LINDSAY CITY COUNCIL
REGULAR MEETING AGENDA

June 23, 2026, 6:00 P.M.
City Hall, 251 E. Honolulu St., Lindsay, CA 93247

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

Notice is hereby given that the Lindsay City Council will hold a Regular Meeting on Tuesday, June 9, 2026 at 6:00 p.m. in person and live via YouTube.

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

Se invita y se anima a las personas de habla hispana a asistir a las reuniones del Concejo Municipal de Lindsay. Las agendas de las reuniones están disponibles en español a solicitud. Para obtener información adicional, comuníquese con la Oficina de la Secretaria Municipal al (559) 562-7102.

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, or via email at lindsaycityclerk@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 Internation Union (SEIU), Mid-Management Group, Lindsay Professional Fire Fighters Association (LPFFA), and Lindsay Police Officers Association (LPOA).

4.2 Conference with Real Property Negotiations § 54956.8(c)
Property: 284 E Hermosa st & 112 S Gale Hill Ave
Agency: City of Lindsay

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

6. CLOSED SESSION REPORT – This is the designated time for the City Council to publicly report any actions taken during closed sessions, along with the corresponding votes, if applicable.

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. RECOGNITIONS

11.1 Introduction and Oath of Office of Police Sergeant
Action & Recommendation: Oath of Office administered by Miranda Cordova, City Clerk/ Human Resource Manager.
Presented by: Chief Nichloas Nave, Director of Public Safety

12. 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.

12.1 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: Miranda Cordova, City Clerk

12.2 Police & Fire Division Highlights for June 3, 2026 Through June 14, 2026.
Action & Recommendation: Approved as submitted.
Submitted by: Nicholas Nave, Director of Public Safety

12.3 Minutes of the Regular of June 9, 2026.
Action & Recommendation: Approved as submitted.
Submitted by: Miranda Cordova, City Clerk

12.4 Warrant List for June 2, 2026 Through June 14, 2026
Action & Recommendation: Accept the Warrant List for transaction dated June 2, 2026, through June 14, 2026.
Submitted by: Soledad Ruiz-Nunez, Director of Finance

12.5 Tulare County Sheriff's Office Dispatch Services Agreement Renewal
Action & Recommendation: Approve the renewal of the agreement between the City of Lindsay and the County of Tulare for law enforcement emergency dispatching services for the period of July 1st, 2026 through June 30th, 2027 and authorize the City Manager to execute documents.
Submitted by: Nicholas Nave, Director of Public Safety

12.6 OMNI Family Health Renewal of Lease Agreement
Action & Recommendation: Staff recommends that City Council authorize the City Manager to execute the lease renewal with OMNI Family Health.
Submitted by: Armando da Silva, Director of Parks & Recreation Services

12.7 Lindsay General Plan Annual Progress Report and Annual Housing Element Progress Report for 2025

Action & Recommendation: Staff recommends the City Council formally accept the General Plan Annual Progress Report and the Housing Element Progress Report for the year 2025.
Submitted by: Dario Dominguez, Director of Public Works

13. DEPARTMENT HEAD REPORT

13.1 City Services – Dario Dominguez, Director of Public Works

14. PUBLIC HEARING

14.1 Adoption of Updated Master Fee Schedule
Action & Recommendation: Staff recommends that the City Council adopt Resolution No.26-24 updating the Master Fee Schedule to include new and revised fees for credit card processing, memberships, facility usage, recreation services, and revisions to Building Division fees.
Submitted by: Kuyler Crocker, City Manager

14.2 Vacancy & Recruitment Retention Efforts
Action & Recommendation: Conduct the public hearing required by Assembly Bill 2561 (AB 2561) regarding the City's job vacancies, recruitment efforts, and retention efforts, and receive and file the report.
Submitted by: Miranda Cordova, City Clerk & Human Resource Manager
Presented by: Kuyler Crocker, City Manager

14.3 Fiscal Year 2026-2027 City Budget and CIP Budget
Action & Recommendation: Consider the Approval of the City of Lindsay Budget for Fiscal Year 2026-2027, Resolution No. 26-31 and the CIP Budget for FY 2026-2027.
Submitted by: Soledad Ruiz-Nunez, Director of Finance

15. ACTION ITEMS

15.1 Approval of Updated Job Descriptions, Position Reclassifications, and Establishment of New Positions
Action & Recommendation: Adopt a Resolution approving updated job descriptions, reclassifying the Engineering Technician position to Associate Engineer, replacing the Recreation I classification with Recreation Leader I and Recreation Leader II classifications, and establishing the Permit Technician position.
Submitted by: Dario Dominguez, Miranda Cordova, City Clerk & Human Resource Manager
Presented by: Kuyler Crocker, City Manager

15.2 Update Salary Schedule July 1, 2026
Action & Recommendation: Consider the Approval of Resolution 26-17 updating the City of Lindsay Salary Schedule effective July 1, 2026.
Submitted by: Soledad Ruiz-Nunez, Directo of Finance

15.3 Consider the Adoption of Resolutions 26-25, 26-26 & 26-27 Initiating Fiscal Year 2026–2027 Landscape and Lighting Assessment District Proceedings, Providing Preliminary Approval of the Engineer's Reports, Declaring the Intention to Levy and Collect Assessments, and Setting a Public Hearing for July 28, 2026.

Action & Recommendation: Staff recommends (1.) Consider the Approval of Resolution No. 26-25 Ordering the preparation of an Engineers Report for Landscape and Lighting Maintenance District for Fiscal Year 2026-2027 (2.) Resolution No. 26-25 Giving preliminary approval of Engineer's Report for Fiscal Year 2026-2027 for Landscape and Lighting Maintenance Districts & (3.) Resolution No. 26-26 Declaring its intention to levy and collect assessments for Fiscal 2026-2027 Landscape & Lighting Maintenance Assessment Districts; Declaring the work to be of more than local or ordinary public benefit; specifying the exterior boundaries of the areas within the Landscape Maintenance Districts to be assessed and the cost and expense thereof; Designating said districts as Landscape & Lighting Maintenance Districts; Determining that these proceedings shall be taken pursuant to the Landscaping and Lighting Act of 1972; and offering a time and place for hearing objections thereto.
Submitted by: Dario Dominguez, Director of Public Works

15.4 Awarding the Contract for the Road Improvements Project

Action & Recommendation: Staff recommends council adopt Resolution 26-28; awarding the contract for the Road Improvements Project to American Paving Co. (American Paving), in the amount of $5,321,719.60, and provide a $798,260 (approximately 15%) contingency to deal with any unforeseen issues that might arise during construction for a total encumbrance of $6,119,979.60.
Submitted by: Dario Dominguez, Director of Public Works

16. REQUEST FOR FUTURE ITEMS

17. 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. 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).

DATE & TIME POSTED: Thursday, June 18, 2026 at 5:00 p.m.

Dalee Chang, Deputy City Clerk



June 3rd, 2026 – June 5th, 2026

Police Division Highlights:

Total Calls for Service: 212

Possession of a Controlled Substance / Arrest

6/03/2026 at 0006 Hours:

Officers Sanchez and Macias conducted a traffic enforcement stop and contacted Carlo Gallegos-Rios, 54, of Lindsay, who was found to be in possession of a controlled substance. Gallegos-Rios was arrested without incident and later released via a signed Agreement to Appear.

Warrant Arrest

6/03/2026 at 1104 Hours:

Chief Nave contacted Maria Irma Mora, 44, of Lindsay, who had two active warrants for her arrest. Mora was arrested without incident and later released via a signed Agreement to Appear.

Felony Warrant Arrest

6/04/2026 at 2340 Hours:

Sgt. McMillan located Ignacio Rodriguez, 32, of Lindsay, who was wanted for an active Felony Arrest Warrant. Rodriguez was arrested without incident and was later booked at the South County Detention Facility.

Trespassing / Probation Violation / Resisting Arrest by Force / Arrest

6/05/2026 at 0321 Hours:

Units responded to a report of an unwanted subject at a business in the 900 block of W. Hermosa St. Upon arrival, Christopher Melendez, of Lindsay, who was known to be on active probation, fled from officers on foot. Melendez was overtaken and a physical altercation ensued until he was ultimately taken into custody without further incident. Melendez was later booked at the South County Detention Facility.

Possession of a Controlled Substance / Arrest

6/06/2026 at 1242 Hours:

Officer Garcia conducted a traffic enforcement stop and contacted Jesse Soto, 37, of Lindsay, who was found to be driving while unlicensed, and in possession of a controlled substance. Soto was arrested without incident and later booked into the South County Detention Facility.



Felony Evading / Felony Hit & Run Driving / Possession of a Controlled Substance / Arrest

6/06/2026 at 2156 Hours:

Lindsay Units attempted to conduct at traffic enforcement stop on a suspicious vehicle in the area of Hermosa St. and SR65. The vehicle fled at a high rate of speed and was pursued by officers. The suspect vehicle struck another motorist in the area of Tulare Rd. and Sequoia Ave. and officers tended to that collision, with occupants of the other vehicle sustaining minor injuries. The vehicle ultimately yielded in the area of Strathmore Rd. and Avenue 200, where the driver, Alexander Pantoja-Sanchez, 21, of Porterville, was taken into custody along with five passengers. Pantoja-Sanchez was later booked at the South County Detention Facility, and the passengers were released from the police department.

Fire Division Highlights:

Total Calls for Service: 48

Tulare County Fire Assist / Grass Fire

6/01/2026 at 1641 Hours:

Patrol 87 responded to assist TCFD with a grass fire caused by electrical equipment. Upon arrival units found approximately 100 feet of grass that had been burned due to a downed electrical line. Crews mitigated the hazard until relieved by TCFD.

Electrical Fire / Out on Arrival

6/02/2026 at 1224 Hours:

Truck 87 responded to a commercial fire at Subway- 246 N Highway 65. Upon arrival crews found that electrical wiring modifications had caused a short, with some smoldering fire near the refrigerated service bar. Crews mitigated the problem and isolated the affected circuit. The owner was advised to make repairs.

Tulare County Fire Assist / Grass Fire

6/02/2026 at 1331 Hours:

Patrol 87 responded to assist Tulare County Fire with a grass fire in the area of Road 216 and Avenue 252. Upon arrival approximately ¼ acre of grass was found to be involved, and crews worked to contain the fire until released by TCFD.

Tulare County Fire Assist / Grass Fire

6/05/2026 at 1947 Hours:

Patrol 87 responded to the 1200 block of N. Foothill Ave. for a report of a grass fire in or near an orchard. Upon arrival approximately ¼ acre of grass was located on fire and was extinguished. The scene was turned over to TCFD.



Tulare County Fire Assist / Grass Fire

Patrol 87 responded to the area of the 1500 block of N. Foothill Ave. for a report of an additional grass fire. Upon arrival another small grass fire was located which was quickly brought under control. The scene was turned over to TCFD Fire Investigators.

Special Events:

Personnel staffed the Alternative Education and Lindsay High School Graduation Commencement Ceremonies.

Upcoming Events / Projects:

An additional Town Hall Meeting is Scheduled for Monday, June 8th, 2026

Personnel will be participating in the Tulare County Public Library's Summer Reader program beginning on June 18th, 2026



June 8th, 2026 – June 14th, 2026

Police Division Highlights: Total Calls for Service: 212

Reckless Driver / Driving on a Suspended License / DUI / Arrest

6/08/2026 at 1434 Hours:

Lt. Riley observed a reckless vehicle in the area of Tulare Rd and Sequoia Ave. during school dismissal. Lt. Riley conducted a traffic enforcement stop and contacted the driver, Armando Meza, 35, of Lindsay, who was found to be driving while intoxicated and on a suspended license. Meza was arrested and transported to the police department for processing prior to being released to a responsible party via a signed Agreement to Appear.

Warrant Arrest

6/08/2026 at 2159 Hours:

Lindsay officers responded to a residence in the 1200 block of N. Foothill in attempt to serve a felony arrest warrant. Upon arrival contacted was Yang Lee, 47, of Lindsay, who was taken into custody without incident. Lee was later booked at the South County Detention Facility.

Possession of a Controlled Substance / Arrest

6/11/2026 at 2104 Hours:

Officer Garcia conducted an enforcement stop and contacted Joshua Howard, 34, of Lindsay, who was found to be in possession of a controlled substance. Howard was arrested without incident and later released via a signed Agreement to Appear.

Possession of a Controlled Substance / Parole Violation / Arrest

6/12/2026 at 2115 Hours:

While working a multi-agency enforcement detail, Officer Martinez contacted Manuel Camacho, 32, of Lindsay, while at the Farmer's Market. Camacho was found to be in possession of a controlled substance and was in violation of his parole terms. Camacho was arrested without incident and later booked at the South County Detention Facility.

Felony Warrant Arrest

6/13/2026 at 1700 Hours:

Officer Chaidez contacted and arrested Ignacio Rodriguez, 33, of Lindsay for an outstanding felony arrest warrant stemming from the setting of several fires in the downtown Lindsay area. Rodriguez was later booked at the South County Detention Facility.



Attempted Carjacking / Arrest

6/13/2026 at 1711 Hours:

Lindsay Units responded to the area of Mirage and Frazier for a report of an attempted carjacking. Upon arrival the victim provided a description of the suspect, who was later located in the area. The suspect, Alan Zamorategui, 39, of Visalia, was identified by the victim and arrested without further incident. Zamorategui was later booked at the South County Detention Facility.

Fire Division Highlights: Total Calls for Service: 36

Tulare County Fire Assist / Multiple Vehicle Injury Traffic Accident

6/08/2026 1655 Hours:

Truck 87 responded to the area of Road 204 and Avenue 256 for a report of a five-vehicle collision with multiple rollovers. Upon arrival it was determined a semi-truck driver had collided with multiple stopped vehicles, causing several injuries. Crews assisted with patient care and packaging, and the scene was ultimately turned over to CHP.

Tulare County Fire Assist / Debris Fire

6/14/2026 at 0955 Hours:

Patrol 87 responded to a report of a fire at the Lindsay-Strathmore Cemetery. A small debris fire was located out on arrival, and the scene was turned over to TCFD.

Special Events:

Personnel attended the Town Hall meeting on Water.

Upcoming Events / Projects:

Personnel will be participating in the Tulare County Public Library's Summer Reader program beginning on June 18th, 2026

LINDSAY CITY COUNCIL
REGULAR MEETING MINUTES

Lindsay Council Chambers **Tuesday, June 9, 2026**
251 E Honolulu St., Lindsay CA 93247 **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, Director of Public Safety Nicholas Nave, Director of Finance Soledad Ruiz-Nunez, Director of Parks & Recreation Services Armando da Silva, Executive Assistant/ Deputy City Clerk Dalee Chang, City Services Maintenance Supervisor Marshall Chairez 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 Mayor Villarreal.

3. ROLL CALL
Council Present: Mayor Villarreal
Mayor Pro Tem Soria
Councilmember Nave
Councilmember Flores
Councilmember Sanchez

4. EXECUTIVE (CLOSED) SESSION – At 6:03 P.M

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 Internation Union (SEIU), Mid-Management Group, Lindsay Professional Fire Fighters Association (LPFFA), and Lindsay Police Officers Association (LPOA).

4.2 Conference with Legal Counsel – Existing Litigation § 54956
Maria Carrillo v. City of Lindsay, Tulare County Superior Court Case No. VCU335445

4.3 Conference with Legal Counsel – Anticipated Litigation
Initiation of litigation pursuant to § 54956.9(c): 2 case(s)

4.4 Liability Claim Conference with Real Property Negotiations § 54956.8(c)
Property: 284 E Hermosa st & 112 S Gale Hill Ave
Agency: City of Lindsay

5. 6:34 P.M. RECONVENE FROM CLOSED SESSION

6. CLOSED SESSION REPORT
Council returned from closed session at 6:34pm with nothing to report.

7. APPROVAL OF AGENDA

At the directions of Mayor Villarreal, the council pulled Agenda Item #14.3 Selection of Utility Provider for Acquistion, Operation, and Improvement of the City's Water and Wastewater System. It was motioned by Councilmember Nave, seconded by Councilmember Sanchez, and unanimously approved 5-0.

8. COUNCIL REPORT

Councilmembers and the Mayor provided updates on recent community and civic engagements. These included attendance at youth sports playoffs, scholarship award ceremonies, high school and adult-education graduations, the Lion King student production, the Military Banner Ceremony, the Restore the Fire Truck 25th Anniversary event, the Wellness Center's Salute to Service Run, and the TCAG Local Motion Awards. Scholarships totaling $1,500 were presented on behalf of the Lindsay Skimmers Swim Club. Council noted strong community participation at town halls and public meetings and expressed appreciation for ongoing feedback. The council also highlighted the work of programs such as Varela Boxing, which provides positive youth engagement opportunities and is currently fundraising to support a local athlete competing in Texas. Overall, councilmembers expressed gratitude for community involvement and reaffirmed their commitment to collaborative efforts that enhance the City of Lindsay.

9. PUBLIC COMMENT

The public comment period was opened. The following comments were received:

Val Saucedo provided a point of clarification regarding Item 14.3. He requested confirmation on whether the item, though removed from the current agenda, remains under consideration and may return at a future meeting. He further requested that, if the item is to be revisited, the City provide clear and timely public notice to ensure full transparency. Mr. Saucedo noted that recent concerns from the community have stemmed from a lack of advance notice regarding this item and stated that the public should be given adequate time to review and respond before it is placed back on the agenda.

Anita Gustuson provided public comment and presented several questions for the Council and staff. She inquired whether the 48,000-dollar pool expenditure and the 65,000-dollar Box Trail expenditure had received prior Council approval. She requested clarification on why the PRO PTs utility payment remains set at 750 dollars despite ongoing increases in utility costs. She asked whether Community Facilities District charges will be collected through property taxes and whether any existing districts currently have delinquent payments owed to the City. She further asked whether the City is actively recruiting tenants for the Blanketing/Branding item. Ms. Gustuson requested confirmation on whether staff obtained Council authorization before approving repairs and design work related to the City deck. She also sought information regarding sanitation measures, public safety planning, potential municipal code updates, and the reasons for recent changes associated with the Transit Center project. Lastly, she requested an update on the status of implementing the auditors' recommendations for the 2023–2024 fiscal year.

Teresa Saucedo provided a comment regarding the removed item. She stated that if the item returns, she urges the Council not to approve it. She expressed concern that moving toward selling the City's water system without independent analysis or full transparency is premature and irreversible. She noted that the City is not in a strong position to negotiate with experienced private utility companies and that residents have raised significant concerns. She also stated there is no clear evidence that independent experts are representing the community's interests, and the public does not yet understand the long-term impacts on water rates or local control. She emphasized that once the system is sold, decisions about water

would leave the community permanently, and she urged the Council not to select a provider or authorize negotiations until independent review and full transparency are ensured.

Trudy Wishman provided public comment, stating that she has lived in the community for many years and is strongly opposed to the privatization of the City's water system. She noted that her current work with agricultural water districts has shown her how certain governance structures can lead entities to behave as though they own the water, resulting in negative impacts on policy decisions. Ms. Wishman emphasized that privatizing the water system would lead to a loss of local control, echoing concerns raised by other residents. She stated that this is not the time for the community to relinquish control of its water supply and expressed her opposition to any such action.

James Kliegl provided public comment, thanking the Council for their remarks on the recent Lion King production. He addressed the need for sustainable City revenue and suggested considering a voter-approved half-cent sales tax increase. He stated this measure could generate approximately 800,000 dollars annually, offering long-term revenue, unlike a one-time payment that might result from a potential water-system sale. He encouraged the Council to explore this option, expressing his belief that voters would be more willing to support a sales tax increase than the sale of the City's water system.

Jennifer Keeton provided public comment, stating her strong opposition to the RFQ selection and any effort to privatize the City's water and sewer systems. She expressed concern that many water users who live outside city limits pay for services but would have no voting rights in a potential sale, creating legal and ethical issues. She stated that current infrastructure problems stem from past mismanagement and should not be resolved by selling a public asset. Ms. Keaton noted that residents at recent forums overwhelmingly opposed privatization and supported maintaining local control. She emphasized that selling the system would permanently transfer authority to a for-profit corporation and urged the Council to reject Item 14.3 if it returns.

Janet Kliegl provided public comment expressing opposition to Item 14.3 and the potential privatization of the City's water system. She referenced national research indicating that communities that shifted from public to private water systems experienced higher rate increases than those that retained public ownership. She encouraged the Council to review such studies. Ms. Kliegl also supported the City's interest in smart meters as an efficient improvement. She noted that cities often privatize for a short-term cash infusion but stated that the benefits are temporary and urged the Council to consider the long-term impacts.

Dennis Doane provided public comment, noting he is president of the Lindsay Chamber of Commerce and a local business owner. He asked whether the eleven revenue-generation strategies presented at the recent town hall have action plans, assigned responsibilities, timelines, and measurable outcomes, and requested that this information be shared with the public. He also referenced the proposed Downtown Association and Economic Development Committee, stating that the Chamber has repeatedly offered to assist but has not been included. Mr. Doane reported that poor communication from the City has resulted in the loss of potential investors interested in purchasing vacant properties. He urged the Council to adopt a "Lindsay-first" approach and reiterated the Chamber's and his own willingness to support local economic development efforts.

Henry Villanueva provided public comment, thanking the Council for removing Item 14.3 and urging improved communication with the community. He stated that notices for recent meetings were not posted in a timely or accessible manner, particularly for Spanish-speaking

residents, who make up a significant majority of the community. He noted that the City has the ability to notify all residents through mailings and should use those methods to ensure transparency and inclusivity. Mr. Villanueva also pointed out that the agenda referenced interpreter registration without providing a way to register. He encouraged the Council to be more mindful of effective outreach and to remember its responsibility to the community it serves.

Teresa Saucedo provided additional public comment regarding translation services. She stated that, as a bilingual speaker, she had been monitoring the translation being provided during the meeting and found it to be inaccurate. She expressed concern that important portions of speakers' comments were not being correctly conveyed to Spanish-speaking attendees and urged the City to address the issue.

Margaret Martinez provided public comment stating that she is opposed to the privatization of the City's water system. She noted that although she resides outside city limits and cannot vote on the matter, she wished to be on record as opposing privatization.

Luisa Quezada provided public comment requesting that City Council agendas be provided in both Spanish and English because a large portion of the community speaks only Spanish and deserves full access to information. They express relief that the agenda item about selling the city's water system has been removed and argue strongly against water privatization. They warn it would lead to higher rates, loss of local control, reduced transparency, and greater vulnerability during droughts. The commenter emphasizes that access to drinking water is a human right, and that privatization prioritizes corporate profit over the community's needs. They urge the city not to let corporations' profit at the community's expense.

Mercy Herrera provided a public comment regarding Agenda Item 14.3 via email, attached hereto as Attachment A.

10. CITY MANAGER REPORT

The City Manager Kuyler Crocker reported on recent activities including two town hall meetings and ongoing budget preparation. Mr. Crocker noted participation in Fraint Board and Annual meeting and EDC meetings and ongoing county discussions regarding updated Opportunity Zone designations. He met with USDA Secretary Brooke Rollins and the Executive Director of California Rural Development to discuss potential funding opportunities. He announced that the City received a TCAG Local Motion Award for the Olive Bowl project and recognized Councilmember Nave and Chief Nave for their car seat safety outreach award. Mr. Crocker provided updates on Well 11, streets projects, and coordination with Caltrans on the SR-65 roundabout. Lastly, he noted that registration for the League of California Cities annual conference is now open.

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 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 May 4, 2026 Through May 31, 2026.

Action & Recommendation: Approved as submitted.

Submitted by: Nicholas Nave, Director of Public Safety

11.3 Minutes of the Regular of May 12, 2026.
Action & Recommendation: Approved as submitted.
Submitted by: Dalee Chang, Deputy City Clerk

11.4 Warrant List for May 4, 2026 Through June 1, 2026.
Action & Recommendation: Accept the Warrant List for transaction dated May 4, 2026, through June 1, 2026.
Submitted by: Soledad Ruiz-Nunez, Director of Finance

11.5 Monthly Treasurer's Report for May 2026
Action & Recommendation: Accept the May Treasurer's Report as presented.
Submitted by: Soledad Ruiz-Nunez, Director of Finance

11.7 Resolution No. 26-13 – Designating an Americans with Disabilities Act (ADA) Coordinator
Action & Recommendation: Staff recommends that the City Council adopt Resolution No. 26-13 designating the City's Americans with Disabilities Act (ADA) Coordinator. The proposed resolution appoints the Public Works Director, Dario Dominguez, as the ADA Coordinator.
Submitted by: Kuyler Crocker, City Manager

11.8 Resolution No. 26-18 Ordering City Council Election; Consolidation of Elections; and Specifications of the Election Order
Action & Recommendation: Consider approval of Resolution No. 2026-18, a resolution of the City Council of the City of Lindsay ordering the General Municipal Election; consolidating the election with the County of Tulare; and setting specifications of the Election Order related to the November 3, 2026 Municipal Election.
Submitted by: Miranda Cordova, City Clerk & Human Resource Manager
Presented by: Kuyler Crocker, City Manager

11.9 Approval of Claims Administration Agreement – George Hills Company, Inc. (2026-2029)
Action & Recommendation: Approve and authorize the City Manager to execute a three-year Claims Adjusting and Administration Services Agreement with George Hills Company, Inc. for the period of July 1, 2026 through June 30, 2029, with an option for a two-year extension, in accordance with the terms of the agreement. Council approval is required to authorize execution of a multi-year professional services agreement exceeding the City Manager's delegated authority and to comply with City contracting requirements.
Submitted by: Kuyler Crocker, City Manager

11.10 Intention to Establish a Community Facilities District No. 2026-1 to provide City services
Action & Recommendation: Staff recommends that the City Council: (1) Accept the petition from the property owner requesting initiation of formation of Community Facilities District No. 2026-1 of the City of Lindsay (Municipal Services) (CFD 2026-1) to finance certain ongoing municipal services; and (2) Adopt Resolution No. 26-19, authorizing the intention to levy a services special tax and set a Public Hearing date for June 28, 2026**.**
Submitted by: Dario Dominguez, Director of Public Works

11.11 Approval of Active Transportation program (ATP) Cycle 8 Grant Application
Action & Recommendation: Staff recommends the adoption of Resolution 26-21 by Council supporting and authorizing the submittal of an Active Transportation Program

(ATP) Cycle 8 Grant Application for the West Hermosa Corridor Active Transportation Improvements Project.
Submitted by: Dario Dominguez, Director of Public Works

Agenda item 11.6 from the Consent Calendar were pulled for discussion. Councilmember Nave moved for the approval of the Consent Calendar. The motion was seconded by Councilmember Flores and unanimously approved 5-0.

PULLED CONSENT CALENDAR ITEMS(S)

11.6 PRO PT Lease Agreement
Action & Recommendation: Staff recommends that City Council authorize the City Manager to execute the lease agreement with PRO-PT.
Submitted by: Armando da Silva, Director of Parks & Recreation Services

City Manager Kuyler Crocker reviewed the agreement with the Council and responded to questions regarding rates.

Mayor Pro Tem Soria moved to approve Agenda Item 11.6, PRO PT Lease Agreement. The motion was seconded by Councilmember Nave and passed unanimously approved 5-0.

12. DEPARTMENT HEAD REPORT

12.1 Public Safety – Nicholas Nave, Director of Public Safety
From January to May 2026, Chief Nave provided an overview of major activities and developments within the Police and Fire Service Division.

12.2 Parks & Recreation – Armando da Silva, Director of Parks & Recreation
Armando da Silva, Director of Parks & Recreation, provided updates on recent events and activities hosted by the department, as well as information on upcoming events.

13. PRESENTATIONS

13.1 Transit Center – Design Progress Update
Action & Recommendation: Staff recommends that the City Council receive and file the Transit Center Design Progress Update.
Submitted by: Jeff Cowart and Chris Bender, Contract City Engineer
Contract City Engineer Jeff Cowart from QK provided updates on the Transit Center designed progress.
Public Comment: Anita Gustuson requested clarification regarding the retail pad that was removed from the project. City Manager Kuyler Crocker provided an update on the current status of the site and discussed potential future commercial development opportunities.

14. ACTION ITEMS

14.1 Consider Approval of Amendment No. 1 to the Professional Services Agreement with Quad Knopf, Inc. dba QK for Additional Design Services for the Lindsay Transit Center Project
Action & Recommendation: Consider the approval and authorize the City Manager to execute Amendment No. 1 to the Professional Services Agreement with Quad Knopf, Inc. dba QK, in the amount of $335,966, for additional professional design and support services associated with the Lindsay Transit Center Project.
Submitted by: Dario Dominguez, Director of Public Works
Public Comment: There were no public comments.
Council Action: Mayor Pro Tem Soria moved to approve Agenda Item 14.1, approval of Amendment No. 1 to the Professional Services Agreement with Quad Knopf, Inc. dba QK

for Additional Design Services for the Lindsay Transit Center Project. The motion was seconded by Councilmember Sanchez and unanimously approved 5-0.

14.2 Consider Approval of Resolution No. 26-20 Authorizing the City Manager to Execute a Supplemental Agreement with the Tulare County Association of Governments (TCAG) for Additional Measure R Transit Funding for Amendment No. 1 to the Lindsay Transit Center Professional Services Agreement.

Action & Recommendation: Staff recommends the approval of Resolution No. 26-20 Authorizing the City Manager to Execute a Supplemental Agreement with the Tulare County Association of Governments (TCAG) for Additional Measure R Transit Funding for Amendment No. 1 to the Lindsay Transit Center Professional Services Agreement.

Submitted by: Dario Dominguez, Director of Public Works

Public Comment: Anita Gustuson provided a comment. She stated that the project requires no local funding, as it is fully supported by TKG Measure R allocations tied to the earlier Cross Valley Loop planning effort. She added that although the rail corridor is not city-owned, the secured funding allows the project to advance with current plans focused on bus service and potential future rail compatibility.

Council Action: Councilmember Nave moved to approve Agenda Item 14.2, approval Resolution NO. 26-20 Authorizing the City Manager to Execute a Supplemental Agreement with the Tulare County Association of Governments (TCAG) for Additional Measure R Transit Funding for Amendment No. 1 to the Lindsay Transit Center Professional Services Agreement. The motion was seconded by Councilmember Sanchez and unanimously approved 5-0.

15. PUBLIC HEARING

15.1 Ordinance No. 704: An Ordinance of the City of Lindsay Adding Chapter 4 to Title 12 of the Lindsay Municipal Code, Establishing Requirements for the Installation and Relocation of Utility Facilities Underground.

Action & Recommendation: Staff recommends that the City Council adopt Ordinance No.704, adding Chapter 4 to Title 12 of the Lindsay Municipal Code to establish undergrounding requirements for electrical and communication utilities.

Submitted by: Dario Dominquez, Director of Public Works

Public Comment: There were no public comments.

Council Action: Mayor Pro Tem moved to approve Agenda Item 15.1 adoption of Ordinance No. 704: An Ordinance of the City of Lindsay Adding Chapter 4 to Title 12 of the Lindsay Municipal Code, Establishing Requirements for the Installation and Relocation of Utility Facilities Underground. The motion was seconded by Councilmember Nave and unanimously approved 5-0.

15.2 Public Hearing – Annual Levy of Refuse Charges on Tulare County Property Tax Roll (FY 2026–2027)

Action & Recommendation: Staff recommends that the City Council: (1) Conduct the public hearing, receive oral and written protests, and direct staff to finalize the annual Refuse Report for Fiscal Year 2026–2027. (2) Adopt Resolution No. 26-22 ordering the levy and collection of annual solid waste refuse charges on the Tulare County property tax roll for Fiscal Year 2026–2027, as set forth in the Annual Refuse Report. (3) Adopt Resolution No. 26-23 confirming and placing delinquent water, sewer, and refuse charges from the period ending June 9, 2026 on the Tulare County property tax roll for Fiscal Year 2026–2027

Submitted by: Soledad Ruiz-Nunez, Director of Finance

Public Comment: The public comment period was opened. The following comments were received**:**

Anita Gustuson provided a public comment, noting that the current process is an improvement and recalling that when she previously worked in the field, her office would provide a list of accounts and, when possible, roll unpaid charges into property taxes. She added that Porterville operated its own trash and refuse services at that time, though she was unsure whether that remains the case.

Amelia Palafox provided a public comment stating that she and her husband, owners of the property at 429 Memory Lane, were protesting the proposed utility assessment because the delinquent account was solely in the names of former tenants, and they were never notified of the delinquency or of the City's intent to transfer the charges to their property. She added that they have not received an itemized statement or accounting of the charges and requested that the property be removed from the delinquent utility assessment roll due to lack of timely notice, documentation, and transparency. Ms. Palafox also submitted her protest via email, attached hereto as Attachment B.
Council Action: Councilmember Nave moved to approve Agenda Item 15.2, including conducting the public hearing, finalizing the Annual Refuse Report for Fiscal Year 2026–2027, adopting Resolution No. 26-22 to levy annual solid waste charges, and adopting Resolution No. 26-23 to place delinquent utility charges on the Tulare County property tax roll. The motion was seconded by Councilmember Sanchez and approved unanimously, 5–0.

16. REQUEST FOR FUTURE ITEMS

Councilmembers asked that staff present options to separate electricity and landscaping costs within lighting districts and to provide clearer notices to affected residents. Staff confirmed that a presentation will be brought forward at the next meeting. Another councilmember requested that the City explore translating the agenda into Spanish; staff noted that while it is possible, additional costs would need to be considered given current budget constraints.

17. ADJOURNMENT

The regular meeting was adjourned at 8:57pm.

Approved by Council: June 23, 2026

_____
Misty Villarreal, Mayor

ATTEST:

_____
Dalee Chang, Deputy City Clerk

The next Regular Meeting of the Lindsay City Council is scheduled to be held on July 28, 2026*.*

Outlook

Updated

From Miranda Cordova <mcordova@lindsay.ca.us>
Date Tue 6/9/2026 6:31 PM
To Dalee Chang <dchang@lindsay.ca.us>

She said to email you this:

Thank you but email her this version.

Good evening,

I will not be able to attend tonight's meeting because I am out of town for a medical appointment.

While reviewing tonight's agenda, I noticed Item 14.3, which seeks Board approval to authorize Crocker to negotiate the price and other terms of a potential sale with California Water Service.

Respectfully, I urge the Board to vote against this item.

Past experience with decisions made by City Council members has shown a tendency to pursue quick fixes that have not served the community well. Examples include the transfer of restricted funds to the General Fund and the approval of loan forgiveness, both of which were later determined to be unlawful. More recently, the City settled two lawsuits because the Acting City Manager failed to follow due process.

Water privatization is a significant issue that affects both city residents and customers outside the city limits. Unlike many other decisions, this is one that cannot easily be reversed once completed.

The City should take responsibility for addressing and correcting its water system challenges, even if doing so requires higher water rates. Maintaining local ownership and control of our water system is too important to surrender without fully exhausting all other options.

Thank you for your consideration.

Sent from my iPhone

Mercy Herrera

June 09,2026

Re: Formal Protest of Proposed Water Utility Assessment/Lien on Property Located at:
Property Address: 429 Memory Lane, Lindsay, Ca 93247
Parcel Number (APN): 206-121-021-000

Dear Mayor, City Council Members, and City Officials:

We are the owners of the above-referenced property and hereby submit this formal protest and respectfully request that the City of Lindsay remove the proposed water utility assessment and any lien or tax assessment associated with unpaid utility charges allegedly incurred by former tenants on the following grounds:

I. Failure to Provide Required Notice and Due Process
Until recently, the City failed to provide us, the property owners, with the notices necessary to protect our interests before seeking to transfer a tenant's personal utility debt to our property.
We did not receive:

- Notice that the tenants' water account had become delinquent;
- Notice that the City intended to transfer the unpaid balance to our property tax bill;
- Notice of any public hearing regarding the proposed assessment until immediately before this hearing; or
- Any meaningful opportunity to dispute, investigate, or satisfy the alleged delinquency before the City sought to impose a lien against our property.

As a result, we have been denied the most basic principles of due process and fundamental fairness.

Even more concerning, **to this day we have not been informed of the amount the City intends to assess against our property.**
We have received:

- **No** itemized billing statement;
- **No** billing history;
- **No** dates of service;
- **No** accounting of the alleged delinquent charges; and
- **No** explanation of how the proposed assessment was calculated.

Without knowing the amount of the alleged debt, we have been deprived of any meaningful opportunity to verify its accuracy, dispute the charges, or make an informed decision regarding payment or settlement before the City seeks to encumber our property.

If these charges have accumulated over the course of the last year or longer, the City's failure to notify us has substantially increased our potential financial liability while depriving us of any opportunity to mitigate damages. Had we received timely notice, we could have contacted the tenants, pursued legal remedies, or otherwise addressed the issue before the balance continued to grow. The tenant moved out in December 2025 and we no longer have contact information for us to address this issue with the tenant,
The City apparently allowed the alleged delinquency to accumulate over an unknown period of time without notifying the property owner and now seeks to transfer the entire amount to our property.

II. The Account Was Solely in the Tenant's Name

The water account was established and maintained exclusively in the tenants' names, and they agreed to be solely responsible for payment of all utility charges.
The unpaid balance represents the personal debt of those tenants. We neither received the water service nor incurred these charges, nor did we have any ability to monitor or control the tenants' payment history.
Holding an innocent property owner responsible for a tenant's personal debt is inequitable, particularly where the owner was never provided notice that the account was delinquent and therefore had no opportunity to protect his or her interests.

III. The Property Owner Has Already Sustained Significant Financial Losses

In addition to the alleged unpaid utility charges, we have already incurred substantial financial damages as a direct result of these tenants' actions.
When the tenants vacated the property, they abandoned significant amounts of personal property, including clothing, furniture, household items, and trash, requiring removal and disposal entirely at my expense.
After regaining possession of the property, we discovered numerous conditions that had never been reported during the tenancy, including:

- Plumbing issues requiring immediate repair;
- Broken doors requiring replacement;
- Extensive cleaning and restoration due to a pest infestation; and
- General damage requiring significant labor and expense to restore the property to a habitable condition.

To make matters worse, we subsequently learned that the tenants had been operating an authorized or unauthorized cottage food

business from the residence, preparing and selling food without the knowledge or consent of the property owner.
This commercial activity likely resulted in substantially increased water usage and excessive wear and tear on the property while exposing us to potential health, safety, insurance, and legal liability that we never agreed to assume.
As landlords, we understand and accept the ordinary risks associated with rental property ownership, including repairs, maintenance, and occasional tenant damage. However, it is neither reasonable nor equitable to require property owners to absorb those losses while also being held responsible for a former tenant's unpaid personal utility obligations.

IV. Equity and Public Policy

The City's current practice effectively shifts a tenant's personal debt onto an innocent property owner who may have absolutely no knowledge that an account has become delinquent.
Without timely notice, landlords are denied the opportunity to intervene before charges accumulate, terminate the tenancy, seek reimbursement, or otherwise prevent unnecessary losses.
This policy creates an unfair financial burden on responsible property owners who have already suffered damages caused by irresponsible tenants and discourages investment in rental housing within the City of Lindsay.
Fundamental fairness dictates that the City pursue collection from the individual who incurred the debt rather than from a property owner who received no notice, derived no benefit from the unpaid services, and has already sustained significant financial losses.

V. Request for Relief

For these reasons, we respectfully request that the City Council:

1. Remove our property from the delinquent utility assessment roll;
2. Withdraw any proposed lien or property tax assessment related to these charges;
3. Provide a complete accounting of the alleged debt, including:
    - The total amount proposed for assessment;
    - Billing periods;
    - Copies of all invoices;
    - Payment history;
    - Delinquency notices; and
    - Proof that all required notices were mailed to the property owner;
4. Provide the staff report, City Council resolution, and legal authority relied upon for imposing this assessment; and

5. Postpone any action on this matter as we have not been given proper notice and time to contest the alleged charges.

VI. Reservation of Rights

Nothing contained in this protest shall be construed as a waiver of any legal or equitable rights or remedies available to us.
We expressly reserve all rights to pursue administrative remedies, judicial review, declaratory relief, injunctive relief, reimbursement of improperly collected sums, costs, attorney's fees where authorized by law, and any other relief available under California law.

Conclusion

We respectfully ask the City Council to consider the totality of the circumstances.
We have already incurred substantial expenses resulting from abandoned property, disposal costs, unreported repairs, pest remediation, and unauthorized commercial use of my rental property. Imposing an unknown and undisclosed amount of additional liability for a tenant's personal water debt—without timely notice and without providing me an opportunity to prevent or mitigate those charges—is fundamentally unfair. For these reasons, we respectfully request that the proposed water utility assessment be rejected and that no lien or property tax assessment be imposed against my property.
We further request that this written protest be entered into the official record of these proceedings.

Thank you for your time, consideration, and commitment to ensuring a fair and transparent process for the property owners of the City of Lindsay.

Respectfully submitted,

Miguel and Amelia Palafox

Address of proposed water utility assessment:
429 Memory Lane, Lindsay CA
(559) 310-8421
amepala2016@gmail.com

STAFF REPORT

TO: Lindsay City Council
MEETING DATE: June 23, 2026

Item #: 12.4
Consent

DEPARTMENT: Finance

FROM: Soledad Ruiz-Nunez, Director of Finance

Agenda Title: Warrant List for transactions dated June 02, 2026, through June 14, 2026

ACTION & RECOMMENDATION

Accept the Warrant List for transactions dated June 02, 2026, through June 14, 2026

BACKGROUND | ANALYSIS

The warrant list for June 02, 2026, through June 14, 2026, is submitted for Council review and acceptance.

FISCAL IMPACT

There is no fiscal impact associated with this action.

ATTACHMENTS

1. Warrant list for June 02, 2026, through June 14, 2026.

Reviewed/Approved: _____

City of Lindsay, CA

Expense Approval Report
By Fund

Payment Dates 6/2/2026 - 6/14/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 101 - GENERAL FUND					
TYLER TECHNOLOGIES INC	025-553412	06/05/2026	ERP PRO FINANCIAL AND UTIL...	101-4050-023015	4,785.00
BUILDING MAINTENANCE SER...	10370	06/05/2026	MAY 2026 CLEANING SERVICES	101-4040-031000	2,650.00
BUZZ KILL PEST CONTROL	107039	06/05/2026	LIBRARY PEST CONTROL MAY ...	101-4120-031000	37.00
BUZZ KILL PEST CONTROL	107040	06/05/2026	CITY SERVICES & CITY HALL PE...	101-4120-031000	120.00
MODERN PLUMBING AND SU...	112315	06/05/2026	JET SEWER PLUG FROM BREAK..	101-4120-031000	960.00
CULLIGAN	156018-053126	06/05/2026	CITY SERVICES-STAND RENTAL,..	101-4120-037000	27.90
THE GAS COMPANY	16371569001-060226	06/05/2026	251 E HONOLULU	101-4120-032001	22.47
T-MOBILE USA INC	202162798-052126	06/05/2026	HOT SPOTS 04/21/26-05/20/26	101-4020-031000	213.17
T-MOBILE USA INC	202162798-052126	06/05/2026	PUBLIC SAFETY CELLS 05/21/26	101-4110-033001	693.94
JOHN MORENO	2026-06-08-PM-JM	06/05/2026	POST MANAGEMENT-TRAINI...	101-4110-038002	372.00
ALEJANDRO CISNEROS	2026-06-AC-01B	06/05/2026	OPERATOR DRIVER 1B-TRAINI...	101-4900-038002	186.00
BRENDAN DIAZ	2026-06-BD-01B	06/05/2026	OPERATOR 1B-TRAINING PER ...	101-4900-038002	186.00
AG IRRIGATION SALES INC	26252	06/05/2026	LANDSCAPING REPAIRS	101-4210-022006	65.91
AG IRRIGATION SALES INC	26362	06/05/2026	LANDSCAPE REPAIRS	101-4210-022006	175.12
AG IRRIGATION SALES INC	26413	06/05/2026	IRRIGATION REPAIRS AT CITY ...	101-4210-023005	91.25
AG IRRIGATION SALES INC	26474	06/05/2026	IRRIGATION REPAIRS AT CITY ...	101-4210-023005	192.07
AG IRRIGATION SALES INC	26518	06/05/2026	LANDSCAPING REPAIRS	101-4210-022006	24.07
PRICE PAIGE & COMPANY	38593	06/05/2026	COMPLETION FY24 AUDIT	101-4050-031000	11,875.00
CULLIGAN	53249-053126	06/05/2026	251 E HONOLULU-H.R. & C.M....	101-4040-037000	42.90
CULLIGAN	53249-053126	06/05/2026	251 E HONOLULU-F.D. MAY 2...	101-4050-037000	51.75
U.S. BANK EQUIPMENT FINAN...	582815643	06/05/2026	JUNE FOLDING MACHINE	101-4050-036014	277.35
PORTERVILLE RECORDER	595408	06/05/2026	ORDINANCE 704 PUBLIC HEAR...	101-4070-035000	98.18
CVIN LLC	75601	06/05/2026	JUNE INTERNET CITY HALL	101-4020-031000	850.00
STERICYCLE INC	8014433321	06/05/2026	H.R. MAY 2026 SHRED-IT	101-4040-037000	85.72
STERICYCLE INC	8014433321	06/05/2026	F.D. MAY 2026 SHRED-IT	101-4050-037000	85.72
STERICYCLE INC	8014433321	06/05/2026	P.S. MAY 2026 SHRED-IT	101-4110-037000	107.53
SUPERIOR VISION SERVICES I...	964666	06/05/2026	VISION-JUNE 2026	101-0000-200260	488.29
SIERRA SANITATION INC	I36090	06/05/2026	SERVICE ON PORTABLE TOILET...	101-4210-031000	299.65
HEINKS CONSULTING	LIN-CH-26-003	06/05/2026	TYLER EQUIPMENT	101-4020-031000	209.97
HEINKS CONSULTING	LIN-CH-26-003	06/05/2026	NETWORK MAINTENANCE	101-4020-031000	1,575.00
U.S. POSTAL SERVICE	POBOX369-2026	06/05/2026	ANNUAL PO BOX FEE	101-4050-035000	368.00
STATE DISBURSEMENT UNIT	200000002637046	06/11/2026	DED:0512 CHILD SUPT	101-0000-200285	62.76
STATE DISBURSEMENT UNIT	200000002684919	06/11/2026	DED:0512 CHILD SUPT	101-0000-200285	335.53
MCDERMONT VENTURE INC	INV0000001	06/12/2026	MCDERMONT MEMBERSHIPS	101-0000-200259	62.29
CITY OF LINDSAY	INV0000002	06/12/2026	WELLNESS MEMBERSHIP	101-0000-200259	27.69
SEIU LOCAL 521	INV0000003	06/12/2026	COPE SEIU	101-0000-200285	2.00
SEIU LOCAL 521	INV0000004	06/12/2026	UNION DUES	101-0000-200285	320.53
CITY OF LINDSAY	INV0000005	06/12/2026	SANDY PEREZ LOAN L203	101-0000-200285	275.00
LINDSAY POLICE OFFICERS AS...	INV0000006	06/12/2026	LPOA DUES	101-0000-200285	395.90
GREAT-WEST TRUST	INV0000007	06/12/2026	EE ROTH CONTRIBUTIONS	101-0000-200275	375.00
GREAT-WEST TRUST	INV0000007	06/12/2026	EE ROTH CONTRIBUTIONS	101-0000-200275	627.54
GREAT-WEST TRUST	INV0000007	06/12/2026	DEFERRED COMP	101-0000-200275	775.00
GREAT-WEST TRUST	INV0000007	06/12/2026	DEFERRED COMP	101-0000-200275	2,220.10
GREAT-WEST TRUST	INV0000007	06/12/2026	DEFER COMP MATCH	101-0000-200281	3,562.89
GREAT-WEST TRUST	INV0000007	06/12/2026	DEFER COMP MATCH	101-0000-200281	150.00
GREAT-WEST TRUST	INV0000007	06/12/2026	DC LOAN REPAYMENT	101-0000-200285	2,070.44
INTERNAL REVENUE SERVICE (...	INV0000008	06/12/2026	FEDERAL WH	101-0000-200235	7,900.26
INTERNAL REVENUE SERVICE (...	INV0000008	06/12/2026	MEDICARE WH	101-0000-200250	4,285.12
INTERNAL REVENUE SERVICE (...	INV0000008	06/12/2026	SOCIAL SECURITY WH	101-0000-200250	18,322.28
STATE OF CALIFORNIA - EDD	INV0000009	06/12/2026	SDI	101-0000-200240	1,879.50
STATE OF CALIFORNIA - EDD	INV0000009	06/12/2026	STATE WH	101-0000-200240	3,694.03
INTERNAL REVENUE SERVICE (...	INV0000010	06/12/2026	FEDERAL WH	101-0000-200235	123.97
INTERNAL REVENUE SERVICE (...	INV0000010	06/12/2026	SOCIAL SECURITY WH	101-0000-200250	494.54

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
INTERNAL REVENUE SERVICE (...	INV0000010	06/12/2026	MEDICARE WH	101-0000-200250	115.66
STATE OF CALIFORNIA - EDD	INV0000011	06/12/2026	STATE WH	101-0000-200240	19.21
STATE OF CALIFORNIA - EDD	INV0000011	06/12/2026	SDI	101-0000-200240	51.85
				Fund 101 - GENERAL FUND Total:	**75,366.05**
Fund: 200 - STREET IMPROVEMENT FUND					
PROVOST & PRITCHARD CON...	130954	06/05/2026	VARIOUS ROAD IMP. PROJECT ..	200-4200-063000	57,742.90
				Fund 200 - STREET IMPROVEMENT FUND Total:	**57,742.90**
Fund: 261 - GAS TAX LOCAL STREETS HUTA					
SCA OF CA LLC	2026-005130	06/05/2026	ONCE-A-MONTH AIR SWEEPI...	261-4261-031000	4,575.00
SCA OF CA LLC	2026-005130	06/05/2026	SWEEPING OF MEDIANS & R...	261-4261-031000	250.00
				Fund 261 - GAS TAX LOCAL STREETS HUTA Total:	**4,825.00**
Fund: 400 - RECREATION					
YVETTE DURAN	0005-2026	06/05/2026	POUND-FITNESS MAY 2026	400-4400-055006	120.00
RLH FIRE PROTECTION INC	10025598	06/05/2026	QRTLY FIRE SPRINKLER SYSTE...	400-4400-031000	165.00
THE BRIGHT MINDS PROJECT	1017	06/05/2026	WELLNESS WORKSHOP-MAY ...	400-4400-037030	150.00
BUZZ KILL PEST CONTROL	107036	06/05/2026	W.C. PEST CONTROL MAY 2026	400-4400-031000	89.00
CULLIGAN	178442-053126	06/05/2026	860 N SEQUOIA	400-4400-037000	23.90
LLEON SERVICES	223	06/05/2026	W.C. POOL CONTRACTOR APR...	400-4400-031000	1,800.00
LLEON SERVICES	224	06/05/2026	W.C. POOL CONTRACTOR MAY..	400-4400-031000	1,800.00
QUILL CORPORATION	49012684	06/05/2026	TAPE, ENVELOPES	400-4400-021000	44.57
QUILL CORPORATION	49015094	06/05/2026	WRISTBANDS	400-4400-037030	57.95
LINCOLN AQUATICS	50631098	06/05/2026	POOL CHEMICALS	400-4400-021000	802.40
BRENDA JOANNA MARTINEZ	INV-000005	06/05/2026	MAY 2026 PERSONAL TRAINI...	400-4400-055006	360.00
BRENDA JOANNA MARTINEZ	INV-000005	06/05/2026	MAY 2026 GYM ORIENTATION	400-4400-055006	30.00
				Fund 400 - RECREATION Total:	**5,442.82**
Fund: 552 - WATER					
AUTO ZONE COMMERCIAL	03329988211	06/05/2026	OIL	552-4552-022012	17.18
AUTO ZONE COMMERCIAL	03329989242	06/05/2026	OIL, FILTERS FOR TRUCK#7491	552-4552-022012	55.68
PACE SUPPLY CORP	1911389837	06/05/2026	12" REPAIR CLAMP	552-4552-022006	396.94
PACE SUPPLY CORP	1911401554	06/05/2026	DOUBLE STRAP PIPE SADDLE ...	552-4552-022006	186.58
RALPH GUTIERREZ WATER SE...	832334	06/05/2026	CPO WATER TREATMENT MAY...	552-4552-031000	3,250.00
BSK	AJ12796	06/05/2026	BACTI, KELLER-WEGLEY QTRLY,..	552-4552-022001	4,928.57
				Fund 552 - WATER Total:	**8,834.95**
Fund: 553 - SEWER					
AUTO ZONE COMMERCIAL	03329989242	06/05/2026	OIL, FILTERS FOR TRUCK#7491	553-4553-022012	19.88
CULLIGAN	3301-053126	06/05/2026	CITY YARD-STAND RENTAL, W...	553-4553-037000	47.75
RALPH GUTIERREZ WATER SE...	832334	06/05/2026	CPO WASTE WATER MAY 2026	553-4553-031000	3,250.00
BSK	AJ12798	06/05/2026	WW WEEKLY, MONTHLY	553-4553-031000	1,381.75
				Fund 553 - SEWER Total:	**4,699.38**
Fund: 554 - REFUSE					
AUTO ZONE COMMERCIAL	03329989242	06/05/2026	OIL, FILTERS FOR TRUCK#7491	554-4554-022012	3.98
				Fund 554 - REFUSE Total:	**3.98**
Fund: 556 - VITA-PAKT					
BSK	AJ12797	06/05/2026	VITA-PAKT WW	556-4556-031000	548.52
				Fund 556 - VITA-PAKT Total:	**548.52**
Fund: 886 - SAMOA					
BUZZ KILL PEST CONTROL	107038	06/05/2026	SAMOA TOWN HOMES PEST ...	886-4886-031000	47.00
				Fund 886 - SAMOA Total:	**47.00**
Fund: 887 - SWEETBRIER TOWNHOUSES					
BUZZ KILL PEST CONTROL	107034	06/05/2026	HERMOSA TOWN HOMES PES...	887-4887-031000	57.00
				Fund 887 - SWEETBRIER TOWNHOUSES Total:	**57.00**
				Grand Total:	**157,567.60**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	75,366.05
200 - STREET IMPROVEMENT FUND	57,742.90
261 - GAS TAX LOCAL STREETS HUTA	4,825.00
400 - RECREATION	5,442.82
552 - WATER	8,834.95
553 - SEWER	4,699.38
554 - REFUSE	3.98
556 - VITA-PAKT	548.52
886 - SAMOA	47.00
887 - SWEETBRIER TOWNHOUSES	57.00
Grand Total:	**157,567.60**

Account Summary

Account Number	Account Name	Payment Amount
101-0000-200235	FEDERAL INCOME TAX …	8,024.23
101-0000-200240	CALIFORNIA PIT & SDI	5,644.59
101-0000-200250	EMPLOYEES FICA/MEDI…	23,217.60
101-0000-200259	MCDERMONT MEMBER…	89.98
101-0000-200260	HEALTH INSURANCE PA…	488.29
101-0000-200275	DEFER COMP DEDUCTIO…	3,997.64
101-0000-200281	DEFER COMP CITY CONT…	3,712.89
101-0000-200285	ATTACHMENTS/GARNIS…	3,462.16
101-4020-031000	PROFESSIONAL SERVICES	2,848.14
101-4040-031000	PROFESSIONAL SERVICES	2,650.00
101-4040-037000	OTHER SERVICES & CHA…	128.62
101-4050-023015	SOFTWARE	4,785.00
101-4050-031000	PROFESSIONAL SERVICES	11,875.00
101-4050-035000	ADV/PRINT/COPY/SHIPP…	368.00
101-4050-036014	EQUIPMENT LEASE	277.35
101-4050-037000	OTHER SERVICES & CHA…	137.47
101-4070-035000	ADV/PRINT/COPY/SHIPP…	98.18
101-4110-033001	TELEPHONE	693.94
101-4110-037000	OTHER SERVICES & CHA…	107.53
101-4110-038002	TRAVEL & TRAINING	372.00
101-4120-031000	PROFESSIONAL SERVICES	1,117.00
101-4120-032001	UTILITIES	22.47
101-4120-037000	OTHER SERVICES & CHA…	27.90
101-4210-022006	MAINTENANCE AND RE…	265.10
101-4210-023005	LANDSCAPE MAINTENA…	283.32
101-4210-031000	PROFESSIONAL SERVICES	299.65
101-4900-038002	TRAVEL & TRAINING	372.00
200-4200-063000	IMPROVEMENT OTHER …	57,742.90
261-4261-031000	PROFESSIONAL SERVICES	4,825.00
400-4400-021000	OFFICE SUPPLIES	846.97
400-4400-031000	PROFESSIONAL SERVICES	3,854.00
400-4400-037000	OTHER SERVICES & CHA…	23.90
400-4400-037030	COMMUNITY EVENTS	207.95
400-4400-055006	SPECIAL INTEREST CLASS…	510.00
552-4552-022001	WATER SUPPLY TESTING	4,928.57
552-4552-022006	MAINTENANCE & REPAIR	583.52
552-4552-022012	FUEL	72.86
552-4552-031000	PROFESSIONAL SERVICES	3,250.00
553-4553-022012	FUEL	19.88
553-4553-031000	PROFESSIONAL SERVICES	4,631.75
553-4553-037000	OTHER SERVICES & CHA…	47.75
554-4554-022012	FUEL	3.98
556-4556-031000	PROFESSIONAL SERVICES	548.52

Account Summary

Account Number	Account Name	Payment Amount
886-4886-031000	PROFESSIONAL SERVICES	47.00
887-4887-031000	PROFESSIONAL SERVICES	57.00
	Grand Total:	**157,567.60**

Project Account Summary

Project Account Key		Payment Amount
None		157,567.60
	Grand Total:	**157,567.60**

STAFF REPORT

TO: Lindsay City Council
MEETING DATE: June 23, 2026

Item #: 12.5
Consent

DEPARTMENT: Public Safety

FROM: Nicholas Nave, Director of Public Safety

AGENDA TITLE: Tulare County Sheriff's Office Dispatch Services Agreement Renewal

ACTION & RECOMMENDATION

Approve the renewal of the agreement between the City of Lindsay and the County of Tulare for law enforcement emergency dispatching services for the period of July 1st, 2026 through June 30th, 2027 and authorize the City Manager to execute documents.

BACKGROUND | ANALYSIS

The Lindsay Department of Public Safety provides 24-hour law enforcement services within the City of Lindsay's urban boundaries, as well as mutual aid to other agencies as requested. Prior to 2018, the Lindsay Department of Public Safety had a part-time dispatch center, which operated during normal business hours but contracted with the Tulare County Sheriff's Office (TCSO) for after-hours dispatching services.

In 2018 the department transitioned to full-time law enforcement dispatching through TCSO as a way to enhance service and reduce overall cost. This service is provided by annual agreement between the City of Lindsay and the County of Tulare, with the current agreement set to expire on June 30th, 2026. The Lindsay Department of Public Safety has been pleased with the services provided during the current and prior years, and staff recommend this agreement be renewed for the coming year.

FISCAL IMPACT

The total annual cost for services to be provided under the renewed agreement is $170,338, which is typically incorporated in the department's budget from the General Fund. This cost also represents a 4% reduction from the prior contract's total cost.

ATTACHMENTS

1. Proposed Dispatch and Communications Services Agreement

Reviewed/Approved: _____

EMERGENCY DISPATCH AND COMMUNICATION SERVICES AGREEMENT BETWEEN THE COUNTY OF TULARE AND THE CITY OF LINDSAY

THIS AGREEMENT ("Agreement") is entered into as of _____, between the **COUNTY OF TULARE**, a political subdivision of the State of California ("COUNTY"), and the **CITY OF LINDSAY**, an incorporated city within the State of California ("CITY"). COUNTY and CITY are each a "Party" and together are the "Parties" to this Agreement, which is made with reference to the following:

A. CITY desires to contract with COUNTY for COUNTY to provide 24-hour emergency dispatch and communication services; and

B. COUNTY is agreeable to rendering such emergency dispatch and communication services as herein set forth.

ACCORDINGLY, THE PARTIES AGREE AS FOLLOWS:

1. TERM: This Agreement becomes effective as of July 1, 2026, and expires at 11:59 p.m. on July 30, 2027, unless earlier terminated in accordance with the provisions of this Agreement, or unless the Parties extend the term by a written amendment to this Agreement.

