farmed, but has been out of agricultural production for many years. The site has been highly disturbed as a result of periodic grading and disking as part of normal agricultural practices and for weed control since agricultural practices have ceased. The site will continue to be disced for weed and fire control.

Discussion

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local

or regional plans, policies, or regulations, or by the California Department of Fish & Wildlife or U.S. Fish and Wildlife Service?

The City of Lindsay's General Plan states that there are no rare or endangered species of plants or wildlife within the Lindsay planning area. The highly disturbed nature resulting from previous agricultural practices, ongoing discing and development surrounding the subject project site have resulted in the removal of potentially suitable native habitat for sensitive species.

The California Natural Diversity Data Base (CNDDDB) Quick View tool search indicated that the State-listed and/or Federally-listed sensitive species most likely to occur within or near the Project site were San Joaquin Kit Fox, Tipton Kangaroo Rat, California Condor, Yellow-billed Cuckoo, California Salamander, Delta Smelt, Monarch Butterfly, Vernal Pool Fairy Shrimp and the San Joaquin Adobe Sunburst. The previous agricultural activities and recent discing for weed control have resulted in the removal of any natural landscape suitable for the above-mentioned species. In addition, there are no waterways that would result in the potential for the California salamander, Delta Smelt, or Vernal Pool Fairy Shrimp.

A walking survey of the subject site on February 3, 2022, did not result in the identification of habitat or sensitive species on site. The subject property is substantially surrounded by development, except to the north where it is agricultural land currently featuring a citrus orchard. There are no trees on-site that could be nesting opportunities for bird species. Although it is unlikely that the San Joaquin Kit Fox and the Tipton Kangaroo Rat could be found on the site, the implementation of mitigation measures BIO – 1 and BIO – 2 would ensure impacts to biological resources would remain less than significant.

BIO-1: A qualified biologist will conduct preconstruction surveys for the San Joaquin Kit Fox and Tipton Kangaroo Rat within 30 days prior to the start of construction activities. The survey will include the proposed work area(s) and surrounding lands within 500 feet, where accessible.

BIO-2: Should active kit fox dens or kangaroo rat dens be detected during preconstruction surveys, the Sacramento Field Office of the USFWS and the Fresno Field Office of CDFW shall be notified. A disturbance-free buffer shall be established around the dens in consultation with the USFWS and CDFW, to prevent access to the occupied den by construction equipment and personnel who are not biologists, and to be maintained until an agency-approved biologist has determined that the dens have been abandoned. After construction activities would no longer affect the den, all fencing and flagging shall be removed to avoid attracting attention to the den by other animals or humans. All onsite flagging and buffer delineations shall be kept in good working order for the duration of activity near the den or until the den is determined to be unoccupied, whichever occurs first.

BIO-3: Construction activities shall be carried out in a manner that minimizes disturbance to kit fox in accordance with the USFWS Standardized Recommendations. The applicant shall implement all minimization measures presented in the Construction and On-going Operational Requirements section of the USFWS Standardized Recommendations.

Implementation of Mitigation Measures BIO-1, BIO-2, BIO-3, will ensure that impacts to species identified as a candidate, sensitive, or special status will be less than significant with mitigation incorporated.

- b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?**

There is no riparian habitat or other sensitive natural community on site or adjacent to the project. Therefore, there is no impact.

- c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No water or other hydrologic features occur within the project site. There are no jurisdictional water features. Therefore, no impacts to state or federally protected wetlands would occur. There is no impact.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

The project does not contain streams or other waterways that could be used by migratory fish or as a wildlife corridor for other wildlife species. To the east the project is bordered by the railroad. To the west it is bordered by existing residential. To the north by existing citrus groves and to the south, the project is bordered by existing industrial development. As such, the project would not interfere substantially with the movement of any resident or migratory fish, wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, therefore there is no impact.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

The subject site has previously farmed and graded and currently has very little vegetation, including trees. The proposed project will not conflict with any of the adopted policies, therefore there is no impact.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

The proposed project is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan. There is no impact.

Mitigation Measures:

BIO-1: A qualified biologist will conduct preconstruction surveys for the San Joaquin Kit Fox and Tipton Kangaroo Rat within 30 days prior to the start of construction activities. The survey will include the proposed work area(s) and surrounding lands within 500 feet, where accessible.

BIO -2: Should active kit fox dens or kangaroo rat dens be detected during preconstruction surveys, the Sacramento Field Office of the USFWS and the Fresno Field Office of CDFW shall be notified. A disturbance-free buffer shall be established around the dens in consultation with the USFWS and CDFW, to prevent access to the occupied den by construction equipment and personnel who are not biologists, and to be maintained until an agency-approved biologist has determined that the dens have been abandoned. After construction activities would no longer affect the den, all fencing and flagging shall be removed to avoid attracting attention to the den by other animals or humans. All onsite flagging and buffer delineations shall be kept in good working order for the duration of activity near the den or until the den is determined to be unoccupied, whichever occurs first.

BIO-3: Construction activities shall be carried out in a manner that minimizes disturbance to kit foxes in accordance with the USFWS Standardized Recommendations. The applicant shall implement all minimization measures presented in the Construction and On-going Operational Requirements section of the USFWS Standardized Recommendations.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Generally, the term cultural resources describes property types such as prehistoric and historical archaeological sites, building, bridges, roadways and tribal cultural resources. As defined by CEQA, historical resources includes sites, structures, objects or districts that may have historical, prehistoric, architectural, archaeological, cultural, or scientific importance. Such resources are eligible for listing in the California Register of Historic Resources by the State Historical Resources Commission. The City of Lindsay has one site listed on the State Register of Historic Places: The Butterfield Stage Route.

The Southern San Joaquin Information Center (SSJIC) conducted a California Historical Resources Information System (CHRIS) Record Search for the project site on January 9, 2023. According to the results of the records search, no evidence was found that the Project boundary has been previously surveyed for cultural resources. Two surveys were identified within one-half mile of the subject site; however, the two surveys were not applicable to the project site. The SSVIC records search revealed no evidence of recorded cultural resources within the project area, nor within 0.5 radius of the project area. See the letter from SSJIC, Appendix C.

Discussion

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?

There are no known historical resources on or near the subject property that would be impacted by the proposed project, therefore there is no impact.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

There are no known archaeological resources located within the project area. Implementation of Mitigation Measures CUL-1 and CUL-2 which require that if any remains are discovered, construction shall stop and appropriate authorities be notified. Authorities include the County Coroner and archaeologist and, if remains are determined to be pre-historic, the NAHC shall be consulted. CUL-1 and CUL-2 will ensure that potential impacts will be less than significant with mitigation incorporation.

CUL-1: If cultural resources are encountered during ground-disturbing activities, work in the immediate

area must halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (NPS 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any adverse effects.

CUL-2: The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

There are no known human remains buried in the project vicinity. If human remains are unearthed during development, there is a potential for a significant impact. As such, implementation of Mitigation Measure CUL-3 will ensure that impacts remain less than significant with mitigation incorporation.

Mitigation Measures:

CUL-1: If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (NPS 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any adverse effects.

CUL-2: The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

VI. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Energy conservation requires consideration of energy implications in project decisions, including a discussion of the potential energy impacts with emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy resources. A project would be considered inefficient wasteful and unnecessary if it violated existing energy standards, had a negative effect on local and regional energy supplies and requirement for additional capacity, or had a negative effect on peak and base period demands for electricity and other energy forms.

The California Energy Commission updates the Building Energy Efficiency Standards (Title 24, Parts 6 and 11) every three years as part of the California Code of Regulations. The standards were established in 1978 in effort to reduce the state’s energy consumption. The standards apply to new construction, and additions and alteration to residential and nonresidential buildings and related to various energy efficiencies including but not limited to ventilation, air conditioning, and lighting.

Southern California Edison provides electrical service to the City of Lindsay and Southern California Gas (SoCalGas) Company provides natural gas services to the project area.

Discussion

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The project proposes the construction of 141 residential units which will result in additional energy consumption, however this energy use is not unnecessary or inefficient as evaluated below.

Construction

During project construction there would be an increase in energy consumption related to worker trips and operation of construction equipment. This energy consumption will be short-term and temporary. There are not unusual project characteristics or construction processes that would require use of equipment that will be more energy intensive than used for comparable activities. Construction will include site preparation, building construction, paving and architectural coatings. The primary source of energy for construction will be diesel and gasoline.

All equipment shall conform to current emission standards and related fuel efficiencies including applicable California Air Resources Board (CARB) regulations, California Code of Regulations (Title 13, Motor Vehicles) and

Title 24 standards. Compliance with these regulations would ensure that short-term, temporary construction activities do not result in wasteful, inefficient or unnecessary consumption of energy resources.

Operations

Project operation involves the heating, cooling, use of equipment, and vehicle trips. Energy consumption for operations will involve natural gas, electricity and fuel. Energy and natural gas were estimated using CalEEMod (Appendix A). This energy use is justified by the energy-efficient nature of the proposed project and would be limited to the greatest extent possible through compliance with local, state, and federal regulations.

Because the proposed project will comply with all energy efficiency standards required under Title 24, Section 6, and these standards were specifically developed to achieve net zero energy for residential projects, it can be presumed that the project will achieve net zero energy. The impact is less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The proposed project will not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. The project will be designed to meet Title 24 and CALGreen requirements. Compliance with these standards will be enforced by the City of Lindsay Building Division, therefore there is no impact

Mitigation Measures: None Required.

VII. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct and indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Geologic Stability and Seismic Activity

- Seismicity:** Tulare County is considered to be a low to moderate earthquake hazard area. The San Andreas Fault is the longest and most significant fault zone in California and is approximately 40 miles west of the Tulare County Boundary. Owens Valley fault zone is the only active fault located within Tulare County. Section 5 of the 2017 Tulare Multi-Jurisdictional Local Hazard Mitigation Plan identifies the project site as likely to experience low to moderate shaking from earthquakes and may experience higher levels if an earthquake were to occur in or near the County. Ground shaking can result in other geological impacts, including liquefaction, landslides, lateral spreading, subsidence, or collapse.

- **Liquefaction:** Liquefaction is a phenomenon whereby unconsolidated and/or near-saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of soil shear strength during strong earthquake shaking results in temporary, fluid-like behavior of the soil, which can result in landslides and lateral spreading. No specific countywide assessment of liquefaction has been performed; however, the 2017 Tulare Multi- Jurisdictional Local Hazard Mitigation Plan identifies the risk of liquefaction within the county as low because the soil types in the area either too coarse or too high in clay content to be suitable for liquefaction.
- **Landslides:** Landslides refer to a wide variety of processes that result in the downward and outward movement of soil, rock, and vegetation under gravitational influence. Landslides can be caused by both natural and human-induced changes in slope stability and often accompany other natural hazard events, such as floods, wildfire, or earthquake. Eastern portions of the County are considered to be at a higher risk of landslides where steep slopes are present. However, the majority of the County, including the proposed project site, is considered to be at low risk of landslides and mudslides because of its flat topography. The 2017 Tulare Multi-Jurisdictional Local Hazard Mitigation Plan states that occurrence of landslide events within populated areas of Tulare County is unlikely.
- **Subsidence:** Land Subsidence refers to the vertical sinking of land as a result of either manmade or natural underground voids. Subsidence has occurred throughout the Central Valley at differing rates since the 1920's as a result of groundwater, oil, and gas withdrawal. During drought years, Tulare County is prone to accelerated subsidence, with some areas sinking up to 28 feet. Although western portions of the County show signs of deep and shallow subsidence, the majority of the County, including the proposed project site, is not considered to be at risk of subsidence related hazards.

Soils Involved in Project: According to the United States Department of Agriculture, Natural Resources Conservation Service the proposed project involves construction on one soil type, Exeter Loam, 0-2 percent slope. A Soils Investigation was completed on the site and found silty sand, sandy clay, clayey sand and sandy silt. The conclusion of the Soils Report was that the site is suitable for the proposed construction of single family homes.

Discussion

a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

There are no active faults mapped in the project area according to the Tulare County Multi-Hazard Mitigation Plan. Further the project is not located in an Alquist Priolo Earthquake Fault Zone. Although the project is located in an area of relatively low seismic activity, the project could be affected by ground shaking from nearby faults. Therefore there is no impact.

ii. **Strong seismic ground shaking?**

According to the Tulare County Multi-Jurisdictional Local Hazard Mitigation Plan, the project site is located in an area of relatively low seismic activity. The proposed project does not include any activities or components which could feasibly cause strong seismic ground shaking, either directly or

indirectly, therefore there is no impact.

iii. Seismic-related ground failure, including liquefaction?

No specific countywide assessment of liquefaction has been performed; however, the Tulare County Multi-Hazard Mitigation Plan identifies the risk of liquefaction within the county as low because the soil types are unsuitable for liquefaction. According to the Soils Report, no water was encountered in the borings, therefore the potential for liquefaction is low, therefore there is no impact.

iv. Landslides?

The proposed project site is generally flat and there are no hill slopes in the area. As such, there is almost no potential for landslides, therefore there is no impact.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Development of the project will require typical site preparation activities such as grading and trenching which may result in the potential for short term soil disturbance or erosion impacts. Construction would also involve the use of water which may cause further soil disturbance. Such impacts will be addressed through compliance with the State Water Resources Control Board (SWRCB) which requires new development to implement measures to minimize soil erosion related to construction.

Construction-related impacts related to erosion will be temporary and subject to best management practices (BMPs) required by SWPPP, which are developed to prevent significant impacts related to erosion from construction. Because impacts related to erosion would be temporary and limited to construction, and because required BMP's would prevent significant impacts related to erosion the impacts from the proposed project will be less than significant.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The soils associated with the project site, Exeter Loam, are considered stable and have a low capacity for landslides, lateral spreading, subsidence, liquefaction or collapse. The project does not involve a substantial grade change to the topography to the point that it would increase the risk of landslides, lateral spreading, subsidence, liquefaction or collapse, therefore there is no impact.

d) Would the project be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

See Responses (c) and (a.-ii) There is no impact.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The proposed project will become part of the existing City wastewater infrastructure and would not require the use of septic tanks or alternative wastewater disposal systems, therefore there is no impact.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

As discussed in the Cultural Resources Section, there are no unique geologic features and no known

paleontological resources located within the project area, therefore there is no impact.

Mitigation Measures: None Required.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The SJVPCD had adopted the “Guidance for Valley Land Use Agencies in Addressing GHG Emission Impacts for new Projects under CEQA” as the reference documents in the SJVAPCD’s Guidance for Assessing and Mitigating Air Quality Impacts adopted in March of 2015. Consistent with the District Guidance and District Policy above, SJVAPCD acknowledges the current absence of numerical thresholds, and recommends a tiered approach to establish the significance of the GHG impacts on the environment.

- If a project complies with an approved GHG emission reduction plan or GHG mitigation program which avoids or substantially reduces GHG emission with the geographic area in which the project is located, then the project would be determined to have a less than significant individual and cumulative impact for GHG emissions.
- If a project does not comply with an approved GHG emission reduction plan or mitigation program, then it would be required to implement Best Performance Standards (BPS); and,
- If a project is not implementing BPS, then it should demonstrate that it’s GHG emissions would be reduced or mitigated by at least 29 percent compared to Business as Usual.

The document “Guidance for Valley Land Use Agencies in Addressing GHG Emission Impacts for New Projects Under CEQA” contains recommendations to use performance-based standards, otherwise known as Best Performance Standards (BPS), to assess significant of project specific greenhouse gas emission on global climate change during the environmental review process. Project implementing BPS in accordance with the SJVAPCD;s guidance would be determined to have a less than significant individual and cumulative impact on greenhouse gas emissions and would not require project specific quantification of greenhouse gas emission. Although not required if utilizing BPS, project GHG emission are quantified in Table 8-1 below.

