



# LINDSAY CITY COUNCIL REGULAR MEETING AGENDA

**December 9, 2025, 6:00 P.M.**  
City Hall, 251 E. Honolulu St., Lindsay, CA 93247

**Mayor**  
Misty Villarreal  
**Mayor Pro Tem**  
Yolanda Flores  
**Councilmembers**  
Adriana Nave  
Rosaena Sanchez  
Joe Soria

Notice is hereby given that the Lindsay City Council will hold a Regular Meeting on Tuesday, December 9, 2025 at 6:00 p.m. in person and live via YouTube.

 **City of Lindsay YouTube Channel:** <https://www.youtube.com/@CityofLindsay>



Se anima a los hispanohablantes a asistir a las próximas reuniones del Concejo Municipal de Lindsay. Para traducción al español, comuníquese con la oficina de la Secretaria Municipal por teléfono, (559) 562-7102 ext. 8034, o regístrese unos minutos antes en el momento de la reunión del Consejo.

## Rules for Addressing the City Council:

- Members of the public may address the City Council on matters within the jurisdiction of the City of Lindsay.
- Persons wishing to address Council concerning an item on the agenda will be invited to address the Council during the time that Council is considering that agenda item. Persons wishing to address Council concerning issues not on the agenda will be invited to address Council during the Public Comment portion of the meeting.
- When invited by the Mayor to speak, please step up to the lectern, state your name and city of residence, and make your comments. Comments are limited to three minutes per speaker.

## Americans with Disabilities Act

Pursuant to the Americans with Disabilities Act, 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 [dchang@lindsay.ca.us](mailto:dchang@lindsay.ca.us).

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

### 4. EXECUTIVE (CLOSED) SESSION

#### 4.1 Conference with Labor Negotiators

Pursuant to Cal Gov. Code § 54957

Agency Designated Representative: City Manager (or other designated negotiator)

Employee Organization: Lindsay City Employees Association: Services Employees International Union (SEIU).

#### 4.2 Conference with Labor Negotiators

Pursuant to Cal Gov. Code § 54957

Agency Designated Representative: City Manager (or other designated negotiator)

Employee Organization: Mid-Management Group

#### 4.3 Conference with Legal Counsel – Anticipated Litigation

Initiation of litigation pursuant to § 54956.9(c): 1 case

### 5. 6:30 P.M RECONVENE FROM CLOSED SESSION

### 6. CLOSED SESSION REPORT – This is the time for Council to publicly report specified closed session action and the vote take on those actions, if any.

7. **APPROVAL OF AGENDA**
8. **COUNCIL REPORT**
9. **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.
10. **CITY MANAGER REPORT**
11. **CONSENT CALENDAR** – Routine items approved in one motion unless an item is pulled for discussion. There will be no separate discussion of these matters unless a request is made, in which event the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.
  - 11.1 **Waive the Reading of Ordinance and Approve by Title Only.**  
**Action & Recommendation:** Approve the reading by title only of all ordinances and that further reading of such ordinances be waived.  
**Submitted by:** Dalee Chang, Deputy City Clerk
  - 11.2 **Police & Fire Division Highlights for November 10, 2025 Through November 23, 2025.**  
**Action & Recommendation:** Approved as submitted.  
**Submitted by:** Chief Nicholas Nave, Interim Director of Public Safety
  - 11.3 **Minutes of the Regular of November 18, 2025.**  
**Action & Recommendation:** Approved as submitted.  
**Submitted by:** Dalee Chang, Deputy City Clerk
  - 11.4 **Warrant List for October 27, 2025 Through November 30, 2025.**  
**Action & Recommendation:** Accept the Warrant List for transaction dated October 27, 2025, through November 30, 2025.  
**Submitted by:** Soledad Ruiz-Nunez, Director of Finance
  - 11.5 **Monthly Treasurer's Report for November 2025**  
**Action & Recommendation:** Accept the November Treasurer's Report as presented.  
**Submitted by:** Soledad Ruiz-Nunez, Director of Finance
  - 11.6 **Adoption of the 2026 City Council Meeting Calendar**  
**Action & Recommendation:** Approve the City Council Regular Meeting Schedule for January 1, 2026, through December 31, 2026.  
**Submitted by:** Miranda Cordova, City Clerk/ Human Resource Manager
  - 11.7 **Revised Salary Matrix Adoption**  
**Action & Recommendation:** Approval of Resolution 25-41 updating the City of Lindsay Salary Schedule effective January 1, 2026.  
**Submitted by:** Soledad Ruiz-Nunez, Director of Finance
  - 11.8 **Surplus Sale of Assets**  
**Action & Recommendation:** Consider the Approval for the City to have a Surplus Sale of Assets.  
**Submitted by:** Soledad Ruiz-Nunez, Director of Finance

**12. PROCLAMATIONS**

**12.1 Lindsay Youth Cheer**

**13. PRESENTATIONS**

**13.1 Alternate Work Schedules**

**Action & Recommendation:** None, Informational.

**Presented by:** Kuyler Crocker, City Manager

**13.2 Creation of a 501(c)(3) Nonprofit Organization – Community Foundation**

**Action & Recommendation:** None, Informational.

**Presented by:** Kuyler Crocker, City Manager

**14. DEPARTMENT HEADS REPORT**

**14.1 City Services – Dario Dominguez**

**15. PUBLIC HEARING**

**15.1 Adoption of the Second Reading of Updated Building Code 2025 Ordinance 615**

**Action & Recommendation:** Adoption of Ordinance 615 Updated Building Code 2025 to take effect statewide January 1, 2026.

**Submitted by:** Joseph Avina, City Services Manager

**15.2 Adoption of the 2023–2031 Housing Element, Certification of the Program EIR, and Adoption of Zoning Ordinance Amendment No. 616 (By-Right Objective Approval Ordinance and ADU/JADU Ordinance)**

**Action & Recommendation:** Recommends that the City Council conduct a Public Hearing to receive input on the proposed 2023–2031 Housing Element, Environmental Impact Report (EIR) Addendum, and zoning ordinance updates; adopt a resolution repealing the 2015–2023 Housing Element and adopting the 2023–2031 Housing Element; and adopt ordinance No. 616 updating Title 18 (Zoning Ordinance) to implement the By-Right Objective Approval Ordinance and the updated ADU/JADU regulations consistent with State law

**Submitted by:** Susan Long, Contract City Planner

**15.3 Ordinance 617 Amending Chapter 2.43 of Title 2 of the Lindsay Municipal Code, Updating the City’s Conflict of Interest Code and Adopting a Revised Appendix A**

**Action & Recommendation:** Introduce and waive the first reading, by title only, of an ordinance amending Chapter 2.43 of Title 2 of the Lindsay Municipal Code to update the City’s Conflict of Interest Code and adopt a revised Appendix A; and set the second reading and adoption for the next regular City Council meeting.

**Submitted by:** Miranda Cordova, City Clerk/ Human Resource Manager

**15.4 First reading of the Zoning Ordinance 618 amendment to change the zoning designation from Light Industrial (IL) to Mixed Use (MU) for specified parcels, ensuring consistency with the General Plan.**

**Action & Recommendation:** First reading of Zoning Ordinance 618, approving a zoning amendment for parcels located north of Hermosa Street, south of West Tulare Road, west of North Sweetbriar Avenue, and east of the Union Pacific Rail line, changing the zoning from Light Industrial (IL) to Mixed Use (MU) to achieve consistency with the General Plan.

**Submitted by:** Christine Chavez, Contract City Planner

**16. ACTION ITEMS**

**16.1 Reorganization of the City Council – Selection of the Mayor Pro Tem**

**Action & Recommendation:** Recommends that the City Council appoint a Mayor Pro Tem at the December 9, 2025, regular City Council Meeting.

**Submitted by:** Miranda Cordova, City Clerk/ Human Resource Manager

**16.2 Council Appointments for Boards, Agencies, and Committees**

**Action & Recommendation:** Review the existing appointments and appoint Councilmember Representatives to Boards, Agencies, and Committees.

**Submitted by:** Miranda Cordova, City Clerk/ Human Resource Manager

**16.3 Approval of the Memorandum of Understanding (MOU) between the City of Lindsay and the Service Employees International Union (SEIU), Miscellaneous Employees Unit, for the Term December 9, 2025 – June 30, 2026**

**Action & Recommendation:** Recommends that the City Council adopt a resolution approving the Memorandum of Understanding (MOU) between the City of Lindsay and SEIU representing the Miscellaneous Employees Bargaining Unit, establishing wages, hours, and terms and conditions of employment for the period December 9, 2025, through June 30, 2026.

**Submitted by:** Kuyler Crocker, City Manager

**17. REQUEST FOR FUTURE ITEMS**

- 18. ADJOURNMENT –** Lindsay City Council meetings are held in the City Council Chambers at 251 E. Honolulu Street in Lindsay, California beginning at 6:00 P.M. on the second and fourth Tuesday of every month unless otherwise noticed. Materials related to an Agenda item submitted to the legislative body after distribution of the Agenda Packet are available for public inspection in the office of the City Clerk during normal business hours. A complete agenda is available at [www.lindsay.ca.us](http://www.lindsay.ca.us). In compliance with the Americans with Disabilities Act & Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the office of the City Clerk at (559) 562-7102 x 8011. Notification prior to the meeting will enable the City to ensure accessibility to this meeting and/or provision of an alternative format of the agenda and documents in the agenda packet.

**AFFIDAVIT OF POSTING AGENDA**

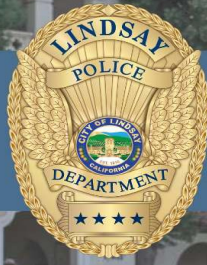
I hereby certify, in conformance with Government Code Sections 54954.2 and 54956, this agenda was posted in the bulletin board at the front of City Hall, 251 E Honolulu St., as well as on the City of Lindsay's website ([www.lindsay.ca.us](http://www.lindsay.ca.us)).

DATE & TIME POSTED: Friday, December 5, 2025 at 3:30 p.m.

Dalee Chang, Deputy City Clerk



# Weekly



# Update

## November 10<sup>th</sup> – November 16<sup>th</sup>, 2025

### **Police Division Highlights:**

**Total Calls for Service: 127**

#### **Parole Hold**

November 11<sup>th</sup>, 2025 at 1006 Hours:

Lindsay Units contacted Gerardo Tello Guzman, 39, of Lindsay during a call for service in the 200 block of N. Westwood Ave. Guzman was determined to have violated the terms of his parole, and his parole agent placed a parole hold on him. Guzman was arrested without incident and later booked at the South County Detention Facility.

#### **Possession of Drug Paraphernalia / Suspended Driver's License / Warrant Arrest**

November 13<sup>th</sup>, 2025 at 0140 Hours:

Officer Martinez conducted a traffic enforcement stop and contacted Oscar Garcia, 35, of Lindsay, who was found to be driving on a suspended license. Garcia was found to be in possession of drug paraphernalia, and he also had multiple warrants for his arrest. Garcia was taken into custody without incident and was later booked at the South County Detention Facility.

#### **Possession of a Switchblade Knife / Resisting Arrest**

November 15<sup>th</sup>, 2025 at 0506 Hours:

Officer Chaidez attempted to conduct a traffic enforcement stop on Gustavo Lemus Orozco, 36, of Lindsay, who fled on foot and was apprehended after a short foot pursuit. Orozco was further found to be in possession of a switchblade knife. He was later booked at the South County Detention Facility.

#### **Possession of a Controlled Substance / Possession of Drug Paraphernalia**

November 15<sup>th</sup>, 2025 at 1526 Hours:

Officers Garcia and Ruvalcaba contacted Ignacio Rodriguez, 33, of Lindsay in the area of Sweetbrier and Honolulu. Rodriguez was found to have attempted to discard suspected Methamphetamine and drug paraphernalia as the officers approached. He was arrested without incident and later booked at the South County Detention Facility.

# Weekly



# Update

## **Fire Division Highlights:**

**Total Calls for Service: 40**

### **Illegal Burn**

November 10<sup>th</sup>, 2025 at 1233 Hours:

Patrol 87 was dispatched to the 400 block of N. Gale Hill Ave. for a report of a possible structure fire. Upon arrival an illegal debris burn was located in the backyard of a residence, which was extinguished by the homeowner. A citation was issued.

### **Animal Problem / Rescue**

November 16<sup>th</sup>, 2025 at 1524 Hours:

Truck 87 responded to the 100 block of S. Gale Hill Ave. for a report of a cat that had been stuck on a utility pole in the rain for two days. Upon arrival personnel were able to retrieve the cat, who was returned to its owner.

## **Special Events:**

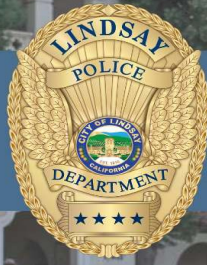
Personnel attended the J.J. Cairns Key Club Food Drive, as well as the Lindsay Foothill's Rotary Club Turkey Drive at the Lindsay Wellness Center.

## **Upcoming Events / Projects:**

City of Lindsay Christmas Tree Lighting, Parade, and Taste of Downtown Lindsay are scheduled for 12/05/2025 starting at 1745 Hours at City Hall.

The LPOA Santa Night is scheduled for 12/12/2025 starting at 1800 hours at the Department of Public Safety.

# Weekly



# Update

**November 17<sup>th</sup> – November 23<sup>rd</sup>, 2025**

## **Police Division Highlights:**

**Total Calls for Service: 127**

### **Grand Theft / Felony Vandalism**

November 20<sup>th</sup>, 2025 at 0907 Hours:

Lindsay Units responded to a report of grand theft in the area of Honolulu St. and Stanford Ave. Upon arrival representatives from Frontier Communications advised that unknown person(s) had damaged communications equipment and had stolen approximately 400' of copper and fiber optic cables, valued at \$10,000-\$12,000. Officers worked in collaboration with the Tulare County Sheriff's Department on similar crimes and identified a possible suspect in this case, who was arrested later in the day by TCSO Detectives. This investigation is ongoing.

### **Possession for Sales of a Controlled Substance / Transportation of a Controlled Substance**

November 21<sup>st</sup>, 2025 at 0830 Hours.:

Lindsay Units responded to the area of Tulare Rd. and Sherwood Way for a report of a suspicious vehicle. Upon arrival officers encountered Carlos Lemus, 34, of Lindsay, who was found to be in possession of approximately 10.44 grams of suspected Methamphetamine, packaging materials, and other items consistent with narcotics trafficking. Lemus was arrested and later booked at the South County Detention Facility.

## **Fire Division Highlights:**

**Total Calls for Service: 42**

### **Traffic Hazard / Public Service Assist**

November 17<sup>th</sup>, 2025 at 1433 Hours:

Truck 87 responded to the area of Harvard Ave. and Lindmore for a report of a citrus spill. Upon arrival crews located two large orange spills on the roadway. Personnel from Lindsay Fire, Tulare County Fire, and Vita-Pakt spent approximately one hour clearing the roadway.

### **TCFD Assist / HAZMAT Incident**

November 20<sup>th</sup>, 2025 at 0354 Hours:

T87 responded to a report of a possible chlorine gas leak at a water treatment facility in the area of Honolulu St. and Strathmore Rd. Upon arrival crews confirmed a possible leak and TCFD activated the HAZMAT response unit. Crews isolated the area and remained on scene in support of HAZMAT operations until the area was deemed safe. The incident was determined to have been a false alarm, and the area was returned to normal use.

# Weekly



# Update

## **TCFD Assist / Injury Traffic Accident with Rescue**

November 21<sup>st</sup>, 2025 at 1755 Hours:

Truck 87 responded to the area of Road 216 and Avenue 256 for a report of a multi-vehicle collision with lines down and entrapped persons. Upon arrival a total of two vehicles were found and three total patients with moderate injuries. Two patients were mechanically extricated, and all subjects were transported to area hospitals for treatment. The scene was turned over to TCFD and CHP for continued investigation.

## **TCFD Assist / Fatal Traffic Collision**

November 23<sup>rd</sup>, 2025 at 1508 Hours:

Lindsay Units and Truck 87 responded to the area of Road 198 and Avenue 224 for a report of a motorcyclist down, who was possibly deceased. Upon arrival units located the subject with major injuries and began CPR and other lifesaving measures. EMS arrived and continued care until the subject was pronounced deceased. The scene was turned over to CHP for investigation.

## **Special Events:**

Personnel continue to participate in "No Shave November" to raise awareness for prostate cancer.

## **Upcoming Events / Projects:**

City of Lindsay Christmas Tree Lighting, and Parade, are scheduled for 12/05/2025 starting at 1745 Hours at City Hall.

The LPOA Santa Night and Taste of Downtown Lindsay are scheduled for 12/12/2025 starting at 1800 hours at the Department of Public Safety and downtown district.

Several multi-agency enforcement details are planned in December and January to combat a regular increase in property crimes around the holidays.





## LINDSAY CITY COUNCIL REGULAR MEETING MINUTES

Lindsay Council Chambers  
251 E Honolulu St., Lindsay CA 93247

Tuesday, November 18, 2025  
6:00 p.m. – Regular Meeting

Proper notice of this meeting was given pursuant to Government Code Section 54954.2 and 54956.

**STAFF PRESENT:** City Manager Kuyler Crocker, City Attorney Megan Crouch, City Clerk/ Human Resource Manager Miranda Cordova, Interim Director of Public Safety Nicholas Nave, Director of Finance Soledad Ruiz-Nunez, Director of Parks & Recreation Services Armando da Silva, City Services Manager/Inspector Joseph Avina, Public Works Director Dario Dominguez, Executive Assistant/ Deputy City Clerk Dalee Chang, and Recreation Coordinator Gustavo Arredondo.

**1. CALL TO ORDER**

Mayor Villarreal called to order the regular meeting of the Lindsay City Council at 6:00 p.m. in the Council Chamber located at 251 E. Honolulu St.

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Councilmember Soria.

**3. ROLL CALL**

**Council Present:** Mayor Villarreal  
Mayor Pro Tem Flores  
Councilmember Nave  
Councilmember Soria  
Councilmember Sanchez

**4. EXECUTIVE (CLOSED) SESSION**

**4.1 Conference with Labor Negotiators**

Pursuant to Cal Gov. Code § 54957

Agency Designated Representative: City Manager (or other designated negotiator)

Employee Organization: Lindsay City Employees Association: Services Employees International Union (SEIU).

**4.2 Conference with Labor Negotiators**

Pursuant to Cal Gov. Code § 54957

Agency Designated Representative: City Manager (or other designated negotiator)

Employee Organization: Mid-Management Group

**4.3 Conference with Legal Counsel – Existing Litigation (§ 54956.9)**

Name of Case: Guzman v. City of Lindsay, Case No. VCU307086

**4.4 Conference with Legal Counsel – Anticipated Litigation**

Initiation of litigation pursuant to § 54956.9(c): 1 case

**5. 6:30 P.M RECONVENE FROM CLOSED SESSION**

**6. CLOSED SESSION REPORT**

Council returned from closed session at 6:38 pm. City Attorney Megan Crouch announced that the Council voted to approve a settlement agreement with Salvador Guzman for \$500,000 paid

for by insurance. Council voted to reject a government code claim from Julian Barajas and Vicky Vasquez. City Attorney Crouch also wanted to report that on the Mid-Management negotiations item, Councilmember Nave recuse herself of the item and she did step out during this close session item.

**7. APPROVAL OF AGENDA**

It was motioned by Councilmember Nave, seconded by Mayor Pro Tem Flores, and unanimously carried to approve the agenda to 5-0.

**8. COUNCIL REPORT**

Councilmember Andriana Nave, Joe Soria, and Mayor Misty Villarreal provided reports on events that councilmembers attended including topics such as the coalition meeting at the wellness Center, Economic Development Committee, the Rib Cook off, Turkey Drive hosted by the Rotary Club and Lindsay Sport Game. Councilmember Sanchez thank the Public for attending tonight's Council meeting. Councilmember Flores informed the Public and Council about a new program for Medical recipient about food delivery boxes.

**9. PUBLIC COMMENT**

The public comment period was held. Public comment was received from Mark Perez.

**10. CITY MANAGER REPORT**

The City Manager reported on recent events and items of interest.

**11. CONSENT CALENDAR**

It was motion by Councilmember Nave, seconded by Councilmember Soria and unanimously carried to approve the items on the Consent Calendar as presented.

**11.1 Waive the Reading of Ordinance and Approve by Title Only.**

**Action & Recommendation:** Approve the reading by title only of all ordinances and that further reading of such ordinances be waived.

**Submitted by:** Dalee Chang, Deputy City Clerk

**11.2 Police & Fire Division Highlights for October 20, 2025 Through November 9, 2025.**

**Action & Recommendation:** Approved as submitted.

**Submitted by:** Chief Nicholas Nave, Interim Director of Public Safety

**11.3 Minutes of the Regular of October 28, 2025.**

**Action & Recommendation:** Approved as submitted.

**Submitted by:** Dalee Chang, Deputy City Clerk

**11.4 Warrant List for October 13, 2025 Through October 26, 2025.**

**Action & Recommendation:** Accept the Warrant List for transaction dated October 13, 2025, through October 26, 2025.

**Submitted by:** Soledad Ruiz-Nunez, Director of Finance

**11.5 Monthly Treasurer's Report for October 2025**

**Action & Recommendation:** Accept the October Treasurer's Report as presented.

**Submitted by:** Soledad Ruiz-Nunez, Director of Finance

**11.6 Well 11 Inspection Project Notice of Completion**

**Action & Recommendation:** Consider the Acceptance of the Well 11 Inspection Project as complete and direct the City Clerk to file a "Notice of Completion" with the County Recorder.

**Submitted by:** Dario Dominguez, Director of Public Works

**11.7 PFAS Monitoring Notification: Walker Well (Well 15): Notification Level Exceedance**

**Action & Recommendation:** City Council receive and file the attached notification of Per- and Polyfluoroalkyl Substances (PFAS) detected in exceedance of Notification Levels in Walker Well (Well 15), in accordance with Health and Safety Code §116455.  
**Submitted by:** Dario Dominguez, Director of Public Works

**11.8 Lindsay Unified School District & City of Lindsay Youth Sports Agreement**

**Action & Recommendation:** Recommended the City Council receive and file this report and ratify Contract #26-120 between the City of Lindsay and the Lindsay Unified School District (LUSD) for the use of school athletic facilities to support the City's Youth Sports Recreation Leagues.

**Submitted by:** Armando da Silva, Director of Parks & Recreation Services

**12. PRESENTATIONS ITEM**

**12.1 Lindsay Ono Sister City Program**

**Action & Recommendation:** None, informational.

**Presented by:** Andrew Villa, Brian Robinson, Madison Denni, Giovani Olmos, Itzel Cortes, Ethan Villa, Dextre Adame, Jonathan Ibarra

**Public Comment:** There were no public comments.

**Council Action:** None, Informational.

**13. DEPARTMENT HEADS REPORT**

**11.1 Park & Recreation – Armando da Silva**

Armando da Silva reported on the upcoming winter activities and events taking place in the City. Armando also introduces the new Recreation Coordinator Gustavo Arredondo and the Departments reorganization.

**11.2 Finance – Soledad Ruiz-Nunez**

Soledad Ruiz-Nunez reported on the current projects that the Finance department is working on and events that employees are attending.

**14. PUBLIC HEARING**

**13.1 Adoption of the First Reading of Updated Building Code 2025 Ordinance 615**

**Action & Recommendation:** First Reading of Updated Building Code 2025 Ordinance 615 to take effect statewide January 1, 2026.

**Submitted by:** Joseph Avina, City Services Manager

**Public Comment:** There were no public comments.

**Council Action:** Councilmember Nave move to adopt the First Reading of Updated Building Code 2025 Ordinance 615. The motion was seconded by Councilmember Sanchez and unanimously carried to approve 5-0.

**13.2 Community Development Block Grant (CDBG) 2025 Application**

**Action & Recommendation:** Recommend that the City Council of the City of Lindsay hold a Public Hearing to gather community input and provide direction to staff on the development of grant applications for Community Development Block Grant (CDBG) funding under the 2025 Notice of Funding Availability (NOFA) for up to \$3.6 million.

**Submitted by:** Susan Long, Contract City Planner

**Public Comment:** There were no public comments.

**Council Action:** No action was taken by the Council. Public hearing was informational and if Council had directions they would like to provide for staff.

**15. REQUEST FOR FUTURE ITEMS**

**16. EXECUTIVE (CLOSED) SESSION –** Council went back into closed session at 7:51 p.m. for items not completed prior to 6:30 p.m.

17. **CLOSED SESSION REPORT** – Council returned from closed session at 8:13 p.m. with nothing to report.
18. **ADJOURNMENT**  
The regular meeting was adjourned at 8:13 p.m.

Approved by Council: December 9, 2025.

\_\_\_\_\_  
Misty Villarreal, Mayor

ATTEST:

\_\_\_\_\_  
Dalee Chang, Deputy City Clerk

*The next Regular Meeting of the Lindsay City Council is scheduled to be held on January 13, 2026.*





# STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 11.4  
Consent

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**DEPARTMENT:** Finance

**FROM:** Soledad Ruiz-Nunez, Director of Finance

**Agenda Title:** Warrant List for transactions dated October 27, 2025, through November 30, 2025

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## ACTION & RECOMMENDATION

Accept the Warrant List for transactions dated October 27, 2025, through November 30, 2025

## BACKGROUND | ANALYSIS

The warrant list for October 27, 2025, through November 30, 2025, is submitted for Council review and acceptance.

## FISCAL IMPACT

There is no fiscal impact associated with this action.

## ATTACHMENTS

1. Warrant list for October 27, 2025, through November 30, 2025.

Reviewed/Approved: \_\_\_\_\_

CITY OF LINDSAY | WARRANT LIST  
TRANSACTION DATES: 10/27/25 THROUGH 11/30/25

Check#	Fund	Date	Vendor #	Vendor Name	Description	Amount
<b>29034</b>						<b>\$137.59</b>
	101 - GENERAL FUND	10/31/25	400	AGRI-HOME	PARTS FOR PUSH MOWER	137.59
<b>29035</b>						<b>\$410.00</b>
	101 - GENERAL FUND	10/31/25	1858	ALL PRO FIRE AND SAFETY INC.	CITY HALL-DRY CHEM. RECHARGE	40.00
	101 - GENERAL FUND	10/31/25	1858	ALL PRO FIRE AND SAFETY INC.	CITY HALL-DRY CHEM. RECHARGE	40.00
	101 - GENERAL FUND	10/31/25	1858	ALL PRO FIRE AND SAFETY INC.	CITY HALL-DRY CHEM. RECHARGE	40.00
	101 - GENERAL FUND	10/31/25	1858	ALL PRO FIRE AND SAFETY INC.	CORP YARD-DRY CHEM. RECHARGE	75.00
	101 - GENERAL FUND	10/31/25	1858	ALL PRO FIRE AND SAFETY INC.	SENIOR CENTER-DRY CHEM. RECHARGE	75.00
	552 - WATER	10/31/25	1858	ALL PRO FIRE AND SAFETY INC.	CANAL-DRY CHEM. RECHARGE	35.00
	552 - WATER	10/31/25	1858	ALL PRO FIRE AND SAFETY INC.	WATER TREATMENT-DRY CHEM. RECHARGE	45.00
	553 - SEWER	10/31/25	1858	ALL PRO FIRE AND SAFETY INC.	WWTP-DRY CHEM RECHARGE	60.00
<b>29036</b>						<b>\$654.72</b>
	101 - GENERAL FUND	10/31/25	6600	AMERICAN HERITAGE LIFE INSURANCE CO	ACCIDENT PLAN NOV 2025	654.72
<b>29037</b>						<b>\$75.00</b>
	400 - WELLNESS CENTER	10/31/25	6950	ANA CARRETERO	OCTOBER ZUMBA CLASSES	75.00
<b>29038</b>						<b>\$55.29</b>
	101 - GENERAL FUND	10/31/25	5457	AUTO ZONE COMMERCIAL	DIESEL EXHAUST FLUID	40.06
	553 - SEWER	10/31/25	5457	AUTO ZONE COMMERCIAL	WIPER BLADES	15.23
<b>29039</b>						<b>\$885.00</b>
	553 - SEWER	10/31/25	7111	BELMAN BROS TIRES	LIC#1400808-TIRES	885.00
<b>29040</b>						<b>\$402.00</b>
	101 - GENERAL FUND	10/31/25	5013	BUZZ KILL PEST CONTROL	157 N MIRAGE 10/22/25	37.00
	101 - GENERAL FUND	10/31/25	5013	BUZZ KILL PEST CONTROL	911 N PARKSIDE 10/22/25	32.00
	101 - GENERAL FUND	10/31/25	5013	BUZZ KILL PEST CONTROL	175 N SWEETBRIAR MERCADO	39.00
	101 - GENERAL FUND	10/31/25	5013	BUZZ KILL PEST CONTROL	801 ELMWOOD 10/22/25	30.00
	400 - WELLNESS CENTER	10/31/25	5013	BUZZ KILL PEST CONTROL	WC-PEST CONTROL 10/22/25	89.00
	552 - WATER	10/31/25	5013	BUZZ KILL PEST CONTROL	729 W HONOLULU 10/22/25	33.00
	553 - SEWER	10/31/25	5013	BUZZ KILL PEST CONTROL	23611 RD 196 10/22/25	38.00
	886 - SAMOA	10/31/25	5013	BUZZ KILL PEST CONTROL	165-173 W SAMOA 10/22/25	47.00
	887 - SWEETBRIER TOWNHOUSES	10/31/25	5013	BUZZ KILL PEST CONTROL	201-265 N SWEET BRIER	57.00
<b>29043</b>						<b>\$1,510.22</b>
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	MATS,SIG SANT SERVICE	2.99
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	SIG SANT SERVICE, MATS	2.99
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS, RR CLEANER	43.76
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,DUALTP PAPER	53.61
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,PAPER	58.86
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	ZFOLD RFL PAPER,MATS	18.54
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	MATS,SIG SANT SERVICE	2.99
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	SIG SANT SERVICE, MATS	2.99
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS, RR CLEANER	43.76
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,DUALTP PAPER	53.61
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,PAPER	58.86
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	ZFOLD RFL PAPER,MATS	18.54
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	MATS,SIG SANT SERVICE	2.99
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	SIG SANT SERVICE, MATS	2.99
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS, RR CLEANER	43.76
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,DUALTP PAPER	53.61
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,PAPER	58.86
	101 - GENERAL FUND	10/31/25	5832	CINTAS CORPORATION #621	ZFOLD RFL PAPER,MATS	18.54
	400 - WELLNESS CENTER	10/31/25	5832	CINTAS CORPORATION #621	HAIR&BODY SOAP, PAPER	244.90
	552 - WATER	10/31/25	5832	CINTAS CORPORATION #621	MATS,SIG SANT SERVICE	2.99
	552 - WATER	10/31/25	5832	CINTAS CORPORATION #621	SIG SANT SERVICE, MATS	2.99
	552 - WATER	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS, RR CLEANER	43.76
	552 - WATER	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,DUALTP PAPER	53.59
	552 - WATER	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,PAPER	58.86
	552 - WATER	10/31/25	5832	CINTAS CORPORATION #621	ZFOLD RFL PAPER,MATS	18.55
	553 - SEWER	10/31/25	5832	CINTAS CORPORATION #621	MATS,SIG SANT SERVICE	3.02
	553 - SEWER	10/31/25	5832	CINTAS CORPORATION #621	SIG SANT SERVICE, MATS	3.02
	553 - SEWER	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS, RR CLEANER	43.78
	553 - SEWER	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,DUALTP PAPER	53.61
	553 - SEWER	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,PAPER	58.86
	553 - SEWER	10/31/25	5832	CINTAS CORPORATION #621	ZFOLD RFL PAPER,MATS	18.54
	554 - REFUSE	10/31/25	5832	CINTAS CORPORATION #621	MATS,SIG SANT SERVICE	2.99
	554 - REFUSE	10/31/25	5832	CINTAS CORPORATION #621	SIG SANT SERVICE, MATS	2.99
	554 - REFUSE	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS, RR CLEANER	43.76
	554 - REFUSE	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,DUALTP PAPER	53.61
	554 - REFUSE	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,PAPER	58.86
	554 - REFUSE	10/31/25	5832	CINTAS CORPORATION #621	ZFOLD RFL PAPER,MATS	18.54
	556 - VITA-PAKT	10/31/25	5832	CINTAS CORPORATION #621	MATS,SIG SANT SERVICE	2.99
	556 - VITA-PAKT	10/31/25	5832	CINTAS CORPORATION #621	SIG SANT SERVICE, MATS	2.99
	556 - VITA-PAKT	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS, RR CLEANER	43.76
	556 - VITA-PAKT	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,DUALTP PAPER	53.61
	556 - VITA-PAKT	10/31/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,PAPER	58.86
	556 - VITA-PAKT	10/31/25	5832	CINTAS CORPORATION #621	ZFOLD RFL PAPER,MATS	18.54
<b>29044</b>						<b>\$630.00</b>
	101 - GENERAL FUND	10/31/25	4322	CO OF TULARE-INFORMATION TECHNOLOGY	SEPT. 2025 RADIO COMM. SERVICES	630.00
<b>29045</b>						<b>\$1,650.00</b>
	552 - WATER	10/31/25	3147	DAVID & SON BACKHOE SERVICE LLC.	TULARE/FOOTHILL REPAIRS	1,650.00

<b>29046</b>						<b>\$1,153.00</b>
	101 - GENERAL FUND	10/31/25	316	DEPT OF JUSTICE	SEPT. RECRUITMENT COST	294.00
	101 - GENERAL FUND	10/31/25	316	DEPT OF JUSTICE	SEPT. FINGERPRINTS	859.00
<b>29047</b>						<b>\$895.08</b>
	261 - GAS TAX FUND	10/31/25	113	DEPT OF TRANSPORTATION	JULY-SEPT SIGNALS & LIGHTING	895.08
<b>29048</b>						<b>\$4,374.26</b>
	552 - WATER	10/31/25	137	FRIANT WATER AUTHORITY	FKC-OM&R MONTHLY COSTS	2,530.00
	552 - WATER	10/31/25	137	FRIANT WATER AUTHORITY	SLDMWA OCTOBER BILL	1,844.26
<b>29049</b>						<b>\$126.46</b>
	553 - SEWER	10/31/25	6010	FRONTIER COMMUNICATIONS	5595626317 10/19/25	126.46
<b>29050</b>						<b>\$2,111.58</b>
	101 - GENERAL FUND	10/31/25	1198	JENSEN & PILEGARD	BLOWERS,STRING TRIMMER	1,410.46
	101 - GENERAL FUND	10/31/25	1198	JENSEN & PILEGARD	LAWN MOWER WHEEL	17.62
	101 - GENERAL FUND	10/31/25	1198	JENSEN & PILEGARD	TORO RECYCLER MOWER	683.50
<b>29051</b>						<b>\$58,778.71</b>
	101 - GENERAL FUND	10/31/25	6100	KEENAN & ASSOCIATES	OCT PPO 250 RETIREE	2,259.46
	101 - GENERAL FUND	10/31/25	6100	KEENAN & ASSOCIATES	OCT PPO 250 ACTIVE	52,419.46
	101 - GENERAL FUND	10/31/25	6100	KEENAN & ASSOCIATES	OCT PPO 500 ACTIVE	4,099.79
<b>29052</b>						<b>\$500.00</b>
	101 - GENERAL FUND	10/31/25	730	LINDSAY KIWANIS CLUB	5 LAST DRAW TICKETS	500.00
<b>29053</b>						<b>\$3,204.33</b>
	261 - GAS TAX FUND	10/31/25	5542	KRC SAFETY CO., INC	PED X-ING W/RIGHT ARROW	2,183.56
	261 - GAS TAX FUND	10/31/25	5542	KRC SAFETY CO., INC	STREET SIGN & POST	1,020.77
<b>29054</b>						<b>\$15,770.40</b>
	101 - GENERAL FUND	10/31/25	6225	LIFTOFF LLC	OFFICE 365 PLAN G1, G3	15,770.40
<b>29055</b>						<b>\$966.54</b>
	101 - GENERAL FUND	10/31/25	4067	LINCOLN NAT'L INSURANCE CO.	LIFE INS. NOV. 2025	966.54
<b>29057</b>						<b>\$914.42</b>
	101 - GENERAL FUND	10/31/25	1422	LINDSAY TRUE VALUE HARDWARE	SEPT 2025 BUILDING	95.01
	101 - GENERAL FUND	10/31/25	1422	LINDSAY TRUE VALUE HARDWARE	SEPT 2025 CITY SERVICES	10.85
	101 - GENERAL FUND	10/31/25	1422	LINDSAY TRUE VALUE HARDWARE	SEPT 2025 STREETS	160.14
	101 - GENERAL FUND	10/31/25	1422	LINDSAY TRUE VALUE HARDWARE	SEPT 2025 GRAFFITI-LITTER	41.29
	101 - GENERAL FUND	10/31/25	1422	LINDSAY TRUE VALUE HARDWARE	SEPT 2025 LANDSCAPING	305.49
	101 - GENERAL FUND	10/31/25	1422	LINDSAY TRUE VALUE HARDWARE	SEPT 2025 PARKS	35.85
	552 - WATER	10/31/25	1422	LINDSAY TRUE VALUE HARDWARE	SEPT 2025 WATER	226.66
	553 - SEWER	10/31/25	1422	LINDSAY TRUE VALUE HARDWARE	SEPT 2025 WWTP	39.13
<b>29058</b>						<b>\$1,800.00</b>
	400 - WELLNESS CENTER	10/31/25	6260	LLEON SERVICES	WC-CHEMICAL BALANCING	1,800.00
<b>29059</b>						<b>\$1,398.16</b>
	261 - GAS TAX FUND	10/31/25	6550	MARIO SAGREDO ELECTRICAL	DOWNTOWN LIGHTS REPAIRS	1,398.16
<b>29060</b>						<b>\$1,198.60</b>
	552 - WATER	10/31/25	7398	MISCOWATER	SENSOR/ANALOG PCB	1,198.60
<b>29061</b>						<b>\$10,850.35</b>
	460 - CA STATE PARKS	10/31/25	7307	MISSION BANK	APP13 SEPT RETAINAGE	10,850.35
<b>29062</b>						<b>\$985.91</b>
	101 - GENERAL FUND	10/31/25	7019	NUTRIEN AG SOLUTIONS, INC	LOVELAND PRODUCTS	492.95
	553 - SEWER	10/31/25	7019	NUTRIEN AG SOLUTIONS, INC	LOVELAND PRODUCTS	492.96
<b>29063</b>						<b>\$67.53</b>
	101 - GENERAL FUND	10/31/25	7242	ODP BUSINESS SOLUTIONS	PAPER,TRASH BAGS	67.53
<b>29064</b>						<b>\$100.00</b>
	101 - GENERAL FUND	10/31/25	7391	ORIANDI ALCANTAR	REFUND ARBOR DEPOSIT	100.00
<b>29065</b>						<b>\$79.02</b>
	552 - WATER	10/31/25	6673	PACE SUPPLY CORP	BRS CORP KEY STOP FORD	79.02
<b>29066</b>						<b>\$2,480.54</b>
	552 - WATER	10/31/25	6498	PACWEST DIRECT	10/9/25 3RD QTR DBP NOTICES	2,480.54
<b>29067</b>						<b>\$216.41</b>
	101 - GENERAL FUND	10/31/25	6463	PLATT	ROVER DUAL POWER	108.20
	552 - WATER	10/31/25	6463	PLATT	ROVER DUAL POWER	108.21
<b>29068</b>						<b>\$140.70</b>
	101 - GENERAL FUND	10/31/25	276	PORTERVILLE RECORDER	BLDG CODE ORD. 615	140.70
<b>29069</b>						<b>\$3,345.51</b>
	101 - GENERAL FUND	10/31/25	6991	PREMIER ACCESS INSURANCE COMPANY	OCT 2025 DENTAL PLAN	3,345.51
<b>29070</b>						<b>\$1,192.00</b>
	552 - WATER	10/31/25	4618	PROVOST & PRITCHARD	SEPT-CTM PRESENTATION	1,192.00
<b>29071</b>						<b>\$6,272.90</b>
	101 - GENERAL FUND	10/31/25	399	QUAD KNOPF,INC.	PROJ#250009 8/31-9/27	190.00
	101 - GENERAL FUND	10/31/25	399	QUAD KNOPF,INC.	PROJ#250009.07 SEPT	2,065.40
	101 - GENERAL FUND	10/31/25	399	QUAD KNOPF,INC.	PROJ#250009 8/31-9/27	1,308.50
	101 - GENERAL FUND	10/31/25	399	QUAD KNOPF,INC.	PROJ#250009 8/31-9/27	294.00
	263 - TRANSPORTATION	10/31/25	399	QUAD KNOPF,INC.	PROJ#250009 8/31-9/27	1,680.00
	552 - WATER	10/31/25	399	QUAD KNOPF,INC.	PROJ#250009 8/31-9/27	735.00
<b>29072</b>						<b>\$1,639.44</b>
	101 - GENERAL FUND	10/31/25	5717	RANDSTAD/PLACEMENT PROS	CS-N GARCIA 10/13-10/19	182.16
	101 - GENERAL FUND	10/31/25	5717	RANDSTAD/PLACEMENT PROS	CS-N GARCIA 10/6-10/12	227.70
	101 - GENERAL FUND	10/31/25	5717	RANDSTAD/PLACEMENT PROS	CS-N GARCIA 10/13-10/19	182.16
	101 - GENERAL FUND	10/31/25	5717	RANDSTAD/PLACEMENT PROS	CS-N GARCIA 10/6-10/12	227.70
	552 - WATER	10/31/25	5717	RANDSTAD/PLACEMENT PROS	CS-N GARCIA 10/13-10/19	182.16
	552 - WATER	10/31/25	5717	RANDSTAD/PLACEMENT PROS	CS-N GARCIA 10/6-10/12	227.70
	553 - SEWER	10/31/25	5717	RANDSTAD/PLACEMENT PROS	CS-N GARCIA 10/13-10/19	182.16
	553 - SEWER	10/31/25	5717	RANDSTAD/PLACEMENT PROS	CS-N GARCIA 10/6-10/12	227.70
<b>29073</b>						<b>\$320.00</b>
	101 - GENERAL FUND	10/31/25	3622	RLH FIRE PROTECTION	CORRECT FIRE ALARM	320.00
<b>29074</b>						<b>\$2,967.32</b>
	553 - SEWER	10/31/25	5491	ROCKWELL ENGINEERING & EQUIPMENT CO	PE-SEAL ASSEMBLY	2,967.32

<b>29075</b>						<b>\$49,362.16</b>
	101 - GENERAL FUND	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	2,571.44
	101 - GENERAL FUND	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	3,057.31
	101 - GENERAL FUND	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	47.24
	101 - GENERAL FUND	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	1,051.55
	261 - GAS TAX FUND	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	6,724.49
	261 - GAS TAX FUND	10/31/25	310	SOUTHERN CA. EDISON CO.	700477332697-135 W HONOLULU	108.18
	261 - GAS TAX FUND	10/31/25	310	SOUTHERN CA. EDISON CO.	700482892316-150 E HONOLULU	116.90
	261 - GAS TAX FUND	10/31/25	310	SOUTHERN CA. EDISON CO.	700482892316-151 W HONOLULU	74.06
	400 - WELLNESS CENTER	10/31/25	310	SOUTHERN CA. EDISON CO.	700470455603-740 SEQUOIA	6,512.18
	552 - WATER	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	27,418.84
	553 - SEWER	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	364.71
	556 - VITA-PAKT	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	47.29
	883 - SIERRA VIEW ASSESSMENT	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	287.96
	884 - HERITAGE ASSESSMENT DIST	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	96.47
	886 - SAMOA	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	29.03
	887 - SWEETBRIER TOWNHOUSES	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	33.44
	888 - PARKSIDE	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	96.22
	889 - SIERRA VISTA ASSESSMENT	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	215.52
	890 - MAPLE VALLEY ASSESSMENT	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	(10.39)
	891 - PELOUS RANCH	10/31/25	310	SOUTHERN CA. EDISON CO.	600001505934 10/21/25	519.72
<b>29076</b>						<b>\$130.20</b>
	101 - GENERAL FUND	10/31/25	3152	TUL.CO.JAIL IND.ENGRAVING PROGRAM	SUBLIMATION PLAQUE	130.20
<b>29077</b>						<b>\$1,904.07</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-303-003-000	1,904.07
<b>29078</b>						<b>\$920.90</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-261-004-000	920.90
<b>29079</b>						<b>\$1,041.75</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-303-006-000	1,041.75
<b>29080</b>						<b>\$843.52</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-093-008-000	843.52
<b>29081</b>						<b>\$1,607.51</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-283-014-000	1,607.51
<b>29082</b>						<b>\$1,559.52</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-283-015-000	1,559.52
<b>29083</b>						<b>\$586.27</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-235-016-000	586.27
<b>29084</b>						<b>\$2,123.25</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-281-017-000	2,123.25
<b>29085</b>						<b>\$2,340.31</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-283-019-000	2,340.31
<b>29086</b>						<b>\$1,491.63</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 206-121-020-000	1,491.63
<b>29087</b>						<b>\$1,600.04</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-283-021-000	1,600.04
<b>29088</b>						<b>\$1,460.33</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-281-022-000	1,460.33
<b>29089</b>						<b>\$1,559.52</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-283-023-000	1,559.52
<b>29090</b>						<b>\$2,941.53</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-030-034-000	2,941.53
<b>29091</b>						<b>\$1,419.05</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-281-019-000	1,419.05
<b>29092</b>						<b>\$1,559.52</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-283-020-000	1,559.52
<b>29093</b>						<b>\$976.76</b>
	779 - 00-HOME-0487	10/31/25	336	TULARE COUNTY TAX COLLECTOR	1ST 205-303-004-000	976.76
<b>29094</b>						<b>\$206,156.55</b>
	460 - CA STATE PARKS	10/31/25	7300	UNIFIED FIELD SERVICES CORPORATION	SEPTEMBER APP 13	206,156.55
<b>29095</b>						<b>\$552.27</b>
	101 - GENERAL FUND	10/31/25	1513	UNITED RENTALS, INC	BOOM-ANNUAL INSPECTION	276.13
	101 - GENERAL FUND	10/31/25	1513	UNITED RENTALS, INC	BOOM-ANNUAL INSPECTION	276.14
<b>29096</b>						<b>\$627.11</b>
	553 - SEWER	10/31/25	368	VOLLMER EXCAVATION, INC	LOAD OF FILL SAND	627.11
<b>29097</b>						<b>\$1,344.00</b>
	306 - COVID-19 ARPA FUND	10/31/25	399	QUAD KNOFF,INC.	PROJ#250009 8/31-9/27	1,344.00
<b>29098</b>						<b>\$496,632.60</b>
	306 - COVID-19 ARPA FUND	10/31/25	7393	STRUCTURE CAST	OLIVE BOWL-CONC. BLDG	496,632.60
<b>29099</b>						<b>\$418.64</b>
	101 - GENERAL FUND	11/06/25	4660	CITY OF LINDSAY	DED:052 WELLNESS	39.70
	101 - GENERAL FUND	11/06/25	4660	CITY OF LINDSAY	DED:L203 CDBG LOAN	378.94
<b>29100</b>						<b>\$380.61</b>
	101 - GENERAL FUND	11/06/25	3192	SEIU LOCAL 521	DED:COPE COPE SEIU	2.00
	101 - GENERAL FUND	11/06/25	3192	SEIU LOCAL 521	DED:DUES UNION DUES	378.61
<b>29101</b>						<b>\$7,745.79</b>
	101 - GENERAL FUND	11/06/25	6452	GREAT-WEST TRUST	DED:0500 DEF COMP	2,132.79
	101 - GENERAL FUND	11/06/25	6452	GREAT-WEST TRUST	DED:0555 DC LOANPAY	1,979.46
	101 - GENERAL FUND	11/06/25	6452	GREAT-WEST TRUST	DED:151 DEFERCOMP	2,987.71
	101 - GENERAL FUND	11/06/25	6452	GREAT-WEST TRUST	DED:ROTH ROTH	645.83

<b>29102</b>						<b>\$261.63</b>
	101 - GENERAL FUND	11/06/25	7301	LINDSAY POLICE OFFICERS ASSOCIATION	DED:LPOA LPOA DUES	261.63
<b>29103</b>						<b>\$73.82</b>
	101 - GENERAL FUND	11/06/25	6246	MCDERMONT VENTURE INC	DED:051 MCDERMONT	73.82
<b>29104</b>						<b>\$398.29</b>
	101 - GENERAL FUND	11/06/25	3042	STATE DISBURSEMENT UNIT	DED:0512 CHILD SUPPORT	398.29
<b>29105</b>						<b>\$3,396.41</b>
	460 - CA STATE PARKS	11/06/25	4255	ACTION EQUIPMENT RENTALS INC	GENERATOR-KAKU/OLIVE BOWL	3,396.41
<b>29106</b>						<b>\$599.57</b>
	101 - GENERAL FUND	11/06/25	2873	ADVANTAGE ANSWERING PLUS	CITY SERVICES	119.92
	101 - GENERAL FUND	11/06/25	2873	ADVANTAGE ANSWERING PLUS	STREETS	119.91
	552 - WATER	11/06/25	2873	ADVANTAGE ANSWERING PLUS	WATER	119.92
	553 - SEWER	11/06/25	2873	ADVANTAGE ANSWERING PLUS	SEWER	119.91
	554 - REFUSE	11/06/25	2873	ADVANTAGE ANSWERING PLUS	REFUSE	119.91
<b>29107</b>						<b>\$60.00</b>
	101 - GENERAL FUND	11/06/25	1858	ALL PRO FIRE AND SAFETY INC.	SOCCER ROOM-DRY CHEM. RECHARGE	60.00
<b>29108</b>						<b>\$150.00</b>
	400 - WELLNESS CENTER	11/06/25	6097	ANGELICA BERMUDEZ	ZUMBA CLASSES	150.00
<b>29109</b>						<b>\$150.00</b>
	400 - WELLNESS CENTER	11/06/25	5819	ANITA GUTIERREZ	ZUMBA CLASSES	150.00
<b>29110</b>						<b>\$425.60</b>
	101 - GENERAL FUND	11/06/25	5457	AUTO ZONE COMMERCIAL	TURTLE WAX MAX POWER	10.53
	101 - GENERAL FUND	11/06/25	5457	AUTO ZONE COMMERCIAL	WIPER BLADES	15.23
	101 - GENERAL FUND	11/06/25	5457	AUTO ZONE COMMERCIAL	AIR FILTER	22.71
	101 - GENERAL FUND	11/06/25	5457	AUTO ZONE COMMERCIAL	MOTOR OIL,FILTERS	105.17
	101 - GENERAL FUND	11/06/25	5457	AUTO ZONE COMMERCIAL	DIESEL CAN FOR OLIVE BOWL	100.16
	552 - WATER	11/06/25	5457	AUTO ZONE COMMERCIAL	FILTERS,BRAKES,OIL	103.08
	553 - SEWER	11/06/25	5457	AUTO ZONE COMMERCIAL	FILTERS,BRAKES,OIL	51.54
	554 - REFUSE	11/06/25	5457	AUTO ZONE COMMERCIAL	FILTERS,BRAKES,OIL	8.59
	556 - VITA-PAKT	11/06/25	5457	AUTO ZONE COMMERCIAL	FILTERS,BRAKES,OIL	8.59
<b>29111</b>						<b>\$840.46</b>
	101 - GENERAL FUND	11/06/25	5381	AWAKE SKATE SHOP	F.D.-POLOS & JACKETS	840.46
<b>29112</b>						<b>\$7,608.25</b>
	552 - WATER	11/06/25	051	BSK	BACTI, DRINKING WATER	5,129.19
	553 - SEWER	11/06/25	051	BSK	WASTE WATER	1,406.16
	556 - VITA-PAKT	11/06/25	051	BSK	VITA-PAKT WASTE WATER	1,072.90
<b>29113</b>						<b>\$780.68</b>
	101 - GENERAL FUND	11/06/25	3271	CASCADE FIRE EQUIPMENT CO.	FIRE HUNTER WOMEN BOOTS	780.68
<b>29114</b>						<b>\$145.67</b>
	101 - GENERAL FUND	11/06/25	076	CENTRAL VALLEY BUSINESS FORMS INC.	#10 WINDOW ENVELOPES	145.67
<b>29115</b>						<b>\$4,675.00</b>
	261 - GAS TAX FUND	11/06/25	1702	SCA OF CA, LLC	OCTOBER SWEEPING	4,675.00
<b>29116</b>						<b>\$221.66</b>
	400 - WELLNESS CENTER	11/06/25	5832	CINTAS CORPORATION #621	MATS,PAPER,SIG SANT SVC	221.66
<b>29117</b>						<b>\$3,275.00</b>
	883 - SIERRA VIEW ASSESSMENT	11/06/25	6090	CLEAN CUT LANDSCAPE MANAGEMENT INC.	SIERRA VIEW ESTATES	1,298.00
	884 - HERITAGE ASSESSMENT DIST	11/06/25	6090	CLEAN CUT LANDSCAPE MANAGEMENT INC.	HERITAGE PARK	315.00
	886 - SAMOA	11/06/25	6090	CLEAN CUT LANDSCAPE MANAGEMENT INC.	SAMOA TOWN HOMES	154.00
	887 - SWEETBRIER TOWNHOUSES	11/06/25	6090	CLEAN CUT LANDSCAPE MANAGEMENT INC.	HERMOSA TOWN HOMES	546.00
	888 - PARKSIDE	11/06/25	6090	CLEAN CUT LANDSCAPE MANAGEMENT INC.	PARKSIDE ESTATES	225.00
	889 - SIERRA VISTA ASSESSMENT	11/06/25	6090	CLEAN CUT LANDSCAPE MANAGEMENT INC.	SIERRA VISTA ESTATE	97.00
	890 - MAPLE VALLEY ASSESSMENT	11/06/25	6090	CLEAN CUT LANDSCAPE MANAGEMENT INC.	MAPLE VALLEY	55.00
	891 - PELOUS RANCH	11/06/25	6090	CLEAN CUT LANDSCAPE MANAGEMENT INC.	PELOUS RANCH	585.00
<b>29118</b>						<b>\$20.00</b>
	101 - GENERAL FUND	11/06/25	2623	COUNTY CLERK TULARE COUNTY	LIEN RELEASE #95-36	20.00
<b>29119</b>						<b>\$72.75</b>
	101 - GENERAL FUND	11/06/25	102	CULLIGAN	251 E HONOLULU	25.75
	101 - GENERAL FUND	11/06/25	102	CULLIGAN	251 E HONOLULU	24.50
	101 - GENERAL FUND	11/06/25	102	CULLIGAN	156018-WATER STAND	10.50
	400 - WELLNESS CENTER	11/06/25	102	CULLIGAN	W.C.-860 N SEQUOIA	4.00
	553 - SEWER	11/06/25	102	CULLIGAN	3301-WATER STAND RENTAL	8.00
<b>29120</b>						<b>\$850.00</b>
	101 - GENERAL FUND	11/06/25	6118	CVIN LLC	NOV. 2025 INTERNET	850.00
<b>29121</b>						<b>\$196.05</b>
	101 - GENERAL FUND	11/06/25	7376	DALEE CHANG	HALLOWEEN CANDY REIMBURSEMENT	196.05
<b>29122</b>						<b>\$1,568.08</b>
	101 - GENERAL FUND	11/06/25	6010	FRONTIER COMMUNICATIONS	CITY HALL & FIRE	393.03
	101 - GENERAL FUND	11/06/25	6010	FRONTIER COMMUNICATIONS	CITY SERVICES	21.58
	101 - GENERAL FUND	11/06/25	6010	FRONTIER COMMUNICATIONS	PARKS	4.99
	552 - WATER	11/06/25	6010	FRONTIER COMMUNICATIONS	WATER	423.71
	553 - SEWER	11/06/25	6010	FRONTIER COMMUNICATIONS	EL RANCHO LIFT STATION ALARM	43.19
	553 - SEWER	11/06/25	6010	FRONTIER COMMUNICATIONS	WWTP	681.58
<b>29123</b>						<b>\$697.58</b>
	101 - GENERAL FUND	11/06/25	1925	FRUIT GROWERS SUPPLY COMPANY	RYE SEED FOR CITY HALL	697.58
<b>29124</b>						<b>\$20,783.29</b>
	101 - GENERAL FUND	11/06/25	5647	GRISWOLD,LASALLE, COBB, DOWD&GIN, LLP	22752.003 10/25/25	1,437.50
	101 - GENERAL FUND	11/06/25	5647	GRISWOLD,LASALLE, COBB, DOWD&GIN, LLP	22752.004 10/25/25	772.50
	101 - GENERAL FUND	11/06/25	5647	GRISWOLD,LASALLE, COBB, DOWD&GIN, LLP	22752.005 10/25/25	1,360.00
	101 - GENERAL FUND	11/06/25	5647	GRISWOLD,LASALLE, COBB, DOWD&GIN, LLP	22752.006 10/25/25	83.33
	101 - GENERAL FUND	11/06/25	5647	GRISWOLD,LASALLE, COBB, DOWD&GIN, LLP	22752.007 10/25/25	1,270.83
	101 - GENERAL FUND	11/06/25	5647	GRISWOLD,LASALLE, COBB, DOWD&GIN, LLP	22752.009 10/25/25	750.00
	101 - GENERAL FUND	11/06/25	5647	GRISWOLD,LASALLE, COBB, DOWD&GIN, LLP	22752.012 10/25/25	1,769.00
	101 - GENERAL FUND	11/06/25	5647	GRISWOLD,LASALLE, COBB, DOWD&GIN, LLP	22752.117 10/25/25	13,340.13