2. SCOPE OF SERVICES: See attached **Exhibit A.**

3. PAYMENT FOR SERVICES: See attached **Exhibit B.**

4. INSURANCE: COUNTY and CITY, each at their sole cost and expense, to protect against liability arising from any and all negligent acts or incidents caused by their employees, shall maintain during the term of this agreement Commercial General Liability and Professional Liability insurance in amounts not less than one million dollars ($1,000,000) for each occurrence and two million dollars ($2,000,000) in the aggregate, Automobile Liability (any auto) of one million dollars ($1,000,000) per occurrence. If an annual aggregate applies it must be no less than two million dollars ($2,000,000). COUNTY and CITY shall maintain evidence of workers' compensation and disability coverage as required by law. Coverage under such insurance shall be obtained from a carrier rated A, or better, by AM Best or a qualified program of self-insurance.

5. GENERAL TERMS AND CONDITIONS: See attached **Exhibit C.**

6. NOTICES: (a) Except as may be otherwise required by law, any notice to be given must be written and must be either personally delivered, sent by facsimile transmission or sent by first class mail, postage prepaid and addressed as follows**:**

COUNTY:
Tulare County Sheriff's Office
Business Office, Fiscal Manager
833 S. Akers Street
Visalia, CA 93277

With a Copy to:
County Administrative Officer/
Clerk, Board of Supervisors
2800 W. Burrel Ave.
Visalia, CA 93291

Phone No.: (559) 802-9449
Fax No.: (559) 737-4283

Phone No.: (559) 636-5005
Fax No.: (559) 733-6318

CITY:
City Manager
City of Lindsay
251 E. Honolulu Street
Lindsay, CA 93247
Phone No.: (559) 564-7102
Fax No.: (559) 592-3331

(b) Notice personally delivered is effective when delivered. Notice sent by facsimile transmission is deemed to be received upon successful transmission. Notice sent by first class mail will be deemed received on the fifth calendar day after the date of mailing. Either Party may change the above address by giving written notice under this section.

7. AUTHORITY: The Parties represent and warrant that the individual(s) signing this Agreement on their behalves are duly authorized and have legal capacity to sign this Agreement and bind the Party to its terms. The Parties have each relied upon this representation and warranty in entering into this Agreement.

8. COUNTERPARTS: The Parties may sign this Agreement in counterparts, each of which is an original and all of which taken together form one single document.

9. MANUAL OR ELECTRONIC SIGNATURES: The Parties may sign this Agreement by means of manual or electronic signatures. The Parties agree that the electronic signature of a Party, whether digital or encrypted, is intended to authenticate this Agreement and to have the same force and effect as a manual signature. For purposes of this Agreement, the term “electronic signature” means any electronic sound, symbol, or process attached to or logically associated with this Agreement and executed and adopted by a Party with the intent to sign this Agreement, including facsimile, portable document format, or email electronic signatures, pursuant to the California Uniform Electronic Transactions Act (Cal. Civ. Code §§ 1633.1 to 1633.17), as it may be amended from time to time.

[THIS SPACE LEFT BLANK INTENTIONALLY; SIGNATURES FOLLOW ON NEXT PAGE]

THE PARTIES, having read and considered the above provisions, indicate their agreement by their authorized signatures below.

CITY OF LINDSAY

Date: _____ By _____

Print Name _____

Title _____

Date: _____ By _____

Print Name _____

Title _____

[Pursuant to Corporations Code section 313, County policy requires that contracts with a **Corporation** be signed by both (1) the chairman of the Board of Directors, the president or any vice-president (or another officer having general, operational responsibilities), and (2) the secretary, any assistant secretary, the chief financial officer, or any assistant treasurer (or another officer having record-keeping or financial responsibilities), unless the contract is accompanied by a certified copy of a resolution of the corporation's Board of Directors authorizing the execution of the contract. Similarly, pursuant to California Corporations Code section 17703.01, County policy requires that contracts with a **Limited Liability Company** be signed by at least two managers, unless the contract is accompanied by a certified copy of the articles of organization stating that the LLC is managed by only one manager.]

COUNTY OF TULARE

Date: _____ By _____

Amy Shuklian,
Chair, Board of Supervisors

ATTEST: Jason T. Britt
County Administrative Officer/Clerk of the Board
of Supervisors of the County of Tulare

By _____
Deputy Clerk

Template approved as to form by
County Counsel on 6/8/2026
Matter # 2026792

(a) COUNTY agrees to provide emergency dispatch and communication to CITY as follows:

i. Answer and interrogate all emergency calls and callers seven (7) days per week, 24 hours per day.

ii. Alert appropriate personnel, as designated by CITY, for emergency response.

iii. Monitor response and dispatch additional personnel and/or equipment as requested by Incident Commander.

(b) COUNTY agrees to provide electronic access to CITY to the Sheriff's Computer Aided Dispatch and Records Management System (CAD/RMS) program. CITY shall have full electronic access to all CITY index data. CITY access to the CAD/RMS shall be limited to law enforcement personnel including clerk and aides, as required.

(c) CITY shall be responsible for obtaining a software license for the application. All cost incurred for the software license will be the responsibility of CITY.

(d) Data from the programs will be stored on existing COUNTY servers and will account for a small percentage of usage on those servers.

(e) Connectivity will be obtained via existing network infrastructure with little to no impact to the COUNTY.

(f) There will be no additional cost for CITY to access the CAD/RMS program.

EXHIBIT B
PAYMENT FOR SERVICES
CITY OF LINDSAY

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1. The annual cost for all services is $170,338.

2. Billing by COUNTY will be submitted on an annual basis for services performed during the year, July 1, 2026, to June 30, 2027. COUNTY will send CITY an invoice by July 31, 2026. Payment will be due by the CITY to the COUNTY within 30 days after receipt of the invoice.

EXHIBIT C
GENERAL TERMS AND CONDITIONS
EMERGENCY DISPATCH AND COMMUNICATIONS SERVICES AGREEMENT
CITY OF LINDSAY

---

1. LIMITATION OF LIABILITY:
(a) EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH 1(c), IN NO EVENT SHALL COUNTY BE LIABLE UNDER THIS AGREEMENT TO CITY FOR CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE OR ENHANCED DAMAGES, OR LOST REVENUES, ARISING OUT OF, RELATING TO, OR IN CONNECTION WITH ANY BREACH OF THIS AGREE-MENT, REGARDLESS OF (A) WHETHER SUCH DAMAGES WERE FORESEEABLE, (B) WHETHER OR NOT CITY WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND (C) THE LEGAL OR EQUITABLE THEORY (CONTRACT, TORT OR OTHERWISE) UPON WHICH THE CLAIM IS BASED.

(b) EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH 1(c), IN NO EVENT SHALL COUNTY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE TOTAL OF THE AMOUNTS PAID, AND AMOUNTS ACCRUED BUT NOT YET PAID, TO COUNTY PURSUANT TO THIS AGREEMENT IN THE 12-MONTH PERIOD PRECEDING THE EVENT GIVING RISE TO THE CLAIM, OR $170,338, WHICHEVER IS LESS.

(c) THE LIMITATIONS AND EXCLUSIONS SET FORTH IN THIS PARAGRAPH 1 SHALL NOT APPLY TO: (1) DAMAGES OR LIABILITIES ARISING FROM A MATERIAL BREACH OF PARAGRAPH 8 (CONFIDENTIALITY); (2) DAMAGES OR LIABILITIES ARISING FROM THIRD-PARTY CLAIMS THAT ARE SUBJECT TO INDEMNIFICATION UNDER PARAGRAPH 5; AND (3) DAMAGES OR LIABILITIES ARISING FROM WILLFUL MISCONDUCT.

2. INDEPENDENT CONTRACTOR STATUS: The Parties enter into this Agreement with the express understanding that COUNTY will perform all services required under this Agreement as an independent contractor. The Parties agree that the COUNTY and any of its agents, employees, or officers cannot be considered agents, employees, or officers of CITY. Subject to any performance criteria contained in this Agreement, COUNTY will be solely responsible for determining the means and methods of performing the specified services and CITY will have no right to control or exercise any supervision over COUNTY as to how the COUNTY will perform the services.

3. GOVERNING LAW: The laws of the State of California, without reference to California conflict of laws principles, govern this Agreement and its interpretation. The Parties agree that this Agreement is made in and will be performed in Tulare County, California.

4. CONFLICT OF INTEREST:
(a) At all times during the performance of this Agreement, the Parties must comply with the law of the State of California regarding conflicts of interests and appearance of conflicts of interests, including, but not limited to, Government Code Section 1090 et seq.,

and the Political Reform Act, Government Code Section 81000 et seq. and regulations promulgated by the California Fair Political Practices Commission. The statutes, regulations and laws previously referenced include, but are not limited to, prohibitions against any public officer or employee, from making any decision on behalf of the public entity in which the officer, employee or consultant/contractor has a direct or indirect financial interest. A violation can occur if the public officer, employee or consultant/contractor participates in or influences any decision that has the potential to confer any pecuniary benefit on the consultant/contractor or any business firm in which consultant/contractor has an interest, with certain narrow exceptions.

(b) The Parties agree that if any facts come to their attention that raise any questions as to the applicability of conflicts of interests laws, then the Party will immediately inform the other Party and provide all information needed for resolution of this question.

5. INDEMNIFICATION AND DEFENSE:
(a) To the fullest extent permitted by law, CITY shall defend, indemnify and hold COUNTY, its officers, employees, representatives, and agents harmless from and against any and all liability, loss, expense (including reasonable attorneys' fees and costs), or claims for injury or damages arising out of the performance of this Agreement, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees and costs, or claims for injury or damages are caused by or result from the negligent or intentional acts or omissions of CITY, its officers, employees, or agents.

(b) To the fullest extent permitted by law, COUNTY shall defend, indemnify and hold CITY, its officers, employees, representatives, and agents harmless from and against any and all liability, loss, expense (including reasonable attorneys' fees and costs), or claims for injury or damages arising out of the performance of this Agreement, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees and costs, or claims for injury or damages are caused by or result from the negligent or intentional acts or omissions of COUNTY, its officers, employees, or agents .

6. TERMINATION:
(a) **Without Cause:** COUNTY may terminate this Agreement without cause by giving thirty (30) days' prior written notice to CITY of its intention to terminate under this provision, specifying the date of termination. CITY will pay to COUNTY the compensation earned for work performed and not previously paid for to the date of termination. The payment of any compensation is subject to the restrictions on payment of compensation otherwise provided in this Agreement.

(b) **With Cause:** Either Party may terminate this Agreement immediately, by written notice to the other Party, should the other Party**:**

(1) Be adjudged a bankrupt, or
(2) Become insolvent or have a receiver appointed, or
(3) Make a general assignment for the benefit of creditors, or
(4) Suffer any judgment that remains unsatisfied for 30 days, and that would substantively impair the ability of the judgment debtor to perform under this Agreement, or
(5) Materially breach this Agreement.

In addition, COUNTY may terminate this Agreement based on**:**
(6) Material misrepresentation, either by CITY or anyone acting on CITY's behalf, as to any matter related in any way to subject matters of this Agreement, or
(7) Other misconduct or circumstances that, in the sole discretion of COUNTY, exposes COUNTY to an unreasonable risk of liability.

For any of the occurrences except item (5) above, termination may be effected upon written notice by the terminating Party specifying the date of the termination. Upon a material breach, the Agreement may be terminated after the failure of the defaulting Party to remedy the breach to the satisfaction of the non-defaulting Party within 5 days of written notice specifying the breach. If the breach is not remedied within that 5-day period, then the non-defaulting Party may terminate this Agreement on further written notice specifying the date of termination. If the nature of the breach is such that it cannot be cured within a 5- day period, then the defaulting Party may submit a written proposal within that period which sets forth a specific means to resolve the default. If the non-defaulting Party consents to that proposal in writing, which consent may not be unreasonably withheld, then the defaulting Party must immediately embark on its plan to cure the default or breach. If the default or breach is not cured within the time agreed, then the non-defaulting Party may terminate this Agreement upon written notice specifying the date of termination. CITY will pay to COUNTY the compensation earned for work satisfactorily performed and not previously paid for to the date of termination. The payment of such compensation is subject to the restrictions on payment of compensation otherwise provided in this Agreement.

(c) **Effects of Termination:** Expiration or termination of this Agreement will not terminate any obligations to indemnify, to maintain and make available any records pertaining to the Agreement, to cooperate with any audit, to be subject to offset, or to make any reports of pre-termination contract activities.

7. TIME OF ESSENCE: The Parties agree that time is of the essence under this Agreement, unless they agree otherwise in writing.

8. CONFIDENTIALITY: CITY may not use or disclose any information it receives from COUNTY under this Agreement that COUNTY has previously identified as confidential or exempt from mandatory public disclosure except as necessary to carry out the purposes of this Agreement or as authorized in advance by COUNTY. Unless required to do so by law, including, but not limited to, the Ralph M. Brown Act or the California Public Records Act, COUNTY may not disclose to third parties any information it receives from CITY that CITY has previously identified as confidential. If COUNTY determines that it must disclose any information that CITY previously identified as confidential, then it shall promptly give CITY written notice of its intention to disclose such information and the authority for such disclosure. CITY shall have period of five (5) calendar days thereafter within which to seek a protective court order to prevent such disclosure or to notify COUNTY that it will not seek such an order. COUNTY shall cooperate with CITY in any efforts to seek such a court order. COUNTY shall not disclose the information until the five (5) day period has expired without a response from CITY, or CITY has notified COUNTY that it will not seek such an order, or CITY has sought and a court has declined to issue a protective order for such information. If CITY seeks a protective order for such information, CITY shall defend and indemnify COUNTY from any and all loss, injury, or claim arising from

COUNTY'S withholding of the information from the requestor. This includes any attorney's fees awarded to the requestor. The duty of COUNTY and CITY to maintain confidentiality of information under this section continues beyond the term of this Agreement.

9. DISPUTES AND DISPUTE RESOLUTION: The Parties shall continue with their responsibilities under this Agreement during any dispute. If a dispute arises out of or relating to this Agreement, or the breach of the Agreement, and if the dispute cannot be settled through negotiation, then the Parties agree first to try in good faith to settle the dispute by non-binding mediation, to be held in Tulare County, California, before resorting to litigation or some other dispute resolution procedure, unless the Parties mutually agree otherwise. The Parties must mutually select the mediator, but in case of disagreement, then the Parties will select the mediator by lot from among two nominations provided by each Party. The Parties will split equally all costs and fees required by the mediator; otherwise each Party will bear its own costs of mediation. If mediation fails to resolve the dispute within 30 days, then either Party may pursue litigation to resolve the dispute.

10. FURTHER ASSURANCES: Each Party will execute any additional documents and perform any further acts that may be reasonably required to effect the purposes of this Agreement.

11. CONSTRUCTION: This Agreement reflects the contributions of all Parties and so the provisions of Civil Code section 1654 will not apply to address and interpret any alleged uncertainty or ambiguity.

12. HEADINGS: Section headings are provided for organizational purposes only and do not in any manner affect the scope, meaning, or intent of the provisions under the headings.

13. NO THIRD-PARTY BENEFICIARIES INTENDED: Unless specifically set forth, the Parties to this Agreement do not intend to provide any other party with any benefit or enforceable legal or equitable right or remedy.

14. WAIVERS: The failure of either Party to insist on strict compliance with any provision of this Agreement will not be considered a waiver of any right to do so, whether for that breach or any later breach. The acceptance by either Party of either performance or payment will not be considered a waiver of any preceding breach of the Agreement by the other Party.

15. ORDER OF PRECEDENCE: In the event of any conflict or inconsistency between or among the body of the Agreement (which includes this Exhibit C "General Terms and Conditions") and any other Exhibit, Schedule, or Attachment, then the terms and conditions of the body of the Agreement shall prevail.

16. CONFLICT WITH LAWS OR REGULATIONS/ SEVERABILITY: This Agreement is subject to all applicable laws and regulations. If any provision of this Agreement is found by any court or other legal authority, or is agreed by the Parties to be, in conflict with any code or regulation governing its subject matter, only the conflicting provision will be considered null and void. If the effect of nullifying any conflicting provision is such that a

material benefit of the Agreement to either Party is lost, then the Agreement may be terminated at the option of the affected Party. In all other cases, the remainder of the Agreement will continue in full force and effect.

17. ENCRYPTION: In accordance with the Department of Justice (DOJ) Bulletin number 20-09-CJIS, this agreement between COUNTY and CITY affirms our mutual obligation to comply with the FBI CJIS Security Policy regarding the secure handling and transmission of Criminal Justice Information (CJI) and Personally Identifiable Information (PII). Both parties commit to implementing the encryption protocols specified in sections 5.10.1.2, 5.10.1.2.1, and 5.13.1 of the CJIS Security Policy to ensure the secure transmission of all radio communications, including but not limited to all CJI, PII, and other sensitive data. This encryption will apply to all radio traffic, whether restricted or unrestricted, and will be enforced to safeguard the integrity and confidentiality of the information transmitted. Additionally, COUNTY will develop and enforce policies to ensure that the dissemination of sensitive information, including restricted CJI and any combinations of data elements qualifying as PII, is appropriately controlled to prevent unauthorized access or disclosure. By adhering to these protocols, both parties reaffirm their commitment to upholding the highest standards of security and privacy in all radio communications, thereby ensuring compliance with the DOJ CJIS Security Policy.

18. ENTIRE AGREEMENT: This Agreement represents the entire agreement between CITY and COUNTY as to its subject matter and no prior oral or written understanding will be of any force or effect. No part of this Agreement may be modified without the written consent of both Parties.

19. RECYCLED PAPER CONTENT: To the extent services under this Agreement include printing services, pursuant to Public Contract Code section 22153 the Parties shall use paper that meets the recycled content requirements of Public Contract Code section 12209.

STAFF REPORT

TO: Lindsay City Council
MEETING DATE: June 23, 2026

Item #: 12.6
Consent

DEPARTMENT: Parks and Recreation Services

FROM: Armando da Silva, Director of Parks & Recreation Services

Agenda Title: OMNI Family Health Renewal of Lease Agreement

ACTION & RECOMMENDATION

Staff recommends that City Council authorize the City Manager to execute the lease renewal with OMNI Family Health.

BACKGROUND | ANALYSIS

The Landlord agrees to rent to the Tenant the commercial premises municipally described as 860 N. Sequoia, Lindsay, CA 93247, also known as the City of Lindsay Wellness Center.

The term of the Lease shall be for a period of three (3) years, commencing on July 1, 2026 ("Commencement Date"), unless terminated earlier as provided in this Lease.

Rent will be $8,605.24 per month. Rent will increase by 3% in the first year of the agreement term.

FISCAL IMPACT

The income from lease contributions supports covering the operating expenses of the Lindsay Wellness Center.
Subject to the provisions of this Lease, the Tenant will pay the agreed monthly flat rate of $8,605.24, common area expenses, and restroom use.

The base rent for the upcoming renewal term will be outlined below:

Year	Lease (Monthly)	Annually
2026-2027	$8,605.24	$103,262.88
2027-2028	$8,605.24	$103,262.88
2028-2029	$8,605.24	$103,262.88

ATTACHMENTS

1. OMNI Notice and Confirmation Renewal Lease Agreement
2. Commercial Lease Agreement

Reviewed/Approved: _____

Docusign Envelope ID: 1523D3EA-BB0F-4FDE-9543-93FB9A4C535B

May 21, 2026

City of Lindsay
251 E. Honolulu Street
Lindsay, CA 93247
Attention: City Manager

RE: **Notice and Confirmation of Renewal of Lease Agreement**

Dear City Manager,

Please let this letter serve as formal notice and confirmation that Omni Family Health ("Omni") hereby elects to exercise its second option to renew the Lease Agreement dated August 28, 2018, between City of Lindsay and Omni for the real property commonly known as Lindsay Wellness Center located at 860 N. Sequoia, Lindsay, California 93247 for an additional three (3) year term until August 28, 2029. Pursuant to Section 9 of the Lease Agreement, Omni has three (3) additional options to renew the term of the Lease, each for a period of three (3) years.

Additionally, pursuant to Section 16 of the Lease Agreement, rent shall increase by three percent (3%) for the Renewal Term.

All other terms of the Lease Agreement are hereby ratified and confirmed, and all the terms, covenants, conditions, and agreements therein contained remain in full force and effect.

By signing below, you represent and warrant that Tenant is not in default under the Lease Agreement, and you are unaware of any event, condition, or circumstance that with the giving of notice or the passage of time (or both) could constitute a default under the Lease Agreement.

Please sign and date the acknowledgment below, and return by one of the methods below:

Email: contracts@omnifamilyhealth.org

US Mail: 4900 California Avenue, Suite 400B
Bakersfield, CA 93309
Attention: Contracts

Docusign Envelope ID: 1523D3EA-BB0F-4FDE-9543-93FB9A4C535B

Please note your failure to sign and return the acknowledgment below shall not diminish the effectiveness of Omni's right to renew the Lease Agreement.

We look forward to continuing our relationship with you well into the future.

Very truly yours,

OMNI FAMILY HEALTH,
a California non-profit public benefit corporation

Signed by:
Francisco L. Castillon
5836B113B66D4E3...
Francisco L. Castillon, MPA
Chief Executive Officer

Acknowledgement:

_____

Print Name: Kuyler Crock

Title: City Manager

Date: _____

THIS LEASE (the "Lease") dated this 28 day of AUGUST, 2018, between the City of Lindsay of 251 E. Honolulu, P.O. Box 369, Lindsay, Ca. 93247 (559.562.7102) (the "Landlord") and Omni Family Health, a California non-profit public benefit corporation, the principal office of which is located at 4900 California Avenue, Fourth Floor, Bakersfield, California 93309 (661.459.1900) (the "Tenant").

IN CONSIDERATION OF the Landlord leasing the certain premises to the Tenant, and the Tenant leasing that premises from the Landlord, and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which is hereby acknowledged, the Parties to this Lease agree as follows:

DEFINITIONS

1. When used in this Lease, the following terms will have the meanings indicated:
    a) "Additional Rent" means all amounts payable by the Tenant to the Landlord or any third party under this Lease except Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;
    b) "Building" means the building located at 860 N. Sequoia, Lindsay, CA 93247, commonly known as the Lindsay Wellness Center, which encompasses approximately 5,000 square feet.
    c) "Commencement Date" is defined in Section 7.
    d) "Common Areas" means all areas and facilities on the Property that are not designated by Landlord for the exclusive use of Tenant, Landlord, or any other tenant located on the Property, including but not limited to all parking areas, roadways, sidewalks, walkways, parkways, driveways, yards, landscaped areas, recreational areas, and swimming pool.
    e) "Expansion Space" is defined in Section 49.
    f) "Facility Requirements" is defined in Section 23(b).
    g) "Final Statement" is defined in Section 23(c).
    h) "HVAC" means heating, ventilation, and air conditioning.
    i) "Landlord" is defined in the first introductory paragraph.
    j) "Landlord Parties" is defined in Section 33.
    k) "Lease" is defined in the first introductory paragraph.
    l) "Notice" is defined in Section 53 (a).
    m) "Offer" is defined in Section 49.
    n) "Option Term" is defined in Section 9.

o) "Parties" means both Landlord and Tenant and "Party" refers to either Landlord or Tenant individually.

p) "Permitted Use" is defined in Section 5.

q) "Premises" is defined in Section 2.

r) "Property" means all property located at 860 N. Sequoia, Lindsay, CA 93247, including the Premises, Building, and Common Areas.

s) "Purchase and Sale Agreement" is defined in Section 53(a).

t) "Rent" is defined in Section 11.

u) "ROFR" means right of first refusal as defined in Section 53(a).

v) "Tenant" is defined in the first introductory paragraph.

w) "Tenant Alterations" is defined in Section 23(b).

x) "Tenant Improvements" is defined in Section 23(c).

y) "Term" is defined in Section 7.

PREMISES

2. Landlord leases to Tenant and Tenant leases from Landlord that area consisting of approximately 4,607 square feet and identified as "Phase 1 & Phase 2" on the depiction attached as Exhibit A and incorporated herein (the "Premises"), located within the Building commonly known as the Lindsay Wellness Center.

3. Landlord shall have exclusive control over the Common Areas, and Tenant and all of Tenant's employees, agents, suppliers, vendors, customers, and invitees shall have access to all Common Areas for any purpose, subject to any rules generally applicable to all Tenants on the Property governing the Common Areas provided in writing by the Landlord.

4. Landlord shall deliver Premises in broom-clean condition and free of debris, and Landlord represents and warrants that all electrical, plumbing, lighting, HVAC, and all mechanical systems are in good working order and repair. Landlord represents and warrants to the Tenant that the Premises complies with all applicable local, state and federal laws, rules, and regulations, including but not limited to, the Americans with Disabilities Act of 1990, as amended.

PERMITTED USE

5. The Premises leased by the Tenant will be used only to provide medical, dental, and behavioral health services, and related general administrative office use, and any use incidental thereto (the "Permitted Use"). Neither the Premises nor any part

of the Premises will be used at any time during the Term or Option Term (as defined below) of this Lease by Tenant for any purpose other than the Permitted Use without Landlord's prior written consent, not to be unreasonably withheld.

6. No pets or animals are allowed to be kept in or about the Premises or in any portion of the Building.

TERM AND TERMINATION

7. The term of the Lease is for five (5) years ("Term") commencing on _____, 2018 ("Commencement Date").

8. Notwithstanding any other rights of Tenant under this Lease, Tenant shall have the right to terminate this Lease within 180 days of the Commencement Date upon 30-days written notice to Landlord if Tenant, after and while applying all professional effort and due diligence for its jurisdictional and governmental approvals, does not receive approval for any reason by any state or federal agency, including but not limited to, approval from the Health Resources and Services Administration, to operate on the Premises as a federally qualified health center. Upon the expiration of such 30-day termination notice period, Tenant shall have no further obligations to Landlord after such date, except for all obligations and responsibilities arising pursuant to this Lease that are intended to survive the termination.

9. Tenant shall have the right and option to renew this Lease for up to three (3) additional three (3) year terms before a new lease is required ("Option Term"), by providing Landlord with written notice not less than three (3) months prior to the expiration of the Term, provided that Tenant has not been in default of this Lease in more than one month per year of the Term or of the Option Term. If Tenant was in default in more than one month per year, regardless of whether notice was provided of the default or whether Landlord exercised any rights herein or by law to address the default, Landlord has discretion to approve all subsequent Option Terms. The Rent during the Option Term shall be determined as set forth in Section 16, below.

10. At any time during the Initial Term or Option Term, Tenant may terminate this Lease by providing Landlord with 120-days prior written notice. Upon termination of this Lease, neither Party shall have any remaining obligations to the other, except as otherwise provided in this Lease.

RENT

11. Subject to the provisions of this Lease, Tenant shall pay to Landlord as rent for the Premises during the Term the following monthly amount:

    $7,601.55 ($1.65 per square foot X 4,607 sq. ft.) ("Rent").

12. Tenant shall pay to Landlord $525.00 per month for utilities and common area access to the stairs, elevator and restrooms as Additional Rent.

13. Tenant shall occupy the Premises free from Rent and Additional Rent for the first six (6) months following the Commencement Date. Beginning on the seventh (7^{th}) month, the Tenant will pay Rent and Additional Rent on or before the 15^{th} of each and every month of the term of this Lease to the Landlord at 251 E. Honolulu (P.O. Box 369) Lindsay, CA 93247, or at such other place as the Landlord may later designate.

14. The Parties agree that the Rent and Additional Rent pursuant to this Lease represents the fair market value for the Premises.

15. The Tenant will be charged an additional amount of $50.00 for any late payment of Rent or Returned check for Insufficient Funds (NSF).

16. The Rent for any Option Term will be calculated as being the higher of the following: (1) the then current Rent, including past increases, or (2) the fair market rental value determined by a mutually agreed upon broker on the date the Option Term commences, but shall not exceed a three percent (3%) increase of the then-current Rent charged to Tenant for the month immediately preceding the Option Term. Additional Rent shall be adjusted on the same basis stated herein.

OPERATING COSTS

17. Tenant is responsible for procuring and paying for the following:
    a) Cleaning and janitorial services to the Premises, including windows;
    b) Telephone, internet and cable services.
    c) Alarm company;
    d) Tenant Alterations, as defined below; and
    e) Liability insurance for the Premises.
18. The Landlord will be responsible for paying the following costs:
    a) All insurance relating to the Building as required by Section 30 below;

b) Repairs and replacements to the Common Area;

c) All real property taxes and special assessment installments for the Property which become due and payable during the Term of this Lease.

d) Provision, repair, replacement and maintenance of heating, cooling, ventilation and air condition equipment throughout the Building; and

e) All other expenses related to the maintenance of the Property, including but not limited to the Common Areas, not paid by Tenant.

USE AND OCCUPATION

19. The Tenant will use and occupy the Premises only for the Permitted Use and for no other purpose whatsoever. Subject to Tenant receiving all necessary jurisdictional and governmental approvals to operate a federally qualified health center on the Premises, the Tenant will open the whole of the Premises for business to the public fully fixtured, stocked and staffed throughout the Term and Option Term, and will continuously occupy and utilize the entire Premises in the active conduct of its business in a reputable manner.

20. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with all statutes, laws, rules and regulations of any federal, provincial, municipal or other competent authority and will not do anything on or in the Premises in contravention of any of them.

EXCLUSIVITY

21. During the Term and any Option Term, Landlord shall not permit any current tenant to use any portion of the Property for any purpose that is similar to Tenant's Permitted Use, and Landlord shall not lease, rent, occupy, or permit occupation of any other location on the Property (including any after-acquired property which later becomes a part of the Property) to any subtenant, assignee, licensee, or other occupant whose business or intended use is substantially similar to Tenant's Permitted Use. Landlord shall take all actions necessary to stop any use prohibited by this Section. If Landlord leases or attempts to lease any part of the Property in violation of this provision, Landlord expressly agrees that Tenant shall have the right to exercise all remedies available at law and in equity, including but not limited to, the right to pursue an action to compel specific performance of the Landlord.

QUIET ENJOYMENT

22. The Landlord convents that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the Term and any Option Term.

TENANT IMPROVEMENTS

23. The Tenant will make the following improvements to the Premises:

a) All tenant improvements must be pre-approved by the Landlord, and such approval shall not be unreasonably withheld or delayed. Tenant agrees to obtain all proper permits as may be required for any structural alterations and/or permanent improvements. All permanent fixtures that are made a part of the original structure shall become the property of the Landlord upon termination of the Lease and evacuation of the Premises by the Tenant, unless Tenant removes such fixtures and reasonably repairs any resulting damage to the Premises. Tenant retains rights only to such property that was not included as part of the original fixtures and/or furniture on the Commencement Date.

b) Notwithstanding the foregoing, Landlord acknowledges, agrees, and consents to Tenant constructing and implementing any alterations to the Premises necessary to comply with (i) the Office of Statewide Health Planning and Development Three standards, (ii) the California Department of Public Health outpatient healthcare facility requirements, and (iii) all other applicable state and federal requirements necessary for Tenant to conduct a licensed federally qualified healthcare center ("Facility Requirements"). Tenant intends to alter, modify, and maintain, at its sole cost and expense, the Premises' HVAC, electrical, plumbing, flooring, and lighting, in order to comply with all applicable Facility Requirements. All tenant alterations referenced in this Lease shall be referred to as the "Tenant Alterations".

c) Tenant Improvements. Tenant desires to perform alterations and construction certain improvements ("Tenant Improvements") in the Premises prior to the Commencement Date. Prior to the construction of the Tenant Improvements, Tenant shall furnish to Landlord all Tenant Improvement plans and a written estimate of the costs of construction. Tenant agrees to obtain all proper permits that may be required to construct the Tenant Improvements.

MAINTENANCE AND REPAIRS

24. At Landlord's expense, Landlord shall repair and maintain in good order, and if reasonably necessary or appropriate, make replacements thereto:

a) The structural portions of the Premises, including the HVAC, plumbing, electrical, mechanical and other systems serving the Premises unless such responsibility is expressly assumed by Tenant;

b) The Building and all systems and equipment that service the entire Building or portions of the Building, including plumbing, HVAC, electrical, fire/life safety, elevator, and Building security systems;

c) The exterior portions of the Building and Property; and

d) All Common Areas.

25. Absent exigent circumstances that require Tenant to act promptly, in the event the Premises requires maintenance and repairs not otherwise performed by Landlord, after reasonable notice of ten (10) days has been provided to Landlord by Tenant and giving Landlord a reasonable opportunity to make appropriate repairs, Tenant shall be authorized to perform and pay for such reasonably required maintenance and repairs, and shall be further entitled to offset such expenditures against any Rent due to Landlord. At its sole cost and expense, Tenant shall be responsible for the maintenance and repair of the Tenant Alterations.

SIGNAGE

26. At its sole cost and expense, Tenant shall have the right to install, use, and maintain on the exterior of the Building, exterior signs that (i) comply with all applicable laws, rules and regulations, and (ii) are approved by Landlord, which approval shall not be unreasonably withheld or delayed. Tenant shall also have the right to install its signage on Landlord's monument sign, at its sole cost and expense. Any desired exterior signage shall be processed independent of this lease agreement via a City sign permit.

27. At its sole cost and expense, Tenant may install interior identification signs, including its logo, near the entrance of any space occupied by Tenant and in the front lobby near the main entrance to the Building. All signs must be in keeping with the quality, design, and style of the Building.

INSURANCE

28. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. The Tenant is advised obtain additional insurance policies if additional insurance coverage is desired.

29. At its own expense, Tenant shall provide and keep in force during the term of this Lease a comprehensive general liability insurance policy insuring against any liability for injury to persons and/or property and death of any persons occurring on or about the Premises for the benefit of Tenant and the Landlord. Tenant shall name Landlord as additional insured, and the limit of liability under the policy shall not be less than One Million Dollars ($1,000,000.00) and provide proof of same

within 30 days of the Commencement Date. Tenant will provide proof of such insurance to Landlord upon the issuance or renewal of such insurance.

30. Landlord, at its own cost and expense, shall at all times during the Term, maintain insurance on all buildings, improvements, and other structures on the Property in an amount not to be less than One Million Dollars ($1,000,000.00) and provide proof of same within 30 days of the Commencement Date. Landlord will provide proof of such insurance to Tenant upon the issuance or renewal of such insurance.

31. Each Party, for itself and on behalf of its insurance carrier, waives any right or cause of action for any loss of or damage to any of its property (whether or not such loss or damage is due to the fault or negligence of the other Party or anyone for whom that other Party may be responsible), which loss or damage is covered by fire and extended coverage insurance or similar policies covering real property or personal property, to the extent that the loss or damage is recovered under the insurance policies. The insurance policies obtained by Landlord and Tenant under this Lease will contain endorsements waiving any right of subrogation that the insurer may otherwise have against the non-insuring party.

DAMAGE AND DESTRUCTION

32. If the Premises are damaged by fire or other casualty, the damage shall be repaired by Landlord as speedily as reasonably possible. If the Premises are totally destroyed or so damaged by fire or other casualty as to render the Premises incapable of repair and restoration within 45 days, then either Party, by notice given to the other within 30 days after such destruction or damage, may elect to cancel and terminate this Lease, and rent shall be prorated to the date of such termination. If neither Party elects to terminate the Lease, Landlord shall proceed to rebuild or restore the Premises to the condition as originally existed as promptly as possible. If Landlord fails to proceed with such rebuilding or restoration with reasonable diligence, Tenant may cancel and terminate this Lease at any time thereafter prior to completion of restoration of the Premises.

INDEMINFICATION

33. Landlord shall not be liable to Tenant for any injury or damage that may result to any person or property due to the condition of the Premises; provided however, such exemption from liability shall not apply to conditions caused by the gross negligence or willful misconduct of Landlord, its council members, officers, officials, employees, representatives, agents, or volunteers (collectively "Landlord and Landlord Parties").

34. Tenant shall indemnify, defend and hold Landlord and Landlord Parties harmless from and against any and all liability, claims, loss, costs, damages, attorney's fees and any other amounts in any way associated with, related to or arising from the

condition, use, or occupancy of the Premises, or from any activity, or thing done, permitted or suffered to be done in the Premises, and Tenant shall further indemnify, defend, and hold Landlord and Landlord Parties harmless, against and from any and all claims, loss, costs, damages, attorney's fees and any other amounts, arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms and conditions of this Lease, or arising from any act, negligence, fault, or omission of Tenant or of Tenant's members, directors, officers, agents, representatives, employees, volunteers, invitees, participants, or contractors for any injury or damage to any person or property whatsoever and from any and all costs, attorneys' fees, expenses and liabilities incurred as a result of any such claim or action or prosecution brought upon such claims, and in case any action or proceeding be brought against Landlord, or its officers, officials, employees, representatives, agents, contractors or volunteers, by reason of such claims, Tenant, upon demand from Landlord, shall defend the same at Tenant's sole cost by counsel satisfactory to Landlord.

GOVERNING LAW

35. It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of California, without regard to the jurisdiction in which any action or special proceeding may be instituted.

SEVERABILITY AND REFORMATION

36. If any term or provision of this Lease or the application thereof to any person or circumstance shall, to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held to be invalid or unenforceable, shall not be affected thereby and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

37. The Parties hereto believe that this Lease is fully enforceable and creates a legally appropriate relationship. In the event, however, that any portion of this Lease is illegal or unenforceable, then each Party shall be required to negotiate in good faith and use its best efforts to establish a replacement agreement that conforms with all applicable law and maintains, to the fullest extent possible, the Parties' respective economic positions; and neither Party shall take any action to void this Agreement.

ASSIGNMENT AND SUBLETTING

38. The Tenant will not assign this Lease or sublet or grant any concession or license to use the Premises or any part of the Premises, without the prior consent of the Landlord, which shall not be unreasonably withheld. Tenant may not sub-lease any part of the premises without prior written consent of the Landlord and a notarized amendment to this agreement. An unauthorized assignment, subletting, concession,

or license, whether by operation of law or otherwise, will be void and will, at the Landlord's option, terminate this Lease.

CARE AND USE OF PREMISES

39. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Premises.

40. The Tenant will not make (or allow to be made) any noise or nuisance, which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other tenants.

41. The Tenant will not engage in any illegal trade or activity on or about the Premises.

42. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.

SURRENDER OF PREMISES

43. At the expiration of the Term or Option Term, the Tenant will quit and surrender the Premises in as good a state and condition as they were on the Commencement Date, reasonable use and wear and tear excepted.

HAZARD MATERIALS

44. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

RULES AND REGULATIONS

45. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the Common Areas that are to be provided to Tenant, in writing, prior to the execution of this Lease.

DEFAULT AND REMEDIES

46. If the Tenant has defaulted in the payment of any portion of the Rent when due and the default continues for thirty (30) days after written notice of default was delivered to the Tenant, the Landlord may terminate the tenancy under this Lease.

47. If the Tenant fails to observe, perform and keep each and every of the covenants, agreements, stipulations, obligations, conditions and other provisions of this Lease to be observed, performed and kept by the Tenant and such failure continues for thirty (30) days after written notice of the failure was delivered to the Tenant, the Landlord may terminate the tenancy under this Lease.

NOTICES

48. All notices to be given by either Party shall be in writing and delivered to the other Party personally or sent by certified mail, postage prepaid, addressed to the Party to be notified at the post office address set forth above. The date of service of any such notice served by mail shall be the date of receipt. Either Party may, at any time, designate in writing a substitute address for that set forth above, and thereafter notices shall be directed to such substitute address. Notice given as aforesaid shall be sufficient service thereof and shall be deemed given as of the date mailed or personally delivered.

RIGHT OF FIRST REFUSAL TO LEASE

49. During the Term and any Option Term, Tenant will have a continuous and ongoing right of first refusal to lease any space that becomes or will become available to lease within the Building ("Expansion Space"). When such space becomes available, Landlord shall make a written offer to Tenant describing the size of the Expansion Space and its location within the Building and the date the Expansion Space will be available for occupation ("Offer"). Tenant will have thirty (30) days following Landlord's delivery of the Offer to exercise Tenant's right of first refusal under this Section to lease the Expansion Space. If Tenant fails to give Landlord written notice of exercise within the thirty-day period, Tenant will be deemed to have waived Tenant's right to lease the Expansion Space.

50. All space leased to Tenant under Tenant's right of first refusal will have a commencement date identical to the commencement date in the Offer, and the Term of the Tenant's lease of this space will be coterminous with the Term and Option Term.

51. The terms of this Lease, including the calculation of Rent, shall apply to the lease of the Expansion Space.

52. If Landlord leases or attempts to lease any part of the Expansion Space in violation of this provision, Landlord expressly agrees that Tenant shall have the right to exercise all remedies available at law and in equity, including but not limited to, the right to pursue injunctive relief to prohibit Landlord from leasing the Expansion Space to a third party, and an action to compel specific performance of the Landlord to comply with its obligations hereunder.

RIGHT OF FIRST REFUSAL TO PURCHASE PROPERTY

53. In consideration of (i) the sum of fifty dollars ($50.00), receipt of which is hereby acknowledged, (ii) this Lease, and (iii) for other consideration made and received concurrently herewith, Landlord hereby grants to Tenant a right of first refusal to purchase the Property, subject to the terms and conditions hereinafter set forth.

a) Right of First Refusal. If Landlord determines to sell, transfer, or convey, by operation of law or otherwise, all, or any part of, the Property to a person or entity, or if Landlord receives a bona-fide offer to purchase from a third party, Landlord shall notify Tenant in writing of the interest in the Property to be sold or conveyed and of the price, terms and conditions which Landlord is willing to sell or convey the Property, and the party to whom Landlord proposes to sell or convey the Property ("Notice"). For a period of 30-days after Tenant's receipt of the Notice, Tenant shall have the right of first refusal to purchase the Property ("ROFR") at the price specified in the Notice. Landlord and Tenant shall thereafter in good faith employ reasonable efforts to enter into a commercially reasonable purchase and sale agreement and deposit such executed agreement with a nationally recognized title and escrow company to be selected by Tenant (the "Purchase and Sale Agreement").

If Landlord and Tenant fail to agree to a Purchase and Sale Agreement within such thirty (30) day period, Landlord shall thereafter have the right to sell or convey the Property to the person(s) or entity(ies) identified in the Notice at the price and upon the terms and conditions set forth in the Notice.

If Landlord does not sell the Property to the third party as set forth in the Notice within sixty (60) days after the Notice is given to Tenant, or if Landlord proposes to sell or convey the Property to a different transferee, or at or upon terms or conditions that are less favorable to Landlord than those set forth in the Notice, then that shall be deemed a new determination by Landlord to sell and convey the Property and a new Notice by Landlord to Tenant pursuant to this Section 53 shall be required, and Tenant shall again be eligible to exercise its rights of first refusal as set for in this Section 53(a). Any additional Notices issued to Tenant hereunder shall be subject to the same conditions set forth in this Section 53(a).

Landlord acknowledges and agrees that it may not sell, transfer, or convey, by operation of law or otherwise, less than its entire interest in the Property to any third party during the Term or Option Term.

b) Remedy. If Landlord sells or conveys the Property (or any interest therein) to a person or entity without complying with the provisions of Section 53, or in breach of the contract to sell to Tenant established thereby, then the transferee of the Property (or any interest therein) shall hold such interest in trust for the benefit of Tenant, and shall convey same to Tenant upon demand for consideration equal to the lesser of: the amount set forth in the effective Notice to Tenant, or the amount paid by such transferee to the Landlord.

c) Term of Grant. Except as otherwise provided in this Section 53, the ROFR set forth above shall commence as of the Commencement Date and it shall expire at the end of the Term or Option Term.

d) Survival of Leasehold Interest. In the event Tenant waives its ROFR, the Landlord and Tenant intend for this Lease to remain in full force and effect, and shall be binding upon and inure to the benefit of the heirs, executors, administrators, trustees, successors and assigns of the Landlord hereto. Any purchaser, transferee, assignee, or other recipient of title to the Property shall take title subject to the terms and conditions of this Lease, and all other rights, privileges and obligations of the Tenant.

MEMORANDUM OF LEASE

54. Memorandum of Lease. Tenant shall have the right to record on title to the Property a memorandum of lease in substantially the form attached hereto as Exhibit B. Tenant shall be required to execute such releases necessary in the event Tenant does not exercise its rights of first refusal or the Lease expires or is otherwise validly terminated for any reason to remove such memorandum of lease from title to the Property.

GENERAL PROVISIONS

55. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the landlord's rights in respect of any subsequent default or breach.

56. Landlord and Tenant warrant and represent to each other that they have had no dealings with any real estate brokers or agents in connection with the negotiation of this Lease. Each party agrees to indemnify and hold the other harmless from any cost, expense or liability (including reasonable attorney's fees) for any compensation, commissions or other charges claimed by any real estate broker or agent employed or claiming to represent any party in connection with the negotiation of this Lease.

57. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party to this Lease. All covenants are to be construed as conditions of this Lease.

58. In the event that any legal action, arbitration, or other proceeding is brought by any Party to this Lease, for the enforcement of this Lease, or because on an alleged dispute, breach, default, or misrepresentation in connection with any of the

provisions of this lease, the prevailing Party shall be entitled to receive from the other Party, in addition to any other relief that may be granted, the reasonable attorney's fees, cost, and expenses incurred in the action, arbitration, or proceeding by the prevailing Party.

59. This Lease constitutes the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either Party except to the extent incorporated in this Lease.

[Signatures on following page]

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this 22 day of AUGUST, 2018.

LANDLORD:

CITY OF LINDSAY

William (Bill) Zigler, City Manager

ATTEST:

Bret Harmon, City Clerk

TENANT:

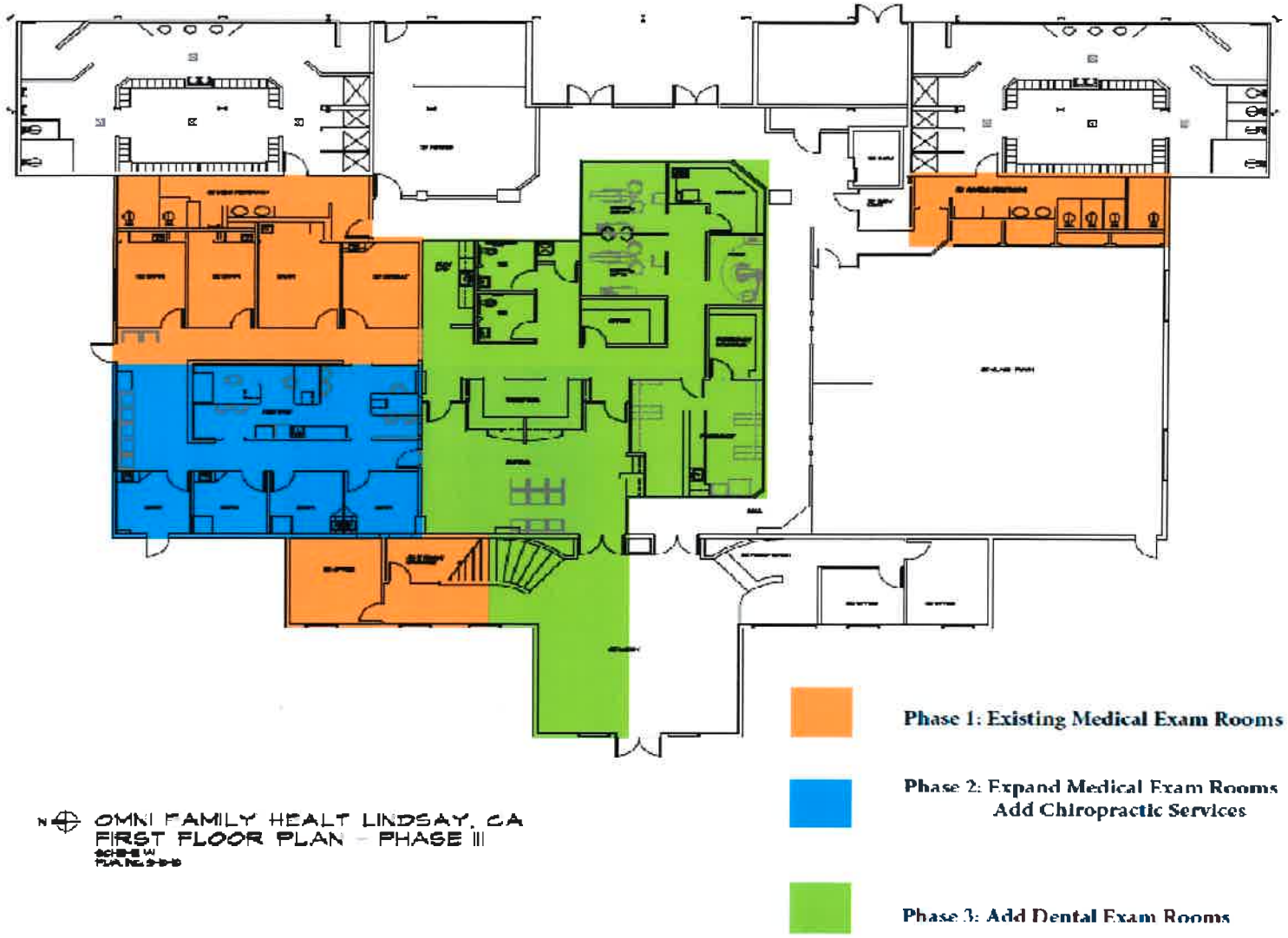
OMNI FAMILY HEALTH, a California non-profit public benefit corporation

By: _____
Francisco L. Castillon, MPA
Chief Executive Officer

EXHIBIT A

[Premises Description Attached]

Lindsay Wellness Center: 1ST Floor



OMNI FAMILY HEALT LINDSAY, CA
FIRST FLOOR PLAN - PHASE III

May 22, 2018

Lindsay Wellness Center: 2ND Floor



Phase 1: Administrative Multipurpose Offices

Phase 2: Behavioral Health Offices

Phase 3: Close cavityto supply air conditioning to 1st Floor

OMNI FAMILY HEALT LINDSAY, CA
SECOND FLOOR PLAN - PHASE III

May 22, 2018

EXHIBIT B

Memorandum of Lease

RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:

José A. Guerrero, Esq.
Law Office of José A. Guerrero
5001 E. Commercenter Drive, Suite 250
Bakersfield, CA 93309

APN:

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is made and entered into effective _____, 2018, by and between the City of Lindsay of 251 E. Honolulu, P.O. Box 369, Lindsay, CA. 93247 (the "Landlord") and Omni Family Health, Inc., a California nonprofit public benefit corporation, whose address is 4900 California Ave, Fourth Floor, Bakersfield, CA 93309 ("Tenant").

Tenant and Landlord have entered into that certain unrecorded Lease, dated effective as of _____, 2018 (the "Lease"), wherein Landlord grants to Tenant a lease to occupy the premises located at the real property commonly known as 860 N. Sequoia, Lindsay, California, legally described in Exhibit A (the portion leased to Tenant is referred to as the "Premises", and the total real property, including the Premises, is referred to as the "Property"), which is the subject of the Lease, along with certain other rights, privileges, and obligations with respect thereto.

The term of the Lease is five (5) years. The Tenant shall have the right and option to renew said Lease for up to three (3) additional three (3) year periods under the terms and conditions stated in the Lease.

Pursuant to the terms and conditions of the Lease, Tenant is granted a right of first refusal to purchase the Property ("Right of First Refusal to Purchase") and a right of first refusal to lease any portion of the Property ("Right of First Refusal to Lease"). Any transfer or attempt to lease any part of the Property in contravention of the terms and conditions of Tenant's Right of First Refusal to Purchase or Tenant's Right of First Refusal to Lease shall be null, void, and of no force or effect.

[signature page follows]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date first above written.

CITY OF LINDSAY – LANDLORD

William (Bill) Zigler, City Manager

OMNI FAMILY HEALTH, a California non-profit public benefit corporation – TENANT

Not ...

By: _____

Francisco L. Castillon, MPA
Chief Executive Officer

ATTEST:

Bret Harmon, City Clerk

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF TULARE)

On Sept 17, 2018, before me, CARMELA Wilson, Notary Public, personally appeared **WILLIAM ZIGLER**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CARMELA WILSON
COMM. #2219655
Notary Public - California
Tulare County
My Comm. Expires Nov. 20, 2021

Carmela Wilson
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

On _____, before me, _____, Notary Public, personally appeared **FRANCISCO L. CASTILLON**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Kern)

On 21 August 2018 before me, Linda K. Oates, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Francisco L. Castillon,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LINDA K. OATES
Notary Public - California
Kern County
Commission # 2160323
My Comm. Expires Aug 17, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Lease Agreement 860 N. Sequoia, Lindsay, CA 93247 Document Date: N/A
Number of Pages: 19 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Francisco L. Castillon
☒ Corporate Officer — Title(s): CEO
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: Omni Family Health

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

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STAFF REPORT

TO: Lindsay City Council
MEETING DATE: June 23, 2026

Item #: 12.7
Consent

DEPARTMENT: Planning

FROM: Dario Dominguez, Director of City Services and Planning

Agenda Title: Lindsay General Plan Annual Progress Report and Annual Housing Element Progress Report for 2025

ACTION & RECOMMENDATION

Staff recommends the City Council formally accept the General Plan Annual Progress Report and the Housing Element Progress Report for the year 2025.

BACKGROUND | ANALYSIS

The General Plan Annual Progress Report (APR) and the Annual Housing Element Progress Report are documents reviewed by the local legislative body that summarize the City's progress with implementing the policies and programs from the City's General Plan and Housing Element Goals each year. These reports are used to inform the public and other various agencies of how the community is performing to meet City goals and housing targets.

The General Plan APR gives the California Office of Land Use and Climate Innovation (LCI) the opportunity to identify statewide trends in land use decision-making and how local planning and development activities relate to statewide planning goals and policies. The Annual Housing Element Report informs the California Department of Housing and Community Development (HCD) of various types of projects and programs moving forward within the City that assist the community with growing it's housing stock. These reports work interchangeably and are required to be submitted annually to LCI or HCD by April 1st of each year to ensure the City remains compliant with State housing law. Additionally, it also keeps the City eligible to receive future housing grants. Reports were submitted to meet the deadline. City Council approval would be provided to LCI and HCD.

ENVIRONMENTAL REVIEW

The City of Lindsay 2040 General Plan (SCH # 1989080714 and Program Environmental Impact Report (PEIR) was certified on December 7, 1989.

The City of Lindsay 6th Cycle (2023-2031) Adopted Eight-Year Housing Element was deemed to be in full compliance with State Housing Element Law (Article 10.6 of the Government Code) in January 2026.

No additional CEQA analysis is required for the acceptance of these progress reports.

FISCAL IMPACT

Progress reports are budgeted annually through a Professional Services Agreement.

ATTACHMENTS

1. City of Lindsay, 2025 General Plan Final Draft Annual Progress Report
2. Summary of Housing Element Progress Report

GENERAL PLAN ANNUAL PROGRESS REPORT

CITY OF LINDSAY

REPORTING YEAR: 2025

MARCH 2026

GENERAL PLAN ANNUAL PROGRESS REPORT

REPORTING YEAR: 2025

Prepared for:

City of Lindsay
Community Development Department

Submitted to:

Governor's Office of Land Use and Climate Innovation (LCI)
California Department of Housing and Community Development (HCD)

Consultant:

901 East Main Street
Visalia, CA 93292
Contact: Susan Long
Phone: (559) 733-0440

March 2026

Prepared pursuant to Government Code Sections 65400 and 65700

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Project #250009.22

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SECTION 1 - EXECUTIVE SUMMARY

The City of Lindsay made considerable progress in implementing its General Plan during the 2025 reporting period through regulatory updates, infrastructure planning, housing program advancement, and active development review. Most notably, the City adopted its 6th Cycle Housing Element and completed all required rezoning actions, achieving substantial compliance with State Housing Element Law as confirmed by the California Department of Housing and Community Development (HCD) on January 16, 2026.

Key accomplishments during the reporting period include the adoption of updated zoning and subdivision ordinances, the implementation of accessory dwelling unit (ADU) regulations, the continued advancement of major residential and commercial development projects, and the investment in public infrastructure and recreational facilities. The City also initiated design efforts for a future Transit Center and pursued funding for critical water system improvements to address deficiencies in fire flow and system reliability.

While progress has been made across multiple General Plan elements, implementation continues to be constrained by infrastructure capacity limitations, staffing shortages, and the timing of external funding. The City remains focused on advancing housing production, securing infrastructure funding, and implementing Housing Element programs consistent with State requirements.

Key Metrics

Metric	Value
Housing Units Permitted	22
Major Development Projects	8
Infrastructure Investment	$7M+
Housing Element Status	Certified

SECTION 2 - INTRODUCTION

Government Code Section 65400 requires cities and counties to prepare an Annual Progress Report (APR) that describes the status of the General Plan and the progress in its implementation. This report covers the period from January 1, 2025, through December 31, 2025, and has been prepared for submittal to the Governor's Office of Land Use and Climate Innovation (LCI) and the HCD.

The APR evaluates planning activities, development trends, and implementation efforts undertaken by the City and demonstrates consistency with adopted General Plan policies and Housing Element programs.

SECTION 3 - GENERAL PLAN STATUS AND OVERVIEW

The Lindsay General Plan serves as the City's long-range policy framework guiding land use, housing, transportation, infrastructure, environmental protection, and community development. The General Plan includes the following elements:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Safety
- Noise
- Environmental Justice

While the City's last comprehensive General Plan update occurred in July 1989, the City has continued to implement and modernize the General Plan through targeted updates, including the adoption of the Environmental Justice Element in December 2019 and the 6th Cycle Housing Element (2023–2031).

General Plan implementation is achieved through zoning regulations, subdivision regulations, capital improvement planning, development review, and coordination with regional agencies.

SECTION 4 - GENERAL PLAN IMPLEMENTATION SUMMARY

During 2025, the City advanced General Plan implementation through the following primary mechanisms:

- Adoption of updated Zoning Ordinance (Title 18) and Subdivision Ordinance (Title 17).
- Adoption and certification of the 6th Cycle Housing Element and associated rezoning.
- Processing of residential and commercial development applications.
- Advancement of infrastructure planning and funding strategies.
- Coordination with regional transportation and infrastructure agencies.
- Continued monitoring of housing production and development trends.

Collectively, these actions support long-term land use consistency, housing development, infrastructure investment, and regulatory compliance.

SECTION 5 - IMPLEMENTATION BY GENERAL PLAN ELEMENTS

Land Use Element

Implementation of the Land Use Element occurs through zoning administration, subdivision review, and development permitting.

In 2025, the City adopted comprehensive updates to its Zoning Ordinance (Title 18) and Subdivision Ordinance (Title 17) to ensure consistency with State law, General Plan, and the Housing Element. These updates incorporated provisions for by-right housing development, updated development standards, and improved subdivision procedures to facilitate orderly growth.

All development applications processed during the reporting period were reviewed for consistency with General Plan land use designations.

Housing Element

The City made substantial progress in implementing housing policies and programs during the reporting period. The City Council adopted the 6th Cycle Housing Element and associated rezoning actions, and HCD confirmed compliance with State Housing Element Law on January 16, 2026.

Key implementation actions included:

- Adoption of ADU regulations consistent with State law.
- Adoption of by-right development provisions.
- Processing of residential permits and entitlements.
- Monitoring housing production and development activities.

The City will continue implementation of Housing Element programs, including maintaining adequate sites, facilitating affordable housing development, and advancing fair housing efforts as required by HCD.

Circulation Element

The City continued to advance circulation improvements through project planning, regional coordination, and infrastructure investment.

In 2025:

- Design efforts for the Lindsay Transit Center were initiated.
- Coordination with Caltrans and Tulare County Association of Governments (TCAG) continued with State Route 65 improvements.
- Corridor analysis for State Route 137 was initiated.
- Local roadway improvements were completed on multiple streets.

These efforts support improved regional connectivity, mobility, and long-term transportation system efficiency.

Conservation and Open Space Element

The City implements conservation and open space policies through development review and investment in recreational facilities.

In 2024-2025, the City completed significant improvements to community parks, including:

- Olive Bowl Park improvements.
- Skate Park upgrades.
- Pickleball court enhancements.

These projects improved recreational access, public health opportunities, and community amenities.

The City also complies with AB 52 requirements by consulting with Native American tribes on projects involving ground disturbance.

Safety Element

The City of Lindsay continues to implement Safety Element policies through building code enforcement, infrastructure planning, and emergency coordination.