TABLE 8-1 PROJECT CONSTRUCTION GREENHOUSE GAS EMISSIONS	
EMISSIONS	MT/year
SCAQMD GHG THRESHOLD	10,0000
PROJECT CONSTRUCTION	496.5462
PROEJCT OPERATION	1,912.7074

Source : CalEEMod, Appendix A

Discussion

- a) **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a**

significant impact on the environment.

Greenhouse gas (GHG) emissions for the construction and operation of the proposed project were modeled using the California Emissions Estimator Model (CalEEMod). The CalEEMod report can be found in Appendix A.

Construction: Greenhouse gasses would be generated during construction from activities including site demolition, site preparation, grading, building construction, application of architectural coatings, and paving.

Operation: Implementation of the proposed project would result in long-term greenhouse gas emissions associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, as well as mobile emissions.

AS discussed above, project using BPS would not require quantification of specific greenhouse gas emissions and such project would be determined to have a less than significant individual and cumulative impact for greenhouse gas emissions. The project is proposing to utilize BPS strategies, including the following:

- Providing a pedestrian access network that internally links all residential units and connects to the existing surrounding external streets and pedestrian facilities.
- Site design minimizes barriers to pedestrian access and interconnectivity.
- Sidewalks along Tulare Street will be widened to accommodate pedestrian traffic and potential future bus stops.
- Trees will be planted in accordance with City requirements.
- The applicant will be installing only natural gas or electric stoves in residences.

Because the project is incorporating the above listed BPS's, the impact to GHG emissions are considered less than significant.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The proposed project will comply with all Federal, State, and Local rules pertaining to the regulation of greenhouse gas emissions. The project will not conflict with any plan, policy, or regulation developed to reduce GHG emissions. There is no impact.

Mitigation Measures: None Required

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard or excessive noise to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is not located within two miles of a public airport, but is within one-half a mile from the nearest school; Roosevelt Elementary School to the northeast.

The Department of Toxic Substances Control’s (DTSC’s) Envirostor database was used to identify any sites known to be associated with releases of hazardous materials or wastes within the project area, in accordance with Government Code Section 65962.5. No sites were identified in the DTSC research on the subject project.

Discussion

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Construction activities may involve the use and transport of hazardous materials. The use of such materials would be considered minimal and would not require these materials to be stored in bulk form. As a residential

use, the project does not involve the use or storage of hazardous substances other than the small amounts of pesticides, fertilizers, and cleaning agents required for normal maintenance of residential structures and landscaping. Therefore, the proposed project will have a less than significant impact.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The proposed project is a residential subdivision. There is no reasonably foreseeable condition or incident involving the project that could result in release of hazardous materials into the environment, other than any potential accidental releases of standard fuels, solvents, or chemicals encountered during typical construction of a residential subdivision. Should an accidental hazardous release occur or should the project encounter hazardous soils, existing regulations for handling hazardous materials require coordination with the California Department of Toxic Substances Control for an appropriate plan of action. Therefore, impacts are considered to be less than significant.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The project is a residential subdivision that is not anticipated to include a use that will involve the use or storage of hazardous substances other than small amounts of pesticides, fertilizers, and cleaning agents required for normal maintenance of residential structures and landscaping. The project would not emit hazardous emissions or involve the handling of acutely hazardous materials or waste, therefore, impacts would be less than significant.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5. The site is not included on a list compiled by the Department of Toxic Substances Control (DTSC), therefore there is no impact.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

The proposed project is not located within an airport land use plan and is not within two miles of a public airport. The proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area, therefore there is no impact.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The City's site plan review procedures ensure compliance with emergency response and evacuation plans, therefore there is no impact.

g) Would the project expose people or structures, either directly or indirectly, to significant risk of loss, injury

or death involving wildland fires?

The land surrounding the project site is developed with urban uses and agricultural uses and are not considered to be wildlands. The proposed project would not expose people or structures to significant risk of loss, injury or death involving wildland fires, therefore there is no impact.

Mitigation Measures: None Required

X. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise sustainably degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater movement plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is within the Lindsay City Limits and as such, will be required to connect to water, sewer and stormwater services. The City has reviewed the project to determine adequate capacity in these systems and to ensure compliance with any applicable connection or discharge requirements. The review of the project resulted in a determination that the project would not require or result in the location or construction of new or expanded facilities and as such, would not cause significant effects. The City water supply is from groundwater. The City is located within the Tulare Lake Hydrologic Region and is within the Kaweah Subbasin.

Discussion

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Because the project site is greater than one acre in size, the developer will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the General Permit for Discharges of Storm Water Associated with Construction activity. The SWPPP will estimate the sediment risk associated

with construction activities and include best management practices (BMP) to control erosion. BMP's specific to erosion control, sediment, tracking and waste management controls. Implementation of the SWPPP minimizes the potential for the project to result in substantial erosion or loss of topsoil. These provisions minimize the potential for the project to violate any waste discharge requirements or otherwise substantially degrade surface or ground water quality.

The proposed project will not discharge to any surface or groundwater source. As such, there project will not violate any water quality standards and will not impact waste discharge requirements, therefore impacts are determined to be less than significant.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Water services will be provided by the City of Lindsay upon development. The City of Lindsay, including the project site, is located in the Tulare Lake Basin, which is significantly affected by overdraft. The City is project will connect to the City system, which utilizes a mix of groundwater and surface water.

Although the overdraft is significant, the project is consistent with the applicable general plan and zoning requirements. The project would not substantially deplete groundwater supplies or interfere with groundwater recharge efforts being implemented by the City of Lindsay or the East Kaweah Groundwater Sustainability Agency (GSA) for the area.

The project proponent has also agreed to the following conditions of approval to further reduce impacts to water supply as follows:

1. Installation of artificial turf and low water plants in front yard landscaping.
2. One street tree to be provided for each interior lot, two for corner lots, one on each frontage. Species to be approved by the City.
3. Installation of up to 50% of the rear yard in artificial turf, if requested by the initial homeowner, as a purchase option.
4. As a standard feature, all homes will have recirculating hot water pumps.
5. All homes will be fitted with low flow toilets and showerheads and any other water conservation requirements contained in the Building Code.
6. There will not be any turf installed in the landscape lots along Tulare Road.
7. Enter into a development agreement to provide \$1,000 per residence for City use to improve the City water system.

Therefore, since the proposed project would not substantially decrease water supplies or interfere with groundwater recharge, the Project would have a, less than significant impact on groundwater resources.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:

i. Result in substantial erosion or siltation on- or off-site?

The proposed project includes the construction and operation of residential homes on formerly agricultural land. During construction, and in compliance with the project's SWPPP, construction related erosion controls and BMP's would be implemented to reduce potential impact related to

erosion and siltation. The BMP's would include, but are not limited to, covering and/or binding the soil surfaces to prevent soil from being detached and transported by water or wind and the use of barriers such as straw bales and sandbags to control sediment. The project will increase impervious surface with the installation of paving of streets, concrete pads for homes and sidewalks. In order to adequately capture and discharge stormwater runoff, the project will be conditioned to be constructed to City standards. Improvement plans will be reviewed by City staff for approval prior to construction. This review and approval will result in impacts that are less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

The project would result in an increase of impervious surfaces within the project site, which may result in an increase in surface runoff. However, the project will connect to an existing stormwater retention basin which has been determined by City staff to contain capacity to hold all stormwater runoff, therefore impacts will be less than significant.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The proposed project would include the construction of 141 low-density residential units. New impervious surfaces, such as the roads and driveways, collect automobile derived pollutants such as oils, greases, rubber and heavy metals. During storms, pollutants would be transported into the drainage systems by surface runoff. Due to the increase in population and impervious surfaces within the site, there would be an increase in pollutants in surface runoff. As a result, an increase in point source and non-point source pollution may result from increases in urban development. The project, as a residential project, is not a source which would otherwise create substantial degradation of water quality. Upon compliance with the City's Engineering Standards, General Plan, and City Ordinance requirements, impacts related to water quality would be less than significant.

iv. Impede or redirect flood flows?

Although the project would result in an increase to impervious surfaces, the project will not alter the drainage patterns, as the site is relatively flat. Because project specific grading and drainage plans are required to be reviewed by the City before construction, it will be required to comply with all City standards by connecting to an existing stormwater basin. The project would not redirect flood flows, therefore there is no impact.

d) Would the project, in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

The proposed project is not located in a flood hazard, tsunami or seiche zone. There are no rivers, reservoirs, ponds or lakes within the site. Since the project is not located in an area that is susceptible to inundation, the project would not risk release of pollutants due to project inundation. As such, there is no impact.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The proposed project site is within the jurisdiction of the East-Kaweah Groundwater Sustainability Agency

(EKGSA). The Kaweah Subbasins GSA's have submitted a Groundwater Sustainability Plan (GSP) to the Department of Water Resources (DWR), but revisions are required. The proposed project will not conflict with the implementation of the GSP, therefore there is no impact.

Mitigation Measures: None Required

XI. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The proposed project site is located within the City limits of Lindsay along the northern edge. The site is currently designated for a mix of high density and low density residential. The proposed project includes a Planned Unit Development that will allow the proposed subdivision and meet the densities required in the General Plan.

Discussion

a) Would the project physically divide an established community?

The project proposes the development of 141 low-density residential units on approximately 34 acres. The project would not act as a physical barrier within a community, therefore there is no impact.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There is no impact.

Mitigation Measures: None Required

XII. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally - important mineral resource recovery site delineated on a local general plan, specific plan or other lands use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

There are no mineral resource zones in Tulare County and there is no mineral extraction occurring on or adjacent to the proposed project site.

Discussion

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The project site has no known mineral resources that would be of a value to the region and the residents of the state, therefore the proposed project would not result in the loss of regionally or locally important mineral resources. Therefore, there is no impact.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other lands use plan?

There are no known mineral resources of importance to the region and the project site is not designated under the City’s or County’s General Plan as an important mineral resource recovery site, therefore there is no impact.

Mitigation Measures: None Required

XIII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permeant increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or, an airport land use plan or, where such a plan has not been adopted, within two miles of public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Noise is often described as unwanted sound. Sound is the variation in air pressure that the human ear candetect. If the pressure variations occur at least 20 times per second, they can be detected by the human ear. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second, called Hertz (Hz).

Ambient noise is the “background” noise of an environment. Ambient noise levels on the proposed projectsite are primarily due to traffic and the railroad east of the project. According to City staff, a train travels on the rail line very infrequently. Construction activities usually result in an increase in sound above ambient noise levels, but are temporary.

The closest noise sensitive receptors are the residents of the single-family residential properties to the west and south.

Discussion

a) Would the project result in generation of a substantial temporary or permeant increase in ambientnoise levels in the vicinity of the project in excess of standards established in the local general planor noise ordinance, or applicable standards of other agencies?

Project construction is anticipated to last approximately 24 months and will involve temporary noise sources. Typical construction noise will come from graders, tractors, trenchers and excavators. Construction noise from the home building will contribute to the noise environment of the homes to the west. The City of Lindsay Municipal Code contains noise standards for motor vehicles and other noise sources.

Because noise generated from construction would be temporary, construction activities would

comply with all measures established by the City to limit construction related noise impacts, and operational noise would be consistent with adjacent land uses, therefore the impact is less than significant.

b) Would the project result in generation of excessive ground-borne vibration or groundborne noise levels?

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural. Table 8-1, below, shows the typical vibration levels produced by construction equipment.

Type of Equipment	Peak Particle Velocity @ 25 feet (inches/second)	Peak Particle Velocity @ 100 feet (inches/second)
Large Bulldozer	0.089	0.011
Loaded Trucks	0.076	0.010
Pile Driving (Impact)	1.518	0.190
Pile Driving (Sonic)	0.734	0.092
Small Bulldozer	0.003	0.000
Auger/drill Rigs	0.089	0.011
Jackhammer	0.035	0.004
Vibratory Hammer	0.070	0.009
Vibratory Compactor/roller	0.210	0.026

The primary vibration-generating activities associated with the proposed project would occur when the infrastructure such as grading, utilities, and foundations are constructed. Operating cycles for the types of construction equipment used during construction may involve one or two minutes of full power operation followed by three or four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). These estimations of noise levels take into account the distance to the receptor, attenuation from molecular absorption and anomalous excess attenuation.

The most significant source of groundborne vibrations during the project’s construction would occur from the use of vibratory compactors. Table 8-1, above, indicates that vibratory compactors would generate typical vibration levels of 0.210 inches per second at a distance of 25 feet. The threshold for architectural damage to buildings is 0.20 inches per second. While there are existing residences adjacent to the proposed project, vibratory compactors/rollers would be used only on a limited and interval basis during compaction, and would be moving throughout the site, instead of stationary or operated long-term in the same location to the extent it would damage buildings due to longer-term extended use. Therefore, this would be considered a less than significant impact.

c) For a project located within the vicinity of a private airstrip or, an airport land use plan or, where such a plan has not been adopted, within two miles of public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located in an airport land use plan and is not located within two miles of a public airport or public use airport, therefore there is no impact.

Mitigation Measures: None Required

XIV. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The United States Census Bureau estimated the population in the City of Lindsay to be 12,630 in 2021. This is an increase from the 2010 census, which counted the population in the City of Lindsay to be 11,768. An increase of just over seven percent over 11 years.

Discussion

- a) Would the project induce substantial unplanned population growth in an area, either directly (for example by new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

The project proposes to construct 141 new low-density residential units. The United States Census in 2020 states that the City’s average household size is 3.31 persons. Based on this average household size, the anticipated population increase as a result of the proposed project is 467 persons. This would be an increase of less than four percent beyond existing conditions. The construction of housing at this location would not be unplanned, as the City’s General Plan designated the proposed project site for residential development.

According to the City of Lindsay Housing Element adopted in 2019, the City has a 2014-2023 Regional House Needs Assessment (RHNA) allocation of 590 units. The proposed project will assist the City in reaching its RHNA goal, therefore impacts are considered to be less than significant.

- b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

The proposed project does involve the removal of one residence, which will be demolished to accommodate the project. The proposed demolition of the residence will not displace substantial numbers of people or necessitate the construction of replacement housing , therefore there is no impact.

Mitigation Measures: None Required

XV. PUBLIC SERVICES

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable serve ratios, response times of other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Fire: The project site will be served by the City of Lindsay Fire Department.

Police: The City of Lindsay Police Department will provide law enforcement services to the proposed project site.

Schools: The proposed project site is located within the Lindsay Unified School District. Students will attend Roosevelt Elementary and Lindsay Senior High School. The closest school being Roosevelt Elementary, which is located within one-half mile from the project site. Funding for schools is outlined in Education Code Section 17620 and Government Code Section 65995 et. Seq., which governs the amount of fees that can be levied against new development. These fees are used to construct new or expanded school facilities. Payment of fees authorized by the statute is deemed “full and complete mitigation.”

Parks: The closest park is located adjacent to the Lindsay Wellness Center and Skate Park, which is located less than a quarter mile to the east.

Discussion

a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable serve ratios, response times of other performance objectives for any of the public services:**

a. Fire protection?

The City of Lindsay Fire Department will provide fire protection services to the proposed development. The addition of 141 residential units will increase the demand for fire protection services. However, the project site is infill located in the City limits and will be able to be serviced by the fire department and will not result in the need for new fire service facilities. Impacts to Fire services are less than significant.

b. Police protection?