<b>29125</b>						<b>\$1,377.36</b>
	101 - GENERAL FUND	11/06/25	7377	HEINKS CONSULTING	FIX CHAMBER COMPUTER	525.00
	101 - GENERAL FUND	11/06/25	7377	HEINKS CONSULTING	F.D.-DELL COMPUTER	477.36
	101 - GENERAL FUND	11/06/25	7377	HEINKS CONSULTING	IT SERVICE FOR BACKUP	375.00
<b>29126</b>						<b>\$134.00</b>
	101 - GENERAL FUND	11/06/25	7102	HERACLIO CASTANEDA	LANDSCAPE EXPO PER DIEM	134.00
<b>29127</b>						<b>\$20.00</b>
	101 - GENERAL FUND	11/06/25	6425	LINDSAY TIRE & AUTO CARE CENTER	LIC#1361763 FLAT REPAIR	20.00
<b>29128</b>						<b>\$58,753.89</b>
	101 - GENERAL FUND	11/06/25	6910	MARIPOSA TREE MANAGEMENT INC	165 N GALE HILL TREES	300.00
	101 - GENERAL FUND	11/06/25	6910	MARIPOSA TREE MANAGEMENT INC	CITY HALL BLOCK TREES	10,300.00
	400 - WELLNESS CENTER	11/06/25	6910	MARIPOSA TREE MANAGEMENT INC	WELLNESS TREE TRIMMING	4,800.00
	471 - PARK IMPROVEMENTS	11/06/25	6910	MARIPOSA TREE MANAGEMENT INC	CREDIT-MCDERMONT TREES	(1,225.34)
	471 - PARK IMPROVEMENTS	11/06/25	6910	MARIPOSA TREE MANAGEMENT INC	CREDIT-SIERRA VIEW ESTATES PALMS	(3,182.70)
	471 - PARK IMPROVEMENTS	11/06/25	6910	MARIPOSA TREE MANAGEMENT INC	TREE TRIMMING	47,761.93
<b>29129</b>						<b>\$4,323.01</b>
	101 - GENERAL FUND	11/06/25	7091	MARQUEZ HEATING & COOLING	C.C.-MAINTENANCE CHECK	155.30
	101 - GENERAL FUND	11/06/25	7091	MARQUEZ HEATING & COOLING	C.M.-MAINTENANCE CHECK	158.85
	101 - GENERAL FUND	11/06/25	7091	MARQUEZ HEATING & COOLING	C.S.-MAINTENANCE CHECK	329.80
	101 - GENERAL FUND	11/06/25	7091	MARQUEZ HEATING & COOLING	CITY HALL-MAINTENANCE CHECK	168.70
	101 - GENERAL FUND	11/06/25	7091	MARQUEZ HEATING & COOLING	COMM CENTER-MAINTENANCE CHECK	596.00
	101 - GENERAL FUND	11/06/25	7091	MARQUEZ HEATING & COOLING	CONF ROOM-MAINTENANCE CHECK	315.69
	101 - GENERAL FUND	11/06/25	7091	MARQUEZ HEATING & COOLING	LIBRARY-MAINTENANCE CHECK	594.64
	101 - GENERAL FUND	11/06/25	7091	MARQUEZ HEATING & COOLING	P.S.-MAINTENANCE CHECK	399.96
	400 - WELLNESS CENTER	11/06/25	7091	MARQUEZ HEATING & COOLING	W.C.-MAINTENANCE CHECK	1,443.84
	553 - SEWER	11/06/25	7091	MARQUEZ HEATING & COOLING	WWTP-MAINTENANCE CHECK	160.23
<b>29130</b>						<b>\$134.00</b>
	101 - GENERAL FUND	11/06/25	6111	MARSHALL CHAIREZ	LANDSCAPE EXPO PER DIEM	134.00
<b>29131</b>						<b>\$42,933.12</b>
	554 - REFUSE	11/06/25	5852	MID VALLEY DISPOSAL	DLNQ REFUSE 1/31/25	7,182.52
	554 - REFUSE	11/06/25	5852	MID VALLEY DISPOSAL	DLNQ REFUSE 4/30/25	1,926.70
	554 - REFUSE	11/06/25	5852	MID VALLEY DISPOSAL	DLNQ REFUSE 6/30/25	1,104.16
	554 - REFUSE	11/06/25	5852	MID VALLEY DISPOSAL	REFUSE PYMNT 1/31/25	12,281.91
	554 - REFUSE	11/06/25	5852	MID VALLEY DISPOSAL	REFUSE PYMNT 4/30/25	12,966.66
	554 - REFUSE	11/06/25	5852	MID VALLEY DISPOSAL	REFUSE PYMNT 6/30/25	7,471.17
<b>29132</b>						<b>\$290.33</b>
	101 - GENERAL FUND	11/06/25	6162	MUNISERVICES AVENU INSIGHTS & ANALYTICS	SUTA CA-Q2 6/30/2025	290.33
<b>29133</b>						<b>\$47.85</b>
	101 - GENERAL FUND	11/06/25	1565	OACYS TECHNOLOGY	11/15/25-2/14/26 DOMAIN	47.85
<b>29134</b>						<b>\$147.63</b>
	101 - GENERAL FUND	11/06/25	272	PITNEY BOWES INC.	8/1/25-10/31/25 QTRLY	147.63
<b>29135</b>						<b>\$267,269.70</b>
	101 - GENERAL FUND	11/06/25	6368	PNC EQUIPMENT FINANCE	FIRE ENGINE PAYOFF	251,164.00
	101 - GENERAL FUND	11/06/25	6368	PNC EQUIPMENT FINANCE	FIRE ENGINE PAYOFF	16,105.70
<b>29136</b>						<b>\$6,500.00</b>
	552 - WATER	11/06/25	6095	RALPH GUTIERREZ WATER SERVICE	CPO WATER TREATMENT	3,250.00
	553 - SEWER	11/06/25	6095	RALPH GUTIERREZ WATER SERVICE	CPO WASTE WATER TREATMENT	3,250.00
<b>29137</b>						<b>\$115.12</b>
	400 - WELLNESS CENTER	11/06/25	1776	SMART & FINAL	HARVEST FEST HOT DOGS	115.12
<b>29138</b>						<b>\$8,516.22</b>
	553 - SEWER	11/06/25	310	SOUTHERN CA. EDISON CO.	700141289638-WWTP	8,516.22
<b>29139</b>						<b>\$234.34</b>
	101 - GENERAL FUND	11/06/25	6703	STERICYCLE INC	10/3/25 H.R. SHRED-IT	72.00
	101 - GENERAL FUND	11/06/25	6703	STERICYCLE INC	10/3/25 F.D. SHRED-IT	72.01
	101 - GENERAL FUND	11/06/25	6703	STERICYCLE INC	10/3/25 P.S. SHRED-IT	90.33
<b>29140</b>						<b>\$406,271.54</b>
	101 - GENERAL FUND	11/06/25	518	TCAG	2019 AMENDED MEASURE R	406,271.54
<b>29141</b>						<b>\$2,182.79</b>
	101 - GENERAL FUND	11/06/25	144	THE GAS COMPANY	185 N GALE HILL	71.63
	101 - GENERAL FUND	11/06/25	144	THE GAS COMPANY	140 N MIRAGE	32.74
	101 - GENERAL FUND	11/06/25	144	THE GAS COMPANY	251 E. HONOLULU	137.99
	400 - WELLNESS CENTER	11/06/25	144	THE GAS COMPANY	740 SEQUOIA-POOL	1,940.43
<b>29142</b>						<b>\$871.73</b>
	101 - GENERAL FUND	11/06/25	7273	T-MOBILE USA INC	202162798 9/21-10/20	814.92
	552 - WATER	11/06/25	7273	T-MOBILE USA INC	202371477 9/21-10/20	28.40
	553 - SEWER	11/06/25	7273	T-MOBILE USA INC	202371477 9/21-10/20	28.41
<b>29143</b>						<b>\$75.00</b>
	400 - WELLNESS CENTER	11/06/25	5912	YVETTE DURAN	POUND-FITNESS CLASSES	75.00
<b>29144</b>						<b>\$29,783.39</b>
	306 - COVID-19 ARPA FUND	11/06/25	7295	4CREEKS INC	OLIVE BOWL&KAKU RENOVATION	29,783.39
<b>29145</b>						<b>\$418.64</b>
	101 - GENERAL FUND	11/17/25	4660	CITY OF LINDSAY	DED:052 WELLNESS	39.70
	101 - GENERAL FUND	11/17/25	4660	CITY OF LINDSAY	DED:L203 CDBG LOAN	378.94
<b>29146</b>						<b>\$383.09</b>
	101 - GENERAL FUND	11/17/25	3192	SEIU LOCAL 521	DED:COPE COPE SEIU	2.00
	101 - GENERAL FUND	11/17/25	3192	SEIU LOCAL 521	DED:DUES UNION DUES	381.09
<b>29147</b>						<b>\$8,391.94</b>
	101 - GENERAL FUND	11/17/25	6452	GREAT-WEST TRUST	DED:0500 DEF COMP	2,627.59
	101 - GENERAL FUND	11/17/25	6452	GREAT-WEST TRUST	DED:0555 DC LOANPAY	1,979.46
	101 - GENERAL FUND	11/17/25	6452	GREAT-WEST TRUST	DED:151 DEFERCOMP	3,139.06
	101 - GENERAL FUND	11/17/25	6452	GREAT-WEST TRUST	DED:ROTH ROTH	645.83
<b>29148</b>						<b>\$261.63</b>
	101 - GENERAL FUND	11/17/25	7301	LINDSAY POLICE OFFICERS ASSOCIATION	DED:LPOA LPOA DUES	261.63
<b>29149</b>						<b>\$73.82</b>
	101 - GENERAL FUND	11/17/25	6246	MCDERMONT VENTURE INC	DED:051 MCDERMONT	73.82

<b>29150</b>						<b>\$398.29</b>
	101 - GENERAL FUND	11/17/25	3042	STATE DISBURSEMENT UNIT	DED:0512 CHILD SUPPORT	398.29
<b>29151</b>						<b>\$250.00</b>
	101 - GENERAL FUND	11/18/25	5236	ADRIANA MARIA NAVE	NOV. COUNCIL STIPEND	250.00
<b>29152</b>						<b>\$250.00</b>
	101 - GENERAL FUND	11/18/25	4942	JOSE SORIA JR.	NOV. COUNCIL STIPEND	250.00
<b>29153</b>						<b>\$300.00</b>
	101 - GENERAL FUND	11/18/25	4873	MISTY VILLARREAL	NOV. COUNCIL STIPEND	300.00
<b>29154</b>						<b>\$250.00</b>
	101 - GENERAL FUND	11/18/25	5511	ROSAENA SANCHEZ	NOV. COUNCIL STIPEND	250.00
<b>29155</b>						<b>\$275.00</b>
	101 - GENERAL FUND	11/18/25	4068	YOLANDA FLORES	NOV. COUNCIL STIPEND	275.00
<b>29156</b>						<b>\$263,777.38</b>
	101 - GENERAL FUND	11/21/25	7408	ARIN JAMES APC	SETTLEMENT GUZMAN	263,777.38
<b>29157</b>						<b>\$53.95</b>
	101 - GENERAL FUND	11/21/25	5457	AUTO ZONE COMMERCIAL	TRUE FUEL	38.72
	101 - GENERAL FUND	11/21/25	5457	AUTO ZONE COMMERCIAL	WIPER BLADES	15.23
<b>29158</b>						<b>\$55.00</b>
	101 - GENERAL FUND	11/21/25	5013	BUZZ KILL PEST CONTROL	P.S.-185 N GALE HILL	55.00
<b>29159</b>						<b>\$1,790.00</b>
	261 - GAS TAX FUND	11/21/25	2052	CADENA CONSTRUCTION	SEQUOIA DROP INLET REPAIR	850.00
	261 - GAS TAX FUND	11/21/25	2052	CADENA CONSTRUCTION	SIERRA VIEW DROP INLET REPAIR	940.00
<b>29160</b>						<b>\$124.20</b>
	101 - GENERAL FUND	11/21/25	1979	CALIFORNIA BUILDING STANDARDS COMM.	10% LOCAL GOV. RETAINER	(13.80)
	101 - GENERAL FUND	11/21/25	1979	CALIFORNIA BUILDING STANDARDS COMM.	SB1473 FEES ON PERMITS	138.00
<b>29161</b>						<b>\$2,108.43</b>
	101 - GENERAL FUND	11/21/25	6351	CANON FINANCIAL SERVICES, INC	CC-#3FW01164 NOVEMBER	368.98
	101 - GENERAL FUND	11/21/25	6351	CANON FINANCIAL SERVICES, INC	CM-#2UL13336 NOVEMBER	270.00
	101 - GENERAL FUND	11/21/25	6351	CANON FINANCIAL SERVICES, INC	HR-#2UL13500 NOVEMBER	270.00
	101 - GENERAL FUND	11/21/25	6351	CANON FINANCIAL SERVICES, INC	FD-#2XK04886 NOVEMBER	270.00
	101 - GENERAL FUND	11/21/25	6351	CANON FINANCIAL SERVICES, INC	PS-#2XK04493 NOVEMBER	270.00
	101 - GENERAL FUND	11/21/25	6351	CANON FINANCIAL SERVICES, INC	PS-#4QV00754 NOVEMBER	270.00
	101 - GENERAL FUND	11/21/25	6351	CANON FINANCIAL SERVICES, INC	CS-#2YJ16699 NOVEMBER	270.00
	400 - WELLNESS CENTER	11/21/25	6351	CANON FINANCIAL SERVICES, INC	WC-#2UL13180 NOVEMBER	119.45
<b>29162</b>						<b>\$3,366.02</b>
	553 - SEWER	11/21/25	7313	CARDINAL BLUE SOLAR LLC	10/1/25-10/31/25	3,366.02
<b>29163</b>						<b>\$351.25</b>
	400 - WELLNESS CENTER	11/21/25	6500	CHARTER COMMUNICATIONS	W.C.-11/4/25-12/3/25	351.25
<b>29164</b>						<b>\$100.00</b>
	101 - GENERAL FUND	11/21/25	7409	CHRISTINA ERIVES	REFUND ARBOR DEPOSIT	100.00
<b>29166</b>						<b>\$1,759.62</b>
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	SANITARY/PAPER TOWELS	281.34
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	5 MATS & 2 SANITIZERS	3.07
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	MATS,TOILET PAPER	11.83
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	MATS,UNIFORMS,BATH SUPPLIES	47.01
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,TP,SOAP	63.82
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	5 MATS & 2 SANITIZERS	3.07
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	MATS,TOILET PAPER	11.83
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	MATS,UNIFORMS,BATH SUPPLIES	47.01
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,TP,SOAP	63.82
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	5 MATS & 2 SANITIZERS	3.07
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	MATS,TOILET PAPER	11.83
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	MATS,UNIFORMS,BATH SUPPLIES	47.01
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	ROGELIO C. BOOTS	156.55
	101 - GENERAL FUND	11/21/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,TP,SOAP	63.82
	400 - WELLNESS CENTER	11/21/25	5832	CINTAS CORPORATION #621	WC-CLEANING SUPPLIES	250.71
	552 - WATER	11/21/25	5832	CINTAS CORPORATION #621	5 MATS & 2 SANITIZERS	3.07
	552 - WATER	11/21/25	5832	CINTAS CORPORATION #621	GASPAR A. BOOTS	66.80
	552 - WATER	11/21/25	5832	CINTAS CORPORATION #621	MATS,TOILET PAPER	11.83
	552 - WATER	11/21/25	5832	CINTAS CORPORATION #621	MATS,UNIFORMS,BATH SUPPLIES	47.01
	552 - WATER	11/21/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,TP,SOAP	63.83
	553 - SEWER	11/21/25	5832	CINTAS CORPORATION #621	5 MATS & 2 SANITIZERS	3.08
	553 - SEWER	11/21/25	5832	CINTAS CORPORATION #621	GASPAR A. BOOTS	124.06
	553 - SEWER	11/21/25	5832	CINTAS CORPORATION #621	MATS,TOILET PAPER	11.83
	553 - SEWER	11/21/25	5832	CINTAS CORPORATION #621	MATS,UNIFORMS,BATH SUPPLIES	47.01
	553 - SEWER	11/21/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,TP,SOAP	63.82
	554 - REFUSE	11/21/25	5832	CINTAS CORPORATION #621	5 MATS & 2 SANITIZERS	3.08
	554 - REFUSE	11/21/25	5832	CINTAS CORPORATION #621	MATS,TOILET PAPER	11.83
	554 - REFUSE	11/21/25	5832	CINTAS CORPORATION #621	MATS,UNIFORMS,BATH SUPPLIES	47.01
	554 - REFUSE	11/21/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,TP,SOAP	63.82
	556 - VITA-PAKT	11/21/25	5832	CINTAS CORPORATION #621	5 MATS & 2 SANITIZERS	3.08
	556 - VITA-PAKT	11/21/25	5832	CINTAS CORPORATION #621	MATS,TOILET PAPER	11.83
	556 - VITA-PAKT	11/21/25	5832	CINTAS CORPORATION #621	MATS,UNIFORMS,BATH SUPPLIES	47.02
	556 - VITA-PAKT	11/21/25	5832	CINTAS CORPORATION #621	UNIFORMS,MATS,TP,SOAP	63.82
<b>29167</b>						<b>\$2,946.34</b>
	101 - GENERAL FUND	11/21/25	6506	CITY OF VISALIA	FY25/26 HAZ MAT COST	2,946.34
<b>29168</b>						<b>\$1,940.00</b>
	552 - WATER	11/21/25	6634	CORRPRO COMPANIES, INC	INSPECTION SERVICES	1,940.00
<b>29169</b>						<b>\$175.00</b>
	101 - GENERAL FUND	11/21/25	102	CULLIGAN	PS-185 N GALE HILL	175.00

<b>29170</b>						<b>\$270.19</b>
	101 - GENERAL FUND	11/21/25	111	DEPT OF CONSERVATION DIVISION OF ADMIN SERVICE	COMMERCIAL SEISMIC	92.81
	101 - GENERAL FUND	11/21/25	111	DEPT OF CONSERVATION DIVISION OF ADMIN SERVICE	RESIDENTIAL SEISMIC	191.60
	101 - GENERAL FUND	11/21/25	111	DEPT OF CONSERVATION DIVISION OF ADMIN SERVICE	SEISMIC ED.&DATA UTILIZ.	(14.22)
<b>29171</b>	781 - CAL HOME RLF	11/21/25	2540	DEPT.OF HOUSING & COMMUNITY DEVELOP	CALHOME PI 9/30/25	<b>\$6,193.66</b>
						6,193.66
<b>29172</b>	700 - CDBG REVOLVING LN FUND	11/21/25	2540	DEPT.OF HOUSING & COMMUNITY DEVELOP	CDBG PI 9/30/25	<b>\$5,750.83</b>
						5,750.83
<b>29173</b>	720 - HOME REVOLVING LN FUND	11/21/25	2540	DEPT.OF HOUSING & COMMUNITY DEVELOP	HOME PI 9/30/25	<b>\$21,460.94</b>
						21,460.94
<b>29174</b>	101 - GENERAL FUND	11/21/25	6691	DOWLING INVESTIGATIVE GROUP	C. ARELLANO BACKGROUND	<b>\$2,400.00</b>
	101 - GENERAL FUND	11/21/25	6691	DOWLING INVESTIGATIVE GROUP	E. GIL BACKGROUND	1,200.00
						1,200.00
<b>29175</b>	553 - SEWER	11/21/25	6113	EAST KAWEAH GSA	153210049000 1ST DISPERSEMENT	<b>\$477.35</b>
	553 - SEWER	11/21/25	6113	EAST KAWEAH GSA	153250001000 1ST DISPERSEMENT	36.75
	553 - SEWER	11/21/25	6113	EAST KAWEAH GSA	19709017000 1ST DISPERSEMENT	36.75
						403.85
<b>29176</b>	400 - WELLNESS CENTER	11/21/25	6973	ELIZABETH GUND	OCT YOGA&GROUP CLASSES	<b>\$1,025.00</b>
						1,025.00
<b>29177</b>	779 - 00-HOME-0487	11/21/25	6084	FARMERS INSURANCE EXCHANGE	D975678826-220 W HERMOSA	<b>\$1,646.00</b>
						1,646.00
<b>29178</b>	101 - GENERAL FUND	11/21/25	1450	FRESNO OXYGEN & WELDING	EXTINGUISHERS & MAINTENANCE	<b>\$114.02</b>
						114.02
<b>29179</b>	101 - GENERAL FUND	11/21/25	7377	HEINKS CONSULTING	IT SERVICES 10/15/25	<b>\$487.50</b>
	101 - GENERAL FUND	11/21/25	7377	HEINKS CONSULTING	IT SERVICES 10/24/25	75.00
	101 - GENERAL FUND	11/21/25	7377	HEINKS CONSULTING	IT SERVICES 8/24/25	37.50
	101 - GENERAL FUND	11/21/25	7377	HEINKS CONSULTING	WEEKLY SERVER UPDATE	150.00
						225.00
<b>29180</b>	101 - GENERAL FUND	11/21/25	1391	HOME DEPOT	BAY LIGHTS	<b>\$1,285.75</b>
	101 - GENERAL FUND	11/21/25	1391	HOME DEPOT	BIRD BLOCK MESH NET	262.11
	101 - GENERAL FUND	11/21/25	1391	HOME DEPOT	LAUNDRY/UTILITY SINK	104.78
	101 - GENERAL FUND	11/21/25	1391	HOME DEPOT	24" TRENCHER RENTAL	633.64
	101 - GENERAL FUND	11/21/25	1391	HOME DEPOT	RENTAL-TRENCHER RETURN	334.23
						(49.01)
<b>29181</b>	101 - GENERAL FUND	11/21/25	7200	INFOARMOR INC	IDENTITY PLAN JUL-OCT	<b>\$381.24</b>
						381.24
<b>29182</b>	400 - WELLNESS CENTER	11/21/25	7404	ISRAEL CABRERA	REFUND RENTAL DEPOSIT	<b>\$1,447.60</b>
	400 - WELLNESS CENTER	11/21/25	7404	ISRAEL CABRERA	REFUND RENTAL FEES	100.00
						1,347.60
<b>29183</b>	101 - GENERAL FUND	11/21/25	7401	KAITLYN ARDEN	ARBOR DEPOSIT REFUND	<b>\$100.00</b>
						100.00
<b>29184</b>	720 - HOME REVOLVING LN FUND	11/21/25	7403	LEON,CATALINA,JUAN	LOAN OVERPAYMENT	<b>\$0.00</b>
						-
<b>29185</b>	101 - GENERAL FUND	11/21/25	6425	LINDSAY TIRE & AUTO CARE CENTER	FLAT TIRE REPAIR	<b>\$20.00</b>
						20.00
<b>29186</b>	101 - GENERAL FUND	11/21/25	1422	LINDSAY TRUE VALUE HARDWARE	OCT-ROOF REPAIR ITEMS	<b>\$902.12</b>
	101 - GENERAL FUND	11/21/25	1422	LINDSAY TRUE VALUE HARDWARE	OCT-TIE DOWN CORDS	78.02
	101 - GENERAL FUND	11/21/25	1422	LINDSAY TRUE VALUE HARDWARE	OCT-CABLE TIES,SCREWS	18.48
	101 - GENERAL FUND	11/21/25	1422	LINDSAY TRUE VALUE HARDWARE	OCT-TRASH GRABBERS, TEFLON TAPE	85.09
	261 - GAS TAX FUND	11/21/25	1422	LINDSAY TRUE VALUE HARDWARE	OCT-NUTS/BOLTS/SCREWS	104.67
	400 - WELLNESS CENTER	11/21/25	1422	LINDSAY TRUE VALUE HARDWARE	OCT-MACHINE SCREWS	147.28
	552 - WATER	11/21/25	1422	LINDSAY TRUE VALUE HARDWARE	OCT-PVC PIPES,COUPLERS	2.35
	553 - SEWER	11/21/25	1422	LINDSAY TRUE VALUE HARDWARE	OCT-ELEC TAPE,GEL LUBE	294.12
						172.11
<b>29187</b>	101 - GENERAL FUND	11/21/25	7400	LIRA CHRISTIAN	ARBOR DEPOSIT REFUND	<b>\$100.00</b>
						100.00
<b>29188</b>	400 - WELLNESS CENTER	11/21/25	6260	LLEON SERVICES	REPLACED POOL HEATER	<b>\$50,000.00</b>
						50,000.00
<b>29189</b>	101 - GENERAL FUND	11/21/25	2933	MALLORY CO.	LATEX GLOVES	<b>\$819.28</b>
						819.28
<b>29190</b>	101 - GENERAL FUND	11/21/25	6550	MARIO SAGREDO ELECTRICAL	INSTALL LED FLOOD LIGHTS	<b>\$2,280.78</b>
	101 - GENERAL FUND	11/21/25	6550	MARIO SAGREDO ELECTRICAL	REPLACE SENSOR,FLOURESCENT	450.00
	261 - GAS TAX FUND	11/21/25	6550	MARIO SAGREDO ELECTRICAL	FIX DOWNTOWN LIGHTS/TIMERS	270.40
	552 - WATER	11/21/25	6550	MARIO SAGREDO ELECTRICAL	WTP-REPAIR AIR VALVE	1,210.38
						350.00
<b>29191</b>	101 - GENERAL FUND	11/21/25	5964	MARY VALENTI, PH.D.	C. ARELLANO PSYCH EVAL.	<b>\$1,000.00</b>
	101 - GENERAL FUND	11/21/25	5964	MARY VALENTI, PH.D.	E. GIL PSYCH. EVAL.	500.00
						500.00
<b>29192</b>	101 - GENERAL FUND	11/21/25	247	MINERAL KING PUBLISHING INC.	GEN. PLAN AMEND#616-6TH CYCLE	<b>\$831.60</b>
						831.60
<b>29193</b>	400 - WELLNESS CENTER	11/21/25	7405	NATASHA ARMSTRONG	REFUND RENTAL DEPOSIT	<b>\$100.00</b>
						100.00
<b>29194</b>	101 - GENERAL FUND	11/21/25	7344	NETWORK DEPOSITION SERVICES INC	DEPOSITION FOR GUZMAN	<b>\$1,085.24</b>
						1,085.24
<b>29195</b>	400 - WELLNESS CENTER	11/21/25	4323	OASIS	WC-REPLACED 2 BATTERIES	<b>\$165.00</b>
						165.00
<b>29196</b>	101 - GENERAL FUND	11/21/25	7242	ODP BUSINESS SOLUTIONS LLC	CART, UTILITY	<b>\$502.80</b>
	101 - GENERAL FUND	11/21/25	7242	ODP BUSINESS SOLUTIONS LLC	CLIP HOLDER	80.46
	101 - GENERAL FUND	11/21/25	7242	ODP BUSINESS SOLUTIONS LLC	CLIPBOARDS	13.15
	101 - GENERAL FUND	11/21/25	7242	ODP BUSINESS SOLUTIONS LLC	KEYBOARD,MOUSE & PAD	3.06
	101 - GENERAL FUND	11/21/25	7242	ODP BUSINESS SOLUTIONS LLC	PENS	43.48
	101 - GENERAL FUND	11/21/25	7242	ODP BUSINESS SOLUTIONS LLC	PAPER,ENVELOPES,FOLDER	23.17
						339.48
<b>29197</b>	552 - WATER	11/21/25	6673	PACE SUPPLY CORP	PARTS FOR HOT TAP	<b>\$4,266.60</b>
	552 - WATER	11/21/25	6673	PACE SUPPLY CORP	WATER VALVE REPLACEMENT	759.23
	552 - WATER	11/21/25	6673	PACE SUPPLY CORP	WTP ACTUATORS FOR VALVES	625.19
						2,882.18



<b>29198</b>						<b>\$2,000.00</b>
	101 - GENERAL FUND	11/21/25	272	PITNEY BOWES INC.	POSTAGE REFILL	2,000.00
<b>29199</b>						<b>\$555.48</b>
	101 - GENERAL FUND	11/21/25	276	PORTERVILLE RECORDER	CDBG ELIGIBLE ACTIVITY	406.54
	101 - GENERAL FUND	11/21/25	276	PORTERVILLE RECORDER	ORD#615 ADOPT BLDG CODES	148.94
<b>29200</b>						<b>\$17,070.00</b>
	101 - GENERAL FUND	11/21/25	7395	PRICE PAIGE & COMPANY	FY24 TEST OF OPENNING	8,990.00
	101 - GENERAL FUND	11/21/25	7395	PRICE PAIGE & COMPANY	FY24 WORK IN PROGRESS	8,080.00
<b>29201</b>						<b>\$10,486.82</b>
	552 - WATER	11/21/25	4618	PROVOST & PRITCHARD	CAPACITY TECHNICAL MEMO	1,668.80
	553 - SEWER	11/21/25	4618	PROVOST & PRITCHARD	GWM&R EAST PONDS	4,485.96
	556 - VITA-PAKT	11/21/25	4618	PROVOST & PRITCHARD	VITAPAKT-CONSULT SERVICES	4,332.06
<b>29202</b>						<b>\$19,425.32</b>
	101 - GENERAL FUND	11/21/25	399	QUAD KNOFF,INC.	2.2 GEN SURVEYING SERVICES	703.00
	101 - GENERAL FUND	11/21/25	399	QUAD KNOFF,INC.	3.1 KUYLER WKLY MEETING	1,428.00
	101 - GENERAL FUND	11/21/25	399	QUAD KNOFF,INC.	CONTRACT PLANNING SERVICES	5,176.70
	101 - GENERAL FUND	11/21/25	399	QUAD KNOFF,INC.	01 GEN ENGINEER PROJECT	787.08
	101 - GENERAL FUND	11/21/25	399	QUAD KNOFF,INC.	2.4 FINAL MAP CHECKLIST	1,121.00
	101 - GENERAL FUND	11/21/25	399	QUAD KNOFF,INC.	2.5 FINAL PARCEL MAP CHECKLIST	1,292.00
	101 - GENERAL FUND	11/21/25	399	QUAD KNOFF,INC.	3.4 HOUSING ELEMENT/WATER FEAS&TECH	525.00
	101 - GENERAL FUND	11/21/25	399	QUAD KNOFF,INC.	FRESNO ST FINAL PARCEL MAP	901.90
	101 - GENERAL FUND	11/21/25	399	QUAD KNOFF,INC.	O'HARA SUBDIVISION AGREEMENT	3,294.60
	552 - WATER	11/21/25	399	QUAD KNOFF,INC.	3.2 WATER TECH MEMO	1,501.74
	552 - WATER	11/21/25	399	QUAD KNOFF,INC.	WELL 11 ON-CALL MANAGEMENT	558.90
	553 - SEWER	11/21/25	399	QUAD KNOFF,INC.	3.3 P&P SEWER CONSOLIDATION REPORT	2,135.40
<b>29203</b>						<b>\$754.16</b>
	101 - GENERAL FUND	11/21/25	285	QUILL CORPORATION	TONER & BANK BAGS	331.87
	101 - GENERAL FUND	11/21/25	285	QUILL CORPORATION	ENVELOPES,BINDERS,DIVIDERS	302.26
	101 - GENERAL FUND	11/21/25	285	QUILL CORPORATION	ENVELOPES,BINDERS,DIVIDERS	97.21
	400 - WELLNESS CENTER	11/21/25	285	QUILL CORPORATION	CLEANING SUPPLIES	22.82
<b>29204</b>						<b>\$165.00</b>
	400 - WELLNESS CENTER	11/21/25	3622	RLH FIRE PROTECTION	ANNUAL/QTR INSPECTION	165.00
<b>29205</b>						<b>\$275.00</b>
	400 - WELLNESS CENTER	11/21/25	7298	ROMELIA MEDINA	ZUMBA-OCTOBER CLASSES	275.00
<b>29206</b>						<b>\$224,411.49</b>
	101 - GENERAL FUND	11/21/25	7407	SALVADOR GUZMAN	GUZMAN SETTLEMENT	224,411.49
<b>29207</b>						<b>\$922.00</b>
	101 - GENERAL FUND	11/21/25	7143	SEQUOIA HEALTH CARE ALLIANCE	10/02/25 RECRUITMENT COST	136.00
	101 - GENERAL FUND	11/21/25	7143	SEQUOIA HEALTH CARE ALLIANCE	10/06/25 RECRUITMENT COST	646.00
	101 - GENERAL FUND	11/21/25	7143	SEQUOIA HEALTH CARE ALLIANCE	10/13/25 RECRUITMENT COST	140.00
<b>29208</b>						<b>\$299.65</b>
	101 - GENERAL FUND	11/21/25	5624	SIERRA SANITATION, INC.	HARVARD PARK RESTROOM	299.65
<b>29209</b>						<b>\$54.38</b>
	101 - GENERAL FUND	11/21/25	4488	SIRCHIE ACQUISITION COMPANY, LLC	NARK2007-TEST07 DRUG TEST KIT	54.38
<b>29210</b>						<b>\$662.13</b>
	101 - GENERAL FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700477332697-LATE FEE	0.64
	101 - GENERAL FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700482892316-LATE FEE	1.15
	261 - GAS TAX FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700150343172-113 W HICKORY	43.90
	261 - GAS TAX FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700150343172-1250 PARKSIDE	(42.43)
	261 - GAS TAX FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700271196179-108 W HERMOSA	36.11
	261 - GAS TAX FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700345129983-269 N SWEETBRIAR	67.27
	261 - GAS TAX FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700439853113-108 HERMOSA	81.73
	261 - GAS TAX FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700477296224-151 W SAMOA	80.78
	261 - GAS TAX FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700477332697-135 W HONOLULU	124.68
	261 - GAS TAX FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700482892316-150 E HONOLULU	151.42
	261 - GAS TAX FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700482892316-151 W HONOLULU	90.81
	261 - GAS TAX FUND	11/21/25	310	SOUTHERN CA. EDISON CO.	700506806452-157 N MIRAGE	26.07
<b>29211</b>						<b>\$4,994.11</b>
	101 - GENERAL FUND	11/21/25	5755	TELEPACIFIC COMMUNICATIONS	11/09/25-12/08/25	660.23
	101 - GENERAL FUND	11/21/25	5755	TELEPACIFIC COMMUNICATIONS	11/09/25-12/08/25	867.93
	101 - GENERAL FUND	11/21/25	5755	TELEPACIFIC COMMUNICATIONS	11/09/25-12/08/25	1,291.47
	101 - GENERAL FUND	11/21/25	5755	TELEPACIFIC COMMUNICATIONS	11/09/25-12/08/25	811.76
	400 - WELLNESS CENTER	11/21/25	5755	TELEPACIFIC COMMUNICATIONS	11/09/25-12/08/25	785.14
	552 - WATER	11/21/25	5755	TELEPACIFIC COMMUNICATIONS	11/09/25-12/08/25	144.83
	553 - SEWER	11/21/25	5755	TELEPACIFIC COMMUNICATIONS	11/09/25-12/08/25	432.75
<b>29212</b>						<b>\$1,346.00</b>
	553 - SEWER	11/21/25	1921	TELSTAR INSTRUMENTS, INC	FLOW METERS,CHART RECORDER	1,346.00
<b>29213</b>						<b>\$137.79</b>
	552 - WATER	11/21/25	7402	TERESA VALLE HINOJOSA	REFUND-CLOSED UB ACCOUNT	137.79
<b>29214</b>						<b>\$88.38</b>
	101 - GENERAL FUND	11/21/25	144	THE GAS COMPANY	139 N SWEETBRIER-RESTROOM	21.31
	400 - WELLNESS CENTER	11/21/25	144	THE GAS COMPANY	740 SEQUOIA-BLDG	67.07
<b>29215</b>						<b>\$316.42</b>
	101 - GENERAL FUND	11/21/25	5792	THOMSON REUTERS - WEST	ONLINE/SOFTWARE SUBSCRIPTION	316.42
<b>29216</b>						<b>\$80.48</b>
	101 - GENERAL FUND	11/21/25	6413	TRANS UNION LLC	EMPLOYMENT CREDIT CHECK	80.48

<b>29217</b>						<b>\$51,743.00</b>
	101 - GENERAL FUND	11/21/25	7305	TYLER TECHNOLOGIES, INC	CI10000229238-TYLER UPGRADE	1,723.00
	101 - GENERAL FUND	11/21/25	7305	TYLER TECHNOLOGIES, INC	TYLER SOFTWARE UPGRADE	50,020.00
<b>29218</b>						<b>\$2,688.45</b>
	552 - WATER	11/21/25	5413	UNIVAR USA INC	CHLORINE FOR WELL 15	2,688.45
<b>29219</b>						<b>\$72.55</b>
	553 - SEWER	11/21/25	356	USA BLUEBOOK	TWO TRACEABLE TIMERS	72.55
<b>29220</b>						<b>\$638.52</b>
	101 - GENERAL FUND	11/21/25	1041	VERIZON WIRELESS	642065758-00004 10/28/25	598.10
	552 - WATER	11/21/25	1041	VERIZON WIRELESS	642065758-00003 10/28/25	20.21
	553 - SEWER	11/21/25	1041	VERIZON WIRELESS	642065758-00003 10/28/25	20.21
<b>29221</b>						<b>\$1,304.26</b>
	101 - GENERAL FUND	11/21/25	368	VOLLMER EXCAVATION, INC	COLD MIX FOR STREET REPAIR	652.13
	261 - GAS TAX FUND	11/21/25	368	VOLLMER EXCAVATION, INC	COLD MIX FOR STREET REPAIR	652.13
<b>29222</b>						<b>\$233.89</b>
	101 - GENERAL FUND	11/21/25	4716	WALO'S AUTO REPAIR	KEYS FOR CITY FACILITIES	233.89
<b>29223</b>						<b>\$55,181.40</b>
	306 - COVID-19 ARPA FUND	11/21/25	7393	STRUCTURE CAST	10% RETAINAGE STRUCTURE	55,181.40
<b>29224</b>						<b>\$55,098.85</b>
	306 - COVID-19 ARPA FUND	11/21/25	6517	WARREN & BAERG MANUFACTURING, INC	WWTP BARSREEN	55,098.85
<b>29225</b>						<b>\$124,183.28</b>
	101 - GENERAL FUND	11/24/25	6100	KEENAN & ASSOCIATES	DEC PPO 250 RETIREE	2,259.46
	101 - GENERAL FUND	11/24/25	6100	KEENAN & ASSOCIATES	NOV PPO 250 RETIREE	2,259.46
	101 - GENERAL FUND	11/24/25	6100	KEENAN & ASSOCIATES	DEC PPO 250 ACTIVE	54,678.92
	101 - GENERAL FUND	11/24/25	6100	KEENAN & ASSOCIATES	DEC PPO 500 ACTIVE	6,257.57
	101 - GENERAL FUND	11/24/25	6100	KEENAN & ASSOCIATES	NOV PPO 250 ACTIVE	53,549.19
	101 - GENERAL FUND	11/24/25	6100	KEENAN & ASSOCIATES	NOV PPO 500 ACTIVE	5,178.68
<b>29226</b>						<b>\$99.34</b>
	720 - HOME REVOLVING LN FUND	11/24/25	7403	LEON,CATALINA,JUAN & SALOMON GARCIA	LOAN OVERPAYMENT	99.34
<b>29227</b>						<b>\$3,220.91</b>
	101 - GENERAL FUND	11/24/25	6991	PREMIER ACCESS INSURANCE COMPANY	OCT. DENTAL PLAN	3,220.91
<b>29228</b>						<b>\$1,324.49</b>
	101 - GENERAL FUND	11/25/25	1286	FRANCHISE TAX BOARD	DED:SUI FTB - PIT	1,324.49
<b>29229</b>						<b>\$418.64</b>
	101 - GENERAL FUND	11/25/25	4660	CITY OF LINDSAY	DED:052 WELLNESS	39.70
	101 - GENERAL FUND	11/25/25	4660	CITY OF LINDSAY	DED:L203 CDBG LOAN	378.94
<b>29230</b>						<b>\$411.73</b>
	101 - GENERAL FUND	11/25/25	3192	SEIU LOCAL 521	DED:COPE COPE SEIU	2.00
	101 - GENERAL FUND	11/25/25	3192	SEIU LOCAL 521	DED:DUES UNION DUES	409.73
<b>29231</b>						<b>\$8,875.73</b>
	101 - GENERAL FUND	11/25/25	6452	GREAT-WEST TRUST	DED:0500 DEF COMP	2,627.59
	101 - GENERAL FUND	11/25/25	6452	GREAT-WEST TRUST	DED:0555 DC LOANPAY	2,463.25
	101 - GENERAL FUND	11/25/25	6452	GREAT-WEST TRUST	DED:151 DEFERCOMP	3,139.06
	101 - GENERAL FUND	11/25/25	6452	GREAT-WEST TRUST	DED:ROTH ROTH	645.83
<b>29232</b>						<b>\$261.63</b>
	101 - GENERAL FUND	11/25/25	7301	LINDSAY POLICE OFFICERS ASSOCIATION	DED:LPOA LPOA DUES	261.63
<b>29233</b>						<b>\$73.82</b>
	101 - GENERAL FUND	11/25/25	6246	MCDERMONT VENTURE INC	DED:051 MCDERMONT	73.82
<b>29234</b>						<b>\$398.29</b>
	101 - GENERAL FUND	11/25/25	3042	STATE DISBURSEMENT UNIT	DED:0512 CHILD SUPPOTY	398.29
<b>AFLAC1</b>						<b>\$413.80</b>
	101 - GENERAL FUND	10/15/25	3977	AFLAC	SEPT 2025 DEDUCTIONS	413.80
<b>AFLAC9</b>						<b>\$413.80</b>
	101 - GENERAL FUND	10/15/25	3977	AFLAC	AUG 2025 DEDUCTIONS	413.80
<b>BOCOCT</b>						<b>\$7,340.17</b>
	552 - WATER	10/14/25	2960	UNITED STATES BUREAU OF RECLAMATION	25/36 PMT OCT 2025	7,340.17
<b>EDD103</b>						<b>\$3,873.97</b>
	101 - GENERAL FUND	11/05/25	687	STATE OF CALIFORNIA-EDD	PIT & LOCAL 10/31/25	3,873.97
<b>EDD111</b>						<b>\$4,092.25</b>
	101 - GENERAL FUND	11/19/25	687	STATE OF CALIFORNIA-EDD	PIT&LOCAL TAX 11/14/25	4,092.25
<b>IRS103</b>						<b>\$28,276.29</b>
	101 - GENERAL FUND	11/05/25	2011	INTERNAL REVENUE SERVICE (EFTPS)	FEDERAL TAX 10/31/25	8,933.45
	101 - GENERAL FUND	11/05/25	2011	INTERNAL REVENUE SERVICE (EFTPS)	FICA/MEDICARE 10/31/25	19,342.84
<b>IRS111</b>						<b>\$31,122.12</b>
	101 - GENERAL FUND	11/19/25	2011	INTERNAL REVENUE SERVICE (EFTPS)	FEDERAL TAX 11/14/25	10,220.92
	101 - GENERAL FUND	11/19/25	2011	INTERNAL REVENUE SERVICE (EFTPS)	FICA/MEDICARE 11/14/25	20,901.20
<b>METSEP</b>						<b>\$200.02</b>
	101 - GENERAL FUND	10/02/25	6767	METLIFE	SEPT 2025 LEGAL PLAN	200.02
<b>NAVI10</b>						<b>\$68.99</b>
	101 - GENERAL FUND	10/15/25	4924	NAVIA BENEFIT SOLUTIONS	FSA DISBURS 10/10/25	68.99
<b>NAVI10</b>						<b>\$315.58</b>
	101 - GENERAL FUND	10/24/25	4924	NAVIA BENEFIT SOLUTIONS	FSA DISBURSEMENT 10/24/25	315.58
<b>NAVI10</b>						<b>\$24.99</b>
	101 - GENERAL FUND	10/31/25	4924	NAVIA BENEFIT SOLUTIONS	FSA DISBURSEMENT10/31/25	24.99
<b>NAVIA1</b>						<b>\$50.00</b>
	101 - GENERAL FUND	10/03/25	4924	NAVIA BENEFIT SOLUTIONS	FSA DISBURSEMENT10/01/25	50.00
<b>NAVIAO</b>						<b>\$400.00</b>
	101 - GENERAL FUND	10/15/25	4924	NAVIA BENEFIT SOLUTIONS	COBRA ADMIN FEE SEPTEMBER	200.00
	101 - GENERAL FUND	10/15/25	4924	NAVIA BENEFIT SOLUTIONS	SEC 125 ADMIN FEE SEPTEMBER	200.00

SRV102	101 - GENERAL FUND	10/24/25	457	PUBLIC EMPLOYEES RETIREMENT SYSTEM	25354CTPD 9/14-9/27	1567.28
	101 - GENERAL FUND	10/24/25	457	PUBLIC EMPLOYEES RETIREMENT SYSTEM	25354MBPD 9/14-9/27	1540.39
	101 - GENERAL FUND	10/24/25	457	PUBLIC EMPLOYEES RETIREMENT SYSTEM	25355CTPD 9/14-9/27	2288.74
	101 - GENERAL FUND	10/24/25	457	PUBLIC EMPLOYEES RETIREMENT SYSTEM	25355MBPD 9/14-9/27	2249.47
	101 - GENERAL FUND	10/24/25	457	PUBLIC EMPLOYEES RETIREMENT SYSTEM	26330 CTPD 9/14-9/27	2428.24
	101 - GENERAL FUND	10/24/25	457	PUBLIC EMPLOYEES RETIREMENT SYSTEM	26330MBPD 9/14-9/27	2364.14
	101 - GENERAL FUND	10/24/25	457	PUBLIC EMPLOYEES RETIREMENT SYSTEM	433 MBPD 9/14-9/27	2986.69
	101 - GENERAL FUND	10/24/25	457	PUBLIC EMPLOYEES RETIREMENT SYSTEM	433CTPD 9/14-9/27	6125.83
	101 - GENERAL FUND	10/24/25	457	PUBLIC EMPLOYEES RETIREMENT SYSTEM	434CTPD 9/14-9/27	4317.39
	101 - GENERAL FUND	10/24/25	457	PUBLIC EMPLOYEES RETIREMENT SYSTEM	434MBPD 9/14-9/27	1570.33
SYMMARY BY FUNDING SOURCE						
	101 - GENERAL FUND					1670037.04
	102 - PUBLIC SAFETY ASSET FORT					0
	200 - STREET IMPROVEMENT FUND					0
	261 - GAS TAX FUND					21656.33
	263 - TRANSPORTATION					1680
	265 - STP HWY FUNDS					0
	266 - LTF-ART 8 STREETS & ROADS					0
	300 - MCDERMONT SALE PROCEEDS					0
	305 - EMERGENCY OPERATIONS					0
	306 - COVID-19 ARPA FUND					638040.24
	400 - WELLNESS CENTER					72397.52
	460 - CA STATE PARKS					220403.31
	471 - PARK IMPROVEMENTS					43353.89
	552 - WATER					70325.18
	553 - SEWER					33230
	554 - REFUSE					43368.11
	555 - RECYCLE/BOTTLED BILL FUND					0
	556 - VITA-PAKT					5767.34
	600 - CAPITAL IMPROVEMENT					0
	660 - RDA OBLIGATION RETIREMENT					0
	700 - CDBG REVOLVING LN FUND					5750.83
	720 - HOME REVOLVING LN FUND					21560.28
	779 - 00-HOME-0487					27581.48
	781 - CAL HOME RLF					6193.66
	883 - SIERRA VIEW ASSESSMENT					1585.96
	884 - HERITAGE ASSESSMENT DIST					411.47
	886 - SAMOA					230.03
	887 - SWEETBRIER TOWNHOUSES					636.44
	888 - PARKSIDE					321.22
	889 - SIERRA VISTA ASSESSMENT					312.52
	890 - MAPLE VALLEY ASSESSMENT					44.61
	891 - PELOUS RANCH					1104.72
TOTAL						\$2,885,992.18



# STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 11.5  
Consent

---

**DEPARTMENT:** Finance

**FROM:** Soledad Ruiz-Nunez, Director of Finance

**Agenda Title:** NOVEMBER 2025 Monthly Treasurer's Report

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## ACTION & RECOMMENDATION

Accept the November 2025 Monthly Treasurer's Report.

## BACKGROUND | ANALYSIS

The November 2025 Monthly Treasurer's Report is submitted for Council review and acceptance.

## FISCAL IMPACT

There is no fiscal impact associated with this action.