Public safety considerations are integrated into development review through the Site Plan Review process, ensuring that new development meets applicable safety standards and supports emergency access and response capabilities.

The City continues to implement Environmental Justice policies by improving infrastructure, enhancing public facilities, and promoting equitable access to services.

In 2025:

- Roadway and sidewalk improvements enhanced safety and accessibility.
- Park investments have expanded recreational opportunities in underserved areas.
- Code enforcement efforts supported safe and habitable housing.
- Public engagement opportunities were maintained through open meetings and outreach.

These efforts support equitable development and improved quality of life for disadvantaged communities.

SECTION 6 - DEVELOPMENT ACTIVITY SUMMARY

During 2025, the City processed the following development applications:

- Site Plan Reviews: 12
- Conditional Use Permits: 5
- Subdivision Maps: 3
- Residential Building Permits: 6

Major development projects include residential subdivisions, senior housing, and commercial developments supporting economic growth.

Project	Type	Units
Hidden Oaks	Residential	50 single-family units
O'Hara Ranch	Residential	140 single-family units
Mission Estates	Residential	116 single-family units
Palm Terrace III	Residential	10 income-restricted single-family units
Westmore Senior	Residential	40 apartment units
Westwood	Residential	7 residential units
Travel Center	Commercial	N/A

These projects contribute to housing production, economic development, and long-term growth capacity.

A map identifying major development projects is included in Appendix A.

SECTION 7 - INFRASTRUCTURE AND PUBLIC SERVICES

Infrastructure planning remains a critical focus for the City. Key efforts during the reporting period include:

- Advancement of water system improvements to address fire flow deficiencies.
- Award of $1.75 million in federal funding for water infrastructure improvements.
- Application for additional CDBG funding to complete system upgrades.
- Ongoing development of Water Master Plan strategies.
- Investment of over $7 million in capital improvements.

Infrastructure constraints, particularly related to water system capacity and fire flow, remain a key consideration for future growth.

SECTION 8 - INTERAGENCY COORDINATION

The City continues to coordinate with regional and state agencies, including:

- Tulare County
- Caltrans
- Tulare County Association of Governments
- San Joaquin Valley Air Pollution Control District
- Utility providers

This coordination supports transportation planning, infrastructure funding, and regional consistency.

SECTION 9 - ENVIRONMENTAL JUSTICE AND COMMUNITY ENGAGEMENT

The City promotes equitable access to services and infrastructure through:

- Investment in public facilities and parks.
- Code enforcement to maintain housing quality.
- Public participation through hearings and outreach.
- Infrastructure improvements in disadvantaged areas.

SECTION 10 - GENERAL PLAN IMPLEMENTATION MATRIX

Element	Policy Focus	Action	Status	Outcome
Land Use	Maintain consistency between zoning and the General Plan	Zoning Ordinance update	Completed	Improve regulatory alignment
Housing	Housing supply	ADU and by-right Zoning Ordinance update	Completed	Expanded housing opportunities
Housing	Program Implementation	Housing Element adoption	Completed	HCD compliance achieved
Circulation	Mobility	Transit Center design	In Progress	Improved regional connectivity
Conservation	Recreation	Park improvements	Completed	Expanded public amenities
Safety	Public safety	Code enforcement	Ongoing	Maintain safety standards
EJ	Equity	Infrastructure and outreach	Ongoing	Improve access and engagement

SECTION 11 - FUTURE PRIORITIES 2026

The City will prioritize the following actions:

- Continue implementation and monitoring of Housing Element programs.
- Secure remaining funding for water infrastructure improvements.
- Advance Water Master Plan development.
- Continue development of the Transit Center project.
- Monitor housing production and entitlement activity.
- Strengthen environmental justice outreach and engagement.
- Maintain compliance with State housing and planning laws.

SECTION 12 - CONCLUSION

The City of Lindsay continues to make measurable progress in implementing its General Plan through regulatory updates, infrastructure planning, housing program advancement, and development activity. Continued focus on infrastructure investment, housing, production, and program implementation will support long-term community growth and sustainability.

SECTION 13 - CITY COUNCIL ACCEPTANCE

Resolution No. XXXX

City Council Acceptance Date: _____

APPENDIX A

MAJOR DEVELOPMENT AND HOUSING PROJECTS MAP

City of Lindsay
Project & Housing Development Map

Mission Estates

O'Hara Ranch

Hidden Oaks

Lindsay
Travel Center

Clone Estates

Westmore Senior
Apartments

Palm Terrace III

110 N.
Westwood

Olive Bowl
Park

N

Legend

- City Parcel Addresses
- City Streets
- State Highway
- Railroad
- City Limits

0 500 1,000 2,000 3,000 4,000
Feet

Base Data Provided by Tulare County
Created By Neyba Arrezcoa
City of Lindsay
City Services Department
Last Update on March 18, 2021

The Features Produced by these Data Are Only Representational and Are Not Intended for Legal or Survey Purposes.

APPENDIX B

MUNICIPAL CODE UPDATES

Exhibit B

SUBDIVISION ORDINANCE - TITLE 17

17.04 General Provisions

17.04.010 Authority
17.04.020 Purpose
17.04.030 Applicability
17.04.040 General Plan, Environmental Design Plans And Zoning Ordinance
17.04.050 Existing Conditions
17.04.060 Projects Subject to City Subdivision Regulations
17.04.070 Excluded and Exempt Projects
17.04.080 Concurrent Application Processing
17.04.090 Subdivider Responsibilities
17.04.100 City Services Director Responsibilities
17.04.110 Engineer Responsibilities
17.04.120 Planning Commission Responsibilities
17.04.130 Council Responsibilities
17.04.140 Referrals To Other Agencies

17.04.010 Authority

This title is enacted pursuant to Division 2 of Title 7 of the Government Code of the State of California (Subdivision Map Act)and the general laws of the state. The provisions of this title are in addition to the regulations of the Subdivision Map Act and are supplemental thereto.

(Ord. 341 § 1 (19.1.100), 1979)

17.04.020 Purpose

The purpose of this title and any pursuant rules, regulations and specifications hereafter adopted, is to regulate and control the design and improvement of land for all purposes within the city in order to preserve and enhance the health, safety, welfare and amenities of the community. All subdivisions, subdivision maps, and proceedings governed by these regulations shall be subject to the provisions of the Subdivision Map Act and any future amendments not already included herein.

(Ord. 341 § 1 (19.1.200), 1979)

17.04.030 Applicability

A. The approval of a map or other entitlement is required before each subdivision of land within the City is authorized. In the case that provisions in this division and the Subdivision Map Act do not align, the Subdivision Map Act shall dictate. The subdivision map's approval or conditional approval does not grant permission to deviate from zoning regulations in this Development Code. It also does not allow proceeding with any development that violates other relevant provisions of the Municipal Code, applicable ordinances, or City regulations.

B. If a planning commission has not been established, all references to the planning commission in this title shall instead refer to the City Council.

17.04.040 General Plan, Environmental Design Plans And Zoning Ordinance

The general plan for the city shall guide the use of all land within the corporate boundaries of the city. When environmental design plans have been adopted for certain areas, they shall provide more detailed guidance. The size and design of lots, the nature of utilities, the design and improvements of streets, the type and intensity of land use and the provisions for any special facilities in any subdivision shall conform to the land uses shown and the standards established in the general plan, the environmental design plans, the zoning ordinance and any precise plans designed for the area.

(Ord. 341 § 1(19.1.300 (part)), 1979)

17.04.050 Existing Conditions

Trees, native land cover, natural watercourses and topography shall be respected, and the subdivision shall be so designed as to prevent excessive grading and scarring of the landscape. The design of new subdivision streets shall consider and relate to present street widths, alignments and names.

(Ord. 341 § 1 (19.1.300 (part)), 1979)

17.04.060 Projects Subject to City Subdivision Regulations

These regulations shall apply to any division of land within the city and shall control the preparation, processing, and approval of all tentative maps, vesting tentative, final maps, parcel maps, certificates of compliance, lot line adjustments, lot mergers and to other actions provided for by the Subdivision Map Act. Except as noted in this section, each subdivision and each part thereof lying within the city shall be made and each map shall be prepared and presented for approval as provided for and required by these regulations.

17.04.070 Excluded and Exempt Projects

Projects Not Subject to the Map Act or the Subdivision Regulations. Pursuant to Gov't Code Section 66412, the Subdivision Map Act and the Subdivision Regulations do not apply to the following**:**

A. The financing or leasing of apartments, offices, stores, or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks.
B. Mineral, oil, or gas leases.
C. Land dedicated for cemetery purposes under the State Health and Safety Code.
D. The financing or leasing of existing separate commercial or industrial buildings on a single parcel.
E. The construction, financing or leasing of secondary dwelling units pursuant to the zoning regulations.
F. Leasing for agricultural purposes, cultivation of food or fiber, and grazing or pasturing of livestock.
G. Leasing of, or grant of easement to, a parcel of land, or any portion or portions of land, for financing, erection, and sale or lease of a wind-powered electrical generation device which is subject to discretionary action by the city.

Projects Exempt from the Mapping Requirements. The following are generally subject to these Subdivision Regulations, but are exempt from the tentative, parcel and final map requirements of these Subdivision Regulations and the Subdivision Map Act pursuant to Gov't Code Section 66412:

A. A lot line adjustment between four or fewer existing adjoining parcels, where land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created.
B. Any separate assessment under Section 2188.7 of the State Revenue and Taxation Code for community apartment or cooperative housing projects.
C. The conversion of a residential community apartment project or a stock cooperative to a condominium if the requirements of Sections 66412(g) and (h) of the Subdivision Map Act are met.
D. The financing or leasing of any parcel of land, or any portion, for the construction of commercial or industrial buildings on a single parcel, when the project is subject to planned development or use permit approval pursuant to the zoning regulations.

17.04.080 Concurrent Application Processing

Subdivision applications subject to discretionary review that also include an associated development review entitlement shall be reviewed concurrently, consistent with review procedures identified in this chapter. Multiple applications for the same project shall be processed concurrently and shall be reviewed and acted upon by the highest review authority designated by the Subdivision Regulations or Zoning Regulations for any of the applications.

17.04.090 Subdivider Responsibilities

The subdivider shall prepare maps consistent with the standards contained in this title, and design public improvements consistent with the public improvement standards of the city. They shall process the maps in accordance with the regulations set forth in this title.

(Ord. 341 § 1 (19.1.400 (part)), 1979)

17.04.100 City Services Director Responsibilities

The city services director shall be responsible for design analysis for conformity with the general plan, the environmental design plan and the zoning ordinance; for the environmental quality of the subdivision design; and for the expedient processing of subdivision maps and reports, as provided in this title.

(Ord. 341 § 1 (19.1.400 (part)), 1979)

17.04.110 Engineer Responsibilities

The city engineer shall be responsible for reporting to the planning commission and the city council as to engineering requirements including street width, grade and alignment, and whether the proposed public improvements are consistent with the regulations contained in this title, and for the inspection and ultimate approval of all such public improvements.

(Ord. 341 § 1 (19.1.400 (part)), 1979)

17.04.120 Planning Commission Responsibilities

The city planning commission, if established, shall act as the advisory agency to the city council. It is charged with making investigations, reports and recommendations on proposed subdivisions as to their conformance to the general plan, the environmental design plans and this title. The planning commission shall report its actions and recommendations concerning the subdivision to the city council.

(Ord. 341 § 1 (19.1.400 (part)), 1979)

HISTORY
Amended by Ord. 576 on 6/25/2019

17.04.130 City Council Responsibilities

The city council shall have final jurisdiction to approve, conditionally approve or deny tentative and final subdivision maps pursuant to 17.16 and 17.20, the establishment of requirements for and standards of design of public improvements, and the acceptance of lands and public improvements that may be proposed for dedication as a result of the subdivision process.

(Ord. 341 § 1 (19.1.400 (part)), 1979)

17.04.140 Referrals To Other Agencies

Maps of proposed subdivisions shall be referred to all special districts, governmental boards, bureaus, utility companies and other agencies which provide public and private facilities and service to the subdivision, and to such other agencies which the city services director determines may be affected, for their information and comment.

(Ord. 341 § 1 (19.t.400 (part)), 1979)

17.08 Definitions

17.08.010 Generally
17.08.020 Alley
17.08.030 Block
17.08.040 Collector Street
17.08.050 Cul-De-Sac
17.08.060 Final Map
17.08.070 Flag Lot
17.08.180 Freeway
17.08.190 Frontage Road
17.08.100 General Plan
17.08.110 Industrial Street
17.08.120 Intersection
17.08.130 Local Street
17.08.140 Loop Street
17.08.150 Lot
17.08.160 Major Arterial
17.08.170 Parcel Map
17.08.180 Parcel Map Subdivision
17.08.190 Preliminary Map
17.08.200 Public Improvement
17.08.210 Standard Specifications
17.08.220 Street
17.08.230 Subdivider
17.08.240 Subdivision
17.08.250 Subdivision Committee
17.08.260 Subdivision Design
17.08.270 Subdivision Map Act
17.08.280 Tentative Map
17.08.290 Tentative Parcel Map
17.08.300 Vesting Tentative Map

17.08.010 Generally

Whenever any words or phrases used in this title are not defined in this chapter, but are defined in the Subdivision Map Act of the Government Code of the state, or in the zoning ordinance of the city, the definitions are incorporated in this chapter and shall apply as though set forth in this chapter in full, unless the context clearly indicates a contrary intention.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.020 Alley

"Alley" means a street providing only secondary access to abutting property.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.030 Block

"Block" means an area of land within a subdivision entirely bounded by any streets (other than alleys), freeways, railroad rights-of-way, natural barriers, or the exterior boundaries of the subdivision.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.040 Collector Street

"Collector street" means a street designed to collect and distribute traffic between local streets and arterials.

(Ord. 341 § 1 (Art. 2(part)), 1979)

17.08.050 Cul-De-Sac

"Cul-de-sac" means a local street open at only one end, which has a turnaround for vehicles at the closed end.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.060 Final Map

"Final map" means a map, prepared in accordance with the provisions of the Subdivision Map Act and this title, designed to be placed on record in the office of the county recorder.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.070 Flag Lot

"Flag lot" means a lot having its buildable area removed from a public street, and being connected to the street by means of a narrow extension or access strip.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.080 Freeway

"Freeway" means a divided arterial highway designed for through traffic having grade-separated intersections and full control of access.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.090 Frontage Road

"Frontage road" means a street adjacent and auxiliary to a freeway or arterial, and separated by a divider strip, which street provides access to abutting property.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.100 General Plan

"General plan" means the general plan for the future development of the city.

(Ord. 341 § 1(Art. 2 (part)), 1979)

17.08.110 Industrial Street

"Industrial street" means a street which serves an industrial area and connects the area to the major street system.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.120 Intersection

"Intersection" means the place at which two or more streets meet.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.130 Local Street

"Local street" means a street which provides direct access to abutting properties, primarily in residential districts.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.140 Loop Street

"Loop street" means a local street which intersects the same collector street at both its ends and has not intermediate intersections with through streets.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.150 Lot

"Lot" means a parcel or portion of land, established for purposes of sale, lease, finance, division of interest or separate use, separated from other lands by description on a subdivision map or parcel map.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.160 Major Arterial

"Major arterial" means a street designed to serve high volume intercity and intracity traffic and to act as a distributor between freeways, other arterials and major traffic generators.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.170 Parcel Map

"Parcel map" means a map prepared in accordance with the provisions of this title and the Subdivision Map Act designed to be placed on record in the office of the county recorder.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.180 Parcel Map Subdivision

"Parcel map subdivision" means any real property, including condominiums, planned unit development or resubdivision, improved or unimproved; which is divided into four or fewer lots, or is divided as described in subparagraphs (a), (b), (c) and (d) under Section 66426 of the Subdivision Map Act, either by establishing new lot lines or changing existing lot lines, for the purpose of sale, lease or financing.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.190 Preliminary Map

"Preliminary map" means a map to be submitted to the city services director prior to the filing of a tentative map to show the general characteristics of the proposed subdivision and any other data necessary to enable the subdivision committee to review the proposed subdivision design.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.200 Public Improvement

"Public improvement" means street work, utilities and other facilities proposed or required to be installed within the subdivision for the general use of all the subdivision lot owners and for local neighborhood or community needs.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.210 Standard Specifications

"Standard specifications" means all the standard specifications and standard detailed drawings prepared by the city engineer and approved by resolution of the city council.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.220 Street

"Street" means an improved facility used for vehicular traffic.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.230 Subdivider

"Subdivider" means a person, firm, corporation, partnership or association which proposes to divide, causes to be divided or divides real property for itself or for others, except employees or representatives of such persons or entities, acting in such capacity, are not subdividers.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.240 Subdivision

"Subdivision" shall be as defined in the Subdivision Map Act. According to the Subdivision Map Act:

> “Subdivision” means the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easements or railroad rights-of-way. “Subdivision” includes a condominium project as defined in Section 4125 or 6542 of the Civil Code, a community apartment project as defined in Section 4105 of the Civil Code or the conversion of five or more existing dwelling units to a stock cooperative, as defined in Section 4190 or 6566 of the Civil Code.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.250 Subdivision Committee

"Subdivision committee" means a review committee comprised of the city engineer, the city services director and a public safety official, or their designated representative.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.260 Subdivision Design

"Subdivision design" means the overall layout of the proposed subdivision, including, but not limited to, the arrangement of streets and intersections, the layout and size of lots, the widths and locations of easements and rights-of-way for utilities, drainage structures, sewers, the nature and location of public or semipublic facilities, programs for the preservation of natural features and the installation of public improvements.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.270 Subdivision Map Act

"Subdivision Map Act" means the Subdivision Map Act of Division 2 of Title 7 of the Government Code of the state, and such revisions as may be made by the California Legislature.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.280 Tentative Map

"Tentative map" means a map made in accordance with the provisions of the Subdivision Map Act to show the design of a proposed subdivision and the existing conditions in and around the subdivision. It need not be based upon a detailed final survey of the property, except as otherwise provided in this title and the Subdivision Map Act; however, it shall be graphically accurate to reasonable tolerances. Tentative maps are the map category that includes Tentative Parcel Maps, Tentative Tract Maps, and Vesting Tentative and Tract Maps.

(Ord. 341 § 1 (Art. 2 (part)), 1979)

17.08.290 Tentative Parcel Map

A “Tentative Parcel Map” is the tentative map type required for all subdivisions with four or fewer lots or if greater than four lots if consistent with 17.24. A Parcel map is the recording mechanism for Tentative Parcel Maps.

17.08.300 Vesting Tentative Map

“Vesting tentative map” refers to a map made which meets the requirements of a tentative map and Chapter 17.44 and has the words “vesting tentative map” printed on it. The vesting tentative map conveys development rights for subdivisions according to Chapter 17.44.

17.12 Types of Maps Required

17.12.010 Purpose of Provisions
17.12.020 Tentative Tract Maps
17.12.030 Tentative Parcel Maps
17.12.040 Vesting Tentative Maps
17.12.050 Final Maps
17.12.060 Overview of Required Maps

17.12.010 Purpose of Provisions

This chapter describes the Subdivision Map Act requirement for types of maps to be submitted as part of various subdivision project applications.

17.12.020 Tentative Tract Maps

Pursuant to Chapter 17.16 (Tentative Maps), a Tentative Tract Map shall be required for all subdivisions that result in the creation of five or more lots or parcels, unless a Tentative Parcel Map is required pursuant to Section 17.24 (Parcel Map Subdivision).

17.12.030 Tentative Parcel Maps

Application Type. Pursuant to Chapter 17.16 (Tentative Maps) a Tentative Parcel Map shall be required under the following circumstances:

A. For all land divisions resulting in the creation of four or fewer lots or parcels.
B. Projects to construct a Condominium or Community Apartment Project on a single parcel for which the Tentative Tract Map and Final Map requirement has been waived pursuant to Chapter 16.14.
C. All subdivisions that result in five or more parcels or lots if one of the following circumstances exists:
    1. The land before the division contains less than five acres, each parcel created by the division abuts a maintained public street, highway, and no dedications or improvements are required by City Council; or
    2. Each parcel created by the division has a gross area of twenty acres or more and has an approved access to a maintained public street or highway; or
    3. The land consists of a parcel or parcels of land having approved access to a public street or highway, which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of City Council as to street alignments and widths; or
    4. Each parcel created by the division has a gross area of forty acres or more or is not less than a quarter of a quarter section; or
    5. The land being subdivided is solely for the creation of an environmental subdivision pursuant to Section 66418.2 of the Subdivision Map Act.

17.12.040 Vesting Tentative Maps

Pursuant to Chapter 17.44 (Vesting Tentative Maps), a Vesting Tentative Map (inclusive of either a vesting tentative tract map or a vesting tentative parcel map) may be filed for residential developments.

17.12.050 Final Maps

Following approval of a tentative tract map, a subdivider may cause a final map to be prepared pursuant to Chapter 17.20 (Final Map).

17.12.060 Overview of Required Maps

Project Type	**Maps Required**	**Notes**
Subdivisions creating four or fewer lots or any subdivision type not requiring a final map	Tentative Parcel map or vesting tentative map and parcel map	See 17.16 and 17.24 to determine if a Tentative Parcel map or Tentative Tract map is required.
Subdivisions creating five or more lots or subdivision types requiring a final map	Tentative Tract map or vesting tentative map and final map	See 17.16 and 17.24 to determine if a Tentative Parcel map or Tentative Tract map is required
Lot line adjustments between four or fewer existing adjoining parcels as described in the SMA 66412(d)	Map exhibit, drawn to scale, and suitable for recording	Tentative map or record of survey may be submitted with the application
Lot line adjustments between five or more existing adjoining parcels	Tentative Tract map or vesting tentative Tract map and final map	See 17.16 and 17.24 to determine if a Tentative Parcel map or Tentative Tract map is required.

17.16 Tentative Map

17.16.010 Purpose
17.16.020 Application Requirements
17.16.040 Size and Scale
17.16.050 Vicinity Sketch
17.16.060 Information Required
17.16.070 Street Names
17.16.080 Approval of Tentative Map
17.16.090 Distribution
17.16.100 Planning Commission Action
17.16.110 Council Action
17.16.120 Conditions of Approval
17.16.130 Approval Notice
17.16.140 Standards Compliance Required

17.16.010 Purpose

This chapter outlines the requirements for submitting a tentative map application, the procedures for reviewing it, and the necessary findings for its approval or denial. The term “tentative” map refers to the initial map that undergoes review for either a “parcel” or “final” map subdivision. See Chapter 17.44 for additional review requirements that apply to vesting tentative maps.

17.16.020 Application Requirements

The subdivider shall:

A. File with the City Services Department as many copies that may be requested of the tentative map for each proposed subdivision.
B. Pay a filing fee to the City as established by resolution of the City Council.
C. A preliminary title report, showing the legal owners at the time of the filing of the tentavive map and prepared not more than 90 days prior to the submittal of the application.
D. All items reference withing the preliminary title report shall be submitted for review (i.e. deeds, easements, and record maps) when submitting application.

(Ord. 341 § 1 (19.4.100), 1979)

17.16.020 Fees

At the time of filing a tentative subdivision map, the subdivider shall pay an application fee as established by resolution of the city council.

(Ord. 341 § 1 (19.4.200), 1979)

17.16.030 Preparation

The tentative map shall be prepared in accordance with the provisions of the Subdivision Map Act and this title.

17.16.040 Size and Scale

The tentative map shall be submitted on sheets eighteen inches by twenty-six inches (18'' x 26'') in size. The scale of a tentative map of a subdivision shall be not less than one-inch equals one hundred feet (1'' = 100'), and the map shall be clearly and legibly reproduced. A licensed land surveyor or registered civil engineer authorized to practice land surveying shall prepare and sign the map along with his/her seal or stamp and date of signing per the Professional Land Surveyor's Act, Section 8761.(Ord. 341 § 1 (19.4.400), 1979)

17.16.050 Vicinity Sketch

A vicinity sketch at a scale of one-inch equals one thousand feet shall be drawn on the tentative map. It shall show the street and tract lines and names or numbers of all existing subdivisions, and the outline of acreage parcels of land adjacent to the proposed tract.

(Ord. 341 § 1 (19.4.500), 1979)

17.16.060 Information Required

The following information shall be shown on the tentative map or in an accompanying data statement:

A. Any subdivision containing five lots or more shall be given a tract name and unit number, if applicable. The tract names shall not duplicate or nearly duplicate the name of any tract in the city;

B. The name and address of the record owner or owners;

C. The name and address of the subdivider; if different from the record owner, there shall be a statement of the record owner authorizing the subdivider to act;

D. The name and address of the person, firm or organization preparing the tentative map, and a statement indicating the record owner's permission to file the map;

E. The date, north arrow and a written and graphic scale;

F. A sufficient description to define the location and boundaries of the proposed subdivision, and total and net areas;

G. The location, names and existing widths and grades of adjacent streets and document reference shall be shown;

H. The names or numbers of adjacent tracts and the names of owners of adjacent unplatted land. Identify adjoining properties with assessor parcel number ;

I. The contours at one-foot intervals for predominant ground slopes within the tract between level and five percent, and five-foot contours for predominant ground slopes within the tract over five percent. The contours shall be based on the city datum. The closest city benchmark shall be used and its elevation called out on the map. Benchmark information shall be obtained from the city engineer;

J. A grading plan, showing by appropriate graphic means the proposed grading of the subdivision;

K. The approximate location of all isolated trees with a trunk diameter of four inches or greater, within the boundaries of the tract, and the outlines of groves or orchards. The general description of trees should include and indication as to their size (diameter) and type, if known;

L. The approximate boundaries of areas subject to inundation or storm water overflow, and the location, width and direction of flow of all watercourses;

M. The existing use or uses of the property and, to scale, the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines and notations concerning all structures which are to be removed;

N. A statement of the present zoning and proposed use of the property, as well as proposed zoning changes, whether immediate or future;

O. Any proposed public areas;

P. Any proposed lands to be retained in private ownership for community use. When a subdivision contains such lands, the subdivider shall submit with the tentative map the proposed articles of incorporation of an owner's or tenant's organization legally empowered to own, maintain and pay taxes on the lands;

Q. The approximate widths, locations and uses of all existing or proposed easements for drainage, sewerage and public utilities and document reference for all existing easements shall be shown;

R. The approximate radius of each curve;

S. The lines and approximate dimensions of each lot, and the number assigned to each lot;

T. The area of each lot;

U. A statement of the domestic water source or sources as well as a water will serve letter;

V. A statement of provisions for sewerage and sewage disposal;

W. Preliminary indication of needed or proposed storm drain facilities;

X. The locations, names, widths, approximate grades and a typical cross-section of curbs, gutters, sidewalks and other improvements of all street and access easements, including proposed locations of all underground utilities;

Y. Any proposed dedications, easements and deed restrictions, with the nature of each indicated thereon with the acreage thereof. If land is to be offered for dedication for park or recreation or landscape perimeter purposes it shall be so designated and labeled as outlots (e.g., outlot A, outlot B, outlot C);

Z. Proposed building setback lines, lower floor elevations, and maximum building elevations, coordinated with topographic elevations, if not in accordance with the city zoning ordinance;

AA. The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the subdivision shall be shown on the subdivision map or on the vicinity map as appropriate;

BB. If it is contemplated that the development will proceed by units, the boundaries of such units shall be shown on the tentative map;

CC. All street rights of way and public easements proposed for abandonment with the final map pursuant to Section 66445(j) or 66434(g) of the Subdivision Map Act shall be clearly listed on the map with reference to the recording data creating those public streets or public easements.

DD. If separate final maps are to be filed on portions of the property shown on the tentative map, the subdivider shall provide notice to the city at either: a) the time the tentative map application is filed, or b) after the filing of the tentative map. The right of the subdivider to file multiple final maps shall not limit the ability of the city to impose reasonable conditions relating to the filing of multiple final maps.

(Ord. 341 § 1 (19.4.600), 1979)

17.16.070 Street Names

The following principles shall govern street names in a subdivision:

A. Each street which is a continuation, or approximately the continuation, of any existing dedicated street shall be shown on the tentative map and shall be given the name of the existing street. When any street forms a portion of a proposed street previously ordered by the city council to be surveyed, opened, widened or improved, the street shall be given the name established in the council order.

B. The words “street, “avenue,” “boulevard,” “place,” “way,” “court” or other designation of any street shall be spelled out in full on the map and shall be subject to approval by the planning commission.

(Ord. 341 § 1 (19.4.700), 1979)

17.16.080 Approval of Tentative Map

Within thirty (30) days of receiving the Tentative Subdivision Map, the City Services Department shall review the map and any alterations needed shall be addressed with the applicant. After the thirty (30) day review period, a fifteen (15) day public hearing notice is published per CEQA requirements, and the project is presented to City Council to approve or disapprove. If approved, the applicant shall prepare an application for the Final Subdivision Map. If disapproved, the Council shall notify the subdivider of its reasons for not granting approval.

17.16.090 Distribution

A. Within ten days of filing a tentative map of a subdivision, the city services -department shall transmit the requested number of copies of the map together with accompanying data to such public agencies and utilities as may be concerned. Each of the public agencies and utilities may, within twenty days after the map has been filed, forward to the planning director a written report of its findings and recommendations thereon.

B. The city services director shall prepare a written report on the conformity of the tentative map to the provisions of the general plan, any applicable environmental design plan, the zoning ordinance and all other applicable requirements of this and other ordinances and regulations of the city.

C. The city engineer shall prepare a written report of recommendations on the tentative map in relation to the public improvement requirements of this title and the provisions of the Subdivision Map Act.

(Ord. 341 § 1 (19.4 900), 1979)

17.16.100 Planning Commission Action

Within fifty days after the filing of a tentative map of a subdivision or at such later date as may be required to concurrently process the appurtenant environmental impact review documents required by state law and local ordinances, unless such time is extended by agreement with the subdivider, the planning commission, if established, shall act thereon. The planning commission shall hold a public hearing on each application for tentative map. Notice of the public hearing shall be given not less than ten days nor more than twenty-five days prior to the date of the hearing by (1) mailing postage prepaid, a notice of the time and place of the hearing to the names and last known addresses of the recorded legal owners of all properties within 300 feet of each boundary of the site, as shown on the latest adopted assessment roll of Tulare County; and (2) by publishing a notice at least once in a newspaper of general circulation in the city; and (3) by posting on the city website. If the planning commission finds that the proposed map complies with the requirements of this title and the Subdivision Map Act, it shall recommend approval of the map. If the planning commission finds that the proposed map does not meet the requirements of this title and the Subdivision Map Act, it shall recommend conditional approval or disapproval of the map.

(Ord. 341 § 1 (19.4.1000), 1979)

HISTORY
Amended by Ord. 576 on 6/25/2019

17.16.110 Council Action

Within ten days after receipt of the report of the planning commission on the tentative map, or at its next regular meetings the city council shall act thereon. The City Council shall hold a public hearing on each application for tentative map. Notice of the public hearing shall be given not less than ten days nor more than twenty-five days prior to the date of the hearing by (1) mailing postage prepaid, a notice of the time and place of the hearing to the names and last known addresses of the recorded legal owners of all properties within 300 feet of each boundary of the site, as shown on the latest adopted assessment roll of Tulare County; and (2) by publishing a notice at least once in a newspaper of general circulation in the city. If the city council finds that the proposed map complies with the requirements of this title and the Subdivision Map Act, it shall approve the map. If the city council finds that the proposed map does not meet the requirements of this title and the Subdivision Map Act, it shall conditionally approve or disapprove the map.

(Ord. 341 § 1 (19.4.1100), 1979)

HISTORY
Adopted by Ord. 576 on 6/25/2019

17.16.120 Conditions of Approval

In conjunction with the approval of a tentative map, the review authority has the power to impose necessary conditions to fulfill the objectives of this Development Code. These conditions may include matters discussed below, ensuring compliance with the Subdivision Map Act.

Regarding improvements, as a condition of approving a tentative map, the council can require provisions for adequate public services, utilities, cable television services, compliance with design requirements, mitigation of environmental impacts, and proper grading and erosion control. All improvements must adhere to adopted City standards.

When evaluating applications for final maps, the city council applies relevant ordinances, policies, and standards in effect on the date the subdivision proposal was accepted as complete, in compliance with the Subdivision Map Act.

17.16.130 Approval Notice

The city services director shall notify the subdivider, in writing, of the action taken by the city council, together with one copy of the planning commission's report thereon. One copy of the map and accompanying data and the planning commission's report thereon shall be retained in the permanent file of the planning commission.

(Ord. 341 § 1 (19.4.1200), 1979)

17.16.140 Standards Compliance Required

Approval of the tentative map shall in no way relieve the subdivider of his responsibility to comply with the required conditions and to provide the improvements and easements necessary to meet all city standards.

(Ord. 341 § 1 (19.4.1300), 1979)

17.20 Final Map

17.20.010 Purpose
17.20.020 Filing
17.20.030 Accompanying Data Required
17.20.040 Size, Material And Scale
17.20.050 Title
17.20.060 Coordinate System
17.20.070 Subdivision Boundary
17.20.080 Dimensions, Bearing And Curve Data
17.20.090 Lots And Blocks
17.20.100 Streets
17.20.120 Easements

17.20.140 Monuments
17.20.150 Certificates, Acknowledgments And Descriptions
17.20.160 Public Improvement Agreement
17.20.170 Improvement Security
17.20.180 Engineer Action
17.20.190 City Services Director Action
17.20.200 City Council; Approval
17.20.210 City Council; Disapproval
17.20.220 Recordation
17.20.230 Modifying A Recorded Final Map
17.20.240 Fees

17.20.010 Purpose

The purpose of this section is to finalize the subdivision design, engineering of public improvements, and submit a final map for recording. The final map is used for tract maps with five or more lots, providing a detailed representation of the subdivision for legal recording and ownership transfer.

17.20.020 Filing

Within the time specified in Section 66452.6(a) of the Government Code of the state of California, after the approval or conditional approval of the tentative map, the subdivider shall file the final map for recordation. The final map shall be in conformance with the approved tentative map and any conditions attached thereto. Upon application of the subdivider filed prior to the expiration of the approved or conditional approved tentative map the time at which the map expires may be extended by the city council for a period or periods not exceeding the total period specified in Section 66452.6(e) of the Government Code of the state of California.;

(Ord. 382 (part), 1983: Ord. 341 § 1 (19.5.100), 1979)

17.20.030 Accompanying Data Required

At the time of submitting the final map of a subdivision to the city engineer the subdivider shall submit therewith the following documents:

A. Math Closures. Closure calculations in a form approved by the city surveyor, providing bearings and distances and curve data of the boundary of the subdivision and blocks, lots, street centerlines and/any all lines therein shown on the final map;

B. Copy of approved tentative map and conditions of approval.

C. A current preliminary title report pertaining to the real property proposed to be subdivided. The title report shall be dated not more than ninety (90) days prior to the submittal of the final map application.

D. Copies of record maps and record documents used as references on the final map submitted.

E. Draft copies of any off-site easements or rights of way required.

F. Public Improvement Plans. The original tracings of detailed plans, cross-sections and profiles, and of all other improvements to be installed as required by the provisions of this title or proposed by the subdivider in, on, over or under any street, right-of-way, easement or parcel of land dedicated by the map or previously dedicated, including the estimated cost thereof, shall be filed with the city engineer for his approval and signature. All such plans shall be prepared in accordance with the requirement of the city engineer. Plan sheets shall be twenty-four inches by thirty-six inches with plan and profile drawn to a scale of one-inch equals fifty feet, or to an appropriate scale previously approved by the city engineer. A no-access rights certificate shall be shown on the final map where required by the city engineer;

G. Design Data. Design data, assumptions and computations for proper analysis in accordance with sound engineering practices;

H. Report and Guarantee of Clear Title. The final map shall be accompanied by a current report prepared by a duly authorized title company naming the persons whose consent is necessary for the preparation and recordation of the map and for dedication of the streets, alleys and other public places shown on the map and certifying that as of the date of the preparation of the report, the persons therein named are all the person necessary to give clear title to the subdivision. At the time of recording the map, following approval by the city council, there shall be filed with the county recorder a guarantee executed by a duly authorized title company for the benefit and protection of the city showing that persons (name them) consenting to the preparation and recordation of the map and offering for dedication the streets, alleys and other public places shown thereon are all the persons necessary to pass clear title to the subdivision and to the dedication shown thereon;

I. Preliminary Soil Report. A preliminary soil report prepared by a civil engineer registered by the state, based upon adequate test borings or excavations. The fact that a soil report has been prepared shall be noted on the final map in accordance with the Subdivision Map Act. If the preliminary soil report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, a soil investigation of each lot in the subdivision may be required, prepared by a civil engineer registered by the state. The soil

investigation shall recommend corrective action intended to prevent structural damage to each dwelling proposed to be constructed on expansive or unstable soil. The report shall be filed with the city building department.

(Ord. 341 § 1 (19.5.200), 1979)

17.20.040 Final Map Form and Content

Final maps shall include all information and other materials prepared as required by the City policies, adopted standards, and Article 2 of Final Maps of the Subdivision Map Act.

A. The final map shall be legibly drawn, printed, or reproduced by a process guaranteeing permanent record in black on mylar. Certificates, affidavits, and acknowledgments may be legibly stamped or printed upon the map with opaque ink. If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility.
B. The size of each sheet shall be 18 inches by 26 inches, leaving an entirely blank margin of one (1) inch. The scale of the map shall be large enough to show all details clearly and enough sheets shall be used to accomplish this end. The particular number of the sheet and the total number of sheets comprising the map shall be stated on each of the sheets, and its relation to adjoining sheet shall be clearly shown.

    1. If more than two (2) sheets are used to show the actual layout of the streets and lots, an index map shall be used showing the relationship of the sheets;

17.20.050 Title

On each sheet of the final map shall consist of the approved subdivision name and unit number of the tract. On the first sheet there shall be a full legal description of the exterior boundaries of the area subdivided and an abbreviated legal description shall be shown below the title on all sheets.

(Ord. 341 § 1 (19.5.300 (part)), 1979)

17.20.060 Coordinate System

Whenever coordinates are shown for points on a final map, it may not be recorded unless it shows, or is accompanied by a map showing, the control scheme through which the coordinates were determined from points of known coordinates. Provide all required information per Section 8813.1 of the California Public Resources Code.

(Ord. 341 § 1 (19.5.300 (part)), 1979)

17.20.070 Subdivision Boundary

An accurate and complete boundary survey shall be made of the land to be subdivided. All survey and mathematical information and data of the exterior boundaries of the tract, and of each block, when computed from field measurements on the ground, shall close within a limit of one foot to ten thousand feet of perimeter. The exterior boundary of the subdivision shall be indicated on the final map by a line

approximately one-eighth (1/8) of an inch wide. Any area within the exterior boundary line which does not constitute a part of the subdivision shall be labeled "not a part" and shall be deemed to be a "designated remainder" which shall be labeled as such with area stated.

(Ord. 341 § 1 (19.5.300 (part)), 1979)

17.20.080 Dimensions, Bearing And Curve Data

The final map shall show all survey and mathematical information and data necessary to locate all monuments and to locate and retrace any and all interior and exterior boundary lines appearing on the map shall be shown, including bearings and distances of straight lines. If a course is a curve, the radius, length of curve or bearing and length of chord, and central angle shall be shown. If the ends of a curve are not tangent to the preceding or following courses and the chord along with its bearing and length are not shown, the radial of the end of the curve, with its bearing, shall be shown and any information that may be necessary to determine the location of the centers of curves and ties to existing monuments used to establish the subdivision boundaries.

(Ord. 341 § 1 (19.5.300 (part)), 1979)

17.20.090 Lots And Blocks

All lots and blocks and all parcels offered for dedication for any purpose shall be particularly delineated and designated with all dimensions, boundaries and courses clearly shown and defined in every case. Land offered for dedication other than for streets or easements shall be designated by letter (e.g. outlot A, outlot B, outlot C). Sufficient linear, angular and curve data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. Sheets shall be so arranged that no lot is split between two or more sheets, and wherever practicable, blocks in their entirety shall be shown on one sheet. No ditto marks shall be used for lot dimensions. Lot numbers shall begin with the numeral "1" and continue consecutively throughout the tract, with no omissions or duplications.

(Ord. 341 § 1 (19.5.300 (part)), 1979)

17.20.100 Streets

The map shall show the right-of-way lines of each street, and the width of any portion being dedicated, and widths of any existing dedications. The widths and locations of adjacent streets and other public properties within fifty feet of the subdivision shall be shown. If any street in the subdivision is a continuation or approximately a continuation of an existing street, the conformity or the amount of nonconformity of the street to the existing streets shall be accurately shown. Whenever the centerline of a street has been established or recorded, the data shall be shown on the final map.

(Ord. 341 § 1 (19.5.300 (part)), 1979)

17.20.110 Easements

The side lines of all easements shall be shown by fine dashed lines. If any easement already of record cannot be definitely located, a statement of the existence, the nature thereof, and its recorded reference shall appear on the title sheet. Distances and bearings on the side lines of lots which are cut by an easement shall be arrowed or so shown that the map will indicate clearly the actual lengths of the lot lines. The widths of all easements and sufficient ties thereto to definitely locate them with respect to the

subdivision shall be shown. All easements shall be clearly labeled and identified. If an easement shown on the map is already of record, its recorded reference shall be given. If an easement is being dedicated by the map, it shall be set out in the owner's certificate of dedication per Section 66439 of the Subdivision Map Act.

(Ord. 341 § 1 (19.5.300 (part)), 1979)

17.20.140 Monuments

The map shall show fully and clearly what stakes, monuments or other evidence to determine the boundaries of the subdivision were found on the ground and each adjacent corner of each adjoining subdivision or portion thereof, by lot and block numbers, tract name or number, and place of record, by section, township and range, or other proper designation. Any monument or benchmark, as required by this title, that is disturbed or destroyed before acceptance of all improvements, shall be replaced by the subdivider. The following required monuments shall be shown on the final map:

A. The location of all monuments placed in making the survey. If any points were reset by ties, that fact shall be stated;

B. Concrete monuments depressed below street grade with case iron ring and cover of a type approved by the city engineer shall be set at intersections of street centerline tangents or offsets therefrom, or as required by the city engineer. The exact location of all such monuments shall be shown on the final map;

C. All lot corner pipes;

D. Monuments shall be set after approval of the final map by the city council, and prior to acceptance of the public improvements by the city council;

E. Any monument or benchmark required by this title, that is disturbed before acceptance of all improvements, shall be replaced by the subdivider.

(Ord. 341 § 1 (19.5.300 (part)), 1979)

17.20.150 Certificates, Statements, Acknowledgments And Descriptions

The title sheet of the map, below the title, shall show the name of the registered civil engineer authorized to perform land surveying or licensed surveyor, together with the date of the survey, the scale of the map and the number of sheets. The following certificates, statements, acknowledgments and description shall appear on the title sheet of the final maps, and the certificates may be combined where appropriate:

A. Owner’s Statement of all parties holding record title interest in the subdivided real property. A statement in accordance with the provisions of Section 66436 of the Subdivision Map Act with dedications in accordance with Section 66439(d) of the Subdivision Map Act;

B. Notary Public certificate for execution where certificate of statements required by this chapter or the Subdivision Map Act require a notary public certificate per Civil Code 1189

C. Engineer’s/Surveyor's Statement. A statement in accordance with Section 66441 and 66442.5 of the Subdivision Map Act. The licensed land surveyor or registered civil engineer authorized to

practice land surveying shall sign the final map along with his/her seal or stamp and date of signing per the Professional Land Surveyor's Act, Section 8761;

D. Statements for execution by each of the following:

1. City engineer in accordance with Section 66442 of the Subdivision Map Act,

2. City surveyor in accordance with Section 66442 of the Subdivision Map Act,

3. Secretary to the city planning commission indicating the date of the meeting on which the tentative map was approved and a reference to the resolution approving the tentative map, in a format determined by the City Engineer or City Surveyor and the City Services Director,

4. City clerk to include any real property that is offered for dedication for public use on the final map or by separate instrument, a statement signed by the city clerk shall be provided on the final map stating that the city council approved the map and accepted, accepted subject to improvement, or rejected on behalf of the public the real property offered for dedication, in a format determined by the City Engineer or City Surveyor and the City Services Director,

5. County recorder in accordance with Section 66442.5 of the Subdivision Map Act;

6. Tax collector's statement signed by the county tax collector, stating that all due taxes and special assessments collected as taxes have been paid or that a bond or other security assuring the payment of all taxes or special assessments collected as taxes which are liens but are not yet payable, has been filed with the county, in a format determined by the City Engineer or City Surveyor and the City Services Director,

7. Signatory Omissions statement pursuant to the provisions of Section 66436 of the Subdivision Map Act.

E. Description of Property. A brief description of all property being subdivided. Each reference in the description to any tract or subdivision shall show a complete reference to the book and page of records of the county. The description shall also include reference to any vacated area with the number of the ordinance of vacating thereof;

F. Other Affidavits. Such other affidavits, certificates, acknowledgments, endorsements and notarial seals as are required by law and by this title;

G. Certificate Regarding Tax Lien. Prior to the filing of the final map with the city council, the subdivider shall file the certificates and documents set forth in Article 8 of the Subdivision Map Act or any amendment thereto relating to taxes and assessments.

(Ord. 341 § 1 (19.5.300 (part)), 1979)

17.20.160 Public Improvement Agreement

Prior to the approval by the city council of the final map, the subdivider shall execute and file an agreement between himself and the city, specifying the period within which he shall complete all public improvement work to the satisfaction of the city engineer, and providing that if he fails to complete the work within the period, the city may complete it and recover the full cost and expense thereof from the subdivider or his surety. The agreement shall also provide for inspection of all public improvements by the city engineer

and that the cost of the inspections shall be reimbursed to the city by the subdivider. The agreement may also provide the following:

A. For the construction of the improvements in units;

B. For extension of time under conditions therein specified.

(Ord. 341 § 1 (19.5.400), 1979)

17.20.170 Improvement Security

A. The subdivider shall file with the agreement required by the provisions of Section 17.20.150 of this chapter, to assure his full and faithful performance thereof, a bond or security for such sum as the city engineer deems sufficient to cover the cost of the improvements. The security shall be in the manner, form and kind provided by the Subdivision Map Act. The security shall generally be in the amount of one hundred percent of the estimated cost of the improvements, conditioned upon the faithful performance of his agreement by the subdivider, and in the additional amount of fifty percent of such sum securing the payment by the subdivider to his contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials to them for improvements. The city council may require a lesser amount to secure the faithful performance or act, due to the implementation/use of city programs that allow for a lesser amount, but in no case shall such amount be less than fifty percent of the total estimated cost of the improvement or of the act to be performed. The security provided shall guarantee maintenance and/or repair of all defects in required public improvements for a period of one year following acceptance of the improvements by the city.

B. In lieu of a one hundred percent performance bond and fifty percent labor and materials bond, surety may be assured by the filing of an instrument of credit, cash deposit, or deposit of negotiable bonds, which creates a trust fund in an amount equal to one hundred fifty percent of the cost of the work estimated by the city engineer. The trust fund shall be maintained in a financial institution subject to regulation by the state and federal governments with the trust fund limited to the following conditions:

    1. Ten percent of the cost, representing a labor and materials deposit, to be retained for thirty-five days after the filing of the notice of completion;

    2. Funds may be discharged from the balance of the surety account from time to time as work is completed, up to ninety percent of value of work completed, with authorization of the city engineer, until all work is completed and the notice of completion is filed;

    3. Prior to the final acceptance by the city of improvements, the subdivider shall provide the city with a one-year maintenance bond in the amount of one hundred percent of the estimated cost of improvements.

C. In the event the subdivider fails to complete all improvement work in accordance with the provisions of this title and the city has completed them, or if the subdivider fails to reimburse the city for the cost of incidental expenses or to cover the cost of replacement and repair of existing streets or other improvements damaged in the development of the subdivision or requiring repair or replacement during the one-year guarantee period, the city shall demand performance of the

agreement by the bonding company, or use the cash or other security deposit placed with the city by the subdivider to do the work and reimburse itself for the cost of work agreed to be performed by the subdivider. If the amount of the surety bond or cash deposit exceeds all costs and expenses incurred by the city, the city shall release the remainder of the bond or certification less the cost and expense incurred by the city. The subdivider shall be liable to the city for any costs additional to those secured, in an action to be brought therefor by the city.

D. The city will require that the completion of all improvements be secured under the provisions of this title and will not permit completion of the improvements by assessment act financing.

E. All required improvements shall be constructed under the inspection of the city services director and/or the city engineer. The cost of inspection of work shall be paid by the subdivider in an amount, as determined by the city engineer, sufficient to pay for the inspection, and in no case less than two percent of the estimated cost of the improvements.

F. No extension of time, progress payments from cash deposits, or releases of surety bond or cash deposit shall be made except upon the certification by the city engineer that the work covered thereby has been satisfactorily completed, and upon approval of the city council.

(Ord. 519 § 1, 2006: Ord. 341 § 1 (19.5.500), 1979)

17.20.180 Engineer Action

Upon receipt of the final map and other data submitted therewith, the city engineer shall examine them to determine that the subdivision as shown is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of this title or any other ordinance and the Subdivision Map Act applicable at the time of approval of the tentative map have been complied with. The city surveyor will examine the map and make sure that he or she is satisfied that the map is technically correct. If the city engineer determines the final map is not in full conformity with the tentative map, he or she shall advise the subdivider of the changes or additions that must be made for such purposes and shall afford the subdivider an opportunity to make such changes or additions. If the city engineer finds the final map to be in correct form and the matters shown therein are sufficient, the city engineer shall endorse his approval thereon and transmit it to the city council for approval.

(Ord. 341 § 1 (19.5.600), 1979)

17.20.190 City Services Director Action

The city services director shall certify to the city engineer that the final map is in full conformity with the approved tentative map, and all provisions of the zoning ordinance, by endorsing his approval thereon.

(Ord. 341 § 1 (19.5.700), 1979)

17.20.200 City Council; Approval

At its first regular meeting following the filing of the final map with the city clerk by the city engineer as aforesaid, the city council shall consider the map, the plan of subdivision, and the offers of dedication. The council may reject any or all offers of dedication, and may, as a condition precedent to the acceptance of any streets or easements or the approval of the subdivision, require the subdivider, at his option, to either improve or agree to improve the streets, install such drainage and utility structure and service as it

determines, and within the period it specifies. The agreement shall include and have incorporated as part thereof, the plans, specifications and profiles referred to and required under Section 17.20.-160. If the city council determines that the map is in conformity with the requirements of this title, that it is satisfied with the plans of subdivision, and accepts all offers of dedication, it shall approve the map and the city clerk shall thereupon so certify upon the map and transmit it to the clerk of the board of supervisors of the county in conformity with the Subdivision Map Act.

(Ord. 341 § 1 (19.5.800), 1979)

17.20.210 City Council; Disapproval

If the city council determines either that the map is not in conformity with the requirements of this title, or that it is not satisfied with the plans of subdivision, or if it rejects any offer or offers of dedication, it shall disapprove the map specifying its reason therefor and the city clerk shall in writing advise the subdivider of the disapproval, and of the reason or reasons for the disapproval. Within thirty days after the city council has disapproved any map, the subdivider may file with the city engineer a map altered to meet the approval of the city council. In such case the city engineer shall review the altered map for conformance with the requirements of the city council and shall then submit the altered map to the city council for its approval along with a certification that the altered map is technically correct. No final map shall have any force or effect until it has been approved by the city council and no offer of dedication shall be accepted until the county clerk has recorded the map with the county recorder.

(Ord. 341 § 1 (19.5.900), 1979)

17.20.220 Recordation

When the city council has approved the final map as set forth in this chapter, and when the subdivider has filed with the city clerk the applicable agreement and sureties, and when the agreement and sureties have been approved by the city attorney, as to form and sufficiency, the city clerk shall present the map to the county clerk, who shall recorded it with the county recorder.

(Ord. 341 § 1 (19.5.1000), 1979)

17.20.230 Modifying A Recorded Final Map

The city council may approve the modification of a recorded final map under the following conditions and directions:

A recorded final map may be modified by a certificate of correction or an amending map, if the city council finds that there are changes in circumstances that make any or all of the conditions of the map no longer appropriate or necessary and that the modifications do not alter any right, title, or interest in the real property reflected on the recorded map, and the city council finds that the map as modified conforms to Section 66474 of the Subdivision Map Act.

Any modification shall be set for public hearing as provided for in Section 66451.3 of the Subdivision Map Act. The city council shall confine the hearing to consideration of and action on the proposed modification.

A certificate of correction or amending map shall be prepared by a registered civil engineer or licensed surveyor prior to approval by the city council and be certified by the city engineer prior to filing at the office of the county recorder.

(Ord. 549, Art. 1, 2015)

17.20.240 Fees

At the time of filing a final subdivision map, amending map, or certificate of map correction the applicant shall pay such fees as established by resolution of the city council.

(Ord. 549, Art. 1, 2015)

17.24 Parcel Map Subdivision

17.24.010 Applicability
17.24.020 Tentative Parcel Map; Filing And Fees
17.24.030 Tentative Parcel Map; Contents
17.24.040 Tentative Parcel Map; Consideration
17.24.050 Tentative Parcel Map; Planning Commission Action
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17.24.070 Appeal
17.24.080 Recording Time Limit
17.24.090 Final Parcel Map; Preparation
17.24.100 Final Parcel Map; Field Survey
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17.24.130 Final Parcel Map; Certificates and Statements
17.24.140 Final Parcel Map; Improvement Agreement And Security
17.24.150 Final Parcel Map; Recording
17.24.160 Final Parcel Map, Recorded; Modification Of
17.24.170 Reversion To Acreage

17.24.010 Applicability

The purpose of this section is to provide clear guidelines and regulations for the subdivision process involving parcel maps. The section aims to ensure accurate, well-planned, and legally compliant parcel subdivisions, facilitating the orderly development of land.

(Ord. 341 § 1 (19.6.100), 1979)

17.24.020 Tentative Parcel Map; Filing And Fees

A. A completed application form, of which the blank form shall be provided by the city services department.

B. Five hard copies, and one electronic submittal of the tentative parcel map shall be filed with the City Services Director.

C. The tentative parcel map shall be accompanied by an application fee and environmental impact fee as established by city council resolutions.

D. A preliminary title report, showing the legal owners at the time of the filing of the tentative parcel map and prepared not more than 90 days prior to the submittal of the application.

E. All items referenced with the preliminary title report shall be submitted for review (i.e., deeds, easements, and record maps) when submitting application.

F. The City Services Director may refuse to accept a tentative parcel map which is inaccurate, illegible, incomplete or which fails to comply with the requirements of this chapter.

(Ord. 341 § 1 (19.6.200), 1979)

17.24.030 Tentative Parcel Map; Contents

The size of each sheet shall be eighteen inches by twenty-six inches. The tentative parcel map shall be prepared by a licensed surveyor or a registered civil engineer authorized to perform land surveying. The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign the tentative parcel map along with his/her seal or stamp and date of signing per the Professional Land Surveyor's Act, Section 8761, and shall use a decimal or engineer's scale of not less than one-inch equals one hundred feet unless the City Services Director determines that a different scale will be adequate and appropriate for the tentative map. The tentative map shall clearly show the following information:

A. The lines, dimensions and boundaries of the original parcel, with a legal description of the original parcel attached to the map;

B. The lines, dimensions, computed area and boundaries of each parcel to be created;

C. Name of adjacent parcels or subdivisions, if any, and property lines sufficient to show their relationship to the proposed subdivision, as well as assessor parcel number.

D. All existing surface and underground structures and improvements located on the original parcel together with the exterior dimensions of the structures and improvements, the distance between structures and improvements, the number of stories or the height of each structure and the distance from the structures and improvements to the boundary line of the lots which are to be created by the proposed division of land, and notations concerning all structures which are to be removed; The location and width of existing and proposed building setbacks;

E. The names, locations and widths of all existing and proposed streets, alleys, pedestrian ways and other rights of way, whether public or private, within and adjacent to the original parcel; the radius of each centerline curve; and any planned line for street widening or for any other public project, within and adjacent to the original parcel;

F. The location, purpose and width of all existing and proposed easements and the names of the owners and proposed owners of the easements with reference document information shown. Easement boundaries shall be shown by means of a dashed line;

G. Contour lines at intervals of not more than one foot (1') unless waived prior to submission by the city engineer. Topographic information shall be sufficient to fully show the configuration of the land and any and all depressions that present drainage problems, and shall extend beyond the parcel boundaries where necessary to show drainage conditions on surrounding property which may affect the subject parcel. Topographic survey shall not be waived in areas within the 100-year flood hazard boundary as shown on the most current flood insurance rate map prepared by the federal emergency management agency, along with any approved revisions thereto.

H. Approximate location of all areas subject to flooding or ponding of surface water and any vernal pools or wetlands, the location, width and direction of flow of all watercourses and the location of selected flood lines;

I. The approximate location and general description of any trees and shrubs, and their drip lines, with notations as to their retention or destruction. The general description of trees and shrubs shall include an indication as to their size (diameter) and type, if known;

J. The location of all railroad rights of way and grade crossings; approximate locations of existing wells, abandoned wells, and sumps; and an indication of any physical restrictions or condition in the parcel boundary which affects the use of the property;

K. The locations shown by dashed lines of existing utilities in and adjacent to the parcel boundary; the size and location of sanitary and storm sewers; the size of water mains; and, if sewers and water mains are not in or adjacent to the parcel boundary, the direction and distance to the nearest sewer and water main with size and invert elevation of sewer and size of main;

L. The location of all potentially dangerous areas, including geologically hazardous areas and areas subject to inundation or flood hazard; the location, width, and direction of flow of all watercourses and flood control channels within and adjacent to the property involved. In areas subject to 100-year flood hazard, base flood elevation and floodway boundary shall be indicated. The location and statement of FEMA flood zone information.

M. All street rights of way and public easements proposed for abandonment with the final parcel map pursuant to Section 66445(j) of the Subdivision Map Act shall be clearly listed on the map with reference to the recording data creating those public streets or public easements.

N. Existing zoning and uses of the property;

O. Proposed use and zoning of the property and, if property is proposed to be used for more than one purpose, the areas proposed for each type of use and zoning;

P. Statement of the improvements and public utilities proposed to be made or installed and the time at which the improvements are proposed to be completed;

Q. North arrow, scale and date of preparation. If based on a survey, the date of the survey;

R. Proposed method of providing sewage disposal;

S. Proposed method of providing water supply, a water will serve letter is required from the City;

T. If separate parcel maps are to be filed on portions of the property shown on the tentative map, the subdivider shall provide notice to the city at either: a) the time the tentative map application is filed, or b) after the filing of the tentative map. The right of the subdivider to file multiple parcel maps shall not limit the authority of the city to impose reasonable conditions relating to the filing of multiple parcel maps.

U. The names, addresses and telephone numbers of the property owners, the person filing the map, and the registered civil engineer authorized to practice land surveying or licensed land surveyor, who prepared the map, and the applicable registration or license number;

V. A statement signed by the owners of the property certifying the division request and accuracy of the information shown.

(Ord. 341 § 1 (19.6.300), 1979)

17.24.040 Tentative Parcel Map; Consideration

The planning commission, or the city council if there is no planning commission established, shall review and approve, conditionally approve or disapprove the tentative parcel map. The planning commission, or the city council if there is no planning commission established, shall hold a public hearing on each application for tentative map. Notice of the public hearing shall be given not less than ten days nor more than twenty-five days prior to the date of the hearing by (1) mailing postage prepaid, a notice of the time and place of the hearing to the names and last known addresses of the recorded legal owners of all properties within 300 feet of each boundary of the site, as shown on the latest adopted assessment roll of Tulare County; and (2) by publishing a notice at least once in a newspaper of general circulation in the city. Within fifty days after the date of filing with the City Services Director or at such later date as may be required to concurrently process the appurtenant environmental impact review document required by state law and local regulations.

(Ord. 341 § 1 (19.6.400), 1979)

HISTORY
Amended by Ord. 576 on 6/25/2019

17.24.050 Tentative Parcel Map; Planning Commission Action

A. If the planning commission determines that the tentative parcel map complies with all of the provisions of this chapter, it shall approve the map.

B. If the tentative parcel map fails to meet one or more requirements set forth in this chapter, the planning commission may approve the map subject to such conditions as may be necessary to conform to the requirements.

C. When approving or conditionally approving the tentative parcel map, the planning commission shall specify the dedications and improvements to be made by the owner.