The Lindsay Police Department will provide services to the proposed development. The Tulare Police Department is located at 185 N. Gale Hill Avenue. The addition of 141 single-family residential units will increase the demand for police protection services. However, the newly created lots will be an increase in property taxes, which will off-set costs for additional services. Therefore, impacts resulting from the proposed project would be less than significant.

c. Schools?

The proposed project is within the Lindsay Unified School District. Since the proposed project includes the addition of 141 single-family residential units, the number of students in the school district will increase. The project will pay school development impact fees to the school districts at the time of building permit issuance in compliance with Education Code Section 17620 and Government Code Section 65995 et. Seq.. These fees are used to construct new or expanded school facilities. Payment of fees authorized by the statute is deemed “full and complete mitigation” therefore impact are less than significant.

d. Parks?

The addition of 141 new residential units would result in more use at existing parks. The project is located within a quarter mile to the Lindsay Wellness Center and adjacent skate park and city park. The development will also pay the park development impact fee of \$650 per dwelling unit. Since the project would contribute its fair share to parks facilities through payment of in-lieu fees, the impact is less than significant.

e. Other public facilities?

Water, wastewater and storm drain services for the proposed development would be provided by the City of Lindsay. The additional 141 residential units will increase the demand for water, wastewater and storm drainage facilities. The developer shall pay the required development impact fees to accommodate the expansion of existing systems. In addition, the developer has agreed to pay an additional \$1,000 per unit for water, which could be used for existing deficiencies or future water services. Therefore, the impact is less than significant.

Mitigation Measures: None Required

XVI. PARKS AND RECREATION

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The closest City park is Centennial Park, located approximately one-quarter mile east of the project site. The City also operates the Lindsay Wellness Center, located adjacent to the park.

Discussion

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Implementation of the proposed project would result in increased use of existing parks and other recreational facilities, however the project would contribute its fair share to parks facilities through the payment of park development impact fees, which is intended to be used to provide additional community park acreage in the City; therefore the impact is less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The project does not included any recreational facilities, therefor there is no impact.

Mitigation Measures: None Required

XVII. TRANSPORTATION

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with the CEQA guidelines Section 15064.3, Subdivision (B)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Many agencies use screening thresholds to evaluate transportation impact using Vehicle Miles Traveled (VMT) to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. Office of Planning and Research’s (OPR) Technical Advisory on Evaluation of Transportation Impacts suggests that VMT analysis is not needed for the following project types:

1. Projects that generate fewer than 110 trips per day
2. Projects within a ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor.
3. Affordable housing projects in infill locations
4. Locally serving retail
5. Transit projects, bike projects, pedestrian enhancements, livability enhancements, and street safety improvement projects.
6. Map-based screening – Residential and office projects can be considered to result in less- than-significant impacts on VMT if they are located within low VMT areas on a map or maps generated for cities or regions using VMT data modeling.

In these cases, project-generated VMT is presumed to be a less-than-significant impact under CEQA and no further detailed VMT analysis is needed.

Vehicular Access: Vehicular access to the project is available from Tulare Road and future connection to Maple Valley Way as well as interior streets to the development. Tulare Road is identified in the City General Plan as an arterial street.

Pedestrian and Cyclist Connectivity: The project will install 10 foot sidewalks along the north side of Tulare Road and standard five foot residential sidewalks within the project itself on the local streets.

Transit

Tulare County Area Transit (TCAT) operates transit that provides services to the City of Lindsay and the Tulare County area. TCAT Route 60 provides a loop service that has four stops in the City of Lindsay, including a

stop at the Lindsay Wellness Center which is located less than one-half mile walking distance from the proposed project. The service provides connections that would allow a rider to allow access to the cities of Tulare, Visalia and Porterville.

In the absence of VMT thresholds adopted by the City of Lindsay, the County of Tulare's SB 743 Guidelines were utilized for the following analysis. The County of Tulare's Guidelines identify the proposed project in Traffic Analysis Zone (TAZ) 2725, which has an average VMT per capita of 13.31 miles. The proposed project is considered a typical project within the TAZ and would be expected to have the same VMT per capita. A project that has a VMT equal to or greater than the TAZ is assumed to have a significant transportation impact prior to mitigation. To mitigate impacts, the County of Tulare's SB 743 Guidelines identify a preferred method of mitigation in Tulare County is to provide transportation improvements that facilitate travel by walking, bicycling, or transit. The guidelines include a minimum cost for mitigation of \$20 per daily trip generated by the project. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, the Average Daily Trips were calculated to be 1,449 ADT. To mitigate to less than significant, the project would be required to include transportation improvements valued at \$28,980

The proposed project has agreed to include mitigations in the project design. The mitigations include the removal of the existing five foot sidewalk and trees and reconstruction of a ten foot sidewalk and street trees along Tulare Avenue to match the sidewalks to the east and west. The length of the improvement is approximately 1,392 feet, at a cost of approximately \$56,000, which is greater than the \$28,980 required. Pursuant to the guidelines, if a project provides mitigations which meets the minimum threshold listed above, the project can presume a 1% reduction in VMT.

Discussion

a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The project consists of the construction of 141 low-density residential units as well as on-site circulation-related infrastructure improvements, including new local residential streets. The proposed project would include frontage improvements, including 10-foot sidewalk on Tulare Road, which would be an improvement to pedestrian accessibility over existing conditions. Any congestion during construction would be temporary. All improvements, including those related to transit, roadway, bicycle, and pedestrian facilities, are subject to City review and approval to ensure compliance with all plans, ordinances, and policies related to circulation. The proposed project will not conflict with the City's circulation plan and standards. Therefore, there is no impact.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision(b)?

The proposed project was evaluated in accordance with the CEQA Guidelines Section 15064.3, OPR Technical Advisory on Evaluation of Transportation Impacts, and the County of Tulare SB 743 Guidelines. The proposed project is located within one-half a mile walking distance to a transit stop located at the Lindsay Wellness Center. The Lindsay Wellness Center is considered a major transit stop in the City of Lindsay as it provides service not only within Lindsay, but also provides connection to other routes to the Cities of Porterville and Tulare. In addition, the project will reconstruct the sidewalks on Tulare Avenue at a cost of approximately \$56,000 thereby reducing VMT per capita by at least 1% or 0.13 to 13.18VMT. The resulting VMT per capita is therefore below the average VMT per capita in the TAZ in which the project is located, therefore impacts from the proposed project can be assumed to be less than

significant.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No geometric design feature associated with the project would pose a hazard to the public and there would be no incompatible uses. There would be no impact.

d) Would the project result in inadequate emergency access?

The proposed project will not result in inadequate emergency access. Emergency access to the commercial site would be from Tulare Road. These access points provide emergency access consistent with City standards and are reviewed by the City's Fire Department. Therefore, there is no impact.

Mitigation Measures: None Required

XVIII. TRIBAL CULTURAL RESOURCES

Would the project: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

A Tribal Cultural Resource (TCR) is defined under Public Resources Code Section 21074 as a site, place, cultural landscape that is geographically defined in terms of size and scope, sacred place and object with cultural value to a California Native American tribe that are either included and that is listed or eligible for inclusion in the California Register of Historic Resources or in a local register of historical resources, or if the City of Lindsay, acting as the Lead Agency, supported by substantial evidence, chooses at its discretion to treat the resource as a TCR.

Definitions

- Historical Resources:** Historical resources are defined by CEQA as resources that are listed in or eligible for the California Register of Historical Resources, resources that are listed in a local historical resource register, or resources that are otherwise determined to be historical under California Public Resources Code Section 21084.1 or California Code of Regulations Section 15064.5. Under these definitions Historical Resources can include archaeological resources, Tribal cultural resources, and Paleontological Resources.
- Archaeological Resources:** As stated above, archaeological resources may be considered historical resources. If they do not meet the qualifications under the California Public Resources Code 21084.1 or California Code of Regulations Section 15064.5, they are instead determined to be “unique” as defined by the CEQA Statute Section 21083.2. A unique archaeological resource is an artifact, object, or site that: (1) contains information (for which there is a demonstrable public interest) needed to answer important scientific research questions; (2) has a special and particular quality, such as being the oldest of its type or the best available example of its type; or (3) is directly associated with a

scientifically recognized important prehistoric or historic event or person.

- **Tribal Cultural Resource (TCR):** Tribal Cultural Resources can include site features, places, cultural landscapes, sacred places, or objects, which are of cultural value to a Tribe. It is either listed on or eligible for the CA Historic Register or a local historic register, or determined by the lead agency to be treated as TCR.
- **Paleontological Resources:** For the purposes of this section, “paleontological resources” refers to the fossilized plant and animal remains of prehistoric species. Paleontological Resources are a limited scientific and educational resource and are valued for the information they yield about the history of the earth and its ecology. Fossilized remains, such as bones, teeth, shells, and leaves, are found in geologic deposits (i.e., rock formations). Paleontological resources generally include the geologic formations and localities in which the fossils are collected.

Discussion

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**

The project would not cause a substantial adverse change in the significance of a tribal cultural resource, nor is it listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. Based on the results of the records search, no previously recorded tribal cultural resources are located within the project site. Although no historical resources were identified, the presence of remains or unanticipated cultural resources under the ground surface is possible. Implementation of Mitigation Measures CUL 1, and CUL 2 will ensure that impacts will be less than significant with mitigation incorporation.

- b) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

The lead agency has not determined there to be any known cultural resource on the project site that would meet the criteria in subdivision (c) of Public Resources Code Section 5024.1 therefore there is no impact. If a resource is discovered, the implementation of Mitigation Measures CUL 1, CUL 2, and CUL 3 previously listed under Cultural Resources will ensure that any impacts will be less than significant with mitigation incorporation.

Mitigation Measures:

See CUL 1, CUL 2

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The City of Lindsay utilities and service systems include wastewater treatment, storm water drainage facilities, water supply, landfill capacity, and solid waste disposal.

Discussion

- a) **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relation of which could cause significant environmental effects?**

The proposed project will require the extension of existing wastewater and other utility services into the project area. This is not anticipated to cause a significant environmental effect because extension/relocation would occur within the right-of-way prior to street construction or expansion. The proposed project was analyzed by City staff and was found to be consistent with City policies and standards, therefore impacts are considered less than significant.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

The City currently uses water from the Friant-Kern Canal as the primary source of water for the City. The City also pumps groundwater from two wells located west of the City which pull from underground aquifers and are primarily used to satisfy peak demands, low system pressures and during times when surface water is not available from the Friant-Kern Canal. The City has received allocations from the U. S. Bureau of Reclamation to ensure adequate water supply to the City of Lindsay. The project is an infill site and will be designed to reduce water use by limiting high water use landscaping by installing artificial turf in all front yards and offering artificial turf in rear yards. The City has determined that it will have sufficient supply to serve the proposed project and as such the proposed project will have a less than significant impact.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Wastewater generated by the project would be collected and treated at the City's domestic Wastewater Treatment Facilities (WWTF). Although the proposed project will increase in wastewater generation due to the addition of 141 residential units, City staff has determined that the wastewater produced would not exceed the City's WWTF capacity , therefore, the impact is less than significant.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Disposal services are provided to the City of Lindsay by a contracted private disposal company. All solid waste is anticipated to be delivered to the County landfill near Woodville. The project will comply with federal, state and local statutes related to solid waste. The proposed project will result in an increase in solid waste disposal needs, however increase will be minimal, therefore impacts are determined to be less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

See d. above. The development will comply with the adopted policies related to solid waste, and will comply with all applicable federal, state, and local statutes and regulations pertaining to disposal of solid waste, including recycling, therefore there is no impact.

Mitigation Measures: None Required

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Regulatory Setting

a), b), c), d): The project site is relatively flat and is not located within or near a state responsibility area or area classified as very high fire hazard severity zone. The proposed project will not impact an adopted emergency plan or emergency evacuation plan, would not exacerbate wildfire risks, or require the installation of infrastructure that would exacerbate fire risk. In addition, the project will not expose people or structures to significant risk of flooding, landslides as a result of runoff, post-fire slope instability or drainage changes, therefore there is no impact.

Mitigation Measures: None Required

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
b) Does the project have the potential substantially to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

This initial study analyzed the environmental issues that may result from the proposed project and determined that the project is not expected to have a substantial impact on the environment or on any resources identified in the initial study. Mitigation measures have been incorporated in the project design to reduce all potentially significant impact to less than significant.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects.

Due to the nature of the proposed project as residential, the incremental contribution to impacts are considered less than cumulatively considerable. There are no pending projects in the vicinity, as the project site is substantially surrounded by existing residential, commercial, and industrial development. Thus, with incorporation of the proposed mitigation measures, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

The ways in which people can be subject to substantial adverse effects from projects include: potential exposure to significant levels of local air pollutants; potential exposure to seismic and flooding hazards; potential exposure to hazardous materials; potential exposure to contamination from hazardous materials; potential exposure to traffic hazards; and potential exposure to excessive noise levels. The risks from these potential hazards would be avoided or reduced to less than significant levels through compliance with existing laws, regulations, or requirements. All of the Project's impacts, both direct and indirect, that are attributable to the Project were identified and mitigated to a less than significant level. As shown in the Mitigation Monitoring and Reporting Program, the Project proponent has agreed to implement mitigation substantially reducing or eliminating impacts of the Project.

Therefore, the proposed Project would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed Project are identified as having no impact, less than significant impact, or less than significant impact with mitigation incorporated.

LIST OF PREPARERS

DR Mata Consulting

Darlene R. Mata, Environmental Planning Consultant

Taylorred Archaeology (Subconsultant)

Consuelo Sauls, Archaeologist

PERSONS AND AGENCIES CONSULTED

City of Lindsay

Joe Tanner, City Manager

Neyba Amezcua, Director of City Services and Planning

Curtis Cannon, Planning Manager

MITIGATION MONITORING AND REPORTING PROGRAM

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the project in order to monitor the implementation of the mitigation measures that have been adopted for the project. This Mitigation Monitoring and Reporting Program (MMRP) has been created based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the O’Hara Ranch Subdivision proposed by NFDI LLC in the City of Lindsay.

The first column of the table identifies the mitigation measure. The second column names the party responsible for carrying out the required action. The third column, “Timing of Mitigation Measure” identifies the time the mitigation measure should be initiated. The fourth column, “Responsible Party for Monitoring,” names the party ensuring that the mitigation measure is implemented. The last column will be used by the City of Lindsay to ensure that the individual mitigation measures have been monitored.

Plan checking and verification of mitigation compliance shall be the responsibility of the City of Lindsay.