## ATTACHMENTS

1. November 2025 Treasurer's Report

Reviewed/Approved: \_\_\_\_\_



Monthly Treasurer's Report  
NOVEMBER 30, 2025  
Cash Balances Classified by Depository

CASH RESOURCES

LOCATION	GL ACCOUNT #	TYPE	BALANCE
Cash Register Funds (City Hall & Wellness)	100-102	RES	\$1,100
Bank of the Sierra- Depository Account	100-114	GEN	7,777,750
Bank of the Sierra - Wellness Center/ UB Payment Center	100-500	GEN	1,022,321
Bank of the Sierra - Impound Account	100-120	RES	132,494
LAIF Savings: City & Successor Agency	100-103	INV-RES	3,858,162
MBS Investments	100-700	INV-RES	1,428,108
<b>TOTAL</b>			<b>\$14,219,935</b>

CASH EXPENDED

ACCOUNTS PAYABLE & PAYROLL	AMOUNT
Accounts Payable	\$2,473,689
Payroll (NOV 14 ,2025)	\$269,209
Payroll (NOV 28, 2025)	\$295,254
<b>TOTAL</b>	<b>\$ 3,038,153</b>

DEBT SERVICE	AMOUNT
TULARE RD	\$111,591
SEWER PLANT EXPANSION	\$323,470
LIBRARY	\$5,791
<b>TOTAL</b>	<b>\$ 440,851</b>

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

<b>INVESTED FUNDS</b>	<b>\$5,286,270</b>
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Respectfully submitted,

*Soledad Ruiz-Nañez*

Director of Finance  
City of Lindsay

ABBREVIATIONS

GEN: GENERAL UNRESTRICTED  
RES: RESTRICTED ACTIVITY  
INV: INVESTMENT



# STAFF REPORT

TO: Lindsay City Council  
MEETING DATE: May 14, 2024

Item #: 11.6  
Consent

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**DEPARTMENT:** City Clerk

**FROM:** Miranda Cordova, City Clerk/ Human Resource Manager

**Agenda Title:** Adoption of the 2026 City Council Meeting Calendar

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## ACTION & RECOMMENDATION

Approve the City Council Regular Meeting Schedule for January 1, 2026, through December 31, 2026.

## BACKGROUND | ANALYSIS

Each year, the City Council adopts an annual meeting calendar to establish the schedule for regular Council meetings, City holidays, and major conferences that may impact meeting attendance or require scheduling adjustments. The 2026 calendar was prepared to reflect:

- Regular Council meeting dates
- Recognized City holidays
- Notable conferences and events attended by Council or key staff
- Annual retreats and community events

This calendar assists the Council, staff, and the public in planning and ensures compliance with noticing and operational requirements.

## Regular City Council Meetings

Regular meetings are scheduled for the second and fourth Tuesdays of each month unless otherwise noted.

## Key Events

- **Orange Blossom Festival:** April 18, 2026

## Conferences of Note

Several conferences are included to avoid scheduling conflicts and support Council participation:

- Mayors & Council Members Academy — Jan 21–23
- Mid-Pacific Water Conference — Jan 28–30
- City Managers Conference — Feb 11–13
- Urban Water Conference — Feb 25–27 and Aug 19–21
- City Leaders Summit — Apr 22–24
- League of California Cities Annual Conference — Sep 23–25
- Family Farm Alliance — Oct 29–30
- ACWA Fall Conference — Dec 1–3

## City Holidays in 2026

The calendar includes the following City-observed holidays:

- New Year's Day — January 1
- Martin Luther King Jr. Day — January 19
- Presidents' Day — February 16
- Memorial Day — May 25
- Juneteenth — June 19
- Independence Day (Observed) — July 3
- Labor Day — September 7

- Columbus Day — October 12
- Veterans Day — November 11
- Thanksgiving — November 26–27
- Christmas — December 24–25

#### **FISCAL IMPACT**

There is **no fiscal impact** associated with the adoption of the 2026 Council Meeting Calendar.

#### **ATTACHMENTS**

1. Proposed 2026 City Council Meeting Calendar

Reviewed/Approved: \_\_\_\_\_

City of Lindsay - City Council Regular Meeting Schedule 2026
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Location: City Council Chambers 251 E. Honolulu Street, Lindsay, California
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Regular Meeting Dates: Held on the second and fourth Tuesday of each month, unless otherwise noticed.
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Tuesday, January 13, 2026
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Tuesday, February 24, 2026
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Tuesday, March 24, 2026
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Tuesday, April 14, 2026
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Tuesday, April 28, 2026
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Tuesday, May 12, 2026
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Tuesday, June 9, 2026
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Tuesday, June 23, 2026
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Tuesday, July 28, 2026
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Tuesday, August 25, 2026
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Tuesday, September 15, 2026
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Tuesday, October 27, 2026
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Tuesday, November 17, 2026
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Tuesday, December 8, 2026
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## STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 11.7  
Consent

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**DEPARTMENT:** Finance

**FROM:** Soledad Ruiz-Nunez, Director of Finance

**Agenda Title:** Revised Salary Matrix Adoption (due to minimum wage increase effective January 2026).

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### ACTION & RECOMMENDATION

Consider the Approval of Resolution 25-41 updating the City of Lindsay Salary Schedule effective January 1, 2026.

### BACKGROUND | ANALYSIS

The California Minimum Wage is going from \$16.50 to \$16.90 effective January 1, 2026 and our City of Lindsay Salary Schedule needs to be updated to reflect the minimum wage increase.

The City has nine positions which start at minimum wage and the hourly salary needs to be updated in order to be in compliance with California Minimum Wage. Additionally, three exempt positions are being updated in order to be in compliance with the exempt rule which states exempt employees must earn at least twice the minimum wage for full-time work.

### FISCAL IMPACT

The minimum wage increase was taken into account for the FY2026 Budget.

### ATTACHMENTS

1. City of Lindsay, Hourly Salary Schedule, FY 2025/2026 Effective 1/01/2026
2. Resolution 25-41 – A Resolution of the City Council of the City of Lindsay Updating the Salary Schedule Effective January 1, 2026

Reviewed/Approved: \_\_\_\_\_



*City of Lindsay*  
Hourly Salary Schedule  
FY 2025/2026 Effective 01/01/2026

Category	Bargaining Unit	Type	Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Non-Exempt	SEIU	Full-Time	Account Clerk I	\$ 16.90	\$ 17.75	\$ 18.63	\$ 19.56	\$ 20.54	\$ 21.57	\$ 22.65
Non-Exempt	SEIU	Full-Time	Account Clerk III	\$ 20.99	\$ 22.04	\$ 23.14	\$ 24.30	\$ 25.52	\$ 26.79	\$ 28.13
Non-Exempt	SEIU	Full-Time	Administrative Secretary	\$ 17.81	\$ 18.70	\$ 19.63	\$ 20.62	\$ 21.65	\$ 22.73	\$ 23.87
Exempt	Unrepresented	Full-Time	Administrative Supervisor	\$ 33.80	\$ 35.49	\$ 37.26	\$ 39.13	\$ 41.08	\$ 43.14	\$ 45.30
Non-Exempt	SEIU	Full-Time	Animal Control Officer	\$ 20.89	\$ 21.93	\$ 23.03	\$ 24.18	\$ 25.39	\$ 26.66	\$ 27.99
Exempt	Unrepresented	Full-Time	City Clerk / Human Resource Manager	\$ 39.70	\$ 41.69	\$ 43.77	\$ 45.96	\$ 48.26	\$ 50.67	\$ 53.20
Exempt	Unrepresented	Full-Time	City Services Deputy Director	\$ 34.80	\$ 36.54	\$ 38.37	\$ 40.29	\$ 42.30	\$ 44.41	\$ 46.64
Exempt	Unrepresented	Full-Time	City Services Manager/Inspector	\$ 33.80	\$ 35.49	\$ 37.26	\$ 39.13	\$ 41.08	\$ 43.14	\$ 45.30
Non-Exempt	SEIU	Full-Time	Code Enforcement Officer	\$ 16.90	\$ 17.75	\$ 18.63	\$ 19.56	\$ 20.54	\$ 21.57	\$ 22.65
Non-Exempt	SEIU	Full-Time	Community Development Specialist	\$ 17.81	\$ 18.70	\$ 19.63	\$ 20.62	\$ 21.65	\$ 22.73	\$ 23.87
Non-Exempt	SEIU	Full-Time	Community Services Officer	\$ 20.89	\$ 21.93	\$ 23.03	\$ 24.18	\$ 25.39	\$ 26.66	\$ 27.99
Non-Exempt	Confidential	Full-Time	Deputy City Clerk	\$ 26.81	\$ 28.15	\$ 29.56	\$ 31.04	\$ 32.59	\$ 34.22	\$ 35.93
Non-Exempt	SEIU	Full-Time	Engineering Technician	\$ 26.08	\$ 27.39	\$ 28.75	\$ 30.19	\$ 31.70	\$ 33.29	\$ 34.95
Non-Exempt	Unrepresented	PT/ Seasonal	Interns/Seasonal	\$ 16.90	\$ 16.90	\$ 16.90	\$ 16.90	\$ 16.90	\$ 16.90	\$ 16.90
Non-Exempt	Unrepresented	Part-Time	Lead Lifeguard	\$ 16.90	\$ 17.75	\$ 18.63	\$ 19.56	\$ 20.54	\$ 21.57	\$ 22.65
Non-Exempt	SEIU	Full-Time	Maintenance	\$ 16.90	\$ 17.75	\$ 18.63	\$ 19.56	\$ 20.54	\$ 21.57	\$ 22.65
Non-Exempt	SEIU	Full-Time	Maintenance Senior I	\$ 16.90	\$ 17.75	\$ 18.63	\$ 19.56	\$ 20.54	\$ 21.57	\$ 22.65
Non-Exempt	SEIU	Full-Time	Maintenance Senior II	\$ 20.89	\$ 21.93	\$ 23.03	\$ 24.18	\$ 25.39	\$ 26.66	\$ 27.99
Exempt	Unrepresented	Full-Time	Maintenance Senior III	\$ 33.80	\$ 35.49	\$ 37.26	\$ 39.13	\$ 41.08	\$ 43.14	\$ 45.30
Non-Exempt	SEIU	Full-Time	Pool Manager	\$ 18.36	\$ 19.28	\$ 20.24	\$ 21.25	\$ 22.32	\$ 23.43	\$ 24.60
Non-Exempt	Unrepresented	Part-Time	Recreation - Lifeguard	\$ 16.90	\$ 17.75	\$ 18.63	\$ 19.56	\$ 20.54	\$ 21.57	\$ 22.65
Non-Exempt	SEIU	Full-Time	Recreation Coordinator	\$ 22.63	\$ 23.76	\$ 24.95	\$ 26.20	\$ 27.51	\$ 28.88	\$ 30.33
Non-Exempt	Unrepresented	Part-Time	Recreation I	\$ 16.90	\$ 17.75	\$ 18.63	\$ 19.56	\$ 20.54	\$ 21.57	\$ 22.65
Non-Exempt	Unrepresented	PT/ Seasonal	Sports Coordinator	\$ 22.63	\$ 23.76	\$ 24.95	\$ 26.20	\$ 27.51	\$ 28.88	\$ 30.33
Non-Exempt	Unrepresented	PT/ Seasonal	Sports Official	\$ 25.00	\$ 26.25	\$ 27.56	\$ 28.94	\$ 30.39	\$ 31.91	\$ 33.50
Non-Exempt	SEIU	Full-Time	Utility Operator I	\$ 25.26	\$ 26.52	\$ 27.84	\$ 29.24	\$ 30.70	\$ 32.23	\$ 33.84
Non-Exempt	SEIU	Full-Time	Utility Operator II	\$ 35.15	\$ 36.91	\$ 38.75	\$ 40.69	\$ 42.73	\$ 44.86	\$ 47.10
Non-Exempt	SEIU	Full-Time	Utility Operator III	\$ 39.70	\$ 41.69	\$ 43.77	\$ 45.96	\$ 48.26	\$ 50.67	\$ 53.20
Non-Exempt	SEIU	Full-Time	Utility Operator Trainee	\$ 17.95	\$ 18.85	\$ 19.79	\$ 20.78	\$ 21.82	\$ 22.91	\$ 24.06

*\*All hourly rates are based on a 40-hour work week.*

**Fire Personnel**

**Fire Rate**

Category	Bargaining Unit	Type	Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Non-Exempt	Fire	Full-Time	Fire Apparatus Engineer	\$ 16.90	\$ 17.75	\$ 18.63	\$ 19.56	\$ 20.54	\$ 21.57	\$ 22.65
Non-Exempt	Fire	Full-Time	Fire Lieutenant	\$ 21.85	\$ 22.94	\$ 24.09	\$ 25.29	\$ 26.56	\$ 27.89	\$ 29.28

**Administrative Rate**

Category	Bargaining Unit	Type	Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Non-Exempt	Fire	Full-Time	Fire Apparatus Engineer	\$ 23.30	\$ 24.47	\$ 25.69	\$ 26.97	\$ 28.32	\$ 29.74	\$ 31.22
Non-Exempt	Fire	Full-Time	Fire Lieutenant	\$ 30.60	\$ 32.13	\$ 33.74	\$ 35.42	\$ 37.19	\$ 39.05	\$ 41.01

*\*Fire personnel will convert to a 56-hour work week upon completion of their training.*

*\*Fire personnel are paid based on whether they are on the 56-hour per week average schedule or the 40-hour per week schedule.*

*\*Holiday pay will still be paid out based on the 40-hour per week rate, regardless of whether an employee is on a 56-hour per week average schedule or a 40-hour per week schedule.*

*\*Reserve Firefighter will fall under Part-Time Seasonal category*

Public Safety Personnel												
Category	Bargaining Unit	Type	Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7		
Non-Exempt	LPOA	Full-Time	Police Officer Recruit	\$ 24.10	\$ 24.10	\$ 24.10	\$ 24.10	\$ 24.10	\$ 24.10	\$ 24.10	\$ 24.10	\$ 24.10
Non-Exempt	LPOA	Full-Time	Police Officer	\$ 29.10	\$ 30.56	\$ 32.08	\$ 33.69	\$ 35.37	\$ 37.14	\$ 39.00		
Non-Exempt	LPOA	Full-Time	Police Corporal	\$ 32.08	\$ 33.68	\$ 35.37	\$ 37.14	\$ 38.99	\$ 40.94	\$ 42.99		
Non-Exempt	LPOA	Full-Time	Police Sergeant	\$ 35.42	\$ 37.19	\$ 39.05	\$ 41.00	\$ 43.05	\$ 45.21	\$ 47.47		
Exempt	Unrepresented	Full-Time	Public Safety Lieutenant	\$ 43.41	\$ 45.58	\$ 47.86	\$ 50.25	\$ 52.77	\$ 55.40	\$ 58.17		

*\*Reserve Police Officer will fall under Part-Time Seasonal category*

Contract Personnel					
Category	Bargaining Unit	Type	Title	Minimum	Maximum
Exempt	Unrepresented	Full-Time	City Manager	\$ 55.05	\$ 80.00
Exempt	Unrepresented	Full-Time	Director of Public Works	\$ 46.00	\$ 70.00
Exempt	Unrepresented	Full-Time	Director of Finance	\$ 41.72	\$ 70.00
Exempt	Unrepresented	Full-Time	Director of Public Safety	\$ 41.46	\$ 70.00
Exempt	Unrepresented	Full-Time	Director of Parks & Recreation	\$ 41.46	\$ 61.37



## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

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**NUMBER** 25-41

**TITLE** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY UPDATEING THE SALARY SCHEDULE EFFECTIVE JANUARY 1, 2026.

**MEETING** At a regularly scheduled meeting of the City of Lindsay City Council held on December 9, 2025, at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

**WHEREAS**, The California Minimum Wage will increase on January 1, 2026; and

**WHEREAS**, the City of Lindsay needs to update the Salary Schedule in order to be in compliance with California Minimum Wage; and

**WHEREAS**, the City of Lindsay has numerous positions affected by the increase in the State Minimum Wage.

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

SECTION 1. Update the City of Lindsay Salary Schedule in order to be in Compliance with California Minimum Wage.



## 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	December 9, 2025
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.

---

Misty Villarreal, Mayor

### CERTIFICATE OF ATTESTING OFFICER

The undersigned, Miranda Cordova, City Clerk of the City of Lindsay does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the City of Lindsay which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date thereof.

ATTEST: \_\_\_\_\_  
Miranda Cordova, City Clerk



# STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 11.8  
Consent

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**DEPARTMENT:** Finance

**FROM:** Soledad Ruiz-Nunez, Director of Finance

**Agenda Title:** Surplus Sale of Assets

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## ACTION & RECOMMENDATION

Consider the Approval for the City to have a Surplus Sale of Assets.

## BACKGROUND | ANALYSIS

The City Departments have identified vehicles and equipment which is no longer of use to the City and would like to have a Surplus Sale.

The items on the Surplus sale or no longer being used by City personnel and are creating a nuisance at the Corporate Yard. The sale of the vehicles and equipment would also help in removing old items from audit schedules.

## FISCAL IMPACT

Increased Revenues

## ATTACHMENTS

1. Resolution 25-43 – A Resolution of the City Council of the City of Lindsay Providing for the Surplus of City Vehicles and Equipment.
2. Surplus Sale List December 2025

Reviewed/Approved: \_\_\_\_\_



## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

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**NUMBER** 25-43

**TITLE** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY PROVIDING FOR THE SURPLUS OF CITY VEHICLES AND EQUIPMENT.

**MEETING** At a regularly scheduled meeting of the City of Lindsay City Council held on December 9, 2025, at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

**WHEREAS**, the City of Lindsay purchases and uses Vehicles and Equipment; and

**WHEREAS**, it is important to dispose of vehicles and equipment once they are no longer being used by City staff and Departments;

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

SECTION 1. Allow the City to have a Surplus Sale of the items listed in the attached Surplus Sale list.



## 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	Click or tap to enter a date.
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.

---

Misty Villarreal, Mayor

### CERTIFICATE OF ATTESTING OFFICER

The undersigned, Miranda Cordova, City Clerk of the City of Lindsay does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the City of Lindsay which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date thereof.

ATTEST: \_\_\_\_\_  
Miranda Cordova, City Clerk



SURPLUS SALE LIST DECEMBER 2025					
DEPARTMENT	MAKE	MODEL	YEAR	LICENCE PLATE VIN	VEHICLE
CITY SERVICES	CASE	BACKHOE MODEL580 SUPER L		NONE JJGO193616	
CITY SERVICES	CATERPILLER	LOAD ALL MODEL TH 83		NONE 13N02669	
CITY SERVICES	MITSUBBISHI	FORKLIFT		NONE AF82B-01233	
CITY SERVICES	SULLAIR	AIRCOMPRESER MODEL 125Q		NONE 004-93202AHG	
CITY SERVICES	JOHN DEERE	GANG MOWER MODEL 322B		NONE TC3225T030124	
CITY SERVICES	THOMAS	B403/LT250ST		NONE LT000132	
CITY SERVICES	FORD	RANGER XL TRUCK #13	1995 29950	1FTCR10A1SUC1441	
CITY SERVICES	TORO	REEL MASTER MOWER MODEL 3106-D		NONE 03207-2700000305	
CITY SERVICES	CHEVROLET	2500 TRUCK #21		105323 1GBC24RXYF456370	
CITY SERVICES	JLG	600S	1999 NONE	9.74E+14	
CITY SERVICES	BOBCAT	763 SERIES		NONE 512215468	
CITY SERVICES	VANTAGE INTERNATIONAL	FV100		1226712 1V94B111XGC113634	GREEN TRUCK
CITY SERVICES	VANTAGE INTERNATIONAL	FV100		1226713 1V94B1117GC113638	GREEN TRUCK
CITY SERVICES	VANTAGE INTERNATIONAL	FV100		1226711 1V94B1113GC113636	GREEN TRUCK
CITY SERVICES	BOBCAT	BACKHOE ATTACHMENT 709		NONE 270003569	
CITY SERVICES	BOBCAT	TRANCHER ATTACHMENT LT 204		NONE 420400763	
CITY SERVICES	BOBCAT	BREAKER ATTACHMENT		NONE	
CITY SERVICES	GMC	TRUCK #22 CA#392403	2000 1157650	1GTGC24R2YR130315	
CITY SERVICES	VANTAGE INTERNATIONAL	EV1000		NONE 1V94B111XGC113634	GREEN TRUCK
CITY SERVICES	CUSHMAN	HAULER PRO 4		NONE 31663332	
CITY SERVICES	GENIE	SCISSOR LIFT GS 1936#239		NONE	
CITY SERVICES	FORD	F-650 SUPER DUTY SLT TRUCK #56	2002 1182192	3FDWF65273MB002	
CITY SERVICES		ROLLOFF BIN FOR FORD F-650		NONE	
CITY SERVICES		GLAT BED FOR FORD F-650		NONE	
CITY SERVICES		ENCLOSED BIN FOR FORD F-650		NONE	
CITY SERVICES		WATER TANKKERBED FOR FORD F-650		NONE	
CITY SERVICES	CUSHMAN	ORANGE WWTP		NONE 36085G01	
CITY SERVICES	VANTAGE	MINI VAN EVP 1000		NONE 94E1114GC113667	
CITY SERVICES	VANTAGE	MINI VAN EVP 1000		NONE 94E1110GC113665	
PUBLIC SAFETY	FORD	ECONOLINE	1997 1039918	1FTEE1423VHA19367	White/Marked Evidence Van
PUBLIC SAFETY	FORD	FUSION	2011 1366864	3FADP0L37BR335302	Black/Marked/Cage



City of Lindsay

# *Proclamation*

**WHEREAS**, the Lindsay Youth Cheer (LYC) program has long embodied the spirit, pride, and excellence of our community by fostering dedication, teamwork, and strong character in all its athletes; and

**WHEREAS**, on November 15, 2025, at the All-Valley Cheer Competition, the Lindsay Youth Cheer teams delivered an extraordinary performance, demonstrating exceptional talent, discipline, and sportsmanship while proudly representing the City of Lindsay; and

**WHEREAS**, Lindsay's young athletes distinguished themselves not only through their competitive success, but also through their conduct, as numerous individuals from other communities praised the girls for their kindness, respect, and outstanding manners, qualities that reflect the program's commitment to developing both strong athletes and exceptional young people; and

**WHEREAS**, out of eight Lindsay routines, the teams brought home seven **1st Place** titles, a testament to their hard work, perseverance, and the support of their coaches, families, and community; and

**WHEREAS**, out of four Grand Champion titles awarded at the competition, Lindsay earned three, further solidifying the LYC program as one of the top youth cheer programs in the region; and

**WHEREAS**, the achievements of each team are hereby recognized as follows:

## **BANTAMS – 8U**

- Show Cheer – **1st Place**
- **Grand Champions** – Highest overall score across all categories in their age division

## **PEEWEEES – 10U**

- Show Cheer – **1st Place**
- Performance Cheer – **1st Place**
- **Grand Champions** – Highest overall score across all categories in their age division

## **JUNIORS – 12U**

- Show Cheer – **1st Place**
- Performance Cheer – **1st Place**

## **SENIORS – 14U**

- Show Cheer – **1st Place**
- Performance Cheer – **1st Place**
- **Grand Champions** – Highest overall score across all categories in their age division\*\*



City of Lindsay

# *Proclamation*

**NOW, THEREFORE, I, Misty Villarreal, Mayor of the City of Lindsay,** do hereby recognize and commend the Lindsay Youth Cheer program for their remarkable accomplishments and for representing our city with pride, excellence, and integrity.

Let it be known that the City of Lindsay celebrates and honors these athletes, their coaches, and their families for their contributions to our community and for exemplifying what it means to be a Lindsay Lion.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the Seal of the City of Lindsay to be affixed this 9th day of December 2025.

---

Misty Villarreal, Mayor



# STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 13.1  
Presentations

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**DEPARTMENT:** City Manager

**FROM:** Kuyler Crocker, City Manager

**Agenda Title:** Alternate Work Schedule

---

## EXECUTIVE SUMMARY

Many public agencies and private organizations have adopted alternate work schedules to improve employee work-life balance, expand service coverage, and enhance recruitment and retention. A 9/80 schedule is among the most widely used. Under this schedule, employees work 80 hours over nine workdays in a two-week period, with one designated day off every other week.

Key features of the 9/80 schedule:

- Week 1: Four 9-hour days + one 8-hour day
- Week 2: Four 9-hour days + one day off
- Total: 80 hours per pay period

The City currently operates under a standard 5-day, 40-hour workweek for most positions. During recent discussions on operational efficiency and employee retention, the potential benefits of an alternate schedule emerged as a recommended option for evaluation.

Participation in the 9/80 schedule is a privilege extended to employees whose job duties and performance meet the criteria for flexible scheduling. It is not a guaranteed benefit and may be modified or revoked based on operational needs, performance concerns, or changes in job responsibilities.

## BACKGROUND | ANALYSIS

### 1. Operational Benefits

- **Extended public service hours:**  
Departments will open earlier on nine-hour days, providing additional service access.
- **Improved coverage:**  
Staggered days off across staff can maintain full weekly coverage.

### 2. Recruitment and Retention Advantages

- A 9/80 schedule is considered a desirable benefit that can improve competitiveness in attracting and retaining talent.
- Enhances employee well-being, potentially reducing turnover and burnout.

### 3. Productivity and Morale

- Employees often report improved morale and increased focus due to an additional day off every two weeks.
- The longer workday may facilitate uninterrupted project time, which can elevate productivity.

### 4. Considerations and Potential Challenges

- **Customer Service Expectations:**  
Departments providing public-facing services must ensure coverage across all business hours.

- **Supervisor Workload Balancing:**  
Supervisors must monitor schedules to maintain equity, consistent staffing, and compliance with labor laws.
- **Fair Labor Standards Act (FLSA) Compliance:**  
The 9/80 schedule requires careful configuration of the workweek to prevent unintended overtime.
- **Union/MOU Requirements:**  
Implementation may require meet-and-confer sessions with employee associations.
- **Departmental Flexibility:**  
Not all positions or divisions may be suitable for an alternate schedule.

#### **FISCAL IMPACT**

There is no significant fiscal impact anticipated. Minor administrative costs may be incurred for policy development and timekeeping modifications. Potential cost savings may occur through reduced turnover and improved productivity.

#### **ATTACHMENTS**

1. 9-80 Alternate Work Schedule Presentation

Reviewed/Approved: \_\_\_\_\_

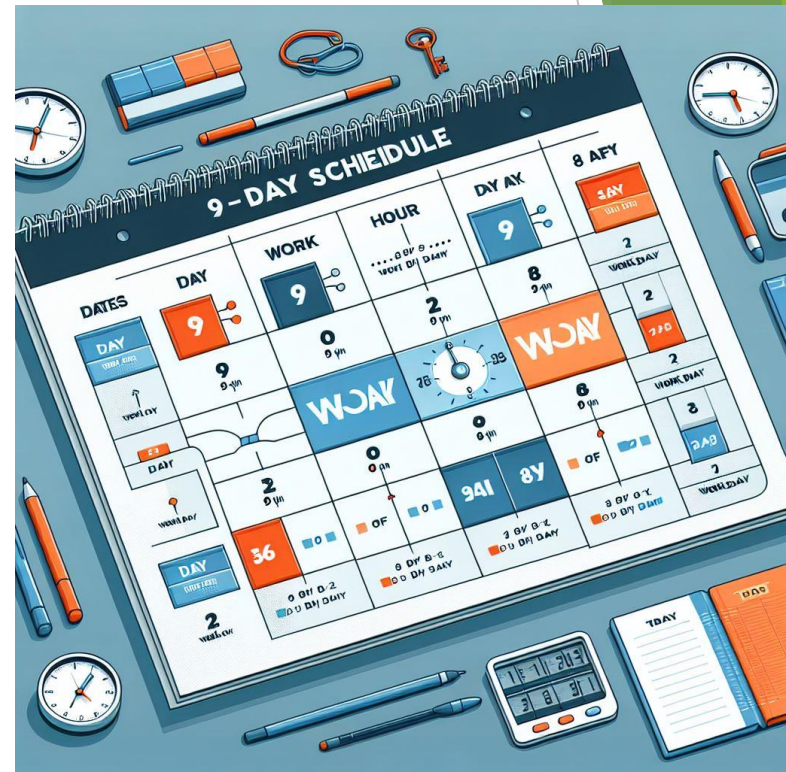


## Alternate Work Schedule: 9/80



# What is the 9/80 Schedule?

- ▶ - 80 hours worked over 9 days
- ▶ - Four 9-hour days + one 8-hour day in Week 1
- ▶ - Four 9-hour days + one day off in Week 2
- ▶ - Employees receive one additional day off every two weeks



# Key Benefits



- ▶ - Improved recruitment and retention
- ▶ - Potential for extended public service hours
- ▶ - Enhanced employee morale and productivity



# Considerations

- ▶ - Maintain coverage for customer-facing services
- ▶ - Compliance with FLSA workweek structure
- ▶ - Supervisor oversight to balance schedules
- ▶ - Some roles may not be suitable



# Fiscal Impact & Conclusion



- ▶ - No significant fiscal impacts anticipated
- ▶ - Minor administrative adjustments needed
- ▶ - Potential long-term savings from retention



# STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 13.2  
Presentations

**DEPARTMENT:** City Manager

**FROM:** Kuyler Crocker, City Manager

**Agenda Title:** Creation of a 501(c)(3) Nonprofit Organization – Community Foundation

## EXECUTIVE SUMMARY

Cities and special districts frequently establish or partner with 501(c)(3) nonprofit foundations to enhance their capacity to receive tax-deductible donations, pursue grant funding, and support programs that cannot be effectively funded through the General Fund or enterprise revenues.

A community foundation typically:

- Serves as a flexible charitable vehicle for donors
- Administers donor-advised funds, scholarships, cultural programs, or facility enhancements
- Supports City priorities through public–private partnerships
- Enables philanthropic investment in parks, libraries, arts, social services, youth programs, and community improvement projects

## BACKGROUND | ANALYSIS

### Purpose of the Community Foundation

The proposed Community Foundation would exist to:

- Support charitable, educational, and community-enhancing activities
- Provide an independent nonprofit structure eligible for private donations and grants
- Facilitate fundraising for community capital projects, events, and programs
- Strengthen collaboration among residents, businesses, service organizations, and the City

### Structure & Governance

The Community Foundation would be incorporated as a California Nonprofit Public Benefit Corporation (or applicable state entity).

Key governance elements include:

- **Board of Directors:** 5–9 members, including City representatives.
- **Bylaws:** Outlining board roles, conflict-of-interest policy, meeting requirements, and oversight procedures
- **Fiscal Oversight:** Annual budget, independent financial review or audit (depending on revenue level), and annual IRS Form 990 filing

### Relationship to the City

The Community Foundation will operate independently but in coordinated partnership with the City.

Key elements:

- The City may provide initial administrative support during formation
- The Foundation may use City facilities for meetings and programming
- A Memorandum of Understanding (MOU) may be utilized to outline expectations, use of City branding, and reporting requirements

## **FISCAL IMPACT**

Minimal initial cost. Formation requires:

- State filing fees: ~\$30–\$100
- IRS filing: \$275 (Form 1023-EZ) or \$600 (Form 1023 standard)
- Optional legal review or accounting support

Once established, the Foundation may manage restricted and unrestricted funds, grants, and endowments. The City may consider a small start-up contribution or in-kind administrative support.

## **ATTACHMENTS**

1. Community Foundation 501(c)(3) Presentation

Reviewed/Approved: \_\_\_\_\_

# Creation of a 501(c)(3) Community Foundation

- Purpose, Benefits, and Formation Overview





# What is a Community Foundation?

- Independent 501(c)(3) nonprofit
- Supports charitable and community initiatives
- Eligible to receive tax-deductible donations and grants



# Why Create a 501(c)(3)?

- Expand fundraising capacity
- Pursue private grants unavailable to cities
- Support youth, arts, parks, services, and capital projects
- Increase community engagement and philanthropy



# Key Functions

- Manage donor-advised and restricted funds
- Administer scholarships and community programs
- Support City priorities through public-private partnerships
- Enhance transparency and accountability in giving



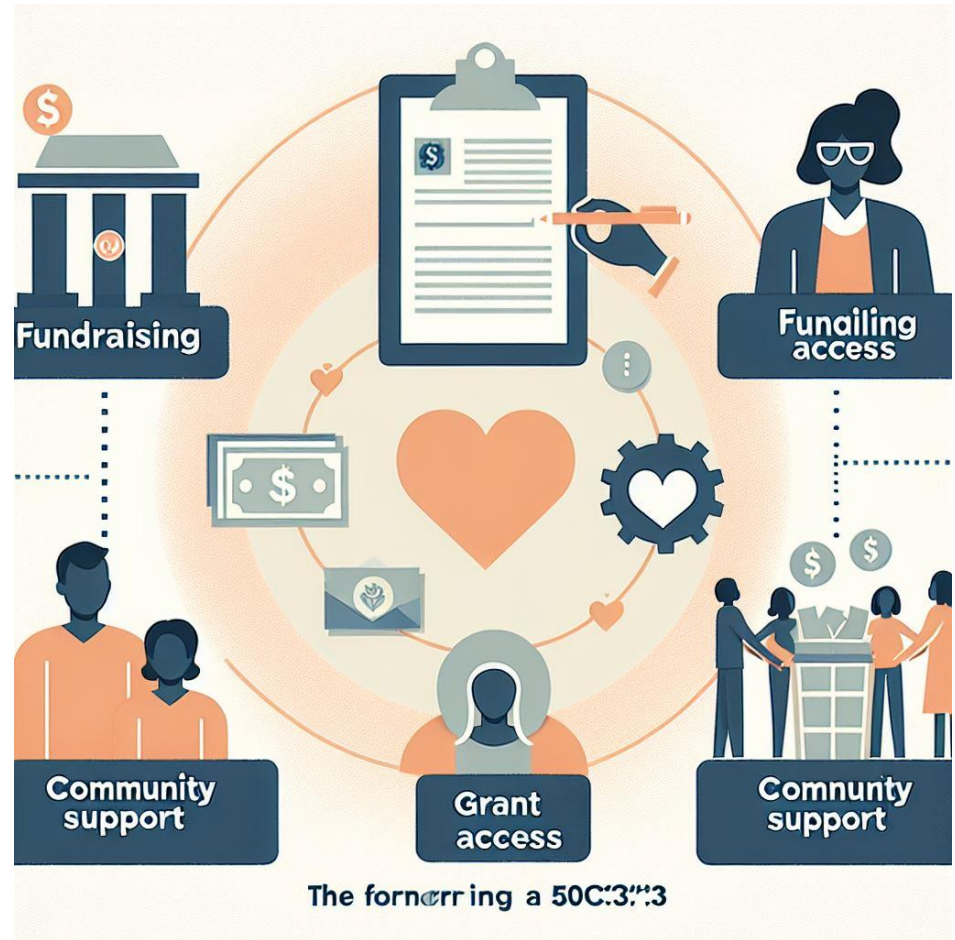
# Governance Structure



- Independent Board of Directors (5–9 members)
- Conflict-of-interest requirements
- Annual budget and financial reporting
- IRS Form 990 filing

# City Relationship

- City may provide initial administrative support
- Foundation remains an independent entity





# Financial Impact

- Low initial cost (state/IRS filing fees)
- Optional legal/accounting support
- Foundation can manage grants, donations, and endowments
- Greater Transparency
- Greater Accountability for Donations Received



## STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 14.1  
DEPARTMENT HEADS  
REPORT

**DEPARTMENT:** City Services

**FROM:** Dario Dominguez, Director of Public Works and Planning

**AGENDA TITLE:** City Services Department Update

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### ACTION & RECOMMENDATION

No Action and Recommendation is required.

### BACKGROUND | ANALYSIS

The Department of City Services mission is to maximize available resources, to ensure courteous and superior service delivery to all citizens. To promote programs and services that will preserve, yet enhance the quality of life in the most efficient manner

The City Services Department embraces with the following sub departments, but not limited to:

- Streets (general maintenance, signage, striping and painting, construction/renovation)
- Engineering (project development, design, bidding, construction oversight and management, both in house and outside consultants)
- Building/construction oversight (residential, commercial and industrial plan review, permit process and inspections)
- Water Utility (water treatment and distribution systems)
- Wastewater Utility (wastewater collection, treatment and disposal systems)
- Storm Drain Utility (collection system and maintain detention basins)
- Lighting, Landscape Maintenance Districts (general maintenance of common area landscape districts)
- Refuse Service (support service and collaboration with contract services provider)
- City Facility Maintenance (general building upkeep and maintenance); and
- Member of Tulare County Association of Governments Technical Advisory Committee

The City Services Department works collaboratively with the Department of Planning and Economic Development for commercial and residential developments to conform to current City ordinances and the latest adopted building codes and standards. The City Services Department also works collaboratively with the Finance Department for collection of fees associated with building permits and private developments.

### FISCAL IMPACT

Not applicable.

### ATTACHMENTS

1. Power Point Presentation

Reviewed/Approved: \_\_\_\_\_



# **City Services Department Update**

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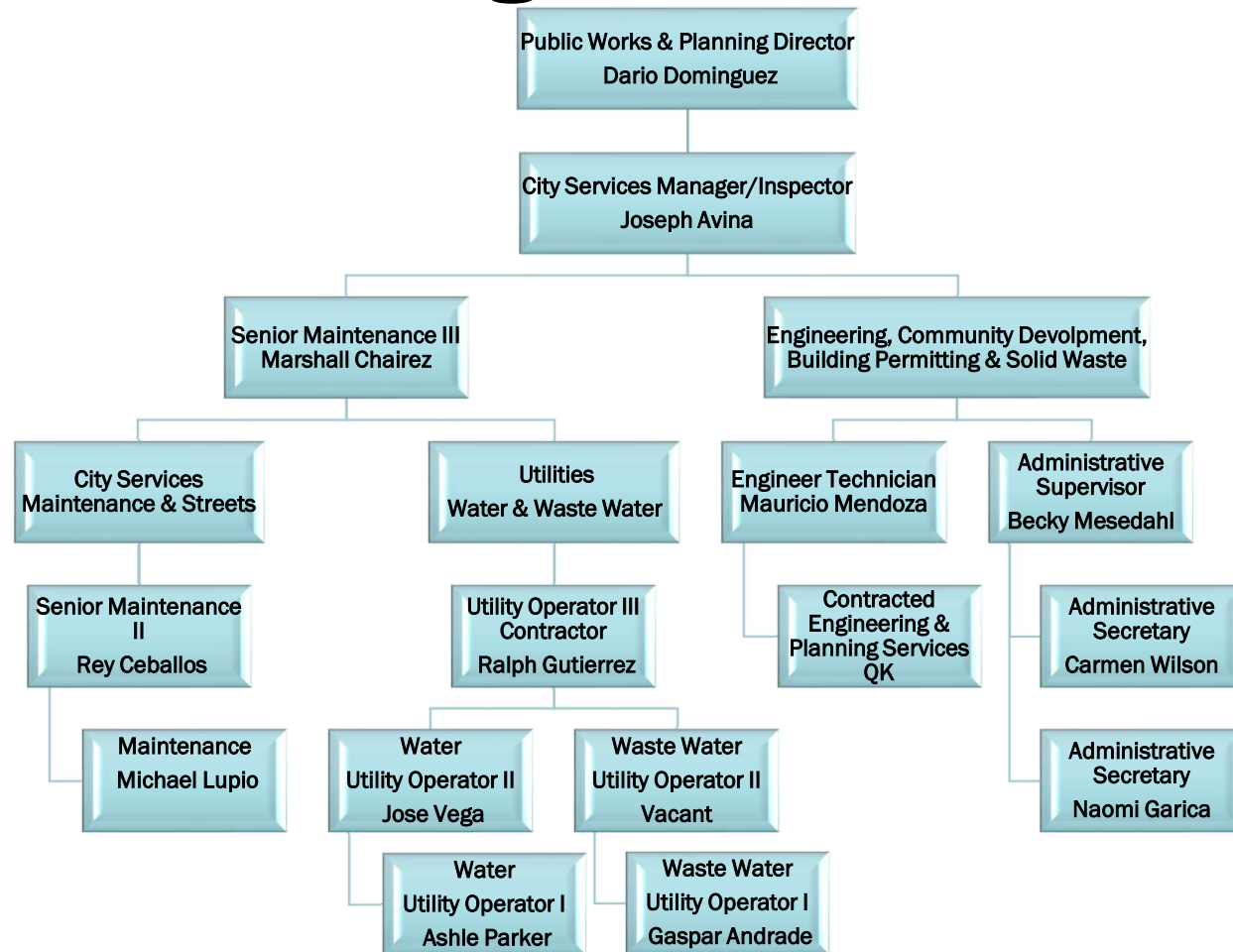
# Agenda

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- Reorganization Update
- Street Projects
- Water System
- Sewer System
- Housing Developments
- Planning Update



# Revised Organizational Chart





# Street Paving Projects

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Fresno Street

Westwood Avenue

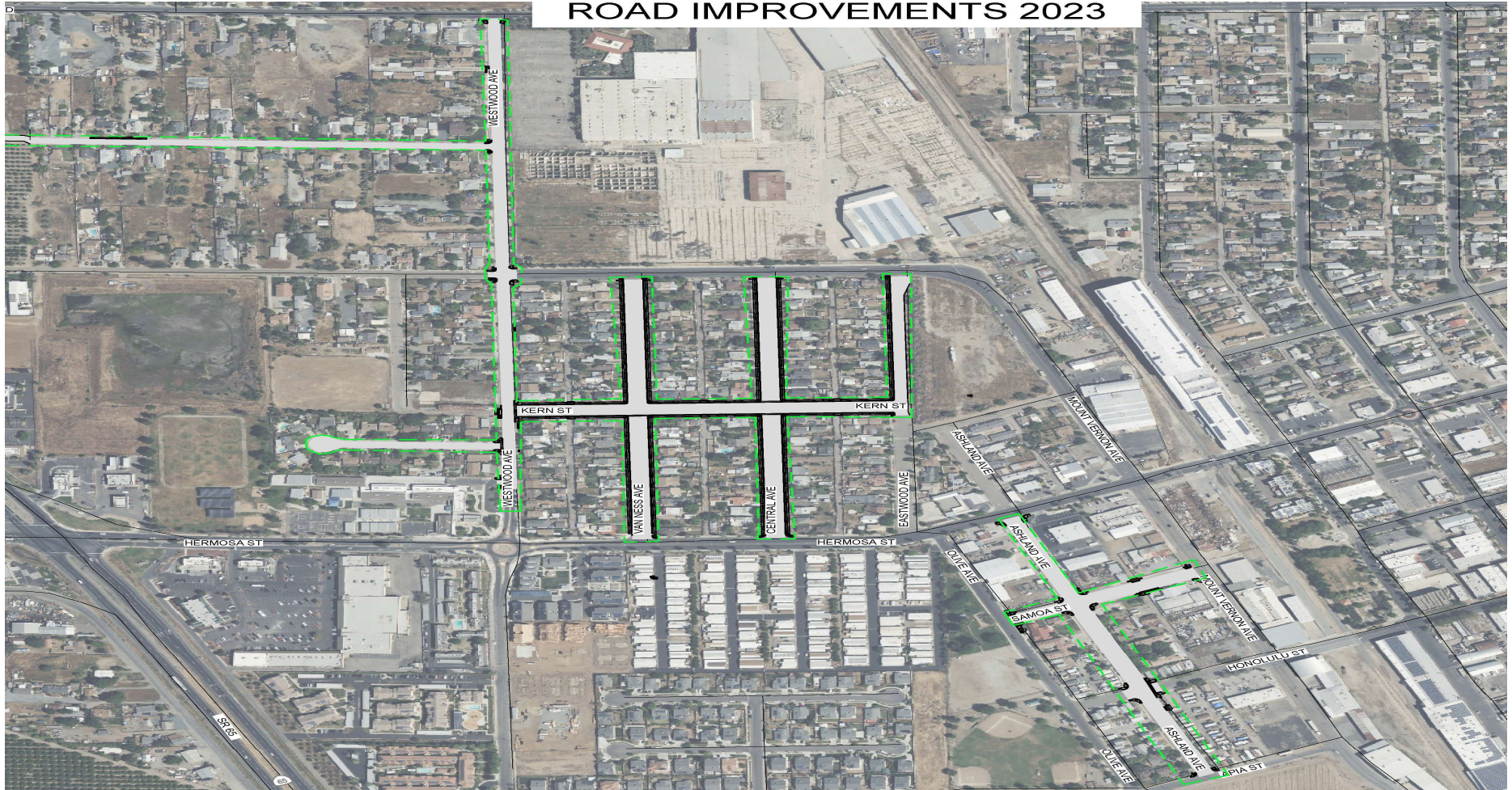
Kern Street

Central Avenue

Van Ness Avenue



CITY OF LINDSAY  
TULARE COUNTY  
ROAD IMPROVEMENTS 2023



# Water System Projects



- Water main improvement project is currently under Environmental Review. Important project that will improve capacity in our mains and increase desired fire flow.
- Well 11 Rehabilitation
- Well 14 Variable Frequency Drives (VFDs) upgrades

## Cal OES / FEMA Grant – Generator’s Project

- Well 14
- Well 15
- WWTP
- City Hall
- Public Safety BLDG
- Sequoia Lift Station
- Hickory Lift Station

RFQ – release 12/3/25

Project Award Tentatively Date: 1/13/26

# Sewer System Projects

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Installation of a new Bar Screen is underway

- It has never been replaced before
- Very crucial to have in operation
- Designed to remove large particles and preventing potential damage to the downstream equipment



Transit Center is currently under design

- Approximately 30% completed



# Transit Center



# Housing Development

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- Mission Estates – 80 Lots (Improvement Drawings)
- Palm Terrace 3 – 10 Lots (Approved Tentative Subdivision Map)
- O'Hara Ranch Subdivision - 140 Lots (1<sup>st</sup> Phase Under Construction)
- Clone Estates – 7 Lots (Tentative Map under review)
- Hidden Oaks – 50 Lots (Approved Tentative Subdivision Map)

# Planning Update



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- Housing Element – Council Approval 12/9/25
- Urban Water Management Plan
- ADA Transition Plan

# Thank you

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Dario Dominguez

Director of Public Works and Planning

[ddominguez@lindsay.ca.us](mailto:ddominguez@lindsay.ca.us)







# STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 15.1  
Public Hearing

DEPARTMENT: City Services

FROM: Joseph Avina, City Services Manager

AGENDA TITLE: Second Reading of ORDINANCE NO. 615 – BUILDING CODE UPDATE

## ACTION & RECOMMENDATION

Staff recommends the adoption of ORDINANCE NO. 615 Updated Building Code 2025 to take effect statewide January 1, 2026.

## BACKGROUND | ANALYSIS

The State of California adopts the California Building Codes (Building, Mechanical, Electrical and Plumbing) as part of the California Building Standards every three years. The 2022 California Building Codes are currently in effect and were published July 2022 and became effective January 2023 on a statewide basis.

Every three years the codes for building construction are updated and adopted by the State to meet new technological changes and address new issues and needs. The Building Standards Commission is responsible for updating these complex building standards. Each City or County is required to adopt these codes.

Public Hearing for Ordinance No. 615, Second Reading is a request by the City of Lindsay to amend the Lindsay Municipal Code for the adoption of the 2025 California Building Standards. This requested amendment was legally noticed as a public hearing in the on November 26, 2025.

The Chapter and Sections are presented tonight as a Second Reading to amend the Chapter and Sections to the City of Lindsay Municipal Code.

The process for amending the Municipal Code as proposed is straight forward and is governed by Municipal Code Section 3.09, Ordinances in General under the Charter of the City of Lindsay.

Upon adoption of Ordinance 615, the following new codes will take effect on January 1, 2026;

- California Administrative Code, 2025 Edition
- California Building Code 2025 Edition
- California Residential Code 2025 Edition
- California Electrical Code 2025 Edition
- California Mechanical Code 2025 Edition
- California Plumbing Code 2025 Edition
- California Energy Code 2025 Edition
- California Fire Code based on the 2025 IFC
- California Green Building Standards Code, 2025 Edition
- California Referenced Standards Code 2025 Edition
- California Historical Building Code 2025 Edition
- California Existing Building Code 2025 Edition
- California Wildland-Urban Interface Code 2025 Edition

## FISCAL IMPACT

No fiscal impact

## ATTACHMENTS

1. Ordinance 615

Reviewed/Approved: \_\_\_\_\_





402 SOUTH F STREET, EXETER, CA 93221  
TELEPHONE (559) 592-3171 / FAX (559) 592-4308

CITY OF LINDSAY

251 E. HONOLULU ST.

LINDSAY, CA 93247

**SUPERIOR COURT OF THE STATE OF  
CALIFORNIA AND THE COUNTY OF TULARE**

ORDINANCE NO 615

Number \_\_\_\_\_

**Declaration of Publication**

State of California, County of Tulare, ss:

Declarant says:

That at times herein mentioned is and was a citizen of the United States, over the age of twenty-one years, and 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 FOOTHILLS SUN-GAZETTE, a newspaper of general circulation (as that term is defined by Sec. 4460 of the Government Code of the State of California) printed and published weekly in the City of Exeter, Exeter Judicial District, County of Tulare, State of California, which newspaper has been adjudged a newspaper of general circulation by the said Superior Court Order No. 30910 as entered in Book 59, Page 306 of said Court; that the instrument of which the annexed is a printed copy has been published in each regular and like issue of said newspaper (and not any supplement thereof on the following dates, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

11/26/25

EXECUTED ON NOVEMBER 26, 2025 at  
Exeter, California.

*TAM OAOY*

Declarant

**CITY OF LINDSAY –  
NOTICE OF SECOND  
READING AND PUBLIC  
HEARING ORDINANCE  
NO. 615 – BUILDING  
CODE UPDATE**

Date: Tuesday, December 9th, 2025

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 Tuesday, December 9th, 2025, beginning at 6:00 PM (or as soon thereafter as the matter can be heard) to solicit public comments relating to the following matter:

SECOND READING OF ORDINANCE NO.615, AN ORDINANCE OF THE CITY OF LINDSAY AMENDING TITLE 15 BUILDING AND CONSTRUCTION, AMENDING TITLES 15.04, 010, 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.04.070, 15.04.080, 15.04.090, 15.04.120, 15.04.130 AND 15.04.140 AND ADDING 15.04.150 TO ADOPT 2025 BUILDING CODES

FURTHER information on this matter and the full text of the proposed documents may be obtained from the City Clerk at 251 East Honolulu Street, Lindsay, CA 93247, during normal business hours 9:00AM-5:00PM Monday through Friday.

ALL INTERESTED PARTIES 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 via mail to the City Clerk at P.O. Box 369, Lindsay, CA 93247, or in person at 251 East Honolulu Street, Lindsay, CA 93247, or via email to lindsaycityclerk@lindsay.ca.us at least 24 hours prior to the scheduled public hearing.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF LINDSAY

Dated: November 28th, 2025

Sun-Gaz 11/26/25

1432-48

**ORDINANCE NO. 615**  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINDSAY AMENDING**  
**SECTIONS 15.04.010, 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.04.070,**  
**15.04.080, 15.04.090, 15.04.120, 15.04.130 AND 15.04.140, AND ADDING SECTION 15.04.150 TO**  
**TITLE 15 OF THE LINDSAY MUNICIPAL CODE**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LINDSAY FOLLOWS, TO WIT:

**SECTION 1.** The following sections of the Municipal Code of the City of Lindsay are hereby amended as follows:

Title 15, Chapter 15.04, Section 15.04.010 of the City Code is hereby repealed, amended, and replaced and shall read as follows:

**15.04.010 Building Code**

That certain code in book form to which more particular reference is herein made, regulating the construction, erection, alteration, repair, removal, demolition, conversion, equipment, use, height, area and maintenance of buildings in the City of Lindsay, together with the amendments thereof, herein specifically set forth, together with the penalty herein set forth to be known as the Building Code complied by and adopted by the International Code Council, Inc., together with the following appendix Chapters A, B, C, D, F, G, H, I, K, L; the entire Chapter of California Part 8 Historical Building with Appendix A and the 2025 California Existing Building Code Part 10, thereto is hereby adopted and enacted by the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents know as the Building Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department), and shall be available for public inspection during normal business hours of the City of Lindsay.

Title 15, Chapter 15.04, Section 15.04.020 of the City Code is hereby repealed, amended and replaced and shall read as follows:

**15.04.020 Mechanical Code**

That certain code in book form to which more particular reference is herein made regulating the installation and maintenance of heating, ventilating, cooling and refrigeration systems, to be known and referred to as the 2025 California Mechanical Code is hereby adopted and enacted by the Council of the City of Lindsay as an ordinance of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, comma, paragraph, work, phrase, and clause in said code mentioned or referred to herein or herein were and each thereof was fully and specifically set forth herein. A copy of these documents know as the Mechanical Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department), and shall be available for public inspection during normal business hours of the City of Lindsay.