D. Within seven days after the action by the planning commission, written notice of the action by the planning commission shall be mailed to the applicant.

E. Upon approval of the tentative parcel map by the planning commission, the tentative parcel map shall be so marked and all conditions of approval and required dedications and improvements clearly specified on or with the map. Copies of the approved tentative parcel map shall be filed with the city services director and the city engineer.

F. If a planning commission has not been established, the city council shall be the decision-making authority.

(Ord. 341 § 1 (19.6.500), 1979)

HISTORY
Amended by Ord. 576 on 6/25/2019

17.24.060 Required Conditions And Improvements

A parcel map subdivision shall conform to the development standards specified in Chapter 17.28, the state Subdivision Map Act, and in addition, the following requirements shall be imposed as a condition of approval of a parcel map subdivision:

A. Parcels created shall conform to the applicable requirements of the zoning ordinance;

B. Utility easements and street rights-of-way shall be offered for dedication;

C. Water supply and sewage disposal shall be satisfactory to the city engineer;

D. Public improvements shall be satisfactory to the city engineer.

(Ord. 341 § 1 (19.6.600), 1979)

17.24.070 Appeal

Within fifteen calendar days after the date on which the written notice of disapproval or conditional approval is mailed to the owner, the owner or his authorized agent may appeal to the city council for review of the action of the planning commission. The action of the planning commission shall be final unless such an appeal is filed within the fifteen-day period. An appeal shall be in writing, shall be filed with the city clerk, and shall state specifically wherein it is claimed there was an error or abuse of discretion by the planning commission. Upon the filing of an appeal, the planning commission shall transmit to the city clerk copies of all documents in the files of the commission pertaining to the tentative parcel map. The city clerk shall give notice to the person filing the appeal and to the planning commission of the date when the appeal will be heard by the city council. After the appeal hearing, the city council may affirm, reverse or modify the action of the planning commission, or refer the matter back to the commission for further action.

(Ord. 341 § 1 (19.6.700), 1979)

17.24.080 Recording Time Limit

Failure to file a final parcel map with the county recorder within the time specified in Section 66463.5(a) of the Subdivision Map Act, state of California, after the date of approval or conditional approval of the tentative parcel map shall automatically revoke the approval. Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative parcel map the time at which the map expires may be extended by the city council for a period or periods not exceeding the total period specified in Section 66463.5(c) of the Subdivision Map Act, state of California.

(Ord. 382 (part), 1983: Ord. 341 § 1 (19.6.800), 1979)

17.24.090 Final Parcel Map; Preparation

The final parcel map shall be prepared in accordance with the approved tentative parcel map by a registered civil engineer authorized to perform land surveying or licensed land surveyor. The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign the final parcel map along with his/her seal or stamp and date of signing per the Professional Land Surveyor's Act, Section 8761 and shall be submitted to the city engineer and city surveyor for their examination and approval prior to filing with the county recorder. Calculations and traverse sheets shall be submitted with the final parcel map indicating closures and areas of the original parcel and each parcel being created. Provide a preliminary title report, showing the legal owners at the time of the filing of the final parcel map and dated no more than ninety (90) days prior to the submittal of the application. Items referenced within the preliminary title report shall be submitted for review (i.e. deeds, easements, and record maps) when submitting application. At the time of submitting the final parcel map, the applicant shall pay a fee as

established by city council resolution to defray the expenses of checking the final parcel map. Within twenty (20) calendar days after receipt of the final parcel map, or within such additional time as may be reasonably necessary, the city engineer and city surveyor shall examine the map to determine that the map shown is substantially the same as it appeared on the tentative parcel map, all provisions of this chapter and any local ordinance applicable at the time of approval of the tentative parcel map have been complied with, and that he or she is satisfied that the map is technically correct. He or she shall sign with the appropriate certificates and seals/stamps on the map.

(Ord. 341 § 1 (19.6.900 (part)), 1979)

17.24.100 Final Parcel Map; Field Survey

In all cases where a parcel map is required, the parcel map shall be based upon a field survey made in conformity with the Land Surveyors Act when required by local ordinance, or, in the absence of that requirement, shall be based either upon a field survey made in conformity with the Land Surveyors Act or be compiled from recorded or filed data when sufficient recorded or filed survey monumentation presently exists to enable the retracement of the exterior boundary lines of the parcel map and the establishment of the interior parcel or lot lines of the parcel map, in accordance with Section 66448 of the Subdivision Map Act, state of California.

(Ord. 341 § 1 (19.6.900 (part)), 1979)

17.24.110 Final Parcel Map; Form

A. The final parcel map shall be a map legibly drawn, printed or reproduced by a process guaranteeing a permanent record in black on tracing cloth or polyester base film, including certificates, except that such certificates may be legibly stamped or printed upon the map with opaque ink. If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility.

B. The size of each sheet shall be eighteen (18) inches by twenty-six (26) inches. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one (1) inch. The scale of the map shall be large enough to show all details clearly and enough sheets shall be used to accomplish this end. The particular number of the sheet and the total number of sheets comprising the map shall be stated on each of the sheets, and its relation to each adjoining sheet shall be clearly shown.

(Ord. 341 § 1 (19.6.900 (part)), 1979)

17.24.120 Final Parcel Map; Information Contained

A. Each parcel shall be numbered or lettered and each block may be numbered or lettered. Each parcel shall have its area shown to the nearest one-hundredth of an acre or nearest square foot. The exterior boundary of the land included within the subdivision shall be indicated by distinctive symbols and clearly so designated. The map shall show the definite location of the parcel or parcels, and particularly the relationship to surrounding surveys.

B. The final parcel map shall also contain the following information:

1. A space for the parcel map number and date of preparation. The County of Tulare assigns the parcel map number upon recording;

2. If more than two (2) sheets are used to show the actual layout of the streets and parcels, an index map shall be used showing the relationship of the sheets;

3. Dimensions of all parcel lines, subdivision perimeter, and centerline of streets shall be in feet and decimals thereof to the nearest one-hundredth (1/100) of a foot and bearings to the nearest second. If a course is a curve, the radius, length of curve or bearing and length of chord, and central angle shall be shown. If the ends of a curve are not tangent to the preceding or following courses and the chord along with its bearing and length are not shown, the radial of the end of the curve, with its bearing, shall be shown.

4. The names, locations and right-of-way widths of all abutting public streets and reference to each record document. The width of each street right of way shall be shown indicating the widths on each side of the centerline. If additional right of way for an existing street is offered for dedication, the original right of way and the additional right of way width offered for dedication shall be shown along with the total width of the new right of way;

5. The proposed location, purpose and width of all proposed public roads and private access easements;

6. The boundaries of any private easement, whether an easement of record or a prescriptive easement, shall be shown by means of a dashed line and the name of the person owning the easement shall be shown on the map with reference to each record document;

7. Location and widths of easements for public utilities with reference to each record document, if applicable;

8. The location and widths of watercourses and areas subject to inundation and location of selected flood lines within the parcels being created;

9. A north arrow and graphic scale;

10. Location or vicinity map at a minimum scale of one-inch equals one mile, showing the relative position of the land to be subdivided with the surrounding existing subdivisions with their recorded map reference, including their names and tract numbers. The location map shall show city boundary crossings or adjoining the subdivision;

11. Each street shall be named or otherwise designated; all new street names shall be approved by the City Services Director.

(Ord. 341 § 1 (19.6.900 (part)), 1979)

17.24.130 Final Parcel Map; Certificates and Statements

The following certificates and statements shall appear on the final parcel map:

A. A certificate of the registered civil engineer authorized to perform land surveying or licensed land surveyor who prepared the survey and parcel map in compliance with Section 66449 of the Subdivision Map Act.

B. A certificate for execution by the city engineer which complies with Section 66450 of the Subdivision Map Act.

C. A certificate for execution by the city surveyor which complies with Section 66450 of the Subdivision Map Act.

D. A certificate for execution by the City Services Director on behalf of the planning commission, indicating the date of the meeting in which the tentative parcel map was approved and a reference to the resolution approving the tentative parcel map, in a format determined by the City Engineer or City Surveyor and the City Services Director.

E. A certificate for execution by the City Clerk on behalf of the City Council, that any real property being offered for dedication for public use on the parcel map or by separate instrument, a statement signed by the City Clerk shall be provided on the final parcel map stating that the City Council approved the map and accepted, accepted subject to improvement, or rejected on behalf of the public the real property offered for dedication, in a format determined by the City Engineer or City Surveyor and the City Services Director.

F. A statement for execution by the county recorder in compliance with Section 66449 of the Subdivision Map Act.

G. A statement for execution by the board of supervisors in compliance with Division 2 Title 7 of the Government Code of the State of California.

H. A statement for execution by the owners and by all parties having any record title interest in the real property subdivided, consenting to the preparation and recordation of the parcel map in compliance with Section 66436 of the Subdivision Map Act, subject to Section 66439(d), of specific parcels or easements.

I. Notary Public certificate for execution where certificate of statements required by this chapter or the Subdivision Map Act require a notary public certificate per Civil Code 1189.

J. A restrictions statement to any previously existing nonstandard easements or documents that restrict the use of the land recorded previously or concurrently with the parcel map must be listed in the restriction section of the cover page with recording date, document number, and county of record. Pursuant to Section 66411.1 of the Subdivision Map Act, any requirements for the construction of off-site and on-site improvements shall be noticed on the face of the map.

K. Signatory Omissions statement pursuant to the provisions of Section 66436 of the Subdivision Map Act.

(Ord. 341 § 1 (19.6.900 (part)), 1979)

17.24.140 Final Parcel Map; Improvement Agreement And Security

If the required improvements have not been completed at the time when the final parcel map is submitted to the city engineer, the final parcel map shall not be approved until the owner has entered into an agreement with the city council to complete all of the improvements and the agreement shall be subject to all of the provisions of this title governing the agreements between the city and subdividers. In addition, the owner shall provide security to guarantee to the city the completion of the improvements and the

security shall be in the same form, and subject to all of the same conditions, restrictions, and other provisions applicable to the similar security provided by a subdivider to the city under this title.

(Ord. 341 § 1 (19.6.900 (part)), 1979)

17.24.150 Final Parcel Map; Recording

When all certificates have been executed and all other requirements of this chapter are complied with, the city shall present the final parcel map to the county recorder for filing in accordance with the Subdivision Map Act.

(Ord. 341 § 1 (19.6.900 (part)), 1979)

17.24.160 Final Parcel Map, Recorded; Modification Of

The city council may approve the modification of a recorded final parcel map under the following conditions and directions:

A recorded final parcel map may be modified by a certificate of correction or an amending map, if the city council finds that there are changes in circumstances that make any or all of the conditions of the map no longer appropriate or necessary and that the modifications do not impose any additional burden on the fee owners of the real property, and that the modifications do not alter any right, title, or interest in the real property reflected on the recorded map, and the city council finds that the map as modified conforms to Section 66469 of the Subdivision Map Act.

Any modification shall be set for public hearing as provided for in Section 66451.3 of the Subdivision Map Act. The city council shall confine the hearing to consideration of and action on the proposed modification.

A certificate of correction or amending map shall be prepared by a registered civil engineer authorized to perform land surveying or licensed surveyor prior to approval by the city council and be certified by the city engineer and city surveyor prior to filing at the office of the county recorder.

(Ord. 549, Art. 1, 2015)

17.24.170 Reversion To Acreage

Subdivided real property may be reverted to acreage pursuant to provisions of Chapter 6, Article 1 of the Subdivision Map Act. Voluntary parcel mergers without reverting to acreage shall be governed by Chapter 17.27 of the city municipal code.

(Ord. 549, Art. 1, 2015)

17.26 LOT LINE ADJUSTMENTS

17.26.010 Purpose
17.26.020 Applicability
17.26.030 Lot Line Adjustment Application And Contents
17.26.040 Submittal Of Lot Line Adjustment
17.26.050 Review And Approval Of Lot Line Adjustment Map
17.26.060 Matters To Be Considered And Findings
17.26.070 Development Variations
17.26.080 Minor Revisions

17.26.010 PURPOSE

The purpose of this chapter is to set forth the requirements for the submittal, review, and approval of lot line adjustments.

17.26.020 APPLICABILITY

A lot line adjustment, which is defined as a change in any lot line between four or fewer adjoining parcels where land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, shall not require a parcel or tract map. No conditions or exactions, except those required to achieve conformance with the City of Lindsay General Plan, any applicable Specific Plan, and the City of Lindsay Zoning (Title 18) and Building and Construction (Title 15) Ordinances, shall be required as a condition of approval of a lot line adjustment. Public access must be shown to each parcel that is the subject of the lot line adjustment, unless existing access to each of the affected lots is by approved private recorded access, in which case private recorded access may also serve the adjusted parcels.

17.26.030 LOT LINE ADJUSTMENT APPLICATION AND CONTENTS

The application for a lot line adjustment shall include the following information:

A. A completed City of Lindsay Land Division Application form.

B. Legal descriptions of the original parcels, with a title as Exhibit A, Lot Line Adjustment No. 20xx-xx, Existing Legal Descriptions. The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign the exhibit along with his/her seal or stamp and date of signing per the Professional Land Surveyor's Act, Section 8761.

C. Legal description of each of the proposed parcels, with a title as Exhibit B, Lot Line Adjustment No. 20xx-xx, Adjusted Legal Descriptions. The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign the exhibit along with his/her seal or stamp and date of signing per the Professional Land Surveyor's Act, Section 8761.

D. Two (2) copies of a preliminary title report for all properties whose lot lines would be altered by the proposed adjustment. Title reports shall name the current record owners and shall not be more than ninety (90) days old. All items referenced within the title report shall be submitted for review (i.e., deeds, easements, and record maps) when submitting application.

E. A lot line adjustment map, prepared by a licensed surveyor or a registered civil engineer authorized to perform land surveying. The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign the exhibit along with his/her seal or stamp and date of signing per the Professional Land Surveyor's Act, Section 8761. The map shall be legibly drawn in ink and accurately to scale on sheet(s) of paper eight and one-half (8 1/2) inches by eleven (11) inches in size, and titled Exhibit C, Lot Line Adjustment No. 20xx-xx, and including all of the following information:

a. Each parcel identified with a letter and area of each proposed parcel (Adjusted Parcel A, Adjusted Parcel B etc.).
b. The owner's name, assessor's parcel number, and deed document number of all adjoining parcels.
c. Lot lines, dimensions, bearings and distances (if not an aliquot division), and areas of the original parcel(s) and adjusted parcels. Gross area shall be shown for those parcels containing two and one-half (2 1/2) acres or larger. Net area shall be shown for those parcels containing less than two and one-half (2 1/2) acres. If parcel area is less than (1) acre, then area shall be expressed as net square feet. Acreage shall be shown to the nearest one-hundredth (1/100) of an acre, and square footage shall be shown to the nearest square foot. Each parcel created shall be designated on the map by a number or letter.
d. Locations and dimensions of each existing structure, including outbuildings, distances between structures, and distances between structures and property lines of both the original parcel(s) and the proposed parcel(s).
e. Names, locations, and widths of all existing streets and roads on or bounding the original parcel and of all new access routes being proposed.
f. Locations and dimensions of all existing and proposed easements, utility lines, rights-of-way, and underground utility structures of any kind.
g. Location of existing domestic water supplies and existing septic tanks and disposal fields on all affected lots.
h. Location of all watercourses, drainage channels, existing drainage structures, and springs.
i. Lot line adjustment number, as assigned by the City Services Department.
j. Name and address of the applicant, and of the person who prepared the map.
k. Scale of map (standard engineering scale), north arrow, and vicinity map.
l. Location of any Earthquake Fault Zone delineated by the State Geologist pursuant to Alquist-Priolo Earthquake Fault Zone Act.
m. The following statement shall appear on the map: "THIS MAP IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY."
n. Each parcel identified with a number, assessor parcel number, deed document number and area of each existing parcel (Existing Parcel 1, Existing Parcel 2 etc.).

17.26.040 SUBMITTAL OF LOT LINE ADJUSTMENT

A. An applicant for a lot line adjustment shall submit an application and map and title reports to the City Services Director in the format and number of copies specified by the City Services Director. The map shall contain all the information specified by Section 17.26.030, unless the City Services Director waives any of the information requirements. When deemed complete, the application shall be accompanied by the fee established by resolution of the City Council.

B. The City Services Director shall inform the applicant in writing within thirty (30) calendar days of receipt that the application is complete or that additional information is needed to complete the application.

17.26.050 REVIEW AND APPROVAL OF LOT LINE ADJUSTMENT

A. Review and Approval by the City Services Director

Upon a determination that the application is complete, the City Services Director shall act to approve or disapprove the lot line adjustment within fifty (50) calendar days. The time limits for acting on certain matters specified in this section may be extended by mutual consent of the applicant and the City Services Department evidenced in writing. These time periods shall commence after certification of the environmental impact report, adoption of a Negative Declaration, or upon a determination by the City Services Director that the project is exempt from the requirements of Division 13 of the Public Resources Code. In order to concurrently process a lot line adjustment where a General Plan Amendment, zone change, or other legislative act is required by the City Council prior to approval of the lot line adjustment, these time limits shall commence on the effective date of the required legislative action.

B. Reports and Recommendations

A copy of any report or recommendation on the lot line adjustment prepared by the City Services Department shall be mailed to the applicant or his authorized agent at least fifteen (15) days prior to the proposed date of action by the City Services Director.

C. Decision

a. The City Services Director may approve or deny any application for lot line adjustment. Such decision shall include findings in accordance with the provisions of this title. The decision shall be final, subject to appeal in accordance with Section17.26.050.4.
b. Written notice of such decision shall be given by mail within seven (7) calendar days after the date of the decision to the applicant and any person filing a written request for notice of the decision. Notice of decision shall be deemed given when placed in the United States mail with postage prepaid, using the address set forth on the application or using such envelope, as the case may be. Said notice may also be given, at the discretion of the City Services Director, by personal delivery, with the same effect as if mailed.
c. The decision of the City Services Director shall be final upon expiration of ten (10) calendar days from and including the date of decision, unless a notice of appeal is filed with the City Services Director within such time.

D. Appeal

1. Any decision of the City Services Director made pursuant to this section shall be subject to appeal to the -City Council.

2. The applicant or any other person aggrieved may appeal from such decision by filing a written notice of appeal with the City Services Director prior to the time the decision becomes final. The City Services Director shall furnish forms of notice of appeal. The appeal shall be accompanied by the fee established by resolution of the City Council.

3. Notice of the hearing on the appeal shall be given in the manner and time provided in Section 17.26.050.

4. The City Council may reverse, affirm wholly or partly, modify, or attach other or additional conditions to the decision appealed from.

5. The decision of the City Council on any such appeal shall be final upon adoption of an order or resolution containing its determination, and no notice thereof need be given.

E. Recordation

Upon approval of the request for lot line adjustment and expiration of the appeal period specified in Section 17.26.050 or final decision of the -City Council upon appeal, the City Services Director shall cause to be recorded with the County Recorder a Certificate of Compliance and appropriate attachments reflecting the approved lot line adjustment, provided the following criteria have been met:

1. The applicant, or the applicant's title company or agent, has submitted the grant deed or deeds for the land proposed to be conveyed for the lot line adjustment, in recordable form, and the City Services Director has determined that the grant deed or deeds are in substantial compliance with the approved lot line adjustment map, and that said grant deed or deeds contain the words "FOR PURPOSES OF LOT LINE ADJUSTMENT NO. __." In lieu of submitting the grant deed or deeds, the applicant's title company may issue a "Letter of Intent" to arrange simultaneous recording of deeds with the Certificate of Compliance.

2. In cases where deeds of trust are affected by the adjustment, the applicant's title company shall prepare partial reconveyances and supplemental deeds of trust in substantial compliance with the approved lot line adjustment, and shall arrange for their concurrent recording with the Certificate of Compliance.

3. All applicable fees have been paid, or arrangements have been made for all documents to be recorded by the title company.

4. The grant deed or deeds, partial reconveyances, and supplementary deeds of trust, if applicable, shall be recorded concurrently and shall constitute constructive notice of the adjustment, pursuant to Section 66412(d) of the Subdivision Map Act.

5. A guarantee of title, or a preliminary title report dated ten (10) days or less prior to concurrent recording of deeds and Certificate of Compliance, has been issued by a title company authorized to do business in California, showing that all parties having any record title interest in the land to be subdivided, or any part thereof, including, but not limited to, leaseholders, lienholders, and owners of rights-of-way, showing the nature of each respective interest and reference thereto in the Official Records, by book and page, as of the date the lot line adjustment is filed with the County for recording. In addition, the liability of such guarantee, if one is issued, shall not be less than one thousand dollars ($1,000). In lieu of an updated preliminary title report, the title company may submit a written statement (letter of continuation) which certifies that no changes affecting the title of the subject property have occurred since the original issuance of the preliminary title report.

6. As provided for by the State of California Subdivision Map Act, Section 66412(d), no tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code, State of California. If a field survey is made as part of the lot line adjustment or if monuments are set at the new parcel lines, a record of survey shall be required pursuant per the Section 8762 of the Business and Professions Code, State of California, unless the boundary is monumented as part of a land division with a recorded map.

7. All other conditions of approval for the lot line adjustment have been satisfied.

F. Expiration and Extensions

1. An approval or conditional approval shall expire one (1) year from the date of approval of the lot line adjustment.

2. The subdivider or engineer may request an extension of the expiration date of the approved lot line adjustment by written application to the Director of the City Services Department. The application shall be filed prior to the expiration date and shall state the reasons for requesting the extension and the amount of time requested. The Director of the City Services Department shall approve or deny the request for extension. The maximum amount of time for each extension request shall not exceed one (1) year. Not more than three (3) extensions shall be approved for a lot line adjustment, and the total period of all extensions shall not exceed thirty-six (36) months.

17.26.060 MATTERS TO BE CONSIDERED AND FINDINGS

A. Subject to the provisions of the California Environmental Quality Act of 1970, the State CEQA Guidelines, and the City of Lindsay Municipal Code, the City Services Director shall review and consider any applicable environmental documents.

B. The lot line adjustment may be approved by the City Services Director if he/she finds that the proposed lot line adjustment is consistent with the General Plan, any applicable specific plan, and all applicable provisions of the City of Lindsay Municipal Code.

C. The lot line adjustment may be denied by the City Services Director on any of the grounds provided by the California Subdivision Map Act or this title. The City Services Director shall deny approval of the lot line adjustment if he/she makes any of the following findings:

1. That the proposed lot line adjustment is inconsistent with the General Plan, any applicable specific plan, or any applicable provisions of the City of Lindsay Municipal Code.

2. That the site is not physically suitable for the proposed type of development.

3. That the site is not physically suitable for proposed density of development.

4. That the lot line adjustment is likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the City Services Director may approve such a lot line adjustment if an

environmental impact report was prepared with respect to the project and necessary findings were made pursuant to Section 21081(a), (b), and (c) of CEQA.

5. That the lot line adjustment is likely to cause serious public health problems.

6. That the lot line adjustment will conflict with easements acquired by the public at large for access through or use of property within the proposed lot line adjustment. In this connection, the City Services Director may approve a lot line adjustment if he/she finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This section shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction, and no authority is hereby granted to the City Services Director to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

7. That method of sewage disposal, water supply, and measures for preservation of environmental health are inconsistent with the Tulare County Environmental Health Services Department Standards and Rules and Regulations for Land Development. However, the requirements may be waived by the Environmental Health Services Director in the exercise of his/her reasonable discretion. In no event shall any requirements be waived if, in the opinion of the Fire Chief, such waiver would adversely affect the fire protection capabilities of the Fire Department.

17.26.070 DEVELOPMENT VARIATIONS

A. The applicant may file a petition requesting one (1) or more development variations. Such variation requests should be filed with the request for lot line adjustment. Application for development variation shall include the applicant's justification for approval of the request and may include a requirement for submittal of a design sample.

B. The City Services Director is authorized to approve or conditionally approve a variation if he/she finds that:

   1. Special circumstances exist with respect to the property or the proposed subdivision design that warrants the requested development variation; and,

   2. Approval of the variation will not be materially detrimental to the public health, safety, or welfare or to property or residents in the vicinity.

C. The City Services Director may conditionally approve a variation as he/she deems necessary to substantially secure the objectives of this title and to conform to the requirements of this section.

D. The City Services Director shall give notice and, if requested, conduct a hearing on each proposed variation, after notice, in the manner provided in Section 17.36.090 and shall make the determinations mentioned in Section 17.26.060. The hearing on a variation may be conducted at the same time as the hearing on a request for lot line adjustment, or at a different time. If the variation is disapproved, it shall not be applied for or heard again, except on appeal, in connection with the same request for lot line adjustment unless it is shown there has been a substantial change in circumstances or a substantial redesign of the request for lot line adjustment.

17.26.080 MINOR REVISIONS

A. Minor revisions to an approved lot line adjustment may be approved by the City Services Director as being in substantial conformity with the originally approved lot line adjustment upon application by the subdivider or his/her authorized agent, provided that:

   1. Such changes are consistent with the intent of the original approval; and

   2. There are no resulting violations of the City of Lindsay Municipal Code.

B. Approved revisions shall be denoted on the approved lot line adjustment map and/or in writing to the subdivider, whichever is appropriate.

C. No revision shall affect the original expiration date of the approved lot line adjustment.

D. The City Services Director may require a new application in lieu of the above procedure when, in his/her opinion, requested changes are substantial enough to warrant refiling and reprocessing.

17.27 VOLUNTARY PARCEL MERGER

17.27.010 Purpose
17.27.020 Voluntary Parcel Merger Authorized
17.27.030 Process For Reviewing A Voluntary Parcel Merger
17.27.040 Appeals

17.27.010 PURPOSE

The purpose of this chapter is to provide a simplified procedure to allow for the removal of previously approved parcel lines and the merger of contiguous parcels under common ownership at the request of the property owner, pursuant to section 66499.20.3 of the Subdivision Map Act. The procedure provided by this chapter is an alternative to the procedures provided by chapters 17.16 "Tentative Map", 17.20 "Final Map" and 17.24 "Parcel Map" of Title 17. Nothing stated herein shall be construed to prevent an applicant from filing a tentative map and a final map or parcel map for any merger.

17.27.020 VOLUNTARY PARCEL MERGER AUTHORIZED

Pursuant to Section 66499.20.3 of the Subdivision Map Act, the -City Services Director is authorized to approve the merger requested by the property owner of contiguous parcels under common ownership without reversion to acreage, upon making the findings and utilizing the procedures set forth in this chapter. The city clerk shall cause an instrument to be recorded as evidence of a merger approved under this chapter.

17.27.030 PROCESS FOR REVIEWING A VOLUNTARY PARCEL MERGER

A. Application: An application for a merger pursuant to this -chapter may be made by owners of all affected parcels or individuals authorized by the owner(s) to make an application. Such application shall be filed with the City Services Director and shall include the following information, materials, and documents to the satisfaction of the city:

    1. A completed application form, of which the blank form shall be provided by the City Services Director.

    2. A filing fee as established by resolution of the City Council.

    3. A preliminary title report that is current and dated not more than 90 days prior to submittal of application. All items referenced within the title report shall be submitted for review (i.e., deeds, easements, and record maps) when submitting application.

    4. The legal descriptions of the existing parcels, with a title as Exhibit A, Voluntary Parcel Merger No. 20xx-xx, Existing Legal Descriptions. The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign the exhibit along with his/her seal or stamp and date of signing per the Professional Land Surveyor's Act, Section 8761. Upon filing the application, the City Services Director will assign the application a Voluntary Parcel Merger number.

    5. The legal descriptions of the merged parcels, with a title as Exhibit B, Voluntary Parcel Merger No. 20xx-xx, Merged Parcel Legal Description. The licensed land surveyor or registered civil

engineer authorized to practice land surveying shall sign the exhibit along with his/her seal or stamp and date of signing per the Professional Land Surveyor's Act, Section 8761.

6. One (1) copy of a map, legibly drawn on a sheet(s) eight and one half (8½) inches by 11 inches and titled Exhibit C, Voluntary Parcel Merger No. 202x-xx., that includes all of the following information:

    a. The entire existing boundary line of all affected parcels conforming with existing record data, with essential information as to bearings and dimensions.

    b. The proposed merged boundary lines with dimensions and curve radii and area of the merged parcel.

    c. Each existing parcel identified with a letter, assessor parcel number, deed document number and area of each parcel.

    d. The names, widths, and locations of the existing public and private streets.

    e. The location, width, purpose, and owners of existing easements or rights of way with all easements located to boundary, if applicable.

    f. The north arrow, scale of drawing and a legend, if applicable.

    g. The owner's name, assessor parcel number and deed document number of all adjoining parcels.

    h. The location of building structures with building setbacks measured from the merged parcel boundaries.

    i. A small scale vicinity map portraying and orienting the boundaries of the voluntary parcel merger boundary with respect to surrounding areas and roads.

    j. The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign the exhibit along with his/her seal or stamp and date of signing per the Professional Land Surveyor's Act, Section 8761.

B. A perfecting deed, which will record when the Notice of Voluntary Parcel Merger is approved.

C. Application Review: Applications for voluntary parcel mergers shall be reviewed upon determination that the application is complete, the City Services Director shall act to approve or disapprove the voluntary parcel merger within fifty (50) calendar days. The time limits for acting on certain matters specified in this section may be extended by mutual consent of the applicant and the City Services Department evidenced in writing.

D. Timely Processing: Applications for voluntary parcel mergers shall be processed by the applicant in a timely manner. If the applicant fails to process the application to completion within one year from the date the application was first submitted, due to the applicant's failure to respond to requests for additional information, to pay processing fees, or for any other reason, and upon written notice of the city, the application shall be deemed withdrawn. Thereafter, a new application, including the filing fee, will be needed to process a voluntary parcel merger.

E. Decision By The Approving Authority: A decision on the application for voluntary parcel merger shall be made by the City Services Director after review and recommendation by the city engineer and city surveyor. The application shall be decided within the time limits described in this chapter and the subdivision map act.

F. Findings: The designated approving authority shall not approve a Voluntary Parcel Merger pursuant to this chapter unless it makes all of the following findings:

1. That all required street, access, and utility easements are in place.

2. That the resulting parcel conforms to the requirements of this chapter, the city's general plan, any applicable specific plan, the city's zoning code, and the city's building code.

17.27.040 APPEALS

The applicant or any interested person adversely affected by any action of the designated approving authority on a merger may, within ten (10) days after the decision, appeal the decision.

A. Any decision of the City Services Director made pursuant to this section shall be subject to appeal to the -City Council.

B. The applicant or any other person aggrieved may appeal from such decision by filing a written notice of appeal with the City Services Director prior to the time the decision becomes final. The City Services Director shall furnish forms of notice of appeal. The appeal shall be accompanied by the fee established by resolution of the City Council.

C. Notice of the hearing on the appeal shall be given in the manner and time provided in City of Lindsay Municipal Code.

D. The City Council may reverse, affirm wholly or partly, modify, or attach other or additional conditions to the decision appealed from.

E. The decision of the City Council on any such appeal shall be final upon adoption of an order or resolution containing its determination, and no notice thereof need be given.

17.27.050 RECORDING

The merger of contiguous parcels under common ownership shall be recorded in a Notice of Voluntary Merger form satisfactory to the county recorder. It shall be submitted to the City Services Director for a determination that the final documentation complies with the approved merger. The perfecting deed shall be submitted to the City Services Director for a determination that the final documentation complies with the approved merger. The approved final documentation shall thereafter be forwarded by the City Services Director to the county recorder's office for recording. The applicant shall pay all recording fees.

17.28 Development Standards

17.28.010 Conformance Required
17.28.020 Buildable Lots Required
17.28.030 Access To Public Streets
17.28.040 Lot Standards
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17.28.280 Nonresidential Subdivisions; Principles And Standards

17.28.010 Conformance Required

Except where modified by the city council, each subdivision or parcel map subdivision and map thereof shall be in conformity with the standards set forth or referred to in this chapter.

(Ord. 341 § 1 (19.7.100), 1979)

17.28.020 Buildable Lots Required

All subdivisions shall result in the creation of lots which are developable and capable of being built upon. No subdivision shall create lots which are impractical of improvement due to size or shape, steepness of terrain, location of watercourses, problems of sewerage or driveway grades, or other natural physical conditions.

(Ord. 341 § 1 (19.7.200), 1979)

17.28.030 Access To Public Streets

All lots or parcels created by the subdivision of land shall have access to a public street improved to standards required in this chapter. Private streets shall not normally be permitted. However, if the planning commission finds that the most logical development of the land requires that lots be created which are served by a private street or other means of access, and makes such findings in writing with the reasons therefor, then such access may be recommended by the planning commission. The subdivider shall submit a development plan showing the alignment, width, grade and material specifications of any proposed private street, the topography and means of access to each lot, drainage and sewerage of the lots served by the private street, and a plan satisfactory to the city council for ownership and maintenance of the street and the liability for taxes thereon. Construction of the private street or access shall be completed prior to occupancy of any buildings on lots served by a private street.

(Ord. 341 § 1 (19.7.300), 1979)

17.28.040 Lot Standards

The size, shape and orientation of lots in the subdivision shall be appropriate to the location of the proposed subdivision and to the type of development contemplated. The following principles and standards shall be observed:

A. The minimum area and dimensions of all lots shall conform to the requirements of the zoning ordinance for the district in which the subdivision is located.

B. The sidelines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or approximately radial to the center of curvature, if the street is curved. Side lines of lots shall be approximately radial to the center of curvature of a cul-de-sac on which the lot faces.

C. No residential lot shall have a width less than sixty feet at the building setback line, as set forth in the zoning ordinance.

D. Corner Lots for residential use shall be platted wider than interior lots in order to permit conformance with the required street side yard requirements of the zoning ordinance.

E. No lot shall have a depth of less than ninety-five feet.

F. No lot shall be divided by a city boundary line, nor any boundary between parcels registered under separate ownership. Each such boundary line shall be made a lot line.

G. A lot depth in excess of twice the width shall be avoided whenever possible.

H. No remnants of property shall be left in the subdivision which do not conform to lot requirements, or are not required for a private utility or public purpose.

I. Lot numbers shall begin with the number "1" and shall continue consecutively through the tract, with no omissions or duplications, and no block designations shall be used.

J. Lots having double frontage shall not be approved except where necessitated by topographic or other unusual conditions. The width of each block shall be sufficient for an ultimate layout of two tiers of lots therein of a size required by the provisions of this title unless the general layout in the

vicinity, lines of ownership, topographical conditions, or locations of arterial streets or freeways justify or make necessary a variation from this requirement.

K. A flag lot shall only be permitted in hillside development where topographic conditions preclude direct lot frontage on the abutting street. In such case the access strip shall be not less than twenty feet in width and shall not exceed one lot in depth. In calculating the lot area of a flag lot, the square footage included in the access strip shall not be counted.

(Ord. 341 § 1 (19.7.400), 1979)

17.28.050 Streets; Conformance Required

The subdivision design shall conform to the pattern of arterials designated in the general plan, and where applicable the environmental design plan, and to any future street plan lines designated by the planning commission and approved by the city council. Whenever a subdivision fronts on a designated arterial, it shall be included in the tract and shall be platted by the subdivider in the location indicated.

(Ord. 341 § 1 (19.7.500 (part)), 1979)

17.28.060 Streets; Minimum Standards

Where higher standards have net been established as specified in Section 17.28.050, all streets and arterials shall be platted according to the minimum set forth in Sections 17.28.070 through 17.28.130 except where it can be shown by the subdivider, to the satisfaction of the city council, that the topography or the small number of lots served and the probable future traffic development are such as to unquestionably justify a lesser standard. A planned community or planned unit development, if designed with a comprehensive circulation and parking system including separate pedestrian ways, may also justify modification of standards. High standards may be required where streets are to serve commercial or industrial property or where probable traffic conditions warrant.

(Ord. 341 § 1 (19.7.500 (part)), 1979)

17.28.070 Streets; Right-Of-Way Width

Right-of-way width shall be as follows:

Type of Street	Right-of-Way (Feet)
Major arterial street	110
Secondary street	84
Collector street	60
Local street	56
Cul-de-sac street	56
Private streets and alleys	20–30

(Ord. 341 § 1 (19.7.500 (part)), 1979)

17.28.080 Streets; Pattern

The street pattern in the subdivision shall be in general conformity with a plan for the most advantageous development of adjoining areas and the entire neighborhood or district. The following principles shall be observed:

A. Where appropriate to the design and terrain, proposed streets shall be continuous and in alignment with existing, planned or platted streets with which they are to connect.

B. Proposed streets shall be extended to the boundary lines of the land to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the planning commission, the extension is not necessary for the coordination of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.

C. Where necessary to give access to or permit a satisfactory subdivision of adjoining land, streets shall extend to the boundary of the property and the resulting dead-end streets may be approved with a temporary turnaround. In all other cases, a turnaround having a minimum pavement radius of forty-four feet measured to the face of the curb, shall be required.

D. Proposed streets shall intersect on another as nearly at right angles as topography and other limiting factors of good design permit. T intersections rather than cross intersections shall be used wherever possible.

E. Excessively long straight local residential streets, conducive to high-speed traffic, shall be prohibited.

F. Cul-de-sacs or dead-end streets should not be more than six hundred feet in length whenever possible.

(Ord. 341 § 1 (19.7.500 (part)), 1979)

17.28.090 Streets; Names

A. All street names shall be approved by the planning commission. Duplication of existing names shall not be allowed unless the streets are approximately in alignment with existing streets and not so far removed as to be confusing.

B. Names of through streets in a north-south alignment shall be followed by the designation "Avenues" and the names of through streets in an east-west alignment shall be followed by the designation "Street."

C. Cul-de-sac streets in a north-south alignment shall be followed by the designations of either "Lane," "Circle" or "Court" and cul-de-sac streets in an east-west alignment shall be followed by the designations of either "Place," "Way" or "Drive."

(Ord. 391, 1984; Ord. 341 § 1 (19.7.500 (part)), 1979)

17.28.100 Alleys

A. Alleys shall be optional in residential subdivisions. The planning commission for any one of the following reasons may require alleys (if alleys are required, they shall be constructed to city standards):

   1. Unusual size, shape or topographical character of the property to be subdivided;

   2. The relationship to existing or proposed commercial, industrial or high-density residential development or adjacent railroad right-of-way;

   3. The special nature of the design or density of a residential subdivision where dwellings are grouped in such a manner as to require access from other than the street frontage;

   4. The need to maintain continuity of existing alleys where the property to be subdivided is located immediately between existing residential blocks where alleys are provided.

B. Residential alleys shall have a minimum dedicated width of twenty feet.

C. Alleys shall be provided where needed to serve existing or proposed commercial or industrial areas and shall have a minimum dedicated width of thirty feet with adequate provisions for ingress and egress.

D. A twenty-foot corner diagonal cutoff measured along the property lines from the point of intersection will be required where two alleys intersect.

E. Alleys shall be so laid out and aligned as to provide reasonable access for utilities and other services.

F. Dead-end alleys shall be prohibited.

(Ord. 341 § 1 (19.7.500 (part)), 1979)

17.28.110 Areas Adjacent To Arterials

Subdivision design adjacent to arterials shall be as specified in the general plan, or the environmental design plan, and as determined by the planning commission. The following principles and standards shall be observed:

A. Street design shall have the purpose of making adjacent lots, if for residential use, desirable for such use by cushioning the impact of heavy traffic and of minimizing the interference with traffic on the arterials.

B. The number of intersecting streets along arterials shall be held to a minimum.

C. Frontage roads, if required, shall conform to the standards and shall be separated from the arterial or freeway by a strip of permanent landscaping, not less than ten feet in width, subject to approval by the city services director. Frontage roads shall enter arterials by means of intersections designed with turning and stacking capacity adequate for the traffic volume as estimated by the city engineer.

D. Where frontage roads are not required, residential lots adjacent to an arterial shall be served by a local residential street paralleling the arterial at a generous lot depth therefrom, or by a series

of cul-de-sacs or loop streets extending towards the arterial from a collector street five hundred feet therefrom. In such cases, a wall or fence with masonry pillars of a design approved by the city services director shall be required at the rear of properties adjacent to the arterial. A strip of permanent landscaping within the arterial right-of-way not less than six feet in width, subject to approval of the city services director shall be required adjacent to the wall or fence, facing the arterial.

E. When the rear of any lot borders an arterial, the subdivider may be required to execute and deliver to the city an instrument, deemed sufficient by the city attorney, prohibiting the right of ingress and egress from the arterial to the lot.

(Ord. 341 § 1 (19.7.500 (part)), 1979)

17.28.120 Grades, Curves And Sight Distances

Grades, curves and sight distances shall be subject to approval by the city engineer, to insure proper drainage and safety for vehicles and pedestrians. The following principles and minimum standards shall be observed:

A. Grades of streets shall not be less than two-tenths percent and not greater than seven percent, unless because of topographical conditions or other exceptional conditions, the city engineer determines that a grade less than two-tenths percent or in excess of seven percent is necessary.

B. Whenever any street intersects an arterial street or state highway, the property lines at the intersection shall be rounded with a curve having a radius of not less than thirty feet. On all other street intersections, the property line at each block corner shall be rounded with a curve having a radius of not less than twenty feet. In either case, a greater curve radius may be required if streets intersect at other than right angles.

C. The centerline curve radius on all streets and highways shall conform to accepted engineering standards of design.

(Ord. 341 § 1 (19.7.500 (part)), 1979)

17.28.130 Curbs, Sidewalks And Pedestrian Ways

The following principles and standards shall apply to the design and installation of curbs, sidewalks and pedestrian ways:

A. Vertical curbs and gutters as shown on the city's standard detail drawings shall be required in all subdivisions, except for the exceptions specified in this section.

B. Sidewalks shall be required on both sides of the street in any subdivision.

C. The planning commission may recommend that sidewalks be omitted in a subdivision or section thereof in which all lots have an area of one-half acre or more, or in a planned community or planned unit development having an internal pedestrian system; provided, that the planning commission finds that the public safety is not jeopardized by the omission.

D. When required for access to schools, playgrounds, shopping centers, transportation facilities, other community facilities, or for unusually long blocks, the subdivider shall construct pedestrian

ways not less than twenty feet in width, provided with fencing, landscaping and a pavement not less than ten feet in width.

E. Sidewalks shall normally be located within the street right-of-way as shown on the city's standard detail drawings.

F. For lots containing trees with a trunk diameter of four inches or greater, curb cuts for driveways shall be so located as to ensure the preservation of the trees.

(Ord. 341 § 1 (19.7.500 (part)), 1979)

17.28.140 Hillside Subdivisions

In case any portion of a planned community or planned unit development of a subdivision having lots not less than one-half acre in area is situated on land having an average slope of ten percent or more, the planning commission may recommend modification of the foregoing requirements of this chapter in a manner that will result in the best possible utilization of the land to be subdivided giving consideration to the topography and natural cover of the land and the general character of the proposed subdivision. The following principles and standards shall be observed:

Street grades for other than arterial or collector streets may be increased to a maximum of twenty percent grade.

(Ord. 341 § 1 (19.7.600), 1979)

17.28.150 Landscaping

Landscaping by the subdivider shall be required in all subdivisions. Substantial trees shall be planted throughout the development in all front yard setbacks, at least one five-gallon tree provided on each lot. Specimen trees, approved by the city services director, of no less than ten-gallon container size, may be required at least every thirty feet along the setback adjacent to, but not within, the right-of-way of a designated arterial, secondary and collector street. Both the front yard and rear yard shall be landscaped to meet MWELLO standards prior to issuance of certificate of occupancy.

(Ord. 341 § 1 (19.7.700), 1979)

17.28.160 Utility Facilities And Easements

A. All utility distribution facilities shall be placed underground.

B. Utility easements shall be provided within the subdivision where required for public utility purposes. Modification of the easement width requirement may be granted only when approved by both the city engineer and the public utility or utilities concerned.

(Ord. 341 § 1 (19.7.800), 1979)

17.28.170 Watercourses

The subdivider shall dedicate a right-of-way for storm drainage conforming substantially with the lines of any natural watercourse or channel, stream or creek that traverses the subdivision, or at the option of the

planning commission the subdivider shall provide by dedication further and sufficient easements or construction, or both, to dispose of the surface and storm water.

(Ord. 341 § 1 (19.7.900), 1979)

17.28.180 Blocks; Width

Blocks shall normally have sufficient width for an ultimate layout of two tiers of lots of the size required by the provisions of the zoning ordinance.

(Ord. 341 § 1 (19.7.1000), 1979)

17.28.190 Blocks; Length

Blocks shall not normally exceed nine hundred feet in length between street lines, or be less than four hundred thirty feet, except in hillside developments or where subdivisions containing parcels of one-half acre or larger justify or require a variation from this requirement.

(Ord. 341 § 1 (19.7.1100), 1979))

17.28.200 Reserve Strips

A one-foot reserve strip shall be provided at the dead-end of a stubbed street or at the edge of a partial width street and shall be offered for dedication to the city for future street purposes and show on the final map.

(Ord. 341 § 1 (19.7.1200), 1979)

17.28.210 Neighborhood Facilities; Site Reservation

The subdivider shall reserve sites, appropriate in area and location, for necessary and desirable residential facilities, such as schools, parks, playgrounds and shopping centers. Such sites shall be located in accordance with the principles and standards contained in this chapter or expressed in the general or environmental design plans. School sites shall be dedicated in accordance with the provisions of the Subdivision Map Act. Recreation sites shall be dedicated in accordance with the provisions of the Subdivision Map Act or in the alternative pay the fee required in this chapter.

(Ord. 341 § 1 (19.7.1300(part)), 1979)

17.28.220 Neighborhood Facilities; Determination Of Need

The neighborhood facilities needed shall be determined on the basis of the estimated number of families in the area to be served by the facilities.

(Ord. 341 § 1 (19.7.1300 (part)), 1979)

17.28.230 Neighborhood Facilities; Service Areas

The delineating of service areas determining the need for residential facilities at the district or community level shall be based on the general or environmental design plans, if applicable. The "planning neighborhood" will normally provide the basis for estimating the number of families to be served by

facilities at the local level. A "planning neighborhood" shall insofar as possible exhibit the following characteristics:

A. It is bounded, rather than bisected, by major thoroughfares or other substantial land use or natural barriers to pedestrian traffic;

B. It is usually not over a mile in extent in any direction;

C. It contains a minimum of five hundred families.

(Ord. 341 § 1 (19.7.1300 (part), 1979)

17.28.240 Neighborhood Facilities; Principles And Standards

The following principles and standards are intended to serve as a general guide in determining the residential facilities for which sites normally will be required:

A. An elementary school site of approximately ten acres will be required for each six hundred families or more or less, required to be served by the school. The school site shall be central to the population to be served and shall not face on an arterial.

B. Whenever possible, playground and neighborhood recreation areas shall be developed in conjunction with elementary school sites. A park site, if required, shall not normally be less than five acres in area, and the sites shall specifically include areas with natural advantages for park development.

C. Where natural waterways are included within the boundaries of a subdivision, such areas shall be reserved for public use, including recreation and the disposal of storm waters. These purposes may be accomplished through dedication and/or storm drainage and scenic easements.

D. A site of two to five acres including off-street parking and landscaping will normally be required for a local shopping center to serve a population of one thousand to two thousand families.

(Ord. 341 § 1 (19.7.1300(part)), 1979)

17.28.250 Dedications For Park And Recreation Purposes

A. Pursuant to the Subdivision Map Act, as amended, the recreation element of the general plan and park and recreation facilities, standards and principles in the general or environmental design plans, a subdivider, as a condition of approval of a final subdivision map, shall dedicate land, pay a fee in lieu thereof, or both, at the option of the city council, for park or recreation purposes according to the following standards:

1. For subdivisions of one hundred lots or more the subdivider shall dedicate land or pay a fee, or both, in such ratio as the planning commission deems most desirable. Dedication of land shall be at the rate of not less than two acres of land per one hundred lots in the subdivision or ten percent of the total area in the subdivision, whichever is greater. The rate for payment shall be established from time to time by city council resolution.

2. For subdivisions containing between fifty and one hundred lots, the subdivider shall dedicate land, or pay a fee, or both, in such ratio as the planning commission deems most desirable. The rates for dedication and payment shall be established by city council resolutions.

3. For proposed condominium or multifamily developments, the number of dwelling units proposed shall be considered as the number of lots for the requirements specified in this section, or if no particular number of dwelling units is proposed, the requirements shall be based on the number of dwelling units per acre permitted in the zoning regulations which apply to the land to be subdivided.

4. All land to be dedicated for park or recreational purposes shall be found to be suitable by the planning commission and the park and recreation commission as to location, parcel size and topography for the park and recreation purposes for which it is indicated in the general plan or the environmental design plan. Such purposes may include active recreation facilities such as playgrounds, playfields, pedestrian or bicycle paths or areas of particular natural beauty, including hilltops and natural watercourses to be developed or left in their natural state.

5. Land to be dedicated may include all of a proposed park or recreational facility, or may include only part of a facility. Such partial dedication may be added to by public land purchase or by dedication of additional land on adjoining property not owned by the subdivider.

B. At the time of approval of the final subdivision map, the city shall specify when development of the park or recreational facility shall begin and be completed.

C. The provisions of this section shall not normally apply to industrial subdivisions; however, the planning commission may recommend as a condition of approval, the dedication by an industrial subdivider of that portion of a stream bed or drainage channel falling within an industrial subdivision when such portion forms part of an open space network designated in the general plan or an environmental design plan.

(Ord. 341 § 1 (19.7.1400), 1979)

17.28.260 Nonresidential Subdivisions; General Plan And Environmental Design Plan Conformance

The street and lot layout of a nonresidential subdivision shall be appropriate to the land use for which the subdivision is proposed, and shall conform to the proposed land use and standards established in the general plan, the environmental design plans and the zoning ordinance.

(Ord. 341 § 1 (19.7.1500 (part)), 1979)

17.28.270 Nonresidential Subdivisions; Types

Nonresidential subdivisions shall include industrial tracts, and may include commercial tracts.

(Ord. 341 § 1 (19.7.1500 (part)), 1979)

17.28.280 Nonresidential Subdivisions; Principles And Standards

In addition to the principles and standards in this title which are appropriate to the planning of all subdivisions, the subdivider shall demonstrate to the satisfaction of the planning commission that the

street, parcel and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

A. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated;

B. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereon;

C. Special requirements may be imposed by the city with respect to street, curb, gutter, walk design, building design, construction and landscaping;

D. Special requirements may be imposed by the city with respect to the installation of public utilities including water, sewer and storm water drainage;

E. Every effort shall be made to protect adjacent residential areas from potential nuisance from the proposed nonresidential subdivisions, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary;

F. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas, or connected to streets intended for predominantly residential traffic;

G. Subdivisions for proposed commercial development shall take into account and specifically designate all areas proposed for vehicular circulation and parking, for pedestrian circulation, and for buffer strips and other landscaping.

(Ord. 341 § 1 (19.7.1500 (part)), 1979)

17.32 Public Improvements

17.32.010 Minimum Requirements
17.32.020 Inspection And Supervision
17.32.030 General Requirements
17.32.040 Underground Utilities
17.32.050 Railroad Crossings
17.32.060 Landscaping
17.32.070 Lot Corners
17.32.080 Additional Improvements
17.32.090 Supplemental Improvements; Requirement
17.32.100 Supplemental Improvements; Reimbursement Agreement
17.32.110 Utility Fees And Off-Site Charges
17.32.120 As-Built Plan
17.32.130 Benchmarks

17.32.010 Minimum Requirements

The subdivider shall improve, or agree to improve, all streets, pedestrian ways or easements in the subdivision and adjacent thereto required to serve the subdivision. No permanent improvement work shall be commenced until improvement plans and profiles have been approved by the city engineer and a subdivision agreement contract has been concluded between the subdivider and the city. Improvements shall be installed to permanent line and grade and to the satisfaction of the city services director, prior to the issuance of home building permits, and in accordance with the standard subdivision specifications adopted by the city council, a copy of which shall be on file in the office of the city engineer. Cost of inspection shall be paid by the subdivider. The minimum improvements which the subdivider normally makes, or agrees to make, at the cost of the subdivider, prior to the acceptance and approval of the final subdivision map by the city, shall be as set out in Section 17.32.020 through 17.32.070.

(Ord. 341 § 1 (19.8.100 (part)), 1979)

17.32.020 Inspection And Supervision

All improvements shall be inspected and approved by the city engineer or his authorized representative. The subdivider shall be responsible for the actions of this contractor. Twenty-four hours' minimum notice will be required prior to an inspection by city personnel.

(Ord. 341 § 1 (19.8.100 (part)), 1979)

17.32.030 General Requirements

Improvements shall be as follows:

A. The subdivider shall be required to pay plan check and inspection fees which shall include all charges for engineering and inspection services rendered by the city including cost of recording maps. The plan check and inspection fee shall be as indicated in the city comprehensive fee schedule and shall be submitted to the city prior to the approval of the subdivision agreement by

the city council or included in the instrument of credit if such is the form of security for the subdivision agreement;

B. Grading, curbs and gutter, paving, drainage structures necessary for the proper use and drainage of streets and pedestrian ways, and for the public safety;

C. Site grading and drainage taking into consideration the drainage pattern of adjacent improved and unimproved property and treating upstream areas, where appropriate, as though fully improved;

D. All streets and pedestrian ways shall be graded and surfaced to widths and grades shown on the improvement plans and profiles signed by the city engineer, and approved by the city council or as established by law. The subdivider shall improve the extension of all subdivision streets and pedestrian ways to the intercepting paving line of any county road, city street or state highway;

E. Sidewalks shall be installed as shown on the improvement plans and profiles signed by the city engineer;

F. Sanitary sewer facilities connecting with the existing city sewer system shall be installed in accordance with the city's master water and sewer plan and shall serve the subdivision with a separate private lateral for each lot and to grades and sizes shown on the plans signed by the city engineer. No septic tanks or cesspools will be permitted;

G. Storm water drains shall be installed as shown on the plans signed by the city engineer;

H. Water mains and fire hydrants connecting to the water system serving the city shall be installed as indicated in the city's master water and sewer plan, and shown on the plans signed by the city engineer. Mains and individual lot services shall be of sufficient size to furnish an adequate water supply for each lot or parcel in the subdivision and to provide adequate fire protection;

I. Parking bays where required or permitted;

J. Street signs shall be installed by the subdividers. Any required barricades to prevent traffic access at dead-end streets shall be provided by the subdivider in accord with the standard specifications;

K. Street trees, if required, shall be of a type approved by the city council and planted in locations approved by it;

L. Permanent monuments, barricades and traffic safety devices shall be placed as required by the city engineer;

M. Street lighting facilities shall be provided in accordance with the city council's policy for the area of the city where the subdivision is located. Lighting shall be adequate to permit proper policing of the subdivision.

(Ord. 341 § 1 (19.8.100 (part)), 1979)

17.32.040 Underground Utilities

All utility distribution facilities, including, but not limited to, electric, communication and cable television lines installed in and for the purpose of supplying service to any subdivision, shall be placed underground in accordance with the utility's rules and regulations on file with the California Public Utilities Commission.

A. Equipment appurtenant to underground facilities, such as surface-mounted transformers, street light poles, pedestal-mounted terminal bases and meter cabinets and concealed ducts may be installed above the surface of the ground. The subdivider is responsible for complying with the requirements of this section and shall make the necessary arrangements with the utility companies involved for the installation of the facilities.

B. All underground utilities, sanitary sewers and storm drains installed in streets, service roads, alleys or highways shall be constructed in accordance with the standards specifications prior to the surfacing of the street, service road, alley or highway. Service connections for all underground utilities and sanitary sewers shall be placed in such length as will obviate the necessity for disturbing the street or alley improvements when service connections thereto are made.

C. All proposed utilities within or adjacent to the subdivision shall be provided underground. Any existing utility located within or adjacent to the subdivision shall also be made underground except transmission lines of 70 kilovolts- ampere or larger. The City Services Director may waive this requirement upon finding that the undergrounding would not result in a public benefit.

(Ord. 341 § 1 (19.8.100 (part)), 1979)

17.32.050 Railroad Crossings

Provisions shall be made for any railroad crossings necessary to provide access to or circulation within the proposed subdivision, including the preparation for all documents necessary for application of the State Public Utilities Commission or the establishment and improvement of the crossings.

(Ord. 341 § 1 (19.8.100 (part)), 1979)

17.32.060 Landscaping

Landscaping shall be in accordance with Section 17.28.150.

(Ord. 341 § 1 (19.8.100 (part)), 1979)

17.32.070 Lot Corners

The subdivider's engineer shall set at all lot corners a marker consisting of a one-inch diameter iron pipe twenty-four inches long with the engineer's marker thereon.

(Ord. 341 § 1 (19.8.100 (part)), 1979)

17.32.080 Additional Improvements

Where deemed necessary by the city council for the public health, safety or welfare, other improvements may be required.

(Ord. 341 § 1 (19.8.100 (part)), 1979)

17.32.090 Supplemental Improvements; Requirement

The subdivider may be required to install improvements for the benefit of the subdivision which may contain supplemental size, capacity or number for the benefit of property not within the subdivision as a condition precedent to the approval of a subdivision or parcel map, and thereafter to dedicate such

improvements to the public. Supplemental size, capacity or number shall mean that size, capacity or number in excess of the minimum standard city requirements.

(Ord. 341 § 1 (19.8.100 (part)), 1979)

17.32.100 Supplemental Improvements; Reimbursement Agreement

The city may enter into an agreement for reimbursement to the subdivider of the cost of the supplemental capacity, size or number. However, the subdivider shall be reimbursed only for that portion of the cost of the improvements equal to the difference between the amount it would cost the subdivider to install improvements to serve the subdivision only and the actual cost of oversize improvements.

(Ord. 341 § 1 (19.8.100 (part)), 1979)

17.32.110 Utility Fees And Off-Site Charges

The subdivider shall pay utility and off-site charges as may be required by the council resolution or ordinance in effect at the time of approval of the tentative subdivision map. The schedule of charges shall terminate at the time the tentative map expires or is reapproved by the city council. Utility and off-site charges in effect at the time of reapproval of a tentative subdivision map shall apply to the subdivision. These charges shall be paid prior to the approval of the subdivision agreement by the city council or included in the instrument of credit if such is the form of security for the subdivision agreement.

(Ord. 341 § 1 (19.8.100 (part), 1979)

17.32.120 As-Built Plan

A complete improvement plan "as built" shall be filed with the city engineer upon completion of the improvements. The as-built plans are to be drawn on copies of the original tracings and certified as to accuracy and completeness by the subdivider's engineer. Upon receipt and acceptance of the as-built plan, the city engineer will recommend formal acceptance by the city council.

(Ord. 341 § 1 (19.8.200), 1979)

17.32.130 Benchmarks

Elevations on city datum shall be shown on the as-built improvement plans for all monuments in the subdivision.

(Ord. 341 § 1 (19.8.300), 1979)

17.36 Modifications And Appeals

17.36.010 Modifications; Provisions Of Title
17.36.020 Modifications; Planned Community Or Planned Unit District
17.36.030 Modifications; Referral For Recommendations
17.36.040 Modifications; Objectives To Be Secured
17.36.050 Modifications; Planning Commission Report
17.36.060 Modifications; Council Action
17.36.070 Appeal; Notice
17.36.080 Appeal; Report
17.36.090 Appeal; Hearing

17.36.010 Modifications; Provisions Of Title

Whenever the land involved in any subdivision is of such size or shape or is subject to such title limitations of record or is affected by such topographical location or conditions or is to be devoted to such use that it is impossible, impractical or undesirable in a particular case for the subdivider fully to conform to the regulations contained in this title, the planning commission may recommend and the city council may permit such modification thereof as may be reasonably necessary if the modifications are in conformity with the spirit and purpose of the Subdivision Map Act and this title. Application for any such modification shall be made by a verified petition of the subdivider, stating fully the grounds of the application and the facts relied upon by the petitioner. The petition shall be filed with or after the filing of the tentative map of the subdivision. In order for the property referred to in the petition to come within the provisions of this section, it shall be necessary that the planning commission finds the following facts with respect thereto:

A. That there are special circumstances or conditions affecting the property;

B. That the modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner;

C. That the granting of the modification will not be detrimental to the public welfare or safety, or injurious to other property in the territory in which the property is situated.