MITIGATION MEASURE	RESPONSIBLE PARTY FOR IMPLEMENTATION	IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MONITORING	VERIFICATION
Biological Resources				
Mitigation Measure BIO-1: A qualified biologist will conduct preconstruction surveys for the San Joaquin Kit Fox and Tipton Kangaroo Rat within 30 days prior to the start of construction activities.	Applicant/Developer/Builder	Within 30 days prior to ground disturbance activities	City of Lindsay	
Mitigation Measure BIO-2: Should active kit fox dens or kangaroo rat dens be detected during preconstruction surveys, the Sacramento Field Office of the USFWS and the Fresno Field Office of CDFW shall be notified. A disturbance-free buffer shall be established around the dens in consultation with the USFWS and CDFW, to prevent access to the occupied den by construction equipment and personnel who are not biologists, and to be maintained until an agency-approved biologist has determined that the dens have been abandoned.	Applicant/Developer/Builder	Ongoing	City of Lindsay	

After construction activities would no longer affect the den, all fencing and flagging shall be removed to avoid attracting attention to the den by other animals or humans. All onsite flagging and buffer delineations shall be kept in good working order for the duration of activity near the den or until the den is determined to be unoccupied, whichever occurs first.				
Mitigation Measure BIO-3: Construction activities shall be carried out in a manner that minimizes disturbance to kit foxes in accordance with the USFWS Standardized Recommendations. The applicant shall implement all minimization measures presented in the Construction and On-going Operational Requirements section of the USFWS Standardized Recommendations.	Applicant/Developer/Builder	Ongoing	City of Lindsay	
Cultural Resources				
Mitigation Measure CUL-1: If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (NPS 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any adverse effects.	Applicant and construction contractor	Ongoing during construction	City of Lindsay	

Supporting Information and Sources

- 1.** City of Lindsay General Plan
- 2.** City of Lindsay Zoning Ordinance
- 3.** California Farmland Mapping and Monitoring Program
- 4.** California Natural Diversity Database (CNDDDB)
- 5.** SJVAPCD Regulations and Guidelines
- 6.** AB 3098 List
- 7.** Flood Insurance Rate Maps
- 8.** California Air Resources Board's (CARB's) Air Quality and Land Use Handbook
- 9.** 2021 California Environmental Quality Act CEQA Guidelines
- 10.** California Building Code
- 11.** Guidance for Land Use Agencies in Addressing Greenhouse Gas Emission Impacts for New Projects Under CEQA
- 12.** Southcoast Air Quality Management District (SCAQMD)
- 13.** California Energy Commission. 2019 Building Energy Efficiency Standards.
- 14.** Department of Toxic Substance Control Envirostar
- 15.** California Stormwater Pollution Prevention Program (SWPPP)
- 16.** US Census (2020)
- 17.** County of Tulare SB 743 Guidelines

APPENDIX A
CalEEMod Report

APPENDIX B
California Natural Diversity Data Base Species List

APPENDIX C
CHRIS Records Search

O'HARA RANCH TENTATIVE SUBDIVISION
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

APPENDICES



APPENDIX A
CalEEMod Report

O'Hara Ranch Subdivision - San Joaquin Valley Unified APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

O'Hara Ranch Subdivision

San Joaquin Valley Unified APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	141.00	Dwelling Unit	34.20	253,800.00	447

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	7			Operational Year	2025

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	390.98	CH4 Intensity (lb/MW/hr)	0.033	N2O Intensity (lb/MW/hr)	0.004
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project acreage is less than default

Construction Phase - construction timeline

Demolition -

Mobile Land Use Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	740.00	524.00
tblLandUse	LotAcreage	45.78	34.20
tblWoodstoves	NumberCatalytic	34.20	0.00
tblWoodstoves	NumberNoncatalytic	34.20	0.00

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.0 Emissions Summary

**2.1 Overall Construction
Unmitigated Construction**

Year	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
2023	0.0498	0.4631	0.4304	8.6000e-004	3.5000e-003	0.0215	0.0250	8.3000e-004	0.0200	0.0208	0.0000	75.3628	75.3628	0.0205	9.0000e-005		75.9044
2024	0.2942	2.7621	2.7232	5.6100e-003	0.6868	0.1184	0.8052	0.3011	0.1099	0.4111	0.0000	492.1426	492.1426	0.1278	4.0600e-003		496.5462
2025	0.1983	1.7245	2.2656	4.3300e-003	0.0662	0.0697	0.1359	0.0179	0.0655	0.0834	0.0000	378.9811	378.9811	0.0724	6.5400e-003		382.7388
2026	2.4990	1.0145	1.4412	2.6200e-003	0.0342	0.0431	0.0773	9.2100e-003	0.0404	0.0496	0.0000	229.3113	229.3113	0.0496	2.8600e-003		231.4028
Maximum	2.4990	2.7621	2.7232	5.6100e-003	0.6868	0.1184	0.8052	0.3011	0.1099	0.4111	0.0000	492.1426	492.1426	0.1278	6.5400e-003		496.5462

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction

Mitigated Construction

Year	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2023	0.0498	0.4631	0.4304	8.6000e-004	3.5000e-003	0.0215	0.0250	8.3000e-004	0.0200	0.0208	0.0000	75.3627	75.3627	0.0205	9.0000e-005	75.9043
2024	0.2942	2.7621	2.7232	5.6100e-003	0.6868	0.1184	0.8062	0.3011	0.1099	0.4111	0.0000	492.1421	492.1421	0.1278	4.0600e-003	496.5456
2025	0.1983	1.7245	2.2655	4.3300e-003	0.0662	0.0697	0.1359	0.0179	0.0655	0.0834	0.0000	378.9807	378.9807	0.0724	6.5400e-003	382.7384
2026	2.4890	1.0145	1.4412	2.6200e-003	0.0342	0.0431	0.0773	9.2100e-003	0.0404	0.0496	0.0000	229.3111	229.3111	0.0496	2.8600e-003	231.4026
Maximum	2.4990	2.7621	2.7232	5.6100e-003	0.6868	0.1184	0.8052	0.3011	0.1099	0.4111	0.0000	492.1421	492.1421	0.1278	6.5400e-003	496.5456

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	11-1-2023	1-31-2024	0.8296	0.8296
2	2-1-2024	4-30-2024	1.1062	1.1062
3	5-1-2024	7-31-2024	0.7683	0.7683
4	8-1-2024	10-31-2024	0.5204	0.5204
5	11-1-2024	1-31-2025	0.5091	0.5091
6	2-1-2025	4-30-2025	0.4688	0.4688
7	5-1-2025	7-31-2025	0.4837	0.4837
8	8-1-2025	10-31-2025	0.4842	0.4842

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9	11-1-2025	1-31-2026	0.4848	0.4848
10	2-1-2026	4-30-2026	0.4681	0.4681
11	5-1-2026	7-31-2026	0.3857	0.3857
12	8-1-2026	9-30-2026	1.2446	1.2446
		Highest	1.2446	1.2446

**2.2 Overall Operational
Unmitigated Operational**

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	1.2670	0.0648	1.0684	3.9000e-004		0.0101	0.0101		0.0101	0.0101	0.0000	62.7924	62.7924	2.8100e-003	1.1200e-003	63.1963
Energy	0.0181	0.1544	0.0657	9.9000e-004		0.0125	0.0125		0.0125	0.0125	0.0000	377.3192	377.3192	0.0202	5.3100e-003	379.4058
Mobile	0.6305	1.1265	5.9235	0.0144	1.4299	0.0129	1.4428	0.3827	0.0121	0.3948	0.0000	1,336,381 ⁷	1,336,381 ⁷	0.0695	0.0753	1,360,547 ⁹
Waste						0.0000	0.0000		0.0000	0.0000	34.1390	0.0000	34.1390	2.0176	0.0000	84.5780
Water						0.0000	0.0000		0.0000	0.0000	2,9145	12,4106	15,3252	0.3004	7.2000e-003	24,9793
Total	1.9155	1.3456	7.0576	0.0158	1.4299	0.0354	1.4653	0.3827	0.0346	0.4173	37,0535	1,788,903⁹	1,825,957⁴	2.4104	0.0889	1,912,707⁴

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	1.2670	0.0648	1.0684	3.9000e-004		0.0101	0.0101		0.0101	0.0101	0.0000	62.7924	62.7924	2.8100e-003	1.1200e-003	63.1963
Energy	0.0181	0.1544	0.0657	9.9000e-004		0.0125	0.0125		0.0125	0.0125	0.0000	377.3192	377.3192	0.0202	5.3100e-003	379.4058
Mobile	0.6305	1.1265	5.9235	0.0144	1.4299	0.0129	1.4428	0.3827	0.0121	0.3948	0.0000	1,336.3817	1,336.3817	0.0695	0.0753	1,360.5479
Waste						0.0000	0.0000		0.0000	0.0000	34.1390	0.0000	34.1390	2.0176	0.0000	84.5780
Water						0.0000	0.0000		0.0000	0.0000	2.5939	11.2216	13.8156	0.2674	6.4100e-003	22.4086
Total	1.9155	1.3456	7.0576	0.0158	1.4299	0.0354	1.4653	0.3827	0.0346	0.4173	36.7329	1,787.7149	1,824.4478	2.3774	0.0881	1,910.1367

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.87	0.07	0.08	1.37	0.89	0.13

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	11/1/2023	1/9/2024	5	50	
2	Site Preparation	Site Preparation	1/10/2024	2/20/2024	5	30	
3	Grading	Grading	2/21/2024	6/4/2024	5	75	

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4	Building Construction	6/5/2024	6/8/2026	5	524
5	Paving	6/9/2026	8/24/2026	5	55
6	Architectural Coating	8/25/2026	11/9/2026	5	55

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 225

Acres of Paving: 0

Residential Indoor: 513,945; Residential Outdoor: 171,315; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36

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Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	9.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	51.00	15.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2023

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	BiO-CO2	NBlO-CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					8.6000e-004	0.0000	8.6000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0488	0.4619	0.4223	8.3000e-004	0.0215	0.0215	0.0215	0.0200	0.0200	0.0200	0.0000	73.0829	73.0829	0.0205	0.0000	73.5946
Total	0.0488	0.4619	0.4223	8.3000e-004	0.0215	0.0215	0.0223	1.3000e-004	0.0200	0.0201	0.0000	73.0829	73.0829	0.0205	0.0000	73.5946

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3.2 Demolition - 2023

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBiogenic CO2	Total CO2	CH4	N2O	CO2e
Hauling	1.0000e-005	4.8000e-004	1.0000e-004	0.0000	7.0000e-005	0.0000	7.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.2178	0.2178	0.0000	3.0000e-005	0.2280
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0100e-003	6.8000e-004	8.0000e-003	2.0000e-005	2.5800e-003	1.0000e-005	2.5900e-003	6.9000e-004	1.0000e-005	7.0000e-004	0.0000	2.0620	2.0620	6.0000e-005	6.0000e-005	2.0818
Total	1.0200e-003	1.1600e-003	8.1000e-003	2.0000e-005	2.6500e-003	1.0000e-005	2.6600e-003	7.1000e-004	1.0000e-005	7.2000e-004	0.0000	2.2798	2.2798	6.0000e-005	9.0000e-005	2.3098

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBiogenic CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					8.6000e-004	0.0000	8.6000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0488	0.4619	0.4223	8.3000e-004	0.0215	0.0215	0.0215	0.0200	0.0200	0.0200	0.0000	73.0829	73.0829	0.0205	0.0000	73.5945
Total	0.0488	0.4619	0.4223	8.3000e-004	8.6000e-004	0.0215	0.0223	1.3000e-004	0.0200	0.0201	0.0000	73.0829	73.0829	0.0205	0.0000	73.5945

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2023

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBiogenic CO2	Total CO2	CH4	N2O	CO2e
Hauling	1.0000e-005	4.8000e-004	1.0000e-004	0.0000	7.0000e-005	0.0000	7.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.2178	0.2178	0.0000	3.0000e-005	0.2280
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0100e-003	6.8000e-004	8.0000e-003	2.0000e-005	2.5500e-003	1.0000e-005	2.5900e-003	1.0000e-005	1.0000e-005	7.0000e-004	0.0000	2.0620	2.0620	6.0000e-005	6.0000e-005	2.0818
Total	1.0200e-003	1.1600e-003	8.1000e-003	2.0000e-005	2.6500e-003	1.0000e-005	2.6600e-003	7.1000e-004	1.0000e-005	7.2000e-004	0.0000	2.2798	2.2798	6.0000e-005	9.0000e-005	2.3098

3.2 Demolition - 2024

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBiogenic CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					1.4000e-004	0.0000	1.4000e-004	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.8500e-003	0.0731	0.0690	1.4000e-004	3.3600e-003	3.3600e-003	3.3600e-003	3.1200e-003	3.1200e-003	3.1200e-003	0.0000	11.8986	11.8986	3.3300e-003	0.0000	11.9818
Total	7.8500e-003	0.0731	0.0690	1.4000e-004	1.4000e-004	3.3600e-003	3.5000e-003	2.0000e-005	3.1200e-003	3.1400e-003	0.0000	11.8986	11.8986	3.3300e-003	0.0000	11.9818

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2024

Unmitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	8.0000e-005	2.0000e-005	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0348	0.0348	0.0000	1.0000e-005	0.0365
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.0000e-004	1.2000e-003	0.0000	4.2000e-004	0.0000	4.2000e-004	0.0000	0.0000	1.1000e-004	0.0000	0.3247	0.3247	1.0000e-005	1.0000e-005	0.3276
Total	1.5000e-004	1.8000e-004	1.2200e-003	0.0000	4.3000e-004	0.0000	4.3000e-004	0.0000	0.0000	1.1000e-004	0.0000	0.3595	0.3595	1.0000e-005	2.0000e-005	0.3641

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					1.4000e-004	0.0000	1.4000e-004	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.8500e-003	0.0731	0.0690	1.4000e-004	3.3600e-003	3.3600e-003	3.3600e-003	3.1200e-003	3.1200e-003	3.1200e-003	0.0000	11.8986	11.8986	3.3300e-003	0.0000	11.9818
Total	7.8500e-003	0.0731	0.0690	1.4000e-004	3.3600e-003	3.3600e-003	3.5000e-003	2.0000e-005	3.1200e-003	3.1400e-003	0.0000	11.8986	11.8986	3.3300e-003	0.0000	11.9818

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2024

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	8.0000e-005	2.0000e-005	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0348	0.0348	0.0000	1.0000e-005	0.0365
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.0000e-004	1.2000e-003	0.0000	4.2000e-004	0.0000	4.2000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3247	0.3247	1.0000e-005	1.0000e-005	0.3276
Total	1.5000e-004	1.8000e-004	1.2200e-003	0.0000	4.3000e-004	0.0000	4.3000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3595	0.3595	1.0000e-005	2.0000e-005	0.3641

3.3 Site Preparation - 2024

Unmitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0399	0.4076	0.2750	5.7000e-004	0.0184	0.0184	0.0184	0.0170	0.0170	0.0170	0.0000	50.1856	50.1856	0.0162	0.0000	50.5914
Total	0.0399	0.4076	0.2750	5.7000e-004	0.2949	0.0184	0.3133	0.1515	0.0170	0.1685	0.0000	50.1856	50.1856	0.0162	0.0000	50.5914

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2024

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.8000e-004	5.0000e-004	6.1800e-003	2.0000e-005	2.1600e-003	1.0000e-005	2.1700e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.6698	1.6698	5.0000e-005	5.0000e-005	1.6850
Total	7.8000e-004	5.0000e-004	6.1800e-003	2.0000e-005	2.1600e-003	1.0000e-005	2.1700e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.6698	1.6698	5.0000e-005	5.0000e-005	1.6850

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0399	0.4076	0.2750	5.7000e-004	0.0184	0.0184	0.0184	0.0170	0.0170	0.0170	0.0000	50.1855	50.1855	0.0162	0.0000	50.5913
Total	0.0399	0.4076	0.2750	5.7000e-004	0.2949	0.0184	0.3133	0.1515	0.0170	0.1685	0.0000	50.1855	50.1855	0.0162	0.0000	50.5913

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3.3 Site Preparation - 2024

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.8000e-004	5.0000e-004	6.1800e-003	2.0000e-005	2.1600e-003	1.0000e-005	2.1700e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.6698	1.6698	5.0000e-005	5.0000e-005	1.6850
Total	7.8000e-004	5.0000e-004	6.1800e-003	2.0000e-005	2.1600e-003	1.0000e-005	2.1700e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.6698	1.6698	5.0000e-005	5.0000e-005	1.6850