Title 15, Chapter 15.04, Section 15.04.030 of the City Code is hereby repealed, amended and replaced and shall read as follows:

**15.04.030 Plumbing Code**

A. That certain code in book form to which more particular reference is hereinafter made, regulating the business of plumbing, and the installation of plumbing fixtures and appliances, to be known and referred to as the 2025 California Plumbing Code, is hereby adopted and enacted by the Council of the City of Lindsay as an ordinance of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, comma, paragraph, work, phrase, and clause in said code mentioned or referred to herein or herein were and each thereof was

fully and specifically set forth herein. A copy of these documents known as the Plumbing Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

Title 15, Chapter 15.04, Section 15.04.040 is hereby repealed, amended and replaced with the following:

**15.04.040 Electrical Code**

The 2025 Edition California Electrical Code, published by the California Building Standards Commission, including all amendments and appendices, is hereby adopted by reference as the Electrical Code of the City. This shall be the code for regulating and providing minimum standards for the protection of the public health, safety and welfare regarding the installation, alteration, addition, repair, relocation, replacements maintenance or use of electrical systems in the City of Lindsay and providing for the issuance of permits and collection of fees as hereinafter set forth and adopted by the governing body. A copy of these documents, known as the Electrical Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

Title 15, Chapter 15.04, Section 15.04.050 is hereby repealed, amended and replaced with the following:

**15.04.050 Fire Code**

There is hereby adopted by the Council of the City of Lindsay for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the California Fire Code, published by the International Code Council, Inc. being particularly the 2025 Edition thereof together with the following appendices thereto. A copy of these documents, known as the Fire Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

Title 15, Chapter 15.04, Section 15.04.060 is hereby repealed, amended and replaced with the following:

**15.02.060 Energy Code**

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2025 Edition of the California Energy Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Energy Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

Title 15, Chapter 15.04, Section 15.04.070 is hereby repealed, amended and replaced with the following:

**15.04.070 Green Building Code**

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2025 California Green Building Standards, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the

same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Green Building Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

Title 15, Chapter 15.04, Section 15.04.080 is hereby repealed, amended and replaced with the following:

**15.04.080 Residential Code**

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2025 California Residential Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Residential Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

Title 15, Chapter 15.04, Section 15.04.090 is hereby repealed, amended and replaced with the following::

**15.04.090 Referenced Standards Code**

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2025 California Referenced Standards Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Referenced Standards Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

Title 15, Chapter 15.04, Section 15.04.120 is hereby repealed, amended and replaced with the following:

**15.04.120 Rename Penalty for Violation to California Administrative Code**

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2025 Administrative Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Administrative Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

Title 15, Chapter 15.04, Section 15.04.130 is hereby repealed, amended and replaced with the following:

**15.04.130 Historical Building Code**

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2025 Historical Building Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Historical Building Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

Title 15, Chapter 15.04, Section 15.04.140 is hereby repealed, amended and replaced with the following:

**15.04.140 Existing Building Code**

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2025 Existing Building Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Existing Building Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

Title 15, Chapter 15.04, Section 15.04.150 is hereby added to read as follows:

**15.04.150 Wildland-Urban Interface Code**

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2025 California Wildland-Urban Interface Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted by the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Wildland-Urban Interface Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

**SECTION 2.** This ordinance shall be in full force and effect thirty (30) days after its passage, adoption and approval.

The foregoing ordinance read by title only with waiving of the reading in full was introduced at a regularly scheduled meeting of the City Council on the \_\_\_\_th day of \_\_\_\_\_ 2025.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the \_\_\_\_th day of \_\_\_\_\_ 2025.

ATTEST:

CITY COUNCIL OF THE CITY OF LINDSAY

\_\_\_\_\_  
Miranda Cordova, City Clerk

\_\_\_\_\_  
Misty Villarreal, Mayor



# STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 15.2  
Public Hearing

**DEPARTMENT:** City Services

**FROM:** Susan Long, Contract City Planner

**AGENDA TITLE:** Adoption of the 2023–2031 Housing Element, Certification of the Program EIR, and Adoption of Zoning Ordinance Amendment No. 616 (By-Right Objective Approval Ordinance and ADU/JADU Ordinance)

## ACTION & RECOMMENDATION

Staff recommends that the City Council conduct a Public Hearing to receive input on the proposed 2023–2031 Housing Element, Environmental Impact Report (EIR) Addendum, and zoning ordinance updates; adopt a resolution repealing the 2015–2023 Housing Element and adopting the 2023–2031 Housing Element; and adopt ordinance No. 616 updating Title 18 (Zoning Ordinance) to implement the By-Right Objective Approval Ordinance and the updated ADU/JADU regulations consistent with State law.

## BACKGROUND | ANALYSIS

The City of Lindsay has prepared the 2023–2031 Housing Element (6th Cycle) to comply with State Housing Element Law (Gov. Code §§ 65580–65589.11) and meet its Regional Housing Needs Allocation (RHNA) of 789 units. The update includes expanded analysis of governmental and non-governmental constraints, enhanced Affirmatively Furthering Fair Housing (AFFH) analysis, expanded program details, and strengthened collaboration components. The Housing Element was revised following three formal reviews by the California Department of Housing and Community Development (HCD): the first 90-day review on July 6, 2024, and two subsequent 60-day reviews on March 11, 2025, and August 12, 2025.

The City also prepared an addendum to the General Plan Environmental Impact Report (EIR) evaluating implementation of the Housing Element and associated zoning amendments. The zoning amendments include adoption of By-Right Objective Approval for qualifying housing developments and adoption of updated ADU/JADU provisions consistent with State law.

## REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Lindsay's RHNA for the 2023–2031 cycle is 789 units across four income categories. The Housing Element provides an inventory of 1,121 realistic capacity units and includes a 61% RHNA buffer (287 units) to satisfy the 'No Net Loss' requirements under Gov. Code § 65863.

## SITES INVENTORY SUMMARY

The sites inventory identifies a range of vacant and non-vacant parcels capable of accommodating housing at all income levels. The inventory includes:

- 411 units on vacant sites
- 388 units on non-vacant sites
- 322 units in pending/pipeline projects
- 0 projected Accessory Dwelling Units (ADUs)

The City's rezoning program and By-Right Approval Ordinance ensure that adequate lower-income sites remain available throughout the planning period.

## AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

The Housing Element includes a full Assessment of Fair Housing (AFH) evaluating segregation patterns, Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs), disparities in access to opportunity, and disproportionate housing needs. Lindsay collaborated with the Housing Authority of Tulare County, Fair



Housing Council of Central California (FHCCC), and UC Merced regional data providers for mapping and analysis. The Housing Element includes targeted programs to expand housing choice, address displacement risk, increase mobility opportunities, and support underserved populations.

### **PUBLIC ENGAGEMENT SUMMARY**

Public engagement conducted between 2023 and 2025 included:

- City Council workshops (April 11, 2023)
- Community housing workshops (June 1, 2023)
- Stakeholder interviews (March 21, 23, and April 4, 2023)
- Regional housing survey via TCAG
- Outreach to nonprofit and social service agencies (December 23, 2024 and January 17, 2025)

All required AB 215 review periods were completed. No comment letters were received during the 2025 public review cycle.

### **ZONING ORDINANCE AMENDMENTS**

The proposed zoning amendments implement Housing Element Programs and ensure State law compliance are identified in blue text in the attached tracked changes copy of the ordinance.

#### **1. By-Right Approval Ordinance**

Provides ministerial, nondiscretionary approval for qualifying projects, including:

- 100% affordable housing developments on RHNA-identified or rezoned sites
- Mixed-income developments on lower-income RHNA sites meeting objective standards
- Multifamily projects in commercial zones meeting objective development and design standards

#### **2. ADU/JADU Ordinance Update**

Updates Lindsay Municipal Code Chapter 18.14.060 to comply with Gov. Code §§ 65852.2, 65852.22, and recent updates (SB 897, AB 2221, AB 1033, AB 1332), addressing:

- Ministerial approval within 60 days
- No minimum lot size
- Height, setback, and parking compliance
- Prohibition on deed restrictions limiting ADUs
- ADU condominiumization (optional program)
- Objective design standards for safety and compatibility

### **ENVIRONMENTAL REVIEW**

#### **CEQA – GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (EIR) ADDENDUM**

A Program EIR was prepared pursuant to CEQA Guidelines §§ 15168 and 15146. The City completed the following steps:

- Notice of Preparation (NOP) filed: January 15, 2025
- Public scoping meeting: February 10, 2025
- Draft EIR circulated: April 1–May 16, 2025 (45 days)
- Written comments received and responses prepared
- Final EIR completed August 2025
- Findings of Fact, Statement of Overriding Considerations (if applicable), and MMRP prepared for adoption

The EIR identifies impacts and mitigation measures related to air quality, transportation, utilities, biological resources, cultural resources, and cumulative impacts. Adoption of the Housing Element and zoning amendments constitutes a 'program-level action,' and subsequent projects consistent with the Housing Element may rely on tiering under CEQA Guidelines § 15183.

### **REQUIRED FINDINGS**

1. General Plan Consistency – The amendments are consistent with and implement the Lindsay General Plan.
2. Public Interest – Adoption of the Housing Element, associated EIR, and zoning amendments is in the public interest and advances housing production and compliance with State law.



3. Zoning Ordinance Findings – The ordinance amendments improve internal consistency, support affordable housing, and align with State requirements.
4. State Housing Element Law Compliance – The Housing Element meets all statutory requirements under Gov. Code §§ 65580–65589.11.

#### **FISCAL IMPACT**

Adoption of the Housing Element and zoning amendments has no direct fiscal impact. Costs associated with addendum preparation and ordinance drafting were budgeted through the City's planning services contract. Adoption maintains the City's eligibility for State housing and infrastructure funding.

#### **PUBLIC OUTREACH**

A public hearing notice was published in the Exeter Sun-Gazette at least 20 days prior to this hearing in compliance with Government Code §§ 65090–65091 and AB 2904.

#### **ATTACHMENTS**

1. 2023–2031 Housing Element
2. General Plan EIR Addendum
4. By-Right Approval Ordinance
5. ADU/JADU Ordinance Update (Clean and Redline)
6. HCD Comment Letters and City Responses
7. Resolution Adopting Housing Element
8. Ordinance Amending Title 18

Reviewed/Approved: \_\_\_\_\_

# City of Lindsay Housing Element Update 2023-2031

Addendum Evaluation  
State Clearinghouse #1989080714

*prepared by*

**City of Lindsay**

City Services and Planning Department  
251 East Honolulu Street  
Lindsay, California 93247

*prepared with the assistance of*

**Rincon Consultants, Inc.**

7080 North Whitney Ave Suite #101  
Fresno, California 93720

**December 2025**



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# Acronyms and Abbreviations

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AB	Assembly Bill
ADU	Accessory Dwelling Unit
AFFH	Affirmatively Furthering Fair Housing
AMI	Area Median Income
CAL FIRE	California Department of Forestry and Fire Protection
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
DOF	California Department of Finance
EIR	Environmental Impact Report
FHSZ	Fire Hazard Severity Zone
GHG	greenhouse gas
HCD	Housing and Community Development
MJHE	Multi-Jurisdictional Housing Element
NAHC	California Native America Heritage Commission
RHNA	Regional Housing Needs Allocation
SB	Senate Bill
SJVAPCD	San Joaquin Valley Air Pollution Control District
SR	State Route
TCAG	Tulare County Association of Governments
UBC	Uniform Building Code
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled



# 1 Introduction and Project Summary

---

## 1.1 Project Title

City of Lindsay Housing Element Update 2023-2031

## 1.2 Lead Agency/Project Sponsor Name and Address

City of Lindsay City Services and Planning Department  
251 East Honolulu Street  
Lindsay, California 93247

## 1.3 Contact Person and Phone Number

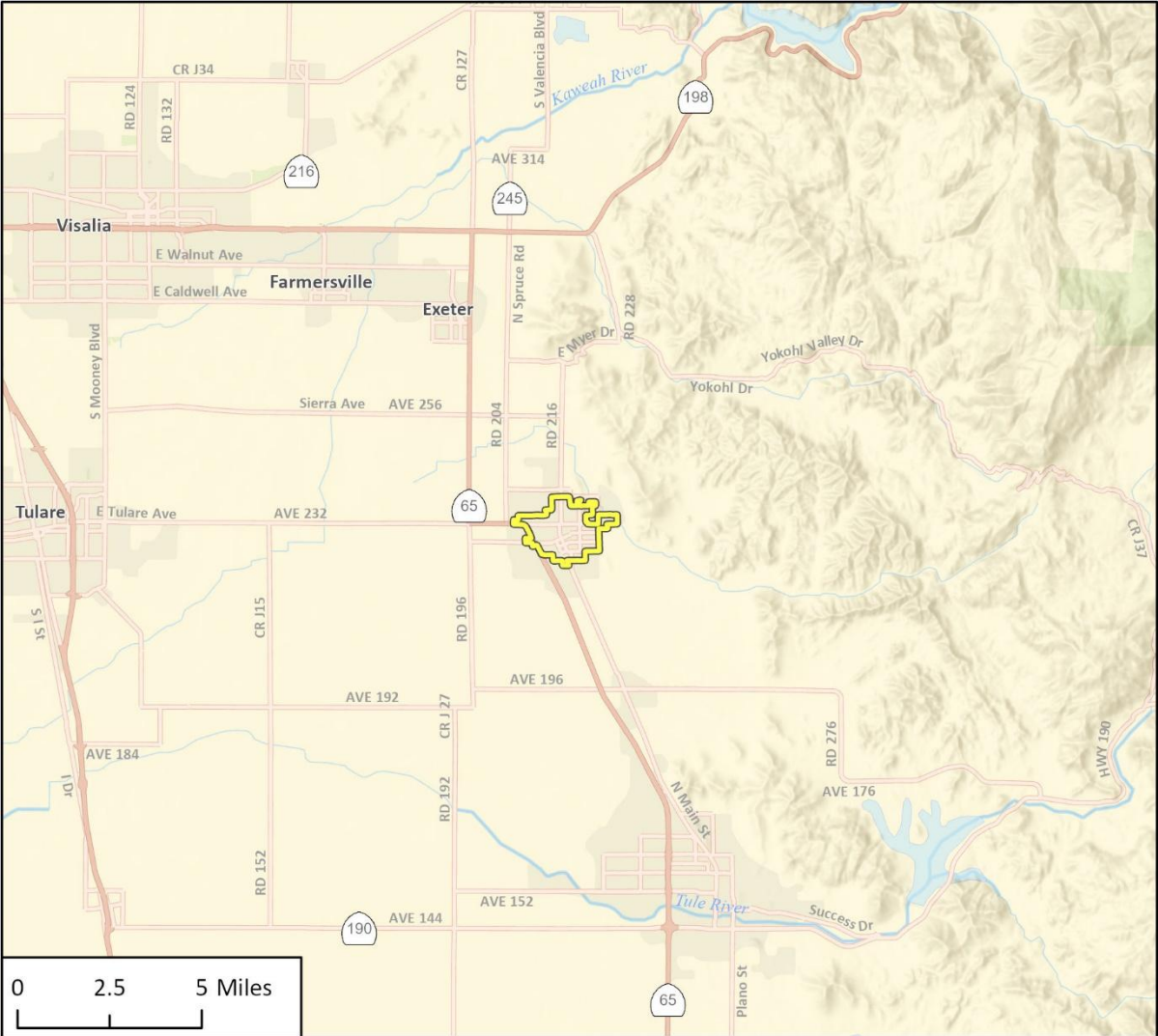
Susan Long, (559) 733-0440

## 1.4 Project Location

The City of Lindsay is located in the western portion of Tulare County, approximately 11 miles to the east of Tulare, and about nine miles southeast of Exeter. Neighboring communities include Fayette, El Rancho, Tonyville, and Burr. Lindsay is served by State Route (SR) 65 and 137. The Project's regional location is shown in Figure 1, and the city limits are shown in Figure 2.



Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2024.

22-13496 EPS  
Fig 1 Regional Location

 Project Location

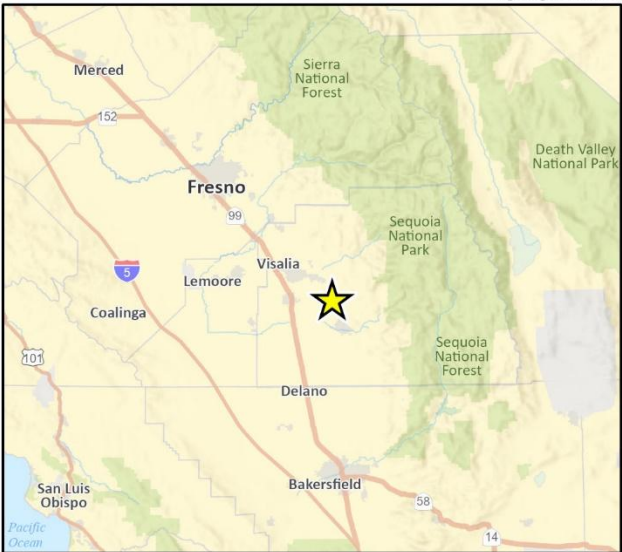
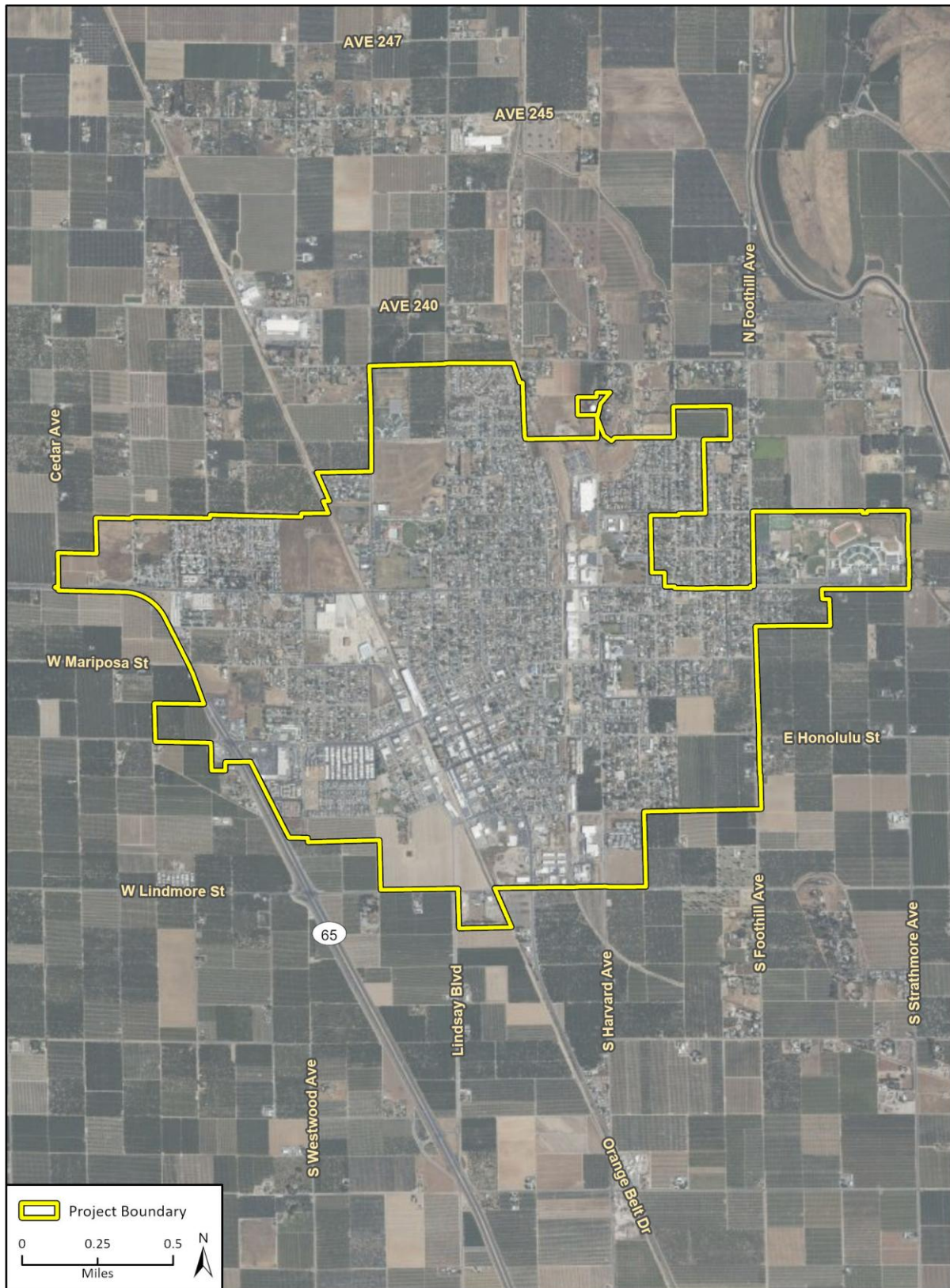


Figure 2 City Limits



## 1.5 Project Description

The Project consists of the following elements:

1. **Housing Element Update:** A comprehensive update to the City of Lindsay’s General Plan Housing Element
2. **Zoning Code Update:** An amendment to the City’s Zoning Ordinance (Chapter 18.15, General Provisions and Exceptions) adding Section 18.15.130 defining by-right approval process in accordance with state law, and establishing that certain housing projects must be allowed by right (including permanent supportive housing; low-barrier navigation centers; and projects that include at least 20 percent of units affordable to lower-income households on sites listed as lower-income sites in the Housing Element that are vacant and used in two prior Housing Element site inventories, or nonvacant and listed in one prior Housing Element site inventory).
3. **Zoning Map Amendment:** A Zoning Map amendment to rezone the following parcels from IL (Limited Industrial) to MXU (mixed-use) to establish consistency with their underlying General Plan Land Use Designations: 205-360-011, 205-360-012, 205-036-013, 205-096-003, 205-101-006, 205-101-007, 205-101-012, 205-101-014, 205-101-015, 205-101-016, 205-101-017, 205-930-011, 205-293-015.

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). Each eight-year period is referred to as a “cycle.” For Lindsay, the current (6th) cycle planning period runs from December 2023 through December 2031. Each Housing Element cycle, the California Department of Housing and Community Development assigns each region a share of the State’s housing need, and the regional government (in this case, the Tulare County Association of Governments) assigns each jurisdiction a share of the Regional Housing Need Allocation (RHNA).

The Housing Element Update must contain the following elements:

- Identification and analysis of existing and projected housing needs, resources, and constraints
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing
- Assessment of the City’s fair housing issues
- Adequate provision for existing and projected needs of all economic segments of the community
- A Site Inventory which demonstrates the City’s ability to accommodate its share of the RHNA

The Project would bring the City’s Housing Element into compliance with Housing Element Law, including legislation passed since the publication of the previous Housing Element cycle (adopted in 2015).

The Housing Element assists Lindsay in determining how to address existing and future housing needs and plan for future growth. The Housing Element Update would not directly result in the development of any specific project. Rather, it establishes objectives and policies designed to guide future development as the City works to achieve State-mandated housing goals.

The Site Inventory contains “housing opportunity sites” that are suitable for inclusion in the Site Inventory (pursuant to Housing Element Law) with their existing zoning and land use designations. Zoning changes and future individual development projects will require project-specific

environmental review (except those exempted from further CEQA review by Housing Element law, and codified in the Zoning Code Update that is part of the Project). When a specific development proposal is considered for approval, that project would be subject to adopted development guidelines and standards and it must comply with the 2008 General Plan policies and actions listed in the certified General Plan EIR in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15168(c)(3). If a subsequent activity (in this case, zoning or land use changes or a specific development proposal) would have effects not identified in the EIR (the General Plan EIR and this Addendum), the lead agency must prepare additional CEQA documentation prior to project approval.

The Project also includes text-only amendments to the City's Zoning Code to ensure consistency with the Housing Element Update and State law. These changes would bring the Zoning Code into compliance with Government Code Section 65583.2, which requires cities to ministerially approve eligible affordable housing projects and exempts such projects from CEQA. These amendments fulfill the City's obligation under Housing Element law to make Housing Element inventory sites available for development.

The Project also includes a Zoning Map amendment to establish consistency between 13 parcels' zoning and General Plan Land Use designations (listed in Table 1, below). The parcels have a General Plan Land Use designation of Mixed Use and are zoned Light Industrial (IL); the Zoning Map amendment would rezone them to Mixed Use (MXU) consistent with their General Plan Land Use designations. These parcels are not listed in the Housing Element Site Inventory, either as rezone or opportunity sites. The Zoning Map Amendment does not implement the Housing Element. Rather, the Zoning Map Amendment implements the City's General Plan Land Use Element and establishes consistency between the General Plan and Zoning Map.

**Table 1    Parcels to be Rezoned from IL to MXU**

APN
205-360-011
205-360-012
205-036-013
205-096-003
205-101-006
205-101-007
205-101-012
205-101-014
205-101-015
205-101-016
205-101-017
205-930-011
205-293-015

This Addendum analyzes the changes and potential impacts related to the adoption of the Housing Element Update, Zoning Code Update, and Zoning Map Amendment. This Addendum is intended to demonstrate the consistency of the project with the existing General Plan to comply with CEQA. The City's current General Plan underwent extensive environmental review in the form of an EIR, which



was certified in July 1989 (State Clearinghouse #1989080714). The City of Lindsay General Plan EIR (herein called the General Plan EIR) is a comprehensive document that includes discussion of alternatives and growth-inducing impacts associated with buildout of the City at the time it was developed.

This Addendum will compare the buildout of the proposed Project with the full-buildout scenario presented in the General Plan EIR. This Addendum assesses whether the Project would result in impacts not addressed or previously analyzed in the General Plan EIR.

## 1.6 Discretionary Action

Implementation of the project would require the following discretionary actions by the City of Lindsay City Council:

- Approval of a General Plan Amendment to incorporate the 2023-2031 Housing Element Update
- Approval of a Zoning Code text amendment
- Approval of a Zoning Map amendment
- Consideration of this Addendum

The California Department of Housing and Community Development (HCD) reviews and certifies that the proposed Housing Element complies with State law. Aside from HCD, no other approvals by outside public agencies are required.

## 1.7 Prior Environmental Document

City of Lindsay, General Plan and Environmental Impact Report. State Clearinghouse #1989080714, certified July 1989.

## 1.8 Location of Prior Environmental Document

City of Lindsay, Planning website: <https://www.lindsay.ca.us/planning/page/planning-documents>

## 2 Project Context

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The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State’s major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature mandated that all cities and counties prepare a housing element as part of their comprehensive general plans. Government Code Sections 65580 to 65589.8 set forth the specific components to be contained in a community’s housing element.

### 2.1 Purpose of the Housing Element

The Housing Element of the General Plan is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community.

Pursuant to State law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
2. To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is one of the seven General Plan elements required by State law (Government Code Section 65302). The Housing Element serves as an integrated part of the General Plan but unlike other General Plan elements, is required by State law to be updated every eight years (California Government Code Section 65588). Each eight-year period is referred to as a “cycle,” the current cycle being the sixth.

The Housing Element identifies strategies and programs that focus on:

1. Conserving and improving existing affordable housing
2. Maximizing housing opportunities throughout the community
3. Assisting in the provision of affordable housing
4. Removing governmental and other constraints to housing investment
5. Promoting fair and equal housing opportunities

The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide City decision making and set forth an action plan to implement these housing programs through the eight-year planning period.

The Housing Element analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all people.

The Housing Element must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as defined under State law (California Government Code Section 65583).

## 2.2 Regional Housing Needs Allocation

The RHNA reflects the HCD's determination of the projected housing needs in a region by household income level as a percentage of the Area Median Income (AMI). TCAG was tasked with allocating this regional housing need among the jurisdictions in the TCAG region, which includes the City of Lindsay. Table 2 shows the breakdown of Lindsay's share of the RHNA for the 6th Cycle.

**Table 2 2023-2031 Regional Housing Need Allocation**

Income Category (Percent of Tulare County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	51	6.5%
Very Low (30 to 50% of AMI)	42	5.3%
Low (51 to 80% of AMI)	58	7.4%
Moderate (81% to 120% of AMI)	178	22.6%
Above Moderate (> 120% of AMI)	460	58.2%
<b>Total</b>	<b>789</b>	<b>100%</b>

\* The RHNA does not project the need for extremely low-income units, but pursuant to State law (AB 2634), the City must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The City's very low-income requirement is 93 units. The number of extremely low income units that the City must plan for shown here was projected using Census data. According to the Comprehensive Housing Affordability Strategy (CHAS), data developed by HUD, 52 percent of households in the city earned less than 50 percent of the AMI. Among these households, 55.1 percent earned incomes below 30 percent (extremely low-income). Therefore, the City's RHNA allocation of 93 very low-income units was distributed as 51 extremely low-income (52 percent of the 93 very low-income units required by the RHNA) and 42 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category

Source: TCAG, 2022. Final Regional Housing Needs Plan.

## 2.3 Changes in State Law

The Housing Element Update and Zoning Code Update incorporates and addresses all substantive changes to State housing law since the City's last Housing Element was adopted and certified in 2016, including, but not limited to:

- Affordable Housing Streamlined Approval Process: Senate Bill (SB) 35 (2017)
- Additional Housing Element Sites Analysis Requirements: Assembly Bill (AB) 1397 (2017)
- Affirmatively Furthering Fair Housing: AB 686 (2017)
- No-Net-Loss Zoning: SB 14,207 (2017)
- By Right Transitional and Permanent Supportive Housing: AB 2162 (2018) and AB 101 (2019)
- Accessory Dwelling Units: AB 68 (2019), AB 587 (2019), and AB 671 (2019)
- Housing Crisis Act of 2019: SB 330
- Emergency and Transitional Housing Act of 2019: AB 139 (2019)

## 2.4 City of Lindsay General Plan

State law mandates that each city and City in California adopt "a comprehensive, long-term general plan," for the physical development of its planning area. The City of Lindsay General Plan planning area includes all lands within the City limits. The General Plan is a legal document that serves as City

of Lindsay “blueprint” or “constitution” for all future land use, development, preservation, and resource conservation decisions. General Plans must be comprehensive and long-term.

The City of Lindsay General Plan, adopted in July 1989, is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision. A General Plan establishes and implements goals and policies for regulating development projects and for balancing population growth with infrastructure availability, agricultural preservation, and natural resource protection. Other goals and policies are directed to resource protection, ensuring the timely availability of public infrastructure and services, and encouraging a well-balanced economy. The plan also integrates new planning concepts endorsed by the City Council and translates Housing Element goals and policies into implementation programs (such as amendments to the City’s code, zoning ordinance, and subdivision regulations) to assure that the City’s vision is implemented.

City decision makers (e.g., City Council and Planning Commission), rely on the General Plan as the basis for development proposals, land use changes, and the provision of public facilities (e.g., roads, parks, fire stations). It is also a policy document that guides decisions related to protecting, enhancing, and providing open space, habitat conservation, arts and recreation programming, and community character.

State law requires that every General Plan, at a minimum, address certain subject categories (called “elements”), which include land use, circulation, housing, conservation, open space, noise, safety, and environmental justice. A General Plan may also address other subjects that are of importance to the community’s future, such as sustainability, community design, and public art. The City of Lindsay’s General Plan includes the following elements (City of Lindsay 1989):

- Circulation
- Housing
- Noise
- Land Use
- Resource Management
- Safety

## 2.5 City of Lindsay General Plan EIR

The General Plan EIR addressed the potential environmental effects of the planned buildout of Lindsay General Plan through the approximately 20-year period between 1989 to 2010 and concluded that implementation of the General Plan would result in environmental impacts as detailed in Table 3. Proposed mitigation measures in the General Plan EIR were incorporated as policies in the General Plan to reduce potential impacts from project development under the General Plan.

**Table 3 Summary of Areas of Potential Impact under the General Plan EIR**

Issue Area	Level of Significance after Mitigation	Mitigation Proposed in the General Plan EIR
Air Quality	Less than Significant with Mitigation	Mitigation Measures related to Route 65 Bypass, arterial street improvement, intersection widening and signalization, left-hand turn lanes, and construction dust control
Agricultural Land	Significant and Unavoidable	Mitigation Measures related to urban growth and land use conversions



Issue Area	Level of Significance after Mitigation	Mitigation Proposed in the General Plan EIR
Noise	Less than Significant	None required
Land Use, Population, and Housing	Less than Significant	None required
Transportation and Circulation	Less than Significant	None required
Public Services and Utilities	Less than Significant	None required
Recreation	Less than Significant	None required
Cultural Resources	Less than Significant	None required

Source: City of Lindsay 1989

### General Plan Buildout Assumptions

The General Plan has a planning horizon year of 2010, but it does not specify or anticipate exactly when buildout would occur, as long-range demographic and economic trends are difficult to predict. The designation of a site in the General Plan for a certain use does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development depends on property owner initiative.

In 1989, the City of Lindsay had 8,271 residents. The General Plan estimates a total population of 29,980 residents and 9,000 residential units through the buildout of the General Plan (City of Lindsay 1989). Thus, it was anticipated that the population would increase by approximately 21,709 residents. Currently, the City has a population of 12,594 residents and 3,641 residential units (DOF 2024). For the purpose of this Addendum, the proposed Project and its anticipated growth will be compared to the impacts from full buildout of the General Plan.

The Housing Element Update would accommodate 754 units in order to adhere to the City's obligation to address its fair share of regional housing needs, as well as specific State-mandated requirements outlined in the RHNA. The RHNA sets the baseline for the minimum number of housing units that the City must plan for in its Housing Element. This involves providing sufficient sites through the General Plan and zoning. As a result, the projected increase in growth aligns with expectations outlined in the State RHNA accommodation. Therefore, the proposed increase in growth can be considered anticipated as evident by the State RHNA accommodation. Although the proposed buildout could theoretically reach 754 units, it is important to note that the Project is not increasing the overall development potential in the City beyond what was previously included in the General Plan and analyzed as part of the General Plan EIR. Therefore, the proposed Project's buildout aligns and is well below what the General Plan already accommodates. Consequently, comparing the Project's residential units to the General Plan level reveals a net increase of zero.

Further, as noted above, actual population growth in the City of Lindsay since the General Plan EIR was completed (from 1989 to 2024) was 4,323 residents. The addition of 754 units under the proposed Project would not exceed the 9,000 units projected under the General Plan EIR. Rather, the proposed Project is intended to assist the City in achieving the vision of the existing General Plan and provide the necessary housing units to accommodate the anticipated growth and assist the City in meeting its RHNA for their 6th Cycle Housing Element. It is not anticipated that the proposed Project would result in a substantial increase in environmental impacts or create new impacts not previously identified as part of the General Plan EIR. This increase is well within growth projections included in the City of Lindsay General Plan EIR which assumed a population of approximately 29,980 individuals at buildout of the General Plan and is intended to help accommodate the growth in City of Lindsay that was envisioned by the General Plan when adopted.

## 2.6 Housing Element Update

The 2023-2031 Housing Element Update has the following major components:

- An **Introduction and Community Engagement** section that provides an overview of the housing element update and efforts Lindsay made to engage the public and gather input to inform development of this Housing Element Update (Chapter D1)
- An **Housing Needs Assessment** for the City of Lindsay, summarizing demographic, employment, and housing characteristics. (Chapter D2)
- A **Housing Constraints Analysis** analyzing constraints to the development of adequate and affordable housing including market, governmental, infrastructure, and environmental factors. (Chapter D3)
- A **Housing Resources** section documenting the methodology and results of the Site Inventory Analysis conducted to demonstrate the City of Lindsay's ability to meet its share of the 6<sup>th</sup> cycle RHNA. (Chapter D4)
- An analysis of issues related to **Affirmatively Furthering Fair Housing (AFFH)** for the City of Lindsay. (Chapter D5)
- A **Review of Past Accomplishments** to review the housing programs adopted in the 5<sup>th</sup> Cycle Housing Element and evaluate the effectiveness of these programs in delivering housing services and assistance. (Chapter D6)
- A **Housing Plan**, which is comprised of the Goals, Policies, and Programs that the City intends to implement over the next eight-year planning cycle. (Chapter D7)

### Goals, Policies, and Programs

The primary objective of the Housing Element is to encourage the production of new housing units to meet the RHNA and housing for special needs populations. This is done by adopting a series of goals and policies that facilitate the development of all housing types, explore innovative housing solutions, address the needs of the city's residents, and affirmatively further fair housing. The 2023-2031 Housing Element Update goals, policies, and programs are summarized below and referenced throughout this Addendum as appropriate.

- **Regional Collaboration.** The 2023-2031 Housing Element Update includes policies and programs to foster collaboration with jurisdictions within Tulare County to address housing issues.
- **Housing Development.** State law requires that the goals and policies of the Housing Element shall encourage and facilitate the production of a range of types of housing affordable to households of varied income levels. The 2023-2031 Housing Element Update includes policies and programs to provide an adequate supply and range of housing types to meet the diverse needs of residents.
- **Affordable Housing.** The 2023-2031 Housing Element Update includes policies and programs to facilitate the development of affordable housing and protect the existing supply of affordable housing to extremely low-, very low-, low- and moderate-income households.
- **Housing and Neighborhood Preservation.** The 2023-2031 Housing Element Update includes policies and programs to preserve and improve the city's existing housing stock.
- **Housing for Persons with Special Needs.** The 2023-2031 Housing Element Update includes policies and programs to support and provide housing and services for people with special housing needs in the community.

- **Resource Conservation and Sustainable Development.** The 2023-2031 Housing Element Update includes policies and programs to ensure development of energy efficient and sustainable new housing.
- **Affirmatively Furthering Fair Housing.** The 2023-2031 Housing Element Update includes policies and programs to promote housing opportunities and access for residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level in compliance with local, State, and federal fair housing laws.

## 2.7 Site Inventory

The Housing Element must demonstrate through the Site Inventory that the City has capacity to meet its share of the RHNA. Lindsay's share of the RHNA for the current planning period is 789 units, consisting of 151 lower-income housing units, 178 moderate-income housing units, and 460 above moderate-income housing units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units. The Housing Element Update includes a Site Inventory that accommodates Lindsay's share of the RHNA plus a buffer of additional housing units as recommended by the HCD. The Site Inventory identifies opportunity sites, which refer to parcels of land identified in a jurisdiction's Housing Element site inventory as having realistic potential for residential development within the planning period.

The City would meet its RHNA through planned, approved, and pending projects projected to develop during the planning period and adequate sites identified in the Site Inventory, including opportunity sites.

### *Credits*

Credits refer to planned and approved housing projects and accessory dwelling units (ADUs) that count toward a city's RHNA obligation. These credits represent housing units that have been entitled or permitted, or projected ADUs within the 6<sup>th</sup> cycle, and help demonstrate progress in meeting the jurisdiction's required housing production targets. Table 4 shows the City's share of RHNA and housing unit yield per income category that is met by housing credits.

### **PLANNED, APPROVED, AND PENDING PROJECTS**

Jurisdictions may count planned, approved, and pending residential units as credits towards their RHNA. These units can be counted toward each income level according to demonstrated affordability, provided it can be demonstrated that the units can be built within the planning period. These pipeline projects are mostly concentrated in West Lindsay, and consist of single-family and multifamily projects. As shown in Table 4, the City currently has 322 above moderate-income planned, approved, and pending projects, which may be credited towards the City's RHNA.

### **ADUs**

Jurisdictions may count the potential for ADU development as credits towards their RHNA. Legislation in California has recently facilitated the increased permitting and production of ADUs in many communities. Since no ADU permits were recorded in Lindsay during the previous planning period, ADUs are not assumed to contribute to the overall share of RHNA.

**Table 4 Housing Unit Yield for Opportunity Sites**

	Lower Income	Moderate Income	Above Moderate Income	Total
<b>RHNA Allocation</b>	<b>151</b>	<b>178</b>	<b>460</b>	<b>789</b>
Planned and Approved Units	0	0	322	322
ADUs Anticipated	0	0	0	0
<b>Total Unit Credits</b>	<b>0</b>	<b>0</b>	<b>322</b>	<b>322</b>
<b>Remaining RHNA Obligation</b>	<b>151</b>	<b>178</b>	<b>138</b>	<b>467</b>

Source: City of Lindsay 2024

### *Sites in Inventory*

The City has not identified enough units through the credits described above (ADU development and pending, approved, or permitted projects) to meet the 6th Cycle RHNA for all categories. Table 5 shows the City's RHNA and housing unit yield per site category. Therefore, the City identified 23 opportunity sites to include in the Site Inventory to accommodate 171 lower-income units, 234 moderate-income units, and 349 above moderate-income units. The summary of the residential Site Inventory is presented in Table 5.

### **HOUSING OPPORTUNITY SITES**

Housing Opportunity Sites refer to specific parcels of land identified by a city or county as suitable for residential development to accommodate projected housing needs, particularly for different income levels. These sites are included in the Site Inventory, a key component of the Housing Element required by California State law (Government Code Section 65583.2).

As shown in Figure 3, the Site Inventory is broken up into three distinct geographic areas of the city (East, South, and West Lindsay). Please refer to Chapter D4, *Lindsay Housing Resources*, of the Housing Element Update for details on housing opportunity sites.

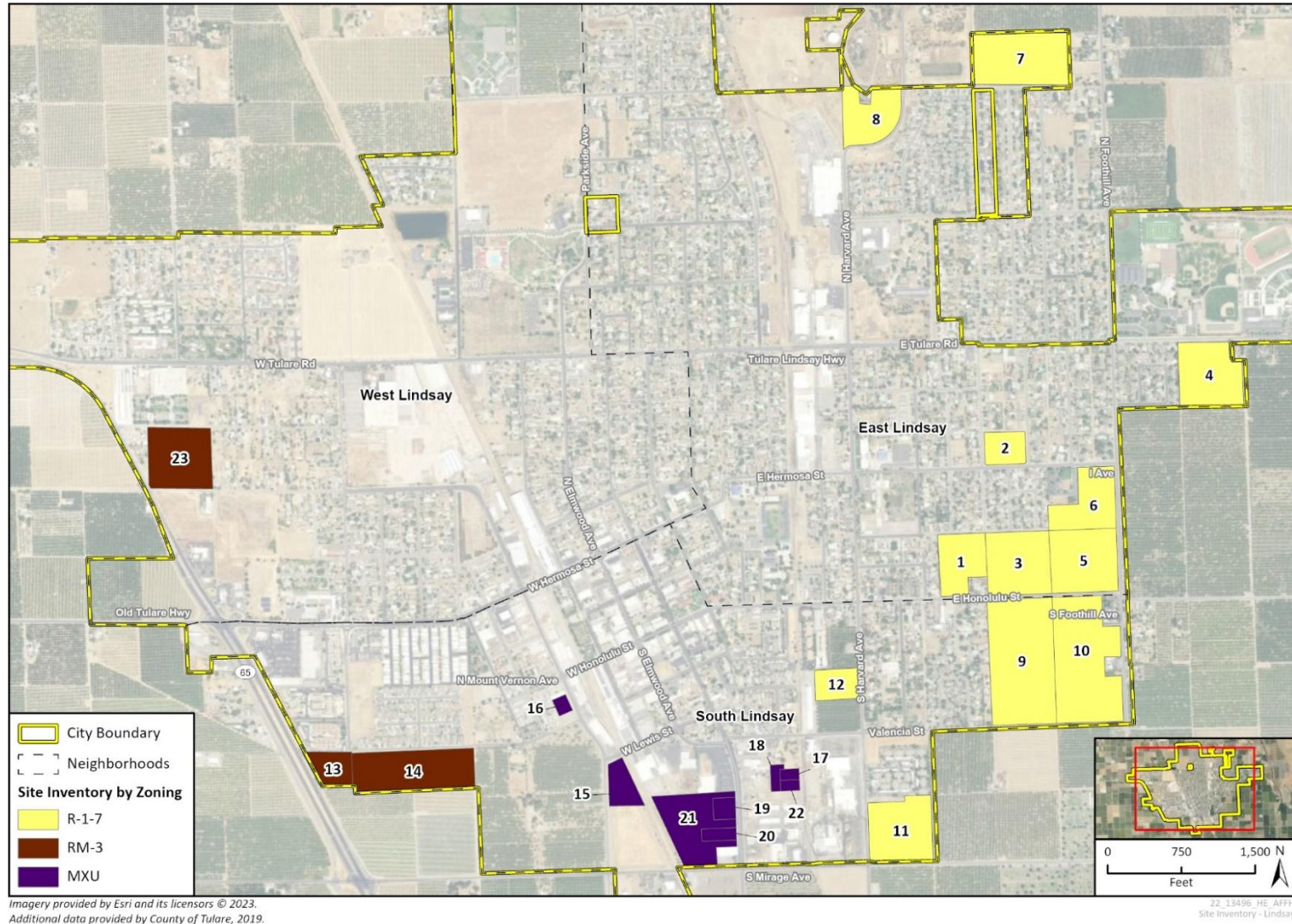
Of the 23 sites included in the City's Site Inventory, 12 are vacant and 11 are on sites with currently operational agricultural uses (nonvacant sites). The Site Inventory includes a surplus of 20 lower-income units, giving the City a 13 percent buffer for this income category.

**Table 5 Housing Unit Yield for Opportunity Sites**

	Lower Income	Moderate Income	Above Moderate Income	Total
<b>Remaining RHNA Obligation</b>	<b>151</b>	<b>178</b>	<b>138</b>	<b>467</b>
Opportunity Sites – East Lindsay	0	0	196	196
Opportunity Sites – South Lindsay	171	168	153	492
Opportunity Sites – West Lindsay	0	66	0	66
<b>Total Units on Sites</b>	<b>171</b>	<b>234</b>	<b>349</b>	<b>754</b>

Source: City of Lindsay 2024

Figure 3 Housing Opportunity Sites



## 2.8 Buildout of Proposed Project and Comparison to the General Plan EIR

The project is programmatic in nature. It is a policy document that includes targeted programs that facilitate and guide housing development towards designated housing opportunity sites. The Housing Element does not propose to rezone sites to meet the City's RHNA obligations; it identifies housing opportunity sites which are already properly zoned for housing development. This addendum conducts a comprehensive analysis of Project implementation and evaluates environmental effects of these programs and their cumulative impacts.

The total buildout for the Housing Element Update would be 754 units. As discussed above, new development under the General Plan was anticipated to result in an increase in the city's population by 21,709 new residents for a total of 29,980 residents by 2010 (City of Lindsay 1989).

### CEQA Baseline and Comparison to the General Plan EIR

The CEQA baseline for this analysis is the maximum allowable development for residential uses under the City's General Plan EIR. The General Plan EIR assumed a buildout of 9,000 new residential units and 21,000 new residents (City of Lindsay 1989). Table 6 compares the potential buildout under the Housing Element Update to the buildout contemplated in the General Plan EIR.

As shown in Table 6, Lindsay had a population of 8,271 in 1989 (City of Lindsay 1989). As of 2024, Lindsay has a population of 12,594 and 3,557 households as of May 2024 (California Department of Finance [DOF] 2024). This represents an increase of 4,323 residents and 983 housing units since the General Plan EIR was certified. The growth in Lindsay occurred at a slower rate than was anticipated by the 1989 General Plan, and there is a remaining capacity of 5,443 housing units, or 17,386 persons, before the full anticipated General Plan buildout is reached.

The proposed Housing Element Update is expected to result in an increase of 754 units, or 2,669 residents<sup>1</sup> to meet its State-mandated RHNA. This would result in a total city population of 15,263, which is below the anticipated General Plan total buildout of 29,980 residents. As shown in Table 6, this increase is well within growth projections anticipated in the City of Lindsay's General Plan EIR.

The projected growth aligns with RHNA requirements and is consistent with regional housing expectation. Additionally, the Housing Element Update does not directly drive population growth, but rather aims to prepare for anticipated development within the region. The proposed Project is intended to assist the City in achieving the vision of the existing 1989 General Plan and provide the necessary housing units to accommodate the anticipated growth and assist the City in meeting its RHNA for the 6th Cycle Housing Element period.

The Project would not exceed General Plan buildout projections, and because the General Plan EIR analyzed impacts associated with full General Plan buildout, the Project would not be expected to result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. A full analysis of the potential for new or substantially more severe environmental effects is provided in Section 6, *Addendum Evaluation*.

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<sup>1</sup> Based on a residential unit increase of 754 units multiplied by 3.54 persons per household (DOF 2024)

**Table 6 Total Development Evaluated in the General Plan EIR Compared to the Housing Element Update**

	1989 Actual Population and Housing (a)	2024 Actual Population and Housing (b)	Actual Growth from 1990 to 2024 (c=b-a)	Buildout Assumed under General Plan EIR (d)	Buildout Remaining under General Plan EIR (e=d-c)	Buildout under Proposed Housing Element Update (f)
Housing Units	2,574 <sup>1</sup>	3,557 <sup>2</sup>	+983	9,000	5,443	754
Population	8,271	12,594	+4,323	29,980	17,386	2,669 <sup>2</sup>

<sup>1</sup>Based on Lindsay persons per household of 3.213 (DOF 2000)

<sup>2</sup> Based on Lindsay persons per household of 3.54 (DOF 2024)

## 2.9 Zoning Text Amendment

The City of Lindsay is updating its Zoning Code to establish a By-Right Approval Ordinance (new Section 18.15.130, By Right Approvals). The ordinance will require ministerial approval for eligible affordable housing projects, and per State law, exempts those projects from CEQA. Codified under Government Code Sections 65583.2 and 65913.4, this applies to projects that include at least 20 percent of units affordable to low-income households on Housing Element inventory sites assumed to accommodate lower-income development and that are vacant and used in two prior Housing Element site inventories, or nonvacant and listed in one prior Housing Element site inventory. The ordinance brings the Zoning Code into compliance with State law, allowing projects to proceed without discretionary review and making them exempt from CEQA. Sites that are subject to by-right approval requirements are listed in Table 7, below. These sites are listed in the City's 6<sup>th</sup> Cycle Housing Element Site Inventory and meet the criteria for reuse sites described above.

**Table 7 Sites Used in Previous Planning Periods**

Address	APN	Acres	Land Use	Zoning	Existing Use
Valencia St & Drive 242	205190041	0.50	Mixed-Use	MXU	Vacant
SE Cor. Lindsay/Lewis	205220010	2.74	Mixed-Use	MXU	Agriculture
Btwn Honolulu, Mt. Vernon, Apia, Ashland	205331002	0.59	Mixed-Use	MXU	Vacant
Drive 242	205190042	0.50	Mixed-Use	MXU	Vacant
Drive 242	205190043	0.65	Mixed-Use	MXU	Vacant
Drive 242	205210002	1.16	Mixed-Use	MXU	Vacant
Drive 242	205210007	1.03	Mixed-Use	MXU	Vacant
Drive 242	205210013	8.89	Mixed-Use	MXU	Vacant

## 2.10 Zoning Map Amendment

The proposed Zoning Map Amendment would rezone 13 parcels from IL (Limited Industrial) to MXU (mixed-use) to establish consistency with their underlying General Plan Land Use designations. All development must be consistent with the General Plan and Zoning Ordinance, and therefore the change in zoning would not allow development not already allowed by the General Plan. The amendment to the Zoning Map only brings the sites' zoning into conformance with the General Plan Land Use designation.

### 3 Overview of CEQA Guidelines Sections 15162 and 15164

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*CEQA Guidelines* Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when a project has a previously certified EIR.

*CEQA Guidelines* Section 15164 states that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. *CEQA Guidelines* Section 15162(a) states that no Subsequent or Supplemental EIR shall be prepared for a project with a certified EIR unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR.
  - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
  - D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis pursuant to *CEQA Guidelines* Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to the existing EIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the Final EIR, and the decision-making body shall consider the addendum with the Final EIR prior to deciding on the Project.

According to *CEQA Guidelines* Section 15164, an addendum to a previously certified EIR is the appropriate environmental document in instances when “only minor technical changes or additions are necessary” and when the new information does not involve new significant environmental



effects or a substantial increase in the severity of a significant effect beyond those identified in the previous EIR. *CEQA Guidelines* Section 15164 states that:

- a. The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- b. An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred.
- c. An addendum need not be circulated for public review but can be included in or attached to the final EIR.
- d. The decision-making body shall consider the addendum with the final EIR prior to making a decision on the project.
- e. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record.

The City has prepared this Addendum, pursuant to *CEQA Guidelines* Sections 15162 and 15164, to evaluate whether the Project's environmental impacts are covered by and within the scope of the City of Lindsay's General Plan EIR (certified July 1989, State Clearinghouse #1989080714). This Addendum details any changes in the Project, changes in circumstances under which the Project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources.

The analysis herein substantiates and supports the City's determination that the proposed Project is within the scope of the General Plan EIR, does not require subsequent action under *CEQA Guidelines* Section 15162 and, in conjunction with the EIR, adequately analyzes potential environmental impacts.

## 4 Environmental Effects and Determination

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### 4.1 Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in the project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

■ NONE

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology and Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards and Hazardous Materials    |
| <input type="checkbox"/> Hydrology and Water Quality   | <input type="checkbox"/> Land Use and Planning              | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                         | <input type="checkbox"/> Population and Housing             | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                    | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |

### 4.2 Determination

Based on this analysis:

- ☐ Substantial changes are proposed in the Project or there are substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in *CEQA Guidelines* Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.
- No substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects.

Also, there is no "new information of substantial importance" as that term is used in *CEQA Guidelines* Section 15162(a)(3). Therefore, the previously certified EIR is adequate and this evaluation serves as an ADDENDUM to the General Plan Environmental Impact Report (General Plan FEIR; State Clearinghouse Number 1989080714; certified July 1989).

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Signature

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Date

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Joseph Avina

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City Services Director

Printed Name

Title

## 5 Addendum Evaluation Methodology

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### 5.1 General Plan Consistency

The Housing Element is a component of the General Plan and is periodically updated pursuant to State law. Therefore, the project is consistent with the vision of the General Plan and is supported by goals and policies of the other General Plan Elements. The General Plan Elements and policies that correspond with the goals and policies of the Housing Element are summarized below:

- The **Land Use Element** includes goals, objectives, policies, and standards for residential, commercial, industrial, agricultural, and public and institutional development within Lindsay. It includes the land use classification system and buildout of the General Plan.
- The **Community Development Element** includes goals, objectives, policies, and standards for establishing a safe and efficient transportation system that provides adequate access throughout the city.
- The **Resource Management Element** includes goals, objectives, policies, and standards for the conservation, development, and use of open space and natural resources within the city.

Adoption of the Housing Element Update will require the City to amend the General Plan by replacing the existing Housing Element with the proposed Housing Element Update.

### 5.2 Preliminary Environmental Constraints

State housing law requires the city to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583[c][3]). Several factors can constrain residential development. These include market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure constraints can also impede residential development. For purposes of the Addendum, only the potential environmental constraints, as they relate to CEQA, were evaluated.

Environmental constraints to residential development typically relate to the presence of sensitive habitat, flooding, topography, and other natural and physical characteristics that can limit the amount of development in an area or increase the cost of development. The Housing Element Update, in and of itself, does not propose specific development projects, but rather puts forth goals, policies, and programs that support housing efforts in Lindsay. Future housing development projects would be subject to developmental review to determine potential impacts specific to that project site.