(Ord. 341 § 1 (19.9.100), 1979)

17.36.020 Modifications; Planned Community Or Planned Unit District

Whenever a planned community or planned unit district has been approved, the planning commission may recommend and the city council may permit modifications of the regulations contained in this title as may be necessary, in accordance with the criteria established in the zoning ordinance.

(Ord. 341 § 1 (19.9.200), 1979)

17.36.030 Modifications; Referral For Recommendations

Each proposed modification shall be referred to the officer of the department under whose jurisdiction the regulation involved comes and the officer or department shall transmit to the planning commission

his or its written recommendation, which recommendation shall be reviewed, prior to the recommending of any modification.

(Ord. 341 § 1 (19.9.300), 1979)

17.36.040 Modifications; Objectives To Be Secured

In recommending the exception, the planning commission shall secure substantially the objectives of the regulations to which the modifications are granted, as to light, air and public health, safety, convenience and general welfare.

(Ord. 341 § 1 (19.9.400), 1979)

17.36.050 Modifications; Planning Commission Report

In recommending the authorization of any modification under the provisions of this section, the planning commission shall report to the city council its findings with respect thereto and all facts in connection therewith, and shall specifically and fully set forth the exception recommended and the conditions designated.

(Ord. 341 § 1 (19.9.500), 1979)

17.36.060 Modifications; Council Action

Upon receipt of the report, the city council may by resolution authorize the planning commission to approve the tentative map with the modifications and conditions the city council deems necessary to substantially secure the objectives of this title.

(Ord. 341 § 1 (19.9.600), 1979)

17.36.070 Appeal; Notice

Appeal may be made from any decision, determination or requirement of the planning commission or city engineer by filing a notice thereof in writing with the city clerk within fifteen days after the decision or determination or requirement is made. The notice shall set forth in detail the action and grounds upon which the subdivider deems himself aggrieved.

(Ord. 34:1 § 1 (19.9.700), 1979)

17.36.080 Appeal; Report

The city clerk shall report the filing of the notice to the planning commission and the city engineer. A written report shall be submitted to the city council by the one whose decision, determination or requirement is being appealed, not later than the date set for hearing the appeal.

(Ord. 341 § 1 (19.9.800), 1979)

17.36.090 Appeal; Hearing

The city council shall, not later than its next regular meeting following the filing of the appeal, set the appeal for hearing to be held within twenty-one days thereafter and the hearing may for good cause be continued by order of the city council. Written notice of the date set for hearing the appeal shall be mailed

by the city clerk to the subdivider within five days after the fixing of the hearing date by the council. Upon hearing of the appeal, the city council may overrule or modify the decision, determination or requirement appealed from and enter any such order or orders as are in harmony with the spirit and purpose of this title and the disposition of the appeal shall be final.

(Ord. 341 § 1 (19.9.900), 1979)

17.40 Enforcement

17.40.010 Voidability Of Deeds Or Contracts
17.40.020 Penalty For Violation

17.40.010 Voidability Of Deeds Or Contracts

Any deed of conveyance, sale or contract to sell made contrary to the provisions of this title is voidable at the sole option of the grantee, buyer or person contracting to purchase, his heirs, personal representative or trustee in solvency or bankruptcy within one year after the date of execution of the deed of conveyance, sale or contract to sell; but the deed of conveyance, sale or conveyance, sale or contract to sell is binding upon any assignee or transferee of the grantee, buyer or person contracting to purchase, other than those above enumerated, and upon the grantor, vendor or person contracting to sell, or his assignee, heir or devisee.

(Ord. 341 § 1 (19.10.100), 1979)

17.40.020 Penalty For Violation

Any offer to sell, contract to sell, sale or deed of conveyance made contrary to the provisions of this title is a misdemeanor, and any person, firm or corporation, upon conviction thereof shall be punishable by a fine in an amount which is set by resolution of the City Council, or imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

(Ord. 604 2023, Ord. 341 § 4, 1979)

17.44 Vesting Tentative Maps

17.44.010 Title For Citation; Statutory Authority
17.44.020 Purpose Of Provisions
17.44.030 Definitions
17.44.040 Consistency With General Plan And Other Provisions
17.44.050 Applicability Of Chapter Provisions
17.44.060 Filing And Processing
17.44.070 Fees
17.44.080 Expiration Of Approval
17.44.090 Rights Conferred On Approval Of Map; Conditions
17.44.100 Conditional Approval For Developments Inconsistent With Zoning
17.44.110 Applications Inconsistent With Current Policies

17.44.010 Title For Citation; Statutory Authority

The ordinance codified in this chapter was enacted pursuant to the authority granted by Chapter 4.5 (commencing with Section 66498.1) of Division 2 of Title 7 of the Government Code of the state (hereinafter referred to as the Vesting Tentative Map Statute), and may be cited as the "Vesting Tentative Map Ordinance."

(Ord. 402 § 402-1, 1986)

17.44.020 Purpose Of Provisions

A. It is the purpose of this chapter to establish procedures necessary for the implementation of the Vesting Tentative Map Statute, and to supplement the provisions of the Subdivision Map Act and the Lindsay Municipal Code, Title 17, otherwise set forth in the provisions of the ordinance codified herein, the provisions of Title 17 of the Lindsay Municipal Code shall apply to the Vesting Tentative Map Ordinance.

B. To accomplish this purpose, the regulations outlined in this chapter are determined to be necessary for the preservation of the public health, safety and general welfare, and for the promotion of orderly growth and development.

(Ord. 402 § 402-2, 1986)

17.44.030 Definitions

As used in this chapter:

A. "Vesting tentative map" means a "tentative map" for residential subdivision, as defined in Title 17 of the Lindsay Municipal Code, that shall have printed conspicuously on its face the words, "Vesting Tentative Map" at the time it is filed, in accordance with Section 17.44.060, and is thereafter processed in accordance with the provisions of this chapter.

B. All other definitions set forth in Title 17 of this code are applicable.

(Ord. 402 § 402-4, 1986)

17.44.040 Consistency With General Plan And Other Provisions

No land shall be subdivided and developed pursuant to a vesting tentative map for any purpose which is inconsistent with the general plan, and any applicable specific plan, or not permitted by the zoning ordinance or other applicable provisions of this code.

(Ord. 402 § 402-3, 1986)

17.44.050 Applicability Of Chapter Provisions

A. This chapter shall apply only to residential developments. Whenever a provision of the Subdivision Map Act, as implemented and supplemented by Title 17 of this code, requires the filing of a tentative map or tentative parcel map for a residential development, a vesting tentative map may instead be filed, in accordance with the provisions of this chapter.

B. If a subdivider does not seek the rights conferred by the Vesting Tentative Map Statute, the filing of a vesting tentative map shall not be prerequisite to any approval for any proposed subdivision, permit for construction, or work preparatory to construction.

(Ord. 402 § 402-5, 1986)

17.44.060 Filing And Processing

A vesting tentative map shall be filed in the same form and have the same contents, accompanying data and reports, and shall be processed in the same manner as set forth in Title 17 of this code for a tentative map, except at the time a vesting tentative map is filed, it shall have printed conspicuously on its face the words, "Vesting Tentative Map."

(Ord. 402 § 402-6, 1986)

17.44.070 Fees

Upon filing a vesting tentative map, the subdivider shall pay the application fee as established by resolution of the city council for the filing and processing of a tentative map.

(Ord. 402 § 402-7, 1986)

17.44.080 Expiration Of Approval

The approval or conditional approval of a vesting tentative map shall expire at the end of the same time period, and shall be subject to Title 17 of the Lindsay Municipal Code, for the expiration of the approval or conditional approval of a tentative map.

(Ord. 402 § 402-8, 1986)

17.44.090 Rights Conferred On Approval Of Map; Conditions

A. The approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies and standards described in Government Code Section 66474.2. However, if Section 66472 of the Government

Code is repealed, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies and standards in effect at the time the vesting tentative map is approved or conditionally approved.

B. Notwithstanding subsection A of this section, a permit, approval, extensions or entitlement may be made conditional or denied if any of the following are determined:

   1. A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both;

   2. The condition or denial is required, in order to comply with state or federal law.

C. The rights referred to herein shall expire if a final map is not approved prior to the expiration of the vesting tentative map, as provided in Section 17.44.080. If the final map is approved, these rights shall last for the following periods of time:

   1. An initial time period of one year. Where several final maps are recorded on various phases of a project covered by a single vesting tentative map, this initial time period shall begin for each phase when the final map for that phase is recorded;

   2. The initial time period set forth in subsection C1 of this section shall be automatically extended by any time used for processing a complete application for a grading permit or for design or architectural review, if such processing exceeds thirty days from the date of a complete application is filed;

   3. A subdivider may apply for a one-year extension at any time before the initial time period set forth in subsection C1 of this section expires. If the extension is denied, the subdivider may appeal that denial to the legislative body within fifteen days;

   4. If the subdivider submits a complete application for a building permit during the periods of time specified in subsections C1 or C3, the rights referred to herein shall continue until the expiration of that permit, or any extension of that permit.

(Ord. 402 § 402-9, 1986)

17.44.100 Conditional Approval For Developments Inconsistent With Zoning

A. Whenever a subdivider files a vesting tentative map for a subdivision where intended development is inconsistent with the zoning ordinance in existence at that time, that inconsistency shall be noted on the map. The city may deny such a vesting tentative map, or approve it conditioned on the subdivider, or his or her designee, obtaining the necessary change in the zoning ordinance to eliminate the inconsistency. If the change in the zoning ordinance is obtained the approved or conditionally approved vesting tentative map shall, notwithstanding subsection A of Section 17.44.090, confer the vested right to proceed with the development in substantial compliance with the change in the zoning ordinance and that map, as approved.

B. The rights conferred by this section shall be for the time periods set forth in subsection C of Section 17.44.090.

(Ord. 402 § 402-10, 1986)

17.44.110 Applications Inconsistent With Current Policies

Notwithstanding any provision of this chapter, a property owner or his or her designee may seek approvals or permits for development which depart from the ordinances, policies and standards described in subsection A of Section 17.44.090 and Section 17.44.100, and local agencies may grant these approvals or issue these permits to the extent that the departures are authorized under applicable law.

(Ord. 402 § 402-11, 1986)

17.48 Urban Lot Split Parcel Map

17.48.010 Purpose and Scope
17.48.020 Application
17.48.030 Approval
17.48.040 Location Requirements
17.48.050 Design and Improvement Requirements
17.48.060 Access Standards
17.48.070 Map Requirements
17.48.080 Concurrent Processing with Other Permits
17.48.090 Prohibition of Further Subdivision

17.48.010 Purpose and Scope

A. This article implements Government Code ·Section 66411. 7 to provide an alternative method to subdivide a parcel located within a single-family residential zoning district for the purpose of housing development.

B. Urban lot split means the subdivision of an existing legal parcel zoned single-family residential (RA, R-1-7, or R-1-5) under title 18 “Zoning” municipal code, to create no more than two new parcels.

17.48.020 Application

A. A completed application form, of which the blank form shall be provided by the city services department.

B. One (1) copy of the urban lot split parcel map, consistent with the requirements of section 17.48.070of this chapter and sections 66444 through 66450 of the subdivision map act. The urban lot split parcel map must be prepared and signed by a licensed land surveyor or registered civil engineer authorized to practice land surveying.

C. A fee in an amount established by resolution of the city council must be paid concurrently with the submission of the urban lot split parcel map.

D. A preliminary title report, showing the legal owners at the time of the filing of the urban lot split parcel map and prepared not more than 90 days prior to the submittal of the application.

E. All items referenced within the preliminary title report shall be submitted for review (i.e., deeds, easements, and record maps) when submitting application.

F. A title guarantee by a qualified title company, for the benefit of the city, certifying that the signatures of all persons whose consent is necessary to pass clear title to the land and all acknowledgments appear on the proper certificates and are correctly shown on the map and affidavits to dedication.

G. Closure Calculations for each individual lot and overall boundary prepared by a licensed land surveyor or registered civil engineer authorized to practice land surveying.

H. A preliminary drainage plan.

I. An urban lot split affidavit, city form provided by the city services department, must be signed and notarized, and submitted with the application for an urban lot split parcel map, under penalty of perjury under the laws of California that declares all of the following:

1. The proposed urban lot split will not require or authorize demolition or alteration of any of the following types of housing:

    a. A residential unit that is a deed-restricted below-market-rate residential unit.

    b. A residential unit that is subject to any form of rent or price control.

    c. A residential unit that has been occupied by a tenant in the last three (3) years.

    d. A residential unit on property subject to Government Code section 7060 (Ellis Act), whereby the property owner has withdrawn the property from rent within the past 15 years.

2. The parcel was not established through any prior exercise of an urban lot split under this article.

3. Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel under the provisions of this article.

4. The owner intends to occupy one of the residential units located on a lot created by the parcel map as their principal residence for a minimum of three (3) years after the date the parcel map was recorded.

5. No residential unit on any lot created by the subdivision will be rented or offered for rent for a term of less than 30 days.

6. The uses allowed on a lot created by the parcel map will be limited to residential uses.

J. Any other information as required by the city services department.

17.48.030 Approval

A parcel map for an urban lot split will be approved ministerially without discretionary review or public hearing by the City Engineer that approves that the parcel map meets all of the requirements of this article and Government Code Section 66411.7. A tentative parcel map is not required for an urban lot split.

17.48.040 Location Requirements

A. The parcel is located in one of the following single-family residential zoning districts RA, R-1-7, or R-1-5, as defined in title 18, Zoning.

B. The parcel is located within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

C. The parcel meets the requirements of Government Codes Section 65913.4(a)(6)(B)-(K).

D. The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined by Public Resources Code Section 5020.1, or on the list of the historical resources, as determined by the City of Lemoore.

17.48.050 Design Improvement Requirements

A. A parcel map may subdivide an existing legal parcel to create no more than two new lots of approximately equal lot area. Each resulting lot may not be smaller than 40 percent of the area of the original parcel proposed for subdivision, and neither resulting lot may be smaller than 1,200 square feet.

B. Each lot must be served by a separate water service meter and a separate sewer connection.

C. Each lot must collect and convey all stormwater entering or originating on the lot, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to an adequate natural watercourse, in accordance with City of Lindsay design standards. All storm drainage facilities must be designed and constructed in compliance with this code and City of Lindsay design standards.

D. The applicant shall comply with all applicable rules, regulations, and standards of the City's National Pollutant Discharge Elimination System (NPDES) permit.

E. On-site frontage improvements, including curbs and sidewalks, and dedications for road widening shall be provided as required by City of Lindsay development improvement standards. No off-site frontage improvements shall be required.

F. Rights-of-way and development rights shall be dedicated or conveyed as required by the general plan, a right of way plan line, or City of Lindsay development improvement standards.

G. The placement of lot lines may not result in an accessory building on a lot without a primary building on the same lot.

H. Lot lines may not render an existing structure as nonconforming in any respect (e.g., setbacks, yard, lot coverage, parking), nor increase the nonconformity of an existing nonconforming structure.

17.48.060 Access Standards

Each lot must front upon or have access to a public street or be served by an access easement serving no more than two lots. Access must be provided in compliance with these standards:

A. Vehicle access easements serving a maximum of two residential units must have a minimum width of 12 feet, unless a wider driveway is required by the California Fire Code.

B. Vehicle access easements serving three to four residential units must have a minimum width of 25 feet.

C. Vehicle access easements may not be located closer than 25 feet to an intersection.

D. If a vehicle access easement length is more than 75 feet, a vehicle turnaround must be provided.

E. Surfacing of easements and turnaround dimensions must meet the requirements of the California Fire Code and this code.

17.48.070 Map Requirements

The following content and information must be shown on the urban lot split parcel map:

A. A parcel map for an urban lot split must be prepared by a licensed land surveyor or registered civil engineer authorized to practice land surveying in accordance with Government Code Sections 66444 through 66450 and this article.

B. The size of each sheet shall be 18" x 26" and to scale not less than 1:100 with a scale bar, north arrow, date of application, assessor's parcel number of the area to be adjusted and a legend, if applicable.

C. The owner's name, assessor parcel number and deed document number of all adjoining parcels.

D. Title Sheet with the relevant statements and certifications for a parcel map per 17.24.130.

E. A location map shall appear on the map, showing the relative position of the land to be subdivided with the surrounding existing subdivisions with their recorded map reference, including their names and tract numbers. The location map shall show city boundaries crossing or adjoining the subdivision.

F. Total area (in acreage and square feet) of each proposed lot.

G. The bearings and distances of existing and proposed property lines.

H. Zoning district.

I. The location and use of all existing and proposed structures.

J. All required zoning setbacks for the existing and proposed lots.

K. The location of all existing water, sewer, electricity, storm drain, or gas service lines, pipes, systems, or easements.

L. The location of all proposed new water, sewer, electricity, storm drain, or gas service lines, pipes, or systems.

M. The parcel map must show all easements for public utilities necessary to serve each lot created by the subdivision.

N. The parcel map must show all easements necessary to provide each lot with access as required by this article.

O. The location of any proposed easements for access or public utilities to serve a lot created by the subdivision.

P. The location of any existing trees larger than 4" in diameter measure at 4'-6" above the base and any such trees proposed for removal.

Q. Area of the parcel that has a slope of 25% or greater by way of contours at 5-foot intervals.

R. Any area of the parcel that is a watercourse by delineating the flow line and top of bank of the watercourse.

S. The name and dimensions, including right-of-way and improved area, of public and private streets adjoining the parcel.

T. Curb, gutter, sidewalk, parkway, and street trees: type, location, and dimensions.

U. The location of existing or proposed driveway dimensions, materials, and slope (including

cross slope).

V. The location of existing or proposed pedestrian pathway access to the public right-of-way.

W. The parcel map shall contain a declaration of each of the following:

1. Each lot created by the parcel map must be used solely for residential use.
2. No more than two single-family dwellings are permitted on each lot.
3. Neither an accessory dwelling unit nor junior accessory dwelling unit is permitted on a lot that includes two single-family dwellings.
4. No residential unit on a lot created by the parcel map may be rented or offered for rent for a term of less than 30 days.

17.48.080 Concurrent Processing with Other Permits

A. No development, including grading or vegetation removal, may commence on either lot, concurrent with or subsequent to an urban lot split, unless the development is approved with a valid building permit for the construction of a housing development and complies with all the objective development and design standards outline for two-unit residential development units in adopted design standards in effect at the time a complete application is submitted.

B. A building permit for development on a lot created by an urban lot split cannot be issued until the parcel map is recorded.

C. The City Engineer shall deny an urban lot split if the building official has made a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

17.48.090 Prohibition of Further Subdivision

A lot created by a parcel map under this article may not be further subdivided.

Exhibit A

ZONING ORDINANCE - TITLE 18

18.01 General Provisions

18.01.010 Adoption
18.01.020 Purposes And Objectives Of The Code
18.01.030 Short Title
18.01.040 Components Of The Zoning Title
18.01.050 Interpretation
18.01.060 Application
18.01.070 Construction And Definitions
18.01.080 Effect Of Graphic Aids
18.01.090 Legal Use Of Land

18.01.010 Adoption

There is adopted, as provided herein, a zoning code for the city, which is a part of the Lindsay Municipal Code.

(Ord. 437 § 1 (part), 1989)

18.01.020 Purposes And Objectives Of The Code

The zoning code is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. More specifically, the code is adopted to achieve the following objectives:

A. To provide a zone plan to guide the physical development of the city in such a manner as to achieve progressively the general arrangement of land uses described and depicted in the general plan;

B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas which exhibit conflicting patterns of use, and the stability of existing land uses which conform with objectives, policies, principles and standards of the general plan;

C. To expand housing opportunities by increasing the number of ADUs and JADUs available within existing neighborhoods.

D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities;

E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base;

F. To protect and enhance real property values and the city's natural assets;

G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with objectives and policies of the general plan;

H. To provide and protect open space in accordance with policies of the open space element of the general plan, including avoiding the premature development of prime agricultural lands.

(Ord. 437 § 1 (part), 1989)

18.01.030 Short Title

This title shall be known as the "zoning code." The words "code" and "title" as used herein shall have the same meaning.

(Ord. 437 § 1 (part), 1989)

18.01.040 Components Of The Zoning Title

The zoning title shall consist of a zone plan designating certain districts and a set of regulations controlling the uses of land; the density of population, the uses and locations of structures; the height and bulk of structures; the open spaces about structures; the appearance of certain uses and structures; the areas and dimensions of sites; the location, size and illumination of signs and requiring the provision of off-street parking and off-street loading facilities.

(Ord. 437 § 1 (part), 1989)

18.01.050 Interpretation

In their interpretation and application, the provisions of this code are held to be minimum requirements except where they are expressly stated to be otherwise. No provision of this code is intended to abrogate, repeal, annul, impair or interfere with any existing ordinance of the city, except as specifically repealed herein, or deed restriction, covenant, easement or other agreement between parties; provided, that where this code imposes greater restrictions or regulations than are imposed or required by an existing ordinance, deed restriction, covenant, easement, or agreement between parties, this title shall control.

(Ord. 437 § 1 (part), 1989)

18.01.060 Application

This code shall apply to all property whether owned by private persons, firms, corporations or organizations; by the United States of America or any of its agencies; by the state or any of its agencies or political subdivisions; by any county or city, including the city of Lindsay or any of its agencies; or by any authority or district organized under the laws of the state, all subject to the following exceptions:

A. Public streets and alleys;

B. Underground utility lines and facilities;

C. Overhead communication lines;

D. Overhead and underground electric and gas distribution and transmission facilities, subject to the provisions of Chapter 18.16 of this title;

E. Railroad rights-of-way, as defined in Chapter 18.24 of this title;

F. Other exemptions specifically allowed by state law or amendments thereto.

(Ord. 437 § 1 (part), 1989)

18.01.070 Construction And Definitions

The definitions of words used in this title, and the construction of the words and provisions thereof, shall be as set forth in Chapter 18.24 of this title.

(Ord. 437 § 1 (part), 1989)

18.01.080 Effect Of Graphic Aids

Graphics provided in this code in the form of specialized tables, charts, graphs, illustrations, maps and other forms of graphics are intended solely as a convenience to the user in identifying requirements of this title. In the event of any conflict between such graphics and the written regulations, the written regulations shall prevail.

(Ord. 437 § 1 (part), 1989)

18.01.090 Legal Use Of Land

No use of land, under this title, shall be permitted within the city limits if such use shall be in violation of any local, state, or federal laws.

(Ord. 518 § 1, 2006)

18.02 Establishment And Designation Of Zoning Districts

18.02.010 Districts
18.02.020 District Boundaries
18.02.030 Effect Of District Regulations
18.02.040 Changes Of District Boundaries Or Regulations Due To Annexation Or Right-Of-Way Abandonment
18.02.050 Requirements For Maintaining Consistency With General Plan

18.02.010 Districts

The base districts establish the basic land use and property development regulations applicable to all property within the city as provided under Section 18.01.060. The combining districts provide additional regulations which are to be exercised over certain lands in order to meet special community health, safety, welfare, environmental or development objectives described by the general plan. Combining district regulations apply in addition to the base zone and other regulations of this code.

The base and combining districts established by the zoning title are designated as follows:

A. Base Districts. The RA, R and RM districts are also subject to the density limitations, policies and standards of the land use element of the general plan. The base districts are as follows:

RCO	Resource conservation and open space district	
UR	Urban reserve district	
RA	Residential acreage district	
R	Single-family residential districts	
	R-1-7	7,000 square feet minimum site area
	R-1-5,	PUD 5,000 square feet minimum site area
RM		Multi-family residential districts
	RM-MH8	8 mobile homes per net acre
	RM-3	3,000 square feet minimum site area per dwelling unit
	RM-2	2,000 square feet minimum site area per dwelling unit
	RM-1.5	1,500 square feet minimum site area per dwelling unit
PO	Professional office district	

C	Commercial districts	
	CN	Neighborhood commercial district
	CC	Central commercial district
	CS	Service commercial district
	CH	Highway commercial district
I	Industrial districts	
	IL	Light industrial district
	IN	Heavy industrial district
	IP	Planned industrial district

B. Combining Districts.

PUD	Planned unit development district
MXU	Mixed use district

(Ord. 437 § 1 (part), 1989)

18.02.020 District Boundaries

Whenever any uncertainty exists as to the boundary of a district as shown on the zone plan, the following regulations shall control:

A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel or other watercourse, the centerline of such street, alley, railroad right-of-way, drainage channel or other watercourse shall be considered to be the boundary line.

B. Where a boundary line is indicated as following a lot line or property line, it shall be construed as following such lot line or property ownership line.

C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property ownership line, the boundary line shall be determined by the use of the scale designated on the zone plan.

D. Where further uncertainty exists, the city council, upon written application or on its own motion, shall determine the location of the boundary in question, giving due consideration to the location indicated on the zone plan and the objectives of the zoning code and the purposes set forth in the district regulations and the general plan.

(Ord. 437 § 1 (part), 1989)

18.02.030 Effect Of District Regulations

Except as otherwise provided in this code:

A. No structure or part thereof shall be erected, altered, added to or enlarged, nor shall any site or structure be used, designated or intended to be used for any purpose, or in any manner other than is included among the uses hereinafter listed as permitted or conditional in the district in which such structure, land or premises is located.

B. No structure or part thereof shall be erected, nor shall any existing structure be altered, enlarged or rebuilt or moved into any district, nor shall any open space be encroached upon or reduced in any manner, except in conformity to the yard, site area and building location regulations hereinafter designated for the district in which such structure or open space is located.

C. No yard or other open space on one site shall be considered as providing a yard or open space for a structure on any other site.

D. Two or more abutting lots may be combined and used as though a single site. Such combination of lots shall be deemed to be a single site for all purposes of this code; provided, however, that there shall not exist on any part thereof any structure or improvement which depends for compliance with this code upon the same being treated as a single site.

E. A lot, or lots, may be divided into parts, provided that each part is equal to or exceeds the minimum lot area requirements of the code, and so long as such parts are used as though separate lots they shall be deemed to be separate lots under all provisions of this code.

F. No deed or conveyance of any portion of a site shall be made which reduces the site area, yards, off-street parking spaces or other minimum requirements of this code, without the prospective grantor and grantee first recording, in the office of the Tulare court recorder, a covenant for the benefit of the city agreeing that such site shall continue to be maintained, operated and used as though a single site so long as any part thereof depends on the other for compliance with the provisions of this code.

G. Any lot recorded prior to the adoption of this title, any lot of record in any area heretofore or hereafter annexed to the city, and any lot affected by an action of eminent domain as described in Section 18.15.070(J), which are substandard with respect to the minimum lot area requirements of this title, shall be classified as a legal substandard lot. The existence of a legal substandard lot shall not be deemed to change any other requirement or regulation pertaining to such lot. Except as provided under subsection H of this section, no lot shall be deemed to be a legal substandard lot where such lot, at the time of the adoption of this title, or upon annexation or upon being affected by an action of eminent domain, has a common side lot line with another lot under the same ownership.

H. Where a group of legal substandard lots have common side lot lines and are under the same ownership, and have in the aggregate less than the minimum lot area required for the zoning district in which located, the aggregate of such lots may be continued to be used as a single legal substandard lot.

(Ord. 437 § 1 (part), 1989)

18.02.040 Changes Of District Boundaries Or Regulations Due To Annexation Or Right-Of-Way Abandonment

A. Territory annexed to the city which was previously classified by the county in a particular zoning district may be retained by the city if such classification is also provided for by this code and is consistent with the general plan.

B. Where property to be annexed to the city was classified previously by the city under pre-zoning provisions of state law and this title, such pre-zoning classification shall become effective at the same time that the annexation becomes effective.

C. All territory which becomes unzoned through abandonment as a public street, alley or railroad right-of-way shall immediately become classified the same as the property adjoining such right-of-way.

(Ord. 437 § 1 (part), 1989)

18.02.050 Requirements For Maintaining Consistency With General Plan

A. Zoning districts shall be applied to all public and private property in a manner that is consistent with applicable policies and land use arrangements set forth in the general plan.

B. All actions and procedures pertaining to the granting, modification or denial of various permits or other entitlements provided by this title, including use permits, site plans, planned unit development and amendments, shall be consistent with applicable policies and land use arrangements set forth by the general plan.

C. The city shall not accept any application as a filing for any permit or entitlement provided for by this title if such permit or entitlement would in any way be inconsistent with applicable policies and land use arrangements of the general plan.

D. Where amendments to policies of the general plan have not yet been reflected in appropriate amendments to the zoning code, the policies of the general plan shall govern as if set forth herein until corresponding regulations have been added to this title consistent with such policies of the general plan.

(Ord. 437 § 1 (part), 1989)

18.03 Zone Plan

18.03.010 Adoption Of Zone Plan
18.03.020 Division Of The Zone Plan
18.03.030 Amendments To The Zone Plan
18.03.040 Pre-Zoning Of Unincorporated Territory

18.03.010 Adoption Of Zone Plan

A. In order that comprehensive zoning regulations may be applied uniformly to all incorporated territory with the adoption of this title, Map No. 301 is hereto attached and made a part of this title by reference with the same force and effect as if the boundaries, together with any notations, references and information shown on said map were specifically set out and described in this code.

B. Map No. 301, together with such additional maps as may be adopted in accordance with the provisions of this chapter and this title, shall be known as the Zone Plan of the City.

(Ord. 437 § 1 (part), 1989)

18.03.020 Division Of The Zone Plan

For purposes of convenience and identification the zone plan may be divided into parts and subparts, which may be separately shown or employed for purposes of amending the zone plan or any official reference thereto.

(Ord. 437 § 1 (part), 1989)

18.03.030 Amendments To The Zone Plan

Amendments to the zone plan shall be adopted in the manner provided for changing district boundaries as prescribed in Section 18.22.020 and Sections 18.22.040 through 18.22.090 of this code. Said code shall be recognized by the addition to this chapter of the code section adopting said map and the filing of said map, properly attested, in the office of the city clerk. Amendments to the zone plan shall be identified by consecutive numbers preceded by the last two numbers of the year in which adopted.

(Ord. 437 § 1 (part), 1989)

18.03.040 Pre-Zoning Of Unincorporated Territory

A. All unincorporated territory which is proposed to be annexed to the city shall be deemed to be pre-zoned and classified to the zone as indicated on the general plan by the city.

B. For the purposes of this section, the following territories shall be classified as follows:

1. Territory designated as central business district by the general plan shall be classified as the CC (central commercial) zoning district.

2. Territory designated as heavy industrial by the general plan shall be classified as the IH (heavy industrial) zoning district.

3. Territory designated as high density residential by the general plan shall be classified as the RM-1.5 (multi-family residential, one thousand five hundred square foot minimum site area per unit) zoning district.

4. Territory designated as highway commercial by the general plan shall be classified as the CH (highway commercial) zoning district.

5. Territory designated as highway commercial reserve by the general plan shall be classified as the CH (highway commercial) zoning district.

6. Territory designated as light industrial by the general plan shall be classified as the IL (light industrial) zoning district.

7. Territory designated as light industrial reserve by the general plan shall be classified as the IL (light industrial) zoning district.

8. Territory designated as low density residential by the general plan shall be classified as the R-1-7 (single-family residential) zoning district.

9. Territory designated as low-density residential reserve by the general plan shall be classified as the R-1-7 (single-family residential) zoning district.

10. Territory designated as medium density residential by the general plan shall be classified as the R-M-3 (multi-family residential, three thousand square foot minimum site area per unit) zoning district.

11. Territory designated as mixed use by the general plan shall be classified as the MXU (mixed use combining) zoning district.

12. Territory designated as mobile homes by the general plan shall be classified as the RM-MH8 (multi-family residential, mobile homes) zoning district.

13. Territory designated as neighborhood commercial by the general plan shall be classified as the CN (neighborhood commercial) zoning district.

14. Territory designated as office by the general plan shall be classified as the PO (professional office) zoning district.

15. Territory designated as park and recreation by the general plan shall be classified as the RCO (resource conservation and open space) zoning district.

16. Territory designated public and semi-public facility by the general plan shall be classified as the RCO (resource conservation and open space) zoning district.

17. Territory designated as service commercial by the general plan shall be classified as the CS (service commercial) zoning district.

18. Territory designated as very low-density residential by the general plan shall be classified as the RA (residential acreage) zoning district.

19. Territory designated as very low-density residential reserve by the general plan shall be classified as the RA (residential acreage) zoning district.

(Ord. 515 § 1, 2004: Ord. 437 § 1 (part), 1989)

18.04 Resource Conservation And Open Space District

18.04.010 Purpose And Application
18.04.020 Permitted Uses
18.04.030 Permitted Uses; Administrative Approval
18.04.040 Conditional Uses; City Council Approval
18.04.050 Property Development Standards
18.04.060 General Provisions And Exceptions

18.04.010 Purpose And Application

This district is intended to provide for permanent open spaces in areas of the community which exhibit significant vegetation, scenic qualities, wildlife or recreation potential, and which are designated as open space or school and college sites by the general plan.

(Ord. 437 § 1 (part), 1989)

18.04.020 Permitted Uses

A. Raising of field crops, fruit and nut trees, vines, vegetables and horticultural specialties, the raising of livestock and range lands.

B. Flood control channels; water pumping stations and reservoirs; irrigation ditches and canals; settling and water conservation recharge basins; drainage ponds; and streets and roads necessary for access to permitted uses.

C. Wellness center.

D. Other uses which are added to this list by the city council according to the procedure set forth in Chapter 18.15.010.

(Ord. 512 § 1, 2004: Ord. 437 § 1 (part), 1989)

18.04.030 Permitted Uses; Administrative Approval

A. Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site as a use permitted by administrative approval or conditional use.

B. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.04.040 Conditional Uses; City Council Approval

A. Recreation areas, parks, playgrounds, wildlife preserves, and such buildings, structures and facilities as are appropriately related thereto.

B. Elementary, junior high and high school sites; college sites.

C. Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24.

D. Public and quasi-public uses, including government facilities, institutional housing facilities (including, but not limited to, correctional and detention facilities), solid and liquid waste disposal facilities, and airports.

E. Housing for agriculture employees.

F. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 491 § 1, 1998: Ord. 437 § 1 (part), 1989)

18.04.050 Property Development Standards

RCO District Development Standards		
Development Standard	**RCO Zone**	**Additional Regulations**
Fences, Walls, and Hedges	Fences, walls, and hedges shall be permitted in this zone	Limitations may be required under Chapter 18.17 or 18.18.
Minimum Site Area	One-half acre	
Frontage, Width, and Depth	No limitations	See Chapter 18.17 or 18.18 for exceptions.
Maximum Lot Coverage	No limitations	See Chapter 18.17 or 18.18 for exceptions.
Minimum Distance Between Structures	10 feet	
Maximum Building Height	35 feet	See Chapter 18.17 for exceptions.
Signs	No sign or outdoor advertising structure of any character shall be permitted.	See exceptions prescribed in Chapter 18.14.
Minimum Setbacks		
Front, Side, and Rear	No limitations	See Chapter 18.17 or 18.18 for exceptions.

Other Standards:

A. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13.

(Ord. 437 § 1 (part), 1989)

18.04.060 General Provisions And Exceptions

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.05 UR Urban Reserve District

18.05.010 Purposes And Application
18.05.020 Permitted Uses
18.05.030 Permitted Uses; Administrative Approval
18.05.040 Conditional Uses; City Council Approval
18.05.050 Required Conditions
18.05.060 Property Development Standards
18.05.070 General Provisions And Exceptions

18.05.010 Purposes And Application

A. This district is intended for exclusive application to the following areas which are designated by the general plan to be held in reserve for future urban expansion:

   1. Areas designated as low-density residential reserve.

   2. Areas designated as medium-density residential reserve.

   3. Areas designated as light industrial reserve.

   4. Areas designated as heavy industrial reserve.

B. The purposes of this district are to: (1) preserve the availability of agricultural and vacant lands required for future urban expansion; and (2) to prevent the premature development of lands where the range of municipal-type services required by the general plan are not yet available. When such services are available, the property should be rezoned to the appropriate general plan designation. This district is also intended to expedite the conversion of a limited amount of agricultural lands to urban uses consistent with the general plan, through the granting of a conditional use permit in lieu of requiring change of zone (amendment) procedure prior to actual development.

(Ord. 437 § 1 (part), 1989)

18.05.020 Permitted Uses

A. Grazing and the raising of field crops, fruit and nut trees, vines, vegetables, horticultural specialties, livestock and poultry.

B. Flood control channels; water pumping stations and reservoirs; irrigation ditches and canals and ditch and canal rights-of-way settling and water conservation recharging basins; parkways; recreation areas and facilities.

C. A single-family dwelling in areas designated by the general plan for low-density or medium-density residential reserve; provided, that the site meets the site area, frontage, width, depth, coverage, yard and other requirements of that residential zoning district which is designated by the general plan to be most appropriate for the general plan density designation involved, under the provisions of Section 18.05.050.

D. Incidental and accessory structures and uses located on the same site as a permitted use.

E. Accessory and junior accessory dwelling units in accordance with Section 18.14.060.

F. Housing for agricultural workers in accordance with Section 18.20.050.

G. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 514 §§ 1, 2, 2004; Ord. 437 § 1 (part), 1989)

18.05.030 Permitted Uses; Administrative Approval

A. Incidental and accessory structures and uses, as defined in Chapter 18.24, located on the same site as a use permitted by administrative approval or conditional use.

B. Other uses which are added to this list by the city council according to the procedure set forth in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.05.040 Conditional Uses; City Council Approval

The following uses may be permitted in accordance with the procedures of Chapter 18.17 and Section 18.05.050(A):

A. Any use listed as a permitted use, use permitted by administrative approval or conditional use in the RA, R, CH or I districts.

B. The use of land as a residential, commercial or industrial subdivision or division of land requiring a parcel map, or combination thereof.

C. Any use listed in Sections 18.60.040(D), (E), (F) and (G) of this title.

D. Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24.

E. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.05.050 Required Conditions

A. Whenever a new use as listed under Section 18.05.020 is to be established in the UR district, the city council shall designate a zoning district classification for such use which is consistent with the general plan. Such use shall be subject to compliance with the regulations of such designated district as if the use was actually proposed within such district. Such action shall be permissive for uses listed under Section 18.05.040.

B. No conditional use shall be permitted and no process, equipment or materials shall be used which are found by the city council to be objectionable to persons living or working in the vicinity or injurious to property, crops, livestock or poultry in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.

(Ord. 437 § 1 (part), 1989)

18.05.060 Property Development Standards

A. Distance Between Structures. The minimum distance between a structure used for human habitation and another structure shall be ten feet, except that such minimum distance shall be twenty-five feet from a structure housing livestock or poultry.

B. Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 18.14.

C. Off-Street Parking and Off-Street Loading: Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13.

(Ord. 437 § 1 (part), 1989)

18.05.070 General Provisions And Exceptions

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.06 RA Residential Acreage District

18.06.010 Purposes And Application
18.06.020 Permitted Uses
18.06.030 Permitted Uses; Administrative Approval
18.06.040 Conditional Uses; City Council Approval
18.06.050 Property Development Standards
18.06.060 General Provisions And Exceptions

18.06.010 Purposes And Application

The RA residential acreage district is intended to provide living area which combines certain of the advantages of both urban and rural location by limiting development to very low-density concentrations of single-family dwellings as designated by the general plan, and permitting limited numbers of animals and fowl to be kept for pleasure or hobbies, free from activities of a commercial nature. The RA district is intended to encourage the use of the subdivision or parcel map process in the creation of large residential sites to assure the provision of those physical improvements necessary to protect the health, safety and general welfare of the people.

(Ord. 437 § 1 (part), 1989)

18.06.020 Permitted Uses

A. Single-family dwellings.

B. Raising of field crops, fruit and nut trees, vines, vegetables and horticultural specialties.

C. Breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters and other small animals and fowl on a domestic, noncommercial basis on sites of one-half acre or more in area.

D. Raising of livestock, except swine, on a site containing not less than forty thousand square feet; provided, however, that the number of livestock shall not exceed four adult animals in any combination, and their immature off-spring, and further provided that the number of bovine and equine animals shall not exceed more than two adults in any combination for each forty thousand square feet of site area.

E. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement.

F. Incidental and accessory structures and uses located on the same site as a permitted use, as follows:

    1. Private garages and carports, storehouses, garden structures, greenhouses, recreation rooms and hobby rooms and hobby shops.

    2. On sites containing not less than forty thousand square feet: barns, stables, coops and other farm-type outbuildings. Underground storage of petroleum products for the exclusive use of persons residing on the site is prohibited.

G. Housing for agricultural workers in accordance with Section 18.20.050.

H. Accessory and junior dwelling units in accordance with Section 18.14.060.

I. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 514 § 3, 2004; Ord. 437 § 1 (part), 1989)

18.06.030 Permitted Uses; Administrative Approval

The following uses may be permitted in accordance with provisions of Chapter 18.16:

A. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, temporary subdivision sales offices and signs, and model home display areas in accordance with the provisions of Chapter 18.15.

B. Gas and electric transmission lines, in accordance with the provisions of Chapter 18.16, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

C. Mobile homes or manufactured homes on permanent foundations designed in accordance with the standards of Section 18.14.050 of this title.

D. Group care homes with six (6) or fewer persons in accordance with the standards of Section 18.14.080 of this title.

E. Home occupations in accordance with Chapter 18.14.

F. Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval or conditional use.

G. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.06.040 Conditional Uses; City Council Approval

The following conditional uses may be permitted in accordance with the provisions of Chapter 18.17:

A. Public and quasi-public uses of an educational or religious type, including public and private elementary schools, junior high schools, high schools and colleges, nursery schools, private nonprofit schools and colleges, churches, parsonages and other religious institutions.

B. Public and private charitable institutions, hospitals, sanitariums, nursing homes and rest homes, not including hospitals, sanitariums, nursing homes or rest homes for mental, drug addict or liquor addict cases except as provided under Section 18.07.040(B).

C. Public uses of an administrative, recreational, public service or cultural type, including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.

D. Private or public golf courses.

E. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty-five percent or less of the assessed value of the existing structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars and nonconforming fences, walls and hedges.

F. Expansion, remodeling, or additions to a conditional use that are not either incidental or accessory as defined in Chapter 18.24.

G. Incidental and accessory structures and uses located on the same site as a conditional use.

H. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 514 § 4, 2004; Ord. 437 § 1 (part), 1989)

18.06.050 Property Development Standards

RA District Development Standards		
Development Standard	**RA Zone**	**Additional Regulations**
Minimum Site Area	20,000 SF	Given that the average size of all lots or sites created by a division of land or subdivision shall be a minimum of forty thousand square feet, and further provided that not more than one-half of such lots or sites shall be at the minimum site area.
Minimum Frontage	150 feet	When a site fronts upon a cul-de-sac or loop-out street the minimum frontage shall be one hundred feet when measured along the front yard setback line.
Minimum Width	100 feet	
Minimum Depth	150 feet	
Number of Dwelling Units per Site	Not more than one dwelling unit shall be allowed on each site.	See Chapter 18.14 for exceptions.
Maximum Lot Coverage	35%	Maximum Lot Coverage does not apply to ADUs.

Minimum Distance Between Structures	10 feet	No structure housing poultry, or animals other than cat or dog household pets, shall be closer than twenty-five feet to any side yard property line or to any dwelling on the site.
Maximum Building Height	35 feet	See Chapter 18.17 for exceptions.
Signs	No sign or outdoor advertising structure of any character shall be permitted.	See exceptions prescribed in Chapter 18.14.
Minimum Setbacks		
Front	35 feet	Except along streets where a greater setback is required by the general plan or an ordinance of the city.
Rear	5 Feet	Where construction involves more than one story, the rear yard shall be increased by ten feet for each additional story. Accessory and garden structures less than seven feet in height may be located within any portion of a required rear yard.
Side	10 Feet	Where construction involves more than one story, the side yard shall be increased by ten feet for each additional story. Accessory and garden structures under seven feet in height may be located in any portion of a required side yard. On the street side yard of a corner lot, the side yard shall not be less than ten feet.

Other Standards:

A. Fences, Walls and Hedges. Fences, walls and hedges shall be permitted, subject to the following limitations:

1. Fences or walls not exceeding seven feet in height may be erected within any portion of the required side, street side, and rear yards. Fences, walls and hedges shall be set back at least five feet from the street side property line on a reverse corner lot.

2. Fences, walls, and hedges not exceeding three feet in height may be erected within any portion of the required front yard or required street side yard of a reverse corner lot. A fence or wall not exceeding four feet in height may be located in the required front yard, or street side yard of a corner or reverse corner lot, provided that the top one foot is not visually obstructed.

3. No fence, wall or hedge exceeding two and one-half feet in height may be located within an area of a corner lot on the street side of a diagonal line connecting points located twenty-five feet along the property line as measured from the intersecting property lines at the street corner.

4. Open fences not exceeding seven feet in height, and hedges, may be located within any required yard, or along any side lot line, except as limited by the provisions of subsection (A)(3) of this section.

B. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13.

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

18.06.060 General Provisions And Exceptions

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.07 R Single-Family Residential Districts

18.07.010 Purposes And Application
18.07.020 Permitted Uses
18.07.030 Permitted Uses; Administrative Approval
18.07.040 Conditional Uses; City Council Approval
18.07.050 Property Development Standards
18.07.060 General Provisions And Exceptions

18.07.010 Purposes And Application

A. The R districts are intended primarily to provide living areas at locations designated by the general plan for low-density, involving single-family dwellings, with regulations designed to accomplish the following:

   1. To provide space for community facilities needed to complement urban residential areas, and for institutions which require a residential environment, in accordance with policies of the general plan and state law.

B. To provide for the location of a limited number of two- and three-family dwelling units within certain predominantly single-family areas, in accordance with the provisions of Section 18.07.040(D) of this chapter.

C. The R-1-5 district is intended for exclusive application to areas designated by the general plan for low density - 5.0 - PUD. Development within the R-l-5 district shall occur only in accordance with the planned unit development regulations of this title*.

D. The R-1-7 district is intended for application to new subdivision proposals where the average lot size is a minimum seven thousand square feet, where no lot shall be less than six thousand (6,000) square feet; provided, that greater than fifty (50%) percent of the proposed lots are a minimum seven thousand (7,000) square feet.

(Ord. 453 § 1, 1994: Ord. 437 § 1 (part), 1989)

* See Chapter 12 of this title.

18.07.020 Permitted Uses

A. Single-family dwellings.

B. Raising of fruit and nut trees, vines, vegetables and horticultural specialties on a noncommercial basis.

C. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement.

D. A "small family day care home" as defined by Section 1596.78(b) of the Health and Safety Code, which provides family day care to six or fewer children, including children who reside in the home.

E. An "alcoholic recovery facility," as defined by Section 11834.11 of the Health and Safety Code, which provides care to six or fewer persons, whether or not related.

F. A state-authorized, certified or licensed family care home, foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons in accordance with the standards of Section 18.14.080, or dependent and neglected children.

G. Accessory structures and uses located on the same site with a permitted use.

H. Other uses which are added to this list according to the procedure in Chapter 18.15.

I. Small single-room occupancy facility (four or less units) in accordance with Section 18.14.070.

J. Accessory and junior accessory dwelling units in accordance with Section 18.14.060.

K. Supportive housing units in accordance with Section 18.14.090.

(Ord. 514 § 5, 2004; Ord. 437 § 1 (part), 1989)

18.07.030 Permitted Uses; Administrative Approval

The following uses may be permitted in accordance with Chapter 18.16:

A. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, and temporary subdivision sales offices and signs and model home display areas, in accordance with Chapter 18.14.

B. Gas and electric transmission lines in accordance with Chapter 18.16, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

C. Garden structures in accordance with Section 18.07.040(F).

D. Mobile homes or manufactured homes on permanent foundations designed in accordance with the standards of Section 18.14.030 and 18.14.050.

E. Single-family dwellings in subdivisions or divisions of land when all street improvements are not yet completed.

F. A "large family day care home," as defined by Section 1596.78(a) of the State Health and Safety Code for seven to twelve children, inclusive, including children who reside at the home.

G. Tennis courts, including related fencing over seven feet in height located on the same site as a permitted or conditional use.

H. Home occupations in accordance with Chapter 18.14.

I. Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site as a use permitted by administrative approval or conditional use.

J. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.07.040 Conditional Uses; City Council Approval

The following conditional uses may be permitted in accordance with the provisions of Chapter 18.17:

A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools; private nonprofit schools and colleges; churches; parsonages and other religious institutions.

B. Public and private charitable institutions, hospitals, sanitariums, rest homes and nursing homes, including a state-authorized, certified or licensed family care home, foster home or group home serving seven or more mentally disordered or otherwise handicapped persons, including rehabilitation homes for persons with an alcohol and/or drug use disorder, or dependent and neglected children, where such homes provide care on a twenty-four-hour basis.

C. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, public playgrounds, parks and community centers.

D. Additional one- or two-family dwellings per site located within older, predominately, single-family areas bounded by Tulare Road, Lindmore Street, Harvard Avenue and the Southern Pacific Railroad, up to a maximum of four housing units per site, with a minimum of three thousand square feet of site area per dwelling unit on parcels which are seven thousand five hundred square feet or greater in area. Parking access to the additional units is to be from an existing alley when available. If no alley exists and only street access is available, the additional parking is to be located behind the front unit with access limited to a maximum sixteen-foot-wide paved driveway. All parking requirements for the additional units are subject to the provisions of Chapter 18.13. This subsection shall not apply to permitted accessory dwelling units that are subject to the provisions of Section 18.14.060.

E. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty five percent or less of the assessed value of existing structures, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges.

F. Keeping more than five total fowl, per Title 6.

G. Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site as a conditional use.

H. A “large SRO” (five or more units) in accordance with Section 18.14.070.

I. Housing for agriculture employees as defined in Section 18.20.050.

J. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 545, Art. 2, 2014; Ord. 514 §§ 6, 7, 2004; Ord. 437 § 1 (part), 1989)

18.07.050 Property Development Standards

R District Development Standards			
Development Standard	**R-1-5**	**R-1-7**	**Additional Regulations**
Fences, Walls, and Hedges	Fences, walls, and hedges shall be permitted in this zone		Must be in accordance with provisions of Section 18.06.050
Minimum Site Area	5,000 SF	7,000 SF	R-1-5 district shall be five thousand square feet except as otherwise permitted under planned unit development (PUD) regulations of this title.
Minimum Frontage	50 feet	60 feet	R-1-5 minimum frontage is subject to change if otherwise permitted under PUD regulations of this title. R-1-7 sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty feet, provided the width of the site, as measured along the front yard setback line, is at least sixty feet.
Minimum Width	50 feet	60 feet	Corner lots increase the minimum width by 5 feet for both districts. See PUD regulations of this title for exceptions.
Minimum Depth	90 feet		80 feet for corner lots.
Maximum Number of Dwelling Units per Site	One primary dwelling unit which can include one (attached or detached) ADU and one (attached) JADU		See sections 18.07.020 and 18.14.060
Maximum Lot Coverage	40%		Does not apply to accessory dwelling units constructed on site.
Minimum Distance Between Structures	10 feet		

Maximum Building Height	35 feet	See exceptions under Chapters 18.17 and 18.18.
Signs	No sign or outdoor advertising structure of any character shall be permitted.	See exceptions prescribed in Chapter 18.14.
Minimum Setbacks		
Front	15 feet	The distance from the center line of a public street to the rear of the required front yard shall not be less than forty-five feet.
Rear	5 feet	Accessory and garden structures less than seven feet in height may be located within any portion of a rear yard. Accessory and garden structures greater than seven feet, and less than fifteen feet must be located a minimum of five feet from the rear property line. Where construction involves more than one story, including decks, balconies, Accessory and garden structures, and other related platforms with a floor level over five feet in eight, the rear yard shall be increased by ten feet for each additional story. Accessory and garden structures less than seven feet in height may be located in any portion of a required rear yard; provided, that any mechanical equipment shall be located at a minimum of five feet from a rear property line adjoining an interior lot in a UR, RA, R or RM district.
Side	5 feet	On a reversed corner lot, the side yard adjoining the street shall be not less than one-half the required front yard on the adjoining key lot.

		Accessory and garden structures under seven feet in height may be located in any portion of a required side yard. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story.
Front and Corner Side Yards (with Garage and Carport)	20 feet	

Other Standards:

A. Accessory Dwelling Units. ADUs shall be subject to following minimum yard requirements:

   1. Side and rear yard: four feet. Unless the ADU is constructed within an existing primary dwelling or permitted accessory structure, or in the same location and to the same dimensions as an existing permitted accessory structure.

   2. Building Height. No ADU or JADU shall exceed a single story and sixteen feet in height, unless constructed above an attached or detached garage, in which case the ADU/JADU shall not exceed a height greater than thirty-five feet.

B. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13.

(Ord. 522 § 1, 2006; Ord. 514 § 8, 2004; Ord. 437 § 1 (part), 1989)

HISTORY
Amended by Ord. 562 on 1/23/2018

18.07.060 General Provisions And Exceptions

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.08 RM Multi-Family Residential Districts

18.08.010 Purposes And Application
18.08.020 Permitted Uses
18.08.030 Permitted Uses; Administrative Approval
18.08.040 Conditional Uses; City Council Approval
18.08.050 Property Development Standards
18.08.060 Site Plan Review
18.08.070 General Provisions And Exceptions

18.08.010 Purposes And Application

The RM multi-family residential districts are intended primarily for the development of multi-family residential structures at densities consistent with policies of the general plan as follows:

A. The RM-MH8 district is intended exclusively for application to areas designated by the general plan for mobile home park development.

B. The RM-3 district is intended exclusively for application to areas designated by the general plan for medium density - 3.0.

C. The RM-2 district is intended exclusively for application to areas designated by the general plan for medium density - 2.0 in older residential areas where some conversion of existing single-family housing may be desired by the city under the city's redevelopment program.

D. The RM-1.5 district is intended exclusively for application to areas designated by the general plan for high density in the immediate vicinity of the central commercial district.

(Ord. 437 § 1 (part), 1989)

18.08.020 Permitted Uses

A. Single-family dwellings.

B. Multi-family dwellings.

C. Raising of fruit and nut trees, vegetables and horticultural specialties.

D. A small family day care home, an alcoholic recovery facility or a state-authorized, certified or licensed family care home, foster home or group home as provided in Section 18.07.020.

E. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement.

F. Incidental and accessory structures and uses located on the same site with a permitted use.

G. Small single-room occupancy facility (four or less units) in accordance with Section 18.14.070

H. Other uses which are added to this list according to the procedure in Chapter 18.15.

I. Accessory and junior accessory dwelling units in accordance with Section 18.14.060.

J. Supportive housing units in accordance with Section 18.14.090.

(Ord. 514 § 9, 2004; Ord. 437 § 1 (part), 1989)

18.08.030 Permitted Uses; Administrative Approval

The following uses may be permitted in accordance with Chapter 18.16:

A. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, and temporary subdivision sales offices and signs and model home display areas, in accordance with Chapter 18.14.

B. Gas and electric transmission lines in accordance with Chapter 18.16, electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

C. Rest homes and nursing homes, boarding or rooming houses.

D. Garden structures in accordance with Section 18.08.050(F).

E. Private clubs and lodges.

F. Mobile homes or manufactured homes on permanent foundations designed in accordance with the standards of Section 18.14.030 and 18.14.050 of this title.

G. An accessory housing unit attached to an existing single-family, detached residence, in accordance with the provisions of Section 18.14.060.

H. Home occupations in accordance with the provisions of Chapter 18.14.

I. Group care homes with six (6) or fewer persons in accordance with the standards of Section 18.14.080 of this title.

J. Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval or conditional use.

K. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.08.040 Conditional Uses; City Council Approval

The following uses may be permitted in accordance with the procedures prescribed in Chapter 18.17:

A. Public and quasi-public uses of an educational or religious type, including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, private nonprofit schools and colleges; churches, parsonages and other religious institutions.

B. Public and private charitable institutions, hospitals, sanitariums, nursing homes, rehabilitation homes and rest homes, including State-authorized homes as prescribed under Section 18.07.040(B).

C. Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, public playgrounds, parks and community centers.

D. Mobile home parks, in accordance with the provisions of Chapter 18.14.

E. Large single-room occupancy facility (five or more units) in accordance with Section 18.14.070.

F. Group care homes with seven (7) or more persons in accordance with the standards of Section 18.14.080 of this title.

G. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty-five percent or less of the assessed value of existing structures, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming use occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges.

H. Keeping more than five total fowl, per Title 6.

I. Professional offices, only within the RM-1.5 district.

J. A State-authorized licensed day care center for thirteen or more children.

K. Housing for agriculture employees as defined in Section 18.20.050.

L. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 545, Art. 2, 2014; Ord. 514 § 10, 2004; Ord. 437 § 1 (part), 1989)

18.08.050 Property Development Standards

RM District Development Standards					
Development Standard	**RM-1.5**	**RM-2.0**	**RM-3.0**	**RM-MH8**	**Additional Regulations**
Fences, Walls, and Hedges	Fences, walls, and hedges shall be permitted in this zone				Must be in accordance with provisions of Section 18.06.050
Minimum Site Area	5,000 SF				
Minimum Site Area per Dwelling Unit	1,500 SF	2,500 SF	3,000 SF	5,000 SF	Minimum Site Area requirements cannot be imposed on ADUs.
Minimum Frontage	50 feet				Sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty feet provided the width of the site, as measured along the

					front yard setback line, is at least sixty feet.
Minimum Width	50 feet				
Minimum Depth	80 feet				
Maximum Lot Coverage	70%	60%	50%	N/A	This does not apply to accessory dwelling units constructed on site.
Minimum Distance Between Structures	10 feet				
Maximum Building Height	35 feet				See exceptions under Chapters 18.17 and 18.18.
Signs	No sign or outdoor advertising structure of any character shall be permitted.				See exceptions prescribed in Chapter 18.14.
Minimum Setbacks					
Front	15 feet				The distance from the center line of a public street to the rear of the required front yard shall not be less than forty-five feet.
Rear	10 feet				Accessory and garden structures less than seven feet in height may be located within any portion of a required rear yard. Accessory and garden structures greater than seven feet, and less than fifteen feet must be located a minimum of five feet from the rear property line. Where construction involves more than one story, including decks, balconies, accessory and garden structures and other related platforms with a floor level over five

		feet in height, the rear yard shall be increased by five feet for each additional story. Accessory and garden structures under seven feet in height may be located within any portion of the required rear yard; provided that any mechanical equipment shall not be located closer than five feet from an adjoining property line.
Side	5 feet	On a reversed corner lot, the side yard adjoining the street shall be not less than one-half the required front yard of the adjoining key lot. Accessory and garden structures under seven feet in height may be located in any portion of a required side yard, subject to approval under Chapter 18.16; provided, that any mechanical equipment shall be located a minimum of five feet from a side property line adjoining an interior lot in an UR, RA, R or RM District. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story; provided, however, that the side yard on the street side yard of a corner lot that is not a reversed corner lot need not be greater than five feet.

		A side yard providing access to more than one dwelling unit shall not be less than ten feet. Garages or carports shall be subject to the setback requirements of subsection 18.07.050F.

Other Standards:

A. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13.

(Ord. 437 § 1 (part), 1989)

HISTORY
Amended by Ord. 562 on 1/23/2018

18.08.060 Site Plan Review

No multi-family use, except for accessory dwelling units subject to the provisions of Section 18.14.060, may be established on any lot or site in this district until a site plan shall have been approved consistent with Chapter 18.18.

(Ord. 514 § 11, 2004; Ord. 437 § 1 (part), 1989)

18.08.070 General Provisions And Exceptions

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.09 PO Professional Office District

18.09.010 Purposes And Application
18.09.020 Permitted Uses
18.09.030 Permitted Uses; Administrative Approval
18.09.040 Conditional Uses; City Council Approval
18.09.050 Property Development Standards
18.09.060 Site Plan Review
18.09.070 General Provisions And Exceptions

18.09.010 Purposes And Application

This district is intended to provide opportunities for the location of professional and commercial offices in close relationship to one another in areas designated for combined professional office use and high density use, by the general plan; to provide adequate space to meet the needs of such offices for off-street parking and loading space; and to protect offices from noise, disturbances, traffic hazards and other objectionable influences which would adversely affect professional and business practices being conducted.

(Ord. 437 § 1 (part), 1989)

18.09.020 Permitted Uses

A. Offices which deal in professional and business services, in which goods, wares and merchandise are not commercially created, sold or exchanged.