3.4 Grading - 2024

Unmitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.3451	0.0000	0.3451	0.1370	0.0000	0.1370	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1207	1.2141	1.0396	2.3300e-003		0.0501	0.0501	0.0461	0.0461	0.0461	0.0000	204.4482	204.4482	0.0661	0.0000	206.1013
Total	0.1207	1.2141	1.0396	2.3300e-003	0.3451	0.0501	0.3952	0.1370	0.0461	0.1831	0.0000	204.4482	204.4482	0.0661	0.0000	206.1013

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2024

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1700e-003	1.3900e-003	0.0172	5.0000e-005	6.0000e-003	3.0000e-005	6.0300e-003	1.5900e-003	3.0000e-005	1.6200e-003	0.0000	4.6383	4.6383	1.4000e-004	1.3000e-004	4.6805
Total	2.1700e-003	1.3900e-003	0.0172	5.0000e-005	6.0000e-003	3.0000e-005	6.0300e-003	1.5900e-003	3.0000e-005	1.6200e-003	0.0000	4.6383	4.6383	1.4000e-004	1.3000e-004	4.6805

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.3451	0.0000	0.3451	0.1370	0.0000	0.1370	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1207	1.2141	1.0396	2.3300e-003	0.0501	0.0501	0.0501	0.0461	0.0461	0.0461	0.0000	204.4480	204.4480	0.0661	0.0000	206.1010
Total	0.1207	1.2141	1.0396	2.3300e-003	0.3451	0.0501	0.3952	0.1370	0.0461	0.1831	0.0000	204.4480	204.4480	0.0661	0.0000	206.1010

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3.4 Grading - 2024

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1700e-003	1.3900e-003	0.0172	5.0000e-005	6.0000e-003	3.0000e-005	6.0300e-003	1.5900e-003	3.0000e-005	1.6200e-003	0.0000	4.6383	4.6383	1.4000e-004	1.3000e-004	4.6805
Total	2.1700e-003	1.3900e-003	0.0172	5.0000e-005	6.0000e-003	3.0000e-005	6.0300e-003	1.5900e-003	3.0000e-005	1.6200e-003	0.0000	4.6383	4.6383	1.4000e-004	1.3000e-004	4.6805

3.5 Building Construction - 2024

Unmitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.1104	1.0083	1.2125	2.0200e-003		0.0460	0.0460		0.0433	0.0433	0.0000	173.8868	173.8868	0.0411	0.0000	174.9148
Total	0.1104	1.0083	1.2125	2.0200e-003		0.0460	0.0460		0.0433	0.0433	0.0000	173.8868	173.8868	0.0411	0.0000	174.9148

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024
Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2100e-003	0.0498	0.0149	2.2000e-004	7.4600e-003	3.2000e-004	7.7800e-003	2.1600e-003	3.1000e-004	2.4700e-003	0.0000	21.4006	21.4006	9.0000e-005	3.2000e-003	22.3565
Worker	0.0111	7.0900e-003	0.0876	2.6000e-004	0.0306	1.5000e-004	0.0307	8.1300e-003	1.4000e-004	8.2700e-003	0.0000	23.6552	23.6552	6.9000e-004	6.7000e-004	23.8707
Total	0.0123	0.0569	0.1025	4.8000e-004	0.0380	4.7000e-004	0.0385	0.0103	4.5000e-004	0.0107	0.0000	45.0558	45.0558	7.8000e-004	3.8700e-003	46.2273

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.1104	1.0083	1.2125	2.0200e-003		0.0460	0.0460		0.0433	0.0433	0.0000	173.8866	173.8866	0.0411	0.0000	174.9146
Total	0.1104	1.0083	1.2125	2.0200e-003		0.0460	0.0460		0.0433	0.0433	0.0000	173.8866	173.8866	0.0411	0.0000	174.9146

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2100e-003	0.0498	0.0149	2.2000e-004	7.4600e-003	3.2000e-004	7.7800e-003	2.1600e-003	3.1000e-004	2.4700e-003	0.0000	21.4006	21.4006	9.0000e-005	3.2000e-003	22.3565
Worker	0.0111	7.0900e-003	0.0876	2.6000e-004	0.0306	1.5000e-004	0.0307	8.1300e-003	1.4000e-004	8.2700e-003	0.0000	23.6552	23.6552	6.9000e-004	6.7000e-004	23.8707
Total	0.0123	0.0569	0.1025	4.8000e-004	0.0380	4.7000e-004	0.0385	0.0103	4.5000e-004	0.0107	0.0000	45.0558	45.0558	7.8000e-004	3.8700e-003	46.2273

3.5 Building Construction - 2025

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.5 Building Construction - 2025
Unmitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0500e-003	0.0863	0.0253	3.8000e-004	0.0130	5.6000e-004	0.0135	3.7500e-003	5.4000e-004	4.2900e-003	0.0000	36.5592	36.5592	1.5000e-004	5.4600e-003	38.1907
Worker	0.0178	0.0110	0.1412	4.3000e-004	0.0532	2.5000e-004	0.0535	0.0141	2.3000e-004	0.0144	0.0000	39.7670	39.7670	1.0900e-003	1.0800e-003	40.1146
Total	0.0199	0.0972	0.1665	8.1000e-004	0.0662	8.1000e-004	0.0670	0.0179	7.7000e-004	0.0187	0.0000	76.3262	76.3262	1.2400e-003	6.5400e-003	78.3053

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.5 Building Construction - 2025

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0500e-003	0.0863	0.0253	3.8000e-004	0.0130	5.6000e-004	0.0135	3.7500e-003	5.4000e-004	4.2900e-003	0.0000	36.5592	36.5592	1.5000e-004	5.4600e-003	36.1907
Worker	0.0178	0.0110	0.1412	4.3000e-004	0.0532	2.5000e-004	0.0535	0.0141	2.3000e-004	0.0144	0.0000	39.7670	39.7670	1.0900e-003	1.0800e-003	40.1146
Total	0.0199	0.0972	0.1665	8.1000e-004	0.0662	8.1000e-004	0.0670	0.0179	7.7000e-004	0.0187	0.0000	76.3262	76.3262	1.2400e-003	6.5400e-003	78.3053

3.5 Building Construction - 2026

Unmitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0773	0.7045	0.9088	1.5200e-003		0.0298	0.0298		0.0280	0.0280	0.0000	131.0345	131.0345	0.0308	0.0000	131.8046
Total	0.0773	0.7045	0.9088	1.5200e-003		0.0298	0.0298		0.0280	0.0280	0.0000	131.0345	131.0345	0.0308	0.0000	131.8046

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3.5 Building Construction - 2026

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bi-CO2	NBi-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.7000e-004	0.0372	0.0108	1.6000e-004	5.6200e-003	2.4000e-004	5.8600e-003	1.6200e-003	2.3000e-004	1.8600e-003	0.0000	15.5308	15.5308	6.0000e-005	2.3200e-003	16.2232
Worker	7.1900e-003	4.2500e-003	0.0574	1.8000e-004	0.0230	1.0000e-004	0.0231	6.1200e-003	1.0000e-004	6.2200e-003	0.0000	16.6896	16.6896	4.3000e-004	4.4000e-004	16.8304
Total	8.0600e-003	0.0414	0.0681	3.4000e-004	0.0287	3.4000e-004	0.0290	7.7400e-003	3.3000e-004	8.0600e-003	0.0000	32.2204	32.2204	4.9000e-004	2.7600e-003	33.0536

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bi-CO2	NBi-CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0773	0.7045	0.9088	1.5200e-003		0.0298	0.0298		0.0280	0.0280	0.0000	131.0343	131.0343	0.0308	0.0000	131.8044
Total	0.0773	0.7045	0.9088	1.5200e-003		0.0298	0.0298		0.0280	0.0280	0.0000	131.0343	131.0343	0.0308	0.0000	131.8044

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3.5 Building Construction - 2026

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					CO2e
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.7000e-004	0.0372	0.0108	1.6000e-004	5.6200e-003	2.4000e-004	5.8600e-003	2.3000e-004	1.8600e-003	0.0000	0.0000	15.5308	15.5308	6.0000e-005	2.3200e-003	16.2232
Worker	7.1900e-003	4.2500e-003	0.0574	1.8000e-004	0.0230	1.0000e-004	0.0231	6.1200e-003	1.0000e-004	6.2200e-003	0.0000	16.6896	16.6896	4.3000e-004	4.4000e-004	16.8304
Total	8.0600e-003	0.0414	0.0681	3.4000e-004	0.0287	3.4000e-004	0.0290	7.7400e-003	3.3000e-004	8.0800e-003	0.0000	32.2204	32.2204	4.9000e-004	2.7600e-003	33.0536

3.6 Paving - 2026

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					CO2e
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	
Off-Road	0.0252	0.2360	0.4009	6.3000e-004		0.0115	0.0115		0.0106	0.0106	0.0000	55.0530	55.0530	0.0178	0.0000	55.4981
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0252	0.2360	0.4009	6.3000e-004		0.0115	0.0115		0.0106	0.0106	0.0000	55.0530	55.0530	0.0178	0.0000	55.4981

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3.6 Paving - 2026

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0300e-003	6.1000e-004	8.2100e-003	3.0000e-005	3.3000e-003	1.0000e-005	3.3100e-003	8.8000e-004	1.0000e-005	8.9000e-004	0.0000	2.3892	2.3892	6.0000e-005	6.0000e-005	2.4094
Total	1.0300e-003	6.1000e-004	8.2100e-003	3.0000e-005	3.3000e-003	1.0000e-005	3.3100e-003	8.8000e-004	1.0000e-005	8.9000e-004	0.0000	2.3892	2.3892	6.0000e-005	6.0000e-005	2.4094

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0252	0.2360	0.4009	6.3000e-004	0.0115	0.0115	0.0115	0.0106	0.0106	0.0106	0.0000	55.0529	55.0529	0.0178	0.0000	55.4980
Paving	0.0000				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0252	0.2360	0.4009	6.3000e-004	0.0115	0.0115	0.0115	0.0106	0.0106	0.0106	0.0000	55.0529	55.0529	0.0178	0.0000	55.4980

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3.6 Paving - 2026

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBiogenic CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0300e-003	6.1000e-004	8.2100e-003	3.0000e-005	3.3000e-003	1.0000e-005	3.3100e-003	8.8000e-004	1.0000e-005	8.9000e-004	0.0000	2.3892	2.3892	6.0000e-005	6.0000e-005	2.4094
Total	1.0300e-003	6.1000e-004	8.2100e-003	3.0000e-005	3.3000e-003	1.0000e-005	3.3100e-003	8.8000e-004	1.0000e-005	8.9000e-004	0.0000	2.3892	2.3892	6.0000e-005	6.0000e-005	2.4094

3.7 Architectural Coating - 2026

Unmitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBiogenic CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	2.3821					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7000e-003	0.0315	0.0498	8.0000e-005	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	0.0000	7.0215	7.0215	3.8000e-004	0.0000	7.0310
Total	2.3868	0.0315	0.0498	8.0000e-005	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	0.0000	7.0215	7.0215	3.8000e-004	0.0000	7.0310

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**3.7 Architectural Coating - 2026
Unmitigated Construction Off-Site**

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9000e-004	4.1000e-004	5.4700e-003	2.0000e-005	2.2000e-003	1.0000e-005	2.2100e-003	5.8000e-004	1.0000e-005	5.9000e-004	0.0000	1.5928	1.5928	4.0000e-005	4.0000e-005	1.6062
Total	6.9000e-004	4.1000e-004	5.4700e-003	2.0000e-005	2.2000e-003	1.0000e-005	2.2100e-003	5.8000e-004	1.0000e-005	5.9000e-004	0.0000	1.5928	1.5928	4.0000e-005	4.0000e-005	1.6062

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	2.3621					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7000e-003	0.0315	0.0498	8.0000e-005	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	0.0000	7.0214	7.0214	3.8000e-004	0.0000	7.0310
Total	2.3668	0.0315	0.0498	8.0000e-005	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	1.4200e-003	0.0000	7.0214	7.0214	3.8000e-004	0.0000	7.0310

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3.7 Architectural Coating - 2026

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-Biogenic CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9000e-004	4.1000e-004	5.4700e-003	2.0000e-005	2.2000e-003	1.0000e-005	2.2100e-003	5.8000e-004	1.0000e-005	5.9000e-004	0.0000	1.5928	1.5928	4.0000e-005	4.0000e-005	1.6062
Total	6.9000e-004	4.1000e-004	5.4700e-003	2.0000e-005	2.2000e-003	1.0000e-005	2.2100e-003	5.8000e-004	1.0000e-005	5.9000e-004	0.0000	1.5928	1.5928	4.0000e-005	4.0000e-005	1.6062

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4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.6305	1.1265	5.9235	0.0144	1.4299	0.0129	1.4428	0.3827	0.0121	0.3948	0.0000	1,336.3817	1,336.3817	0.0695	0.0763	1,360.5479
Unmitigated	0.6305	1.1265	5.9235	0.0144	1.4299	0.0129	1.4428	0.3827	0.0121	0.3948	0.0000	1,336.3817	1,336.3817	0.0695	0.0763	1,360.5479

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Single Family Housing	1,331.04	1,345.14	1,205.55	3,810,997	3,810,997
Total	1,331.04	1,345.14	1,205.55	3,810,997	3,810,997

4.3 Trip Type Information

Land Use	Miles				Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by	
Single Family Housing	10.80	7.30	7.50	45.60	19.00	35.40	86	11	3	

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.517111	0.052324	0.170980	0.155671	0.027786	0.007423	0.013424	0.026160	0.000649	0.000313	0.023324	0.001439	0.003395

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	198.5192	198.5192	0.0168	2.0300e-003	199.5433
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	198.5192	198.5192	0.0168	2.0300e-003	199.5433
NaturalGas Mitigated	0.0181	0.1544	0.0657	9.9000e-004		0.0125	0.0125		0.0125	0.0125	0.0000	178.8000	178.8000	3.4300e-003	3.2800e-003	179.8625
NaturalGas Unmitigated	0.0181	0.1544	0.0657	9.9000e-004		0.0125	0.0125		0.0125	0.0125	0.0000	178.8000	178.8000	3.4300e-003	3.2800e-003	179.8625

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5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use KBTU/yr	tons/yr										MT/yr					
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Single Family Housing	3.35059e+006	0.0181	0.1544	0.0657	9.9000e-004	0.0125	0.0125	0.0125	0.0125	0.0125	0.0125	0.0000	178.8000	178.8000	3.4300e-003	3.2800e-003	179.8625
Total		0.0181	0.1544	0.0657	9.9000e-004	0.0125	0.0125	0.0125	0.0125	0.0125	0.0000	178.8000	178.8000	3.4300e-003	3.2800e-003	179.8625	

Mitigated

Land Use	NaturalGas Use KBTU/yr	tons/yr										MT/yr				
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O
Single Family Housing	3.35059e+006	0.0181	0.1544	0.0657	9.9000e-004	0.0125	0.0125	0.0125	0.0125	0.0125	0.0000	178.8000	178.8000	3.4300e-003	3.2800e-003	179.8625
Total		0.0181	0.1544	0.0657	9.9000e-004	0.0125	0.0125	0.0125	0.0125	0.0125	0.0000	178.8000	178.8000	3.4300e-003	3.2800e-003	179.8625

O'Hara Ranch Subdivision - San Joaquin Valley Unified APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
					MT/yr
Single Family Housing	1.11939e+006	198.5192	0.0168	2.0300e-003	199.5433
Total		198.5192	0.0168	2.0300e-003	199.5433

Mitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
					MT/yr
Single Family Housing	1.11939e+006	198.5192	0.0168	2.0300e-003	199.5433
Total		198.5192	0.0168	2.0300e-003	199.5433

6.0 Area Detail

6.1 Mitigation Measures Area

O'Hara Ranch Subdivision - San Joaquin Valley Unified APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBIogenic CO2	Total CO2	CH4	N2O	CO2e
Mitigated	1.2670	0.0648	1.0684	3.9000e-004	0.0101	0.0101	0.0101	0.0101	0.0101	0.0101	0.0000	62.7924	62.7924	2.8100e-003	1.1200e-003	63.1963
Unmitigated	1.2670	0.0648	1.0684	3.9000e-004	0.0101	0.0101	0.0101	0.0101	0.0101	0.0101	0.0000	62.7924	62.7924	2.8100e-003	1.1200e-003	63.1963

6.2 Area by SubCategory

Unmitigated

SubCategory	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBIogenic CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.2382					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9912					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.1700e-003	0.0527	0.0224	3.4000e-004	4.2600e-003	4.2600e-003	4.2600e-003	4.2600e-003	4.2600e-003	4.2600e-003	0.0000	61.0822	61.0822	1.1700e-003	1.1200e-003	61.4452
Landscaping	0.0314	0.0121	1.0460	6.0000e-005	5.8000e-003	5.8000e-003	5.8000e-003	5.8000e-003	5.8000e-003	5.8000e-003	0.0000	1.7102	1.7102	1.6400e-003	0.0000	1.7511
Total	1.2670	0.0648	1.0684	4.0000e-004	0.0101	0.0101	0.0101	0.0101	0.0101	0.0101	0.0000	62.7924	62.7924	2.8100e-003	1.1200e-003	63.1963

O'Hara Ranch Subdivision - San Joaquin Valley Unified APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

SubCategory	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.2382					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9912					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.1700e-003	0.0527	0.0224	3.4000e-004	4.2600e-003	4.2600e-003	4.2600e-003	4.2600e-003	4.2600e-003	4.2600e-003	0.0000	61.0822	61.0822	1.1700e-003	1.1200e-003	61.4452
Landscaping	0.0314	0.0121	1.0460	6.0000e-005	5.8000e-003	5.8000e-003	5.8000e-003	5.8000e-003	5.8000e-003	0.0000	1.7102	1.7102	1.6400e-003	0.0000	0.0000	1.7511
Total	1.2670	0.0648	1.0684	4.0000e-004	0.0101	0.0101	0.0101	0.0101	0.0101	0.0101	0.0000	62.7924	62.7924	2.8100e-003	1.1200e-003	63.1963

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Toilet
- Install Low Flow Shower
- Turf Reduction
- Use Water Efficient Irrigation System
- Use Water Efficient Landscaping

O'Hara Ranch Subdivision - San Joaquin Valley Unified APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	13.8156	0.2674	6.4100e-003	22.4086
Unmitigated	15.3252	0.3004	7.2000e-003	24.9793

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	9,18672 / 5,79163	15.3252	0.3004	7.2000e-003	24.9793
Total		15.3252	0.3004	7.2000e-003	24.9793

O'Hara Ranch Subdivision - San Joaquin Valley Unified APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Single Family Housing	8.17618 / 5.43834	13.8156	0.2674	6.4100e-003	22.4086
Total		13.8156	0.2674	6.4100e-003	22.4086

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

Category/Year	Total CO2	CH4	N2O	CO2e
Mitigated	34.1390	2.0176	0.0000	84.5780
Unmitigated	34.1390	2.0176	0.0000	84.5780

O'Hara Ranch Subdivision - San Joaquin Valley Unified APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

Land Use	Waste Disposed tons	Total CO2	CH4	N2O	CO2e
		MT/yr			
Single Family Housing	168.18	34.1390	2.0176	0.0000	84.5780
Total		34.1390	2.0176	0.0000	84.5780

Mitigated

Land Use	Waste Disposed tons	Total CO2	CH4	N2O	CO2e
		MT/yr			
Single Family Housing	168.18	34.1390	2.0176	0.0000	84.5780
Total		34.1390	2.0176	0.0000	84.5780

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

O'Hara Ranch Subdivision - San Joaquin Valley Unified APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix B

California Natural Diversity Data Base Species List



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To:
Project Code: 2023-0031082
Project Name: OHara TSM Lindsay

January 05, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

Project Summary

Project Code: 2023-0031082

Project Name: OHara TSM Lindsay

Project Type: New Constr - Above Ground

Project Description: The project is a proposed tentative subdivision consisting of 141 lots

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@36.212451900000005,-119.10010075111103,14z>



Counties: Tulare County, California

Endangered Species Act Species

There is a total of 9 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
San Joaquin Kit Fox <i>Vulpes macrotis mutica</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2873	Endangered
Tipton Kangaroo Rat <i>Dipodomys nitratoides nitratoides</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7247	Endangered

Birds

NAME	STATUS
California Condor <i>Gymnogyps californianus</i> Population: U.S.A. only, except where listed as an experimental population There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8193	Endangered
Yellow-billed Cuckoo <i>Coccyzus americanus</i> Population: Western U.S. DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

Amphibians

NAME	STATUS
California Tiger Salamander <i>Ambystoma californiense</i> Population: U.S.A. (Central CA DPS) There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2076	Threatened

Fishes

NAME	STATUS
Delta Smelt <i>Hypomesus transpacificus</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Crustaceans

NAME	STATUS
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened

Flowering Plants

NAME	STATUS
San Joaquin Adobe Sunburst <i>Pseudobahia peirsonii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2931	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

IPaC User Contact Information

Agency: Lindsay city
Name: Darlene Mata
Address: 6145 W Cherry Ct
City: Visalia
State: CA
Zip: 93277
Email: darmata234@gmail.com
Phone: 5597992942

Appendix C

Cultural Records Search



1/9/2023

Consuelo Sauls
Taylored Archaeology
6083 N. Figarden Drive, Suite 616
Fresno, CA 93722

Re: O'Hara Ranch Project
Records Search File No.: 22-476

The Southern San Joaquin Valley Information Center received your record search request for the project area referenced above, located on the Lindsay USGS 7.5' quad. The following reflects the results of the records search for the project area and the 0.5 mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: custom GIS maps GIS data

Resources within project area:	None
Resources within 0.5 mile radius:	P-54-004626, 005138, CHL 471
Reports within project area:	None
Reports within 0.5 mile radius:	TU-00010, 00208, 00441, 00951, 01103, 01181, 01301, 01673, 01857

Resource Database Printout (list): enclosed not requested nothing listed

Resource Database Printout (details): enclosed not requested nothing listed

Resource Digital Database Records: enclosed not requested nothing listed

Report Database Printout (list): enclosed not requested nothing listed

Report Database Printout (details): enclosed not requested nothing listed

Report Digital Database Records: enclosed not requested nothing listed

Resource Record Copies: enclosed not requested nothing listed

Report Copies: enclosed not requested nothing listed

OHP Built Environment Resources Directory: enclosed not requested nothing listed

Archaeological Determinations of Eligibility: enclosed not requested nothing listed

CA Inventory of Historic Resources (1976): enclosed not requested nothing listed

Caltrans Bridge Survey: Not available at SSJVIC; please see
<https://dot.ca.gov/programs/environmental-analysis/cultural-studies/california-historical-bridges-tunnels>

Ethnographic Information: Not available at SSJVIC

Historical Literature: Not available at SSJVIC

Historical Maps: Not available at SSJVIC; please see
<http://historicalmaps.arcgis.com/usgs/>

Local Inventories: Not available at SSJVIC

GLO and/or Rancho Plat Maps: Not available at SSJVIC; please see
<http://www.glorerecords.blm.gov/search/default.aspx#searchTabIndex=0&searchByTypeIndex=1> and/or
<http://www.oac.cdlib.org/view?docId=hb8489p15p;developer=local;style=oac4;doc.view=items>

Shipwreck Inventory: Not available at SSJVIC; please see
<https://www.slc.ca.gov/shipwrecks/>

Soil Survey Maps: Not available at SSJVIC; please see
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

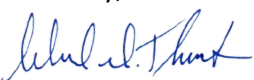
The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,



Celeste M. Thomson
Coordinator



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

NUMBER 23-14

TITLE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND APPROVING TENTATIVE SUBDIVISION MAP TRACT 6250 AND PLANNED UNIT DEVELOPMENT 2023-01 TO DIVIDE 35 ACRES INTO 145 SINGLE-FAMILY LOTS AND ONE REMAINDER PARCEL LOCATED NORTH OF TULARE ROAD BETWEEN THE RAILROAD AND MAPLE AVENUE (APN's 199-050-017, 201-170-010, 201-180-013)

MEETING At a regularly scheduled meeting of the City of Lindsay City Council held on May 09, 2023 at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

WHEREAS, NFDI LLC has requested the approval of Tentative Subdivision Map (TSM) Tract 6250 and Planned Unit Development Permit (PUD) 2023-01 to divide 35 acres into 145 single family residential lots and one remainder parcel located north of Tulare Road, between the Railroad and Maple Avenue (APN's 199-050-017, 201-170-010, 201-180-013) and;

WHEREAS, the site is designated in the Lindsay General Plan as Low Density Residential, Medium Density Residential and Mixed Use and zoned a mix of R-1-7, RM-3 and MXU; and

WHEREAS, an Initial Study was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, and it was found that the proposed project could not have a significant effect on the environment, with mitigations. Therefore, a Mitigated Negative Declaration has been prepared for this project; and

WHEREAS, the Lindsay City Council held a duly noticed public hearing at its May 09, 2023 Regular City Council Meeting.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINDSAY DOES HEREBY RESOLVE AS FOLLOWS:

- SECTION 1. That the above recitals are true and correct.
- SECTION 2. Tentative Subdivision Map Tract 6250 complies with the requirements of the Municipal Code and the Subdivision Map Act and the Conditions of Approval.
- SECTION 3. The proposed location of the Planned Unit Development is in accordance with the objectives of the zoning code.



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

The proposed location of the Planned Unit Development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.

The proposed Planned Unit Development will comply with each of the applicable provisions of the respective code sections.

The standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distance between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the objectives of the zoning code, and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

SECTION 4. The City Council of the City of Lindsay hereby approves Tentative Subdivision Map Tract 6250 and Planned Unit Development Permit (PUD) 2023-01 based on the evidence presented and subject to the following conditions:

1. The site shall be developed consistent with the approved Tentative Subdivision Map Tract 6250 and its conditions per attached Exhibit A, and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. All mitigation measures in the Mitigated Negative Declaration approved with Tentative Subdivision Map Tract 6250 shall be complied with.
3. The project shall be developed and maintained in substantial compliance with the tentative map, except for any modifications that may be needed to meet these conditions of approval.
4. The final subdivision map shall be submitted in accordance with City ordinances and standards.
5. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, streetlights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be

RESOLUTION NO. 23-14
Page 2 of 5



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

completed in accordance with the approved plans to the satisfaction of the City Services Department.

6. Parkland in-lieu fees shall be paid to the City for each lot in accordance with the City's Fee Schedule adopted by Resolution of the City Council. Fees shall be paid prior to approval of the final map.
7. A Community Facilities District (CFD) shall be formed in conjunction with the final map acceptance to provide the maintenance costs for common landscaping and other improvements, in accordance with existing City policy.
8. The project shall be subject to the applicable development impact fees adopted by Resolution of the City Council.
9. A noise and odor easement shall be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and railroad, and the right of the industry and railroad to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonable hindered by residential users and owners that move nearby at a later date.
10. In accordance with Government Code Section 66020, the applicant is hereby notified that the 90-day appeal period identified in Government Code Section 66020 during which you may protest the imposition of fees, dedications, reservations, and other exactions identified in Tentative Subdivision Map will begin to run on the date of the approval of Map by the City.
11. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
12. A block wall shall be constructed to City standards along the rear lot line of Lots 42 through 47 and Lots 96 through 127.
13. A 6-foot wood fence shall be constructed along the western and northern rear lot lines of the single-family subdivision.
14. Fire hydrant types and locations shall be approved by the Public Safety and City Services Departments.



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

15. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lindsay Postmaster.
16. One tree shall be planted in the front yard of each home prior to the certificate of occupancy being issued.
17. Streetlights shall be provided within the project as per City local street lighting standards.
18. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the City Services Department.
19. All signs shall require a sign permit separate from the building permit.
20. A temporary easement shall be dedicated on the final map for each of the proposed 'turn around' area at the north end of Westwood Avenue and for any stub street during the phasing process.
21. If developer desires to use the existing City Sequoia Basin or Westwood Basin to replace the on-site retention basin, the developer shall provide a drainage study prepared by a licensed civil engineer for review and approval by the City Services Department and City Engineer. Said drainage study shall evaluate the adequacy of the City drainage basin and determine any required City basin improvements and conveyance improvements required to use the basin and to be constructed by the developer based on City Standards and applicable State and Federal requirements.
22. This Tentative Subdivision Map and Planned Unit Development approval shall expire within two (2) years, unless a final map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act.
23. The City of Lindsay shall not be liable for any damage, loss, or injury to the person, property, or effects of the applicant or of any agent, servant, employee, contracted staff, or volunteer. The applicant agrees to indemnify, protect, and hold harmless the City of Lindsay against any and all such damages, cost, attorney's fees, or employees.



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

PASSED AND ADOPTED by the City Council of the City of Lindsay as follows:

MEETING DATE	May 09, 2023
MOTION	
SECOND MOTION	
AYES	
ABSENT	
ABSTAIN	
NAYS	

CERTIFICATION OF THE FOREGOING RESOLUTION AS FULL, TRUE, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LINDSAY AS DETAILED.

FRANCESCA QUINTANA
CITY CLERK

HIPOLITO A. CERROS
MAYOR

RESOLUTION NO. 23-14
Page 5 of 5

'Exhibit A'

SITE PLAN REVIEW COMMENTS



DATE: April 06, 2023
SITE PLAN NO:
PROJECT TITLE: O'Hara Ranch Tentative Subdivision Map
DESCRIPTION: Tentative Subdivision Map Application
APPLICANT: NFDI; Bear Nunley
PROPERTY OWNER: Jacquelyn O'Hara
LOCATION: 791 W Tulare Road, Lindsay, CA
APN(S): 199-050-017, 201-170-010, 201-180-13

ENGINEERING – Subdivisions/Parcel Maps

Recommended action:

- Acceptable as submitted. See applicable comments below for permit application.
- Revise per comments below. Resubmittal not required. See applicable comments below for permit application.
- Resubmit with additional information. See comments below.
- Redesign required. See comments below.