## 6 Addendum Evaluation

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### 6.1 Introduction

As discussed in Section 2.9, above, the total buildout for the Housing Element Update would be 754 units and the Zoning Code Update would not result in physical changes. All of these units would be consistent with the growth projections of the General Plan, and therefore would be within the scope of the General Plan EIR since growth within the city has occurred at a slower rate than was anticipated. Therefore, growth anticipated and evaluated under the General Plan is applicable to the proposed Project. General Plan EIR findings and analysis of the proposed Project's impacts are included for each Appendix G section below.

### 6.2 Aesthetics

#### **General Plan EIR Findings**

The General Plan EIR does not discuss aesthetic impacts in detail; however, because it is now required, a discussion of impacts is provided below.

#### **Addendum Analysis**

The Housing Element Update is a policy document that identifies 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update, does not directly include specific housing developments, but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to scenic vistas, scenic resources, or visual character, and will not create new sources of substantial light or glare which could adversely affects views. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR. The Zoning Code Update would exempt certain housing projects from further CEQA review, and would prohibit any discretionary review, which could result in some of the City's discretionary development standards or guidelines not being applied to a qualifying project. However, these limitations are already required under State law, so the Zoning Code Update does not result in any new impacts to aesthetics.

All future development would be subject to adopted development guidelines, including standards that govern visual quality and community design, including General Plan policies in the Land Use Element that preserve the community image. Specifically, future development would be required to comply with General Plan policies.

#### **Conclusion**

The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in

the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of aesthetics is required.

## 6.3 Agriculture and Forestry

### General Plan EIR Findings

Agriculture and forestry resources are discussed on page 90 of Section D in the General Plan EIR. The General Plan EIR determined that implementation of the General Plan would be less than significant with mitigation measures. The mitigation measures would involve a phased development policy, redesignation of lands, prevention of further fragmentation of the urban pattern, orderly conversion, and efficient urban development.

### Addendum Analysis

The Housing Element Update is a policy document that identifies 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

As outlined under Section 2.6, *Accommodation of the RHNA*, 13 sites in the Site Inventory are located on land currently designated important farmland. However, the land is currently zoned for residential or mixed use land uses, and the existing agricultural uses are not subject to the Williamson Act. The General Plan policies and actions aim to focus new growth and development at infill locations and to protect open space areas and agricultural lands, including policies in the Community Development and Resource Management Elements, which aim to reduce the impact of urbanization on agricultural lands. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions, thereby reducing impacts related to the loss of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland to the furthest extent possible, and would continue to be required with implementation of the proposed Project.

Additionally, because it is a policy document, the Housing Element Update would not directly result in impacts to farmland. The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in City of Lindsay consistent with the overall vision of the General Plan. The proposed buildout would be within the buildout contemplated in the General Plan EIR. The proposed Project would be required to adhere to General Plan policies. This includes Open Space for Managed Resource Production Policy 1, which commits the city to avoid the premature conversion of agricultural lands inside and outside the city limits.

Future development facilitated by the Housing Element Update would undergo project-specific developmental review, including design review, and would be subject to adopted development regulations. The proposed Project would implement the General Plan, thereby resulting in the same agriculture and forestry impacts from new development as evaluated in the certified EIR.

### Conclusion

The adoption of the project does not involve changes to the current adopted land use or zoning designations. The Project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than

those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of agriculture and forestry resources is required.

## 6.4 Air Quality

### **General Plan EIR Findings**

Air quality is discussed on page 89 of Section D in the General Plan EIR. The General Plan EIR determined that the General Plan would result in less than significant impacts related to air quality. Mitigation measures are also included to enhance air quality. These include construction of Route 65 to expressway standards, arterial street improvement, intersection widening and signalization, provision of left-hand turn lanes, industrial performance standards, industrial process review, and construction dust control.

### **Addendum Analysis**

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. that could accommodate new or additional housing units. Most vacant sites are infill sites where development and infrastructure already exist throughout the area. The Zoning Code Update does not involve any physical development. The Zoning Map amendment does not change the development potential of the rezoned sites and does not result in any new impacts to air quality.

The proposed Housing Element Update buildout would be within the buildout contemplated in the General Plan EIR. The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not directly result in impacts to air quality. Potential air quality-related impacts cannot be assessed in a meaningful way until a project-specific analysis is done covering the size of the development which includes construction air quality emissions, project operational emissions and potential vehicle miles traveled. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to San Joaquin Valley Air Pollution Control District (SJVAPCD) rules and protocols. Similarly, operational impacts would be addressed by provisions in the General Plan, the City's Municipal Code, and other regulations and standards that govern air quality in Lindsay.

The General Plan policies and actions support the reduction of air quality impacts, including Open Space for Health, Welfare, and Well-Being Policies 1 through 5 on page 63, which would require industrial process reviews performed by licensed engineers to ensure compliance with air quality standards and also mandate measures to control dust during construction, including watering, equipment use restrictions, and prohibiting land grading during high winds. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions.

## Conclusion

The adoption of the project would not result in air quality impacts beyond those addressed or analyzed in the General Plan EIR, nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the projects and no additional environmental assessment of air quality is required.

## 6.5 Biological Resources

### General Plan EIR Findings

Biological resources are discussed in Part V, *Resource Management Element*, of the General Plan EIR. The General Plan EIR found that the General Plan would result in less than significant impacts to biological resources.

### Addendum Analysis

The Housing Element Update is a policy document that identifies 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Furthermore, protection of special status species and habitat is mandated by federal and State laws. Future development would be required to comply with General Plan policies related to species and habitat protection and tree preservation, including the mitigation measures stated in the General Plan EIR. The Zoning Code Update does not involve any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The General Plan policies and actions aim to focus new growth and development at infill locations and to protect biological resources. These include the Resource Management Element policies under Issue seven, biotic resources, which aim to minimize the impact of development on biotic resources through the protection of trees and vegetation. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions.

The Housing Element Update does not include specific projects involving new housing development, but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not directly result in impacts to biological

The adoption of the Housing Element Update does not involve changes to the current adopted land use or zoning designations. The adoption of the Housing Element Update would not result in biological impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the resources and conservation or habitat management plans. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR.

## Conclusion

General Plan EIR applies to the project and no additional environmental assessment of biological resources is required.



## 6.6 Cultural Resources

### General Plan EIR Findings

The General Plan EIR discusses cultural resources on page 91 of Section D in the General Plan EIR. The General Plan EIR determined that there are no archaeological or cultural resources of known significance within the planning area. Therefore, implementation of the General Plan would result in no impact on cultural resources.

### Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. While the vacant sites consist of currently undeveloped land, policies and actions from the General Plan would be protective of potential on-site cultural resources. As noted in the General Plan EIR (page 91), future development facilitated by the Housing Element Update would be required to halt construction when evidence of cultural resources are unearthed until the extent and significance of the find is properly catalogued and evaluated by appropriate authorities recognized by the State of California. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The City does not contain any known archaeological or cultural resources. However, future development would be evaluated for conformance with the City's General Plan, Municipal Code, and other applicable State and local regulations. Future development would also be required to adhere to the Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98, and the California Code of Regulations Section 15064.5(e) which would reduce impacts on human remains.

The Housing Element Update does not include specific projects involving a new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to cultural resources.

### Conclusion

The adoption of the project does not involve changes to the current adopted land use or zoning designations. The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of cultural resources is required.

## 6.7 Energy

### General Plan EIR Findings

The General Plan EIR does not discuss energy impacts in detail; however, because it is now required, a discussion of impacts is provided below.

## Addendum Analysis

The Housing Element Update is a policy document that identifies 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. New projects would be required to adhere to the current California Energy Code and CALGreen standards, which include requirements for the use of more energy-efficient design and technologies as well as the incorporation of more renewable energy resources into building design than the CALGreen standards that were in place during the General Plan EIR analysis. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

Although future projects would involve the consumption of non-renewable energy resources such as electricity, natural gas, propane, gasoline, and diesel, they would be required to comply with State and local regulations pertaining to energy, such as Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations (CCR). Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions.

The Housing Element Update does not include a specific project involving a new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not directly result in impacts to energy resources or adopted plans for renewable or efficient energy use. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR.

## Conclusion

The adoption of the project does not involve changes to the current adopted land uses or zoning designations. The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of energy is required.

## 6.8 Geology and Soils

### General Plan EIR Findings

The General Plan EIR discusses geology and soils in Part VI of the General Plan document. The General Plan EIR determined that impacts regarding seismic safety as a result of General Plan implementation would be less than significant.

### Addendum Analysis

The Housing Element Update is a policy document that identifies 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Most vacant housing opportunity sites are infill sites where development and infrastructure already exist throughout the area. As discussed in the General Plan EIR, Lindsay is susceptible to earthquake-related hazards such as ground shaking and liquefaction. Nonetheless, compliance with the California Building Code, existing State and local regulations, and the policies and actions of the General Plan, including policies in the Hazard Management Element which would

require all new buildings to conform to the latest seismic requirements of the UBC as a minimum standard, would ensure impacts related to geology and soils are reduced to a less than significant level.

The Housing Element Update does not include specific projects involving a new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to geology and soils. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

## **Conclusion**

The adoption of the project does not involve changes to the current adopted land use or zoning designations. The adoption of the project would not result in geology and soils impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of geology and soils is required.

## **6.9 Greenhouse Gas Emissions**

### **General Plan EIR Findings**

The General Plan EIR does not discuss greenhouse gas emissions impacts in detail; however, because it is now required, a discussion of impacts is provided below.

### **Addendum Analysis**

The General Plan goals and policies support reduction of greenhouse gas emissions impacts. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Most vacant sites are infill sites where development and infrastructure already exist throughout the area.

Potential greenhouse gas emission impacts cannot be assessed in a meaningful way until a project-specific analysis that takes into account factors including the size of the development, construction greenhouse gas emissions, project operational emissions, and potential vehicle miles traveled is conducted. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to greenhouse gas emissions or adopted plans for the purpose of reducing greenhouse gases. In addition, the proposed buildout would be within the buildout contemplated in

the General Plan EIR. Future development consistent with the Housing Element Update would be required to adhere to applicable climate and greenhouse gas emissions regulations including consistency with SB 32, AB 32, SB 97, and SB 375.

## **Conclusion**

The adoption of the project would not result in greenhouse gas emissions impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed project and no additional environmental assessment of GHG emissions is required.

## **6.10 Hazards and Hazardous Materials**

### **General Plan EIR Findings**

The General Plan EIR does not discuss hazards and hazardous materials impacts in detail; however, because it is now required, a discussion of impacts is provided below.

### **Addendum Analysis**

The General Plan goals and policies support the reduction of hazards and hazardous materials impacts. Policies and actions in the General Plan are implemented to help reduce impacts to the greatest extent possible. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Most vacant sites are infill sites where development and infrastructure already exist throughout the area.

The City requires new projects to analyze potential site-specific hazardous waste impacts pursuant to State regulations. The Housing Element Update does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not directly result in impacts to hazards or hazardous materials. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR.

## **Conclusion**

The adoption of the project does not involve changes to the current adopted land uses or zoning designations. The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of hazards and hazardous materials is required.

## 6.11 Hydrology and Water Quality

### General Plan EIR Findings

The General Plan EIR does not discuss hydrology and water quality impacts in detail; however, because it is now required, a discussion of impacts is provided below.

### Addendum Analysis

The General Plan goals and policies support reduction of hydrology and water quality impacts. Policies and actions in the General Plan are implemented to help reduce impacts to the greatest extent possible. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Most vacant sites are infill sites where development and infrastructure already exist throughout the area.

The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to hydrology or water quality. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR. Since 12 of the sites are currently vacant, future projects would increase impervious surfaces on the sites which would increase the rate and amount of surface runoff. Nonetheless, all future development consistent with the Housing Element Update would be required to comply with applicable State and local regulations related to hydrology and water quality.

### Conclusion

The adoption of the project does not involve changes to the current adopted land uses or zoning designations. The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of hydrology and water quality is required.

## 6.12 Land Use and Planning

### General Plan EIR Findings

Land use and planning are discussed on page 91 of Section D in the General Plan EIR. The General Plan EIR determined that implementation of the General Plan would result in less than significant impacts related to land use conflicts.

## Addendum Analysis

The General Plan goals and policies support reduction of impacts due to land use and planning. However, no formal land use changes or physical development are proposed at the time of adoption of the Housing Element. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Most vacant sites are infill sites where development and infrastructure already exist throughout the area.

The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts due to land use or planning. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR.

## Conclusion

The adoption of the project would not result in land use and planning impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed project and no additional environmental assessment of land use and planning is required.

## 6.13 Mineral Resources

### General Plan EIR Findings

The General Plan EIR does not discuss mineral resources impacts in detail; however, because it is now required, a discussion of impacts is provided below.

## Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. The City does not contain significant mineral resources and is not in a mineral resource zone (DOC 1997). Additionally, buildout of the Housing Element Update would not affect mineral resources. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not,

in and of itself, result in impacts due to mineral resources. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR.

## **Conclusion**

The adoption of the project would not involve changes to mineral resource recovery sites or alter or displace any mineral resource activities. The proposed projects would not result in mineral resource impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project, and no additional environmental assessment of mineral resources is required.

## **6.14 Noise**

### **General Plan EIR Findings**

Noise is discussed in Part VI of the General Plan. The General Plan EIR determined that impacts related to noise would be less than significant.

### **Addendum Analysis**

The General Plan goals and policies support reduction of noise-related impacts. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce noise-related impacts to the greatest extent possible. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Most vacant sites are infill sites where development and infrastructure already exist throughout the area.

Potential noise impacts for projects requiring discretionary approval cannot be assessed in a meaningful way until a project-specific analysis, if required, is done covering the size of the development which includes construction noise, project operational noise and traffic-related noise.

The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not directly result in noise-related impacts. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR. All future development consistent with the Housing Element Update would be required to comply with all relevant policies and guidelines, including the mitigation measures in the General Plan EIR.

## **Conclusion**

The adoption of the project does not involve changes to the current adopted land uses or zoning designations. The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than

those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of noise is required.

## 6.15 Population and Housing

### General Plan EIR Findings

Population and Housing is discussed in Part IV, V, VI, and VIII of the General Plan. The General Plan EIR determined that impacts to population and housing would be less than significant.

### Addendum Analysis

The Housing Element Update would be consistent with State requirements for the RHNA to plan adequately to meet existing and projected housing needs for all economic segments of the community and is part of the process of planning for growth, and thus would not constitute substantial unplanned population growth. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update itself is part of the process of planning for future growth, and the Housing Element and Sites Inventory have been designed to meet the City's RHNA. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR.

The Housing Element Update does not include specific projects involving new housing development, but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. All future development would be required to comply with applicable guidelines and regulations including policies and actions outlined in Sections 1, *Aesthetics*, through 13, *Noise*, and 15, *Public Services*, through 20, *Wildfire*, of this Addendum, which would reduce impacts related to land use and planning.

### Conclusion

The adoption of the project does not involve changes to the current adopted land uses or zoning designations. The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of population and housing is required.

## 6.16 Public Services

### General Plan EIR Findings

Public services is discussed in Parts IV, V, and VIII of the General Plan. The General Plan EIR determined that impacts related to school, fire protection services, and police services, would be less than significant and the construction of new or physically altered public service facilities would not be required.



## **Addendum Analysis**

The General Plan goals and policies support reduction of impacts to public services and recreation facilities. Policies and actions in the General Plan are implemented to help reduce impacts to the greatest extent possible. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Most vacant sites are infill sites where development and infrastructure already exist throughout the area.

The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not directly result in impacts to public services. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR. All future developments consistent with the Housing Element Update would be required to comply with applicable regulations and requirements related to public services.

## **Conclusion**

The adoption of the project does not involve changes to the current adopted land uses or zoning designations. The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of public services and recreation is required.

## **6.17 Recreation**

### **General Plan EIR Findings**

Recreation is discussed in Part V of the General Plan. The General Plan EIR determined that impacts to recreation would be less than significant.

## **Addendum Analysis**

The General Plan goals and policies support reduction of impacts to parks and recreation facilities. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Most vacant sites

are infill sites where development and infrastructure already exist throughout the area. The Housing Element Update does not include specific projects involving new housing development, but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not directly result in impacts to recreation facilities. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR. All future development consistent with the Housing Element Update would be required to comply with applicable regulations and requirements related to recreation. These include the Resource Management Element Recreation Demand and Space Requirements, which requires 5 acres of developed recreation area per 1,000 residents.

## **Conclusion**

The adoption of the project does not involve changes to the current adopted land uses or zoning designations. The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of recreation is required.

## **6.18 Transportation**

### **General Plan EIR Findings**

Transportation is discussed in Part IV the General Plan. The General Plan EIR found that the General Plan would result in less than significant impacts on increased traffic and circulation with the implementation of General Plan policies.

### **Addendum Analysis**

The General Plan goals and policies support reduction of impacts to transportation and traffic. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Most vacant sites are infill sites where development and infrastructure already exist throughout the area. By supporting infill such as ADUs and development of denser multi-family residential units, the Housing Element Update would encourage development in areas near services and jobs, which would reduce future residents' reliance on single-occupancy vehicles and thereby reducing VMT.

The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not directly result in impacts to transportation. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR.

All future development consistent with the Housing Element Update would be required to comply with applicable regulations and requirements related to transportation. These include the policies in the Land Use Element, which discusses traffic requirements.

## **Conclusion**

The adoption of the project would not result in transportation impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of transportation is required.

## 6.19 Tribal Cultural Resources

### **General Plan EIR Findings**

The General Plan EIR does not discuss tribal cultural resources impacts in detail; however, because it is now required, a discussion of impacts is provided below.

### **Addendum Analysis**

In accordance with the requirements of SB 18, the City requested a tribal contact list from the California Native America Heritage Commission (NAHC) on August 20, 2024. NAHC responded to the City's request on August 23, 2024, providing a list of 32 contacts from 20 Native American tribal organizations that should be invited to consult with the City.

On October 21, 2024, the City sent letters inviting Big Pine Paiute Tribe of the Owens Valley, Big Sandy Rancheria of Western Mono Indians, Bishop Paiute Tribe, Cold Springs Rancheria of Mono Indians of California, Death Valley Timbi-sha Shoshone Tribe, Dumna Wo-Wah Tribal Government, Dunlap Band of Mono Indians, Fort Independence Indian Community of Paiutes, Kern Valley Indian Community, Kitanemuk & Yowlumne Tejon Indians, Lone Pine Paiute-Shoshone Tribe, Mono Lake Kutzadika Tribe, North Fork Mono Tribe, Santa Rosa Rancheria Tachi Yokut Tribe, Table Mountain Rancheria, Traditional Choinumni Tribe, Tubatulabals of Kern Valley, Tule River Indian Tribe, Utu Utu Gwaitu Tribe of the Benton Paiute Reservation, and the Wuksachi Indian Tribe/Eshom Valley Band to consult with the City under the provisions SB 18. The invitations advised the tribes that if consultation was desired, then they must formally accept the invitation in writing within 90 days of receipt of the City's letter pursuant to SB 18. The City received no responses.

The General Plan goals and policies support reduction of impacts to tribal cultural resources. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to tribal cultural resources. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

All future development consistent with the Housing Element Update and Zoning Code Update must comply with General Plan policies and programs that would minimize impacts to tribal and cultural resources and must comply with all applicable regulations regarding tribal cultural resources.

## **Conclusion**

The adoption of the project does not involve changes to the current adopted land uses or zoning designations. The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of tribal cultural resources is required.

## **6.20 Utilities and Service Systems**

### **General Plan EIR Findings**

Utilities and Service Systems are discussed in Parts IV, V, and VIII of the General Plan. The General Plan EIR determined that impacts related to utilities and service systems would be less than significant.

### **Addendum Analysis**

The General Plan goals and policies support reduction of impacts to utilities and service systems. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to utilities and service system to the greatest extent possible. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions. The Zoning Code Update would not result any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Most vacant sites are infill sites where development and infrastructure already exist throughout the area.

The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not directly result in impacts to utilities and service systems. In addition, the proposed buildout would be within the buildout contemplated in the General Plan EIR. All future development consistent with the Housing Element Update would be subject to adopted development guidelines and other regulatory requirements concerning water, wastewater, storm drains, solid waste, and other infrastructure; water supply; and wastewater treatment systems.

## **Conclusion**

The adoption of the project does not involve changes to the current adopted land uses or zoning designations. The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of utilities and service systems is required.

## 6.21 Wildfire

### General Plan EIR Findings

Wildfire impacts are discussed in Part VI of the General Plan. The General Plan EIR determined that impacts related to wildfires would be less than significant.

### Addendum Analysis

The General Plan goals and policies support reduction of impacts to wildfire. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. Future development facilitated by the Housing Element Update would be required to adhere to these policies and actions. The Zoning Code Update would not result in any physical development. The Zoning Map Amendment only establishes consistency between subject parcels' zoning and land use designations and would not change the development potential of the rezoned sites.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes 754 housing opportunity sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. Most vacant sites are infill sites where development and infrastructure already exist throughout the area.

The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in Lindsay consistent with the overall vision of the General Plan. Because it is a policy document, the Housing Element Update would not directly result in impacts to wildfire. The nearest very high fire hazard severity zone (VHFHSZ) is located approximately 9 miles northeast of Lindsay. Future development consistent with the Housing Element Update would be required to comply with applicable regulations and requirements related to wildfire. These include policies in the General Plan under the Safety Element, which requires the City to maintain a street system capable of addressing urban fires and ensuring the safe evacuation of residents during emergencies.

### Conclusion

The adoption of the project does not involve changes to the current adopted land uses or zoning designations. The project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the project and no additional environmental assessment of wildfire is required.

## 7 Cumulative Impacts

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In addition to the specific impacts of individual projects, CEQA requires consideration of potential cumulative impacts of the proposed Project. CEQA defines “cumulative impacts” as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed Project and other past, present, and probable future projects producing related or cumulative impacts. For example, noise impacts of two nearby projects may be less than significant when analyzed separately but could have a significant impact when analyzed together. The cumulative impact analysis provides a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

*CEQA Guidelines* Section 15130 requires cumulative impact analysis in EIRs to consider either a list of planned and pending projects that may contribute to cumulative effects or a summary of projections contained in an adopted planning document such as a general plan.

### 7.1 General Plan EIR Findings

Cumulative impacts of the General Plan were considered based on the geographic areas immediately surrounding the proposed project location. The cumulative analysis considered development allowed by existing general plan documents for adjacent jurisdictions. The General Plan EIR determined that impacts to air quality, hydrology and water quality, hazards and hazardous materials, noise, population and housing, public services, and cultural resources would be less than cumulatively considerable. Impacts to transportation would be significant, unavoidable, and cumulatively considerable.

### 7.2 Addendum Analysis

Since certification of the 1989 General Plan EIR, there has been new development proposed within the city that was not considered as part of the 1989 General Plan EIR. However, there are no new substantial cumulative projects in the city or adjacent jurisdictions that were not previously considered in the 1989 General Plan EIR cumulative impact analysis. This is because the scale and nature of the new development is consistent with the growth projections and land use patterns already analyzed in the 1989 EIR, ensuring that no new cumulative impacts would arise.

The cumulative conditions in the 1989 General Plan EIR have not substantially changed; therefore, the cumulative setting in the 1989 General Plan EIR remains the same for the purposes of this analysis. The proposed Project would not result in new impacts compared to the 1989 General Plan EIR as analyzed in this Addendum. The Project would not modify the physical development area of the city. Therefore, no new or additional cumulatively considerable contributions to a significant cumulative impact would occur as a result of the Project.

## 7.3 Conclusion

The proposed Project would not result in new or more severe cumulatively considerable impacts than were identified in the General Plan EIR. No new or substantially more severe significant effects would occur to cumulative impacts, and no new mitigation measures are required. No substantial changes have occurred that require major revisions to the General Plan EIR. There is no new information indicating that the proposed Project would have new significant impacts or substantially more severe significant impacts with respect to cumulative impacts than were identified in the General Plan EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

## 8 Conclusion

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The City of Lindsay, acting as the lead agency, has determined that an addendum to the General Plan EIR is the appropriate environmental document under CEQA because the proposed Project would not require revisions to the certified General Plan EIR due to the involvement of new significant environmental effects or substantial increases in the severity of significant effects previously identified in the General Plan EIR.

There are no changed circumstances or new information that meet the standards requiring further environmental review under *CEQA Guidelines* Section 15162. Thus, these circumstances and information would not result in new or more severe impacts beyond what were addressed in the General Plan EIR and would not meet any other standards under *CEQA Guidelines* Section 15162(a)(3). No additional analysis is required based on the discussions throughout this addendum. The proposed Housing Element Update would not involve development in areas not assumed for development in the General Plan EIR, nor would it result in population growth and density beyond what was analyzed in the General Plan EIR or anticipated as evident by the State RHNA accommodation. The Project would not result in significant or substantially more severe impacts that were not discussed in the General Plan EIR. Also, there are no previously identified significant effects which, as a result of substantial new information that was not known at the time of the previous environmental review, would be substantially more severe than discussed in the General Plan EIR. Accordingly, no additional CEQA review is required.

*CEQA Guidelines* Section 15164 states that “[t]he lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in *CEQA Guidelines* Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is therefore appropriate because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.



## 9 References

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### 9.1 Bibliography

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- Lindsay, City of. 1989. Comprehensive General Plan for the City of Lindsay.  
<https://www.lindsay.ca.us/planning/page/planning-documents> (accessed December 2024).

### 9.2 List of Preparers

Rincon Consultants, Inc. prepared this Addendum under contract to the City of Lindsay. Persons involved in data gathering analysis, project management, and quality control are listed below.

**RINCON CONSULTANTS, INC.**

Matt Maddox, AICP, Principal  
Nina Bellucci, Senior Planner  
Aileen Mahoney, Senior Environmental Planner  
Michael Huang, Environmental Planner  
Kay Real, Planner

## **ORDINANCE NO. 616**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINDSAY, CALIFORNIA, APPROVING ZONING ORDINANCE UPDATE NO. 25-616 TO AMEND CHAPTERS 18.14. AND 18.15 OF TITLE 18 (ZONING) OF THE LINDSAY MUNICIPAL CODE, TO IMPLEMENT STATE LAW REQUIREMENTS AND ENSURE CONSISTENCY WITH THE GENERAL PLAN AND 2025 HOUSING ELEMENT**

**WHEREAS**, the City of Lindsay is committed to maintaining a zoning and subdivision code that is consistent with current state law, and the Lindsay General Plan; and

**WHEREAS**, the City of Lindsay has prepared Zoning Ordinance Update No. 25-616 to revise a portion of Chapters 18.14 and Chapter 18.15 of Title 18 (Zoning) of the Lindsay Municipal Code to ensure compliance with recent changes to state law and to support the implementation of housing and land use policies in the updated General Plan and Housing Element; and

**WHEREAS**, pursuant to Section 18.22.050 of the Lindsay Municipal Code, the City Council has reviewed the proposed amendments and determined that they are necessary to achieve the objectives of the Zoning Ordinance described in Section 18.01.020 and are consistent with the General Plan and the stated purposes of the affected zoning classifications; and

**WHEREAS**, the Zoning Ordinance text amendment of chapter 18.15 of Title 18 (Zoning) has been analyzed pursuant to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the project's environmental impacts are covered by and within the scope of the City of Lindsay's General Plan EIR (certified July 1989, State Clearinghouse #1989080714). The City prepared an Addendum detailing any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources, and determined that the proposed project is within the scope of the General Plan EIR, does not require subsequent action under CEQA Guidelines Section 15162 and, in conjunction with the EIR, adequately analyzes potential environmental impacts; and

**WHEREAS**, the Zoning Ordinance text amendment of Chapter 18.14 of Title 18 (Zoning) the City Council finds that the adoption of this ordinance is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to: Public Resource Code Section 21080.17, which exempts the adoption of an ordinance by a city or county to implement the provisions of Government Code

Sections 65852.2 regarding Accessory Dwelling units (ADUs); and

**WHEREAS**, the City Council held a duly noticed public hearing on December 9, 2025, at which time all interested persons were given an opportunity to be heard, and evidence and testimony were considered; and

**WHEREAS**, the City Council finds that the proposed amendments are necessary to comply with state housing mandates, facilitate housing production, and enhance the clarity, usability, and effectiveness of the City's land use regulations.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINDSAY DOES ORDAIN AS FOLLOWS:**

**SECTION 1.**

The City Council hereby approves Zoning Ordinance Update No. 25-616, amending Title 18 (Zoning Ordinance) of the Lindsay Municipal Code, as summarized in the staff report presented to the City Council and incorporated herein by reference.

**SECTION 2.**

The Zoning Ordinance text amendment of Chapter 18.15 of Title 18 (Zoning) has been analyzed pursuant to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the project's environmental impacts are covered by and within the scope of the City of Lindsay's General Plan EIR (certified July 1989, State Clearinghouse #1989080714). The Addendum concludes that the proposed amendment would not result in any significant new environmental effects or a substantial increase in the severity of previously identified impacts. As a Municipal Code text amendment that is consistent with the scope of the prior environmental analysis, the proposed action does not require further environmental review under CEQA.

**SECTION 3.**

The City Council finds that the adoption of the amendments to Chapter 18.14 of title 18 (Zoning) in this ordinance is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to: Public Resource Code Section 21080.17, which exempts the adoption of an ordinance by a city or county to implement the provisions of Government Code Sections 65852.2 regarding Accessory Dwelling Units (ADUs);

**SECTION 4.**

Findings pursuant to Chapter 18.22 of the Lindsay Municipal Code are made

as follows:

1. The proposed amendment is necessary to achieve the objectives of the Zoning Ordinance and General Plan.
2. The amendment is consistent with applicable policies of the Lindsay General Plan and Housing Element.

#### **SECTION 5.**

Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance.

#### **SECTION 6.**

Effective Date. This ordinance shall take effect thirty (30) days after its adoption.

#### **SECTION 7.**

Publication. The City Clerk shall certify to the adoption of this ordinance and cause the same to be published in accordance with applicable law.

**INTRODUCED** at a regular meeting of the City Council of the City of Lindsay held on the 9th day of December 2025.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lindsay held on the 9th day of December 2025, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

THE FOREGOING ORDINANCE, read by title only with waiving of the reading in full, was introduced at a regularly scheduled meeting on the 9th day of December 2025.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the 9th day of December, 2025.

CITY COUNCIL OF THE CITY OF LINDSAY

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Misty Villarreal, Mayor

ATTEST:

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Miranda Cordova City Clerk

## Exhibit A

### ZONING ORDINANCE - TITLE 18

#### **18.15. General Provisions And Exceptions**

18.15.010 Addition Of Permitted Uses

18.15.020 Coverage; Measurement

18.15.030 Yard Spaces

18.15.040 Yard Requirements; Measurement

18.15.050 Yard Requirements; Exceptions

18.15.060 Through Lots

18.15.070 Maintenance Of Landscaped Areas

18.15.080 Maintenance And Elimination Of Nonconforming Sites, Uses And Structures

18.15.090 Clarification Of Ambiguity; Interpretation

18.15.100 Height Limitations; Measurement And Exceptions

18.15.110 Garage Sales Within Residential Areas

18.15.120 (Reserved)

18.15.130 By-Right Approval

#### **18.15.010 Addition Of Permitted Uses**

Upon receipt of an application, or on its own initiative, the city council may add a use to the lists of permitted uses, permitted uses subject to administrative approval and conditional uses prescribed in Chapters 18.04 through 18.12 of this title, if the council makes the following findings, as applicable:

- A. That the addition of the use to the list of permitted uses will be in accordance with the purposes of the district in which the use is proposed.
- B. That the use has the same basic characteristics as the uses permitted in the district.
- C. That the use reasonably can be expected to conform with the required conditions prescribed for the district.
- D. That the use will not be detrimental to the public health, safety or welfare, or adversely affect the character of any district in which it would be located.
- E. That the use will not create more vehicular traffic than the volume normally created by the uses permitted in the district.
- F. That the use will not create more odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence than the amount normally created by any of the other uses permitted in the district.
- G. That the use will not create any greater hazard of fire or explosion than the hazards normally created by any of the uses permitted in the district. When a use has been added to a list of permitted uses in accordance with the procedure prescribed in this section, the use shall be deemed to be listed

as a permitted use in the appropriate section and shall be added to the text of that section of the zoning ordinance when it is next published with a notation of the date when the use was added to the list.

(Ord. 437 § 1 (part), 1989)

**18.15.020 Coverage; Measurement**

The percent of the site area covered by structures shall be measured by dividing the number of square feet of horizontal floor area covered by structures, open or enclosed, by the total horizontal area within the property lines of the site.

(Ord. 437 § 1 (part), 1989)

**18.15.030 Yard Spaces**

- A. No yard space about any structure in compliance with the regulations for the district in which it is located shall be deemed to provide a yard for any other structure, and no yard on one site shall be deemed to provide a yard space for a structure on another site.
- B. Where two or more dwellings are located on the same lot, and any one of them has a door facing a side yard, such dwelling shall be located not less than ten feet from the adjacent side lot line. A door shall be deemed to face a side yard if the wall in which the door is set is located at an angle of forty-five degrees or less to the side yard.

(Ord. 437 § 1 (part), 1989)

**18.15.040 Yard Requirements; Measurement**

Required yards shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, that where a precise street plan has been adopted by the city council, required front yards shall be measured from the plan line, and no provision of this title shall be construed to permit a structure or use to extend beyond such line and, provided further, that where a site abuts on a street having only a portion of its required width dedicated or reserved for street purposes, site area and required yards shall be measured from a line representing the boundary of the additional width required for street purposes abutting the site. Where a site abuts a public alley, required yards shall be measured from the nearest line of the alley, except that garages and carports shall be located a minimum of twenty-seven feet from the opposite alley which has access perpendicular to the alley right-of-way line.

(Ord. 437 § 1 (part), 1989)

**18.15.050 Yard Requirements; Exceptions**

- A. Architectural features including sills, chimneys, fireplaces, cornices and eaves may extend into a required side yard, a required rear yard or a space between structures not more than thirty-six inches and may extend into a required front yard not more than six feet; provided, that where an architectural feature extends more than twenty-four inches into a required side yard, said extension shall be protected by a minimum one-hour fire resistant standard. No building or projection thereof, except a garden structure, may extend into a public easement.
- B. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four feet; planter boxes attached to a building may be extended into a required front yard by not more than three feet.
- C. Fences, walls, hedges, garden structures walks, driveways and retaining walls may occupy any required yard or other open spaces, subject to the limitations prescribed in the district regulations,

and except that the provisions of this subsection shall not apply to a fence or wall necessary for public safety or as required by any law or regulation of the State or any agency thereof, and further that a chain link fence up to seven feet in height may be located in any required front yard in conjunction with public and quasi-public uses.

- D. Where more than sixty percent of such portion of the linear frontage of lots improved with residential buildings within any block is comprised of lots with less than the minimum front yard requirement, the minimum front yard requirement for other residential buildings in such block may be reduced to the average of the actual front yards of all the lots in such block improved with residential buildings, counting those which have front yards greater than the minimum front yard requirement of the district as having the minimum requirement.

(Ord. 437 § 1 (part), 1989)

#### **18.15.060 Through Lots**

A front yard shall be provided on each frontage of a through lot, except where a waiver-of-access has been dedicated to one of the frontages.

(Ord. 437 § 1 (part), 1989)

#### **18.15.070 Maintenance Of Landscaped Areas**

A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a site plan review, a use permit or variance shall be planted with live and healthy plant materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be replaced as needed to screen or ornament the site. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed or otherwise maintained to assure compliance with the regulations requiring landscaped areas. Landscaped areas within sites subject to site plan review shall be watered by automatic systems.

(Ord. 437 § 1 (part), 1989)

#### **18.15.080 Maintenance And Elimination Of Nonconforming Sites, Uses And Structures**

A. Purposes and Application.

1. A nonconforming use is a use of a structure or land which was lawfully established and maintained prior to the adoption of this title, but which does not conform with the use regulations for the district in which it is located. This section is intended to limit the number and extent of nonconforming uses by limiting their enlargement and prohibiting their reestablishment after abandonment, and by prohibiting the alteration of the structures they occupy and their restoration after destruction.
2. A nonconforming structure is a structure which was lawfully erected prior to the adoption of this title, but which does not conform with the standards of coverage, yard space, height of structures or distance between structures prescribed in the regulations for the district in which the structure is located. While permitting the use and maintenance of nonconforming structures, this section is intended to limit the number and extent of nonconforming structures by prohibiting their being moved, altered or enlarged so as to increase the discrepancy between existing conditions and the standards prescribed in this title and by prohibiting their restoration after destruction, within a reasonable period of time.
3. Priorities for enforcement under this section shall be as follows, in descending order of importance:
  - a. Uses listed under subsection G below.
  - b. Nonconforming uses.



B. Continuation and Maintenance.

1. A use lawfully occupying a structure or a site on the effective date hereof or of amendments thereto which does not conform with the use regulations for the district in which the use is located shall be deemed to be a nonconforming use and may be continued, except as otherwise provided in this section.
2. A structure lawfully occupying a site on the effective date hereof or of amendments thereto, which does not conform with the standards of coverage, front yard, side yards, rear yard or distances between structures prescribed in the regulations for the district in which the structure is located, shall be deemed to be a nonconforming structure and may be used and maintained except as otherwise provided in this section.
3. A sign or outdoor advertising display of any character lawfully occupying a site on the effective date hereof or amendments thereto, which does not conform with the standards for subject matter, location, size, lighting or movement prescribed for the district in which it is located, shall be deemed to be a nonconforming sign or outdoor advertising structure, and may be displayed and maintained except as otherwise provided in this section.
4. Routine maintenance and repairs may be performed on a structure or site, the use of which is nonconforming, on a nonconforming structure and on a nonconforming sign or outdoor advertising structure.

C. Alterations and Additions to Nonconforming Uses and Signs. Except as provided in subsections D through I of this section, no structure, the use of which is nonconforming, and no nonconforming sign shall be moved, altered or enlarged unless required by law or unless the moving, alteration or enlargement will result in the elimination of the nonconforming use. No structure partially occupied by a nonconforming use shall be moved, altered or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use.

D. Alterations and Additions to Nonconforming Structures. No nonconforming structure shall be altered or reconstructed so as to increase the amount of floor space or the discrepancy between existing conditions and the standard of coverage, front yards, side yards, rear yard, height of structure or distances between structures prescribed in the regulations prescribed for the district in which the structure is located, except as may be permitted through the granting of a conditional use permit under the provisions of Chapter 18.17. The modest expansion of a nonconforming use which may be allowed within any zoning district under conditional use permit procedures shall not exceed twenty-five percent of the existing floor area of the structure.

E. Abandonment of a Nonconforming Use. Whenever a nonconforming use has been abandoned, discontinued or changed to a conforming use for a continuous period of six months, the nonconforming use shall not be reestablished and the use of the structure or site thereafter shall be in conformity with the regulations for the district in which it is located.

F. Restoration of a Damaged Structure.

1. Whenever a nonconforming use, or a nonconforming structure shall be destroyed by fire or other calamity, or by an act of God or by the public enemy to the extent of less than sixty percent, the structure may be restored and the nonconforming use may be resumed; provided, that restoration is started within six months and diligently pursued to completion. The extent of damage to any structure shall be determined by the building official, and shall be based upon the ratio of the estimated cost of restoring the use or structure to its condition prior to such damage to the estimated

cost of duplicating the entire structure as it existed prior thereto.

2. Whenever a nonconforming use or a nonconforming structure shall be destroyed by fire or other calamity, or by an act of God or by the public enemy to the extent of sixty percent or more, or shall be voluntarily razed or shall be required by law to be razed, the structure shall not be restored except in full conformity with the regulations for the district in which it is located and the nonconforming use shall not be resumed.

G. Elimination of Nonconforming Uses and Structures.

1. The following nonconforming uses and structures shall be discontinued and completely removed or altered and converted to a conforming status within five years after the effective date of this title:
  - a. A nonconforming use which does not occupy a structure.
  - b. A nonconforming use occupying a structure having an assessed valuation of less than two hundred dollars.
  - c. A nonconforming outdoor advertising structure.
  - d. Abandoned or dilapidated signs in accordance with the provisions of Section 18.14.040(D)(11).
2. A nonconforming home occupation shall be discontinued within one year of the adoption of this title.
3. Uses permitted only within an RA, R or RM district which are located in a C or I district, and uses permitted only within a C or I district which are located within an RA, R or RM district shall be completely removed or altered and converted to a conforming status upon abandonment of the previous use for six months or more. When a nonconforming use is removed, every future use shall be in conformity with the provisions of this title. Repairs necessary to maintain a nonconforming use and other maintenance (excluding signs), not exceeding an assessed valuation of two thousand five hundred dollars, shall not be construed as lengthening the useful life of the nonconforming use.
4. Fences, walls and hedges which do not conform to the provisions of this title governing the erection of fences, walls and hedges in relation to street intersections shall, within one month of receipt of written notification by the community development department, be removed or made to conform.

H. Time When Use, Structure or Sign Becomes Nonconforming. Whenever a use or structure becomes nonconforming because of a change of zoning district boundaries or a change of regulations for the district in which the site is located, the period of time prescribed in this section for the elimination of the use shall be computed from the effective date of the change of district or regulations, and the building official shall carry out the provisions of subsection I of this section, in respect thereto.

I. Records and Notification of Nonconforming Status of a Use, Structure or Sign.

1. Within one hundred eighty days after the effective date hereof, and amendments thereto, the community development department shall compile a list of all structures or uses which shall have become nonconforming by the adoption of this title under the provisions of subsection H of this section, together with a description of their locations and the names and addresses of all persons whose names appear on the latest adopted tax roll of Tulare County as owning such nonconforming structures, uses or signs, which list shall be recorded in the office of the Tulare County recorder with copies placed on file with each title company operating within Tulare County.
2. Within one year after the effective date hereof, the community development department shall notify, in writing, the owners of all nonconforming structures, uses, signs and fences, walls and hedges, of

the nonconforming status of their property and the date when such structure or use shall be removed or made conforming by said owners, if such removal or conformance is required by the provisions of this title. An excerpt of this title will be attached to said notice which excerpt shall include all of the provisions of this section.

- J. Effect of Eminent Domain. If any land, right-of-way or easement be taken by eminent domain, or be granted to the condemner under actual threat of suit in eminent domain, the following provisions and exceptions shall apply:
  - 1. If the area of a lot is reduced below the minimum requirement thereby, such lot shall be deemed to be a legal substandard lot under the provisions of Section 18.02.030(G), and any existing building or structure thereon shall be deemed to be nonconforming.
  - 2. If a required yard is reduced or eliminated thereby, any affected building or structure shall be deemed nonconforming; provided, however, that such building or structure may be structurally altered or enlarged as long as such alterations or enlargements comply with all other requirements of the zoning district.
  - 3. If any required parking space on a lot is reduced or eliminated thereby, the provisions of Chapter 18.13 shall not be construed to require the replacement of the required parking space.
- K. Change of Nonconforming Use. Except as otherwise set forth in this section, the nonconforming use of a structure or site may be changed to another nonconforming use provided the change of use is approved by the city council in accordance with the following procedure:
  - 1. An application for a change of use shall be made to the city council on a form prescribed by the council, which form shall include the following data:
    - a. The name and address of the applicant;
    - b. A statement that the applicant is the owner of the property or is the authorized agent of the owner;
    - c. The address or description of the property; and
    - d. A statement of the precise nature of the existing or preexisting nonconforming use, the proposed nonconforming use, and any other data pertinent to the findings prerequisite to the granting of the application as set forth in subsection (K)(4) of this section. The application shall be filed with the community development department. Notice shall be given to the applicant of the time when the application will be considered by the council, and notice may be given of the time to any other interested party.
  - 2. The council shall hold a public hearing on an application for a change of use. Notice of the hearing shall be given not less than ten days nor more than thirty days prior to the date of the hearing in the manner set forth in Chapter 18.17 of this code.
  - 3. The city services\_director shall make an investigation of the application and shall prepare a written report thereon, which report shall be submitted to the council. The council shall consider the report of the director before taking action on the application.
  - 4. The council may grant an application for a change of use if, on the basis of the application and the evidence submitted, the council makes the following findings:
    - a. That the proposed use is classified in a more restricted category than the existing or preexisting use by the district regulations of this title. The classification of a nonconforming use shall be

determined on the basis of the district in which it is first permitted; provided, however, a conditional use shall be deemed to be in a less restrictive category than a permitted use in the same district;

- b. That the proposed use will not more adversely affect the character of the district in which it is proposed to be located than the existing or preexisting use;
  - c. That the proposed use will not create more vehicular or rail traffic than the volumes created by the existing or preexisting use;
  - d. That the proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence than the amount created by the existing or preexisting use; and
  - e. That the proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- 5. The city council may grant an application for a change of use for a limited time period, or subject to such conditions as the council may prescribe. The council may deny an application for a change of use.
  - 6. An action of the council granting an application for a change of use shall become null and void six months following the date of the action unless, prior to the expiration of six months, a building permit is issued by the chief building inspector and construction is commenced and diligently pursued toward completion on the site which was the subject of the application. The action of the council may be made effective for an additional six months if, within six months of the original application, an application to continue the action in effect is made to the council. The council may grant or deny an application to continue its action in effect.
  - 7. An action of the council granting an application for a change of use subject to conditions shall be revoked by the council if the conditions are not complied with.
  - 8. Following the date of denial of an application for a change of use or the revocation of an action of the council granting an application, no application for the same, or substantially the same, structure or on the same, or substantially the same, site shall be filed within six months of the denial of the application or the revocation of the action of the council.
- L. Use of Nonconforming Sites. Except as otherwise provided in this section, a site having an area, frontage, width or depth less than the minimum prescribed for the district in which the site is located, which is shown on a duly approved and recorded subdivision map, or for which a deed or valid contract of sale was of record prior to the adoption of this title, and which had a legal area, frontage, width and depth at the time that the subdivision map, deed or contract of sale was recorded, may be used for any permitted use listed for the district in which the site is located, but shall be subject to all other regulations for such district.

(Ord. 437 § 1 (part), 1989)

#### **18.15.090 Clarification Of Ambiguity; Interpretation**

- A. In event of need for any clarification or interpretation of the provisions of this title, the city council shall ascertain all pertinent facts and by resolution shall set forth its findings. If approved by the council, said clarifications or interpretation shall govern until modified by resolution adopted in like manner or by appropriate amendment to this title.
- B. The authority of the city council prescribed by this section shall apply in all of the following cases:

1. If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this title, subject to the additional requirements of Section 18.15.010;
2. If ambiguity exists with reference to matters of height, yard area and other requirements;
3. If uncertainty exists with reference to a zone district boundary;
4. If an unforeseen condition arises or technological changes have been introduced which require interpretation of their impact on the provisions of this title;
5. If ambiguity or uncertainty arises as to the meaning of any word or provision contained in this title.

(Ord. 437 § 1 (part), 1989)

#### **18.15.100 Height Limitations; Measurement And Exceptions**

- A. The height of a structure shall be measured vertically from the average elevation of the surface of the ground covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the State or an agency thereof.
- B. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air conditioning equipment or similar equipment required to operate and maintain buildings, and fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, television and radio masts, or similar structures, may be erected to a height not exceeding twenty-five feet above the height limit of the underlying zone district but shall not be allowed for the purpose of providing additional floor space. This section shall not apply to wireless communication facilities (e.g., cellular phone, enhanced specialized mobile radio, personal communication systems, or other communication technologies based on wireless radio wave transmission) which emit, broadcast or repeat signals intended primarily for commercial use beyond the immediate site upon which the facility is located. Wireless communication facilities shall be subject to the provisions of Section 18.16.090.

(Ord. 486 § 17, 1997; Ord. 437 § 1 (part), 1989)

#### **18.15.110 Garage Sales Within Residential Areas**

Garage sales within residential districts shall be subject to the limitations of Municipal Code Chapter 8.16.

(Ord. 489 § 1 (part), 1998; Ord. 437 § 1 (part), 1989)

#### **18.15.120 (Reserved)**

**Editor's note**— Ord. 531, § 9, adopted July 12, 2011, repealed § 18.15.120, which pertained to adult entertainment uses and derived from Ord. 486, § 18, 1997.

#### **18.15.130 By-Right Approvals**

##### **A. Purpose**

This Section specifies the process for reviewing uses entitled to review as a “use by right” as defined in Government Code Section 65583.2. In enacting this Section, it is the intent of the City of Lindsay to implement State law as well as the goals, objectives, and policies of the City of Lindsay’s Housing Element of the General Plan.

##### **B. Definitions**

1. “By-right” shall mean that the local government's review of the project may not require a conditional use permit, planned unit development permit, or other discretionary local

government review or approval that would constitute a “project” under the California Environmental Quality Act as defined in Government Code Section 65583.2.

2. “Permanent supportive housing” means housing as defined in Government Code Section 65650(a) serving the target population as defined in Government Code Section 65650(c) that meets all of the requirements of Government Code Sections 65650 et seq. or successor provision.
3. “Low barrier navigation center” means a facility as defined in Government Code Section 65660(a) that meets all of the requirements of Government Code Sections 65660 et seq.

C. Eligibility for By-right Approval.

The following uses are eligible for by-right approval:

1. Projects that satisfy the criteria outlined in subparagraphs (1) and (2) below:
  - a. Are located on sites listed as lower-income sites in the adopted housing element site inventory pursuant to Government Code Section 65583.2 subdivision (c) that are shown to have been either:
    - i. vacant and listed in two prior housing element site inventories, or
    - ii. non-vacant and listed in a previous housing element site inventory; and,
  - b. Twenty percent of the total number of housing units in the project are proposed to be available to lower-income households at affordable rent or affordable housing cost, as applicable.
2. Permanent supportive housing as defined in Government Code Section 65660 that meets all of the requirements of Government Code Sections 65660 et seq.
3. Low barrier navigation centers as defined in Government Code Section 65660 that meets all of the requirements of Government Code Sections 65660 et seq.
4. One hundred percent affordable projects located on land that was owned by an independent institution of higher education or religious institution as described in Government Code Section 65913.16.
5. Other projects eligible under state law for by-right approval.

D. Permit Requirements.

An applicant for a project eligible for by-right zoning approval shall submit a ministerial permit for approval of the design. No discretionary permit or approval is required.

E. Review of Application.

1. For ministerial permit applications listed in this section, the City Manager, or designee, without notice or hearing, shall consider the application ministerially without discretionary review. When the application is in compliance with the relevant standards, the permit shall be issued. The decision may be appealed to the City Council only by the applicant or the owner of the subject property.
2. The application for the ministerial permit shall be reviewed for conformance with objective standards established by the General Plan, applicable Specific Plans, Zoning Code, design standards, and other adopted standards.
3. As provided by Government Code Section 65583.2(i), an eligible project is exempt from the California Environmental Quality Act.

4. Permanent supportive housing shall be reviewed consistent with the provisions of Government Code Sections 65650 *et seq.*
5. Low barrier navigation centers shall be reviewed consistent with the provisions of Government Code Sections 65650 *et seq.*

F. Required Findings

In granting a ministerial plan permit, the City Manager, or designee, shall issue a letter of approval and shall make the following findings:

1. That the project is eligible for by-right approval under state law.
2. That the project complies with all applicable objective zoning and other adopted standards, including but not limited to design review standards.
3. That the project is granted subject to such applicable conditions as required to meet the standards of the use and zone in which it is located and to comply with applicable design standards.

G. Interpretation.

If any portion of this chapter conflicts with any applicable state law, state law shall supersede this chapter. Any ambiguities in this chapter shall be interpreted to be consistent with state law. Statutory references in this ordinance include successor provisions.

## EXHIBIT B

### ZONING ORDINANCE - TITLE 18

#### **18.14 Miscellaneous Development Standards**

18.14.010 Home Occupations

18.14.020 Temporary Subdivision Signs And Sales Offices

18.14.030 Mobile Home Parks

18.14.040 Regulation of signs and outdoor advertising

18.14.050 Regulation Of Manufactured Housing Within Residential Districts

18.14.060 Accessory Dwelling Units

#### **18.14.60 Accessory Dwelling Units** and Junior Accessory Dwelling Units

- A. Purpose. The purpose of this chapter is to prescribe development and site regulations that apply, except where specifically stated, to accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs"), as required by and in compliance with Government Code Sections 65852.2 and 65852.22, as either may be amended from time to time. The standards established by this section shall be interpreted and applied consistent with the standards set forth in Government Code Sections 65852.2 and 65852.22. Implementation of this section is meant to expand housing opportunities by increasing the number of smaller units available within existing neighborhoods.

ADUs and JADUs shall not be subject to any deed restrictions, nor may any HOA or third-party entity influence approval of an ADU or JADU permit application (Gov. Code § 66315, § 66317(c)).

- B. Applicability. The provisions of this section shall apply to all accessory dwelling units approved on or after the effective date of the ordinance codified in this section. This section provides standards by which the city shall evaluate building permit applications for permitted accessory dwelling units in the UR, RA, R, RM, MXU, and PO zoning districts. Accessory dwelling units shall be permitted ministerially in any zone that permits residential uses, including mixed-use zones, regardless of density (Gov. Code § 65852.2(a)).

All applications for ADUs/JADUs shall be approved ministerially within 60 days of a completed application submission (Gov. Code § 66317(a), § 66335(2)).

- C. Definitions. As used in this article, the following terms are defined in this section:

"Principal dwelling unit" means a single- or multi-family dwelling unit situated on a residential lot in the UR, RA, R, RM, MXU, and PO zones to which an accessory dwelling unit as defined by this article has been or is proposed to be added.