B. Medical and dental laboratories and clinics, and prescription pharmacies in conjunction therewith or with a hospital.

C. Any use listed as a permitted use within the R or RM-l.5 districts.

D. Instruction studios.

E. Day spa.

F. Massage therapy, by a massage therapist, certified per California Business and Professional Code Section 4600.

G. Accessory structures and uses located on the same site as a permitted use.

H. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 533, Art. 2, 2011; Ord. 437 § I (part), 1989)

18.09.030 Permitted Uses; Administrative Approval

A. Accessory dwelling units and junior accessory dwelling units; provided, such dwellings shall be subject to the use and yard requirements of the RM-2.0 district.

B. Boarding and rooming houses.

C. Guest houses.

D. Mobile homes or manufactured homes on permanent foundations designed in accordance with the standards of Section 18.14.030 and 18.14.050.

E. Gas and electric transmission lines, in accordance with Chapter 18.16, electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

F. Licensed family day care centers for seven to twelve children as an accessory use in a dwelling.

G. Low Barrier Navigation Centers (LBNC) in accordance with the provisions of Chapter 18.12.020.

H. Home occupations in accordance with Chapter 18.14.

I. Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site as a use permitted by administrative approval or conditional use.

J. Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.09.040 Conditional Uses; City Council Approval

A. Cannabis products testing laboratory.

B. Cannabis testing laboratory.

C. Churches, parsonages and other religious institutions.

D. Public and private charitable institutions, hospitals, sanitariums, nursing homes, rehabilitation homes and rest homes, including state-authorized homes as prescribed under Section 18.07.040(B).

E. Public uses of a cultural type, including libraries, museums and art galleries.

F. Mortuaries.

G. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty-five percent or less of the assessed value of existing structures, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges.

H. Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24.

I. Other uses which are added to this list according to the procedure in Chapter 18.15

(Ord. 437 § 1 (part), 1989)

HISTORY
Amended by Ord. 570 on 2/26/2019

18.09.050 Property Development Standards

PO District Development Standards		
Development Standard	**PO Zone**	**Additional Regulations**
Fences, Walls, and Hedges.	Fences, walls, and hedges shall be permitted in this zone	Must be in accordance with provisions of Section 18.06.050.
Minimum Site Area	Office: 5,000 SF Single-Family Dwelling Unit: 6,000 SF Multi-Family Dwelling Unit: 1,500 SF	Requirements Cannot be imposed on ADUs.
Minimum Frontage	50 feet	Sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty feet; provided, that the width of the site as measured along the front yard setback line is at least fifty feet.
Minimum Width	50 feet	
Minimum Depth	100 feet	
Maximum Lot Coverage	70%	Requirements Cannot be imposed on ADUs.
Minimum Distance Between Structures	10 feet	
Maximum Building Height	40 feet	
Signs	No sign or outdoor advertising structure of any character shall be permitted.	See exceptions prescribed in Chapter 18.14.
Minimum Setbacks		
Front	15 feet	The city services director may approve, under Chapter 18.16, within any part of the front yard for nonresidential uses, ornamental covers such as a sidewalk or entry awning, trellis or other similar improvement

		when such improvement is intended solely as an improved passageway or for aesthetic purposes, providing architectural integrity with the building to which it is attached. Supports may not occupy more than ninety percent of the horizontal area covered by the improvement, and the space between supports shall not be enclosed.
Rear	5 Feet	Where construction involves more than one story and the site lays adjacent to a site in the R district, the rear yard shall be increased by five feet for each additional story. Accessory and garden structures under seven feet in height may be located within any portion of a required rear yard.
Side	5 Feet	On a reversed corner lot, the side yard adjoining the street shall be not less than one-half the required front yard on the adjoining key lot. Accessory structures under seven feet in height may be located in any portion of a required side yard, subject to approval under the provisions of Chapter 18.16, except in the street side yard of a reversed corner lot. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story; provided, however, that the side yard on the street side of a corner lot need not be greater than five feet.

		A side yard providing access to more than one dwelling unit shall not be less than ten feet.
Garages and Carports	Garages and carports shall be subject to the setback requirements of Section 18.07.050(F)(4).	

A. Other Standards:Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.18.

(Ord. 522 § 2, 2006; Ord. 437 § 1 (part), 1989)

18.09.060 Site Plan Review

Except for single-family dwellings, accessory dwelling units subject to the provisions of Section 18.14.060, and accessory structures and uses related to one-family dwellings, no use shall be erected on any lot or site in this district until a site plan has been approved consistent with Chapter 18.18.

(Ord. 514 § 12, 2004: Ord. 437 § 1 (part), 1989)

18.09.070 General Provisions And Exceptions

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.10 C Commercial Districts

18.10.010 Purposes And Application
18.10.020 CN Neighborhood Commercial District
18.10.030 CC Central Commercial District
18.10.040 CS Service Commercial District
18.10.050 CH Highway Commercial District
18.10.060 C Required Conditions
18.10.070 C Property Development Standards
18.10.080 C Project Review Requirements
18.10.090 C General Provisions And Exceptions

18.10.010 Purposes And Application

The several classes of commercial districts included in this code are designed to provide the opportunity for various types of retail stores, offices, service establishments and wholesale business to concentrate for the convenience of the public, to be established in such relationships to each other as to be mutually beneficial, and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons which they serve.

(Ord. 437 § 1 (part), 1989)

18.10.020 CN Neighborhood Commercial District

A. Application. The CN neighborhood commercial district is intended primarily for the provision of retail and personal service facilities to satisfy the convenience-goods needs of the consumer relatively close to their place of residence.

B. Permitted Uses. Office, retail stores and service establishments which supply commodities or provide services primarily to meet the convenience needs of residents of one or more residential neighborhoods shall be permitted, including the following:

- Art supply stores;
- Automobile supply stores, not including repair or service garages;
- Bakery goods stores;
- Banks, including drive-in banks;
- Barber shops and beauty shops;
- Book stores and rental libraries;
- Cafeterias;
- Camera shops, photographic supplies and photography studios;
- Candy and confectionery stores;
- Christmas tree sales lots;
- Cleaning agencies (pickup and delivery only);
- Cleaning and dyeing shops (retail only, dry cleaning, cleaning clothes in enclosed machines, noninflammable cleaning compounds);
- Clinics (medical);

- Commercial offices;
- Dairy products sales stores;
- Drug stores;
- Dry goods stores;
- Electrical appliance and incidental repair shops;
- Florists;
- Food lockers (no slaughtering, handling of dressed meats only);
- Food stores, delicatessens and supermarkets;
- Garden supply stores and nurseries; provided, all equipment, supplies and merchandise, other than plants and mulches, shall be kept within completely enclosed buildings or under a lath or other type of sun screened structure, and provided further, that fertilizer of any type shall be stored and sold in packaged form only;
- Gift shops;
- Hardware stores;
- Hobby supply stores;
- Ice dispensers (coin-operated);
- Liquor stores;
- Locksmiths;
- Newsstands and magazine stores;
- Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in this title;
- Pressing, altering and repairing of wearing apparel;
- Radio and television stores and repair shops;
- Restaurants, tea rooms and cafes, including outdoor cafes, but excluding the sale of alcoholic beverages;
- Self-service laundry and dry cleaning establishments;
- Shoe repair shops;
- Shoe stores;
- Signs in accordance with the provisions of Chapter 18.14;
- Single-family residences;
- Soda fountains;
- Stationery stores;
- Tailors and dressmakers;
- Tobacco stores;
- Variety stores, less than ten thousand square feet in area;
- Incidental and accessory structures and uses on the same site as a permitted use.
- Other uses added to this list according to the procedure in Chapter 18.15.

C. Permitted Uses—Administrative Approval. The following uses may be permitted in accordance with the provisions of Chapter 18.16:

- City, county, state and federal administrative offices, libraries and police and fire stations;

- Electric transmission lines subject to the provisions of Chapter 18.16, electric transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and/or elevated pressure tanks;
- Dwelling units over or to the rear of a permitted use; provided, such dwellings shall be subject to the use and yard requirements of the RM-2 district;
- Emergency Shelters or Low Barrier Navigation Centers (LBNC) in accordance with the provisions of Chapter 18.12.020.
- Private clubs and lodges and drive-in restaurants;
- Public parks and playgrounds, public and quasi-public uses of an educational or religious type, including public and private elementary, junior and senior high schools, colleges, nursery schools, trade schools and private schools;
- Service stations (gasoline), excluding automotive repair services not included in the definition of "service station" in this Title; provided, all operations, except the sale of gasoline and oil, shall be conducted in a building enclosed on at least two sides;
- Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site as a use permitted by administrative approval or conditional use;
  Other uses that are added to this list according to the procedure in Chapter 18.15.

D. Conditional Uses—City Council Approval. The following conditional uses may be permitted in accordance with Chapter 18.17:

- Accessory and junior accessory dwelling units in accordance with Section 18.14.060;
- Bowling alleys;
- Churches;
- Convenience store/mini-mart;
- Restaurants and cafes, and including alcoholic beverages where served incidental to food service;
- Signs having an aggregate area greater than prescribed in Chapter 18.14;
- Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to fifty percent or less of the assessed value of existing structures, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars and nonconforming fences, walls and hedges;
- Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24;
- Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 511 § 1, 2004: Ord. 479 § 1, 1996; Ord. 437 § 1 (part), 1989)

18.10.030 CC Central Commercial District

A. Application. The CC central commercial district is intended to be applied both to the central commercial core of the city, and to central commercial areas outside of the central core as may be designated by the General Plan. These areas constitute the primary commercial districts of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. Central commercial areas outside of the city's commercial core are intended to be

developed only as unified commercial centers, except where the existing development pattern makes it impractical.

B. Permitted Uses. Office, retail stores and service establishments which supply commodities or provide services primarily to meet the convenience needs of residents of one or more residential neighborhoods shall be permitted, including the following:

- Art supply stores;
- Automobile supply stores, not including repair or service garages;
- Bakery goods stores;
- Banks, including drive-in banks;
- Barber shops and beauty shops;
- Book stores and rental libraries;
- Cafeterias;
- Camera shops, photographic supplies, and photography studios;
- Candy and confectionery stores;
- Christmas tree sales lots;
- Cleaning agencies (pickup and delivery only);
- Cleaning and dyeing shops (retail only, dry cleaning, cleaning clothes in enclosed machines, non-inflammable cleaning compounds);
- Clinics (medical);
- Commercial offices;
- Dairy products sales stores;
- Day spa;
- Drug stores;
- Dry goods stores;
- Electrical appliance and incidental repair shops;
- Florists;
- Food lockers (no slaughtering, handling of dressed meats only);
- Food stores, delicatessens, and supermarkets;
- Garden supply stores and nurseries provided all equipment, supplies, and merchandise, other than plants and mulches, shall be kept within completely enclosed buildings or under a lath or other type of sun screened structure and provided further, that fertilizer of any type shall be stored and sold in packaged form only;
- Gift shops;
- Hardware stores;
- Ice dispensers (coin-operated);
- Hobby supply stores;
- Liquor stores;
- Locksmiths;
- Massage therapy, by a massage therapist, certified per CA Business and Professional Code Section 4600;
- Newsstands and magazine stores;

- Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in this title;
- Pressing, altering, and repairing of wearing apparel;
- Radio and television stores and repair shops;
- Restaurants, tea rooms, and cafes, including outdoor cafes, but excluding the sale of alcoholic beverages;
- Self-service laundry and dry cleaning establishments;
- Shoe repair shops;
- Shoe stores;
- Soda fountains;
- Stationery stores;
- Tailors and dressmakers;
- Thrift shops and secondhand stores;
- Variety stores, less than ten thousand square feet in area;
- Signs in accordance with the provisions of Chapter 18.15;
- Incidental and accessory structures and uses on the same site as a permitted use.
- Other uses added to this list according to the procedure in Chapter 18.15.

C. Permitted Uses—Administrative Approval. The following uses may be permitted in accordance with the provisions of Chapter 18.16:

- Electrical distribution substations, communication equipment buildings, gas regulator stations and utility pumping stations.
- Service stations (gasoline), excluding automotive repair services not included in the definition of "service station"; provided, that all operations, except the sale of gasoline and oil, shall be conducted in a building enclosed on at least two sides.
- Incidental and accessory structures and uses as defined in Chapter 18.24, located on the same site as a use permitted by administrative approval, or conditional use.
- Other uses which are added to this list according to the procedure in Chapter 18.15.

- D. Conditional Uses—City Council Approval. The following uses may be permitted in accordance with the provisions of Chapter 18.17: Accessory and junior accessory dwelling units in accordance with Section 18.14.060;
- Bars, cocktail lounges and nightclubs;
- Cannabis Cultivation within a cannabis dispensary, up to 20% of the gross leasable area;
- Cannabis delivery service from an authorized cannabis dispensary;
- Cannabis dispensaries in a retail cannabis dispensary zone;
- Car washing, self-service and coin-operated;
- Churches;
- City, county, state or federal administrative offices, libraries, police and fire stations;
- Convenience store/mini-mart;
- Dance halls;

- Entertainment venue in a retail cannabis dispensary zone permitting the sale for on-site consumption of cannabis, including comedy clubs, as authorized by, and which meet the requirements of, the State of California;
- Farmers markets, including indoor and outdoor facilities;
- Large single-room occupancy facility (five or more units) in accordance with Section 18.14.070.
- Mini-storage facilities;
- Pool halls;
- Residential use in conjunction with a permitted use in accordance with requirements of the RM-1.5 district;
- Service commercial uses designated by an asterisk (*) as listed under Section 18.10.040(B) of this chapter, which include incidental retail and office use;
- Temporary revival church services;
- Tobacco Stores;
- Modest expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent or less of the assessed value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges;
- Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.21; Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 599, 2022; Ord. 586; Ord. 546, Art. 1, 2014; Ord. 542, Art. 1, 2013; Ord. 533, Art. 2, 2011; Ord. 489 § 1 (part), 1998; Ord. 486 §§ 2, 3, 1997; Ord. 479 § 2, 1996; Ord. 437 § 1 (part), 1989)

HISTORY
Amended by Ord. 572 on 5/14/2019

18.10.040 CS Service Commercial District

A. Application. The CS service commercial district is intended primarily for establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution and retail sale. Land requirements for most service commercial uses generally dictates its application along arterial and collector streets of the city which generally lie close to central commercial, highway commercial and industrial districts, in accordance with the general plan.

B. Permitted Uses*. Parking lots improved in conformity with Chapter 18.13; service commercial establishments, including:

- *Addressograph services;
- Automobile body and fender repair;
- Automobile repairing, overhauling, rebuilding and painting;
- *Automobile sale and service (new);
- Automobile supply stores;

- *Automobile and tractor parts and equipment stores;
- Automobile upholstery and top shops;
- *Automobile washing involving the use of mechanical conveyors, blowers and steam cleaning;
- *Bakeries, retail and wholesale;
- Bicycle shops;
- Blacksmith shops;
- *Blueprint and photocopy shops;
- *Boat sales and service;
- Book binding;
- Bottling works;
- *Building materials yards;
- Bus depots and transit stations (including repair and storage);
- Business, professional and trade schools and colleges;
- Cabinet shops;
- *Canvas shops;
- Car washing;
- Carpenters' shops;
- Carpet stores;
- Catering shops;
- Ceramic and pottery works;
- *Cleaning, pressing and dyeing establishments (using noninflammable and nonexplosive cleaning fluid);
- Cold storage plants;
- Columbariums and crematoriums;
- Communications equipment buildings;
- Contractors' storage yards;
- Dairy products plants;
- Diaper supply services;
- Drapery and interior decorating stores;
- *Electrical repair shops;
- Equipment rental yards;
- Exterminators;
- Farm equipment sales and service;
- Feed and seed stores;
- Food lockers;
- Freight forwarding terminals;
- Furniture stores, new and used;
- Furniture warehouses and van services;
- *Glass shops;
- *Gunsmith shops;
- Heating and ventilating or air-conditioning shops, including incidental sheet metal;
- Home improvement centers;

- Household and office equipment and machinery repair shops;
- *Household repair shops;
- Ice storage or sale houses;
- Kennels located not closer than five hundred feet to an RA, R, RM, PO or CC district;
- *Laboratories;
- *Laundries;
- *Linen supply services;
- Liquor stores;
- Locksmith;
- *Lumber yards, not including planing mills or saw mills;
- Machinery sales and rentals;
- Mattress repair shops;
- *Mini-storage facilities;
- *Mortuaries;
- *Motorcycle sales and service;
- *Musical instrument repair shops and incidental sales;
- Nurseries and garden supply stores;
- Offices;
- Packing and crating;
- Paint and wallpaper stores;
- *Parcel delivery services;
- *Photographic and blueprint processing and printing;
- Picture framing shops;
- *Plumbing and sheet metal shops;
- *Pressing establishments;
- *Printing, lithographing and engraving;
- Public utility service yards;
- Radio and television broadcasting studios;
- Radio, television, VCR, video and related electronic equipment repair shops;
- *Railroad freight and passenger stations;
- Repair garages;
- Restaurants, including drive-in restaurants;
- Rug and carpet cleaning and dyeing;
- Safe and vault repairing;
- Self-service laundry and dry cleaning establishments;
- Service stations (gasoline), including dispensing of diesel fuel and complete truck service;
- Sheet metal shops;
- Shoe repair shops;
- *Sign painting shops;
- Small animal hospitals or clinics and veterinarian offices including short-term boarding of animals and incidental care such as bathing and trimming provided that all operations are conducted entirely within a completely enclosed structure which complies with specifications of soundproof construction as prescribed by the building official;

- Stone and monument yards or mills;
- Storage garages and buildings;
- Storage yards for commercial vehicles;
- *Taxidermists;
- Thrift shops and secondhand stores;
- *Tire sales, retreading and recapping;
- Tool or cutlery sharpening or grinding;
- *Trade schools;
- Trailer sales and service and rentals;
- Transit terminals;
- Trucking terminals;
- *Typewriter repair shops;
- *Upholstery shops;
- *Used car sales;
- Warehouses, except for the storage of fuel oil or flammable liquids and explosives;
- Welding and blacksmiths shops, excepting drop hammer;
- *Wholesale establishments;
- Other uses which are added to this list according to the procedure in Chapter 18.15;
- Offices and retail stores incidental to and on the same site with a commercial service establishment;
- Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks;
  Incidental and accessory uses and structures located on the same site as a permitted use.

C. Permitted uses—Administrative Approval.

- Christmas tree sales lots;
- Gas and electrical transmission lines, in accordance with Chapter 18.16;
- Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site as a use permitted by administrative approval, or conditional use;
- Other uses which are added to this list according to the procedure in Chapter 18.15.

D. Conditional uses—City Council Approval.

- Any use listed as a permitted use in the IL light industrial district.
- Bars, cocktail lounges and nightclubs;
- Convenience stores/mini-marts;
- Drive-in theaters, golf driving ranges, pony riding rings, racetracks, riding stables, skating rinks, sports arenas and sports stadiums, and other similar, open, unenclosed commercial recreation facilities;
- Electroplating shops;
- Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24; Hotels and motels;
- Modest expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent or less of the assessed value of the structure, or reestablishment of a

nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges; Pool halls;
- Private clubs and lodges;
- Public buildings and grounds;
- Temporary revival church services;
- Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 486 §§ 4, 5, 1997; Ord. 479 §§ 3, 4, 1996; Ord. 437 § 1 (part), 1989)

* See also Section 18.10.030(C).

18.10.050 CH Highway Commercial District

A. Application. The highway commercial district is intended primarily for application to areas along major highway entrances to the city in accordance with policies of the General Plan where controlled access to the highway is afforded for the convenience of patrons traveling the highway by the provision of frontage roads, interchanges and channelized intersections.

B. Permitted Uses. Highway commercial uses, including:

- Ambulance service;
- Automobile and farm equipment sales and supply stores;
- Automobile sales, service and repair, including body and fender work;
- Automobile washing;
- Boat sales and service;
- Bowling alleys;
- Bus depots and transit stations hotels and motels;
- Convenience stores and services for the highway traveler, only at locations close to highway intersections or freeway interchanges, including:
- Barber and beauty shops;
- Drug stores;
- Food stores (under 10,000 square feet in area), excluding supermarkets;
- Gift shops;
- Laundromats;
- Liquor stores;
- Motorcycle sales, service and repair;
- Offices providing financial lending services;
- Offices and retail stores incidental to and on the same site with a highway commercial establishment;
- Private clubs and lodges;
- Public utility structures, service and facilities, including gas and electrical distribution and transmission substations, gas regulator stations, public service pumping stations;
- Recreation vehicle sales and service;
- Repair garages;
- Restaurants, including drive-in restaurants;

- Service stations (gasoline, butane and diesel fuels only);
- Soda fountains;
- Used car sales;
- Utility trailer sales, service and rental;
- Incidental and accessory structures and uses located on the same site as a permitted use;
- Other uses which are added to this list according to the procedure in Chapter 18.15.

C. Permitted Uses—Administrative Approval.

- Christmas tree sales lots;
- Gas and electric transmission lines, in accordance with the provisions of Chapter 18.17;
- Public buildings and grounds;
- Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval or conditional use;
- Other uses which are added to this list according to the procedure in Chapter 18.15.

D. Conditional Uses—City Council Approval.

- Bars, cocktail lounges and nightclubs;
- Drive-in theaters, golf driving ranges, pony riding rings, race tracks, riding stables, skating rinks, sports arenas and sports stadiums, and other similar, open, unenclosed commercial recreation facilities;
- Mini-storage facilities;
- Overnight parking for recreational vehicles;
- Service stations involving the dispensing of petroleum gasoline fuels for use by the traveling public;
- Sports complex, sports facilities, and other similar regional recreation facilities;
- Modest expansion or remodeling of an existing non-conforming use of a structure or land, up to fifty percent or less of the assessed value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges;
- Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24.
- Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 492 § 1, 1998; Ord. 486 §§ 6, 7, 1997; Ord. 437 § 1 (part), 1989)

HISTORY
Amended by Ord. 561 on 1/9/2018

18.10.060 C Required Conditions

A. In a CN or CC district, all businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, signs, Christmas tree sales lots,

bus depots and transit stations, public utility stations and used car sales incidental to new car sales.

B. No use shall be permitted and no process, equipment or materials shall be used which are found by the city council to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.

C. Temporary sidewalk sales and use of the public right-of-way for the display and sales of merchandise shall require approval by the city council. Permanent use for such purposes is strictly prohibited.

D. All commercial site boundaries adjacent to any residential zoning district shall be visually screened with ornamental masonry walls and landscaping. Wall height shall be a minimum of seven feet, except as may be designated otherwise under Site Plan Review, Chapter 18.18 of this title.

E. Street trees and frontage landscaping, with automatic irrigation, shall be provided for all commercial sites. Parking area landscaping may also be required under Site Plan Review, Chapter 18.18 of this title.

(Ord. 437 § 1 (part), 1989)

18.10.070 C Property Development Standards

C District Development Standards					
Development Standard	**CN**	**CC**	**CS**	**CH**	**Additional Regulations**
Site Area	No limitation				
Frontage, Width, and Depth	No limitation				
Maximum Lot Coverage	No limitation				
Minimum Distance Between Structures	10 feet				
Maximum Building Height	55 ft	75 ft	75 ft	55 ft	Except as may be provided under the provisions of Chapter 18.17.
Signs	No sign or outdoor advertising structure of any character shall be permitted.				See exceptions prescribed in Chapter 18.14.

A. Other Standards:Screening and Landscaping—Fences, Walls and Hedges.

1. Where a site adjoins or is located across a street or alley from an RCO, UR, R, RM or PO district, an ornamental solid wall or fence, seven feet minimum in height, or such other height or type

of screening device as may be required by the city council, shall be located on the property line common to such districts, except in a required front yard.

2. Open storage of materials and equipment attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height, except as may be modified under Site Plan Review, Chapter 18.18 of this title. Said storage shall not be visible above said fence or wall.

3. Street trees and other forms of landscaping may be required under the provisions of Chapter 18.19.

B. Yard Requirements. The minimum front yard shall be as follows:

Minimum on a Site Abutting on Property in an RCO, UR, R, RM or PO District and Fronting

District	Minimum	on the Same Street
CN	15 ft.	15 ft.
CC	0 ft., except 15 ft. outside of the CBD	10 ft.
CS	0 ft.	10 ft.
CH	10 ft.	15 ft.
Except as specified in subsections (E)(1) and (2) of this section, no side yards or rear yards shall be required.		

1. In any commercial district, the minimum side yard abutting an RCO, UR, RA, R, RM or PO district shall be ten feet.

2. In any commercial district, the minimum rear yard abutting an RCO, UR, RA, R, RM or PO District shall be ten feet.

C. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13.

(Ord. 437 § 1 (part), 1989)

18.10.080 C Project Review Requirements

A. Site Plan Review. Land uses listed under "Permitted Uses" in any C district shall require site plan review approval, consistent with the provisions of Chapter 18.18.

B. Administrative Approval. Land uses listed under "Permitted Uses—Administrative Approval" in any C district shall require administrative approval, consistent with the provisions of Chapter 18.16.

C. Conditional Use Permits. Land uses listed under "Conditional Uses—City Council Approval" in any C district shall require conditional use permit approval, consistent with the provisions of Chapter 18.17.

D. Temporary Use Permits. Temporary commercial or promotional use of any site in any C district shall require approval of a temporary use permit, consistent with the provisions of Section 18.17.180.

(Ord. 489 § 1 (part), 1998)

18.10.090 C General Provisions And Exceptions

All uses shall be subject to the general provisions and exceptions in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.11 I Industrial Districts

18.11.010 I Purposes And Application
18.11.020 IL Light Industrial District
18.11.030 IH Heavy Industrial District
18.11.040 I Required Conditions
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18.11.070 I General Provisions And Exceptions
18.11.080 IP Planned Industrial Districts

18.11.010 I Purposes And Application

The industrial districts are included in the zoning code to achieve the following purposes:

A. To reserve appropriately located areas for various types of industrial plants and related activities;

B. To protect areas appropriate for industrial use from intrusion by residences and other inharmonious uses;

C. To protect residential, commercial and nuisance-free nonhazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation, hazardous chemicals and other hazardous and objectionable influences incidental to certain industrial uses;

D. To provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationships to each other;

E. To provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas; and

F. To provide industrial employment opportunities for residents of the city.

(Ord. 437 § 1 (part), 1989)

18.11.020 IL Light Industrial District

A. Application. This district is intended primarily for application to those areas of the city which are designated for light industrial use by the general plan.

B. Permitted Uses.

- Any use listed as a permitted use in the CS service commercial district.
- Light industrial and related uses, including:
- Assembly of small electric appliances such as lighting fixtures, irons, fans, toasters and electric toys, refrigerators, washing machines, dryers, dishwashers and similar home appliances.
- Assembly of small electrical equipment such as home motion picture equipment, phonographs, video cameras and radio and television receivers, but not including electrical machinery.

- Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, cameras and photographic equipment, except film, electronic equipment, musical instruments, precision instruments, optical goods, watches and clocks.
- Manufacture of ceramic products, such as pottery, figurines and small glazed tile.
- Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, toilet soap (not including refining or rendering of fats or oils) and toiletries.
- Manufacture and assembly of electrical supplies such as coils, condensers, crystal holders, insulation, lamps, switches and wire and cable assembly; provided, no noxious or offensive fumes or odors are produced.
- Manufacture of cutlery, hardware, hand tools and furniture, die and pattern making; metal stamping and extrusion of small products such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.
- Manufacturing, assembling, compounding, packaging and processing of articles or merchandise from the following previously prepared materials: asbestos, bone, canvas, cellophane, cellulose, cloth, cork, feathers, felt, fiber and synthetic fiber, fur, glass, hair, horn, leather, paint (not employing a boiling process), paper, plastics, precious or semi-precious metals or stones, rubber and synthetic rubber, shell, straw, textiles, tobacco and wood.
- Manufacturing, assembling, compounding, processing, packaging or treatment of such products as bakery goods, candy, dairy products, food products, including fruits and vegetables, but not including fish and meat products, pickles, sauerkraut, vinegar or yeast, or refining or rendering of fats and oils.
- Blacksmith shops; boat building; electric motor rebuilding, machine shops, paint shops.
- Food lockers and accessory sales.
- Gasoline service stations, including dispensing of diesel and liquid petroleum gas fuels and complete truck service.
- Lumber yards, including planing mills; mattress manufacture; storage yards for commercial vehicles or feed; flour, feed and grain mills; grain elevators.
- Manufacture and maintenance of electric and neon signs, billboards and commercial advertising structures.
- Offices, retail stores and watchman's living quarters incidental to and on the same site with an industrial use.
- Public utility and public service structures and facilities such as communications equipment buildings, electric distribution substations, electric transmission substations, gas regulator stations, public service pumping stations, public utility service yards, corporation yards, railroad rights-of-way and stations, reservoirs and storage tanks.
  Incidental and accessory structures and uses located on the same site as a permitted use.
- Sexually oriented businesses, body art facilities, and fortunetelling establishments.
- Other uses which are added to this list according to the procedure in Chapter 18.15.

B. Permitted Uses—Administrative Approval.

- Gas and electric transmission lines, in accordance with Chapter 18.16.
- Mobile or modular offices in accordance with the requirements of Chapter 18.14.

- Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval, or conditional use.
- Other uses which have been added to this list according to the procedure in Chapter 18.15.

C. Conditional Uses—City Council Approval. Any of the uses listed in Section 18.11.030(B); provided, that on the basis of the use permit application and the evidence submitted, the city council makes the following findings in addition to the findings prescribed in Chapter 18.17:

- That consideration of all the determinable characteristics of the use which is the subject of the application indicates that the use has the same essential characteristics as the uses listed in Section 18.11.020(B) with respect of operation, type of process, materials, equipment, structures, storage and appearances.
- If the use involves nuisance or hazardous characteristics, that the application includes sufficient evidence to indicate that special devices, construction or site design are planned to eliminate the nuisance or hazardous characteristics normally attendant to operation of the use.
- That the use reasonably can be expected to conform with the required conditions prescribed for the I district in Section 18.11.060.
- Bulk storage and delivery of liquefied petroleum gas.
- Cannabis products testing laboratory.
- Cannabis testing laboratory.
- Commercial Cannabis Cultivation – Indoor only.
- Cannabis Distribution.
- Cannabis Manufacturer.
- Cannabis Transportation.
- Cannabis Production.
- Public buildings and grounds.
- Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24.
- Modest expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent or less of the assessed value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges.
    - Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 601, 2022; Ord. 531, § 5, 2011; Ord. 437 § 1 (part), 1989)

HISTORY
Amended by Ord. 570 on 2/26/2019

18.11.030 IH Heavy Industrial District

A. Application. This district is intended for application to these urban areas of the city which are designated for heavy industrial use in the general plan.

B. Permitted Uses. Any use listed as a permitted use in the IL district, excluding all CS uses. Heavy industrial and related uses including:

- Aircraft and aircraft accessories and parts manufacture;
- Automobile, truck and trailer accessories and parts manufacture;
- Bag cleaning;
- Battery manufacture;
- Boiler works;
- Box factories and cooperage;
- Breweries, distilleries and wineries;
- Building materials manufacture and assembly including composition wallboard, partitions, panels and prefabricated structures;
- Business machine manufacture including accounting machines, calculators, card counting equipment and typewriters;
- Can and metal container manufacture;
- Candle manufacture, not including rendering;
- Carpet and rug manufacture;
- Cement products manufacture provided no hazard of fire or explosion is created, including adhesives, bleaching products, bluing, calcimine, dye stuffs (except aniline dyes), essential oils, soda and soda compounds and vegetable gelatin, glue and size;
- Concrete and concrete products manufacture;
- Cotton ginning, cotton wadding, cotton seed processing and linter manufacture;
- Clay products manufacture including brick, fire brick, tile and pipe;
- Firearms manufacture;
- Food products manufacture including such processing as cooking, dehydrating roasting, refining, pasteurization and extracting involved in the preparation of such products as casein, cereal, chocolate and cocoa products, cider and vinegar, coffee, fruits and vegetables, glucose, milk and dairy products, molasses and syrups, oleo/marga-rine, pickles, sauerkraut, sugar, vegetable oils and yeast;
- Glass and glass products manufacture;
- Graphite and graphite products manufacture;
- Gravel, rock and cement yards;
- Ink manufacture;
- Insecticides, fungicides, disinfectants and similar agricultural, industrial and household chemical compounds manufacture;
- Jute, hemp, sisal and oakum products manufacture;
- Leather and fur finishing and dyeing, not including tanning and curing;
- Machinery manufacture including heavy electrical, agricultural, construction and mining machinery and light machinery and equipment such as air conditioning, commercial motion picture equipment, dishwashers, dryers, furnaces, heaters, refrigerators, stoves and washing machines;
- Machine tools manufacture including metal lathes, metal presses, metal stamping machines and woodworking machines;

- Meat products processing and packaging, not including slaughtering and glue and size manufacture;
- Metal alloys and foil manufacture including solder, pewter, brass, bronze and tin, lead and gold foil;
- Metal casting and foundries not including magnesium foundries;
- Motor and generator manufacture and testing;
- Paper products manufacture including shipping containers, pump goods, carbon paper and coated paper stencils;
- Paraffin products manufacture;
- Plastic manufacture;
- Porcelain products manufacture including bathroom and kitchen fixtures and equipment;
- Precious metals reduction, smelting and refining;
- Rubber products manufacture including tires and tubes;
- Sand blasting;
- Shoe polish manufacture;
- Solid waste recycling;
- Starch and dextrine manufacturing;
- Steel products manufacture and assembly including steel cabinets and lockers, doors, fencing and furniture;
- Steam electric generating stations;
- Stone products manufacture and stone processing including abrasives, asbestos, stone screening and sand and lime products;
- Storage, sorting, collecting or baling of iron, junk, paper, rags or scrap;
- Structural steel products manufacture including bars, girders, rail and wire rope;
- Textile bleaching;
- Wire and cable manufacturing; Wood and lumber processing and woodworking including planing mills and saw mills, excelsior, plywood, veneer and wood-preserving treatment;
- Incidental and accessory structures and uses located on the same site as a permitted use;
- Other uses which are added to this list according to the procedure in Chapter 18.15.

C. Permitted Uses; Administrative Approval.

- Gas and electric transmission lines.
- Mobile and modular offices.
- Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval, or conditional use.
- Other uses which are added to this list according to the procedure in Chapter 18.14.

D. Conditional Uses—City Council Approval. The following uses and other uses may be approved according to the procedures in Chapter 18.17; provided, however, that for uses which involve nuisances, dangers of fire or explosion or other hazards to health and safety, the city council shall make a specific finding that the use can be expected to conform with each of the required conditions prescribed for an IH district in Section 18.11.040. The council may require submission of reports by technical consultants or other evidence in addition to the data prescribed in Chapter 18.17:

- Asphalt and asphalt products manufacture;
- Cannabis distribution;
- Cannabis nursery;
- Cannabis manufacturer:
- Cannabis production;
- Cannabis products testing laboratory;
- Cannabis testing laboratory;
- Cement, lime, gypsum and plaster of paris manufacture;
- Charcoal, lampblack and fuel briquettes manufacture;
- Chemical products manufacture including acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, cleaning and polishing preparations, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates of an explosive nature, potash, pyroxlin, rayon yarn, and carbolic, hydrochloric, picric and sulfuric acids;
- Coal, coke and tar products manufacture;
- Commercial Cannabis Business, excluding retail sales;
- Commercial Cannabis Cultivation;
- Drop forges;
- Electroplating shops;
- Fertilizer manufacture;
- Film manufacture;
- Fish products processing and packaging;
- Gas and oil wells;
- Gas manufacture or storage;
- Gelatin, glue and size manufacture from animal or fish refuse;
- Grain rolling and storage;
- Junk yards;
- Lard manufacture;
- Linoleum and oil cloth manufacture;
- Liquefied petroleum gas bulk storage and delivery;
- Magnesium foundries;
- Manure, peat and topsoil processing and storage;
- Metal and metal ores reduction, refining, smelting and alloying;
- Paint manufacture including enamel, lacquer, shellac, turpentine and varnish;
- Paper mills;
- Petroleum and petroleum products refining and storage;
- Public buildings and grounds;
- Rifle and pistol ranges, indoor only;
- Rubber manufacture or processing including natural or synthetic rubber and gutta-percha;
- Soap manufacture including fat rendering;
- Steam plants;
- Stock yards, stock feeding yards and slaughter houses;
- Stone mills;

- Storage of inflammable liquids;
- Storage of used building materials;
- Tallow manufacture;
- Tanneries and curing and storage of rawhides;
- Wood and bones distillation;
- Wood pulp and fiber reduction and processing;
- Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24;
- Modest expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent or less of the assessed value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation less than one hundred dollars, and nonconforming fences, walls and hedges;
- Other uses which are added to this list according to the procedure in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

HISTORY
Amended by Ord. 570 on 2/26/2019
Amended by Ord. 572 on 5/14/2019

18.11.040 I Required Conditions

A. In the IL and IH districts, all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

B. No use shall be permitted and no process, equipment or materials shall be employed which is found by the city council to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt refuse, noise, vibrations, illumination, glare or heavy truck traffic or to involve any hazard of fire, explosion or radio activity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

C. No solid or liquid wastes shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with applicable regulations of the Central Valley Regional Water Quality Control Board.

D. In an IL or IH district, no use shall emit particulate matter or other air pollutants in excess of the applicable air pollution emission standards of the Tulare County Air Pollution Central District, the state or of the federal government.

E. Notwithstanding the provisions of subsection D of this section, no industrial use shall be permitted to utilize coal as a fuel in any form as a source of fuel for the conduct of any industrial operations within the city.

(Ord. 437 § 1 (part), 1989)

18.11.050 I Property Development Standards

A. Screening and Landscaping—Fences, Walls and Hedges.

1. Where a site adjoins a UR, RCO, RA, R, RM, PO or CC district, a solid wall or screen fence seven feet in height or such other height or type of screening device as may be required by the planning department, shall be located on the property line common to such districts, except in a required front yard.

2. A use not conducted entirely within a completely enclosed structure, or site across a street or an alley from a UR, RA, R, RM or CC district, shall be screened by an ornamental solid wall or screen fence, not less than seven feet in height, if found by the city planning department to be unsightly.

3. In an IL district, open storage of materials and equipment shall be permitted only within an area surrounded and screened by an ornamental solid wall or fence or compact evergreen hedge (with solid gates where necessary), not less than seven feet in height.

4. No fence, wall or hedge exceeding four feet in height, with the top one foot being fifty percent or more open, shall be located or maintained within the area of a corner lot on the street side of a diagonal line connecting points located thirty feet along the property lines as measured from the intersection of the property lines at the street corner.

5. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard, except that a chain-link fence greater than three feet in height may be located in any portion of a required front yard.

I District Development Standards			
Development Standard	**IH Zone**	**IL Zone**	**Additional Regulations**
Minimum Site Area	One-half acre	No minimum	
Minimum Frontage, Width, Depth	No limitations		
Maximum Lot Coverage	No limitations		
Minimum Distance Between Structures	No limitations		
Maximum Building Height	75 feet		A greater height may be approved for tanks, towers, silos and similar facilities under the provisions of Chapter 18.17.
Signs	No sign or outdoor advertising structure of any character shall be permitted.		See exceptions prescribed in Chapter 18.14.
Minimum Setbacks			
Front	10 feet		

Rear and Side	No limitations	The minimum rear yard abutting a UR, RCO, RA, R, RM, PO, or C district shall be fifteen feet. On a reversed corner lot adjoining a key lot in a UR, RCO, RA, R, RM, PO or C district, the minimum side yard adjoining the street shall not be less than one-half the required front yard on the key lot. The minimum side yard abutting a UR, RCO, RA, R, RM, PO or C district shall be fifteen feet.

Other Standards:

A. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13.

(Ord. 437 § 1 (part), 1989)

18.11.060 I Project Review Requirements

A. Site Plan Review. Land uses listed under "Permitted Uses" in any I district shall require site plan review approval, consistent with the provisions of Chapter 18.18.

B. Administrative Approval. Land uses listed under "Permitted Uses—Administrative Approval" in any I district shall require administrative approval, consistent with the provisions of Chapter 18.16.

C. Conditional Use Permits. Land uses listed under "Conditional Uses—City Council Approval" in any I district shall require conditional use permit approval, consistent with the provisions of Chapter 18.17.

D. Temporary Use Permits. Temporary commercial or promotional use of any site in any I district shall require approval of a temporary use permit, consistent with the provisions of Section 18.17.180.

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

18.11.070 I General Provisions And Exceptions

All uses shall be subject to the general provisions and exceptions in Chapter 18.15.

(Ord. 437 § 1 (part), 1989)

18.11.080 IP Planned Industrial Districts

A. Purposes and Application. The IP planned industrial district is intended for application to those industrial areas which are planned for development for the mutual protection of a community of

industries in accordance with a development program approved by the city. Such a program involves the combining of certain uses and a set of development regulations which are more restrictive than those otherwise provided in the IL and IH districts.

B. Regulations. In order to assure the mutual protection and compatibility of uses to be located within an IP district, the owners of all the land within the area proposed to be classified IP shall submit the following to the city:

1. More restrictive list of these uses set forth in Sections 18.11.020(B) and (C), and Sections 18.11.030(B) and (C) of this chapter, which uses are desired by the owners to be listed as permitted uses under this section;

2. A statement of more restrictive regulations relating to each of the subjects of Sections 18.10.060 through 18.10.150, and Sections 18.11.040 through 18.11.140 of this chapter than are now provided by these sections and which are desired by the owners to become additional regulations under this section. Upon written approval of the city council, the list of permitted uses and statements of more restrictive regulations requested for a particular parcel of land shall become the regulations of this section with respect to such parcel of land by reference with the same force and effect as if the regulations were specifically set out and described under this section; provided, however, such statements of more restrictive regulations shall apply in addition to those prescribed within Section 18.11.050 of this chapter.

3. All uses listed as requiring conditional use permits in the IL or IH districts shall be considered as conditional uses under this section.

4. The minimum acreage required for the application of the IP district shall be five acres.

C. Required Conditions. Before the city council may give written approval pursuant to this section and classify property as being within the IP district, the owners shall record, in the office of the county recorder, deed restrictions running with the land affected corresponding to the list of permitted uses and statements of more restrictive regulations approved pursuant to the provisions of subsection B of this section.

(Ord. 437 § 1 (part), 1989)

18.12 Combining Districts

18.12.010 PUD Planned Unit Development Combining District
18.12.020 MXU Mixed Use Combining District

18.12.010 PUD Planned Unit Development Combining District

A. Purposes and Application. The PUD planned unit development combining district is intended for application to those residential, professional office, commercial and industrial base zoning districts which are designated by the general plan and/or city council as areas to assure that property will be developed in a manner superior to that which otherwise would be achieved through regulations of the base zoning district involved. The PUD combining district is also intended as an optional approach to achieving the purposes of Chapter 18.19, at the discretion of the city rather than the landowner.

B. Applicable Regulations and Procedures. The development of property within a PUD combining district shall be subject to all of the regulations and procedures of Chapter 18.19.

(Ord. 437 § 1 (part), 1989)

18.12.020 MXU Mixed Use Combining District

A. Purposes and Application. The MXU mixed use combining district is intended for application to these residential, commercial and industrial base zoning districts which are designated as areas characterized by a mixture of uses, blighted structures and sites, and/or inadequate street and alley improvements.

B. Applicable Regulations and Procedures. The MXU combining district provides the flexibility needed to improve land use conditions within redevelopment project areas. All categories of land use shown on the general plan diagram are eligible for consideration within redevelopment project areas. An application for a building permit, site plan review or PUD will initiate the process for determining an appropriate development proposal under mixed use regulations, except as provided for in subsections (C) and (D) of this section. The city council shall make a determination as to which procedures shall be followed under the provisions of Chapters 18.18, 18.19 and 18.20 of this title.

C. Development Standards for Emergency Shelters. In order to implement the provisions of state law, including Government Code Sections 65583 and 65589.5, emergency shelters shall be permitted by right in the MXU district, subject to non-discretionary site plan review procedures and the following standards.

1. Emergency shelters shall be defined by Section 18.24.030 of this chapter.

2. The facility shall not serve more than twelve persons on any night.

3. The facility shall provide at least one off-street parking space for every two beds and one parking space per employee. Driveways and parking areas shall be subject to the standards of Section 18.13.030 for off-street parking facilities. Parking areas shall be located to the rear and/or side of the structure.

4. Client waiting, intake, and visiting areas shall be located indoors.

5. Facility management personnel shall be present at the facility when clients are at the facility.

6. There shall be a minimum distance separation of at least 250 feet between emergency shelters. This distance separation shall be measured from the closest property lines of such facilities.

7. Clients shall not occupy the facility for more than six consecutive or cumulative months. The facility operator shall keep accurate records of client names and dates of occupancy, and shall make such records available for city inspection in order to verify compliance with this subsection.

8. Facility entrances, parking areas, and outdoor gathering areas shall be lighted in accordance with a security lighting plan approved by the city services director. This review shall be limited to insure that the security lighting plan: a) provides for the secure illumination of facility entrances, parking areas, and outdoor gathering areas; and b) includes adequate shielding to prevent glare impacts on adjacent properties and public rights-of-way.

9. There shall be at least one private security officer present on site at times during facility operation. This security officer shall be a separate person from onsite facility management personnel.

10. Low Barrier Navigation Centers (LBNC) as defined in Section 18.24.030, shall be enumerated as permitted use by right in areas zoned for mixed use, and nonresidential zones permitting multifamily uses, if they meet specified requirements.

11. Common barriers preventing individuals from entering emergency shelters should be reduced to the greatest extent, such as allowing partners, pets, storage of personal items, and privacy.

D. Residential Development Standards. In order to streamline review of housing proposals, the following standards shall apply to residential development in the MXU district. Residential uses (including ADUs) shall be permitted by right in the MXU district, subject to administrative (non-discretionary) site plan review. Construction of ADUs are limited to the residential areas of a mixed-use development, and not the areas used for commercial or other activities and must be in accordance with Section 18.14.060. The parking and storage areas for these non-residential uses would also be excluded from potential ADU development. The following standards are intended to: a) encourage flexible development of high-density affordable housing; b) provide exceptional amenity and design quality that is human-scaled and non-institutional; and c) encourage sustainable development practices, based on neighborhood design principles. Residential development in the MXU district shall be subject to the following standards:

MXU District Development Standards		
Development Standard	**RA Zone**	**Additional Regulations**
Minimum Site Area	One acre	

Density	10 units per acre – 30 units per acre	
Minimum Frontage, Width, and Depth	No limitation	
Maximum Lot Coverage	No limitation	Subject to open space requirements of this section.
Minimum Distance Between Structures	No limitation	
Maximum Building Height	3 stories or 35 feet, whichever is greater	
Signs	No sign or outdoor advertising structure of any character shall be permitted.	See exceptions prescribed in Chapter 18.14.
Setbacks		
Front	Minimum: 5 feet Maximum: 10 feet	Accessory structures, including detached garages, shall be located behind primary structures.
Rear and Side	No limitations	A minimum side yard of five feet per building story is required adjacent to residential zoning districts.

1. .

A. Parking and Loading Facilities. Off-street parking and loading facilities shall comply with Article 13 of this chapter, and the following standards:

1. The total number of off-street parking spaces for a residential development shall not exceed one hundred ten percent of the minimum number of off-street parking spaces required by Article 13.

2. Covered parking shall be located in entirely enclosed garages which are consistent with or exceed the architectural quality of dwelling units in the same development. Carports or partially enclosed parking structures shall not be permitted.

3. At least fifty percent of required parking spaces shall be located in enclosed garages, located with direct interior access from dwelling units. Garages shall not provide direct access to adjacent public streets, but shall face interior drive areas.

4. Uncovered parking spaces shall be located to the rear of dwelling units and dispersed throughout the project area, in order to provide convenient resident access and to preclude large pavement areas. Uncovered parking shall not be located in any front or corner side yards.

5. Uncovered parking areas shall contain no more than six contiguous parking spaces in any single location. One shade tree planter shall be located after every sixth open parking space, and at the end of every row of open parking spaces.

6. Driveways and vehicle backing areas shall not exceed the minimum width or depth standards provided in Article 13, in order to preclude large pavement areas.

B. Architecture.

1. Compatibility. Structures shall reflect the general architectural character of neighboring residences through use of related building features including scale/mass, height, proportion, windows, doorways, color, materials, and shapes.

2. Orientation. Dwelling units may be located adjacent to or detached from other dwelling units, or may be located above non-residential uses such as retail or office uses. However, dwelling units shall not be located above or beneath other dwelling units.

3. Facades.

   a. Exterior building materials shall be consistent with or exceed the quality of residential buildings in the neighborhood.

   b. Exterior stairways shall not serve more than one unit and shall not be visible from public rights-of-way.

4. Roofing.

   a. Roofing forms and materials shall be consistent with or exceed the quality of residential structures in the neighborhood.

   b. Roofing on building perimeter segments shall be stepped to transition between a proposed taller building and existing adjacent residential structures.

   c. Adjoining dwelling units shall incorporate differing roof forms.

5. Windows.

   a. Window forms and materials shall be consistent with or exceed the quality of windows found on existing residential structures in the neighborhood.

   b. Windows shall incorporate architectural detailing which visually differentiates windows from walls and minimizes generic and/or utilitarian appearances. Examples of appropriate detailing may include: bays; projecting frames, casings, and sills; shutters; muntin bars; awnings; dormers; transoms; and/or pilasters. Unadorned windows shall not be permitted on any exterior elevation.

c. All exposed exterior walls of units shall incorporate windows consistent with this subsection.

6. Doorways.

a. Dwelling units shall have first-story individual entrances providing direct and convenient access to the public right-of-way or common open space. Entrances shall have vestibules, canopies, or porches to provide weather protection. Each entrance shall be contiguous to a porch and/or patio that provide a usable outdoor transition area between public and private space.

b. Units adjacent to a public street shall face and access the street.

c. Adjoining dwelling units shall not share covered entrance areas.

d. Doorways shall be clearly visible from streets or common areas, except that sliding glass doorways shall not be visible from public rights-of-way.

7. Mechanical Equipment. Mechanical equipment shall not be visible from any public rights-of-way or common recreational areas.

C. Common Area. A minimum of twenty percent of net site area shall be provided as common open area, exclusive of driveways and parking areas. Within this area, a minimum common area of five feet in width shall be provided adjacent to all groups of units except where the groups front or abut a public street. At least one hundred square feet per dwelling unit shall be provided in the form of recreational amenities, such as walking trails, playgrounds, swimming pools, etc.

D. Landscaping.

1. Prior to building permit approval, a landscaping and irrigation plan shall be submitted to the city for review and approval. This plan shall provide:

a. Native and drought-tolerant plant species.

b. Groundcovers for areas that are not hardscaped.

c. Foundation plantings of low-growing evergreen shrubs that will not obstruct visibility of windows or doorways at plant maturity.

d. Shade trees for perimeter walkways and common recreational areas. Trees shall be double-staked and have a minimum trunk caliper of at least two inches at planting.

e. Planter areas shall be planted at a density to achieve groundcover and shrub coverage of at least seventy-five percent at plant maturity.

f. Water conservation features including automatic rain shut-offs, drip irrigation, limited turf, and mulched beds.

2. Landscaping shall be installed and inspected by the city for compliance with this subsection prior to issuance of a final certificate of occupancy.

3. The developer shall provide the city with a maintenance bond and documentation of a landscape maintenance contract that provides for removal of tree staking one year after planting or at longer intervals as approved by a licensed arborist; replacement of dead or diseased plants; and long-term plant maintenance.

E. Fences, Walls and Hedges. Permitted in accordance with Section 18.06.050(A).

F. Signs. Permitted in accordance with Section 18.14.040(C).

G. Trash Enclosures. Screened trash enclosures shall be provided at convenient locations throughout each development, in accordance with the following standards:

1. Enclosures shall be constructed of split-faced decorative concrete masonry units, to a height exceeding the height of trash containers.

2. Enclosures shall utilize a solid and durable screening door that is completely opaque and screens the view of trash storage from the outside.

3. Enclosures shall be located a minimum distance of twenty-five feet from any residential structure in the development, and from adjoining property lines of a residential zoning district.

4. Enclosures shall be located adjacent to a driveway constructed to the approval of the city services director, to insure that driveway construction will withstand the weight of service vehicles and will provide sufficient turning radii.

(Ord. 528, Arts. 2—4, 2011; Ord. 437, § 1 (part), 1989)

18.13 Off-Street Parking And Off-Street Loading Facilities

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18.13.010 Purposes And Application

In order to alleviate progressively or to prevent traffic congestion and shortage of curb spaces, off street parking and off-street loading facilities shall be provided incidental to new land uses and major alterations and enlargements of existing land uses. The number of parking spaces and loading berths shall be in proportion to the need for such facilities as created by the particular type of land use. Off-street parking and loading areas are to be laid out in a manner which will ensure their usefulness, protect the public safety and, where appropriate, insulate surrounding uses from their impact.

Provisions of this chapter are also intended to deal with problems, conditions and needs which are apparent in attempting to provide sufficient off-street parking facilities in areas of intense commercial development, including:

A. The difficulty in assembling land by private means, including the often excessive time required;

B. The varying financial capabilities and traffic generating characteristics among varying types of commercial enterprise;

C. The importance of avoiding fragmented patterns of off-street parking facilities which may bear little relation to the needs of a commercial area as a whole;

D. The importance of having regulations which will not inadvertently discourage private investment while alleviating or preventing traffic congestion; and

E. The importance of achieving a reasonable distribution of financial burden among private interests and the public at large consistent with their individual and collective responsibilities to provide off-street parking facilities.

(Ord. 437 § 1 (part), 1989)

18.13.020 Off-Street Parking Facilities Required

A. Parking Space Definition. A "parking space" shall be an area for the parking of a motor vehicle, plus those additional areas and facilities required to provide for safe access to and from said space. The area set aside to meet these provisions must be usable and accessible for the type of parking need that must be satisfied.

B. Special Parking Standards in Residential Districts. The following standards shall apply to vehicle parking in all residential zone districts. Vehicles parked on a property shall be parked only within an enclosed yard, garage, or carport, or on a driveway, subject to the following specific standards and limitations:

1. Recreational Vehicles. Recreational vehicles parked for longer than seventy-two hours shall be parked only within an enclosed yard, garage, or carport. Boats and trailers parked in carports shall be covered. A maximum of one recreational vehicle designed primarily for temporary residential occupancy (including, but not limited to, motor homes, cab-over campers, fifth wheel campers, and tent trailers) may be parked on a property at any one time. Recreational vehicles shall not be used for residential occupancy.

2. Commercial Vehicles. Commercial vehicles shall not be parked within any residential district, unless they are actively providing direct temporary service to a specific residential property and parked for less than twenty-four hours.

3. Trailers. Trailers shall be parked only within an enclosed yard, garage or carport. Trailers parked in carports shall be covered.

4. Inoperable Vehicles. Any vehicle incapable of movement under its own power shall be parked only within an enclosed yard, garage or carport. Inoperable vehicles parked in carports shall be covered. In cases of emergency, accident or breakdown, such vehicles shall be parked within an enclosed yard, garage or carport within twenty-four hours of the incident. A maximum of one inoperable motor vehicle may be parked on a residentially zoned property.

5. Residential Parking Definitions. The following definitions shall apply to parking standards in residential districts:

    a. "Vehicle" means any device by which any person or property may be propelled, moved or drawn upon a street or highway (except devices moved exclusively by human power). Vehicles specifically include passenger, recreational and commercial vehicles, vans, trucks, and trailers of any type.

    b. "Park" means the standing of a vehicle while it is not actively engaged in loading or unloading merchandise or passengers, vehicle cleaning or vehicle repair.

    c. "Enclosed yard" means the area located interior to front, side, street side, and rear yard building setbacks, which is completely screened from public view by a solid screening fence with a minimum height of six feet.

    d. "Driveway" means an all-weather driving and parking surface such as concrete, asphalt or decomposed granite, which provides direct street or alley access through an approved drive approach.

    e. "Recreational vehicles" include motor homes, campers, tent trailers, boats, fifth wheel campers, and other similar vehicles or trailers intended primarily for recreational use.

    f. "Commercial vehicle" includes:

        i. Any vehicle with a gross weight exceeding fourteen thousand pounds;

ii. Truck-tractors (as defined by Vehicle Code Section 655);

iii. Trailers (excluding recreational vehicles) exceeding twenty feet in length;

iv. Trailers or semitrailers used for storage or transport of ladders, portable toilets, or other related agricultural service equipment.

6. "Trailer" includes all types of nonmotorized vehicles designed primarily for storage and transport of property, including, but not limited to, trailers, semitrailers, utility trailers, flat-bed trailers and storage trailers.

C. Time When Off-Street Parking is Required. Except as provided in subsection J of this section or in Section 18.13.100 of this chapter, there shall be provided off-street parking facilities in accordance with the provisions of this chapter when any of the following shall occur:

1. Initial occupancy of a site;

2. A major alteration or enlargement of a use, site or building (see subsection F of this section);

3. A change in use that requires additional parking.

D. Parking Space Schedule.

1. Residential uses.

a. Single-family dwellings: two spaces for each primary dwelling unit, with at least one space within a garage or carport.

b. Duplexes, triplexes, fourplexes and multifamily dwellings - in accordance with the following schedule:

Number of Bedrooms	Number of Spaces
Studio (no bedrooms)	1.5
1 bedroom	1.5
2 bedrooms	2.0
3 or more bedrooms	2.0

c. Except for driveways allowed in the front setback area of a garage or carport, or by variance, all additional parking for two to four unit structures and multifamily units shall be to the rear or side of such units, if practicably feasible.

d. Housing for the elderly and persons with disabilities: one space for each dwelling unit; provided, however, that sufficient space shall be set aside and incorporated into the site plan for the number of spaces prescribed under subsection (D)(l)(b) of this section, in the event of a change of use to housing for the nonelderly.

e. Housing for agricultural employees: At least one parking space per unit or one space per three beds, whichever is more, as well as one space per farmworker housing complex employees shall be provided.

f. Group home (6 or fewer residents): None in addition to what is required for residential use.

g. Group home (7 or more residents): 2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each nonresident employee.

h. Supportive housing: Same as dwelling type, plus 1 space for every two employees providing on-site services to residents.

i. Single room occupancy units: One space per employee or resident manager, and one space per unit.

j. Emergency shelters: One off-street parking space for every two beds and one parking space per employee.

k. Private clubs, fraternity or sorority houses, lodging and rooming houses: one space for each two beds.

l. Motels, hotels, inns and bed and breakfast establishments: one space for each guest room, plus one space for each employee.

m. Accessory Dwelling Units and Junior Accessory Dwelling Units: Adequate parking area must be available on the streets adjacent to the accessory dwelling unit. If adequate on-street parking is not available in the immediate vicinity, or in the case of all second units located on cul-de-sac lots, one additional off-street parking space must be provided. The additional parking space shall be waived if in any of the following instances:

    i. The accessory dwelling unit is located within one-half (0.5) miles of public transit.

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

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

    iv. 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. (Gov. Code, § 65852.2, subd. (a)(1)(D)(xi).)

2. Uses Within the Central Commercial District.

    a. Commercial and office uses, excluding conditional uses, within the area designated as the central business district by the general plan: one space for each eight hundred square feet of floor area.

b. Uses within an integrated shopping center involving a combination of three or more retail uses permitted within the CC District for which building area, off-street parking, off-street loading, landscaping, lighting and other features are developed, managed and maintained as if a single unit: three spaces for each one thousand square feet of gross leasable area, or four spaces for each one thousand square feet of gross leasable area if the center includes a supermarket.

c. Other uses within the central commercial district within or outside of the central business district: The number of spaces otherwise required by this chapter for the type of use.

3. Other Commercial Use—Industrial Use.

   a. Banks: one space for each three hundred square feet of floor area.

   b. Offices (not including medically related or public administrative offices): one space for each four hundred square feet of floor area.

   c. Retail stores, food: one space for each one hundred fifty square feet of floor area; mini-market food stores, one space for each three hundred square feet of floor area for stores under two thousand square feet of gross floor area.

   d. Retail stores, other than food, and personal service establishments: one space for each two hundred square feet of floor space.

   e. Retail stores which handle primarily bulky merchandise such as furniture, household appliances, motor vehicles, farm implements, machinery and bulk supplies: one space for each six hundred square feet of floor area.

   f. Service commercial uses, repair shops and wholesale establishments: one space for each eight hundred square feet of floor area, plus one space for each employee.

   g. Commercial and industrial uses conducted primarily outside of buildings: one space for each employee of the maximum working shift.

   h. Manufacturing, indoor storage and other industrial uses: one space for each employee of the maximum working shift.