The following items are required to be shown on the Tentative Subdivision Map/Parcel Map or provided with the Tentative Subdivision Map/Parcel Map application:

- Tentative Subdivision Maps and Parcel Maps shall comply with Title 17 of the City of Lindsay Municipal Code. Tentative maps shall be prepared in accordance with Section 17.6-Tentative Maps, Section 17.24-Parcel Map Subdivision, Section 17.44-Vesting Tentative Maps, and Section 17.28-Development Standards.
- Tentative maps shall be prepared by a licensed land surveyor or registered civil engineer qualified to practice land survey. Provide property/boundary information:
- Show all adjacent existing and proposed streets including proposed new street improvements, including curb, gutter, drive approaches, sidewalk, transit/bus stops, etc. -*Show Tulare Avenue existing and proposed improvements:*
 - Show sidewalk: ___ ft. wide, with ___ ft. wide parkway on _____;
 - All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
 - Show existing on-site structures and improvements on the site, such as buildings, wells, septic tanks, fences, driveways, etc., and note if they are to remain, removed, relocated, or demolished. Show existing structures and improvements adjacent to the site.
 - Show all proposed public improvements including street improvements, water, sanitary sewer, storm drain and landscape improvements per City Standards including lot grading and cluster mailbox locations. *Show Tulare Avenue improvements.*
 - Show proposed service connections to City water, sanitary sewer and storm drain facilities.
 - Water: 8" water in Tulare & Maple Valley
 - Sanitary Sewer: 12" in Tulare, 16" in Westwood
 - Storm Drain: See storm drain comments in Additional Comments below in this section.
 - Show proposed fire hydrants locations per Fire Department requirements.
 - Show any temporary fire and emergency access. Provide all-weather fire and emergency access road.
 - Show proposed disposal of storm runoff: On-site basin required per City Standards, Surface drain to street,
 - Connection to storm drain trunkline available - _____" in _____.
 - Connect to existing City basin, *Possible future connection to existing Sequoia Basin or Westwood Basin. See Additional Comments below in this section.*
 - Show proposed streetlights per City Standards.
 - Caltrans comments required prior to approval of the tentative map.
 - Written comments required from ditch company.

'Exhibit A'

SITE PLAN REVIEW COMMENTS



DATE: April 06, 2023
SITE PLAN NO:
PROJECT TITLE: O'Hara Ranch Tentative Subdivision Map
DESCRIPTION: Tentative Subdivision Map Application
APPLICANT: NFDI; Bear Nunley
PROPERTY OWNER: Jacquelyn O'Hara
LOCATION: 791 W Tulare Road, Lindsay, CA
APN(S): 199-050-017, 201-170-010, 201-180-13

Additional Comments:

1. The City is currently evaluating the drainage in this area to determine ultimate service to the development. The evaluation will determine if the subdivision can drain to the existing City Sequoia Basin, or will need to provide a permanent on-site retention basin. The developer may also evaluate the City's Westwood Basin to determine if additional capacity is available for the development. The developer should plan to retain storm water runoff in an on-site retention basin pending the outcome of the drainage evaluation(s).
2. The City will need to provide a "Will Serve" letter for water service prior to approval of the TSM.
3. Confirm ability to abandon existing US Bureau of Reclamation easement or accommodate with final subdivision map. See survey comments.

The following are required with the Final Map application:

- Submit on-site grading, and on-site and off-site improvement plans detailing all proposed work. On-site and off-site improvement plans, and grading plans shall be prepared and signed by registered civil engineer.
- Final subdivision map shall be prepared by a licensed land surveyor or qualified civil engineer allowed to practice land survey.
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map and plan required prior to approval of Final Map.
- The Final Map and Improvements shall conform to the Subdivision Map Act, the City of Lindsay's Subdivision Ordinance and Standard Improvements including City of Lindsay Municipal Code, Section 17.20-Final Map, Section 17.24-Parcel Map Subdivision, Section 17.28 Development Standards, and Section 17.32-Public Improvements.
- A preconstruction conference is required prior to the start of any construction.
- City encroachment permit required which shall include an approved traffic control plan.
- Caltrans encroachment permit required.
- Comply with all Caltrans comments and conditions for the tentative map.
- Comply with written comments from ditch company.
- All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
- Dedicate _____ ft. additional right-of-way along _____ by map by deed; Dedicate proposed public streets by map by deed. Right-of-way dedication required by grant deed. A title report is required for verification of ownership.
- Dedicate *Outlots A & B for landscape purposes* by map by deed.
- Install street striping as required by the City Engineer.
- Install streetlights per City Standards. Show location of all proposed streetlights on the subdivision improvement plans.
- Install sidewalk: 5 ft. wide, with 0 ft. wide parkway on interior streets; and 10 ft wide with 0 ft. wide parkway on Tulare Ave.
- Show locations of all drive approaches and construct to City Standards. All lots to have separate drive approaches.
- Cluster mailbox supports required (1 for 2 residential units) or use postal unit.

'Exhibit A'

SITE PLAN REVIEW COMMENTS



DATE: April 06, 2023
SITE PLAN NO:
PROJECT TITLE: O'Hara Ranch Tentative Subdivision Map
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APPLICANT: NFDI, Bear Nunley
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- Show all proposed public improvements including street improvements, water, sanitary sewer, storm drain and landscape improvements per City Standards including lot grading and cluster mailbox locations.
- Show proposed service connections to City water, sanitary sewer and storm drain facilities.
 - Water: 8" water in Tulare & Maple Valley (Will serve letter required)
 - Sanitary Sewer: 12" in Tulare, 16" in Westwood
 - Storm Drain: *See storm drain comments in "Additional Comments" above in previous section.*
- Landscape and irrigation improvement plans to be submitted for the entire project. Landscape plans will need to comply with the City of Lindsay's street tree ordinance and the State MWELo requirements. Landscape plans shall be prepared by a licensed landscape architect. *Provide landscape and irrigation plans for Outlots A & B and any other landscape areas (i.e. On-site storm drain basins). Coordinate any requirements from US Bureau of Reclamation if easement is not abandoned.*
- Public Facilities Maintenance District (PFMD) / Homeowners Association (HOA) required prior to approval of Final Map. PFMD will maintain common area landscaping, streetlights, street trees and local streets as applicable. Submit completed PFMD application and filing fee a minimum of 75 days before approval of Final Map.
- Dedicate landscape lots to the City that are to be maintained by the PFMD. **10' wide Outlots A & B shown on the map.**
- Potable water and fire protection water master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. The water system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The water system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading and drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.
 - Prepared by a registered civil engineer.
 - All elevations shall be based on the City's benchmark network.Storm run-off from the project shall be handled as follows:
 - Directed to the City's existing storm drainage system; *See storm drain comments in "Additional Comments" above in previous section.*
 - Directed to a permanent on-site basin per City Standards; *See storm drain comments in "Additional Comments" above in previous section.*
 - Directed to a temporary on-site basin which is required until a connection with adequate capacity is available to the ultimate storm drainage system. On-site basin shall be constructed in accordance with City Standards. *See storm drain comments in "Additional Comments" above in previous section.*
- Protect Oak trees during construction.
- Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.

‘Exhibit A’

SITE PLAN REVIEW COMMENTS



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APPLICANT: NFDI; Bear Nunley
PROPERTY OWNER: Jacquelyn O'Hara
LOCATION: 791 W Tulare Road, Lindsay, CA
APN(S): 199-050-017, 201-170-010, 201-180-13

- Geotechnical /Soils Report is required. *Include at least 1 boring in Tulare Ave at Westwood St to confirm existing structural section and R-value*
- Provide R-value tests; Provide tests at 500' spacing along proposed streets.
- Traffic indexes per City standards: All interior local streets = 5.5; Tulare = 8.0 or match existing pavement section for any paveout.
- Subject to existing reimbursement agreement to reimburse prior developer.
- Abandon existing wells per Code; a building permit is required.
- Remove existing irrigation lines and dispose off-site.
- Remove existing leach fields and septic tanks.
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City of Lindsay.
- The project it may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City of Lindsay.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit will be provided to the City of Lindsay.

Additional Comments:

1. See comments regarding storm drain drainage for this development and "will serve" letter for water services in the "Additional Comments" section above in previous section.



Authorized signature

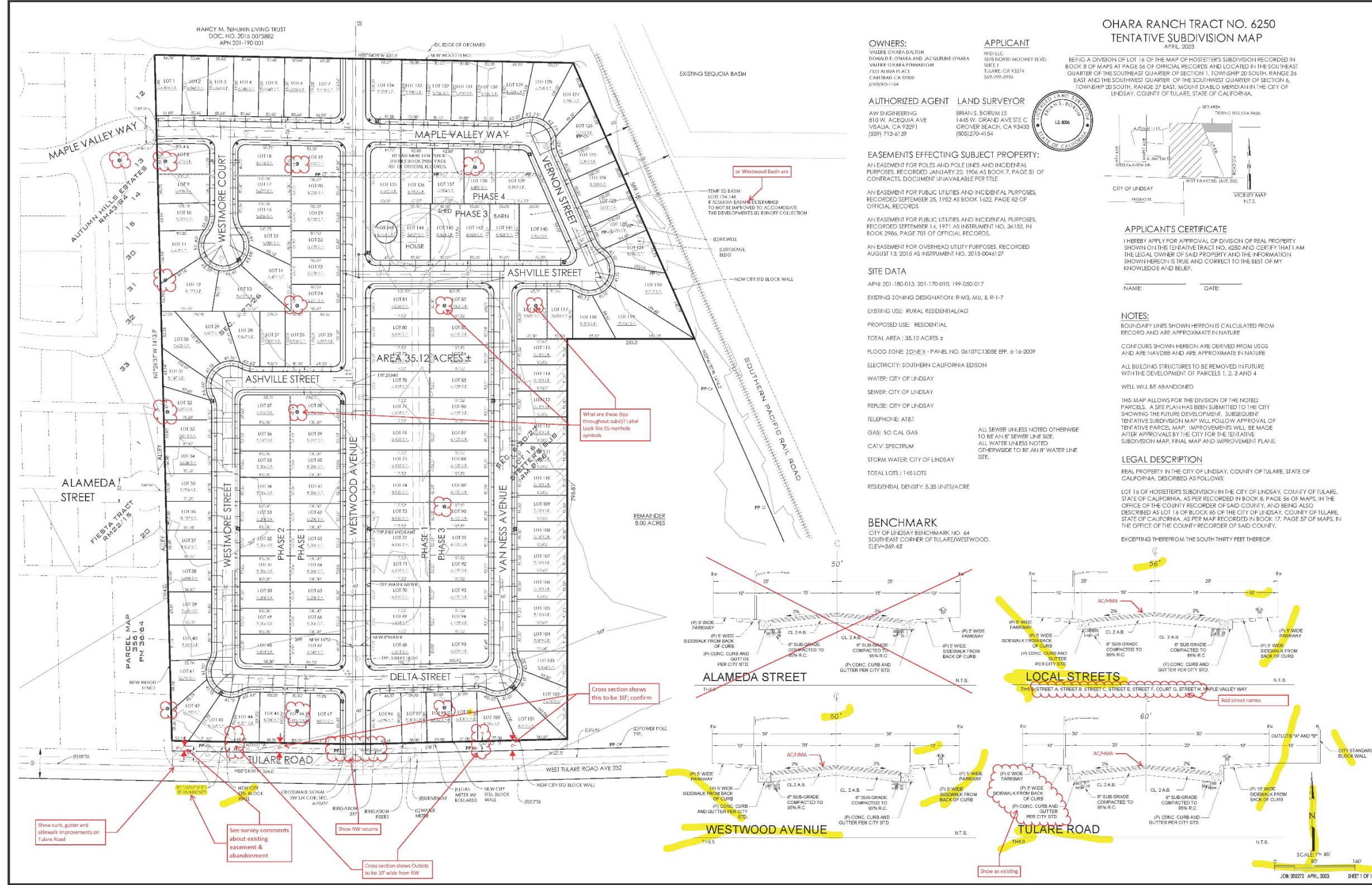
5/1/23

Date

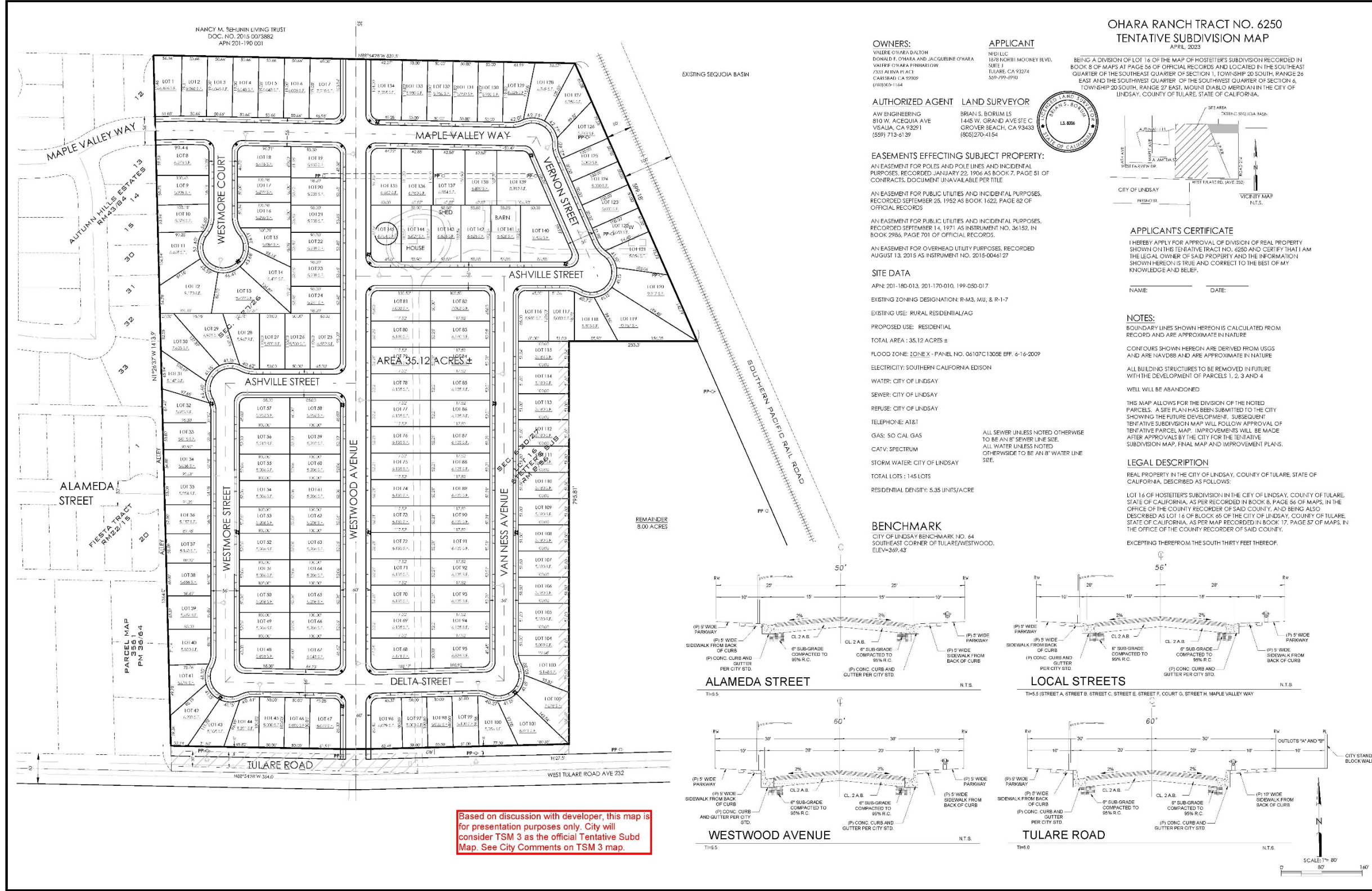
Jeff Cowart, PE City Engineer

Printed name

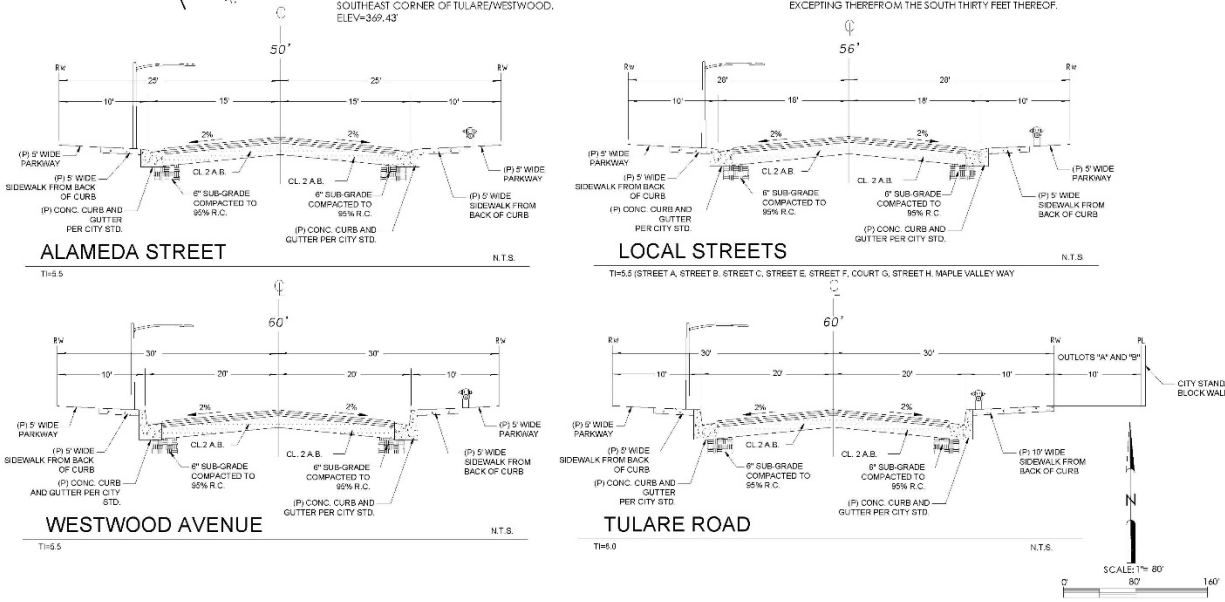
‘Exhibit A’



‘Exhibit A’



Based on discussion with developer, this map is for presentation purposes only. City will consider TSM 3 as the official Tentative Subd Map. See City Comments on TSM 3 map.