"Accessory dwelling unit" means an additional dwelling unit **up to 1200 sq ft for detached ADUs and up to 50% of the primary dwelling for attached ADUs, in compliance with State law**, with separate kitchen, sleeping, and sanitation facilities constructed or adopted within, onto, or detached from a primary dwelling on a residential lot in the UR, RA, R, RM, MXU, and PO zones.

"Junior accessory dwelling unit" or "JADU" means a dwelling unit that is no more than five hundred (500) square feet in size and contained entirely within a single-family residence that includes a separate entrance, may share sanitation facilities with the primary residence, and includes an



efficiency kitchen consisting of a cooking facility with appliances, a food preparation counter, and storage cabinets of reasonable size in relation to the size of the unit.

"Living area" means the interior habitable area of a dwelling unit including basements and attics but does not include a garage or an accessory structure.

D. Lot Requirements. An accessory dwelling unit shall be permitted on a lot or parcel that meets the following:

1. Contains an existing or proposed single-family or multi-family dwelling.
2. Minimum lot size shall not restrict ADU creation (Gov. Code § 65852.2(a)(1)).
3. ADUs may be permitted on lots served by septic systems, consistent with applicable health standards. Lots may contain both an ADU and a JADU as permitted by State law..

E. Development Standards. All accessory dwelling units may be established by the conversion of an attic, basement, garage, or other portion of a principal dwelling unit. A detached accessory dwelling unit may be established by the conversion of an accessory structure or maybe new construction. Manufactured homes may be used as ADUs and shall not be subject to standards that exceed those required for any other ADU under State law.

All applications for accessory dwelling units, must comply with the following standards:

1. Parcel Size –Minimum lot size shall not prevent ADU creation.
2. Floor Area. Detached ADUs shall not exceed one thousand two hundred (1,200) square feet ; attached ADUs  $\leq 50\%$  of primary dwelling or 1,200 sq ft, whichever is greater; manufactured home  $\geq 800$  sq ft; ADUs/JADUs  $\geq 220$  sq ft; JADUs  $\leq 500$  sq ft.
3. Quantity. Single-family: one attached or detached ADU and one JADU per lot. Multi-family: up to two detached ADUs plus at least one conversion ADU within existing non-livable space, and up to 25% of existing units may be converted. (Gov. Code § 66323).
4. Setbacks – A setback of four (4) feet from the side and rear lot lines is required for an ADU, unless the ADU is constructed within an existing primary structure.
5. ADUs and JADUs shall not exceed a single story and eighteen feet (18') in height, with an additional 2 feet for pitched roofs. Up to 25 feet must be allowed when attached to or replacing a portion of an existing dwelling with equal or greater height (Gov. Code § 66323(a)(2))
6. No architectural review or subjective design standards shall be applied to ADUs or JADUs. Only objective standards permitted by State law may be imposed.
7. Safety – Accessory dwelling units shall be subject to all applicable building, fire, health and safety codes and may not have adverse impacts on any real property that is listed in the California Register of Historic Places.
8. Access – Entrance location shall not be restricted.
9. Parking. Up to one off-street parking space may be required unless exempt under Gov. Code § 65852.2(a)(1)(D). No on-street parking availability test shall be applied. No parking may be required for JADUs, including garage conversions (Gov. Code § 65852.2(a)(1)(D)(xi)).

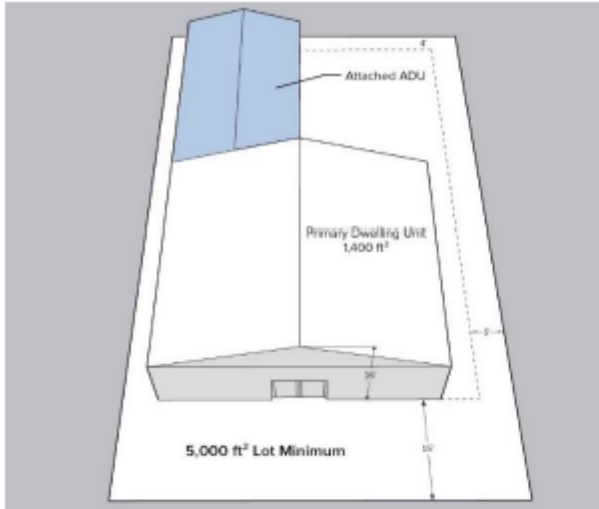
Parking exemptions include: a. The accessory dwelling unit is located within one-half (0.5) miles of public transit.

b. The accessory dwelling unit is located within an architecturally and historically significant historic district.

c. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.

d. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, or converted to an ADU, the local agency shall not require that those off-street parking spaces for the primary unit be replaced. No parking may be required for JADUs, including garage conversions (Gov. Code, § 65852.2, subd. (a)(1)(D)(xi).

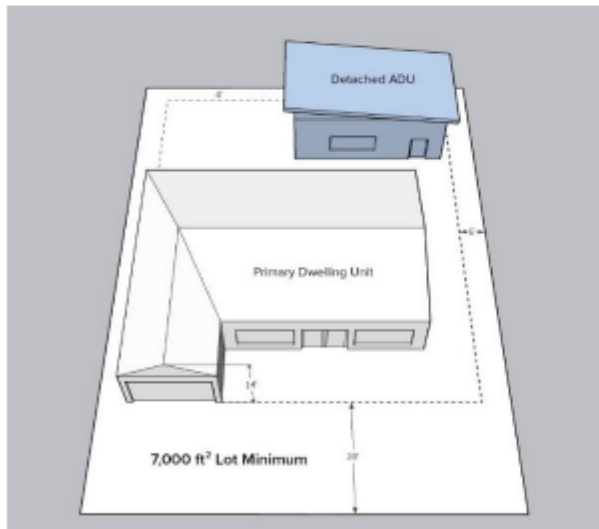
10. Utility Services. Accessory dwelling units shall be provided with water, sewer, and other utilities as determined by the building official. A separate connection from the main dwelling is not required.



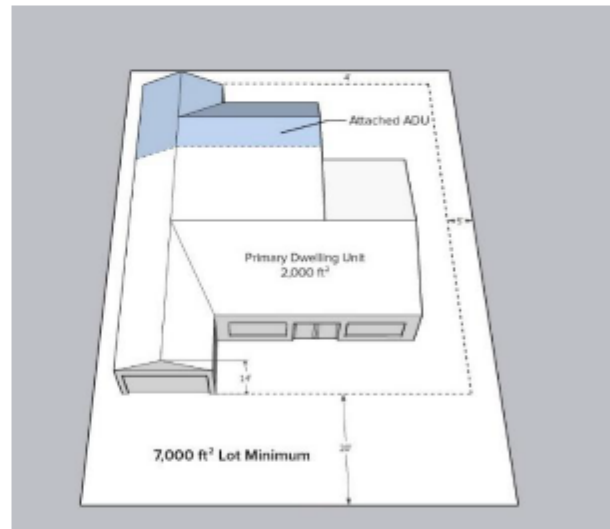
**Lot Square Footage:** 5,000 ft<sup>2</sup>  
**Primary Dwelling Unit Square Footage:** 1,400 ft<sup>2</sup>  
**Minimum ADU Square Footage:** 220 ft<sup>2</sup>  
**Maximum ADU Square Footage:** 50% of the primary dwelling unit or 1,200 ft<sup>2</sup>, whichever is greater.  
**Minimum Front Setback:** 15 ft  
**Minimum Side Setback:** 5 ft  
**Minimum Rear Setback:** 4 ft  
**Maximum ADU Height:** 16 ft



**Lot Square Footage:** 5,000 ft<sup>2</sup>  
**Primary Dwelling Unit Square Footage:** 1,400 ft<sup>2</sup>  
**Minimum ADU Square Footage:** 220 ft<sup>2</sup>  
**Maximum ADU Square Footage:** 1,200 ft<sup>2</sup>  
**Minimum Front Setback:** 15 ft  
**Minimum Side Setback:** 5 ft  
**Minimum Rear Setback:** 4 ft  
**Maximum ADU Height:** 16 ft



**Lot Square Footage:** 7,000 ft<sup>2</sup>  
**Primary Dwelling Unit Square Footage:** 2,000 ft<sup>2</sup>  
**Minimum ADU Square Footage:** 220 ft<sup>2</sup>  
**Maximum ADU Square Footage:** 1,200 ft<sup>2</sup>  
**Minimum Front Setback:** 20 ft (15 ft without garage)  
**Minimum Side Setback:** 5 ft  
**Minimum Rear Setback:** 4 ft  
**Maximum ADU Height:** 16 ft



**Lot Square Footage:** 7,000 ft<sup>2</sup>  
**Primary Dwelling Unit Square Footage:** 2,000 ft<sup>2</sup>  
**Minimum ADU Square Footage:** 220 ft<sup>2</sup>  
**Maximum ADU Square Footage:** 50% of the primary dwelling unit or 1,200 ft<sup>2</sup>, whichever is greater.  
**Minimum Front Setback:** 20 ft (15 ft without garage)  
**Minimum Side Setback:** 5 ft  
**Minimum Rear Setback:** 4 ft  
**Maximum ADU Height:** 16 ft

**Example ADU Design Standards for Various Lot Sizes**

11. Process. The City shall ministerially approve compliant ADU/JADU applications without discretionary review or appeal.

12. A permit must be obtained for the construction or installation of an ADU or JADU as a Ministerial review only; no discretionary review or hearings permitted.

13. Deed Restrictions - ADU/JADU development is exempt from deed restrictions and may not be blocked by HOA rules; owner-occupancy is not required (Gov. Code § 66315).

14. Impact Fees - ADUs ≤750 sq ft exempt from impact fees; larger ADUs may be charged proportionally (Gov. Code § 66324(c)).

15. Pre-2020 ADUs/JADUs - Legalization must follow Gov. Code § 66332.

16. State Law - State law supersedes any conflicting provisions; noncompliant ordinance provisions are null and void (Gov. Code § 66316).

17. Conveyance - Separate conveyance as condominium allowed (Gov. Code §§ 66340–42, 66341).

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 8, 2025

Daymon Qualls, City Manager  
City of Lindsay  
251 East Honolulu Street  
Lindsay, California 93247

Dear Daymon Qualls:

**RE: City of Lindsay's 6<sup>th</sup> Cycle (2023-2031) Revised Draft Housing Element**

Thank you for submitting the City of Lindsay's (City) revised draft housing element received for review on March 19, 2025. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element addresses many statutory requirements described in HCD's October 15, 2024 review; however, revisions will be necessary to substantially comply with State Housing Element Law (Gov. Code, § 65580 et. seq.), as follows:

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

*Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

Racial/Ethnic Areas of Concentration of Poverty (R/ECAP): While the element now includes some demographics and discusses accessibility to community amenities related to R/ECAPs in the City, it should include a specific analysis to better formulate policies and programs. A specific analysis should address characteristics of the neighborhoods, changes over time, neighborhood conditions in terms of quality of life (e.g., housing conditions, infrastructure, parks, community amenities, safe routes to school, environmental health) in comparison to other neighborhoods, effectiveness or absence of past strategies and consider local data and knowledge and other relevant factors. The element must add or modify significant and meaningful programs based on the outcomes of this analysis.

Disproportionate Housing Needs: The element includes some general information on housing conditions but should also evaluate those needs, impacts and patterns within the City, such as areas of higher need. Specifically, the element should discuss any areas of potentially higher needs of rehabilitation and replacement. The element should utilize local data and knowledge such as service providers and code enforcement officials to assist this analysis.

Local Data and Knowledge and Other Relevant Factors: The element included some information about early development in the City. However, the element should utilize local data and knowledge and other relevant factors to better describe fair housing conditions including socio-economic patterns and disparities in access to opportunities. For example, local data and knowledge can include City officials, local and regional advocates and service providers, past studies, infrastructure assessments and other demographics such as tenure, age of structure and housing unit types. Other relevant factors can include governmental and nongovernmental actions, historical land use and zoning practices (e.g., past redlining/Greenlining, restrictive covenants, planning documents, etc.), disparities in investment to specific communities including transportation investments, seeking investment or lack thereof to promote affordability and inclusion, local initiatives, or other information that may have impeded housing choices and mobility.

Contributing Factors to Fair Housing Issues: Based on the outcome of a complete analysis, the element should reassess and, particularly prioritize contributing factors to fair housing issues then formulate appropriate policies and programs.

Programs: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis as noted above. Please see HCD's prior review for additional information regarding program requirements.

In addition, while the element includes many meaningful actions to affirmatively further fair housing (AFFH), it should expand and improve place-based strategies toward community revitalization. For example, the element could commit to applying for funding (beyond prioritizing the capital improvement program) at least every other year toward broader community development issues such as housing conditions, neighborhood revitalization, community facilities and pollution burdens.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

*Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income... (Gov. Code, § 65583, subd. (c)(1).)*

Progress in Meeting the Regional Housing Need Allocation (RHNA): While the element discusses past trends related to project approvals, for projects with pending entitlements, the element should still discuss remaining steps, any known barriers and likelihood of construction in the planning period. Additionally, the element should discuss the availability of adequate infrastructure for pipeline projects.

Realistic Capacity: In addition, while the element discusses residential development trends in non-residential zones, including built densities, it should also address the likelihood of 100 percent non-residential development to support capacity assumptions. For example, the element should address all recent development in non-residential zones, how often development includes a residential component and account for that likelihood in capacity assumptions.

Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element describes in general the existing use of each nonvacant site (e.g., agriculture) and compares candidate sites to regional trends based on acreage and density. However, the element should also address the extent that existing uses may impede additional residential development, current market demand for the existing use and any conditions that would perpetuate the existing use or prevent additional residential development.

Electronic Site Inventory: Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if changes occur, any future adopted versions of the element must also submit the electronic version of the sites inventory.

Programs: As noted above, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

In addition, Program 2 (: Adequate Sites for RHNA and Monitoring of No Net Loss) should be revised with discrete timing and steps and include additional actions beyond applying for funding to ensure infrastructure availability to accommodate the RHNA.

3. *Analyze the opportunities for energy conservation with respect to residential development. (Gov. Code, § 65583(a)(8).)*

The element indicates the City enforces Title 24. However, the element must include analysis of additional energy conservation opportunities in residential development. The analysis should facilitate the adoption of housing element policies and programs. For example, programs could provide incentives to promote higher density housing along transit, encourage green building techniques and materials in new construction and remodels, promote energy audits and participation in utility conservation programs, and facilitate energy conserving retrofits upon resale of homes. For additional information and sample analysis, see the Building Blocks at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/opportunities-energy-conservation>.

4. *Quantified Objectives. Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)*

The element did not address this finding. Per HCD's prior review, the element provides a summary of quantified objectives on page D7-25 for the 6th cycle planning period. These objectives include new construction and rehabilitation, but rehabilitation objectives should be increased, as appropriate, to better reflect the housing needs of the community. In addition, quantified objectives must also include conservation objectives by income group. Conservation objectives may include a variety of strategies employed by the City to promote tenant stability and the preservation of units at-risk of conversion to market rate uses. For your information, conservation objectives should go beyond at-risk units.

The element will meet the statutory requirements of State Housing Element Law once rezones have been completed to meet all requirements (see below) and the element has been revised, adopted, submitted to, and reviewed by HCD to comply with the above requirements pursuant to Government Code section 65585.

As a reminder, the City's 6th cycle housing element was due December 31, 2023. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government does not adopt a compliant housing element within 120 days of the statutory deadline (December 31, 2023), then any rezoning to make prior identified sites available or accommodate the RHNA pursuant to Government Code sections 65583, subdivision (c) and 65583.2, subdivision (c), shall be completed no later than one year



from the statutory deadline. As this year has passed and Program 3 (By-Right Approval) has not been completed, the housing element will remain out of compliance until all necessary rezoning has been completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special-needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the coordination and effort provided by the housing element update team to prepare the housing element as part of the multi-jurisdictional housing element process. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sayed Murad, of our staff, at [Sayed.Murad@hcd.ca.gov](mailto:Sayed.Murad@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 15, 2024

Daymon Qualls, City Manager  
City of Lindsay  
251 East Honolulu Street  
Lindsay, California 93247

Dear Daymon Qualls:

**RE: City of Lindsay's 6<sup>th</sup> Cycle (2023-2031) Draft Housing Element**

Thank you for submitting the City of Lindsay's (City) draft housing element received for review on July 29, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from David Kellogg pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due December 31, 2023. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City did not adopt a compliant housing element within 120 days of the statutory deadline (December 31, 2023), any rezoning to make prior identified sites available or accommodate the regional housing needs allocation (RHNA) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City does not adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until all necessary rezones are completed pursuant to Government Code sections 65583, subdivision (c)(1)(A) and 65583.2, subdivision (c).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the coordination and effort of the housing element update team to prepare the housing element as part of the multi-jurisdictional housing element process. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sayed Murad, of our staff, at [sayed.murad@hcd.ca.gov](mailto:sayed.murad@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager

Enclosure

## APPENDIX CITY OF LINDSAY

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <https://www.hcd.ca.gov/planning-and-community-development/hcd-memos>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks> and includes the Government Code addressing State Housing Element Law and other resources.

### **A. Review and Revision**

*Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)*

As part of the review of programs in the past cycle, the element must provide an evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness). While the element notes limited staff resources and limited efforts to address special housing needs in the prior planning period, it should also reflect the appropriateness of that analysis in policies and actions for the current housing planning period. For example, the element could leverage the coordination efforts of the multi-jurisdictional collaboration or could strengthen partnerships with nonprofit developers and service providers.

### **B. Housing Needs, Resources, and Constraints**

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Enforcement and Outreach: While the element discusses how the City complies with fair housing laws, it must also describe any findings, lawsuits, enforcement actions, settlements, or judgments related to fair housing or civil rights in the City. For more information, please see HCD's Affirmatively Furthering Fair Housing (AFFH) Guidance memo (starting on page 28) available at <https://www.hcd.ca.gov/planning-and-community-development/affirmatively-furthering-fair-housing>.

Racial/Ethnic Areas of Concentration of Poverty (R/ECAP): The element includes a brief identification of R/ECAPs in the City but should include a specific analysis to better formulate policies and programs. A specific analysis should address characteristics of the neighborhoods, changes over time, neighborhood conditions in terms of quality of life (e.g., housing conditions, infrastructure, parks, community amenities, safe routes to school, environmental health) in comparison to other neighborhoods, effectiveness or absence of past strategies and consider local data and knowledge and other relevant factors. The element must add or modify significant and meaningful programs based on the outcomes of this analysis.

Disproportionate Housing Needs: The element includes some general information on housing conditions but should also evaluate those needs, impacts and patterns within the City, such as areas of higher need. Specifically, the element should discuss any areas of potentially higher needs of rehabilitation and replacement. The element should utilize local data and knowledge such as service providers and code enforcement officials to assist this analysis.

Local Data and Knowledge and Other Relevant Factors: The element included some information about early development in the City. However, the element should utilize local data and knowledge and other relevant factors to better describe fair housing conditions including socio-economic patterns and disparities in access to opportunities. For example, local data and knowledge can include City officials, local and regional advocates and service providers, past studies, infrastructure assessments and other demographics such as tenure, age of structure and housing unit types. Other relevant factors can include governmental and nongovernmental actions, historical land use and zoning practices (e.g., past redlining/Greenlining, restrictive covenants, planning documents, etc.), disparities in investment to specific communities including transportation investments, seeking investment or lack thereof to promote affordability and inclusion, local initiatives, or other information that may have impeded housing choices and mobility.

Contributing Factors to Fair Housing Issues: Based on the outcome of a complete analysis, the element should reassess and, particularly prioritize contributing factors to fair housing issues then formulate appropriate policies and programs.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

*Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

*Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

Employment: While the element includes a brief discussion of employment by industry (p. D2-2), the analysis should also include discussion of major employers, job to housing fit (e.g., wages compared to housing affordability), and past and emerging employment trends.

Housing Costs: The element includes information on sales prices and rental information from the American Community Survey, but should also reflect current market conditions for sales prices utilizing additional data sources.

Special Housing Needs: While the element quantifies the City's special needs populations, including persons with developmental disabilities (p. D2-10), it should also discuss challenges faced by the population, housing situation for individuals (e.g. independent, living with parents, etc.), and effectiveness of policies and programs to address housing needs.

Additionally, while the element quantifies farmworkers in the County, the analysis should be expanded to include discussion of characteristics of farmworker housing needs (e.g., tenure, income, housing conditions) and the magnitude and nature of the gap between resources and housing needs and characteristics. For additional information on the disproportionate needs of farmworkers, see Farmworker Health in California: Health in a Time of Contagion, Drought, and Climate Change from the University of California, Merced at [https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fwhs\\_report\\_2.2.2383.pdf](https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fwhs_report_2.2.2383.pdf).

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Progress in Meeting the Regional Housing Need Allocation (RHNA): The City's RHNA may be reduced by the number of pending, approved or constructed units since June 30, 2023; however, the element must demonstrate their affordability and availability in the planning period. For affordability, the element indicates some units affordable to moderate income households (Mission Estates) but should demonstrate affordability based on actual or anticipated sales prices and rents or other mechanisms that ensure affordability (e.g., deed restrictions). For availability, the element should discuss remaining steps, anticipated completion and likelihood of construction in the planning period.

Realistic Capacity: In addition, the element appears to assume residential development on sites with zoning that allows 100 percent nonresidential uses, but to support this assumption, the element must analyze the likelihood of residential development in zoning where 100 percent nonresidential uses are allowed. The analysis should discuss whether the Mixed-Use District (MXU) allows 100 percent nonresidential uses and if so, consider development trends in similar zones throughout the region to support residential capacity assumptions.

Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element describes in general the existing use of each nonvacant site (e.g., agriculture). However, the element should address the extent that existing uses may impede additional residential development. For example, the analysis should address past experiences converting existing uses to residential development, current market demand for the existing use, whether uses are operating, any conditions that would perpetuate the existing use or prevent additional residential development and relate those circumstances to the sites identified. Depending upon the results of that analysis, the City may need to revise or add programs and address incentives for redevelopment.

Environmental Constraints: While the element generally describes a few environmental conditions within the City, it should also describe any other known environmental or other constraints that could impact housing development on identified sites in the planning period. Examples of other known conditions include shape, access, contamination, property conditions, easements, conservation easements, overlays and airport and military compatibility.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if changes occur, any future re-adopted versions of the element must also submit the electronic version of the sites inventory.

Zoning for a Variety of Housing Types (Emergency Shelters): The element generally describes acreage and capacity but should also analyze proximity to transportation and services for identified capacity.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should



analyze land use controls independently and cumulatively with other land use controls. While the element states heights of 35 feet are allowed in all zones, it should clarify if three story development is allowed or commit to modify height limits to allow for three story development.

Codes and Enforcement: The element provides an overview of the building code implementation but should also identify any local amendments to the building code and analyze impacts on the cost of housing.

Constraints on Housing for Persons with Disabilities (Family Definition): The element specifies the City's definition of family as a "household" and defines that term as "Any individual or group of individuals living together in a single dwelling unit who may share living expenses, chores, and meals together, and who maintain social, economic and psychological commitments to each other." The element continues to conclude this definition of family is appropriate. However, the definition can be a constraint on housing for persons with disabilities. For example, the definition could limit unrelated persons living together, persons with separate leases or persons who are unable to perform chores. The element should add or modify programs to replace the definition of family. For example, an appropriate definition of family would be "one or more persons living together as a single housekeeping unit in a dwelling unit."

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including... requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2... (Gov. Code, § 65583, subd. (a)(6).)*

Developed Densities: The element must analyze requests to develop housing at densities below those anticipated in the sites inventory (e.g., 75 percent of maximum allowable density), including evaluating any hinderance on the construction of a locality's share of the regional housing need.

6. *Analyze the opportunities for energy conservation with respect to residential development. (Gov. Code, § 65583(a)(8).)*

The element indicates the City enforces Title 24. However, the element must include analysis of energy conservation opportunities in residential development. The analysis should facilitate the adoption of housing element policies and programs. For example, programs could provide incentives to promote higher density housing along transit, encourage green building techniques and materials in new construction and remodels, promote energy audits and participation in utility conservation programs, and facilitate energy conserving retrofits upon resale of homes. For additional information and sample analysis, see the *Building Blocks* at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/opportunities-energy-conservation>.



## C. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities... Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels... (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

- *Program 2 (: Adequate Sites for RHNA and Monitoring of No Net Loss):* This Program should be revised with discrete timing and steps and include additional actions to ensure infrastructure availability to accommodate the RHNA.
  - *Program 6 (Zoning Code Amendments):* The Program should commit to comply with (1) Employee Housing Act – Health and Safety Code section 17021.8; and (2) establish development standards to encourage and facilitate single room occupancy (SRO) units.
2. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

Program 1 (Regional Collaboration): The Program should commit to how often the City will collaborate with regional partners (e.g., at least annually), including developers and affordable housing advocates and consider efforts to AFFH and collaboration and coordination regarding implementation of the housing element.

Program 12 (Community and Economic Development): This Program should be revised with discrete timing or how often actions will be implemented (e.g., at least annually).

Extremely-Low Income (ELI) Households: The element must include a program(s) with specific actions and timelines to assist in the development of housing for extremely low-income households. The program(s) could commit the City to adopting priority processing, granting fee waivers or deferrals, modifying development standards, granting concessions and incentives for housing developments that include units affordable to extremely low-income households; assisting, supporting or pursuing funding applications; and outreach and coordination with affordable housing developers. For additional information, see the Building Blocks at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/assist-development-housing>.

Special Housing Needs: The element must include specific actions to assist in the development or conservation of housing for special needs households. Specifically, the element must include significant actions to address the needs of persons experiencing

homelessness and farmworkers. For example, for farmworkers, specific efforts should be included based on the outcomes of a complete analysis and could commit to proactive actions to coordinate with nonprofit developers, employers, and other related organizations, to explore funding and incentives, annually identify housing opportunities, pursuing strategies to integrate affordable housing and targeting rehabilitation and conservation and improvement programs toward housing for farmworkers.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings B4 and B5, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis as noted in Finding B1. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in relatively higher opportunity and income areas, place-based strategies toward community revitalization and displacement protection.

#### **D. Quantified Objectives**

*Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)*

The element provides a summary of quantified objectives on page D7-25 for the 6th cycle planning period. These objectives include new construction and rehabilitation, but rehabilitation objectives should be increased, as appropriate, to better reflect the housing needs of the community. In addition, quantified objectives must also include conservation objectives by income group. Conservation objectives may include a variety of strategies employed by the City to promote tenant stability and the preservation of units at-risk of

conversion to market rate uses. For your information, conservation objectives should go beyond at-risk units.

#### **E. Public Participation**

*Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)*

Moving forward, the City should employ additional methods for local public outreach efforts in future submittals, particularly to include lower-income and special needs households and neighborhoods with higher concentrations of lower-income households. For example, the City could conduct targeted stakeholder interviews or establish a committee representative of lower-income households in future public outreach efforts. In addition, based on more localized public outreach, the element should summarize public comments and describe how they were considered and incorporated into the element.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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Sacramento, CA 95811  
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October 16, 2025

Kuyler Crocker, Interim City Manager  
City of Lindsay  
251 East Honolulu Street  
Lindsay, California 93247

Dear Kuyler Crocker:

**RE: City of Lindsay's 6th Cycle (2023-2031) Revised Draft Housing Element**

Thank you for submitting the City of Lindsay's (City) revised draft housing element update received for review on August 20, 2025, along with revisions received on October 15, 2025. The revisions were posted and made available to the public for seven days prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element, including revisions, meets the statutory requirements described in HCD's May 8, 2025 review. However, the housing element cannot be found in substantial compliance until the City has completed and submitted the necessary rezones (see below) to make prior identified sites available and accommodate the lower-income Regional Housing Needs Allocation (RHNA). The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when all necessary rezoning and the element are adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government does not adopt a compliant housing element within 120 days of the statutory deadline (December 31, 2023), then any rezoning to make prior identified sites available or accommodate the RHNA pursuant to Government Code sections 65583, subdivision (c) and 65583.2, subdivision (c), shall be completed no later than one year from the statutory deadline. As this year has passed and Program 3 (By-Right Approval) has not been completed, the housing element will remain out of compliance until all necessary rezoning has been completed. Once the City completes the rezoning, a copy of the resolution or ordinance should be submitted to HCD for review. Following this, HCD will issue correspondence regarding the status of the City's housing element compliance.

As a reminder, the City's 6th cycle housing element was due December 31, 2023. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to expeditiously complete rezoning and adopt and submit the housing element to HCD to regain substantial compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if any changes occur, any future adopted versions of the element must also submit the electronic version of the sites inventory.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the coordination and effort provided by the housing element update team to prepare the housing element as part of the multi-jurisdictional housing element process. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law and welcome the opportunity to provide technical assistance through the adoption and rezone process, including reviewing draft rezoning documents. If you have any questions or need additional technical assistance, please contact Sayed Murad, of our staff, at [Sayed.Murad@hcd.ca.gov](mailto:Sayed.Murad@hcd.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall  
Senior Program Manager

# City of Lindsay HCD Submittal 3—Response Matrix

HCD Finding (5/8/2025)	Response	Page
<b>Racial/Ethnic Areas of Concentration of Poverty (R/ECAP):</b> While the element now includes some demographics and discusses accessibility to community amenities related to R/ECAPs in the City, it should include a specific analysis to better formulate policies and programs. A specific analysis should address characteristics of the neighborhoods, changes over time, neighborhood conditions in terms of quality of life (e.g., housing conditions, infrastructure, parks, community amenities, safe routes to school, environmental health) in comparison to other neighborhoods, effectiveness or absence of past strategies and consider local data and knowledge and other relevant factors. The element must add or modify significant and meaningful programs based on the outcomes of this analysis.	According to recent and old maps, all areas are considered RECAPs. Added discussion. Added local data and knowledge and updated RECAP mapping information.	D5-20 to D5-21
<b>Disproportionate Housing Needs:</b> The element includes some general information on housing conditions but should also evaluate those needs, impacts and patterns within the City, such as areas of higher need. Specifically, the element should discuss any areas of potentially higher needs of rehabilitation and replacement. The element should utilize local data and knowledge such as service providers and code enforcement officials to assist this analysis.	Added local data and knowledge to discussion.	D5-36 to D5-37
<b>Local Data and Knowledge and Other Relevant Factors:</b> The element included some information about early development in the City. However, the element should utilize local data and knowledge and other relevant factors to better describe fair housing conditions including socio-economic patterns and disparities in access to opportunities. For example, local data and knowledge can include City officials, local and regional advocates and service providers, past studies, infrastructure assessments and other demographics such as tenure, age of structure and housing unit types. Other relevant factors can include governmental and nongovernmental actions, historical land use and zoning practices (e.g., past redlining/Greenlining, restrictive covenants, planning documents, etc.), disparities in investment to specific communities including transportation investments, seeking investment or lack thereof to promote affordability and inclusion, local initiatives, or other information that may have impeded housing choices and mobility.	Added to RECAP and housing needs discussion.	
<b>Contributing Factors to Fair Housing Issues:</b> Based on the outcome of a complete analysis, the element should reassess and, particularly prioritize contributing factors to fair housing issues then formulate appropriate policies and programs.	Meaningful actions already prioritized; reprioritization not necessary.	
<b>Programs:</b> The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis as noted above. Please see HCD's prior review for additional information regarding program requirements.  In addition, while the element includes many meaningful actions to affirmatively further fair housing (AFFH), it should expand and improve place-based strategies toward community revitalization. For example, the element could commit to applying for funding (beyond prioritizing the capital improvement program) at least every other year toward broader community development issues such as housing conditions, neighborhood revitalization, community facilities and pollution burdens.	Actions added to Program 7, Programs 12. New Program 13 added. AFFH actions added to AFFH Matrix.	D7-12 D7-17 D7-21
<b>Progress in Meeting the Regional Housing Need Allocation (RHNA):</b> While the element discusses past trends related to project approvals, for projects with pending entitlements, the element should still discuss remaining steps, any known barriers and likelihood of construction in the planning period. Additionally, the element should discuss the availability of adequate infrastructure for pipeline projects.	Added status of each pipeline project and remaining steps to Table D4-2.	
<b>Realistic Capacity:</b> In addition, while the element discusses residential development trends in non-residential zones, including built densities, it should also address the likelihood of 100 percent non-residential development to support capacity assumptions. For example, the element should address all recent development in non-residential zones, how often development includes a residential component and account for that likelihood in capacity assumptions.	Added information about development history in the MXU zone.  Added residential requirement to Program 2.	D4-10 to D4-11

HCD Finding (5/8/2025)	Response	Page
<b>Suitability of Nonvacant Sites:</b> The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element describes in general the existing use of each nonvacant site (e.g., agriculture) and compares candidate sites to regional trends based on acreage and density. However, the element should also address the extent that existing uses may impede additional residential development, current market demand for the existing use and any conditions that would perpetuate the existing use or prevent additional residential development.	Added discussion of Market Conditions to Section D4.4.1, additional details on site characteristics to Section D4.4.2, and details on agricultural uses to Section D4.4.3.	
<b>Electronic Site Inventory:</b> Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if changes occur, any future adopted versions of the element must also submit the electronic version of the sites inventory.	N/A No changes to inventory	
<b>Programs:</b> As noted above, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.	N/A none needed	
In addition, Program 2 (: Adequate Sites for RHNA and Monitoring of No Net Loss) should be revised with discrete timing and steps and include additional actions beyond applying for funding to ensure infrastructure availability to accommodate the RHNA.	Added new actions to Program 2. All actions also now have timelines.	D7-6
The element indicates the City enforces Title 24. However, the element must include analysis of additional energy conservation opportunities in residential development. The analysis should facilitate the adoption of housing element policies and programs. For example, programs could provide incentives to promote higher density housing along transit, encourage green building techniques and materials in new construction and remodels, promote energy audits and participation in utility conservation programs, and facilitate energy conserving retrofits upon resale of homes. For additional information and sample analysis, see the Building Blocks at <a href="https://www.hcd.ca.gov/planning-andcommunity-development/housing-elements/building-blocks/opportunities-energyconservation">https://www.hcd.ca.gov/planning-andcommunity-development/housing-elements/building-blocks/opportunities-energyconservation</a> .	Added details on programs to assist lower-income households. Added Program 13, Energy Conservation.	D4-19 D7-17
<b>5 Quantified Objectives</b>  The element did not address this finding. Per HCD's prior review, the element provides a summary of quantified objectives on page D7-25 for the 6th cycle planning period. These objectives include new construction and rehabilitation, but rehabilitation objectives should be increased, as appropriate, to better reflect the housing needs of the community. In addition, quantified objectives must also include conservation objectives by income group. Conservation objectives may include a variety of strategies employed by the City to promote tenant stability and the preservation of units at-risk of conversion to market rate uses. For your information, conservation objectives should go beyond at-risk units.	Revised to include HCVs and rehab goals.	D7-29



RESOLUTION NO. 25-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY, ADOPTING A GENERAL PLAN AMENDMENT TO REPEAL THE 2015-2023 CITY OF LINDSAY HOUSING ELEMENT AND ADOPT THE CITY OF LINDSAY HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD OF 2023-2031, AND ADOPTION OF THE ADDENDUM OF THE GENERAL PLAN EIR.

At a regularly scheduled meeting of the City Council of the City of Lindsay, held December 9, 2025, at the hour of 6:00 p.m. in the Council Chambers at City Hall, Lindsay, California 93247, the following resolution was adopted:

**THAT WHEREAS**, General Plan Amendment No. 25-44 is necessary for the adoption of the 2023-2031 City of Lindsay Housing Element, and zoning ordinance amendment; and

**WHEREAS**, the California Legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives” (Government Code Section 65589.5.); and

**WHEREAS**, the Legislature has further found that “Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration” (Government Code Section 65589.5.); and

**WHEREAS**, the Legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that “In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years;” and

**WHEREAS**, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Lindsay, (County of Tulare) regional housing need allocation (RHNA) of 789 housing units, comprised of 93 very-low income units, 58 low-income units, 178 moderate-income units, and 460 above moderate-income units; and

**WHEREAS**, to comply with State Housing Element Law, City has prepared the Housing Element 2023-2031 (the Housing Element) in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the City’s RHNA; and

**WHEREAS**, as provided in Government Code Section 65350 et. seq., adoption of the Housing Element constitutes a General Plan Amendment; and

**WHEREAS**, provided in Government Code sections 65352 – 65352.5 the City mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and to other entities listed; and

**WHEREAS**, No California Native American tribe requested consultation; and

**WHEREAS**, the City conducted extensive community outreach over the last two years including two public workshops before the City Council; and

**WHEREAS**, in accordance with Government Code Section 65585 (b), on July 6, 2024, the City posted the draft Housing Element and requested public comment for a 30-day review period, and on July 29, 2024, after responding to public comments, the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

**WHEREAS**, on October 15, 2024, the City received a letter from HCD providing its findings regarding the draft Housing Element; and

**WHEREAS**, on March 11, 2025, the City published a revised draft Housing Element responding to HCD's findings and requested public comment on the draft; and on March 19, 2025, after responding to public comments, the City submitted the revised draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

**WHEREAS**, April 24, 2025, HCD contacted the City to discuss the adequacy of the draft Housing Element, and based upon this, City staff revised the draft Housing Element to include additional information and data; and

**WHEREAS**, on May 8, 2025, the City received a letter from HCD providing its findings regarding the draft Housing Element; and

**WHEREAS**, on August 12, 2025, the City published a revised draft Housing Element responding to HCD's findings and requested public comment on the draft; and on August 20, 2025, after responding to public comments, the City submitted the revised draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

**WHEREAS**, on October 16, 2025, the City received a letter from HCD stating that the draft Housing Element meets the statutory requirements described in HCD's May 8, 2025, review; however, the Housing Element cannot be found in substantial compliance until the City has completed and submitted necessary rezones;

**WHEREAS**, on December 9, 2025, the City is adopting the necessary rezoning through Zoning Ordinance Amendment No. 616 for submittal with resolution 25-44 to HCD for review; and

**WHEREAS**, HCD will issue correspondence regarding the status of the City's Housing Element compliance, expected to be in substantial compliance with State Housing Element Law, and will comply with State Housing Element Law as adopted; and

**WHEREAS**, on, December 1, 2025, the City published the final draft Housing Element (determined to be in substantial compliance by HCD) on the City website and requested public comment on the final draft; and

**WHEREAS**, on December 9, 2025, the City Council conducted a duly and properly noticed public hearing to take public testimony and consider this Resolution regarding the proposed Housing Element, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the City's response to HCD's findings, the staff report, and all attachments, and oral and written public comments.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The City concurrently adopted Zoning Ordinance No. 616 amending chapters 18.14.060 and 18.15 of Title 18 (Zoning) of the Lindsay Municipal Code, to implement state law requirements and ensure consistency with the General Plan and 2025 Housing Element.
3. The Housing Element substantially complies with Housing Element Law, as provided in Government Code 65580 et seq., and contains all provisions required by State Housing Element Law, as shown in Exhibit C to this resolution, incorporated herein.
4. Based on substantial evidence in the record including location, existing use, market demand, and development trends, the existing uses on the non-vacant sites identified in the site inventory to accommodate the RHNA are likely to be discontinued during the planning period and therefore do not constitute an impediment to planned residential development on the site during the planning period.
5. As required by Government Code Section 65585(e), the City Council has considered the findings made by the Department of Housing and Community Development included in the Department's letter to the City dated October 16, 2025, consistent with Government Code Section 65585(f), and as described in Attachment B to this resolution, incorporated herein, the City Council has changed the Housing Element in response to the findings of the Department to substantially comply with the requirements of State Housing Element Law as interpreted by HCD.
6. The 2015-2023 City of Lindsay Housing Element is hereby repealed in its entirety, and the 2023-2031 City of Lindsay Housing Element, as shown in Exhibit A to this Resolution, incorporated herein, is adopted.
7. This Resolution shall become effective upon adoption by the City Council.
8. The Community Services Director or designee is hereby directed to file all necessary material with the Department of Housing and Community Development for the Department to find that the Housing Element is in conformance with State Housing Element Law and is further directed

and authorized to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the Department to achieve certification.

9. The Community Services Director or designee is hereby directed to distribute copies of the Housing Element in the manner provided in Government Code Sections 65357 and 65589.7.

**BE IT FURTHER RESOLVED**, that the City Council hereby approves the 2023-2031 Housing Element and the addendum to the General Plan EIR and in its current form, which has been found by HCD to be in substantial compliance.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Lindsay this 9th day of December 2025.

ATTEST:

CITY COUNCIL OF THE CITY OF LINDSAY

\_\_\_\_\_  
Miranda Cordova, City Clerk

\_\_\_\_\_  
Misty Villarreal, Mayor

Exhibit A: 2023-2031 City of Lindsay Housing Element

Exhibit B: HCD Finding Letter, dated 10/15/2024, 05/08/2025, & 10/16/2025

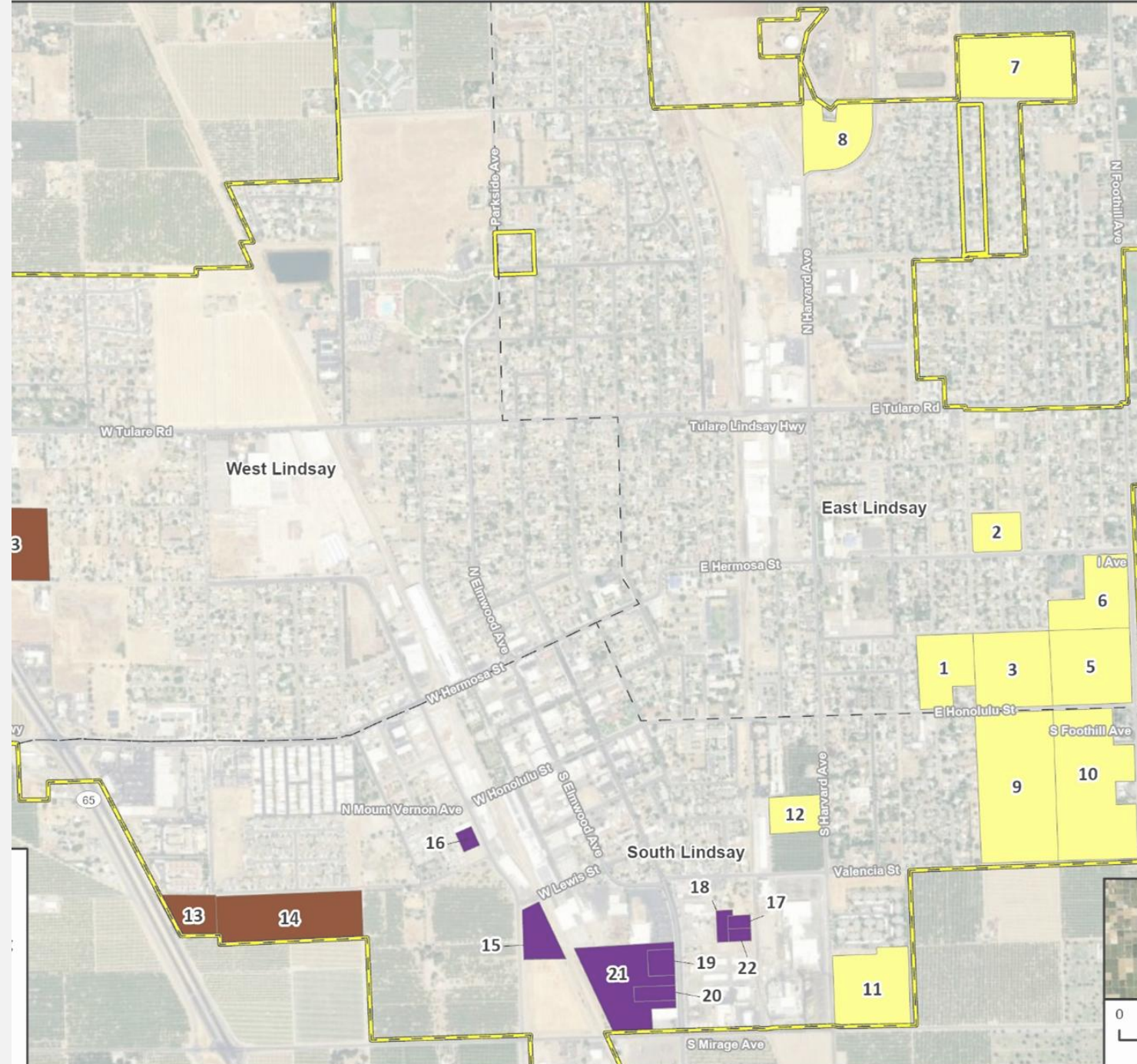
Exhibit C: Response to HCD Findings 05/08/2025

Exhibit D: Housing Element Statutory Provisions Checklist



# 2024-2032 City of Lindsay Housing Element

Adoption Hearing  
December 9, 2025



# What is the Housing Element?

- One of eight mandatory elements in the City's General Plan
- Governed by California Government Code Article 10.6 (Sections 65580-65589.11)
- Required to be updated every 8 years in accordance with the RHNA cycle
  - Regional Housing Needs Allocation is the “fair share” of housing each jurisdiction should meet in their region to accommodate adequate housing, as determined by HCD





# Regional Housing Needs Allocation (RHNA)

Jurisdiction	Total RHNA (2023-2031)	Very Low Less Than 50% AMI		Low 50 - 80% AMI		Moderate 80-120% AMI		Above Moderate Greater than 120% AMI	
Dinuba	1,588	387	24.4%	238	15.0%	268	16.9%	695	43.8%
Exeter	844	197	23.3%	121	14.3%	46	17.3%	380	45.0%
Farmersville	654	135	20.6%	83	12.7%	121	18.5%	315	48.2%
Lindsay	789	93	11.8%	58	7.4%	178	22.6%	460	58.3%
Porterville	4,064	872	21.5%	537	13.2%	739	18.2%	1,916	47.1%
Tulare	4,749	1,435	30.2%	884	18.6%	677	14.3%	1,753	36.9%
Woodlake	492	75	15.2%	47	9.6%	103	20.9%	267	54.3%

Source: TCAG 6<sup>th</sup> Cycle Regional Housing Needs Plan

# Multi-Jurisdictional Housing Element Update

- Coordinated effort to update Housing Elements led by Tulare County Association of Governments
  - Participating cities: Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, and Woodlake
- Regional analyses shared among all cities
- Local analyses in appendices



Tulare County Regional Housing Element

2023-2031 Housing Element

*prepared by*

**Tulare County Association of Governments**  
Planning Division, Department of Community Development  
210 North Church Street B  
Visalia, California 93291  
Contact: Ted Smalley, Executive Director

*prepared with the assistance of*

**Rincon Consultants, Inc.**  
706 South Hill Street, Suite 1200  
Los Angeles, California 90014

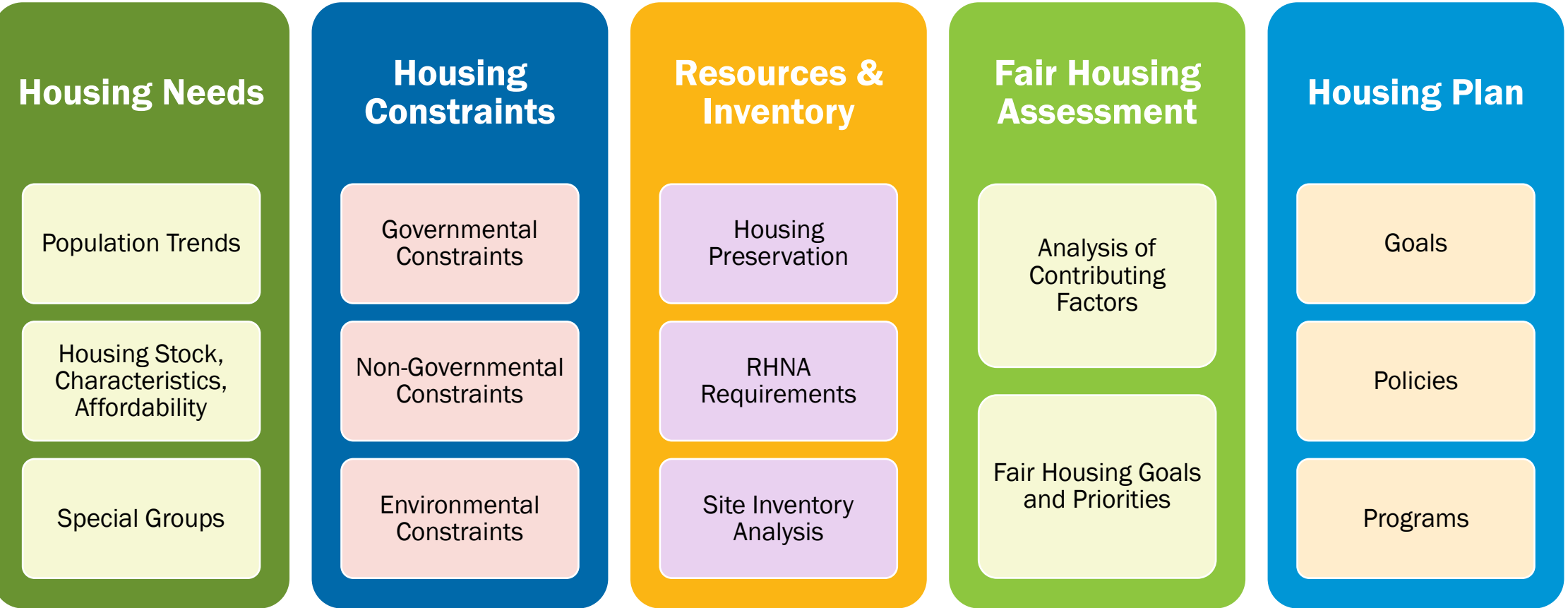
Public Review Draft, February 2025



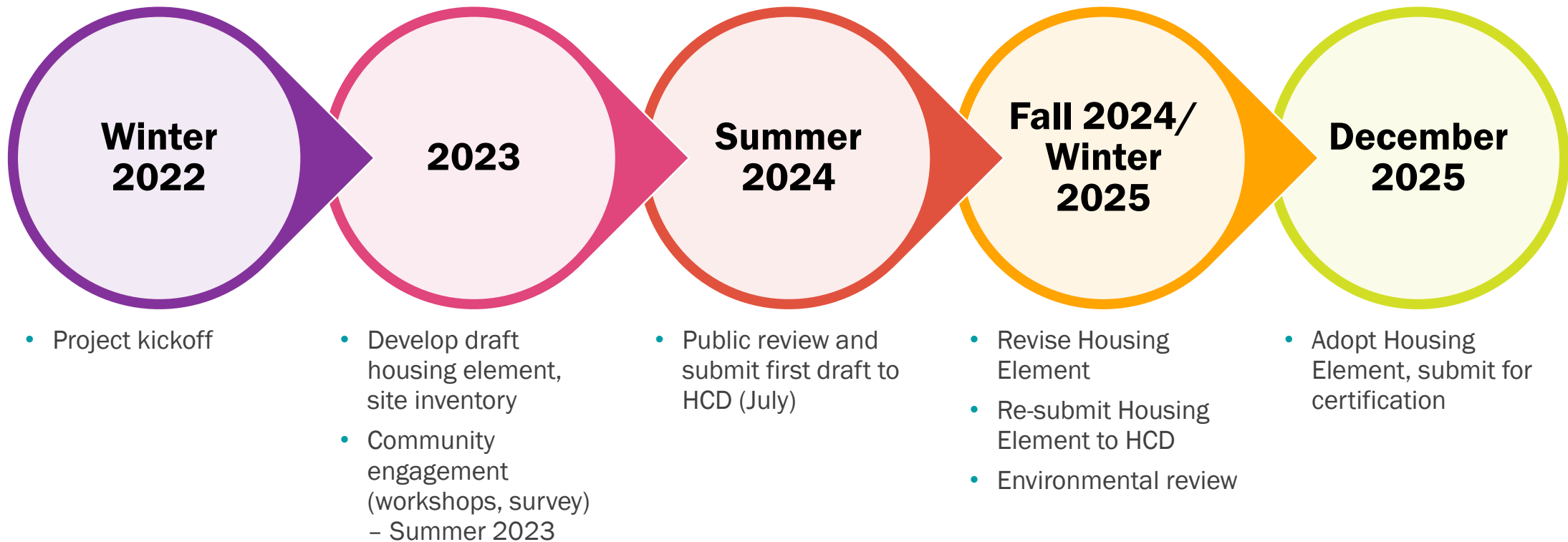


# Housing Element Components

Public Participation: Workshops, Surveys, Stakeholder Interviews



# Timeline



# Public Participation



# Public Participation

## Engagement Methods

- **Project website** with links to Housing Element sections, articles, and resources surrounding the Housing Element
- **Community workshops** helped inform the Housing Element and to introduced new Housing Element goals and requirements to the community
- **Stakeholder interviews** targeted stakeholder interviews to help collect feedback on housing needs, fair housing issues, etc. in Tulare County region
- **Online survey** about housing needs to help inform the Housing Element and collect feedback on a regional level

## Public Review

- Initial Draft Housing Element Released for **30-day public review**
  - **No** comment letters received
- Submitted to HCD for 90-day review; completed **October 2024**
- Revised Draft Housing Element released for a **seven-day public review**
  - **No** comment letters received