4. Utility Uses. Electrical distribution and transmission substations, gas regulator stations, public utility pumping stations, reservoirs, water or gas storage tank farms, sewage treatment plants and other public utility buildings and uses: one space for each two employees of the maximum working shift, plus one space for each vehicle stored at the site. Where the use is unmanned, one space for each service vehicle to be parked at the site.

5. Health Uses.

   a. Medical and dental offices and clinics, including (but not limited to) surgeons, general practitioners, psychiatrists, psychologists, medical specialists, opthomologists, dentists, optometrists and similar medically-related professions: three spaces for each practitioner, plus one space for each employee, or one space for each two hundred fifty square feet of floor area, whichever is greater.

b. Rest homes, nursing homes, convalescent homes, homes for the aged: one space for each employee of the daytime shift, plus one space for each four beds.

c. Charitable and religious institutions providing sleeping accommodations: one space for each employee and one space for each four beds.

d. Hospitals: one space for each four beds and one space for each two employees of the maximum working shift, plus one space for each staff doctor.

6. Places of Assembly.

a. Cafe, restaurant or other establishment for the sale and consumption of food and beverages on the premises: one space for each four seats.

b. Drive-in and fast food restaurants: one space for each two seats, one space for each employee on the maximum working shift.

c. Auditoriums (except school auditoriums), churches, mortuaries, sports arenas and stadiums, dance halls, private clubs and lodges: one space for each fifty square feet of floor area used for seating if seats are not fixed or one space for each four seats, plus one space for each employee. School classrooms associated with a church do not require parking in addition to that required for church seating.

d. Theaters (indoor): one space for each four seats.

e. Bowling alleys: four spaces for each alley, plus one space for each four seats devoted to restaurant and/or cocktail lounge, plus one space for each employee on the maximum working shift.

f. Other places of assembly without fixed seats: one space for each fifty square feet of floor areas used for assembly, plus one space for each employee on the maximum working shift.

7. Educational Uses.

a. Public and private elementary and junior high schools: one space for each employee, plus sufficient space for safe and convenient bus loading and unloading of students.

b. High schools: one space for each employee, one space for each ten students, plus sufficient space for safe and convenient bus loading and unloading of students.

c. Colleges: one space for each employee, plus one space for each five students enrolled.

d. Nursery schools and day care centers: one space for each employee, plus sufficient space for safe and convenient loading and unloading of students enrolled.

e. Business, professional and trade schools and colleges, and art, craft, music and dancing schools: one space for each employee, plus one space for each three adult students.

8. Public Uses.

a. City, County, special district, State and Federal administrative offices: one space for each employee, plus one space for each one thousand square feet of floor area.

b. Public buildings and grounds other than offices and educational uses: one space for each employee of the maximum working shift, plus the number of additional spaces prescribed by the city council.

9. Transportation Terminals and Facilities. Airports, heliports, bus depots, taxi stations, railroad stations and yards: one space for each employee on the maximum working shift, plus sufficient space for the loading and unloading of passengers.

10. Miscellaneous Uses. For a use not specified or covered by the above parking schedule, the same number of spaces shall be provided, as determined by the planning department, as are required for the most similar use.

11. Recreation Vehicle Parking Within Multifamily Developments. Recreation vehicle parking shall not be permitted within multifamily developments unless confined to an area designed for the purpose enclosed by a security fence, and located where it will have the least visual impact on the site as a whole. RV parking within yard spaces of individual dwelling units or multifamily structures shall be prohibited.

12. Demonstrated Alternative Parking Requirements. Notwithstanding the parking requirements of subsections (D)(2) and (3) of the above schedule, an applicant shall be entitled to submit a parking formula for consideration and approval by the city council which is based on a demonstrated satisfaction of parking requirements for the same or similar use at another location. Such alternative demonstration shall be submitted in writing, together with photographic and other evidence as may be necessary in support of the request. Evidence from a location outside of the city shall include a letter from the planning official having jurisdiction corroborating that the evidence supports the alternative formula.

E. Units of Measurement.

1. For purposes of this chapter, "floor area" shall mean that floor area used, or intended to be used, for direct service to the public as customers, patrons, clients or patients, or as tenants, including areas occupied by fixtures and equipment for the display and sale of merchandise. It shall not include areas used principally for nonpublic use, including storage or administrative offices incidental to a commercial use.

2. In outdoor or indoor places of assembly, in which patrons or spectators occupy benches, pews or other similar seating facilities, each twenty-four lineal inches of each seating facility shall be counted as one seat for purposes of calculating off-street parking requirements.

3. If, in the application of the requirements of this section, a fractional number of seats are obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half.

F. Change in Use, Additions and Enlargements. Whenever there is a change in use or increase in floor area, or change in other unit of measurement specified herein, and such change of increase creates a need for an increase in the number of off-street parking spaces by twenty percent or more, such increase in parking facilities shall be provided on the basis of the increased requirements of the new or enlarged use; provided, however, that in the event a change in use

creates a need for an increase of two or less off-street parking spaces, no additional parking facilities shall be required.

G. Remodeling. No additional off-street parking facilities shall be required solely because of the remodeling of an existing use or building, unless there is a change in use, addition or enlargement for which additional facilities are required in accordance with subsection F of this section.

H. Mixed Uses. In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as herein specified for joint use and uses within integrated shopping centers and the Central Business District.

I. Joint Use. The city services director may, upon written application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses and activities, and under the conditions specified herein:

1. Seventy-five percent of the parking facilities required for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use, or the reciprocal; provided, however, that such parking area shall meet the conditions set forth for in-lieu payments in subsection (K)(3) of this section.

2. The following uses are typical daytime uses: banks, business offices, retail stores, personal services, manufacturing or wholesale uses and similar uses. The following uses are typical nighttime uses: dance halls, theaters, bars, auditorium and restaurants that only serve dinners.

3. The following are conditions required for joint use:

    a. The building or use for which application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred feet from such parking facility.

    b. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

    c. If the building, structure or improvement requiring parking space is in one ownership and the required parking space provided is in another ownership, partially or wholly, there shall be a recording in the office of the county recorder of a covenant by such owners for the benefit of the city, in a form approved by the city, that such owner or owners will continue to maintain such parking space so long as said building structure or improvement is maintained by said owner within said city.

    d. The covenant herein required shall stipulate that the title to and right to use the parcel or parcels upon which the parking space is to be provided will be subservient to the title to the premises upon which the building is to be erected and that said parcel or parcels are not and will not be made subject to any other covenant or contract for use without prior written consent of the city.

J. Common Facilities. Common parking facilities may be provided in lieu of the individual requirements contained herein, but such facilities shall be approved by the city council as to size, shape and relationship to sites to be served. The total of such off-street parking spaces, when used together, shall not be less than the sum required for the various uses computed separately, except as follows:

1. Where joint use is allowed.

2. When such common parking facility is to occupy a site three thousand square feet or more, a fifteen percent reduction in the total number of spaces shall be permitted.

3. Where the provisions of subsection (D)(2) of this section apply.

K. In-lieu Payments for Uses within the Central Business District. In lieu of furnishing the parking spaces and facilities required by the provisions of this section for uses within the central business district, the requirements thereof may be satisfied by electing one of the following options:

1. Payment to the City. Payment to the city of an amount of money, per parking space, for each parking space required by the provisions of this chapter, equal to fifty percent of the value of a parking space, which value shall be fixed annually by the city council based on the city's experience in the cost of developing municipal off-street parking facilities. The payments of such money shall constitute full compliance with the provisions of this section, and the city shall provide such spaces for the benefit of the public as part of, and through the expansion of, the city's municipal off-street parking program. The city shall construct, maintain and manage such spaces at such locations and at such times as will best benefit the public-at-large in accordance with the policies and programs of the off-street parking plan of the city as adopted by the council.

2. Construction of Parking. Construction of such off-street parking spaces and facilities as reasonably may be provided in view of the physical limitations of the property available for such purpose and the deposit of money with the city in accordance with the provisions, and under the terms of subsection (K)(1) of this section, for the remainder of the off-street parking spaces and facilities required by this section; or

3. Deposit of Money.

   a. With the consent of the council, the owner of the property or use for which twenty or more off-street parking spaces are required may deposit with the city an amount of money, per parking space for each parking space required by the provisions of this chapter, equal to seventy-five percent of the value of a parking space, which value shall be fixed annually by the council based on the city's experience in the cost of developing municipal off-street parking facilities.

   b. The payment of such money shall constitute full compliance with the provisions of this section, and the city shall provide such spaces for the benefit of the public as a part of, and as an expansion of, the city's municipal off-street parking program. The city shall construct, maintain and manage such spaces within four hundred feet of the exterior

boundaries of the property or use for which the spaces were originally required and within a time period determined by the mutual agreement of the depositor and the council.

c. Whenever a payment of money is made to the city in lieu of the provision of parking spaces and facilities required by this section, such money shall be deposited in a special fund and shall be used and expended exclusively for the purpose of acquiring and developing off-street parking facilities as an expansion of the city's municipal off-street parking program. The value of an off-street parking space, to be fixed annually by the council, shall be determined in such a manner that it will reflect reasonably the actual unit parking space costs to the city for the acquisition and development of parking facilities.

d. Whenever a payment of money is made to the city in lieu of the provision of parking spaces and facilities required by this section, the payment may be made in equal monthly installments, with interest, over the maximum period of time possible consistent with attaining the objectives of the city's municipal off-street parking program. The time period for such payment shall be stated in an agreement with the city for payment, with the first installment due and payable upon execution of the agreement with the city for such payment. No use permit shall become effective, nor shall any building permit be approved, where in-lieu payments are required, until such agreement has been duly executed.

(Ord. 489 § 1 (part), 1999; Ord. 437 § 1 (part), 1989)

18.13.030 Standards For Off-Street Parking Facilities

Off-street parking facilities shall conform to the following standards:

A. All parking areas shall have adequate ingress and egress to and from a street or alley. Sufficient room for turning and maneuvering vehicles shall be provided on the site. Bumper rails or other barriers shall be provided where needed for safety or to protect property, as determined by the city services director.

B. Entrances and exits to parking lots and other parking facilities shall be provided only at locations approved under site plan review procedures of this code*.

C. Each parking space shall be not less than twenty feet in length and nine feet in width, exclusive of aisles and access drives, except that up to forty percent of all spaces may be provided for compact cars with such spaces not less than seventeen feet in length and eight feet in width, and marked for compact cars. Spaces for the handicapped shall meet state standards.

D. Parking lot lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.

E. No commercial repair work or servicing of vehicles shall be conducted on a parking site.

F. The parking area, aisles and access drives shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to city standards and the approval of the city services director.

G. The requirements of this section shall apply to all uses for which a site plan must be approved in accordance with the provisions of Chapters 18.17 and 18.18.

(Ord. 437 § 1 (part), 1989)

* See Chapter 18.18 of this title.

18.13.040 Off-Street Loading Facilities Required

In any district, in connection with every building or part thereof hereafter erected and having a gross floor area of ten thousand square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained, on the same parcel with such building, at least one off-street loading space, plus one additional off-street loading space for each twenty thousand square feet or major fraction thereof of gross floor area.

(Ord. 437 § 1 (part), 1989)

18.13.050 Standards For Off-Street Loading Facilities

Off-street loading facilities provided in compliance with Section 18.13.040 shall conform with the following standards:

A. Each loading berth shall be of a length and width, and shall have an overhead clearance sufficient to accommodate fully the maximum size of vehicles used in loading or unloading operations.

B. Sufficient room for the turning and maneuvering of vehicles shall be provided on the site.

C. Entrances and exits shall be provided at locations approved under site plan review procedures of this code.

D. The loading area, access drives and aisles shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to city standards and approval of the city services director.

E. Bumper rails or other barriers shall be provided where needed for safety or to protect property, as determined by the city services director.

F. If the loading area is illuminated, lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.

G. A loading area shall not be located in a required front yard. A loading area may be located in a required side or rear yard.

H. No commercial repair work or servicing of vehicles shall be conducted in an off-street loading area.

(Ord. 437 § 1 (part), 1989)

18.13.060 Location Of Off-Street Parking And Off-Street Loading Facilities

Off-street parking and off-street loading facilities shall be located on the same site with the use for which the berths are required or on an adjoining site, except that within the central business district as located within the CC district, off-street parking facilities may be located within four hundred feet of the use for which the spaces are required, measured by the shortest route of pedestrian access. No off-street loading space shall be required where buildings are served by a public alley.

(Ord. 437 § 1 (part), 1989)

18.13.070 Screening, Fencing And Landscaping

A. Where an off-street parking area in a C district adjoins a UR, RA, R, RM or PO district, an ornamental solid wall or fence, vine-covered open fence, or compact screening device, as may be required under "Site Plan Review", Chapter 18.18 of this title, shall be located on the property line common to such districts, except in a required front yard.

B. In an RM, PO, C or I district, not less than five percent of the interior of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation.

   Landscaped areas shall be distributed throughout the parking area to the extent practical in consideration of the size and design of the parking area.

(Ord. 437 § 1 (part), 1989)

18.13.080 Existing Uses

No existing use of land or structure shall be deemed to be a nonconforming use solely because of the lack of off-street parking facilities or off-street loading facilities prescribed in this chapter; provided, however, that facilities being used for off-street parking and off-street loading at the time of the adoption of the ordinance codified in this title shall not be reduced in capacity to less than the number of spaces or berths or reduced to less than the minimum standards prescribed in this chapter. Where an existing use is expanded, the parking requirements of this chapter shall apply only to the addition.

(Ord. 437 § 1 (part), 1989)

18.13.090 Reduction Of Off-Street Parking And Off-Street Loading Facilities

No off-street parking or off-street loading facilities provided for a use of land or structure in compliance with this chapter shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the regulations of this chapter.

(Ord. 437 § 1 (part), 1989)

18.13.100 Exceptions To Off-Street Parking And Off-Street Loading Requirements

None of the provisions of this title which require the provisions of off-street parking and off-street loading spaces in connection with the use of property for commercial or industrial purposes shall apply to any parcel of property which is located within any vehicle parking district hereafter formed and existing under the provisions of any parking district act approved by the city council, and where parking and loading facilities provided by such district are determined by the city council to be adequate to serve the district.

(Ord 437 § 1 (part), 1989)

18.14 ingle room Miscellaneous Development Standards

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18.14.010 Home Occupations

A. Procedure. Home occupations shall be permitted only in accordance with the regulations in Chapter 18.16 and this section.

B. Standards. Before approving an application for a home occupation in accordance with the provisions of Chapter 18.16 and this section, the city services director shall determine that the proposed home occupation will comply with the following standards:

1. A home occupation within a dwelling unit shall be clearly incidental to the use of the structure as a dwelling.

2. A home occupation shall not be conducted in any accessory structure, other than a garage, and there shall be no storage of equipment or supplies in any accessory structure, other than a garage or outside the dwelling.

3. No one other than a resident of the dwelling shall be employed in the conduct of the home occupation.

4. Sales of goods on the premises shall be limited to the products of the home occupation, and no merchandise or goods shall be sold, kept or displayed for the purposes of sale on the premises.

5. Merchandise not produced on the premises may be kept and stored for purposes of sale at locations off the premises; provided, that such merchandise is limited to small articles such as jewelry, cosmetics and similar items of merchandise which can be carried by one person in a case. For purposes of this standard, contracting services such as plumbing, heating, air conditioning, electrical, carpentry and landscaping are not included within the meaning of the phrase "small articles."

6. A home occupation may involve the performance of business and professional services in which goods, wares and merchandise are not commercially created, sold or exchanged, but shall not include beauty salons, barber shops, medical offices, tattoo parlors, fortunetellers, palm readers or similar services.

7. A home occupation shall not involve the performance of any repair services on the premises other than the repair of small appliances and equipment or other small objects which normally are capable of being carried by one person without the aid of mechanical equipment or devices.

8. A home occupation shall not involve the use of any material or mechanical equipment not recognized as being part of normal household or hobby uses.

9. No motor power other than electrically operated motors shall be used in connection with a home occupation.

10. A home occupation shall not create any radio or television interference or noise audible beyond the walls of the dwelling.

11. There shall be no external alteration of the appearance of a dwelling in which a home occupation is conducted.

12. The existence of a home occupation shall not be apparent beyond the boundaries of the site except for one nonilluminated nameplate affixed to the dwelling not exceeding two square feet in area.

13. The number of customers of a home occupation who must travel to the site of the home occupation shall not exceed four persons per day.

14. Not more than one truck of not more than one ton capacity and no semitrailers incidental to a home occupation shall be kept on the site.

15. A home occupation shall not be permitted until an application for administrative approval shall be made in the manner prescribed under Chapter 18.16.

16. The city council may also place other conditions deemed necessary to make the home occupation compatible with the neighborhood. Upon approval of a permit for a home occupation, the community development department shall attach the above standards to the notice of approval as conditions which must, in all cases, be met by the applicant, together with such additional conditions as may be prescribed under the administrative approval process of Chapter 18.16.

C. Modification and Revocation. A permit for a home occupation may be modified in the same manner as originally applied for by the applicant. A permit for a home occupation may be revoked in the manner prescribed under Section 18.16.060.

(Ord. 486 § 8, 1997; Ord. 437 § 1 (part), 1989)

18.14.020 Temporary Subdivision Signs And Sales Offices

Temporary subdivision signs and sales offices may be located within subdivisions for a period not to exceed two years from the date of recording of the subdivision. Subdivision signs and sales offices shall be removed at the expense of the owner, unless, prior to the expiration of two years, a renewal of time is granted by the city council. Upon expiration of such renewal period, subdivision signs and sales offices shall be removed at the expense of the owner. Subdivision signs shall be governed by the regulations prescribed in Section 18.14.040 of this chapter. A temporary subdivision sales office shall not be permitted until an application for a subdivision sales office permit shall be made to and approved by the city council in the manner prescribed in Chapter 18.17.

(Ord. 437 § 1 (part), 1989)

18.14.030 Mobile Home Parks

A. Occupancy. No mobile home shall be occupied or used for living or sleeping purposes, or be parked, other than in a mobile home sales yard or in an approved storage area within a CS, CH or I district, unless it is located within a licensed mobile home park; provided, that a mobile home may also be used as follows: as an office for a construction project, circus or carnival; as a residence of a watchman on the site of a construction project or an industrial use; or to provide temporary living quarters for circus or carnival personnel in accordance with the provisions of an approved conditional use permit; or as a single-family dwelling when set on a permanent foundation within any RA, R, RM or PO district.

B. Location and Access. For purposes of this title, mobile home parks are considered to require the same considerations in their location as do other types of multifamily dwellings under medium density policies of the general plan. Mobile home parks shall be located only within RM districts, with access from elements of the arterial or collector street system to be considered as a condition of approval.

C. Development Standards—Mobile Home Parks.

1. Park Area, Density and Site Area.

   a. The minimum area of a mobile home park shall be five acres. The first phase of mobile home park development shall be not less than five acres and shall include all required recreational and service amenities.

   b. The maximum density shall be eight mobile home sites per gross acre.

   c. Each mobile home site shall be not less than three thousand square feet in area, including pad, parking, private access, landscaping and private storage areas.

   d. No mobile home site shall be less than thirty feet in width.

2. Clearances, Setbacks and Yard Spaces.

   a. Mobile home park:

Front yard	20 ft.
Interior side yard	10 ft.
Street side yard	10 ft.
Interior rear yard	10 ft.
Street rear yard	20 ft.

   b. Mobile home sites within the park:

Front yard	10 ft.
Side yard	5 ft.
Rear yard	10 ft.

   c. No mobile home shall be located in any required yard space, except that tow bars may extend into such yard space, and other incidental structures may be located in accordance with the provisions of Section 18.08.050(F).

3. Patios and Pads.

a. Each mobile home site shall have a hard surfaced patio area of not less than two hundred square feet. A permanent porch greater than twenty square feet in area may be counted as part of the required patio area.

b. Each mobile home site shall have a support pad of concrete or asphalt concrete laid over a compacted surface base which, in combination, will be adequate to support the mobile home on a level plane.

4. Parking.

a. Not less than two off-street parking spaces shall be provided within each mobile home site, one of which may be tandem to the other.

b. Not less than one guest parking space shall be provided for each mobile home site at a location central to each four contiguous mobile home sites; provided, that guest parking shall not be required for mobile home sites along a collector street constructed to the width prescribed under subsection (C)(5), of this section.

c. Parking shall be provided for central recreation buildings, park offices and other similar buildings at a ratio of one parking space for each four hundred square feet of gross floor space.

d. Supplemental parking for pleasure boats, recreation vehicles and nonoccupied travel trailers shall be provided at a ratio of one parking occupied travel trailers shall be provided at a ratio of one parking space for each ten mobile home sites, and shall be used only by mobile home park tenants. Said parking shall be clustered, easily accessible via interior drives, and shall be screened from view by means of a solid ornamental fence or wall and landscaping.

e. All parking areas and spaces shall be designed and constructed in accordance with the provisions of Chapter 18.13 of this title.

5. Streets.

a. Entrance streets shall be located to assure safe access to and from the public street system.

b. Minor streets within the mobile home park shall be a minimum of thirty feet of paved width; collector streets shall be a minimum of thirty-six feet of paved width. Paving shall be to city standards.

c. Streets shall be constructed to effect positive drainage, including concrete curbs and gutters constructed to city standards.

d. Parallel parking shall be permitted on both sides of a collector street and on only one side of a minor street. Such on-street parking shall be in addition to off-street parking requirements of this Section.

6. Driveways, Street Signs, Lighting, Storm Drainage, Water and Sewer Systems. Driveways for individual mobile home sites, street signs, interior street lighting, storm drainage facilities and water and sewer systems shall be installed subject to approval of the city services director.

7. Underground Utilities. All public utilities shall be installed underground, including electrical, telephone, street lighting cable, community television antenna connections and ducts for cable television. A community television antenna with underground ducts and connections to each mobile home site shall be provided.

8. Recreation Areas and Pedestrian Ways.

    a. Common recreation area in an aggregate total equal to ten percent of the gross area of the mobile home park shall be provided at a location or locations which are easily accessible and convenient to park residents.

    b. Recreation areas shall be landscaped and maintained, with all landscaped areas to be irrigated by an automatic underground system.

    c. Pedestrian ways shall be provided throughout the mobile home park, connecting all mobile home sites with each other and with common recreation areas. Such pedestrian ways shall be provided where possible at locations away from the interior street system to avoid conflict in pedestrian and vehicle traffic.

    d. The calculation of common recreation areas shall not include yard areas, pedestrian ways, management offices, laundry and tenant storage areas and parking areas.

9. Signs. No more than one identification sign shall be erected displaying the name of the mobile home park. Such signs shall be located near the park entrance drive and shall not exceed thirty-two square feet in total readable surface area, or eight feet in height. Such sign shall be installed within the front yard area of the mobile home park, parallel to the abutting street, with landscaping at its base. Additional directional and identification signs may be installed within the mobile home park subject to the approval of the city services director.

10. Landscaping and Screening. Mobile home parks shall provide permanently maintained landscaped areas and site screening as follows:

    a. A landscaped border along the entire street frontage yard area and along the rear yard if such yard is adjacent to a public street.

    b. Ornamental screen wall or fencing, seven feet in height, along all interior side property lines, along all rear property lines which do not abut a public street, and along street side yard and street front yard setback lines.

11. Other Requirements.

    a. Each mobile home park shall provide: (1) a laundry building equipped for clothes washing and drying; (2) an outdoor clothes drying area screened from view from other areas of the mobile home park by an ornamental screen fence or wall and landscaped area; and (3) trash enclosures at locations along the interior street system which are convenient to all residents and to municipal refuse trucks, integrated with parking areas.

b. Applications for mobile home parks shall he subject to site plan review under the provisions of Chapter 18.18.

12. Placement and Sale of Mobile Homes.

a. At the time of placement on the site, all mobile homes shall be fitted with appropriate skirts to obscure stands, pads, and under-carriage equipment.

b. Mobile homes may be displayed and sold within a mobile home park similar to the sale of model homes within a residential subdivision; provided, that such mobile homes are not sold for delivery to any location other than within the mobile home park in which sold, and that all mobile homes are placed on mobile home sites and connected to all utility services. No more than four mobile homes shall be offered for sale at any one time, and advertising for sale shall be limited to one nonilluminated sign not exceeding eight square feet in area on the site of each mobile home offered for sale.

(Ord. 437 § 1 (part), 1989)

18.14.040 Regulation of signs and outdoor advertising.

A. Purposes and Application. In order to maintain and enhance the attractiveness and orderliness of the city's appearance, and to protect the public safety and general welfare, the location, size, height, illumination and maintenance of signs and outdoor advertising structures are regulated as set forth herein.

B. General Provisions and Exceptions.

1. Application. The provisions set forth in this section shall be applicable to all signs permitted by this Title.

2. Computation of Sign Area or Display Surface. For purposes of this section, measurements for computing the areas of a given sign shall be made as follows**:**

a. For signs comprised of individual letters attached to the business structure, including module letters and logo graphic symbols, the effective sign area shall mean any area(s) enclosed by the minimum imaginary rectangle or parallelogram of vertical and horizontal lines which fully contains all extremities of each word and/or logo graphic symbol of the sign. Each word and/or logo graphic symbol shall be measured separately in computing total sign area. Shadow box borders and other border trims which are an intrinsic part of the building, either architecturally or structurally, shall not be included in such area computations.

b. Where the sign consists of module letters only, and such letters are separated a minimum distance of one and one-half times the width of the individual module, the space between such letters shall not be included when computing sign area.

c. For single unit signs containing letters or logo graphic symbols on cabinets or panels, the effective sign area shall mean the area enclosed by the minimum imaginary rectangle or parallelogram of vertical and horizontal lines which fully contains the perimeter of the cabinet or panel sign.

d. For projecting signs and freestanding detached signs containing letters and/or logo graphic symbols, the "effective sign area" means the area enclosed by the minimum imaginary rectangle of vertical and horizontal lines which fully contains all extremities of the sign, exclusive of its supports and/or ornamental and decorative trim on cabinets or support columns.

e. For freestanding and projecting signs in- tended to be read from either side along a single frontage, both sides of the sign shall be counted in computing the total sign area for that frontage.

f. The effective sign area of a ball or sphere shall be seventy-five percent of the surface area of the ball or sphere.

3. Projection and Height.

   a. No sign shall project more than fourteen inches beyond the property line, except that a freestanding sign shall not extend beyond the property line. The minimum height clearance for any freestanding sign, projecting building sign or sign located on a building marquee shall be not less than eight feet as measured from ground level to the lowest portion of the sign display area.

   b. No sign other than a directional sign shall project more than twelve inches into a required rear yard or interior side yard.

   c. In an RCO, UR, **RA, R, RM** or PO district, a sign attached to a building shall not project above the parapet or roof line, whichever is higher.

4. Number of Freestanding Signs. Not more than one freestanding on-premises sign, or free-standing outdoor advertising structure, may be located on each parcel of property within a zoning district in which a freestanding sign or freestanding outdoor advertising structure is permitted.

5. Traffic Hazards.

   a. No sign or outdoor advertising structure shall be placed within thirty feet of the intersecting curb lines of a street intersection, unless placed on a single pole with a ground clearance of at least ten feet, or unless placed so that the top of the sign and its supporting structure is a maximum of two and one-half feet above the ground.

   b. No red, green or amber lights or illuminated signs or outdoor advertising structures illuminated by or including flashing lights, shall be placed in such position that they reasonably could be expected to interfere with or be confused with any official traffic-control device, traffic signal or official directional guide sign.

6. Movement. A moving sign shall be permitted only in C or I districts; provided, that movement shall be slow (not to exceed ten r.p.m.) and shall not simulate effects obtained by varying the intensity, color, pattern or illumination.

7. Utility Lines and Easements. No sign or outdoor advertising structure shall be located within a utility easement, or erected or located in a manner which will reduce the vertical or horizontal

clearance from communication lines or energized electric power lines as required by laws, rules and regulations of the state and agencies thereof.

8. Special Signs-Exceptions. The following types of signs shall be exempt from the provisions of this section:

    a. Signs for the posting or display of official notices by a public agency or official, or by a person giving legal notice;

    b. Signs erected or maintained by a public agency or official, or signs required by law to be dis- played by a public utility for directional, warning or informational purposes;

    c. Temporary signs or displays of an emergency, patriotic, religious, or community nature. Such signs shall be removed within seven calendar days after the date of an advertised event.

    d. Signs announcing garage or yard sales. Such signs shall be removed immediately after the completion of the sale.

9. Special Signs-Prohibition. Animated signs, the movement of which is simulated by variations in the intensity, color, pattern or illumination of the sign, and flashing signs, shall be prohibited in all districts, subject to the following exceptions:

    a. A sign changing so as to show time and/or temperature.

    b. An on-premises barber pole.

10. Area Identification Signs. Area identification signs intended to identify a neighborhood, subdivisions, shopping or industrial district, complex or other area composed of multiple ownerships, shall be limited to a maximum single surface area of twenty-five square feet, and total sign area not exceeding fifty square feet.

11. Outdoor Advertising Signs. Outdoor advertising signs are signs having part or all of their area devoted to directing attention to a business, profession, commodity, product or service that is not the primary business, profession, commodity, product or service sold, manufactured, conducted or offered on the site on which the sign is located, and shall be subject to the following conditions:

    a. Outdoor advertising signs shall not be permitted in the RCO, UR, R, RM, PO or C districts.

    b. The maximum single surface area per site of an outdoor advertising structure in the I district shall be five hundred square feet; the maximum aggregate area per site of outdoor advertising signs in the I district shall be one thousand square feet. No outdoor advertising signs shall be placed within two hundred feet of another such sign on the same side of a street or highway.

12. Sign Permit Requirement.

    a. Except as otherwise noted within this chapter, it is unlawful for any person to erect, relocate or alter electrically or structurally, any sign in the city without first obtaining a valid sign permit or building permit, if required.

b. No permit is required for the following signs:

   i. Permitted temporary or portable signs;

   ii. Address numbers;

   iii. Window letters not exceeding twenty-five percent of total window surface area for business identification (name of business, hours of operation, address, phone);

   iv. Public safety signs.

c. Sign permit applications shall be made upon forms provided by the city and shall be filed with the community development department. Should the community development department determine that the proposed sign does not comply with provisions of this chapter, the applicant shall be promptly notified. Upon a finding by the community development department that the proposed sign is in total compliance with the provisions of this chapter and all applicable codes, the city shall issue a sign permit.

13. Murals. Murals are painted wall signs which have a majority of the sign area comprised of non-commercial content, and which generally have artistic, historic or cultural themes. New murals shall require the prior review and approval of the mural review committee (hereafter "committee") and the city council. The council may approve a new mural if it finds that the proposed mural is consistent with applicable city policies and ordinances, and that the mural would not be detrimental to the public health, safety, or welfare. Commercial content of murals shall be subject to all applicable sign limitations of the underlying zone district. Murals shall be subject to the following standards and review process:

   a. Murals may be located on the sides of buildings or walls within any zone district, except residential zoning districts.

   b. Prior to painting or installation of a new mural, or the modification of an existing mural, an application must be submitted for the review and approval by the committee. All applications for new or modified murals shall be referred to the committee for review.

   c. Approval of a mural design shall occur only after public notice and an opportunity to comment has been provided to any interested party. Interested parties may provide comment on proposed murals in writing or in person to the committee or city council. The city council shall consider any public comments during their review of proposed murals.

   d. The committee shall apply the following design criteria in reviewing proposed murals:

      i. The subject matter shall be of historical significance regarding the growth and development of the city and its surrounding region. The mural may also contain other subject matter deemed by the committee to be significant and of high quality.

      ii. Paints and other materials used for murals shall be appropriate for outdoor use and artistic rendition, and shall be permanent and long-lasting. Super-bright or fluorescent colors shall be discouraged.

iii. Murals shall be designed and painted by professional mural artists who possess demonstrated knowledge and expertise in the design, materials, and execution of murals.

iv. To the extent feasible, the mural shall be vandal and graffiti resistant.

v. To the extent possible, trompe l'oiel shall be the method of choice for mural creation.

e. The city council may, from time to time, by resolution, adopt additional mural design criteria and guidelines.

f. The city council may set, by resolution, a fee for the application and/or mural permit issuance.

14. Quality of sign construction, design, fabrication and installation of signs shall reflect standards of high quality and professional workmanship.

a. Signs that are generally considered consistent with this standard include:

i. Signs constructed of durable, all-weather materials such as metal, glass, Plexiglas, or redwood.

ii. Individual lettered or cabinet signs with machine, laser, or die cut components.

iii. Proportional letter and word sizes and spacing.

iv. Sign placement that is proportional to and centered upon the building surface.

v. Integrated sign borders that define the sign copy area.

vi. Professionally carved or routed redwood signs.

vii. Other professionally prefabricated signs.

b. Signs that are generally not considered to be consistent with this standard include:

i. Signs constructed of nondurable materials such as paper, cardboard or plywood.

ii. Hand-stenciled painted signs with broken line segments.

iii. Hand painted plywood signs.

iv. Mass-manufactured dimensional molded plastic signs.

v. Changeable copy signs, except changeable copy signs for:

- Quasi-public announcement and bulletin boards;
- Time and temperature devices; or
- Theater marquees.

c. These standards shall be applied by the community development department in the review of any sign permit.

15. Temporary Commercial Signs. Temporary commercial signs are defined as outdoor advertising signs visible from the public right-of-way which are made of nondurable materials, such as paper, canvas, plastic or cloth. Such signs shall be permitted, subject to the following limitations:

    a. A maximum of one temporary commercial sign may be displayed at a time, on developed non-residential properties located in commercial or industrial districts.

    b. Temporary commercial signs advertising grand openings of new businesses may be displayed for a maximum of thirty days in any single calendar year.

    c. Temporary commercial signs for all other promotions may be displayed a consecutive maximum of thirty days and a cumulative maximum of sixty days in any single calendar year.

    d. Temporary commercial signs shall not exceed thirty-two square feet in total sign area.

    e. Temporary commercial signs shall be located entirely within the property lines of the subject property, and shall not encroach into the public right-of-way.

    f. Temporary commercial signs shall be mounted, flush against the surface plane of the building wall, and shall not extend above the plane of the building roof. Temporary commercial signs shall not be mounted on freestanding or portable signs, outdoor advertising structures, light poles, utility poles, or landscaping features.

    g. Temporary commercial signs shall be maintained and kept in a high-quality state of appearance at all times. Temporary commercial signs which are visibly faded, torn, stained, illegible, or damaged shall not be displayed.

16. Political Campaign Signs. Political campaign signs are defined as temporary outdoor advertising signs visible from the public right-of-way, which are intended for political or political campaign purposes.

    a. Political campaign signs may be erected after the final campaign filing date for an election, typically eighty-eight days prior to the election, and shall be removed within fifteen days after such election.

    b. Political campaign signs may not be attached to trees, fence posts, or utility poles. Political campaign signs may be ground-mounted or attached to a building.

    c. Political campaign signs may not be attached or erected on public property or within the public right-of-way. Political campaign signs may not be located within thirty feet of the intersecting curb lines of a street intersection or obstruct sight line visibility at intersections.

    d. In cases where political campaign signs are not removed within fifteen days after an election, the city shall cause to be removed those signs which remain. The expense of sign removal shall be paid by the candidate.

e. Political campaign signs in violation of this section shall be removed immediately upon notice of violation by the city.

17. Temporary Construction Signs. One nonilluminated temporary construction sign shall be permitted on the site of a permitted construction project. Temporary construction signs may have a single surface area of not more than sixteen square feet in the RCO, UR, RA, R, RM and PO districts, and thirty-two square feet in all other districts. Temporary construction signs shall be removed at the owner's expense at the time of project completion.

C. Signs in the RCO, UR, RA, R, RM and PO districts. No sign of any character shall be permitted in the RCO, UR, RA, R, RM or PO districts, except as follows:

1. One nameplate, not directly illuminated, with a maximum of two square feet in area, containing the name or names of occupants of a residence or office.

2. One identification sign, not directly illuminated, located flat against a wall and not projecting above the roof line, with a single surface area of not more than sixteen square feet pertaining to a permitted or conditional use conducted on the site.

3. One nonilluminated sign, with a single sur¬ face area of not more than eight square feet, pertaining to the sale, lease, rental or display of a structure or site.

4. Nonilluminated directional signs, with a single surface area of not more than six square feet, pertaining to vehicular or pedestrian traffic directions and located along a driveway or within a parking lot. Arrows painted on pavement are not included in this regulation.

5. One bulletin board, not directly illuminated, with a single surface area of not more than twenty square feet, located on the site of a church, school, auditorium or other similar place of public assembly.

6. One nonilluminated temporary construction sign, with a single surface area of not more than sixteen square feet, on the site of a construction project, which shall be removed at the owner's expense at the time of project completion.

7. One temporary subdivision sales sign, not directly illuminated, with a single surface area of not more than thirty-two square feet, on the site of a residential subdivision.

8. Freestanding Signs. In the PO district only, on improved commercial or office sites, one free standing sign shall be permitted. Permitted free standing signs shall not have an area exceeding sixteen square feet per sign face and thirty-two square feet in total sign area and shall not exceed six feet in height. Permitted freestanding signs may be externally illuminated and shall not be internally illuminated.

D. Regulation of Signs Within the C Districts.

1. Purposes and Application. The purpose of sign regulation within the C districts is to avoid unsightly, inharmonious, competing, cluttered and hazardous location and appearance of signs, and to encourage the replacement of existing non-conforming signs. Sign regulations of this section shall apply to any permitted or conditional use listed within a C district.

2. Maximum Total Aggregate Area in the CN and CC Districts.

    a. Primary Frontage. An allowable minimum sign area of up to fifty square feet shall be permit ted for each primary building frontage (portion of building occupied by the business and facing a street), regardless of the width of such primary building frontage. A maximum total sign area, not to exceed three hundred fifty square feet, shall be permitted for each primary building frontage based on two square feet of sign area for each lineal foot of primary building frontage occupied by the business.

    b. Secondary Frontage. An allowable minimum sign area of up to thirty-five square feet shall be permitted for each secondary building frontage (portion of building occupied by the business and facing an alley, an adjacent building, parking lot or the like), regardless of the width of such secondary frontage. A maximum total sign area, not to exceed two hundred square feet, shall be permitted for each secondary frontage based on one square foot of secondary building frontage occupied by the business.

3. Maximum Total Aggregate Area in the CS and CH Districts.

    a. Primary Frontage. An allowable minimum sign area of up to one hundred square feet shall be permitted for each primary business frontage along a street, regardless of the width of such primary business frontage. A maximum total sign area, not to exceed five hundred square feet, shall be permit ted for each primary building frontage based on two square feet of sign area for each lineal foot of primary business frontage occupied by the business.

    b. Secondary Frontage. An allowable minimum sign area of up to fifty square feet shall be permitted for each secondary business frontage, regardless of the width of such secondary frontage occupied by the business. A maximum total sign area, not to exceed two hundred square feet shall be permitted for each secondary business frontage based on two square feet of sign area for each linear foot of secondary business frontage occupied by the business.

4. Directional Signs. Directional signs for off street parking and off-street loading facilities shall not exceed six square feet for each sign; parking lot identification signs shall not exceed six square feet per face of sign.

5. Sale, Lease and Rental Signs. Signs pertaining to the sale, lease, rental or display of a structure or land shall not exceed thirty-two square feet per single face of sign.

6. Projecting Signs. No sign, other than a directional sign, shall project more than twenty-four inches into a required rear yard or required interior side yard. No sign, other than a sign required by law or a marquee sign, shall project more than fourteen inches into a public right-of-way.

7. Signs Attached to Buildings. Signs attached to buildings shall be installed parallel with the building, with no more than a fourteen-inch projection from the wall except where permitted under subsection (D)(8) of this section, and/or attached directly to the vertical or sloped face of the marquee.

8. Marquee or Canopy Signs. Signs attached below the marquee or canopy shall not exceed six square feet per face of sign and shall have a mini- mum ground clearance of seven feet above the sidewalk grade in order not to impede or interfere with pedestrian traffic and safety. Where the marquee or canopy is attached at an angle from a building, signs may be affixed to the sloped portion above the horizontal extension of the marquee or canopy as an integral part of the facade.

9. Painted Wall Signs. Within each of the C districts, signs painted upon a wall exterior surface shall be included when computing the allowable sign area.

10. Freestanding Signs.

    a. New freestanding signs shall have a permanently landscaped area at their bases, and shall be maintained with live plant materials around the base of such signs equal to at least ten percent of the total sign area, and with a minimum landscaped area of ten square feet.

    b. Freestanding area identification signs displaying the name and/or logo graphic symbol of a shopping center and/or the names of other groupings of businesses, offices, services or combinations thereof, shall not exceed a total sign area of three hundred fifty square feet.

11. Temporary Signs. Temporary commercial signs shall be subject to the provisions and limitations of subsection (B)(15) of this section.

12. Announcement and Bulletin Boards. Announcement and bulletin boards or structures for any public, philanthropic, civic, religious or charitable organization or agency, nonilluminated or illuminated by indirect lighting only, may not exceed thirty-two square feet in area in any district when appurtenant to the premises on which they are located.

13. Public Service Signs. Electronic public service signs displaying such information as time of day, temperature or events of community interest, with the purpose of augmenting on premises identification shall be permitted. The area of such signs shall be included when computing the total sign area of a business or site.

14. Portable Signs. A maximum of one portable sign not exceeding a total height of six feet and total sign area of thirty-two square feet per face, shall be permitted per property. Portable signs shall not be placed in the public right-of-way (e.g. public streets, alleys, curbs, or sidewalks) or within thirty feet of a street intersection. Portable signs shall not encroach upon or obstruct any pedestrian walkway, fire lane, or paved parking space. Port- able signs are defined as signs which are not attached to a building or freestanding base with a permanent foundation.

15. Public Utility Signs. Nonadvertising signs of public utility companies shall be permitted as required in their operation, providing service for the health, safety and welfare of the general public, including but not limited to the following: informational signs for public telephone facilities or marking the location of underground facilities, directional signs for public utility services, signs notifying the public of "danger," "emergency," "construction" and similar conditions. No sign or other item shall be attached to private utility company poles and/or

light standards or supports without prior written approval from the utility company to which such poles belong.

16. Sight Distance at Intersections. No sign per- mitted by this section shall be placed within thirty feet of a street intersection (intersecting curb lines) unless placed so that the top of the sign is at a maximum of three feet above the ground or unless the bottom of the sign is a minimum of ten feet above the ground level.

17. Height of Signs. The height of signs within the CN and CC districts shall not exceed the height of the structure which houses the business being advertised, and in no case shall such sign exceed the height limitations of the district in which it is located.

18. Signs Expressly Prohibited.

    a. No red, green or amber light or illuminated sign may be placed in such a position that it could reasonably be expected to interfere with, or be confused with, any official traffic-control device, traffic signal or official directional guide sign.

    b. Outdoor advertising structures shall not be permitted.

    c. Glaring, flashing and scintillating signs shall not be permitted.

    d. Open letter signs which may be viewed from the reverse shall not be permitted.

    e. Except in the CS and CH districts, canvas, plastic, cloth, paper or other types of banners or streamers suspended across public or private property, buildings or structures shall not be permitted, except temporary banners announcing civic events such as parades and homecomings which extend over or across a street.

19. Brand Name Advertising. Up to thirty per- cent of the sign area on any frontage may be devoted to advertising or identification of an individual brand or brands of products. This provision shall not apply to the identification of one primary brand name identifying a service station.

20. Design of Signs. All signs shall be designed in scale and harmony with the architectural design of the buildings and uses they are intended to relate to or identify, and shall be consistent with the criteria of subsection (B)(14) of this section.

21. Alteration and Removal. Achieving the alteration or removal of dangerous, obsolete and nonconforming signs is a major policy of this section. To this end, certain signs are declared to be dangerous, obsolete or nonconforming, and shall be removed or altered to conform as follows:

    a. A dangerous sign is defined as any sign which is an immediate peril or a potential menace to the safety of persons or property. The building inspector shall give a written order for the repair or removal of any unsafe or dangerous sign to the owner of the real property upon which such sign is located. If such owner shall fail to remove or repair such sign or advertising structure, within thirty days of notification by the building inspector, the building inspector may cause the removal of such sign and may enter upon such property for such purpose. Any cost accrued by the city in the removal of such sign shall be charged

to the owner of the real property upon which such sign is located and added to the real taxes thereon for the ensuing tax year or be collected in civil action at the option of the city.

b. Any sign hereafter existing which no longer advertises a bona fide business conducted or product sold on the premises where such sign exists shall be removed or made to conform by the owner of the building, structure or property upon which such sign is located within ninety days after written notification by the building inspector, or the building inspector may cause the removal of such sign. Any cost accrued by the city shall be treated in the same manner as provided above, for dangerous or unsafe signs.

c. Signs which are nonconforming because of their lighting, movement or animation shall be made to conform or be removed within one hundred twenty days after written notification by the building inspector.

22. Appeals Procedure.

a. If, because of any ambiguity, inadvertent omission or error, the interpretation of the provisions and/or intent of this section by the city services director is disputed, the applicant or any aggrieved person may appeal, in writing, setting forth his reason for such appeal to the city council. The appeal shall be filed with the city services director within fifteen days after an adverse decision of the city services director. The appeal shall be placed on the regular meeting agenda of the city council at the first opportunity.

b. The council shall review the sign proposal and shall approve, approve with conditions, or disapprove it, based on the findings set forth in Section 18.21.060 of this code.

E. Regulation of Signs within the I Districts. No sign, outdoor advertising structure or display of any character shall be permitted in the I districts, except as follows:

1. Outdoor advertising signs in accordance with the district limitations and standards prescribed in subsection (B)(l l) of this section.

2. Regulation of Signs Within the I District. The maximum permissible area of all faces of all signs pertaining to a permitted use or conditional use, excluding outdoor advertising signs, directional signs and signs identifying products within a window display area, shall be as follows: one square foot of sign area per lineal foot of property line adjoining a street, or one hundred square feet per acre of site area in use, whichever is greater, to a maximum of six hundred square feet of sign area.

3. Temporary Signs. Temporary signs shall be subject to the provisions and limitations of subsection (B)(15) of this section.

4. One non-illuminated sign, not exceeding a single surface area of thirty-two square feet, pertaining to the sale, lease, rental or display of a structure or site.

5. Nonilluminated directional signs along driveways or within parking lots, not exceeding a single surface area of six square feet, pertaining to vehicular and pedestrian traffic direction.

6. One bulletin board not directly illuminated, not exceeding a single surface area of twenty square feet located on the site of a place of public assembly.

7. One non-illuminated temporary construction sign, not exceeding a single surface area of thirty-two square feet, on the site of a construction project, to be removed at the owner's expense at the time of project completion.

F. Nonconforming Signs and Nonconforming Outdoor Advertising Structures. Nonconforming signs and nonconfom1ing outdoor advertising structures shall be subject to the regulations prescribed in Chapter 18.15.

G. Abandoned and Dilapidated Signs. No person shall maintain or permit to be maintained on any premises owned or controlled by him, any sign which has been abandoned or which is physically dilapidated. Any such sign shall be promptly removed by the owner or such other person. Any sign located on property which becomes vacant and unoccupied for a period of six months or more, or any sign which was erected for an occupant or business unrelated to the present occupant or his business, or any sign which pertains to a time, event or purpose which no longer is applied, shall be presumed to have been abandoned. A sign shall be considered to be "physically dilapidated" if the sign copy is removed or obscured so that it is substantially illegible from the public right-of-way, or if the sign is in a state of visibly obvious structural disrepair affecting at least twenty-five percent of the sign area.

H. Authority to Modify Sign Regulations. Notwithstanding other provisions of this chapter, the city council has the authority to modify or adjust regulations of this chapter in order to prevent or lessen practical difficulties or unnecessary physical hardships inconsistent with the objectives of the zoning code and the purpose of this section as would result from a strict or literal interpretation and enforcement of certain of the regulations of this chapter.

I. Public Utility Signs. Nonadvertising signs of public utility companies shall be permitted as required in their operation, providing service for the health, safety and welfare of the general public, including but not limited to the following: the location of underground facilities, directional signs for public utility services, signs notifying the public of "danger," "emergency," "construction" and similar conditions. No signs or other items shall be attached to private utility company poles and/or light standards or supports, without prior written approval from the affected utility company.

(Ord. 509 § 1, 2003; Ord.1 (part), 2 (part), 1998; Ord. 486 §§ 9-16, 1997; Ord. 437 § 1 (part), 1989)

18.14.050 Regulation Of Manufactured Housing Within Residential Districts

A. Application. The provisions of this section shall apply to all single-family dwellings and mobile homes on permanent foundations listed as permitted uses within all residential districts with administrative approval.

B. Developmental/Architectural Standards. All manufactured housing must comply with local ordinances including use zone requirements, wind pressure requirements, fire zones, building setback, side and rear yard requirements, site development and property line requirements, as well as the review and regulation of architectural and aesthetic requirements. All single-family

dwellings and mobile homes on permanent foundations shall meet the following developmental/architectural standards:

1. Garages or Carports. A garage or carport shall be provided for every dwelling located on a lot which is not a part of a mobile home subdivision.

2. Minimum Floor Area. The minimum floor area for every dwelling located which is not a part of a mobile home subdivision, shall be eight hundred square feet, excluding the area of the garage or carport.

3. Roof Overhang. All main buildings shall have a pitched roof with a minimum twelve-inch roof overhang on each of the dwelling's perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.

4. Roofing Material. All main buildings, and all detached garages and carports located on the front half of the lot shall have a roof constituted of either wood shakes, asphalt, composition or wood shingles, clay, tile, concrete or metal tile, slate or built-up asphalted-gravel materials.

5. Siding Material. All main buildings and all detached garages located on the front half of the lot shall have exterior siding material consisting of either wood, masonry, concrete, stucco, Masonite or metal lap. The exterior siding material shall extend to ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

6. Foundations. All main buildings shall be placed on a permanent foundation which meets applicable building code requirements and/or the provisions of Section 18551 of the California Health and Safety Code, such that the floor elevation of the dwelling is reasonably compatible with the floor elevations of the surrounding dwelling units.

7. Utility Connections. All manufactured home utility connections pertaining to electrical, gas, water, mechanical and sewer shall be installed in a permanent manner applicable to a permanent single-family residential structure in the existing district. Location of water meters and gas meters shall conform to adopted standards of the city.

8. Minimum Width. The minimum width of a dwelling located on a lot outside of a mobile home subdivision shall be twenty feet.

9. Surrender of Registration. Subsequent to applying for a building permit, and prior to occupancy of a mobile home on a permanent foundation, the owner shall request a certification of occupancy be issued by the building official pursuant to Section 18557(a)(2) of the California Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership and certificate of registration issued by a state agency is to be surrendered to the issuing state agency. Any mobile home on a permanent foundation must bear a California insignia or Federal label pursuant to Section 18550(b) of the California Health and Safety Code.

10. Tow Bars, Wheels and Axles. All mobile home tow bars, wheels and axles shall be removed when the dwelling is installed on a residential lot.

11. Deviations. The city services director may approve deviations from one or more of the standards of this section on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity. The determination of the city services director may be appealed to the city council in accordance with the provisions of Section 18.16.050 of this code.

12. Residential Use. All manufactured homes shall be occupied only as a single-family residential unit.

13. Zone Requirements. All manufactured homes shall meet all requirements for the zone in which they are located.

14. Modifications. No modifications shall be granted to a manufactured home unless approved by the Department of Housing and Community Development and the building official for the city.

(Ord. 437 § 1 (part), 1989)

HISTORY

18.14.060 Accessory Dwelling Units and Junior Accessory Dwelling Units

A. Purpose and intent. 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.

   This section is not intended to regulate multigenerational dwelling units, which are dwelling units that do not include a kitchen, contained entirely within the walls of a proposed or existing single-family residence where access is not restricted between areas of the residence.

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. For CN and CC districts, a Conditional Use Permit is required.

   No ADU may be established in a commercial district unless all of the following conditions have been met:

   1. The ADU is part of an approved mixed-use development;

   2. The ADU is built above the ground floor; and

   3. The ADU is within a mixed-use development that has reached its maximum allowable residential density.

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 no more than twelve hundred (1200) square feet for a new detached ADU and up to 50 percent of the floor area of the existing primary dwelling for an attached ADU (at least 800 square feet) in size that has 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 from the main entrance to the single-family residence, separate sanitation facilities, and 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. Is served by municipal water and sewer service.

3. Does not currently contain an accessory dwelling unit.

E. Development Standards. An accessory dwelling unit may be established by the conversion of an attic, basement, garage (if alternative parking area is provided for the principal dwelling unit), or other portion of a principal dwelling unit. A detached accessory dwelling unit may be established by the conversion of an accessory structure or may be new construction. Accessory dwelling units may be mobile homes, provided that such units are subject to all applicable standards of Section 18.14.030 and 18.14.050, governing the placement of mobile homes on single-family lots. All applications for accessory dwelling units, whether processed as a permitted use or an exception, must comply with the following standards:

1. Parcel Size. Accessory dwelling units may only be constructed on lots or parcels that are at least five thousand (5,000) square feet in area.

2. Floor Area. Detached ADUs shall not exceed one thousand two hundred (1,200) square feet of floor area if separated from the existing main dwelling. If attached to the existing main dwelling, the floor area of the accessory dwelling unit also shall not exceed fifty percent (50%) or less of the existing living area of the existing primary dwelling or one thousand two hundred (1,200) square feet, whichever is greater. A manufactured home shall not be less than 20 feet wide by 40 feet long and 800 square feet in floor area. ADUs and JADUs shall be at least two hundred twenty (220) square feet. JADUs may not be more than five hundred (500) square feet in size.

3. Quantity. In single-family residential districts, one attached or detached accessory dwelling unit is permitted per lot. In multifamily residential districts, one attached or two detached accessory dwelling units are permitted.

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 dwelling or permitted accessory structure, or in the same location and to the same dimensions as an existing permitted accessory structure.

5. ADUs and JADUs shall not exceed a single story and sixteen feet (16') in height, unless constructed above an attached or detached garage, in which case the ADU/JADU shall not exceed the height limit of the applicable zoning district.

6. Appearance. The accessory dwelling unit shall be clearly subordinate to the principal dwelling unit by size, location and appearance. The second unit's scale, appearance and character shall be similar to and compatible in architectural design with the principal dwelling unit and adjacent residences.

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. Doorway access shall be provided either to the side or rear of the second housing unit.

9. Parking. Adequate parking area must be available on the streets adjacent to the accessory dwelling unit. If adequate on-street parking is not available in the immediate vicinity, or in the case of all second units located on cul-de-sac lots, one additional off-street parking space must be provided. The additional parking space shall be waived if in any of the following instances:

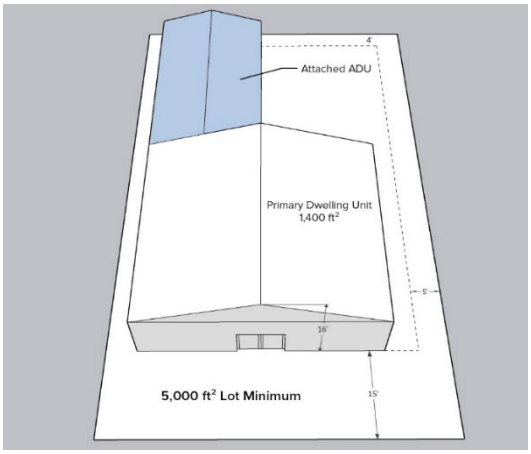
    a. The accessory dwelling unit is located within one-half (0.5) miles of public transit.

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

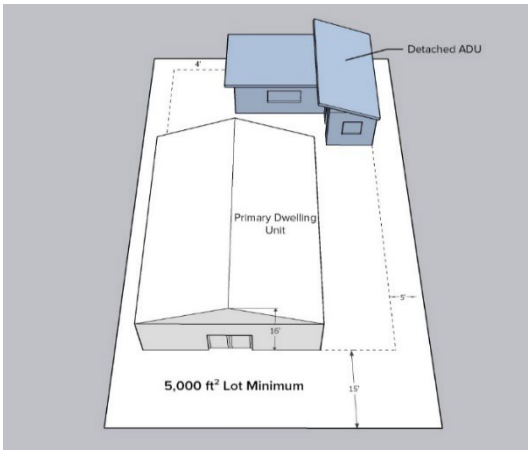
    c. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.

    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. (Gov. Code, § 65852.2, subd. (a)(1)(D)(xi).)

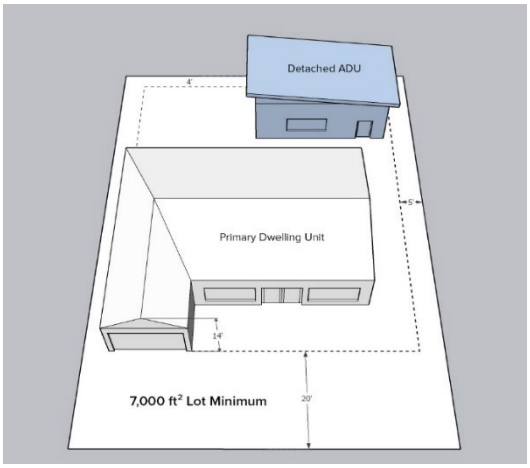
10. Utility Services. Accessory dwelling units shall be provided with water, sewer, and other utilities as determined by the building official. A separate connection from the main dwelling is not required.



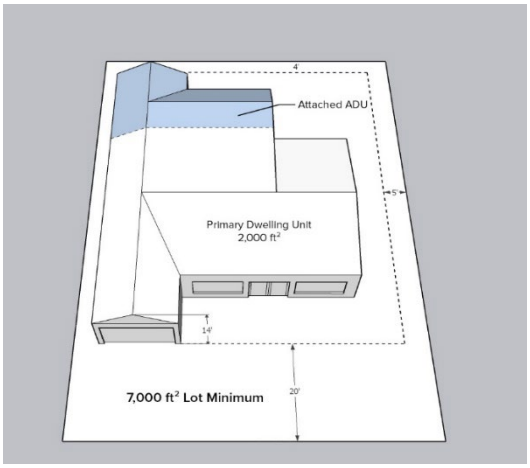
Lot Square Footage: *5,000 ft²*
Primary Dwelling Unit Square Footage: *1,400 ft²*
Minimum ADU Square Footage: *220 ft²*
Maximum ADU Square Footage: *50% of the primary dwelling unit or 1,200 ft², whichever is greater.*
Minimum Front Setback: *15 ft*
Minimum Side Setback: *5 ft*
Minimum Rear Setback: *4 ft*
Maximum ADU Height: *16 ft*



Lot Square Footage: *5,000 ft²*
Primary Dwelling Unit Square Footage: *1,400 ft²*
Minimum ADU Square Footage: *220 ft²*
Maximum ADU Square Footage: *1,200 ft²*
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 ft²*
Primary Dwelling Unit Square Footage: *2,000 ft²*
Minimum ADU Square Footage: *220 ft²*
Maximum ADU Square Footage: *1,200 ft²*
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 ft²*
Primary Dwelling Unit Square Footage: *2,000 ft²*
Minimum ADU Square Footage: *220 ft²*
Maximum ADU Square Footage: *50% of the primary dwelling unit or 1,200 ft², 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 planner shall approve or deny accessory dwelling unit requests based upon the specified requirements. The applicant may appeal the decision of the city planner to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner, in writing, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting.

    If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The planning commission's review shall be limited to compliance with the specified requirements.

12. A permit must be obtained for the construction or installation of an ADU or JADU. An application, together with the required fee in compliance with the City's fee schedule, shall be filed with the Planning Department and accompanied by detailed and fully dimensioned plans, architectural drawings/sketches, elevations, floor plans, landscape plans, and/or any other data/materials identified in the Department handout for ADU/JADU applications. Following receipt of a completed application, the city services director shall make an investigation of the facts bearing on the case to determine compliance with this section and ministerially approve a compliant application.

    If the permit application to create an ADU or a JADU is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the permit application for the ADU or the JADU until the City acts on the permit application to create the new single-family dwelling. The applicant may request a delay in the time available for the City to act on the application, as provided by State law.