'Exhibit A'



5080 California Avenue, Suite 220 | Bakersfield, CA 93309 | (661) 616-2600

May 2, 2023

Neyba Amezcua
Director of City Services and Planning
City of Lindsay
P.O. Box 369
Lindsay, CA 93247

Subject: Tentative Tract Map – O'Hara (TTM 6250)

Dear Neyba:

Please see the attached PDF package with redlines. The Tentative Tract Map is checked per the City of Lindsay Municipal Code for Tentative Map contents, Chapter 17.16.

Please let me know if you have any questions or if clarification is needed.

Sincerely,

Kristie Achee, PLS
Contract City Surveyor – City of Lindsay

Enclosures: 2nd Review Check Redlines

cc: Jeff Cowart, QK

AW Engineering

220009/12
TF/KMA



'Exhibit A'

ITEMS IN BLUE NEED TO BE COMPLETED PER ENG. COMMENTS/CHECKLIST

PER 17.16.060 INFORMATION REQUIRED ON THE TENTATIVE MAP
The following information shall be shown on the tentative map or in an accompanying data statement:
J. A grading plan, showing by appropriate graphic means the proposed grading of the subdivision;
L. The approximate boundaries of areas subject to inundation or storm water overflow, and the location, width and direction of flow of all watercourses;
N. Proposed zoning changes, whether immediate or future;
O. Any proposed public areas (Outlot A & B)
Q. The approximate widths, locations and uses of all existing or proposed easements for drainage, sewerage and public utilities;
R. The approximate radius of each curve;
S. The approximate layout and dimensions of each lot;
Y. Any proposed dedications, easements and deed restrictions (Please show road access easement)
Z. Proposed building setback lines, lower floor elevations, and maximum building elevations, coordinated with topographic elevations, if not in accordance with the city zoning ordinance;
AA. The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the subdivision shall be shown on the subdivision map or on the vicinity map as appropriate.

should the lots be 135-145 to stay within this block?

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1992 AS INSTRUMENT NO. 2015-00461 27

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1992 AS INSTRUMENT NO. 2015-00461 27

AN EASEMENT FOR OVERHEAD UTILITY PURPOSES, RECORDED AUGUST 13, 2015 AS INSTRUMENT NO. 2015-00461 27

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1992 AS INSTRUMENT NO. 2015-00461 27

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AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1992 AS INSTRUMENT NO. 2015-00461 27

OWNERS:
VALERIE OHARA DALTON
DONALD E. OHARA AND JACQUELINE OHARA
VALERIE OHARA FARMER/1006
7501 ALHAMBRA BLVD
CARMEL, CA 95008
(408)905-1168

APPLICANT:
NEI LLC
1819 NORTH MOOREY BLVD, SUITE 1
TULARE, CA 93274
509-799-8970

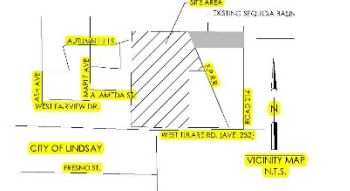
AUTHORIZED AGENT:
AW ENGINEERING
810 W. ACEQUIA AVE
VISALIA, CA 93291
(559) 713-6137

LAND SURVEYOR:
BRIAN S. BORUM LS
1445 W. GRAND AVENUE C
GROVER BEACH, CA 93433
(805)270-4154



OHARA RANCH TRACT NO. 6250
TENTATIVE SUBDIVISION MAP
APRIL 2023

BEING A DIVISION OF LOT 16 OF THE MAP OF HOSTETTER'S SUBDIVISION RECORDED IN BOOK 8 OF MAPS AT PAGE 56 OF OFFICIAL RECORDS AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 26 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 27 EAST, MOUNT Diablo MERIDIAN IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA.



APPLICANT'S CERTIFICATE
I HEREBY APPLY FOR APPROVAL OF DIVISION OF REAL PROPERTY SHOWN ON THE TENTATIVE TRACT NO. 6250 AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME: _____ DATE: _____

NOTES:
BOUNDARY LINES SHOWN HEREON IS CALCULATED FROM RECORD AND ARE APPROXIMATE IN NATURE
CONTOURS SHOWN HEREON ARE DERIVED FROM USGS AND ARE NAVD83 AND ARE APPROXIMATE IN NATURE
ALL BUILDING STRUCTURES TO BE REMOVED IN FUTURE WITH THE DEVELOPMENT OF PARCELS 1, 2, 3 AND 4
WELL WILL BE ABANDONED

THIS MAP ALLOWS FOR THE DIVISION OF THE NOTED PARCELS. A SITE PLAN HAS BEEN SUBMITTED TO THE CITY SHOWING THE FUTURE DEVELOPMENT. SUBSEQUENT TENTATIVE SUBDIVISION MAP WILL FOLLOW APPROVAL OF TENTATIVE PARCEL MAP. IMPROVEMENTS WILL BE MADE AFTER APPROVAL BY THE CITY FOR THE TENTATIVE SUBDIVISION MAP, FINAL MAP AND IMPROVEMENT PLANS.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 8, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING ALSO DESCRIBED AS LOT 16 OF BLOCK 85 OF THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH THIRTY FEET THEREOF.

EASEMENTS AFFECTING SUBJECT PROPERTY:
AN EASEMENT FOR POLES AND POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 1996 AS BOOK 7, PAGE 81 OF CONTRACTS, DOCUMENT UNAVAILABLE PER TITLE

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1992 AS BOOK 1622, PAGE 82 OF OFFICIAL RECORDS

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1992 AS INSTRUMENT NO. 2015-00461 27

SITE DATA
APN: 201-190-013, 201-170-010, 199-050-017
EXISTING ZONING DESIGNATION: R1M3, MU, E, R-17
PROPOSED ZONING DESIGNATION: RURAL RESIDENTIAL/AC

PROPOSED USE: RESIDENTIAL
TOTAL AREA: 35.12 ACRES ±
FLOOD ZONE: FONE X - PANEL NO. 06107C1305E EFF. 6-16-2009

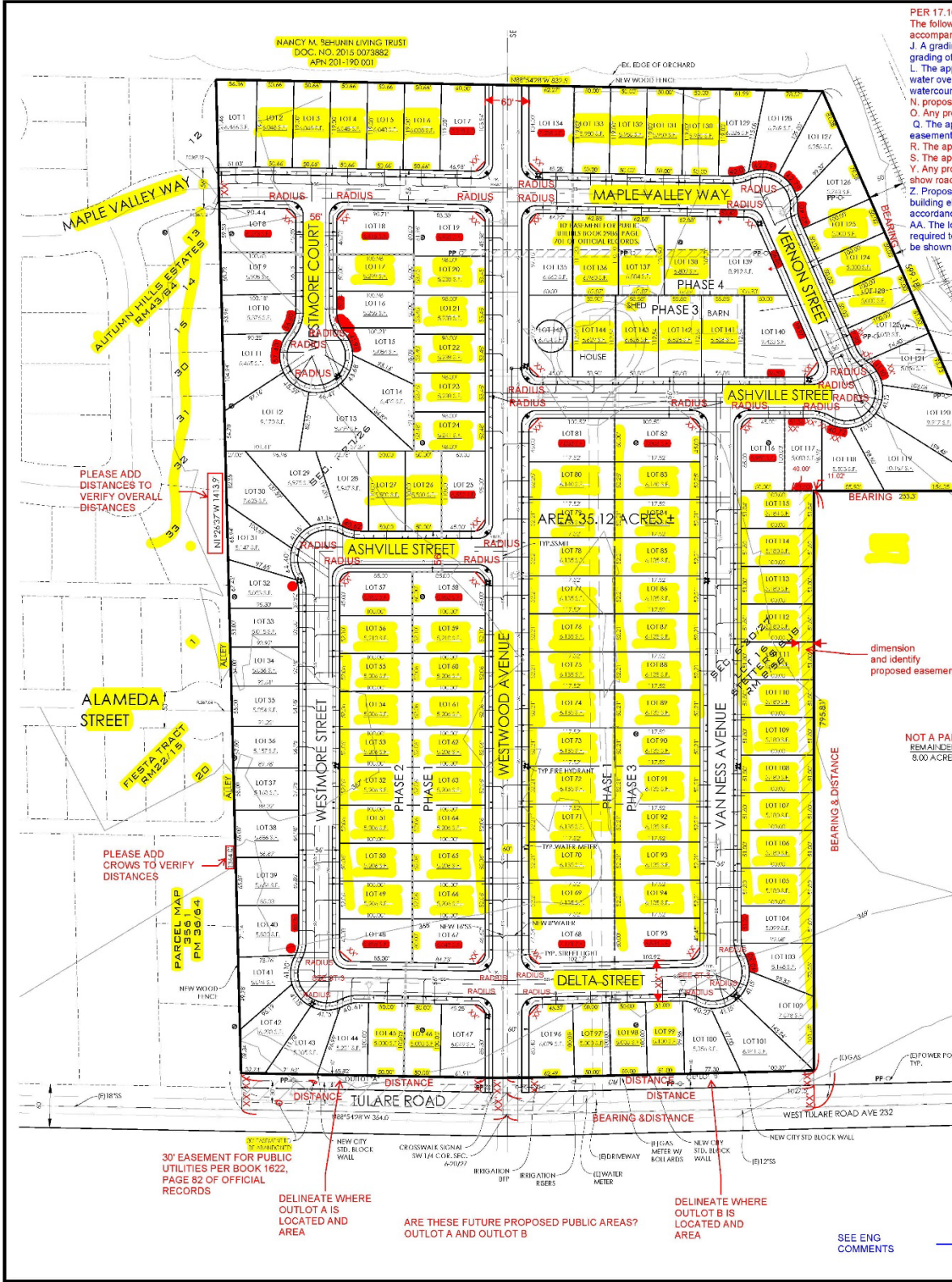
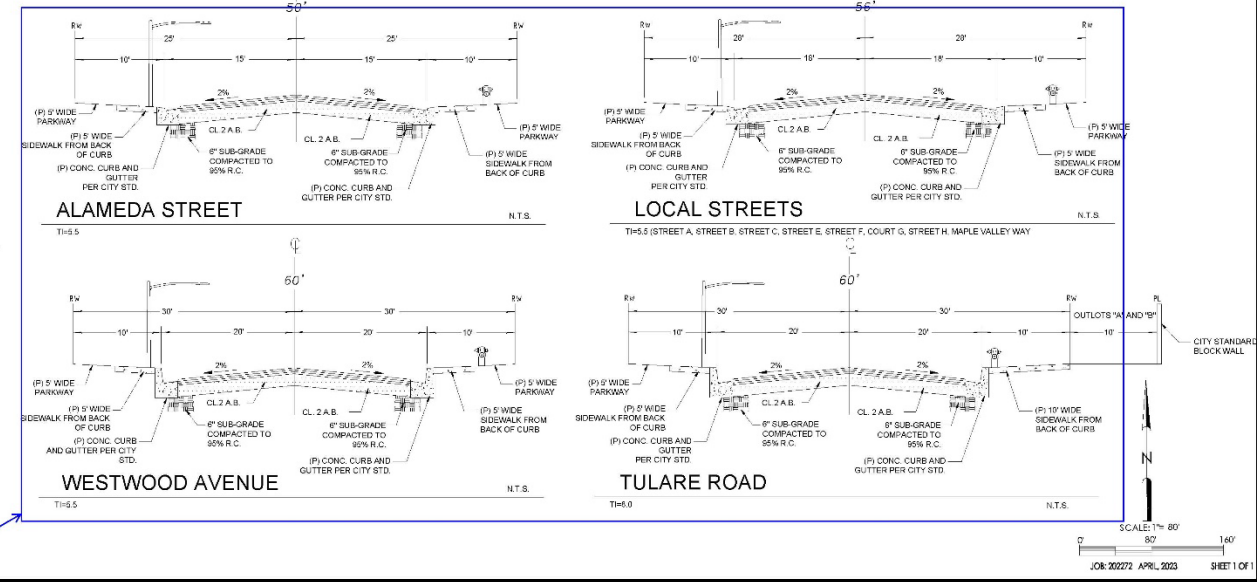
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
WATER: CITY OF LINDSAY
SEWER: CITY OF LINDSAY
REFUSE: CITY OF LINDSAY

TELEPHONE: AT&T
GAS: SO CAL GAS
CATV: SPECTRUM
STORM WATER: CITY OF LINDSAY

TOTAL LOTS: 145 LOTS
RESIDENTIAL DENSITY: 5.35 UNITS/ACRE

BENCHMARK
CITY OF LINDSAY BENCHMARK NO. 64
SOUTHEAST CORNER OF TULARE/WESTWOOD,
ELEV=369.43

ALL SEWER UNLESS NOTED OTHERWISE TO BE AN 8" SEWER LINE SITE
ALL WATER UNLESS NOTED OTHERWISE TO BE AN 8" WATER LINE SITE
OTHERWISE



PLEASE ADD DISTANCES TO VERIFY OVERALL DISTANCES

PLEASE ADD CROWS TO VERIFY DISTANCES

30' EASEMENT FOR PUBLIC UTILITIES PER BOOK 1622, PAGE 82 OF OFFICIAL RECORDS

DELINEATE WHERE OUTLOT A IS LOCATED AND AREA

ARE THESE FUTURE PROPOSED PUBLIC AREAS? OUTLOT A AND OUTLOT B

DELINEATE WHERE OUTLOT B IS LOCATED AND AREA

SEE ENG COMMENTS