# Housing Needs



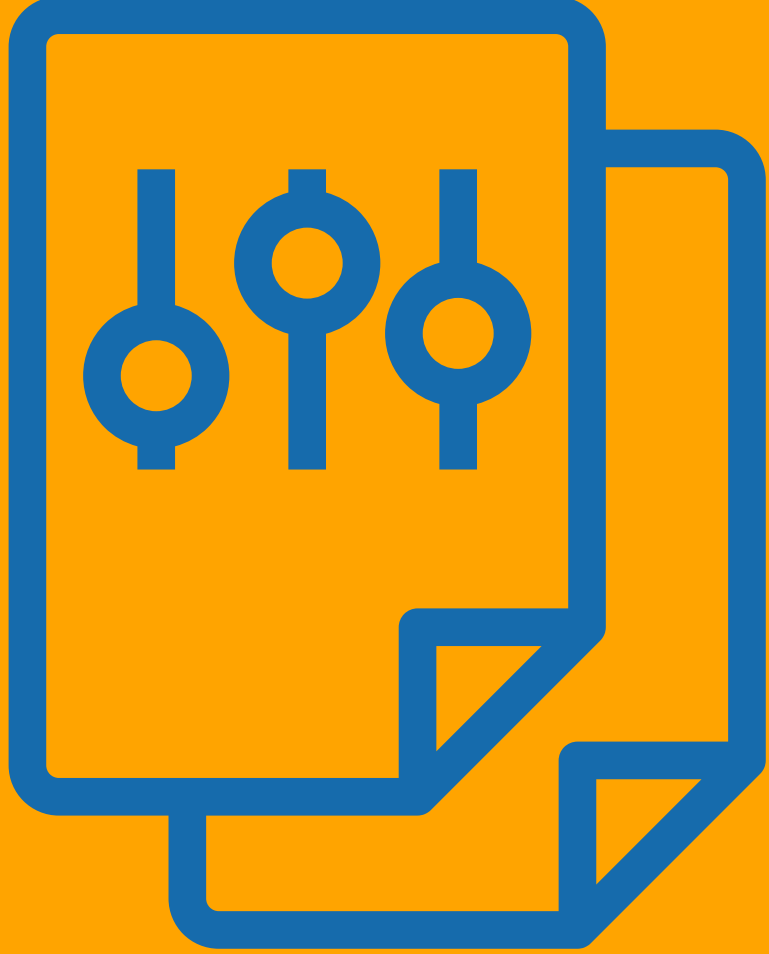
# Housing Needs, Affordability, and Housing Stock

- 789 units needed in the 6<sup>th</sup> cycle RHNA
  - 51 units for extremely-low income
  - 42 units for very-low income
  - 58 units for low-income
  - 178 units for moderate income
  - 460 units for above moderate income
- Four pipeline projects expected to produce 322 above moderate-income units
- Twenty-three sites identified capable of providing 171 lower-income units, 234 moderate-income units, and 349 above moderate-income units

# Population and Employment Trends

- Population – 14.3% growth from 2000-2010 & 7.6% growth 2010-2020 (12,659)
  - 24.1% (25-44 years old), 24% (45-64 years old), 23.5% (5-17 years old), 86.1% (Hispanic)
  - Household Income - \$37,073(Lindsay); \$52,534(Tulare County); \$78,672(California)
  - 36.4% of homeowners and 57% of renters are overpaying for housing
  - Average household size is 5-persons, with 17.6% of renters experiencing overcrowding and 4.2% of homeowners
- Employment – 23.2% (Agriculture), 12.8% (Educational Services and Healthcare), 11.2% (Retail Trade), 11.1 (Arts, Entertainment and Recreation)
  - No major employers located in Lindsay
  - Mean Hourly Wage for all occupations \$27.42 (\$57,034 annually)

# Housing Constraints





# Layers of Constraints

- **Governmental:** Zoning, permitting process, building code, required improvements, CEQA
- **Market:** Impact fees, construction costs (including cost of land, labor, and materials), complexities of financing
- **Environmental:** Drought, fault zones, resource conservation



# Local Constraints

- Development Constraints
  - Water Capacity & Quality
  - Streamline permitting process
  - Zoning Code - By-Right Approval

# Resources and Inventory



# Site Inventory & RHNA

RHNA Credits	Lower-Income Units	Moderate-Income Units	Above Moderate- Income Units	Total
Planned and Approved Units	0	0	322	322
ADUs Anticipated	0	0	0	0
Remaining RHNA Obligation	151	178	138	467

Capacity of Inventory	Lower-Income Units	Moderate-Income Units	Above Moderate- Income Units	Total
Opportunity Sites	171	234	349	754
Rezone Sites	0	0	0	0
Total Capacity	171	234	671	1,076
Surplus	20	56	211	287

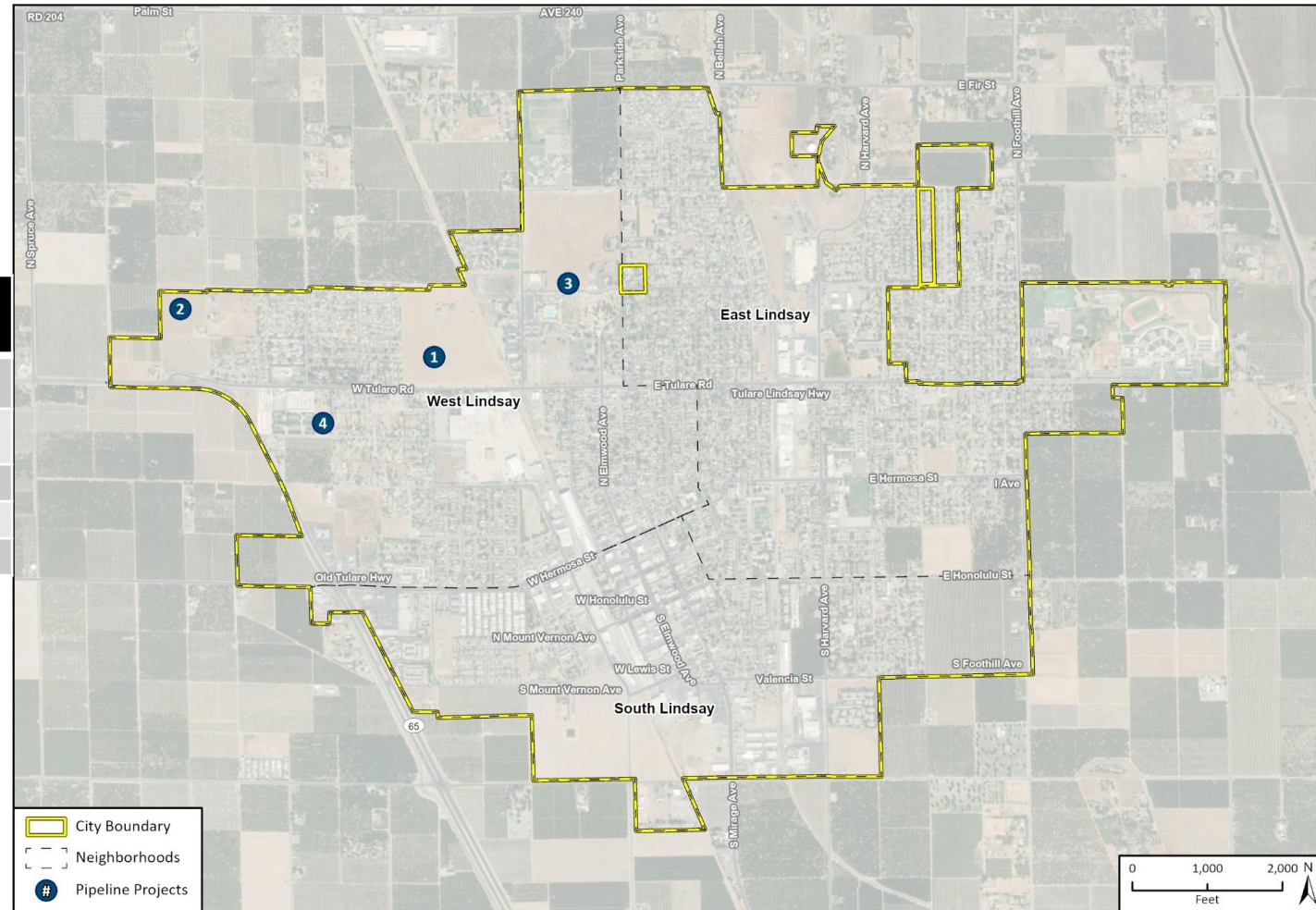
# Site Selection Criteria

- **Site selection criteria** facilitates infill development, meets HCD requirements
- **Criteria include:**
  - ✓ Sites between 0.5 and 10 acres in size (to count toward lower-income obligation)
  - ✓ Vacant or underutilized sites



## Approved & Pending Projects

		Above Moderate- Income Units	Total Units	
Map ID	Project Name			Status
1	O'Hara Ranch Residential	145	145	Entitlement Processing
2	Hidden Oak Residential	50	50	Entitlement approved in 2023; Developer Planning Stage.
3	Mission Estates	116	116	Developer Planning Stage
4	Fresno St. Apartments	11	11	Final Map Stage
Total		322	322	



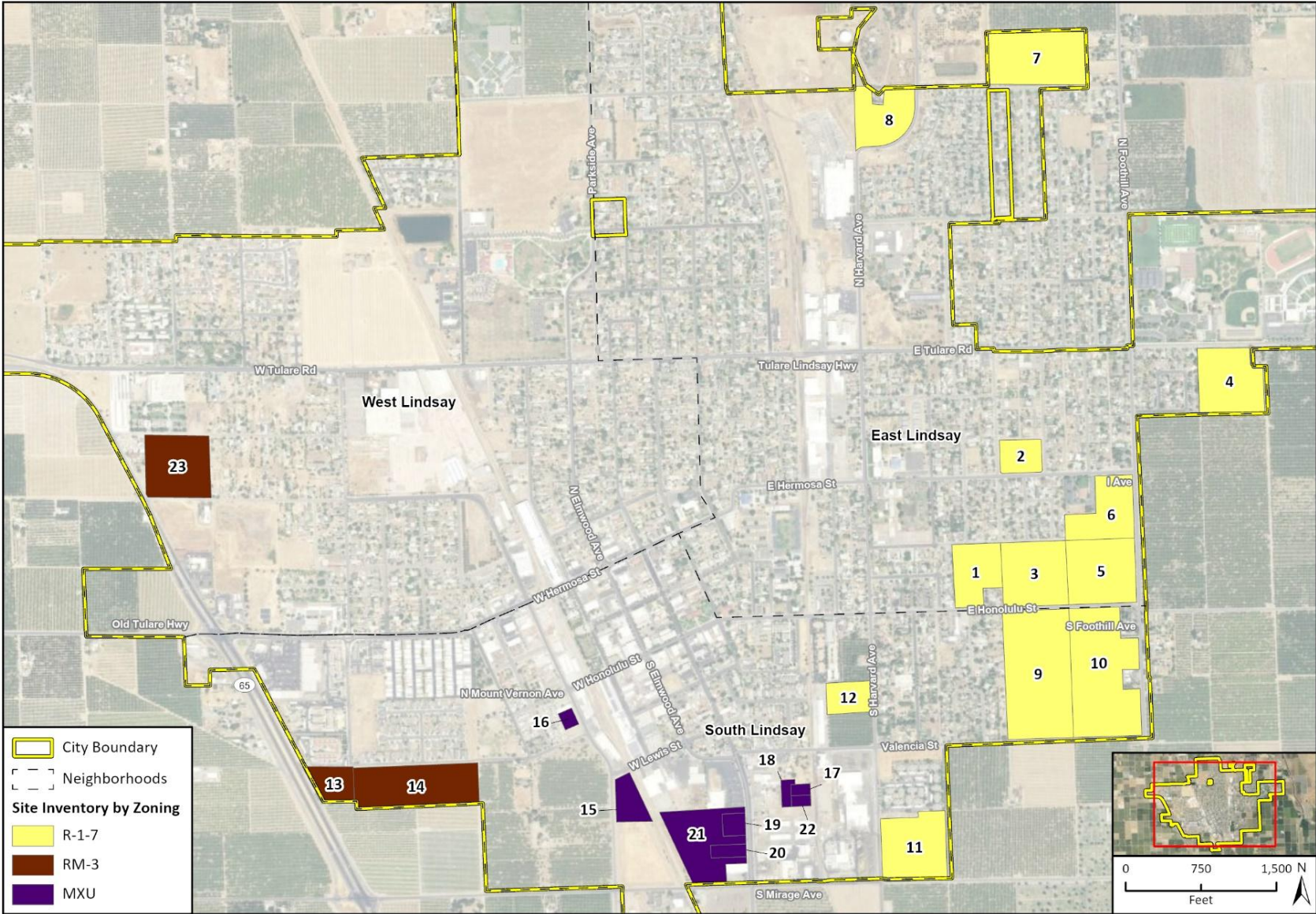
Imagery provided by Esri and its licensors © 2024.  
Additional data provided by County of Tulare, 2019

22\_13496\_HE\_AFFH  
Pipeline Projects - Lindsay



# Inventory Sites

	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
Lindsay Total	171	234	349	754



Imagery provided by Esri and its licensors © 2023.  
Additional data provided by County of Tulare, 2019.

# Affirmatively Furthering Fair Housing



California Department of Housing  
and Community Development

## Affirmatively Furthering Fair Housing

Guidance for All Public Entities and for Housing Elements

(April 2021 Update)

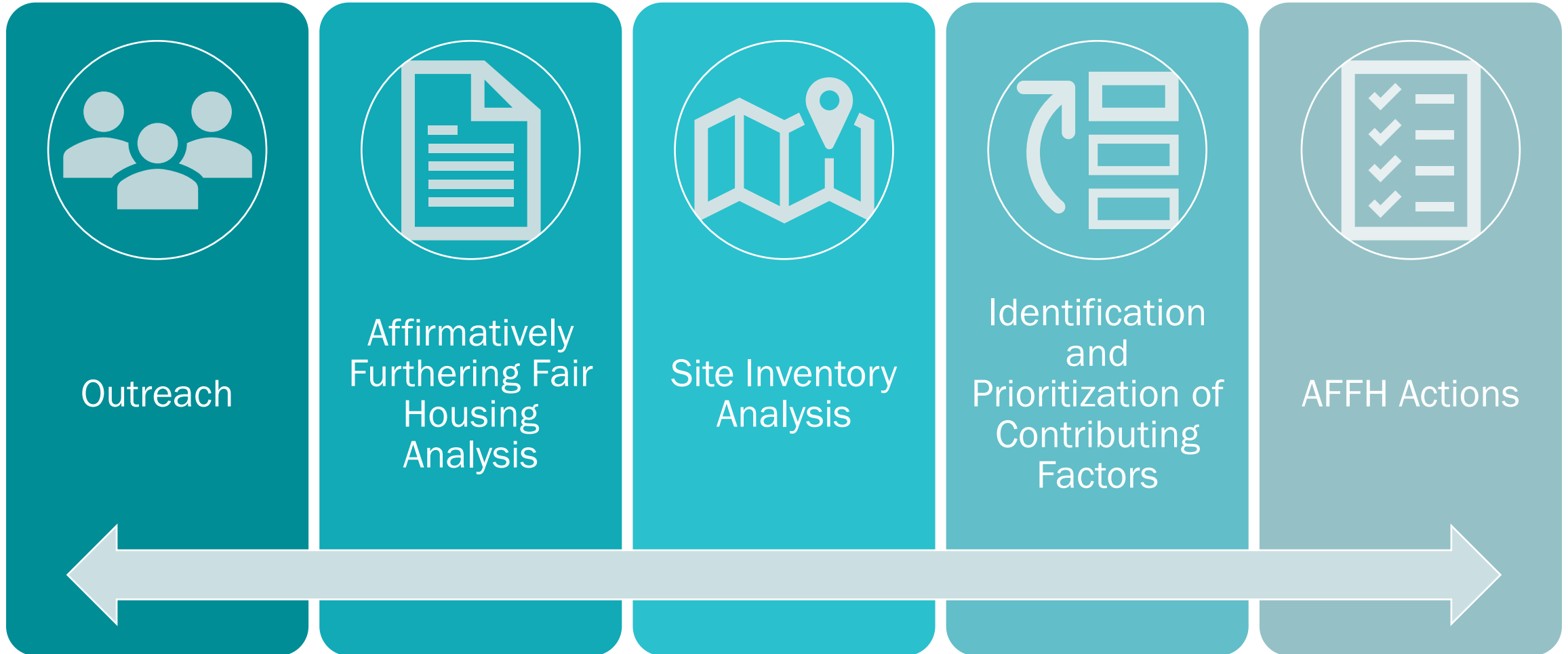




# Affirmatively Furthering Fair Housing

- Analysis of patterns of segregation and integration
- Identification of disparities in access to opportunity
- Analysis of contributing factors to patterns of segregation and inequitable outcomes by race:
  - Exclusionary governmental policy
  - Discriminatory lending
  - Concentrations of poverty
  - Racial and ethnic segregation
- Duty to affirmatively further fair housing extends to site inventory and Housing Plan

# AB 686: New Housing Element Requirements



# Regional AFFH Findings

- Differences in population, demographics between urban and rural parts of the County
  - Rural areas have more residents with a disability, whiter population
  - Racially Concentrated Area of Affluence around Tulare, Visalia, and northwest of Woodlake
- Poverty rates high in rural and urban areas
- Poor environmental outcomes in Western Tulare County
  - Pollution exposure, air quality, other hazards

# AFFH Findings

- Race – 1.9% increase in Hispanic population since 2011 to 2021 (88.4%)
  - All other race groups have declined between 2011 to 2021
  - Low-Medium Segregation
- Disabilities – 14% (1,794 residents) live with one or more
  - Higher than Tulare County and Tri-County area, which is 12%
  - Senior residents aged 65 and over is 60% of the total
- Household Type w/children– Married couples 67.1%; Single Female Parent 20.3%; and Single Male Parent 20.3% - Overall households w/children 38.2%
- Household Income – 2021 median household income \$39,375 per year, 31% less than county's (\$57,394), state median (\$87,100)

# Opportunity Areas

Figure D5-14 TCAC Opportunity Areas – Education Outcomes (City of Lindsay)

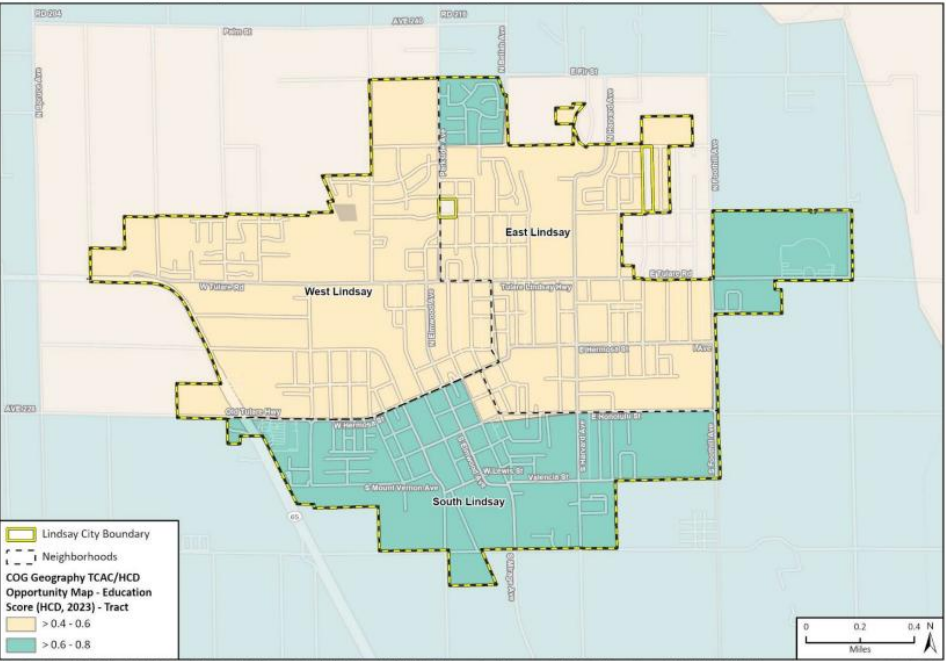


Figure D5-18 TCAC Opportunity Areas - Environmental (City of Lindsay)

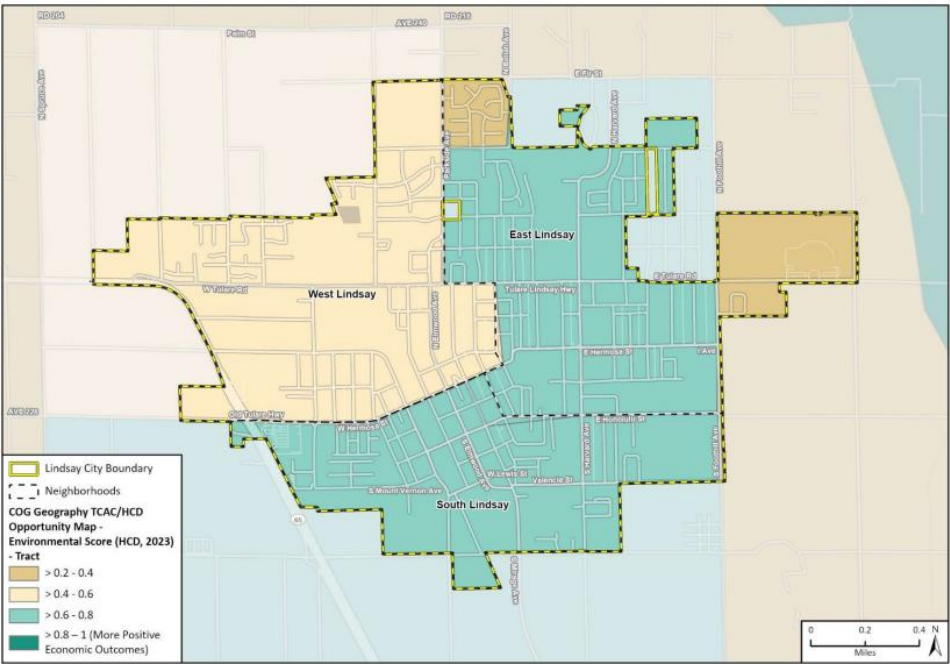
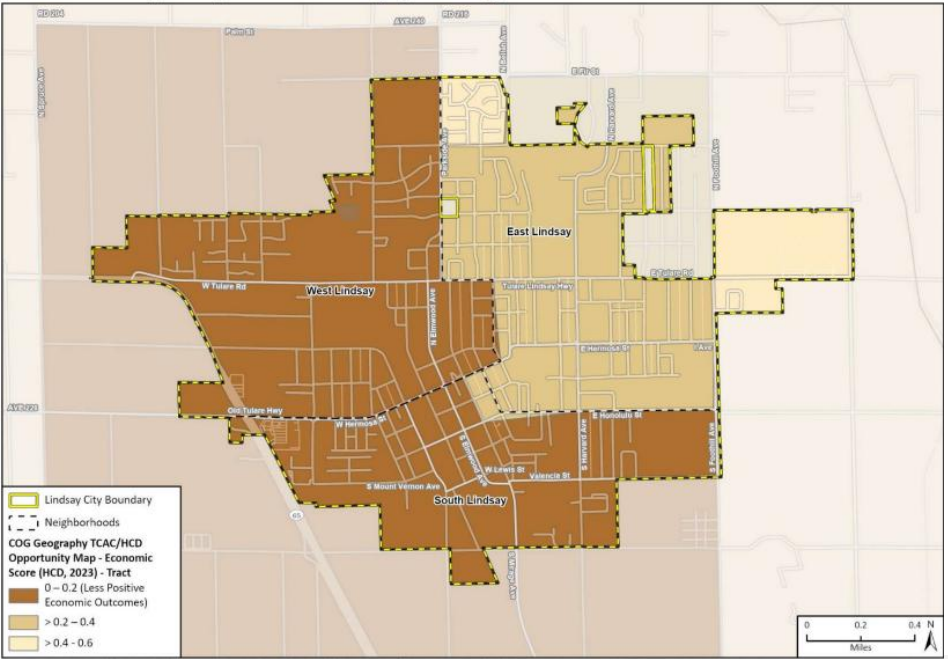


Figure D5-15 TCAC Opportunity Areas - Economic (City of Lindsay)



# Housing Plan



# Housing Plan



# Regional Collaboration

- **Program 1:** Regional Collaboration
  - Regional efforts to further housing goals
  - Coordinate on transit, funding, homelessness



# Housing Development

- **Maintain Adequate Sites**

- **Program 2:** Adequate Sites for RHNA and Monitoring of No Net Loss: Monitor progress and rezone sites, if necessary, throughout planning period to ensure adequate sites to meet RHNA obligation
- **Program 3:** By-Right Approval: By-right approvals on reused housing sites

- **Remove Constraints**

- **Program 6:** Zoning Code Amendments
- **Program 7:** Transparency in Government

# Affordable Housing Options

- **Program 5:** Accessory Dwelling Units
- **Program 8:** Facilitating Affordable Housing Development
- **Program 11:** Lower-Income and Special Needs Housing

# Housing and Neighborhood Preservation

- **Program 4:** Replacement Housing
- **Program 9:** Preservation of At-Risk Housing
- **Program 10:** Housing Preservation and Rehabilitation

# Housing For Persons with Special Needs

- **Program 6:** Zoning Code Amendments
  - Facilitate residential care facilities, emergency shelters, low-barrier navigation centers, farmworker housing, SROs
- **Program 11:** Lower-Income and Special Needs Housing

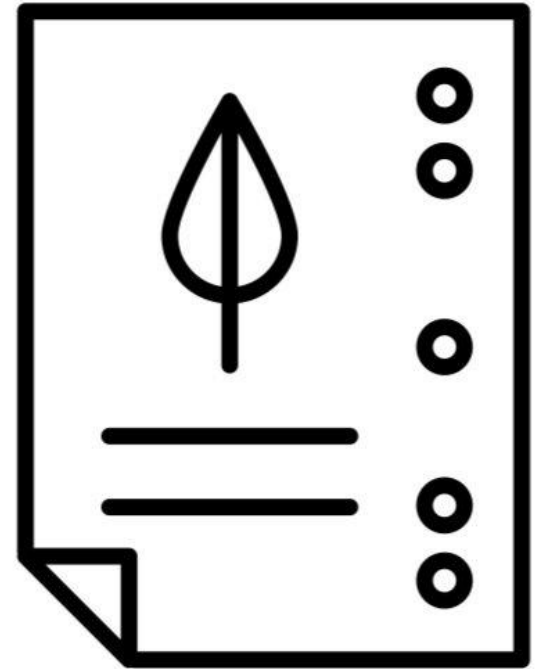
# Resource Conservation and Sustainable Development

- Incentives for energy conservation and efficiency in residential development

# Affirmatively Furthering Fair Housing

- Fair Housing Enforcement and Outreach
  - Program 14 – Fair Housing Outreach and Enforcement
- Housing Mobility
  - Programs 1: Regional Collaboration; Program 5: Accessory Dwelling Units; Program 10: Lower-Income and Special Needs Housing
- New Housing Opportunities in Higher Opportunity Areas
  - Program 2: Adequate Sites for RHNA; Program 3: By-Right Approval; Program 6: Zoning Code Amendments; Program 7: Facilitating Affordable Housing Development; Program 11: Infill Development
- Place-based Strategies for Neighborhood Revitalization
  - Program 1: Regional Collaboration; Program 9: Housing Preservation & Rehabilitation; Program 12: Community & Economic Development; Program 13: Energy Conservation

# CEQA



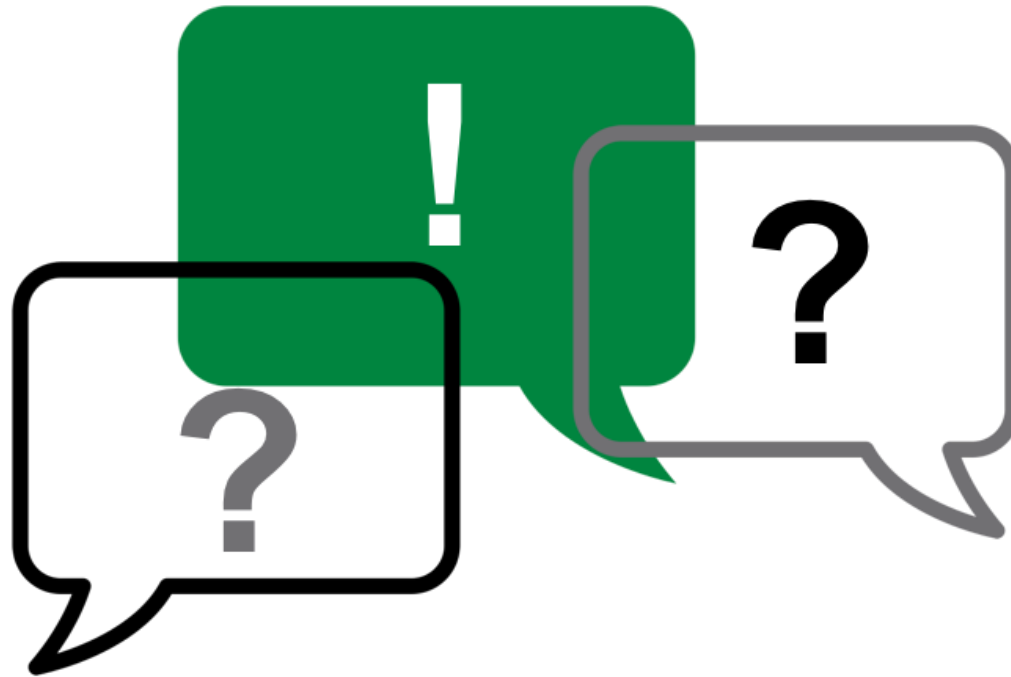
# Recommendation

## **Staff recommends that the City Council:**

- Adopt the resolution 25-XX amending the General Plan to incorporate the 2024-2032 Housing Element and ordinance 616 amending the Zoning Ordinance Title 18 Chapters 14 and 15.
- Approve Addendum to General Plan EIR for Housing Element and Zone text amendments to Chapter 15.
- Approve finding of Exemption under CEQA for Zone text amendments to Chapter 14.



# Questions & Discussion





**Thank you!**

# Area Median Income

## **Tulare County AMI**

\$80,300 as of 2022

- **Acutely low-income:** Earn up to 15 percent AMI;
- **Extremely low-income:** Earn up to 30 percent AMI;
- **Very low-income:** Earn between 31 and 50 percent AMI;
- **Low-income:** Earn between 51 and 80 percent AMI; and
- **Moderate income:** Earn between 80 and 120 percent AMI



# STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 15.3  
Public Hearing

**DEPARTMENT:** City Clerk

**FROM:** Miranda Cordova, City Clerk/ Human Resource Manager

**Agenda Title:** Ordinance 617 Amending Chapter 2.43 of Title 2 of the Lindsay Municipal Code, Updating the City's Conflict of Interest Code and Adopting a Revised Appendix A

## ACTION & RECOMMENDATION

Staff recommends that the City Council:

1. Introduce and waive the first reading, by title only, of an ordinance amending Chapter 2.43 of Title 2 of the Lindsay Municipal Code to update the City's Conflict of Interest Code and adopt a revised Appendix A; and
2. Set the second reading and adoption for the next regular City Council meeting.

## BACKGROUND | ANALYSIS

Government Code Section 87300 et seq. requires local agencies to adopt and periodically update a Conflict of Interest Code identifying designated positions and disclosure categories. The Fair Political Practices Commission (FPPC) provides a model code under Regulation 18730, which the City traditionally incorporates by reference.

The City's current Conflict of Interest Code, last updated by Ordinance 584, requires revisions to reflect changes in staffing, organizational structure, and disclosure requirements. Staff has reviewed all City job classifications and prepared an updated Appendix A—Designated Positions and Disclosure Categories.

Ordinance No. 584, adopted on November 10, 2020, amended Chapter 2.43 of the Lindsay Municipal Code to align with state law and Fair Political Practices Commission (FPPC) regulations. It also repealed outdated provisions and clarified the City Clerk's role as the filing officer.

The proposed ordinance maintains the substantive framework established by Ordinance 584 but updates the associated appendix to ensure:

- Compliance with FPPC requirements
- Alignment between designated positions and current City operations
- Accurate disclosure categories based on decision-making authority
- Legal defensibility and administrative clarity

The updated Appendix A will be filed with the FPPC following adoption.

## FISCAL IMPACT

None. The update imposes no additional financial obligations on the City

## ATTACHMENTS

1. Ordinance No. 617 – Ordinance Amending Chapter 2.43 and Adopting Revised Appendix A
2. Updated Appendix A – Designated Positions

Reviewed/Approved: \_\_\_\_\_

## **ORDINANCE NO. 617**

### **AN ORDINANCE OF THE CITY OF LINDSAY AMENDING CHAPTER 2.43 OF TITLE 2 OF THE LINDSAY MUNICIPAL CODE, UPDATING THE CITY'S CONFLICT OF INTEREST CODE AND ADOPTING A REVISED APPENDIX A**

**THE CITY COUNCIL OF THE CITY OF LINDSAY DOES ORDAIN AS FOLLOWS:**

#### **Section 1. PURPOSE.**

The purpose of this ordinance is to update the City of Lindsay's Conflict of Interest Code, including the adoption of a revised Appendix A listing designated positions and disclosure categories, consistent with Government Code Section 87300 et seq. and Fair Political Practices Commission (FPPC) Regulation 18730.

#### **Section 2. AMENDMENT TO CHAPTER 2.43.**

Chapter 2.43 of Title 2 of the Lindsay Municipal Code is hereby amended to read as follows, retaining the substantive provisions of Ordinance 584 but updating associated appendices: All designated employees and positions identified in **Appendix A**, as may be amended from time to time, shall file statements of economic interest pursuant to the disclosure categories applicable to each position.

#### **Section 3. ADOPTION OF UPDATED APPENDIX A.**

The revised **Appendix A: Disclosure of Interest and Confidentiality Statement** attached to this ordinance is hereby adopted as part of the City of Lindsay's Conflict of Interest Code.

#### **Section 4. CEQA REVIEW.**

This ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2), because it has no potential to result in a physical change to the environment.

#### **Section 5. SEVERABILITY.**

If any provision of this ordinance is held invalid, the remainder shall not be affected.

#### **Section 6. EFFECTIVE DATE.**

This ordinance shall take effect thirty (30) days after its adoption. A certified copy shall be posted and a summary published pursuant to Government Code section 36933.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Lindsay on the \_\_\_\_ day of \_\_\_\_ 2026.

AYES:

NOES:

ABSTAIN:

ABSENT:

CITY COUNCIL OF THE CITY OF LINDSAY

---

Misty Villarreal, Mayor

ATTEST:

---

Dalee Chang, Deputy City Clerk

## APPENDIX A

### POSITIONS DESIGNATED BY STATE LAW/REGULATION

City Councilmembers, Planning Commissioners, City Manager, City Attorney, and Public Officials who Manage Public Investments (City Treasurer) shall file disclosures as required by state law or regulation.

#### CITY OF LINDSAY CONFLICT OF INTEREST CODE DESIGNATED POSITIONS

Persons occupying the following positions are category I designated filers:

Director of Public Safety  
Director of Finance  
Director of Public Works  
Director of Parks and Recreation  
Consultant\* (if applicable)

Persons occupying the following positions are Category II designated filers:

City Clerk/Human Resource Manager  
Finance & Accounting Manager  
Consultant\* (if applicable)

Persons Occupying the following positions are Category III designated filers:

Administrative Supervisor  
Public Safety Lieutenant  
City Services Manager

\*The City Manager may determine in writing that a particular consultant, although a “designated position,” is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements in this section. Such written determination shall include a description of the consultant’s duties and; based upon that description, a statement of the extent of disclosure requirements. The City Manager’s determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.



## STAFF REPORT

Item #: 15.4  
Public Hearing

TO: Lindsay City Council  
MEETING DATE: December 9, 2025

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**DEPARTMENT:** City Services

**FROM:** Christine Chavez, Contract City Planner

**AGENDA TITLE:** First reading of the Zoning Ordinance amendment to change the zoning designation from Light Industrial (IL) to Mixed Use (MU) for specified parcels, ensuring consistency with the General Plan.

---

### ACTION & RECOMMENDATION

Move to introduce the first reading of Zoning Ordinance 618, approving a zoning amendment for parcels located north of Hermosa Street, south of West Tulare Road, west of North Sweetbriar Avenue, and east of the Union Pacific Rail line, changing the zoning from Light Industrial (IL) to Mixed Use (MU) to achieve consistency with the General Plan.

### BACKGROUND | ANALYSIS

The subject properties ("Sites") are located along the City's Blue Gum area, generally North of Hermosa St., south of W. Tulare Rd, west of N. Sweetbriar Ave. and east of the Union Pacific Rail line. These parcels have been the subject of multiple development inquires for uses more consistent with a Mixed-Use designation and are not ideally suited for Light Industrial uses.

The Sites were rezoned in 2022, and in 2024 the City amended the Cannabis ordinance to allow cannabis uses in Light Industrial zoning. However, no development has occurred on the parcels for zone change from Mixed Use to IL designation.

#### Proposed Changes:

The General Plan currently designates the Sites as Mixed Use (MU), while the Zoning Map designates them as Light Industrial (IL), creating inconsistency. The proposed amendment would update the zoning to Mixed Use (MU) to conform to the General Plan.

Mixed Use zoning is more appropriate for these parcels due to their proximity to downtown, the Civic Center, and major collector roadways such as Tulare Road and Hermosa Street. Aligning the zoning with the General Plan will support the type of infill development envisioned for this central area of the City.

The thirteen (13) parcels make up 8.51 acres of land. The affected Assessor's Parcel Numbers are:

- APN 205-360-011
- APN 205-360-012
- APN 205-360-013
- APN 205-096-003
- APN 205-101-006
- APN 205-101-017
- APN 205-101-015
- APN 205-101-014
- APN 205-101-012
- APN 205-101-016
- APN 205-293-011
- APN 205-293-015
- APN 205-101-007





## Municipal Code Requirements

Pursuant to Lindsay Municipal Code Section 18.22.020 and Sections 18.22.040-18.22.090, amendments to the zoning plan, including district boundary changes, may be initiated by the City Council and must follow the procedural requirements established for modifying zoning district boundaries.

## ENVIRONMENTAL REVIEW

The proposed zone change is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. This "common sense exemption" applies because the zone change does not in itself authorize development and will not result in a significant environmental impact. Environmental review will occur as individual development applications are submitted in the future.

## CONDITIONS OF APPROVAL

The City Council will hold a public hearing on December 9 to receive public comments. A second reading of the ordinance will occur on January 13, 2026. If adopted, the zone amendment will take effect 30 days after the second reading.

## PUBLIC OUTREACH

A public hearing notice was published in the Sun Gazette at least 20 days prior to the hearing. Written notices were mailed to all property owners within 300 feet of any of the thirteen (13) parcels.

## FISCAL IMPACT

There is no fiscal impact from this item, aside from publication costs for the public hearing notice. Administrative expenses for the work are covered under the City's existing contract with QK, Inc., for planning services.

**ATTACHMENTS**

1. Ordinance No. 618
2. General Plan Map
3. Existing Zoning Map
4. Proposed Zoning Map

Reviewed/Approved: \_\_\_\_\_

## **ORDINANCE NO. 618**

**AN ORDINANCE OF THE CITY OF COUNCIL OF THE CITY OF LINDSAY AMENDING THE CITY OF LINDSAY ZONING MAP TO CHANGE ZONING DESIGNATION FROM LIGHT INDUSTRIAL (IL) TO MIXED USE (MU) FOR THE FOLLOWING PROPERTIES: ASSESSOR'S PARCEL NUMBERS (APN): 205-360-011, 205-360-012, 205-360-013, 205-096-003, 205-101-006, 205-101-017, 205-101-015, 205-101-014, 205-101-012, 205-101-016, 205-293-011, 205-293-015, 205-101-007 AND AMENDING THE LINDSAY ZONING MAP AS ADOPTED BY ORDINANCE 437 AND 602.**

**THE CITY COUNCIL OF THE CITY OF LINDSAY DOES ORDAIN AS FOLLOWS:**

### **Section 1. LOCATION AND REZONE.**

In accordance with the Lindsay Municipal Code, the City Council hereby amends the City of Lindsay Zoning Map as follows:

I. The real properties identified as Assessor's Parcel Numbers: APN 205-360-011, 205-360-012, 205-360-013, 205-096-003, 205-101-006, 205-101-017, 205-101-015, 205-101-014, 205-101-012, 205-101-016, 205-293-011, 205-293-015, 205-101-007, and shown in "Exhibit A" attached hereto, and incorporated herein by reference, are hereby rezoned from Light Industrial (IL) to Mixed Use (MU).

II. The Director of City Services and Planning of the City of Lindsay is hereby authorized and directed to update the official Zoning Map of the City of Lindsay to reflect the zoning changes adopted by this Ordinance. The updated Zoning Map shall be attached to this Ordinance as "Exhibit B."

This amendment modifies the Zoning Map adopted by Ordinance 437, and 602 as amended.

### **Section 2: AMENDMENT TO OFFICAL ZONING MAP.**

The Director of City Services and Planning is hereby authorized and directed to implement the amendments described in Section 1 by outlining and designating the affected parcels as Mixed Use (MU) on the official Zoning Map of the City of Lindsay.

### **Section 3. CEQA REVIEW.**

The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2), because the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment. Environmental review will be conducted as part of any future development application for the affected properties.

#### **Section 4. NO LIABILITY.**

Nothing in this Ordinance shall be construed as imposing any duty of care upon the City of Lindsay or upon any of its official, employee or agents. The City assumes no responsibility for any damage to person or property arising from any action or inaction related to this ordinance.

#### **Section 5. PENDING ACTIONS.**

Nothing in this Ordinance shall affect any suit or proceeding currently pending or any rights or liabilities already existing under any ordinance or code repealed or amended by this Ordinance. All legal rights, remedies, and obligations shall remain in full effect.

#### **Section 6. SEVERABILITY.**

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, is held invalid or unenforceable, such decision shall not affect validity of the remaining portions of the Ordinance. The City Council declares that it would have adopted each subsection, paragraph, sentence, clause, or phrase irrespective of the invalidity of any portion.

#### **Section 7. CONSTRUCTION.**

This Ordinance is intended to supplement, not to conflict with, state and federal law. To the extent the provisions of this Ordinance are substantially the same as prior provisions of the Lindsay Municipal Code, as amended by this ordinance are substantially the same as provisions in the Lindsay Municipal Code, they shall be construed as continuations of those earlier provisions and not as a new enactment.

#### **Section 8. FINDINGS.**

The City Council finds that the amendments adopted herein comply with Lindsay Municipal Code Sections 18.22.020 and 18.22.040 through 18.22.090, which govern amendments to zoning district boundaries and regulations. Section 18.22.020 authorizes the City Council to initiate changes to zoning district boundaries and regulations. Section 18.22.020 authorizes the City Council to initiate changes to zoning district boundaries and zoning regulations.

#### **Section 9. EFFECTIVE DATE.**

THE FOREGOING ORDINANCE, read by title only with the reading in full waived, was introduced at a regularly scheduled meeting on the 9<sup>th</sup> day of December 2025.

This Ordinance was PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_ 2025, by the following vote:

City Council of the City of Lindsay

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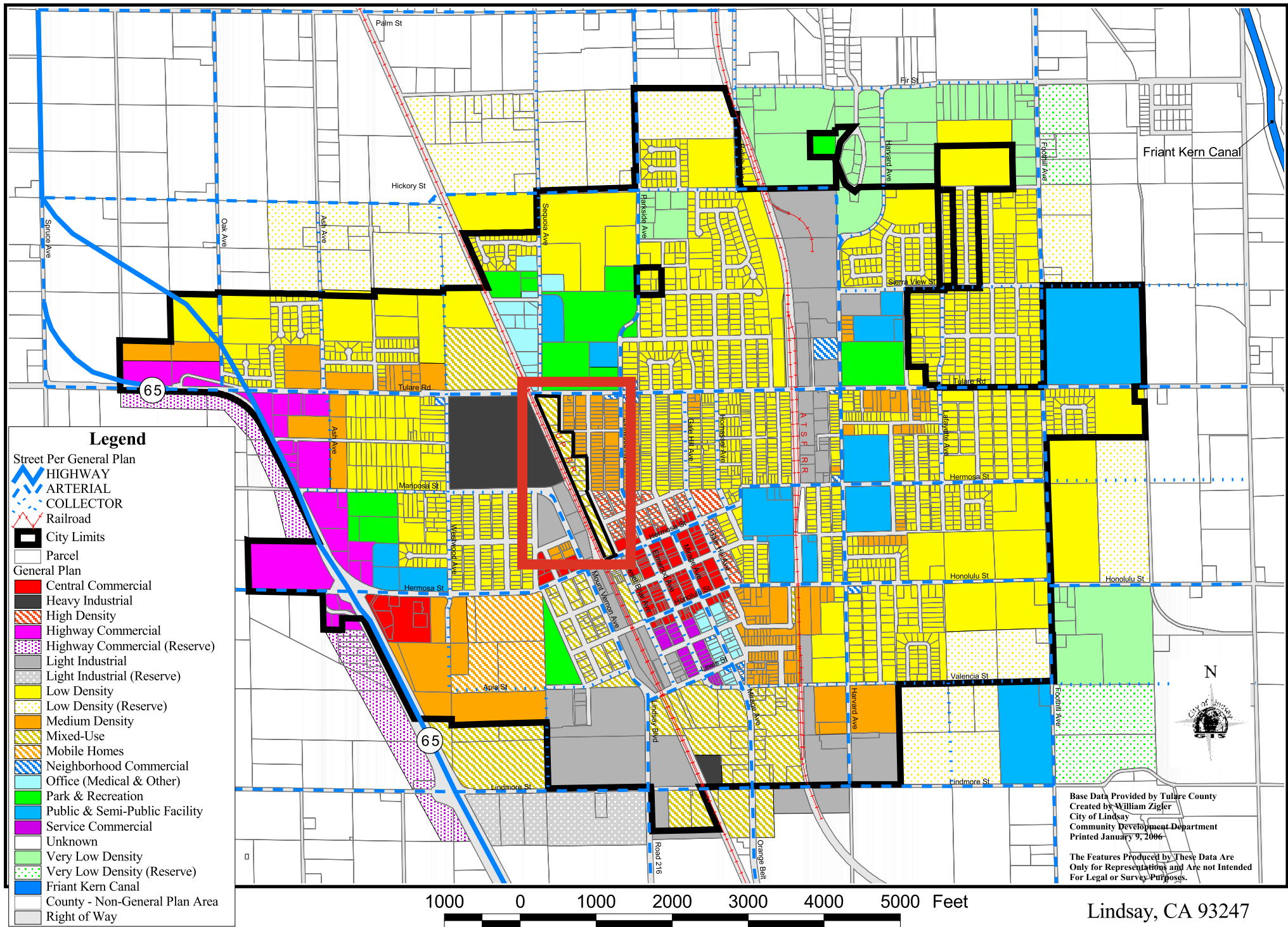
Misty Villareal, Mayor

ATTEST:

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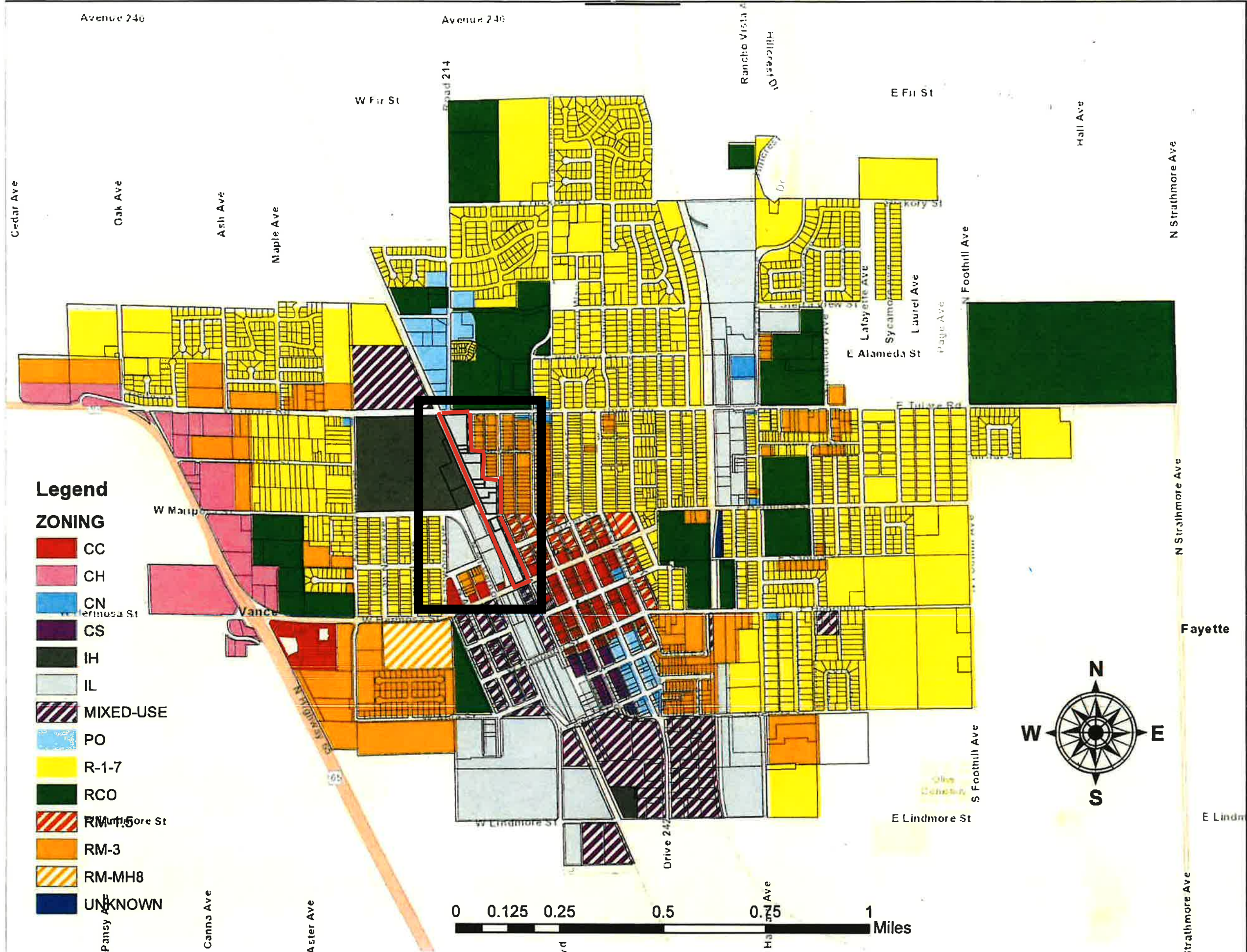
Miranda Cordova, City Clerk

# Lindsay General Plan





June 2022



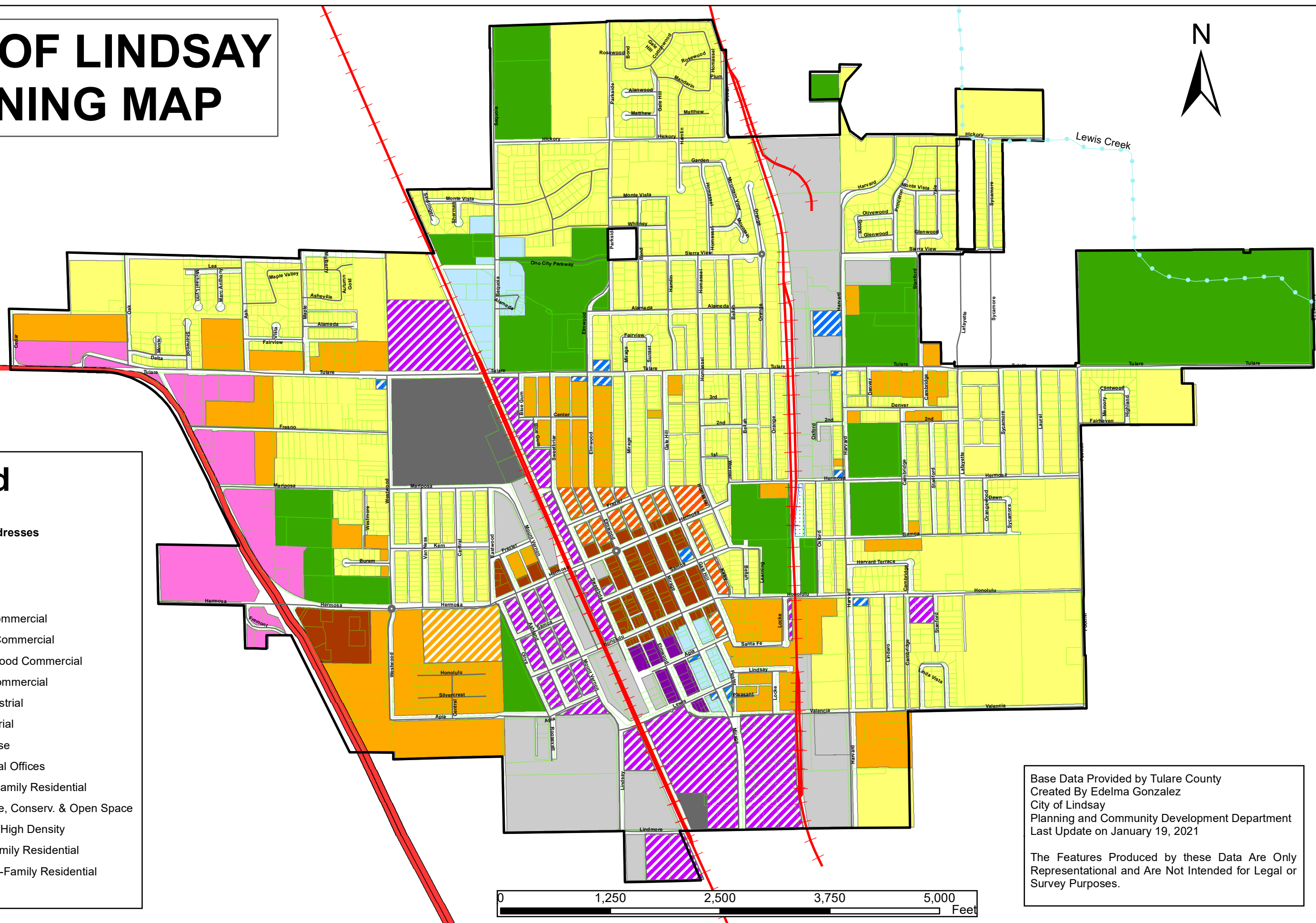


# CITY OF LINDSAY ZONING MAP



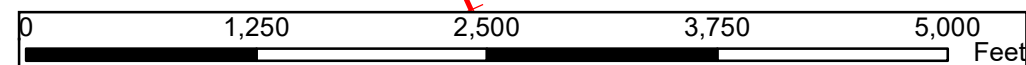
## Legend

- City Limits
- City Parcel Addresses
- City Streets
- State Highway
- Railroad
- (CC) Central Commercial
- (CH) Highway Commercial
- (CN) Neighborhood Commercial
- (CS) Service Commercial
- (IH) Heavy Industrial
- (IL) Light Industrial
- (MXU) Mixed-Use
- (PO) Professional Offices
- (R-1-7) Single Family Residential
- (RCO) Resource, Conserv. & Open Space
- (RM-1.5) Office/High Density
- (RM-3) Multi-Family Residential
- (RM-MH8) Multi-Family Residential
- Unknown



Base Data Provided by Tulare County  
Created By Edelmia Gonzalez  
City of Lindsay  
Planning and Community Development Department  
Last Update on January 19, 2021

The Features Produced by these Data Are Only  
Representational and Are Not Intended for Legal or  
Survey Purposes.





## Exhibit A

Size of Parcel (Acres)	APN	Owner	Site Street Address	Current Zoning	Proposed Zoning
2.00	205-360-011	Rowley Ryan Wayne & Deana Lynn	310 W. Tulare Rd, Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.14	205-360-012	Orosco J Guadalupe & Maria Lus	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.12	205-360-013	Orosco J Guadalupe & Maria Lus	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.70	205-096-003	Gaitan Jose Luis Farias & Farias Elba R	364 Center St., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.21	205-101-006	Anderson Lloyd R & Zimmerman Helen S	250 Blue Gum Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.56	205-101-017	CH-Church of God of Prophecy	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.46	205-101-015	CH-California Association of Spanish C	565 N. Sweet Brier Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.50	205-101-014	Union Pacific Railroad	565 N. Sweet Brier Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.83	205-101-012	BENITEZ ENRIQUE	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.38	205-101-016	PADILLA PATRICIA MONTES	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.36	205-293-011	MC DERMONT VENTURE LLC	423 N. Sweet Brier Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
2.11	205-293-015	MC DERMONT VENTURE LLC	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.14	205-101-007	ANDERSON LLOYD R & ZIMMERMAN HEL	250 Blue Gum Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
<b>8.51</b>					



# Introducing a zoning ordinance amendment

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REZONING PROPERTIES FROM LIGHT  
INDUSTRIAL TO MIXED USE



## Project Location:

West of Blue Gum Avenue and West of Sweetbriar Avenue between W Tulare Road and W Hermosa Street



# Past Action

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In 2022, the City approved Ordinance 602, to change the Zoning designation for these properties from Mixed Use to Light Industrial.

The proposal was intended to provide additional opportunities for industrial uses and as a mechanism to promote economic development. Specifically, the aim was to allow for new cannabis businesses.

At the same time, Ordinance 601 added cannabis distribution, cannabis manufacturing, cannabis transportation, and cannabis production as Permitted Uses and added cannabis distribution, cannabis manufacturing, cannabis transportation, and cannabis production as Conditional Uses in the Light Industrial District.



Size of Parcel (Acres)	APN	Site Street Address	Current Zoning	Proposed Zoning
2.00	205-360-011	310 W. Tulare Rd, Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.14	205-360-012	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.12	205-360-013	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.70	205-096-003	364 Center St., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.21	205-101-006	250 Blue Gum Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.56	205-101-017	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.46	205-101-015	565 N. Sweet Brier Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.50	205-101-014	565 N. Sweet Brier Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.83	205-101-012	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.38	205-101-016	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.36	205-293-011	423 N. Sweet Brier Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
2.11	205-293-015	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.14	205-101-007	250 Blue Gum Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
<b>8.51</b>				

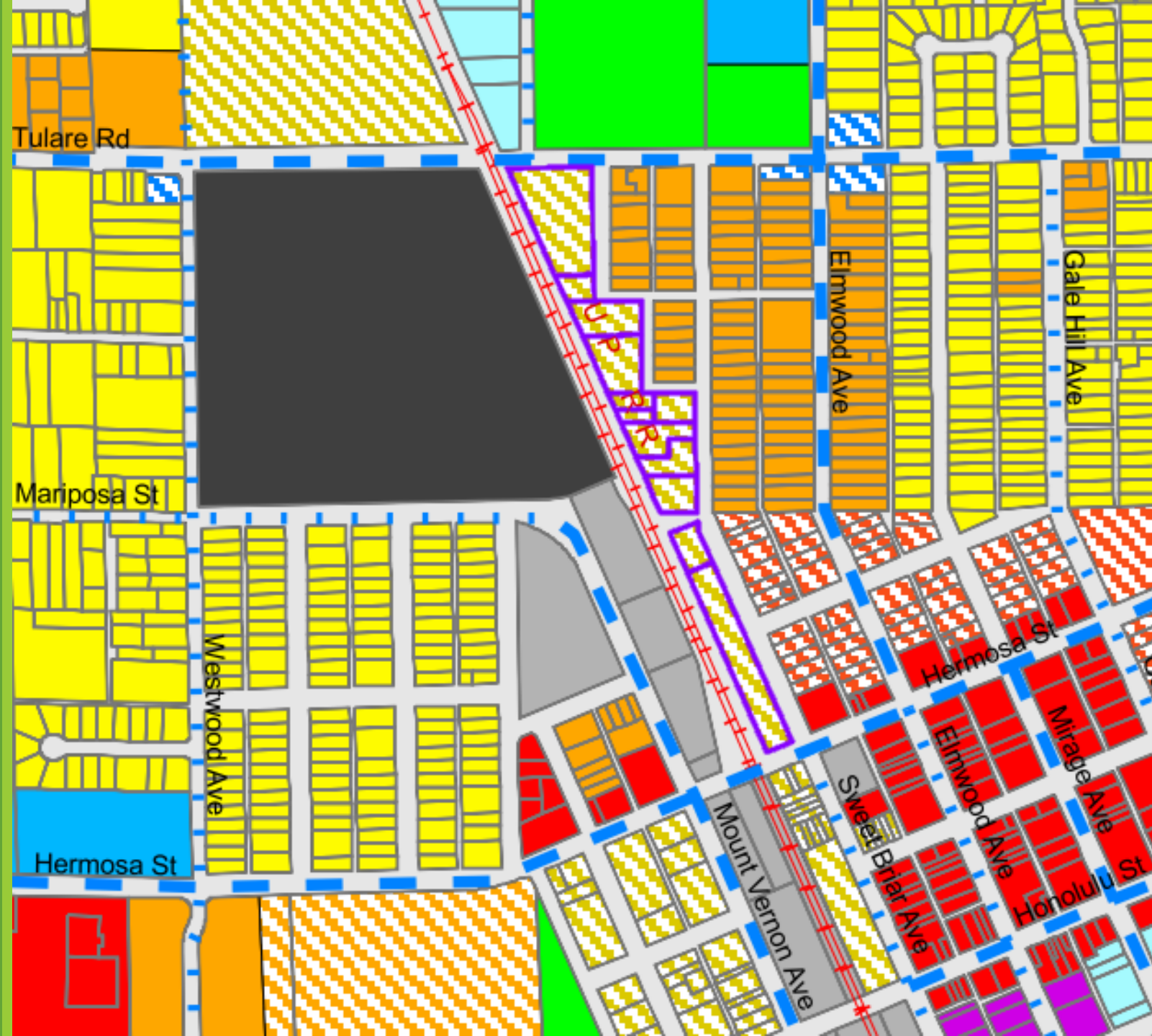
## List of Properties



# Existing Zoning Map



# Existing General Plan Map



# Considerations

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No applications for Industrial uses or Cannabis uses have been proposed.

Property owners have inquired about a Residential use.

The Mixed Use Zone allows uses in all Residential, Commercial, and Industrial zones either by right or with a Conditional Use Permit.

The General Plan and Zoning Code, and the corresponding maps, are required to be consistent by State law.

State housing laws are encouraging more housing to be developed at higher densities and discouraging jurisdictions from restricting home building.



# Proposed actions moving forward

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Rezone all of the properties back to Mixed Use. Or;

Keep some or all of the properties zoned Light Industrial and initiate a General Plan Amendment for consistency.

# Proposed actions today

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Move to introduce the first reading of Zoning Ordinance 617, approving a zoning amendment for parcels located north of Hermosa Street, south of West Tulare Road, west of North Sweetbriar Avenue, and east of the Union Pacific Rail line, changing the zoning from Light Industrial (IL) to Mixed Use (MU) to achieve consistency with the General Plan.



## STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 16.1  
Action Items

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**DEPARTMENT:** City Clerk

**FROM:** Miranda Cordova, City Clerk/Human Resource Manager

**AGENDA TITLE:** Reorganization of the City Council – Selection of Mayor Pro Tem

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### ACTION & RECOMMENDATION

Staff recommends that the City Council appoint a Mayor Pro Tem at the December 9, 2025, regular City Council meeting.

### BACKGROUND | ANALYSIS

Pursuant to Section 2.2 of the City Council Handbook, approved January 11, 2022, by Resolution 21-50:

“The Council shall appoint from among their members a Mayor Pro Tem. Nominations shall be recorded by the City Clerk. The City Clerk will confirm acceptance of each nomination and put each nominee’s name to a vote in the order of the nominations received. The Mayor Pro Tem shall serve a one-year term and fulfill the duties of the Mayor in their absence.”

Additionally, Section 3.2 of the City Council Handbook states:

“The reorganization of the Council shall occur at the first meeting in December, or as soon thereafter.”

Further, Section 3.13 of the Charter of the City of Lindsay provides:

“The City Council shall elect from among its members a Mayor Pro Tem who shall serve at the pleasure of the City Council. The Mayor Pro Tem shall act as Mayor during the Mayor’s absence or disability.”

In December of 2024 the current Mayor was appointed and is elected to sit as the Mayor for a 2 year term whereas the Mayor Pro-Tem is elected annually.

In accordance with these provisions, the Council is asked to conduct its annual reorganization and select a Mayor Pro Tem for the upcoming term.

### FISCAL IMPACT

There is no fiscal impact associated with this item

### ATTACHMENTS

1. None

Reviewed/Approved: \_\_\_\_\_



# STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 16.2  
Action Items

DEPARTMENT: City Clerk

FROM: Miranda Cordova, City Clerk/Human Resource Manager

AGENDA TITLE: Council Appointments for Boards, Agencies, and Committees

## ACTION & RECOMMENDATION

Review the existing appointments and appoint Councilmember Representatives to Boards, Agencies, and Committees.

## BACKGROUND | ANALYSIS

Councilmembers will have the responsibility to represent the City's interest when serving on these boards, agencies, and committees. Staff recommends Council consider nominations or expressions of interest for positions as Lindsay's representatives to various Boards, Agencies, and Committees. Below are the current appointments:

### East Kaweah Groundwater Sustainability Agency:

Intent of East Kaweah GSA is to comply with the 2014 Sustainable Groundwater Management Act.

*Committee meets quarterly and GSA meets 4<sup>th</sup> Monday of the month at 3:00pm*

Representative: Councilmember Soria

Alternate: None

### Tulare County Association of Governments (TCAG):

Reviews transportation related projects and funding opportunities for the eight (8) member cities and the County of Tulare.

*Meets 3<sup>rd</sup> Monday every month at 1:00pm*

Representative: Mayor Villarreal

Alternate: Councilmember Nave

### Tulare County Regional Transit Authority (TCRTA):

Provides guidance to TCRTA on providing reliable and efficient transportation services to the community.

*Meets 3<sup>rd</sup> Monday every month at 3:30pm*

Representative: Mayor Villarreal

Alternate: Councilmember Soria

### Lindsay Wellness Center Programming Committee:

Reviews Wellness Center and Recreation Department programs and projects.

*Meets quarterly on Mondays at 6:00pm*

Representative: Mayor Pro Tem Flores

Representative: Councilmember Soria

### Lindsay Economic Development Committee:

Reviews and coordinates economic development proposals, conducts research, and assesses citywide issues, with a particular focus on downtown development and redevelopment. Provides guidance to the City Council on funding opportunities, business research related to economic development, and the progress of potential projects.

*Meets on an as needed basis.*

Representative: Councilmember Nave

Representative: Councilmember Sanchez

## FISCAL IMPACT

There is no fiscal impact associated with this action.

## **ATTACHMENTS**

1. Boards, Agencies, and Committee Informational Chart

Reviewed/Approved: \_\_\_\_\_

Board, Agency, or Committee Name	Meeting Frequency/Time
East Kaweah Groundwater Sustainability Agency (EKGSA)	Fourth Monday of the First Month of every quarter at 3:00 PM
Tulare County Association of Government (TCAG) Board of Governors	Third Monday of every month at 1:00 PM
Tulare county Regional Transit Agency (TCRTA) Board of Directors	Third Monday of every month at 6:00 PM
Lindsay Wellness Center Programming Committee	Quarterly on Monday's at 6:00 PM <i>*Per Committee Establishment, two (2) Councilmembers are required.</i>
Lindsay Economic Development Committee	As-needed basis. <i>*Per Committee Establishment, two (2) Councilmembers are required.</i>



# STAFF REPORT

TO: Lindsay City Council

MEETING DATE: December 9, 2025

Item #: 16.3  
Action Items

**DEPARTMENT:** City Manager

**FROM:** Kuyler Crocker, City Manager

**Agenda Title:** Approval of the Memorandum of Understanding (MOU) between the City of Lindsay and the Service Employees International Union (SEIU), Miscellaneous Employees Unit, for the Term December 9, 2025 – June 30, 2026

## ACTION & RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving the Memorandum of Understanding (MOU) between the City of Lindsay and SEIU representing the Miscellaneous Employees Bargaining Unit, establishing wages, hours, and terms and conditions of employment for the period December 9, 2025, through June 30, 2026.

## BACKGROUND | ANALYSIS

The current MOU with the Service Employees International Union (SEIU), representing the City's Miscellaneous Employees, expired on December 31, 2024. The City and SEIU entered negotiations to establish a successor agreement and met in good faith over several sessions.

The proposed successor MOU covers the period December 9, 2025, through June 30, 2026, aligning the agreement term with the City's fiscal year cycle beginning FY 2026–27.

The agreement reflects negotiated updates, clarifications, and improvements related to compensation, work rules, safety, classifications, leave provisions, and processes affecting both regular and Extra Help/Seasonal employees (where applicable).

The proposed MOU reflects a balanced agreement that:

- Supports competitive compensation and working conditions for City employees.
- Enhances operational clarity for managers.
- Maintains fiscal responsibility while improving employee recruitment and retention.
- Modernizes several policies to reflect current laws and workplace needs.

## FISCAL IMPACT

The fiscal impacts of the agreement are primarily related to:

- Continued cost-sharing for health benefits
- Standby and uniform allowances
- Longevity pay and merit increases
- Potential salary adjustments should Council authorize them in future budgets

All costs associated with the agreement are incorporated into projected budget expenditures for FY 2025–26 and FY 2026–27.

## ATTACHMENTS

1. Resolution Approving the MOU
2. Memorandum of Understanding – SEIU Miscellaneous Employees Unit (Dec. 9, 2025 – June 30, 2026)

Reviewed/Approved: \_\_\_\_\_



# A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

---

**NUMBER** 25-42

**TITLE** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF LINDSAY AND THE SERVICE EMPLOYEES INTERNATIONAL UNION (SEIU), MISCELLANEOUS EMPLOYEES BARGAINING UNIT, FOR THE TERM DECEMBER 9, 2025 THROUGH JUNE 30, 2026

**MEETING** At a regularly scheduled meeting of the City of Lindsay City Council held on December 9, 2025, at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

**WHEREAS**, the City of Lindsay ("City") and the Service Employees International Union (SEIU), Miscellaneous Employees Bargaining Unit ("Union"), have met and conferred in good faith pursuant to the Meyers-Milias-Brown Act (Government Code §3500 et seq.); and

**WHEREAS**, the prior Memorandum of Understanding (MOU) between the City and the Union expired on December 31, 2024; and

**WHEREAS**, following good-faith negotiations, the City and the Union have reached agreement on a successor MOU covering wages, hours, and other terms and conditions of employment for employees represented by the Union; and

**WHEREAS**, the proposed MOU is for the term December 9, 2025 through June 30, 2026 and reflects the negotiated terms agreed upon by both parties; and

**WHEREAS**, it is in the best interest of the City to approve the MOU to ensure the fair and efficient administration of labor relations and continued delivery of high-quality public services.

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

SECTION 1. The City Council hereby approves the Memorandum of Understanding between the City of Lindsay and the Service Employees International Union (SEIU), Miscellaneous Employees Bargaining Unit, for the period December 9, 2025 through June 30, 2026, attached hereto as Exhibit "A".

SECTION 2. The City Manager is authorized and directed to execute the Memorandum of Understanding on behalf of the City and to take all actions necessary to implement its terms.

SECTION 3. This resolution shall take effect immediately upon its adoption.





## 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	Click or tap to enter a date.
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.

\_\_\_\_\_  
Misty Villarreal, Mayor

### CERTIFICATE OF ATTESTING OFFICER

The undersigned, Miranda Cordova, City Clerk of the City of Lindsay does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the City of Lindsay which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date thereof.

ATTEST: \_\_\_\_\_  
Miranda Cordova, City Clerk



**Memorandum of Understanding**  
**The City of Lindsay & The Lindsay City Employees Association**  
**December 9, 2025-June 30, 2026**

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**The City of Lindsay & The Lindsay City Employees' Association**  
December 9, 2025 – June 30, 2026

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**Memorandum of Understanding**  
**The City of Lindsay & The Lindsay City Employees' Association**  
December 9, 2025 – June 30, 2026

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**Memorandum of Understanding**  
**The City of Lindsay & The Lindsay City Employees' Association**  
December 9, 2025 – June 30, 2026

**ARTICLE 1 RECOGNITION**

Pursuant to California Government Code §3 500-3510 and the City of Lindsay Employee Relations Policy, The City of Lindsay (CITY), hereby, recognizes the SERVICE EMPLOYEES' INTERNATIONAL UNION (SEIU) as the exclusive representative of the Miscellaneous Employees Bargaining Unit.

In accordance with AB 1484 and SEIU's request to represent Extra Help status employees, the City recognizes SEIU's representation of Extra Help and/or Seasonal status employees in the bargaining unit it represents. This MOU and all the Articles herein shall only be applicable to Extra Help and/or Seasonal status employees where specifically cited to include such.

The City recognizes the need for and affirms the right of the Union to designate Shop Stewards from among the employees in the unit. The City agrees the Union may appoint up to three Shop Stewards (not all from the same department to ensure adequate representation and to avoid time of insufficient staffing) and does so with the purpose of promoting an effective relationship between supervisors and employees by helping to settle problems at the lowest level of supervision.

Upon written request to the City, the up to three Shop Stewards (not all from the same department) may be granted temporary time off with pay not to exceed a total of fifteen (15) hours per fiscal year so long as such requested time does not interfere with operations as determined by the City. Such time may be used for union business. Sufficient advance notice shall be provided to the Human Resources Director so that determination of impact on operations may be assessed, and if appropriate, release time may be arranged with the affected department(s). Release time for negotiations at the bargaining table shall not be counted against the annual time allotment.

This Article is applicable to Extra Help and/or Seasonal status employees.

**ARTICLE 2 PURPOSE**

It is the purpose of this Memorandum of Understanding to promote and provide for harmonious relations, cooperation, and understanding between the CITY and the employees covered herein, to provide for an orderly and equitable means of resolving any misunderstanding or differences which may arise under this Memorandum; and to set forth the full understanding of the parties reached as a result of good faith bargaining.

The Articles and provisions contained herein constitute, upon adoption by the City Council, a bilateral and binding agreement by and between the CITY and SEIU.

This Article is applicable to Extra Help and/or Seasonal status employees.

**Memorandum of Understanding**  
**The City of Lindsay & The Lindsay City Employees' Association**  
December 9, 2025 – June 30, 2026

**ARTICLE 3 MANAGEMENT RIGHTS**

It is recognized that, except as expressly stated herein, the CITY shall retain whatever rights and authority necessary for it to operate and direct the affairs of the CITY in all aspects, including but not limited to the right to direct the workforce; to plan, direct and control all operations and services of the CITY; to determine the methods, means, organization, and number of personnel by which such operations and services are to be conducted; to schedule working hours and to assign overtime; to determine whether goods or services should be made or purchased; to hire, promote, suspend, discipline, discharge or relieve employees due to lack of work or other legitimate reasons; and to change or eliminate existing methods, equipment or facilities.

This Article is applicable to Extra Help and/or Seasonal status employees.

**ARTICLE 4 MAINTENANCE OF BENEFITS**

During the life of this Agreement, all existing ordinances, resolutions, rules, regulations and policies of the CITY pertaining to employment relationships shall remain in full force and effect, except as modified by this Agreement; or as modified during the term of the Agreement through the process of meet and confer. During the life of this Agreement, no agreement, alteration, understanding, variation, waiver, or modification of any of the terms or provisions contained herein shall in any manner be binding upon the parties hereto unless made and executed in writing by all parties hereto and, if required, approved by the City Council.

This Article is applicable to Extra Help and/or Seasonal status employees.

**ARTICLE 5 RIGHT TO REPRESENTATION**

Any Employee has the right to representation by a person of his/her choice at any proposed disciplinary proceeding and/or all investigatory questionings. If such a meeting is set, the employee shall be notified and the employee shall be made aware of their rights under this provision. Management shall make no comment or take any such action, other than providing information, that may influence an employee's decision for representation.

This Article is applicable to Extra Help and/or Seasonal status employees.

**ARTICLE 6 HEALTH & SAFETY**

The CITY, in accordance with the Occupational Safety and Health Act of 1970, as amended, agrees to provide a safe and healthful workplace.

The CITY shall maintain an Injury/Illness Prevention Program in place. The Union will be afforded the opportunity to meet with the Employer to discuss and freely exchange ideas in the

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event that there are any changes made to the IIPP and before final implementation. There will be one union representative appointed to the safety committee from each department.

**Injury/Illness Prevention Program.**

The union will be afforded the opportunity to meet with the City to discuss and freely exchange ideas before the final implementation of a new or updated IIPP. There will be one union representative appointed to the safety committee from each department. Those employees shall be respected as peers on the committee and their relevant input shall be respected, considered, and addressed as all other members.

Employees on the safety committee (union representatives or not) will take turns in the rotation of meeting facilitators and in taking minutes. These facilitator roles are typically one-year terms. The City may request a different representative, and the union shall select a different representative if the representative does not fulfill the responsibilities assigned to the employee as part of the committee.

Assignments made by the committee do not qualify for out-of-class pay if the assignments are part of the employee's job class/description.

Employees shall be released if there is minimal impact on City services to the public. (For example slow foot traffic in finance, low work volume in utilities and grounds) The City shall make efforts to schedule safety committee meetings on days that assure maximum union-represented employee participation when possible.

Employee representatives shall not be retaliated against or intimidated before, during, or after committee meetings for their roles as committee members.

One Union Staff employee shall be allowed to participate in an observatory and a union employee advisory capacity in the meeting.

Any annual physical required for a driver's license, when required for CITY employment, shall be provided for by the CITY at no cost to the employee.

This Article is applicable to Extra Help and/or Seasonal status employees.

**ARTICLE 7 JOB DESCRIPTION**

An employee may request a written job description of the duties for their classification. Each job description request shall be granted within ten (10) working days.

This Article is applicable to Extra Help and/or Seasonal status employees.

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**ARTICLE 8 SENIORITY**

To the extent possible, the appointing authority shall use seniority when determining work hours and job assignments. It is understood that the needs of the city shall be the primary basis for work hours and job assignment determinations. The appointing authority shall use seniority, by classification only, for the scheduling of vacations.

**ARTICLE 9 DUES AND DEDUCTIONS**

The Union shall have the regular dues and voluntary deductions of its bargaining unit members deducted from their paychecks under procedures as follows:

The Union is solely responsible for distributing to, and collecting from, employees the dues and voluntary deduction authorization forms. It is the employees' responsibility to submit requests to start or stop deductions directly to the Union and not to the City. The Union is responsible for maintaining the deduction forms from individual employees. Copies of an individual employee's deduction authorization need not be provided to the City unless a dispute arises about the existence or terms of the authorization. Questions regarding Union membership, dues amounts, and payroll deductions must be directed to the Union and not the City.

The Union will keep the City currently informed and updated with a certified deduction list of bargaining unit members and deduction amounts for those employees who have provided written authorization for deductions. The City will make deductions for only those employees who are in the bargaining unit in accordance with such certified list. The Union will notify the City of any change to an employee's deductions, including starting and stopping deductions, or validly cancelling or revoking a deduction authorization, and will provide the City an updated, certified deduction list noting any specific changes from the last list provided to the City within one week of such change. The City will implement the change(s) in the pay period following the City's receipt of such notification. The City will electronically transmit the balance of funds to the Union no later than thirty (30) days after the deductions occur.

The Union shall indemnify, defend, and hold the City, its Council, officers, agents, and employees individually and collectively harmless from and against any and all claims, demands, losses, damages, defense costs, suits, or other action or liability of any kind or nature arising from this Article, including, claims for or related to employee authorizations, revocations, deductions made, cancelled, or changed in reliance on the Union's representations and certifications regarding employee dues deduction authorizations. The Union agrees to pay to the City all legal fees and legal costs incurred in defending the City or its Council against any court action and/or administrative action challenging the legality or constitutionality of the provisions of this Article or its implementation.



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This Article is applicable to Extra Help and/or Seasonal status employees.

This section of the MOU is not grievable.

**ARTICLE 10 New Employee Orientations**

If on file in the City's payroll system and if the employee has not opted out, the City will supply the Union with the names, job titles, departments, work locations, work, home, and personal cellular telephone numbers, home addresses, and personal email addresses of each new employee within 30 days of hiring the employee, and once quarterly for all employees in the bargaining unit.

The Union will be given 10 days' notice of any group orientation meetings, and a representative of the Union will be introduced at the conclusion of such meeting. The SEIU representative may then meet with the new SEIU represented unit employees in the orientation meeting room for up to thirty (30) minutes after the conclusion of the orientation meeting.

Pursuant to SB 191, effective through June 30, 2025, if a newly-hired employee does not attend an in-person new employee orientation within 30 days of the employee's date of hire, and the new employee is working in person, a representative from SEIU may request an in-person meeting with the employee. Requests for in-person meetings will be made in writing by SEIU to the City. After the City has received the request in writing, the City will arrange an appropriate onsite meeting space for the new employee in-person meeting within seven (7) days of receiving the request from SEIU.

If the State of California or a local public health agency issues an order limiting the size of gatherings or prohibiting gatherings and this order prevents the City from conducting an in-person new employee orientation, an SEIU representative and the City shall schedule an in-person meeting(s) with SEIU and the employee that did not attend an in-per new employee orientation, once the order is lifted or modified.

The date and time shall be agreed upon by SEIU and the City.

The meeting will be scheduled to take place during an employee's regularly scheduled work hours. Employees in the meeting shall be relieved of other duties to attend the meeting, during which an SEIU representative would be authorized to communicate with newly hired employees in the applicable bargaining unit for up to thirty (30) minutes on paid City time.

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**ARTICLE 11 RULES AND REGULATIONS**

It shall be the policy of the CITY to provide a current copy of the Rules and Regulations governing personnel administration of the CITY, at each departmental or divisional office. A copy of said document shall be available for employee review.

This Article is applicable to Extra Help and/or Seasonal status employees.

**ARTICLE 12 WORK ACCESS AND BULLETIN BOARDS**

SEIU shall have access to work locations for the posting of employee information, investigation of employee grievances, and observing working conditions. In observing work conditions, SEIU will provide two-day notice to the City to ensure the observation does not distract from or interrupt work.

If the union requires after-hours access to City facilities for the need to investigate a matter, they shall not receive such access unless prior arrangements are made with management.

Areas that pose a reasonable safety risk or potential breach of confidentiality shall require a City employee escort if in the event access is needed to such areas.

During breaks and lunch times of employees, the union may hold discussions with employees on issues and events in both the employee-assigned break rooms and/or the same common areas that are accessible to the members of the public.

Reasonable space for posting employee information shall be made available by the CITY.

This Article is applicable to Extra Help and/or Seasonal status employees.

**ARTICLE 13 CHANGE OF WORK RULE NOTICE**

The CITY shall give SEIU reasonable notice of any ordinance, rule, resolution, or regulation affecting or directly impacting represented employees, which has been proposed for adoption by the CITY Council. In the event of an emergency, immediate safety reason, or due to the need to immediately comply with state/federal law, the City shall provide notice and meet and confer if necessary, at the earliest practicable opportunity.

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**ARTICLE 14 PERSONNEL FILES**

An employee or authorized employee representative, with the written consent of the employee, shall be entitled to review his/her personnel folder upon request with adequate notice. Any statements or material proposed to be placed in an employee's personnel file must first be given to the employee for review and, if the employee desires, be allowed to file, within thirty (30) days, a written response to such material or statements. The employee shall acknowledge that he/she has had the opportunity to read such material by affixing his/her signature on the copy to be filed, with the understanding that such signature merely signified that he/she has read the material to be filed and does not necessarily indicate agreement with its content.

This Article is applicable to Extra Help and/or Seasonal status employees.

**ARTICLE 15 WORKWEEK**

The normal workweek for employees covered by this MOU shall be 5 consecutive days of eight (8) hours for a weekly total of 40 worked hours. To reduce the potential for heat-related illness, employees in City Services shall be offered an alternate schedule during the summer months. The regular schedule of 7 am-3:30 pm can be modified to 6 am to 2:30 pm. With mutual agreement between the employees and management, the time in which the alternate schedule is offered can be made and extended as long as necessary. Written notice shall be sent to both administration and the Union to codify any agreement. Individual employees or groups of employees may agree to, or be hired to, work differing shifts to meet the need for the orderly operation of the CITY.

**ARTICLE 16 OVERTIME AND CALL-BACK TIME**

Employees called back to work after their regular work hours shall be reimbursed for the actual hours worked, but in no case shall they receive credit for less than two (2) hours worked.

If an employee is required to work after his/her normal shift or is called into work before his/her normal work schedule, such time shall be recorded in increments of fifteen (15) minutes, except for all remote services capable of being conducted from home while on standby duty, which times are compensated in standby pay as noted in Article 17 below.

Overtime is defined as those hours worked in excess of 40 hours per 7-day work cycle. Holidays, Vacations, and paid sick leave time shall be considered as time worked.

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**ARTICLE 17 STANDBY COMPENSATION**

The City Services Department will continue the after-hours callback system, wherein specified employees as assigned by the Director of City Services rotate on standby for 7 days at a time. The standby will not be restrictive beyond the point of requiring the employee to carry a duty cellphone and to remain in or in the immediate vicinity of the CITY, and be fit to report to duty in no more than thirty (30) minutes.

Employees assigned to this City Services standby duty will receive \$150 for each week so assigned. Compensation for performing all remote services from home while on standby is included in the \$150 for each week assigned to standby duty. Employees not on standby, but who receive work-related calls (other than being asked to report to duty) or who are asked to perform remote services shall be paid a minimum of 15 minutes of OT pay.

Standby compensation will be paid quarterly in a separate check. Standby compensation will be \$150 per each standby week worked. Quarterly standby compensation will be paid in quarterly installments, approximately mid-month in January, April, July, and October.

Employees receiving standby compensation will be required to submit to the Department Director or designee the number of standby weeks worked during the quarter. The Department Director or Designee will verify standby weeks for each employee and submit a check request to Finance Department.

<b>QUARTER</b>	<b>PAID ON OR APPROXIMATELY</b>
October - December	January 15
January – March	April 15
April – June	July 15
July – September	October 15

Employees assigned to a standby week who, for whatever reason, are not available for the entire week (7 days) will be compensated only for those days actually available on a prorated basis.

Any employee assigned to a standby shift and is discovered to have rendered himself/herself unfit for emergency response will be subject to disciplinary action.

**ARTICLE 18 MILEAGE REIMBURSEMENT AND PER DIEM**

Any employee required to travel on business for City, and who utilizes his/her privately owned vehicle shall be reimbursed at the allowable federal rate for income tax purposes for miles traveled in the course of City business. The CITY shall review the mileage and per diem

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expenses at least for rate adjustment. Workers called out to assist another worker will qualify for mileage reimbursement for the use of their personal vehicle.

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**ARTICLE 19 BILINGUAL PAY**

The City will provide \$70 per month (prorated and paid out per pay period) in compensation for certified translators who utilize their bilingual skills as determined by the City.

**ARTICLE 20 DEFERRED COMPENSATION**

The City agrees to match any employee's contributions to CITY deferred compensation program in an amount not to exceed 4% of the contributing employee's base salary.

**ARTICLE 21 LONGEVITY PAY**

Upon the anniversary of the completion of 10 consecutive years of service with the CITY, each employee covered by this agreement will be advanced one step (5%) in the salary schedule.

Upon the anniversary of the completion of 15 consecutive years of service with the CITY, each employee covered by this agreement will be given 2.5% longevity compensation.

Upon the anniversary of the completion of 20 consecutive years of service with the CITY, each employee covered by this agreement will be given 2.5% longevity compensation.

Upon the anniversary of the completion of 25 consecutive years of service with the CITY, each employee covered by this agreement will be given 2.5% longevity compensation.

**ARTICLE 22 INCREMENT ADVANCEMENT**

Advancement within salary steps shall be based on at least one (1) year of satisfactory performance in the previous step by an employee.

The following table establishes the increases between steps and longevity pay increases for employees.

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
5% Increase	5% Increase	5% increase	5% increase	5% increase	5% increase	5% increase

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**ARTICLE 23 CLOTHING**

Once per calendar year, on July 1, the City will provide a pair of industry-standard safety boots and a pair of rubber boots for employees, including Community Service Officer, who are required to wear safety boots and rubber boots. The City will replace boots prior to annual replacement only when the boots to be replaced were not made unsafe by negligent action by the employee. If an employee receives a new pair of safety boots and/or rubber boots between January 1 and July 1, and the boots are still in acceptable condition, then the employee will not receive a new pair on July 1.

If an employee negligently damages or loses his/her boots to the point of needing replacement, then the employee must replace the boots at his/her own expense to meet safety standards at work. Employees who do not meet safety standards are subject to disciplinary action up to and including termination.

City Services employees, including Community Service Officer, who work out of doors are provided with standard City uniforms. These employees shall also be provided five (5) safety T-Shirts (green or orange) to wear as an undershirt with their standard uniform. Employees should only remove their standard uniform shirt during instances where the work will severally soil the uniform shirt or in situations where lack of airflow (e.g. digging in a hole) makes the work uncomfortable wearing both shirts. Employees understand the T-Shirt is not a replacement or substitution for the standard uniform.

Employees who work primarily in an office environment may receive, upon request, three polo shirts or two shirts and one sweater, annually, in colors approved by the manager, to be worn in the execution of their duties. Managers determine if an employee is an out-of-doors or primarily office-environment employee. No employee shall receive both t-shirts and polo shirts. Employees are responsible to clean and care for their t-shirts or uniform polo shirts. The City shall clean City-provided uniforms (not t-shirts or polos). Managers have complete discretion to use department budgets to purchase additional polo shirts for staff.

Specifically, and only relating to, dispatch and records employees in the Public Safety department shall receive a public safety uniform allowance of \$550.00 per year. One-half of the allowance shall be paid in June and one-half in December of each year.

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**ARTICLE 24 LEAVES**

**Vacation**

Accrual -Full-time regular employees with five (5) years of continuous service will receive 12 days per year. Employees with seven (7) years of continuous service will receive 14 days per year. Employees with ten ( 10) years of continuous service will receive 15 days per year.

Accruals will cap at 300 hours earned and cease to accrue until the employee has used vacation. There shall be no loss in accrued vacation hours for employees who, as of September 1, 2013, have more than 300 vacation hours.

**Permanent Part-Time**

Employees - After five years of uninterrupted service, Permanent Part-Time personnel will be entitled to Vacation Leave benefits earned on a pro-rata basis.

**Irrevocable Election – Vacation Buy-Back**

Annually, but no later than by December 15th, employees may submit to the City an irrevocable election form to receive payment of accrued vacation in the following year under the following conditions: An employee may elect to cash out up to eighty (80) hours of accrued vacation to be paid with the last paycheck in December of the following year as long as after the cash out, a minimum of forty (40) hours remain in the vacation bank. Irrevocable election forms are available in Human Resources. Employees who do not submit irrevocable election forms by the December 15th due date will have been deemed to have elected to forgo participation in the optional annual leave buy down program. Late irrevocable election forms will not be accepted. This irrevocable election process does not change the above-noted maximum vacation hours an employee may accrue.

**Holidays**

*The following are recognized City holidays:*

New Years Day	January 1
Martin Luther King Jr. Day	Third Monday of January
Presidents' Day	Third Monday of February
Memorial Day	Last Monday of May
Juneteenth	June 19 <sup>th</sup>
Independence Day	July 4 <sup>th</sup>
Labor Day	First Monday of September

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Columbus Day	Second Monday of October
Veteran's Day	November 11 <sup>th</sup>
Thanksgiving Day	Third Thursday of November
Day after Thanksgiving Day	Third Friday of November
Christmas Eve	December 24 <sup>th</sup>
Christmas Day	December 25 <sup>th</sup>
New Years Eve	December 31st

**Sick Leave**

Permanent Part-time Personnel -After five years of uninterrupted service, permanent Part-Time personnel will be entitled to sick leave benefits earned on a pro-rata basis (i.e. .0385 times the number of hours worked, not to exceed 80 hours in a 14-day period).

**Pay-Off**

Upon retirement, all accumulated sick leave shall be considered as time worked for retirement benefit purposes.

**Leave for Job-Connected Injury**

Time off with pay (excluding sick leave and vacation time) as a result of a work-related injury shall be limited to 6 months during the employee's tenure with the CITY Should a dispute arise concerning whether an injury was work-related or not and is subsequently resolved in favor of the employee, any sick leave or vacation time used, by the employee, to cover the period of injury shall be reinstated to the employees account up to an employment maximum of 6 months.

**Bereavement Leave**

For purposes of bereavement leave, " Immediate Family" shall be defined as an Employee's: Spouse, Child, Parent, Brother, Sister, Mother/Father-in-law, Brother/Sister-in-law, or Grandparents.



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**ARTICLE 25 OUT-OF-CLASS PAY**

An employee shall receive pay for acting assignments when they work out-of-class, in a greater position, commencing with the 22nd consecutive working day of such out-of-class work. Such pay shall be a minimum of 5% greater than the employee's current pay.

**ARTICLE 26 GRIEVANCE PROCEDURE**

An employee may appeal a decision affecting his/her employment over which his/her appointing power has partial or complete jurisdiction and for which appeal is not provided by other regulations or is not prohibited. The employee shall utilize the Grievance procedure provided for in the Personnel Rules and Regulations manual.

This Article is applicable to Extra Help and/or Seasonal status employees, but Extra Help and/or Seasonal status employees may only grieve Articles specifically applicable to them.

**ARTICLE 27 INSURANCE**

**Health Insurance**

During the term of this agreement, the CITY agrees to continue providing health insurance for all eligible employees and their eligible dependents. The CITY further agrees to continue the same ratio of employee and dependent premium contribution:

- Contribution for employee premium = 100%
- Contribution for dependent premium = 50%

**Retirement**

Continuation Upon Retirement - Effective upon insurance plan renewal, CITY agrees to allow employees with 20 or more years of continuous service to continue coverage in the CITY active employee's health insurance program, until said retiree reaches Medicare eligibility, CITY will contribute 3.5 % of the employee only premium for each year of employee's continuous service with CITY Dependents will not be eligible.

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**ARTICLE 28 EDUCATION INCENTIVE PROGRAM**

**Purpose**

The purpose of this program is to provide financial incentives to employees who, on their own time, enroll, and complete approved educational programs that will add/or improve skills that will enhance employee productivity and thereby augment their value as employees of the City.

**Eligible Employees**

"Eligible Employee" shall mean any permanent full-time employee or any permanent part-time employee working 30 hours or more weekly.

**Approved Educational Programs**

An "Approved Educational Program" shall mean a class or classes, which are recommended by the department head and approved by the City Manager and determined to be beneficial to the performance of an employee in his/her current assignment. The class must be approved in advance to qualify for the incentive program.

To qualify the class must be conducted by a fully accredited adult school, college, or university and require at least 20 hours of course instruction in the case of adult school, or be a complete semester or quarter in duration in the case of colleges and universities.

Classes taken while on duty (on compensable time), at the express direction of the City, e.g. POST Basic Academy, will not be eligible for the incentive program.

**Grade Requirement**

In addition to meeting the criteria above, incentive payment will only be allowed in the event of the successful completion of the course undertaken with a passing grade of "C" or better, or "Pass," if the course is graded as "Pass/Fail." The employee is responsible for providing appropriate evidence of successful completion.

**Amount of incentive**

The incentive will be paid only to those employees who continue their employment with the CITY as provided below:

- Employees who continue employment for a full 12 months (365 days) following completion of the class will receive an additional \$250 payroll bonus.
- There will be no incentive payment if an employee does not continue employment for at least 12 months and there will be no pro-rata payment for employees who terminate employment between the sixth- and twelfth month following completion of an approved class.

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- An employee may, in an event, qualify for an incentive payment of more than \$250 in any fiscal year.

**ARTICLE 29 FURLOUGH AND LAYOFF**

**Furlough**

Furlough is a temporary reduction of the regular work week, invoked by the City as an alternative to layoff where layoff could not be accomplished by attrition.

**Responsibility of the Parties**

Whenever it has been decided that it is necessary to invoke the Furlough procedure, the City shall notify the union a minimum of ten (10) business days in advance of the date on which furloughs are to occur.

- a) Within the 10-business-day period, the Union shall have the opportunity to request to meet and confer over the necessity and impact of the furlough.
- b) Upon request, both the Union and City shall set a mutually agreeable time and date to meet and confer on the merits, process, and impacts of the furlough. The City shall take no action to furlough or lay off until the completion of the Meet and Confer process.
- c) While the City will discuss the merits, process, and work together with the union to mitigate the impacts of the furlough on employees, the decision as to whether to do furloughs is the exclusive right of the City.

**Duration**

The Union will have the opportunity to present a proposal regarding the number of consecutive work weeks the City shall operate under furloughs. The Union's proposal may contain not only its understanding of the City's financial position but also options for a reduction in benefits rather than savings through furloughs. The City will determine the number of weeks after reviewing the City's financial position and the Union's proposal. Both parties shall consider, in good faith, the City's financial condition and the needs of the residents, and the impact on employees before the city determines the number of consecutive work weeks to operate under furlough. The time furloughed within each of the work weeks the City determines to be furlough work weeks shall not exceed eight (8) hours.

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**Layoff**

Layoff is the termination of an employee in a class without prejudice and without fault on the employee's part because of changes of duty or organization or the return of another employee from a leave of absence. Layoffs are based on reverse seniority as outlined below.

**Seniority for Layoff Purposes**

Computation of Seniority for layoff purposes shall include all periods of continuous paid employment in the classified service. Seniority shall be maintained but shall not increase during any period of leave without pay. Service accrued before a previous layoff shall be included.

**Responsibility of the Parties**

Whenever it has been decided that it is necessary to invoke the layoff procedure, the City shall notify the union a minimum of ten (10) business days in advance of the date on which layoffs are to occur:

- a) Within the 10-business-day period, the Union shall have the opportunity to request to meet and confer over the necessity and impact of the layoff.
- b) Upon request, both the Union and City shall set a mutually agreeable time and date to meet and confer on the merits, process, and impacts of the layoff. The City shall take no action in regard to layoff or furlough until the completion of the Meet and Confer discussions.
- c) While the City will discuss the merits, process, and work together with the union to mitigate the impacts of the layoff of employees, the decision as to whether or not to do layoffs is the exclusive right of the City.

The City and Union will endeavor to meet as soon as practicably possible. If the union fails to respond in 10 business days, it will be considered a waiver of its right to meet and confer, and the City shall take the intended action.

**Order of Layoff- Seniority**

Layoffs will be determined based on an inverse order of seniority computed on the basis of an employee's City-wide service. The City shall determine which departments are involved in layoffs based on essential services provided to the community. Layoffs will be determined by department. Employees to be laid off will be selected by inverse seniority order within the impacted department. Each department is dealt with exclusivity to all others. All temporary, contracted employees with the same job title or same job duties of full-time employees, part-time, and probationary employees within the impacted department will be separated in that order prior to the layoff of any regular employee. In certain circumstances, a regular employee

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will possess credentials or certifications not held by other full-time employees that are vital to the continuation of the City. The City may exempt these essential, credentialed, or certification-holding employees from layoff to ensure the continuation of vital City Services.

**Notice of Separation**

Incumbents of permanent positions with either probationary or permanent status will, insofar as possible, be given a minimum of ten (10) business-day notice prior to separation as a result of a layoff.

**Layoff Privileges**

Following are the options open to affected individuals in each layoff instance:

**Displacing to a Lower Class**

- a) An employee affected by layoff may, at his/her discretion, displace an employee at the next lower class in the series, or in succeeding lower classes in the series who has less seniority within the same department. Seniority computation for displacement purposes are made as determined for the original layoff.
- b) An employee who chooses to demote to a lower position within the same department will move to the pay level of the employee the self-demoting employee is displacing unless the City and Department Head identifies financial resources to pay at a higher pay step within the pay scale of the lower position.
- c) Employees whose pay and/or benefits are affected due to layoff shall be given the opportunity to transfer to other positions within the City in which they are qualified. This shall be treated as part of the re-employment process and seniority shall be considered. If it is a higher classification, the employee shall be notified of the opportunity, and immediately allowed to participate in the competitive process.

Although an employee shall be hired based on their merits, a consideration for the employee's tenure and experience with the City shall be considered.

**Employment Interviews**

Department heads who are referred the names of individuals on a layoff list of persons designated for layoff shall personally assure that such persons are provided an employment interview.

**Layoff Re-employment Eligible List**

Names of employees with permanent status who have been laid off will be automatically placed on a re-employment list for up to 2 years for the classification in which they were laid off.

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Employees to be laid off will be permitted to demote to previously held classifications within the same department (see displacing a lower class) at the employee's request prior to the layoff effective date. Demotion may be made to any job classification the duties of which they are qualified and capable of performing and shall be offered by seniority. When an employee demotes in accordance with provisions of this Section, they shall be required to complete a new probationary period.

Employees who are laid off and rehired within two years shall have their seniority (hours in service) for vacation accumulation purposes restored to them as of the date of layoff.

Employees who are laid off and rehired within two years shall have all unused sick leave as of the date of layoff restored to them. This shall not apply to employees who received sick leave payoff.

**Separation from City Service**

Employees who are to be laid off have the option of leaving City service rather than displacing in a lower class, or demoting.

**ARTICLE 30 RETIREMENT**

CITY agrees to adopt the following provisions of PERS:

- Section 20042 – One-Year Final Compensation
- Section 21024 – Military Service Credit as Public Service
- Section 21548 – Pre-Retirement Optional Settlement 2 Death Benefit; and,
- Section 216215 Retired Death benefit (\$5,000).

The Employee's contribution toward PERS will be as follows:

- Rate Plan 433 (Miscellaneous Classic) 8.00 percentage points of Employee Rate; and effective the first full pay period following City Council approval of the new MOU December 9, 2025, eliminate Employee's contribution of 1.00 percentage points of Employer Rate.
- Rate Plan 26330 (Miscellaneous PEPRA) employees will contribute 50 percent of the total normal cost of the retirement benefit and 1.00 percentage points of Employer Rate.

**ARTICLE 31 PAY-RELATED ITEMS**

The City does not guarantee general salary increases during the term of this agreement. However, the City will have the discretion to give increases up to 2% in any particular year covered by the agreement if the City Council authorizes the increases through the budget process. City executives will present budget scenarios with various levels of increases to the

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City Council ad-hoc budget committee, who will determine which scenario to present to the full City Council for adoption. The determination will be based on the City's fiscal health and economic outlook in that year.

**ARTICLE 32 VEHICLE TAKE HOME**

Take-home vehicles will be provided by the CITY for on-call employees only.

**ARTICLE 33 UNION REPRESENTATIVE LEAVE OF ABSENCE (SB 1085/GOVERNMENT CODE 3558.8)**

Pursuant to the provisions of SB 1085/Government Code section 3558.8, the City shall grant an employee, upon written request of the Union, a reasonable leave of absence without loss of compensation or other benefits for the purpose of enabling employees to serve as stewards or officers of the Union. Leave may be granted on a full-time, part-time, periodic, or intermittent basis under the following procedures:

1. The Union officer or steward shall submit a written request to the City at least 15 business days in advance of the requested leave. The request shall include dates/duration and classification.
2. No more than two (2) employees shall be on leave at the same time; and employees must have a minimum overall satisfactory evaluation rating for the most recent evaluation period, and employees cannot be in any probationary status and/or on administrative leave. For any employee going on leave, who is on a medical leave, SEIU will ensure compliance with all medical restrictions.
3. The Union shall reimburse the City for all benefits and compensation paid to and earned/realized by the employee on leave, including but not limited to all wages and benefits.
4. Reimbursement by the Union shall occur within 30 days of City billing the Union.
5. The leave of absence will be approved if it does not interfere with the performance of City services and department operations. If the leave is denied, the City will provide the Union with written notification of impacted operational needs. The Union shall provide the City with alternate leave dates for the leave to occur.

At the conclusion or termination of the leave granted under this section, the officer or steward shall have a right to reinstatement to the same position and location they held prior to such leave, or if not feasible, a substantially similar position without loss of seniority, rank, or classification.

The City shall not be liable for any act, omission, or injury suffered by any employee of the City if that act, omission or injury occurs during the course and scope of the employee's leave under

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this section to work for the Union. To the extent that the City is held liable for any such act, omission or injury, the Union shall indemnify and hold harmless the City.

**ARTICLE 34 RIGHTS AFTER TRANSFER, PROMOTION, OR DEMOTION**

If an employee is transferred or demoted, be it voluntarily or involuntarily, to a different department, that employee shall be placed on a six-month probation period. A promoted employee shall be placed on a four (4) month probation period. Department heads shall have the option to waive an employee's probationary period.

In the cases of transfer, demotion, or promotion, the employee shall receive an intermediate evaluation within the first 60 days of the probationary period indicating whether the employee is performing at a level acceptable to pass promotion or indicating the ways in which the employee must improve to perform at a level acceptable to pass promotion. An acceptable rating at the intermediate evaluation does not guarantee passing of probation. The employee must continue to meet or exceed expectations. An employee who does not receive an acceptable rating at the intermediate evaluation shall have the option to demote back to the same or similar position in the same class from which promoted, have the ability to "bump" a probationary employee in the position, or may improve performance and skills as outlined in the intermediate evaluation to be performing acceptably by the end of the probation period.

If an employee does not wish to retain their promotion, or does not satisfactorily pass a probationary period, they have the option to demote back to the same or similar position in the same class from which promoted or have the ability to "bump" a probationary employee in the position.

**ARTICLE 35 SEVERABILITY**

If any provision of this agreement, or the application of such provision to any person, or circumstance shall be held invalid, the remainder of this Memorandum or the application of such provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby and both parties shall meet and confer for the sole purpose of arriving at a mutually satisfactory replacement for such invalidated provision.

This Article is applicable to Extra Help and/or Seasonal status employees.

**ARTICLE 36 SUCCESSION**

In the event either party hereto desire to negotiate the provisions of a successor Memorandum of Understanding, such party shall serve upon the other its written request to commence negotiations, 120 to 90 days before the expiration date of this agreement. Failure to provide such



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notice shall indicate satisfaction with the existing terms and conditions and the desire for such terms and conditions to remain in force an additional twelve (12) months beyond its expiration date.

This Article is applicable to Extra Help and/or Seasonal status employees.

**ARTICLE 37 TERM**

The provisions of this Memorandum of Understanding shall commence on the date of signing below and remain in effect through June 30, 2026, unless notice, as provided in Article 36 of this MOU, is not given in the required time.

This Article is applicable to Extra Help and/or Seasonal status employees.

This Memorandum of Understanding was entered into and signed this \_\_\_\_\_day of \_\_\_\_\_2025.

\_\_\_\_\_  
SEIU REPRESENTATIVE

\_\_\_\_\_  
CITY MANAGER

\_\_\_\_\_  
EMPLOYEE  
REPRESENTATIVE