(Ord. 514 § 13, 2004: Ord. 437 § 1 (part), 1989)

HISTORY
Amended by Ord. 578 on 8/27/2019

18.14.070 Single-Room Occupancy Unit

A. Purpose. Single-room occupancy units (SRO) aim to offer housing options in specific residential, commercial, or mixed-use areas for low-income households of one or two individuals who may not be able to afford conventional apartments. Their development standards prioritize affordability while addressing concerns around neighborhood compatibility and facility management.

B. Single-room occupancy units shall be permitted as follows:

    1. A "small SRO" (four or fewer units) is a permitted use in RM-1.5, RM-3, and RM-MH8 multi-family residential zones and would be subject to the same district requirements applicable to multi-family residential or apartment uses in that zoning district.

    2. A "large SRO" (five or more units) may be permitted with a conditional use permit in in RM-1.5, RM-3, RM-MH8, CC, and MXU zoning districts.

C. Development Standards. All single-room occupancy units shall meet the following standards:
    1. All SRO Facilities

a. Each SRO is occupied by no more than two persons.

b. Minimum unit size of 150 square feet for single person occupancy and 220 square feet for two-person occupancy.

c. Laundry facilities are required to be on-site, unless there are public facilities located nearby.

d. Adequate parking and storage must be provided for residents.

e. Requires a kitchen and a full bathroom.

2. Small SRO Facilities (four or fewer units)

a. Maximum unit size: 400 square feet

b. Bathrooms and kitchens may be individual or shared.

3. Large SRO Facilities (five or more units)

a. Maximum unit size: 300 square feet

b. Private bathroom facilities are required, but shower or bathtub facilities may be shared.

c. The kitchen space in individual rooms is limited to 50 percent.

18.14.080 Group Care Homes

A. Purpose. Group care homes are an especially important type of housing for persons with disabilities. By supporting their residents' individualized needs while providing flexible and affordable housing options, group homes help persons with disabilities live in deinstitutionalized settings that facilitate their integration into local communities.

B. Group care homes shall be allowed as follows:

1. Six (6) or fewer persons with a State license permitted in any residential zone district. Site plan review and approval is required for all residential zone districts except single-family.

2. A residential group home that serves six or fewer persons shall comply with the development standards for one-family or multiple family dwellings, as applicable, located within the same zone.

3. A residential group home that serves six or fewer persons shall comply with all applicable federal, state and local laws, and all applicable federal, state and local health and safety regulations including, but not limited to, Fire and Building Code regulations.

4. Seven (7) or more persons and non-State licensed, permitted in the RM-3 or RM-MH8 Residential Districts with a conditional use permit.

5. A residential group home facility that serves seven or more persons shall conform to the development standards for the zoning classification in which it is located.

HISTORY

18.14.090 Supportive Housing

A. Purpose. Supportive housing is defined as housing that has no restrictions on the length of stay and is occupied by individuals from the target population. It is linked to onsite or offsite services that assist the residents in maintaining their housing, improving their health, and maximizing their ability to live and work in the community. Supportive housing is considered a residential use of property and is subject only to the same restrictions as other residential dwellings of the same type in the same zone. It is a permitted use in all zoning districts that permit residential units.

B. Supportive housing shall be allowed as follows:

1. Permitted in any residential zone district subject to the same permit requirements of other residential uses of the same type in the same zone district. Permitted uses in single-family zone districts shall not change the residential character of the single-family zone district.

2. Supportive housing facilities providing accommodations for six (6) or fewer individuals are allowed in all residential zoning districts, in the CC (central commercial), CN (neighborhood commercial), CH (highway commercial) zoning districts as part of a mixed-use developments, and in the MXU (mixed-use) zoning district as a permitted use without a conditional use or other discretionary permit.

3. Supportive housing facilities providing accommodations for six (6) or more individuals are allowed in the RM (multi-family residential) zoning districts, in the CC (central commercial), CN (neighborhood commercial), CH (highway commercial) zoning districts as part of a mixed-use developments, and in the MXU (mixed-use) zoning district as a permitted use without a conditional use or other discretionary permit.

C. Development and Operational Standards. All supportive housing units shall meet the following standards:

1. Length of Stay: There is no limit on how long residents can stay at the transitional housing facility.

2. Living Areas: The facility must provide sufficient living space, including shower and toilet facilities, laundry facilities with washers and dryers, and secure storage areas for residents. The facility should make every effort to house family members together, regardless of age or gender. If there is no space for children to play or engage in activities within the family sleeping or living area, a separate day, play, or activity room must be provided that is separate from any common area used by other residents.

3. Support Services: Supportive services provided by the facility should include a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy. The facility must offer at least the following minimum support services:

a. If the program includes drug or alcohol abuse counseling, it must have appropriate state and/or federal licensing.

b. The program must provide transportation options for clients to access social services, housing, and employment opportunities.

c. The program must have specific mechanisms in place for residents to contact social services.

d. The program must provide clear and acceptable arrangements for facility residents regarding meal preparations or food provision and disbursement.

e. The program, if applicable, must offer childcare services and ensure school-age children are enrolled in school during their stay at the facility.

HISTORY

18.**14**.**10**0 **Employee Housing**

A. Purpose. Employee housing pertains to the construction, maintenance, use, and occupancy of housing facilities that accommodate employees. The purpose of this section is to ensure compliance with the Employee Housing Act, Sections 17000 et seq. of the California Health and Safety Code. This section aims to facilitate the development and management of employee housing within the City of Lindsay, ensuring it meets state standards. By aligning local regulations with state requirements, this section provides guidelines for developing safe and regulated housing accommodations for employees.

B. Employee housing shall be classified and permitted as followed:

1. Employee housing serving six or fewer employees, in accordance with Section 17021.5 of the Employee Housing Act, is classified as a single-family dwelling and permitted in residential zones. Such housing must comply with all relevant regulations and standards that apply to residential dwellings within the same zone. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees.

2. Employee housing that accommodates 7 or more employees and provides no more than 36 beds in group quarters or 12 units/spaces for single families or households, is classified as an agricultural land use pursuant to the Employee Housing Act Section 17021.6. Aside from conditions specified in the Employee Housing Act Section 17021.8, this type of employee housing is not to be considered distinct from any other agricultural use. No conditional use permit, zoning variance, or other zoning clearance is required beyond what is demanded of standard agricultural activities within the same zones. Additionally, employee housing in agriculturally zoned areas is authorized to house agricultural workers regardless of whether they are employed on the site of the housing.

18.14.110 Signage Regulations

A. Purpose. The purpose of this chapter is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of the City of Lindsay. Specifically, these regulations are intended to implement the General Plan and to:

1. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location, and maintenance of signs and sign structures;
2. Preserve and enhance the visual attractiveness of the city;
3. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;
4. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers, or interfere with vehicular ingress and egress;
5. Provide adequate opportunity for the exercise of the free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;
6. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on the same premises, rather than functioning as general advertising for hire.

B. It is the City's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.

(Ord 579, 2019)

18.14.120 Applicability And Severability

This chapter regulates signs that are located or mounted on private property within the jurisdictional boundaries of Lindsay. The provisions in this Chapter apply in all Zoning Districts within the city. No sign within the regulatory scope of this Chapter shall be erected or maintained anywhere in the city except in conformance with this Chapter. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this chapter is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the chapter.

(Ord. 579, 2019)

18.14.130 No Discrimination Against Noncommercial Speech

Subject to the property owner's consent, a noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this title. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

(Ord. 579, 2019)

18.14.140 Exempt Signs

A. The following signs are exempt from the permit requirements of this chapter and do not count toward the total sign area limit for a site, if they conform to applicable standards:

1. One nameplate per residence or business premises, not exceeding two (2) square feet in area, identifying the owner, address and/or business hours of the property.

2. Barber poles, not exceeding 18 inches in height, located in a non-residential zone district and containing no lettering.

3. Signs on vehicles, provided that the message pertains to the establishment of which the vehicle is an instrument or tool, and the sign does not utilize changeable copy or special illumination.

4. Holiday and cultural observance decorations on private property that do not include commercial advertising. This exemption includes strings of lights associated with a holiday decoration.

5. Official notices issued by a court or public agency and posted in the performance of a public duty; notices posted by a utility or other quasi-public agency; signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic; noncommercial bus stop signs erected by a public transit agency, or other signs required or authorized by law. This exemption also covers signs and banners for special civic events erected by the City, which may be displayed in public rights-of-way.

6. Signs that are located entirely within a building or enclosed structure and are not visible from the public right-of-way.

7. Signs located on a private area of a lot that is not accessible by the general public, such as a backyard, and are not visible from the public right-of-way.

8. Signs and menu display boards fixed to mobile vending carts, up to a maximum of eight (8) square feet of sign area, plus a menu display board.

9. Signs that are part of a vending machine, gas pump, or similar device.

10. Signs mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the city.

11. Window signs that conform to the standards of Chapter 18.14.

B. Exempt signs that have electrical connections or engineered supports shall obtain the appropriate building permit, as required by the California Building Code.

(Ord. 579, 2019)

18.14.150 Prohibited Signs

A. The following signs shall be prohibited in all zones:

1. Signs that it could reasonably be perceived to interfere with, or be confused with any official traffic control device, traffic signal, or official directional guide sign.
2. Signs placed within 30 feet of the intersecting curb lines of a street, except for signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic.
3. Signs so located as to prevent free ingress and egress from any door or fire escape.
4. Signs extending above or beyond the face of the building, the fascia of the roof, the peak of a pitched roof, or the parapet line of a flat roof.
5. Glaring, flashing, sparkling, glittering, twinkling, or shimmering signs.
6. Signs with open letters that can be viewed from the reverse side.
7. Streamers, mylar balloons, and blimps secured with a rope or string, unless specifically permitted with a temporary use permit.
8. Signs located, placed, or erected in or upon any public right-of-way, except as specifically allowed by this chapter.
9. Signs located, placed or attached upon any tree, utility pole, or fence, except as specifically allowed by this chapter.
10. Signs placed on private property without permission of the property owner.
11. Nonconforming signs and sign structures associated with an activity, business, product, or service that has not been sold, produced, provided, or conducted on the premises for a period of 90 days.
12. Signs that revolve or are animated, except public service signs, such as time and temperature units and barber poles.
13. Signs containing statements, words, symbols, or characters of an obscene nature.
14. Signs emitting sound.
15. Murals that contain commercial speech or logos.
16. Signs located within five (5) feet of a fire hydrant, street sign, or traffic signal.
17. Signs on gas pump canopies facing residential zone districts shall not be illuminated.

(Ord 579, 2019)

18.14.160 Permits Required

A. No permanent sign shall be erected, altered, reconstructed, or relocated without a sign permit unless the sign is specifically exempted from the permit requirements. A permit is not required for ordinary maintenance and repairs to signs and for temporary signs on private property that conform to the standards of this chapter. The City Manager, or designee will review all applications for sign permits for consistency with this chapter.

B. Signs that have electrical connections or engineered supports shall obtain the appropriate building permit, as required by the California Building Code.

C. Signs that project over or extend into a public street or sidewalk shall also require approval of an encroachment permit by the City Engineer pursuant to the provisions of Title 12 of the Municipal Code.

D. Consent of the property owner and business owner is required before any sign permit may be approved.

(Ord. 579, 2019)

18.14.170 Rules For Sign Measurement

A. For the purposes of this chapter, lot frontage shall be calculated as follows:

1. If a lot fronts on two streets, both frontages may be used to determine the allowable sign area.

2. If a lot fronts on three or more streets, the length of only two contiguous sides shall be added together to determine allowable sign area.

B. The building frontage shall be the building facade in which main customer access is provided to the establishment. A building's frontage is considered continuous if projections or recesses in the building facade do not exceed 15 feet in any direction. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

C. The area of an individual sign shall be calculated as follows.

1. Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in sign area if they contain no lettering or graphics.

2. Where two faces of a double-faced sign are located two (2) feet or less from one another at all points or located at an interior angle of 45 degrees or less from one another, the sign area shall be calculated as the area of one (1) face. Where the two (2) faces are not equal in size, the larger sign face shall be used. Where two (2) faces of a double-faced sign are located more than two (2) feet or 45 degrees from one another, both sign faces shall be counted toward sign area.

3. On a three-faced sign, where at least one interior angle is 45 degrees or less, the sign area shall be calculated as the sum of the largest and the smallest face. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.

4. Three-Dimensional Signs. The size of signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like

trademarks), shall be calculated as the sum of the square footage of the two adjacent sides of the smallest theoretical cube that would encompass the sign.

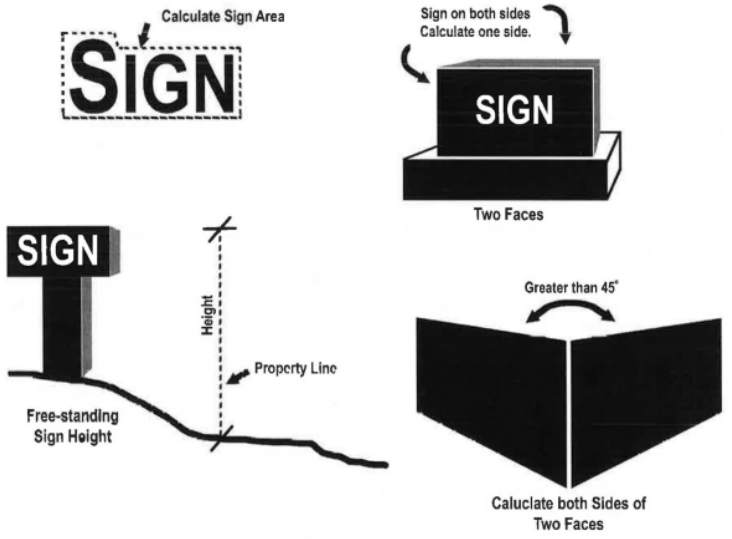
D. The height of a sign shall be calculated as follows.

1. The height of a sign that is not a freestanding sign shall be the vertical distance measured from the ground level directly beneath the sign to the highest point at the top of the sign including any structural or architectural components of the sign.

2. The height of a freestanding sign shall be measured as the vertical distance from grade at the edge of the right-of-way along which a freestanding sign is placed to the highest point of the freestanding sign, including any structural or architectural components of the sign. When the grade at the edge of the right-of-way is higher than the site on which the sign is placed, that portion of the sign below the grade at the edge of the right-of-way shall not be included in determining the freestanding sign's overall height. Freestanding signs oriented towards a freeway shall be measured from the site's finished grade or pad, whichever is lower.

E. Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.

F. For the purpose of determining the allowed number and size of signs, an integrated shopping center shall be considered us one site.



HISTORY
Adopted by Ord. 579 on 9/10/2019

18.14.180 Sign Regulations On Developed Sites By Zone District

For the purpose of this section, signs are grouped into four types: building signs, freestanding signs, temporary building signs, and temporary freestanding signs.

This section establishes standards for the number of signs, size of signs, placement of signs, and illumination of signs for developed sites based on the zone district in which the signs are located. Table

18.14.180(A) establishes specific regulations by zone district for building signs, and freestanding signs. Table 18.14.080(B) establishes specific regulations by zone district for temporary building signs and temporary freestanding signs. Signs shall not be placed on private property except in conformance with Table 18.14.180(A) and Table 18.14.080(B).

Table 18.14.180(A)

Number and Size of Permanent Signs by Zone		
Zone District	**Permanent Building Signs**	**Permanent Freestanding Signs**
R-A, R, and RM districts with 4 or less residences per site	1 sign per residence maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.
R-A, R, and RM districts with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per frontage maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
PO districts	2 sq.ft. per 1 lineal foot of building frontage up to 60 sq.ft. on primary frontage. 1 sq.ft. per 1 lineal foot up to 30 sq.ft. on secondary frontage.	1 monument sign per street frontage: Less than 50 feet of frontage: 20 sq.ft., 6 feet high maximum 50-150 feet of street frontage: 36 sq.ft., 6 feet high maximum 150-300 feet of street frontage: 64 sq.ft., 8 feet high maximum 5-foot minimum setback from property line
CN, CS, and CH districts	Number of signs per business establishment limited to 6. Allowed square footage per building frontage is cumulative.	1 sign per establishment maximum. 60 sq.ft. maximum sign face size.

Number and Size of Permanent Signs by Zone		
Zone District	**Permanent Building Signs**	**Permanent Freestanding Signs**
	Primary building frontage: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length.	20 feet high maximum if set back 10 feet of more from property line. 10 feet high maximum if set back 5 to 10 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 200 sq.ft. Maximum height not greater than the average height of the buildings. 5-foot setback minimum from front lot line 15-foot setback minimum from side or rear line
CC districts	2 sq.ft. per 1 lineal foot of building frontage up to 60 sq.ft. on primary frontage. 1 sq.ft. per 1 lineal foot up to 30 sq.ft. on secondary frontage.	Shopping centers only: 1 freestanding sign per frontage based on the following: Less than 50 feet of frontage: 20 sq.ft., 10 feet high maximum 50-150 feet of street frontage: 40 sq.ft., 15 feet high maximum 150-300 feet of street frontage: 65 sq.ft., 20 feet high maximum 5-foot setback minimum from property line
I district	No limit to number of signs per business establishment. 1 sq.ft. per lineal foot of property line adjoining a street, or 100 sq.ft. per acre of site area in use, whichever is	1 sign per frontage maximum. 60 sq.ft. maximum sign face size. 20 feet high maximum. 5-foot setback from front lot line 15-foot setback from side lot line

Number and Size of Permanent Signs by Zone		
Zone District	**Permanent Building Signs**	**Permanent Freestanding Signs**
	greater, to a maximum of 600 sq. ft. of sign face.	
RCO district	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only. 5-foot setback from all lot lines.

Table 18.14.180(B)

Number and Size of Temporary Signs by Zone		
Zone District	**Temporary Building Signs**	**Temporary Freestanding Signs**
R-A, R, and RM districts with 4 or less residences per site	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 15 feet high. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 3 feet high. No illumination.
R-A, R, and RM districts with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 3 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 3 feet high. No illumination.
PO district	1 sign per establishment.	1 sign per site, plus 1 additional sign for every 300 lineal feet of street

Number and Size of Temporary Signs by Zone		
Zone District	**Temporary Building Signs**	**Temporary Freestanding Signs**
	10 sq.ft. plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage maximum size. Placement a minimum 3 feet below roofline. No illumination.	frontage, rounded down to the nearest whole number. 16 sq.ft. maximum sign size. 6 feet high maximum. No illumination.
CN district	1 sign per establishment. 10 sq.ft. plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage maximum size. Placement a minimum 3 feet below roofline. No illumination.	1 sign per site, plus 1 additional sign for every 300 lineal feet of street frontage, rounded down to the nearest whole number. One half of signs, 32 sq.ft. maximum sign size. Other half of signs, 16 sq.ft. maximum sign size. 6 feet high maximum. No illumination.
CC, CS, and CH districts	1 sign per establishment. 10 sq.ft. per establishment, plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage maximum size. No illumination.	1 sign per site. 10 sq.ft. maximum sign size. If placed on sidewalk the sign shall allow for a minimum 4-foot wide path of travel. No illumination. Freestanding banners are not allowed.
I district	1 sign per street frontage. 32 sq.ft. maximum size per sign.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size.

Number and Size of Temporary Signs by Zone		
Zone District	**Temporary Building Signs**	**Temporary Freestanding Signs**
	Placement a minimum3 feet below roofline. No illumination.	First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
RCO district	None allowed.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. No illumination.

18.14.190 Sign Regulations On Undeveloped Or Developing Sites

A. Undeveloped sites shall be allowed a maximum one temporary freestanding sign of a maximum size of 32 square feet. Illumination of the sign is prohibited. The maximum height shall be 10 feet.

B. Developing sites, i.e. construction sites, shall be allowed a maximum two temporary freestanding signs of a maximum size of 32 square feet each. Illumination is prohibited. Temporary signs that are not visible from any public right-of-way shall not be counted in the maximum number or size of signs. The maximum height shall be 10 feet

C. Developing residential subdivision sites where ten (10) or more new residences will be offered for sale shall be allowed one temporary sign of a maximum size of 32 square feet. Illumination of the sign is prohibited. The sign may be mounted on a building or may be a freestanding temporary sign of a maximum height of 12 feet. Additional temporary signs, temporary freestanding signs, and flags may be maintained within the boundaries of a residential subdivision if they are not visible from outside the residential subdivision.

(Ord. 579, 2019)

18.14.200 Offsite Temporary Signs For Residential Subdivisions

A. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed up to four (4) offsite temporary freestanding signs with a size not to exceed 32 square feet and a height not to exceed eight (8) feet per residential subdivision. Signs shall be located on private, non-residential zoned parcels, or on private, residential zoned parcels that are unoccupied, vacant and otherwise free from any structures or buildings. Signs shall not be made

or constructed from cloth, bunting, plastic, paper or similar material. Banners and flags with or without an advertising message shall not be permitted offsite.

B. In addition to any sign permitted pursuant to Subsection A. above, up to four (4) nonilluminated offsite temporary freestanding signs in an A-frame configuration, with a size not to exceed 12 square feet per face or four (4) feet in height, may be permitted per residential subdivision. A-frame signs shall be located on private, non-residential property or on public property behind any existing sidewalks, and in such a manner to not to create a safety hazard by obstructing the clear view of, or otherwise hinder or impede, pedestrian and vehicular traffic. A-frame signs may only be displayed during the operating hours for the residential subdivision sales office and shall be located no further than 1,500 feet from the subject residential subdivision entry.

(Ord. 579, 2019)

18.14.210 Flags And Flagpoles

A. Flags on flagpoles shall not count toward the maximum sign area.

B. Flagpoles shall not be located within any required side or rear building setback areas. Flagpoles may be mounted on the ground or on the roof or wall of a building.

C. The maximum height of a flagpole shall be as follows:

1. Flagpoles located in the C or I zones shall have a maximum height of 50 feet or a maximum height equal to twice the distance from the base of the pole to the closest lot line, to a maximum of 100 feet, whichever is greater.

2. Flagpoles located in the R-A, R, or RM zones shall have a maximum height of 30 feet.

(Ord. 579, 2019)

18.14.220 Search Lights And Klieg Lights

Search lights and klieg lights are prohibited, except when used for public safety purposes or when specifically approved with a temporary use permit for a special event.

(Ord. 579, 2019)

18.14.230 Signs In Public Rights-Of-Way

The following signs are allowed in the public right-of-way:

A. Building signs in the CC zone that project into the public right-of-way, provided that the projecting width of the projecting sign is a maximum of three (3) feet, and that the bottom of the sign is seven (7) feet above the finished grade.

B. Building signs located on or under awnings in the CC zone that meet the provisions of this chapter.

C. Temporary freestanding signs placed on the sidewalk in the CC zone that meet the provisions of this chapter and when a minimum 4-foot wide clear path of travel is provided.

D. Signs placed by a public agency for a public purpose, such as traffic signs.

E. Signs specifically authorized by the City Manager or the City Services Director that do not negatively impact public health or safety.

F. Temporary non-commercial signs that are placed at locations pre-specified by City Council with the size of sign, sign materials, and dates/times of posting approved by the City Manager.

G. Temporary freestanding signs not larger than 8 square feet when approved along with a temporary use permit.

(Ord. 579, 2019)

18.14.240 Temporary Sign Standards

A. Temporary signs shall require a temporary sign permit.

B. Temporary freestanding signs in non-residential zones shall not be located:

1. In any public right-of-way, except as provided in Section 18.14.130;

2. In parking lot driving lanes, aisles or spaces;

3. On multi-use trails or sidewalks if they would block a four-foot wide pedestrian path of travel;

4. At any location where they would block pedestrian access;

5. Within one 100 feet on either side, or in front of a permanent freestanding sign;

6. Within 20 feet from any other temporary freestanding sign; or

7. Within 30 feet from a drive approach (driveway entrance) or intersection of two streets.

C. Temporary building signs shall be removed after a period of 30 days. After removal, no temporary building sign may be placed on the site for a period of 30 days.

D. Banners shall not be used as permanent signs for more than 60 days.

E. Banners and feather banners shall be constructed of durable, weather-resistant materials not subject to rapid deterioration or fading and shall be professional in appearance. Acceptable materials include but are not limited to vinyl, nylon reinforced vinyl, polyethylene or polyester-like materials, or durable fabric.

F. Temporary freestanding signs shall be affixed to supporting structures made of a durable, rigid material such as, wood, plastic or metal. Freestanding signs placed on hard surfaces in conformance with this chapter are exempt from this subsection if they have a weight and mass that makes them not inadvertently movable and they do not block a four-foot wide pedestrian path of travel.

G. Temporary signs in addition to those allowed in Section 18.14.180 may be conditionally allowed as part of a permit issued for a temporary use.

(Ord. 579, 2019)

18.14.250 Size Of Signs On Windows

Signs affixed to windows shall not cover more than 20% of each window. They shall not be counted toward the maximum allowable sign size.

(Ord. 579, 2019)

18.14.260 Signs With Non-Electronic Changeable Copy

Non-electronic changeable copy shall represent no more than 20% of the total allowable sign area. Changeable copy shall not be changed more than once every 24 hours.

(Ord. 579, 2019)

18.14.270 Signs With Electronic Changeable Copy

A. Electronic copy that will change more than once per day is allowed as a display medium on freestanding signs in the commercial zone districts upon issuance of a Conditional Use Permit, issued pursuant to Chapter 18.17.

B. Signs with electronic changeable copy shall meet the following standards:

1. The electronic sign face shall be directed in a manner that is not visible from the front or side of residential properties located in a residential zone district.

2. The electronic sign face shall be an integral part of the remainder of the sign area.

3. Electronic copy shall be limited to no more than 30 lumens output, measured at ten (10) feet from the sign face.

4. No portion of the electronic sign face shall change more frequently than once every six (6) seconds.

5. The electronic sign shall not emit any audible sound, buzz, or noise.

6. The electronic sign shall be operative only during the hours of operation of the associated business establishment.

7. Sign copy or electronic picture displays shall be limited to commercial advertising related to the use(s) on the premises on which the freestanding sign is located, except for message substitution, as allowed in Section 18.14.130.

8. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.

(Ord. 579, 2019)

18.14.280 Illumination Of Signs

The illumination of signs, from either an internal or external source, must be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards apply to all illuminated signs:

A. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.

B. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.

C. Light sources for externally illuminated signs shall meet the following standards:

1. Light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.

2. Light sources shall be fully shielded to minimize undesirable light into the night sky.

3. Metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.

4. Mercury vapor light sources shall be prohibited.

(Ord. 579, 2019)

18.14.290 Concealed Electrical Systems

External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

(Ord. 579, 2019)

18.14.300 Master Sign Program

A. The purpose of the master sign program provisions is to provide a coordinated and flexible design approach to signage for Lindsay's commercial shopping districts, industrial districts, and office parks. A master sign program is required for any site that contains more than three (3) commercial establishments

B. A master sign program shall be reviewed by the City Manager or designee as an administrative use permit. The City Council shall approve a master sign program when it is proposed with a development project that requires a conditional use permit.

C. A master sign program shall not be used to grant a special privilege nor provide more visibility or exposure than is available to similarly situated properties.

D. Master sign programs shall feature a unified and coordinated approach to the materials, color, size, type, placement, and general design of signs proposed for a project or property.

E. Reasonable conditions of approval may be imposed to achieve the purposes of this section and ensure internal sign design consistency on the site.

F. After approval of a master sign program, no sign shall be erected, placed, or maintained, except in conformance with such program, and such program shall be enforced in the same way as any provision in this section.

G. The master sign program and all conditions of approval shall be attached to the lease agreements for all leasable space subject to the master sign program.

H. Approval of a master sign program does not waive the permit requirements for individual signs that are subject to the program.

I. The City Manager or designee may approve minor amendments to a master sign program that are in substantial conformance with the original approval. All other amendments, including amendments to conditions of approval, shall be processed as a new application. Proposed amendments shall include written concurrence by the property owner.

(Ord. 579, 2019)

18.14.310 Variances And Administrative Adjustments

A variance or an administrative adjustment to the standards in this chapter may be granted in accordance with Chapter 18.21.

(Ord. 579, 2019)

18.14.320 Wall Mural Placement And Design Criteria

A. "Wall mural" or "mural" means an art form consisting of paint applied to a wall surface depicting a scene, personal experience, or observation. A wall mural is to be public art, not for the purpose of identifying, advertising, or drawing attention to a particular business, service, or economic activity.

B. Words and/or images may not be incorporated within the mural which specifically identifies or reflects the business, products, and/or services provided by any business service or economic activity.

C. Wall murals must be painted directly onto an exterior wall surface or a flat material permanently attached to the wall, such as aluminum composite sheet. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof.

D. A wall mural must be completed within 90 days after the date painting commences. The final anti-graffiti protective clear-coat must be applied within this 90-day period. Time extensions may be granted by the City Manager or designee in 30-day increments up to a maximum of 60 days upon a showing of good cause.

E. Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. Proper maintenance shall include periodic painting so that the wall mural does not exhibit chipping, pealing, or fading and other required maintenance as identified in conditions of approval issued by the City Manager or designee. Wall murals not maintained as required shall be deemed a nuisance. In addition to its other remedies, the City shall have the right to require removal of the wall mural and if the wall mural is not removed within the time period designated by the City, the City shall have the right to remove the wall mural at the property owner's expense.

F. No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a wall mural permit issued by the City Council. An application for a wall mural permit shall be submitted on the form prescribed by the City Manager and shall include a colored detailed drawing or sketch of the mural plus any other information as prescribed on the application form. The application must be made by the owner of the structure or include the written consent of the owner of the structure consenting to the painting of the wall mural on the structure consistent with the mural identified in the application.

G. The City Council shall identify conditions of approval to the issuance of a wall mural permit.

H. As a condition of approval of any wall mural permit, the applicant, the owner of the structure, and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Lindsay its officials, officers, employees, and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.

(Ord. 579, 2019)

18.14.330 Nonconforming Signs

A sign or outdoor advertising display of any character lawfully occupying a site prior to the adoption of this zoning code or on the effective date of applicable amendments to the zoning code that, as a result of the adoption or amendment to the zoning code, 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 in said district, except as otherwise provided in this section.

(Ord. 579, 2019)

18.14.340 Maintenance Of Signs

A. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading, and similar damage that inevitably occurs as a result of normal wear and aging.

B. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.

C. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired to the satisfaction of the City or removed.

D. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

(Ord. 579, 2019)

18.14.350 Hazardous Signs

Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, the same may be removed by City personnel, or its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.

(Ord. 579, 2019)

18.14.360 Abandoned Or Obsolete Signs

An on-premise sign advertising an activity, business, service, or product must be removed within 60 days following the actual discontinuance of the activity, business, service, or product. If the sign is not so removed, the City Manager or designee may have the sign removed in accordance with the public nuisance abatement provisions of this title. A sign structure is not required to be removed, however, the sign face shall be removed or replaced with a blank face or other sign face consistent with this chapter.

(Ord. 579, 2019)

18.14.370 Illegal Signs

Any sign, banner, or sign structure not erected, constructed, or located in conformance with this chapter and not classified as a legal nonconforming sign is an illegal sign and is subject to abatement in accordance with the public nuisance abatement procedures of the Lindsay Municipal Code.

(Ord. 579, 2019)

18.14.380 Enforcement

Signs which do not conform to the provisions of this chapter and are erected after its effective date and signs erected after the effective date of this chapter without obtaining a permit that is required are declared to be unlawful and a public nuisance. All signs declared to be unlawful by this chapter and all persons erecting or maintaining them shall be subject to the provisions of Lindsay Municipal Code. The City Manager shall take necessary actions or proceedings for the abatement, removal and enjoinment pursuant to the Lindsay Municipal Code.

(Ord. 579, 2019)

18.14.390 Definitions

As used in this chapter, the following terms are defined in this section. The images are intended to illustrate some of the sign types that are defined in this section.

- “A-Frame sign” means a sign made of wood, plastic or other lightweight and rigid material having the capability to stand on its own support(s) and being portable and movable.

- "Animated sign" means a sign with action or motion, whether by flashing lights, color changes, wind, rotation, movement of any parts of the sign or letters or parts of the sign structure, or other motion.

- "Awning" means a shelter supported entirely from the exterior wall of a building and composed of a collapsible frame covered completely with nonrigid material.

- "Banner" means any flexible material, such as cloth, plastic, vinyl, paper, cardboard or thin metal, with or without a "message", attached outdoors to a building, structure or mounting device, or attached indoors to a building, structure or mounting device so as to be visible from the exterior of a building, or structure. This definition includes a pennant, flag, or bunting.
- "Business premises" means a specific business occupancy within a building or upon a parcel of land, typically having a specific address and discrete entrance(s) and exit(s) to maintain a specific business identity and location.

- "Changeable copy" refers to the display of a message that can change by means of moveable letters, slats, lights, light emitting diodes, or moveable background material.

- "Erect" means and includes erect, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post, maintain and display. "Externally illuminated sign" means a sign which has light cast on its surface from an artificial exterior source installed for the purpose of illuminating the sign.

- “Feather banner” means a banner that is taller than it is wide and is attached to the ground by a single pole.

- "Freestanding sign" means a sign which is permanently supported on the ground by one or more uprights, braces, poles, or other similar structural components that are not attached to any building. This category includes both monument and pole signs.

- "Frontage, building" means the distance between the two most distant corners of a building measured in a straight line along the building face.

- "Frontage, street" means the distance between the two most distant corners of a site along a single street measured in a line along the street curb, including drive approaches, but excluding curb returns at street intersections.

- "Height" means the distance measured vertically from grade to the highest point or portion of the object to be measured.

- "Internally illuminated sign" means any sign whose illumination originates from within the structure of the sign and the source of which is not visible from the exterior of the sign.
- "Message" means any form of visual communication presented on any type of media. It is not material whether the communication has any logical, practical, literary, or artistic significance or not. It includes any form or combination of letters, graphics, symbols, or designs. The term is not intended to include mono-color paint applied to the exterior, trim, fascia, or other architectural elements of a building for protection against the elements.

- "Mural" means a sign painted on the exterior wall of a building consisting of graphics or images, either alone or in combination with letters.

- "Outdoors" means a location on undeveloped property or to the exterior of a building or structure.

- "Outdoor advertising" refers to the placement of a message on signs or banners located outdoors or located indoors in a manner such that the message is visible from the exterior of a building or structure.

- "Outdoor advertising structure" means a structure erected or maintained for the main purpose displaying commercial outdoor advertising and located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.

- “Painted Sign” refers to a sign that comprises only paint applied on a building or structure. "Parapet wall" means an exterior wall which extends vertically above the roof line.

- "Parcels" or "property" or similar references or descriptions shall refer to parcels defined or delineated by assessor parcel numbers maintained by the County tax assessor or as defined in the Glossary of this Code.

- "Pedestrian access" means a doorway which has been designed for the primary use of the patrons or customers of that particular use.

- "Permanent sign" means a sign that is solidly attached to a building, structure, or the ground by means of mounting brackets, bolts, welds, or other combination of attachment methods, thereby rendering the sign non-moveable or difficult to reposition without the use of machinery, cutting devices, or mechanical devices. See also "temporary sign."

- "Placed" includes constructing, erecting, posting, painting, printing, tacking, nailing, gluing, sticking, carving, or otherwise fastening, affixing, or making visible in any manner whatsoever.
- "Pole sign" means a permanently mounted, freestanding sign which is supported above the ground by one or more uprights, braces, poles, or other similar structural components.

- "Roof line" means the highest point of a parapet wall or the main roof structure or a highest point of a parapet wall other than such architectural features as cupolas, pylons, projections or raised portions of the roof.

- “Rooftop or roof-mounted sign” means a sign that extends above the ridgeline of the roof of a building, or a sign attached to any portion of the roof of a building. Rooftop or roof-mounted signs are not allowed.

- "Shopping center" means a primarily retail commercial site with three or more separate businesses sharing common pedestrian and parking areas.

- "Sign" means any letter or symbol made of cloth, metal, paint, paper, wood, or other material of any kind whatsoever placed for advertising, identification, or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

- "Sign area" means the geometric area of a sign including all elements such as board or frames, perforated or a solid background, ornamental embellishments, arrows, or other sign media. For the purposes of a freestanding sign the structural elements necessary to support the sign are included in the sign area.

- "Sign copy" means any words, letters, numbers, figures, designs, or other symbolic representations incorporated into a sign face and/or its structure with the purpose of attracting attention to the subject matter.

- "Sign face" means the panel surface of a sign which carries the advertising, information, or identification message.

- "Sign structure" means any structure which supports or is capable of supporting any sign. A sign structure may or may not be an integral part of a building. For the purpose of a freestanding sign, the sign structure shall include the aggregate area of the sign including the sign copy and all structural elements of the sign.

- "Temporary sign" means a sign that is easily moveable, and which is not attached to a building, structure, or the ground in such a manner as to be rendered a permanent sign. (Ord. 579, 2019)

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
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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)

18.15.010 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)

18.15.040 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.

18.16 Uses Permitted By Administrative Approval

18.16.010 Purposes And Application
18.16.020 Procedure
18.16.030 Findings
18.16.040 Notice Of Decision
18.16.050 Appeals
18.16.060 Revocation
18.16.070 Building Permit
18.16.080 Review Of Utility Towers And Lines
18.16.090 Wireless Communication Facilities

18.16.010 Purposes And Application

A. The purpose of requiring administrative approval of certain enumerated uses is to determine whether or not, in any particular case, a use listed under a section of district regulations entitled "Permitted Uses—Administrative Approval" should be treated as a conditional use because of the peculiar circumstances and conditions of the case. This chapter sets forth the procedure for approval of such use by an administrative act where findings can be made that such use is in conformance with the intent and provisions of the district regulations and other applicable regulations of this title. The provisions of this chapter take cognizance of the impracticality of listing certain uses as categorically possessing the characteristics of those uses listed under either the "Permitted uses" or "Conditional Use—Council Approval" sections of the various districts provided in this title.

B. Except as provided in Sections 18.16.050 and 18.16.070 of this chapter, the provisions of Sections 18.16.010 through 18.16.060 shall apply to all uses listed as permitted uses, subject to administrative approval.

C. As a matter of policy, any use listed as subject to administrative approval shall be considered as if it were a permitted use in the district where listed unless otherwise found to require modifications under the review procedures provided in this chapter.

(Ord. 437 § 1 (part), 1989)

18.16.020 Procedure

A. An application for administrative approval shall be submitted to the city services director on a form prescribed by the director. The application shall include a statement of the use proposed and a site plan prepared in accordance with and subject to the provisions of Chapter 18.18.

B. The city services director shall review the proposed use to ascertain all facts pertinent thereto, and in writing, shall state either approval or approval with conditions of the proposed use, together with his findings and reasons for such decision within fifteen days, excluding Saturdays, Sundays and legal holidays, of the filing of the application.

C. In approving the use, the city services director shall impose such conditions and requirements as may be applicable as listed under Sections 18.17.080 and 18.18.060.

(Ord. 437 § 1 (part), 1989)

18.16.030 Findings

The city services director may grant an application for administrative approval as the permit was applied for or in modified form, if, on the basis of the application and evidence submitted, the director is able to make the findings prescribed under Section 18.17.070, plus the following additional findings:

A. That the use will not involve any process, equipment or materials which, in the opinion of the city services director, will be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.

B. That the proposed use will be harmonious with existing structures and use of land in the vicinity.

(Ord. 437 § 1 (part), 1989)

18.16.040 Notice Of Decision

One copy of the written decision of the city services director shall be signed and dated by the director and mailed to the applicant.

(Ord. 437 § 1 (part), 1989)

18.16.050 Appeals

A. In the event the applicant is not satisfied with any condition or conditions of approval imposed by the city services director, the applicant may submit an application to the city council for a conditional use permit in the manner prescribed in Chapter 18.17. In submitting an application for a conditional use permit, only that information and data required under Chapter 18.17 need be submitted which is required in addition to that previously submitted as part of the application for administrative approval.

B. Except as provided in subsection C of this section, in the event the application for administrative approval is disapproved by the city services director, the application, upon written appeal from the applicant within fifteen days following the notice of the decision date pursuant to the provisions of this section, shall automatically become an application for conditional use permit and shall be processed in the manner prescribed in Chapter 18.17. The applicant shall submit such additional information and data required by the provisions of Chapter 18.17 as not previously submitted with his application for administrative approval, within five days following the filing of an appeal.

C. Appeals filed in the event of city services director disapproval of an application for a mobile home on a permanent foundation shall be processed as provided under subsections D, E and F of this section.

D. Within fifteen days following the date of a decision by the city services director, the decision may be appealed in writing to the city council by the applicant or any interested party. An appeal shall be filed with the department, and shall state specifically wherein it is claimed that there was an

error or abuse of discretion by the city services director, or wherein the decision is not supported by the evidence in the record.

E. The city services director shall give notice in writing to the applicant and to the appellant (if the applicant is not the appellant) of the time when the appeal will be considered by the city council.

F. The city council shall hear the appeal at its next regular meeting to be held not less than fourteen days after the filing of the appeal. The council may affirm, modify or reverse a decision of the city services director; provided, that if the decision is modified or reversed, the council shall, on the basis of the record and such additional evidence as may be submitted, make the determination required under Section 18.17.070 of this title.

(Ord. 437 § 1 (part), 1989)

18.16.060 Revocation

Upon violation of any applicable provisions of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a use permit shall be suspended automatically. Notice of such suspension shall be sent immediately to the person or persons responsible for noncompliance by the building official. Within thirty days of the suspension, the city council shall consider the suspension. If not satisfied that the regulation, general provision, condition or conditions are being complied with, the city council may revoke the use permit or take such action as may be necessary to ensure compliance with the regulation, general provision, condition or conditions.

(Ord. 437 § 1 (part), 1989)

18.16.070 Building Permit

Before a building permit shall be issued for any building or structure proposed as part of an approved application for administrative approval, the city services director shall determine that the proposed building location, facilities and improvements are in conformity with the site plan and conditions as approved.

(Ord. 437 § 1 (part), 1989)

18.16.080 Review Of Utility Towers And Lines

A. Application. The provisions of this title shall not be construed as to limit or interfere with the construction, installation, operation and maintenance of any use coming under the jurisdiction of the public utilities commission, which uses are related to the public utility purposes of water and gas pipes, mains and conduits, telegraph and telephone lines, pole-mounted repeaters, telephone booths, sewers and sewer mains, electric light and power distribution and transmission lines, except as provided in subsection B of this section.

B. Procedure.

1. The routes of proposed gas or electric transmission lines shall be submitted to the city services director for review and recommendations. The director shall confine its review to the route, placement and height of such towers or lines and the effect on land use. Power transmission lines shall be those lines which are intended to transmit gas or electric energy from the source

of such energy to a receiving substation or from a receiving substation to a distribution substation.

2. Prior to the acquisition of rights-of-way, the following plans and information shall be submitted to the city services director for review and recommendations:

    a. The location of the proposed route.

    b. Type of towers and transmission lines.

    c. Approximate height of towers or size of lines.

    d. Widths of rights-of-way.

    e. Other pertinent data.

3. The city services director may, when in the public interest, recommend such modifications as deemed necessary to protect the health, safety and welfare.

4. The city services director shall complete the review and make findings within sixty days after the filing of said plans and data.

C. Appeals. The recommendations of the city services director may be appealed to the city council within fifteen days of the completion of the review and findings. The appeal shall be placed on the agenda of the council's next regular meeting. The council shall review the findings and recommendations and shall act to uphold, modify or disapprove the recommendations of the director.

(Ord. 437 § 1 (part), 1989)

18.16.090 Wireless Communication Facilities

A. Definition. Wireless communication facilities are those facilities or structures that emit, broadcast or repeat signals intended primarily for commercial use beyond the immediate site where the facility is located. These facilities include cellular phone, enhanced specialized mobile radio, personal communication systems, and other communication technologies based on wireless radio wave transmission.

B. General Standards.

1. Building mounted antennas are encouraged, provided that the facility is compatible with the building design and does not negatively impact surrounding areas.

2. Where building mounting is not possible, an attempt should be made to screen new monopoles from public view and to co-locate new antennas on existing monopoles.

3. In order to minimize overall visual impact, wireless communication facilities should be designed to promote facility and site sharing.

4. Wireless communication facilities should avoid any unreasonable interference with views enjoyed by neighboring properties.

5. Wireless communication facilities should be painted colors which are most compatible with their surroundings.

C. Review Process. Wireless communication facilities shall be permitted within the CC, CS, CH, mixed-use, IL, IH, and RCO zoning districts. Satellite dishes not exceeding one meter in diameter and antennas not exceeding one meter in height shall be permitted within all zoning districts. All wireless communication facilities shall be subject to the building height limitation of the underlying zone and shall be screened from the public right-of-way whenever possible.

1. The following wireless communication facilities shall be subject to the administrative approval process of Chapter 18.16.

    a. One building mounted facility, per site, which does not extend more than fifteen feet above the roof line of the building; or

    b. One standalone/pole mounted facility, per site, which does not extend more than twenty-five feet above the average finish grade of the lot.

2. The following wireless communication facilities shall be subject to the site plan review process of Chapter 18.18.

    a. Any project resulting in more than one facility per property.

    b. Any building mounted facility that extends fifteen to twenty-five feet above the roof line of the building.

    c. Any standalone/pole mounted facility that extends twenty-five to fifty feet above the average finish grade of the lot.

3. The following wireless communication facilities shall be subject to the conditional use permit process of Chapter 18.17.

    a. Any building mounted facility that extends more than twenty-five feet above the roof line of the building.

    b. Any standalone/pole-mounted facility that extends more than fifty feet above the average finish grade of the lot.

    c. A mast greater than twelve feet in height required to support a satellite dish not exceeding one meter in diameter or antenna not exceeding one meter in height.

4. Any wireless communication facility which exceeds the building height limit of the underlying zone shall also be subject to the variance process of Chapter 18.21.

D. Exception. Wireless communication facilities expressly permitted by the Federal Communications Commission. Facilities under this exception must satisfy all requirements and regulations set forth by the Federal Communications Commission.

(Ord. 550, Art. 1, 2015; Ord. 486 § 19, 1997)

18.17 Permits For Conditional Uses

18.17.010 Purposes
18.17.020 Powers Of The City Council
18.17.030 Application And Fee
18.17.040 Public Hearing; Notice
18.17.050 Public Hearing; Procedure
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18.17.150 New Application
18.17.160 Use Permit To Run With The Land
18.17.170 Minor Revisions To A Previously Approved Conditional Use
18.17.180 Special Event Permit

18.17.010 Purposes

In certain districts, conditional uses are permitted subject to the granting of a use permit. Because of their unusual characteristics, conditional uses require special considerations so that they may be located properly with respect to the objectives of the zoning code and their effects on surrounding properties. In order to achieve these purposes, and thus give the district use regulations of this title additional flexibility necessary to achieve the objectives of this title, the city council is empowered to grant and to deny applications for use permits and to impose reasonable conditions upon the granting of use permits.

(Ord. 437 § 1 (part), 1989)

18.17.020 Powers Of The City Council

The city council may grant use permits for such conditional uses in such districts as are prescribed in the district regulations of this title, in accordance with the procedure prescribed in this title.

(Ord. 437 § 1 (part), 1989)

18.17.030 Application And Fee

Application for a use permit shall be made to the city services department, which shall include the following data:

A. Name and address of applicant.

B. Statement that the applicant is the owner of the property or is the authorized agent of the owner or the plaintiff in an action of eminent domain to acquire the property involved.

C. Address or description of the property.

D. Statement setting forth the precise circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right, together with any other data pertinent to the findings prerequisite to the granting of a use permit.

E. A drawing of the site and the surrounding area for a distance of at least three hundred feet from each boundary of the site showing the existing locations of streets and property lines and a list of the names and last known addresses of the recorded legal owners, as shown on the latest adopted assessment roll of Tulare County, of all properties shown on the drawing. County assessor's maps may be used for this purpose.

F. Preliminary floor plans and front, side and rear elevations of proposed structures, if available.

G. Three prints and an electronic submittal of a site plan, drawn to scale, which shall indicate clearly and with full dimensions, the following information:

1. Dimensions. Lot or site dimensions.

2. All Buildings and Structures. Location, size, height, proposed use.

3. Yards. Yards and space between buildings.

4. Walls and Fences. Location, height and materials.

5. Off-Street Parking and Off-Street Loading. Location, number of spaces and dimensions of parking and loading areas, internal circulation pattern.

6. Access. Pedestrian, vehicular, service; points of ingress and egress; internal circulation.

7. Signs. Location, size, height and type of illumination, including hooding devices.

8. Lighting. Location and general nature; hooding devices.

9. Streets. Street dedications and improvements.

10. Landscaping. Location and type.

11. Refuse Containers. Location and type.

12. Other Data. Such other data as may be required by the city council to make the required findings.

H. The site plan shall fulfill all requirements of Chapter 18.18, and shall be so prepared by the applicant to enable the city council to make the following findings:

1. All applicable provisions of this title are complied with.

2. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected and there will be no adverse effect on surrounding property:

a. All facilities and improvements.

b. Vehicular ingress, egress and internal circulation.

c. Setbacks.

d. Height of buildings.

e. Location of utilities and other services.

f. Walls.

g. Landscaping, including screen landscaping and street trees.

h. Drainage of site.

i. Trash enclosures and refuse pickup.

3. Proposed lighting is so arranged as to deflect the light away from adjoining properties.

4. Proposed signs will comply with all applicable provisions of Chapter 18.14. In making the above findings, the city council shall determine that approvals will be consistent with established legislative policies with respect to traffic safety, street dedication and street improvements.

I. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application as prescribed in this chapter.

(Ord. 437 § 1 (part), 1989)

18.17.040 Public Hearing; Notice

The city council shall hold a public hearing on each application for a conditional use permit. The public hearing shall be held within forty-five days after the applicant submits complete application materials as required under Section 18.17.030. Additional application review time may also be required for staff to conduct environmental impact review, consistent with the requirements of the California Environmental Quality Act and Section 18.18.070. Notice of the public hearing shall be given not less than ten days nor more than twenty-five days prior to the date of the hearing by: (1) mailing postage prepaid, a notice of the time and place of the hearing to all persons whose names appear on the property owners list submitted with the application; and (2) by publishing a notice at least once in a newspaper of general circulation in the city.

(Ord. 486 § 20, 1997: Ord. 437 § 1 (part), 1989)

18.17.050 Public Hearing; Procedure

At the public hearing, the city council shall review the application and the statement and drawings submitted therewith, and shall receive pertinent evidence and testimony concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 18.17.070.

(Ord. 437 § 1 (part), 1989)

18.17.060 Investigation, Report And Notice

The city services director shall give written notice to the applicant of the time when the application will be considered by the city council.

(Ord. 437 § 1 (part), 1989)

18.17.070 Action By The City Council

The city council shall act on the application within thirty days following the closing of the public hearing. The council may grant an application for a conditional use permit as the use permit was applied for or in modified form if, on the basis of the application and the evidence submitted, the council makes all of the following findings:

A. That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right.

B. That the proposed location of the conditional use is in accordance with the objectives of the zoning code and the purposes of the district in which the site is located.

C. That the proposed use will comply with each of the applicable provisions of this title.

A use permit may be revocable, may be granted for a limited time period or may be granted subject to such conditions as the council may prescribe. The council may deny an application for a use permit. A use permit may not grant variances to the regulations prescribed by this title for which variance procedures are prescribed by Chapter 18.21 of this title. A use permit shall become effective immediately after it is granted by the council.

(Ord. 437 § 1 (part), 1989)

18.17.080 Conditions Of Approval

In approving a conditional use permit, the city council shall, in its resolution, state those conditions of approval necessary to protect the public health, safety and general welfare. Such conditions may cover any of the considerations listed in Section 18.18.040 of this title.

(Ord. 437 § 1 (part), 1989)

18.17.090 Building Permit

Before a building permit shall be issued for any building or structure proposed as part of the approved conditional use permit application, the city services director shall determine that the proposed building location, facilities and improvements are in conformity with the site plan and conditions approved by the city council.

(Ord. 437 § 1 (part), 1989)

18.17.100 Lapse Of Use Permit

A use permit shall lapse and become void one year following the date on which the use permit became effective unless by conditions of the use permit, a lesser or greater time is prescribed in accordance with Section 18.17.110, or unless prior to the expiration of one year, a building permit is issued by the building

official and construction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application. A use permit may be renewed for an additional period of one year or for a lesser period as prescribed in Section 18.17.110, provided that, prior to the expiration of the time period granted, an application of renewal of the use permit is filed with the city services department. The city council may grant or deny an application for renewal of a use permit. A conditional use permit approved concurrently with a tentative map shall have the same approval term, expiration date, and extension terms as the tentative map. The city council may also establish a different approval term for a conditional use permit approved concurrently with a tentative map, based on the circumstances of the application.

(Ord. 486 § 21, 1997: Ord. 437 § 1 (part), 1989)

18.17.110 Time Limit For Development

The city council may establish a lesser or greater time limit than that provided by Section 18.17.100, within which the subject property and use or any stage or phase thereof shall be commenced and completed. The time limits set by the council shall be reasonable, based on the size, nature and complexity of the proposed development. Said time limit may be extended by the council for good cause, such as proof of an unusual hardship not of the applicant's own making.

(Ord. 437 § 1 (part), 1989)

18.17.120 Preexisting Conditional Uses And Use Permits

A. A conforming conditional use established prior to enactment of this title shall be permitted to continue.

B. A conditional use permit granted under the provisions of the Tulare County zoning ordinance and amendments thereto prior to the enactment of this title shall, upon the annexation of the property affected to the city, become null and void at the end of six months following the date of its original approval or extension thereof granted by the county prior to the annexation, unless a building permit has been issued by the county and construction has commenced. Alteration or expansion of a conditional use established prior to enactment of this title may be permitted upon the granting of a use permit. Accessory structures may be permitted under the provisions of Chapter 18.16.

C. A use permit shall be required for the reconstruction of a structure housing a conditional use established prior to enactment of this title if the structure is destroyed by fire, or other calamity, or by act of God, or by the public enemy, to the extent of sixty percent or more. The extent of damage or partial destruction shall be determined by the building official on the basis prescribed in subsection 18.15.080(G), of this title.

(Ord. 437 § 1 (part), 1989)

18.17.130 Revocation

Upon violation of any applicable provisions of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a use permit shall be suspended automatically. Notice of such suspension shall be sent immediately to the person or persons responsible for

noncompliance by the city services department. Within thirty days of the suspension, the city council shall consider the suspension. If not satisfied that the regulation, general provision, condition or conditions are being complied with, the city council may revoke the use permit or take such action as may be necessary to ensure compliance with the regulation, general provision, condition or conditions.

(Ord. 437 § 1 (part), 1989)

18.17.140 Notation On Zoning Map

A use permit shall be indicated on the zone plan by a number located on or pointing to the site of the conditional use (e.g., CUP #).

(Ord. 437 § 1 (part), 1989)

18.17.150 New Application

Following the denial of a use permit application or the revocation of a use permit, no application for a use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within six months from the date of denial or revocation of the use permit, except when the city council "without prejudice."

(Ord. 437 § 1 (part), 1989)

18.17.160 Use Permit To Run With The Land

A use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the use permit application.

(Ord. 437 § 1 (part), 1989)

18.17.170 Minor Revisions To A Previously Approved Conditional Use

A use permit granted under the provisions of this chapter or a conforming conditional use established prior to the enactment of this title may be revised as to features of the site plan previously approved; provided, that such revisions are minor, as determined by the city council. Application for minor revisions to the site plan shall be made in writing, including three copies of the revised site plan, to the council. The council may approve such revisions without public hearing; provided, that the council can determine that the revisions will not substantially change the intensity or character of the use as previously approved by the city.

(Ord. 437 § 1 (part), 1989)

18.17.180 Special Event Permit

It is the purpose of this section to establish a process for allowing special events to use city streets, sidewalks, facilities, and/or services. The City recognizes the substantial community benefits that may result from special events, they can provide cultural enrichment, promote economic vitality, and enhance community identity. They may also provide funding opportunities for service organizations and communicate a group’s message to the public. Special events include temporary outdoor sales activities, retail events, and special activities such as carnivals, fairs, and large neighborhood block parties.

Based on the nature and intensity of the event, either City Staff or the City Council will approve or deny the Special Event Permit. A Pre-Application Meeting with Planning Staff will determine the Class of Special Event and required materials and documents (site plan, waste plan, Fire Department inspection, etc.). Approval of the Special Event Permit is subject to the following findings and guidelines:

A Special Event Permit shall be required for any of the following activities:

A. Temporary signs, banners, or balloons that promote an activity or event;

B. Temporary sales such as Valentine's Day flowers or 4th of July fireworks;

C. Events within the public right of way (sidewalk, public streets, parks, etc.);

D. Any activity on public or private property that, due to the anticipated number of attendees or nature of the event, is not compatible with the generally intended use of the property.

Special Events that do not require a Special Event Permit are:

A. An event sponsored by the City;

B. An event in a private residence where no admission is charged, the event is not open or advertised to the public, and it is reasonably foreseeable in the opinion of the Chief of Police that no extraordinary police services are required;

C. An event held in a members-only facility at which the only participants are the members (and their invited nonpaying guests), and it is reasonably foreseeable in the opinion of the Chief of Police that no extraordinary police services are required;

D. Events sponsored by religious entities held in the religious entity's facility that only members by permission attend and it is reasonably foreseeable in the opinion of the Chief of Police that no extraordinary police services are required;

E. Events that are authorized by and consistent with existing use permits and licenses governing the establishment, unless that person, entity, or business holds an event that, in the opinion of the Chief of Police, will foreseeably result.

Adequate and safe ingress and egress shall be provided to the project site. Directional signing, barricades, fences, and landscaping may be required as a condition of permit approval. Private security personal may also be required for events based on the recommendation of the Lindsay Department of Public Safety.

Adequate parking facilities shall be provided for each Special Event.

The proposed Special Event will not adversely impact traffic circulation or result in traffic congestion in the project area.

Upon termination of a Special Event , or abandonment of the site, the applicant shall remove materials and equipment, and restore the premises to its original condition.

Reasonable time limits for hours of operation may be set by the city council or City Staff as a condition of permit approval.

Applicants for Special Event Permits shall secure all other applicable licenses and permits prior to issuance of at Special Event Permit.

Signage for Special Events shall be subject to the approval of the city services department. The city council may deny an application for a special event permit if it is determined that conditions exist which would be injurious or detrimental to existing improvements, land uses, or surrounding areas.

A deposit may be required depending on the type and specific circumstances of the event.

All SEP applications must be submitted at least 45 days prior to the event date.

An assessment of the event and specific circumstances and requirements will be completed to determine the final cost of the Special Event Permit based on the use of City facilities and Staff time and/or extraordinary police costs.

The City Council, City Staff, and/or Chief of Police shall impose conditions to the Special Event Permit that are reasonably required to assure the protection of the public health, the safety of persons attending the event and residents near the event, and the safety of property at or near the event. The conditions shall be in writing and shall be attached to the permit.

To the extent authorized by law, the permittee shall defend, indemnify, and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, causes of action, penalties, losses, expenses (including reasonable attorneys' fees) and any other liability for injuries or damage to persons or property resulting from the event that were caused by the omissions or authorized acts of permittee's officers, agents, or employees.

(Ord 598, 2022)

18.18 Site Plan Review

18.18.010 Purposes And Application
18.18.020 Drawings To Be Submitted
18.18.030 Referral And Action
18.18.040 Conditions Of Approval
18.18.050 Required Findings
18.18.060 Street Dedications And Improvements
18.18.070 Relationship To Environmental Assessment And Environmental Impact Reporting Procedures
18.18.080 Building Permit
18.18.090 Lapse Of Site Plan Approval
18.18.100 Revocation
18.18.110 Site Plan Approval To Run With The Land
18.18.120 Minor Revisions To A Previously Approved Site Plan

18.18.010 Purposes And Application

A. Purpose. The purposes of the site plan review process are to enable the city to ensure that the proposed development is in conformity with the intent and provisions of this title and to guide the building official in the issuance of building permits. More specifically, site plan review is provided to ensure the following:

1. That structures, parking areas, walks, refuse containers, landscaping and street improvements are properly related to their sites and to surrounding sites and structures;

2. To prevent excessive grading of the land and creation of drainage hazards;

3. To prevent the indiscriminate clearing of property and the destruction of trees and shrubs of ornamental value;

4. To avoid unsightly, inharmonious, monotonous and hazardous site development, and to encourage originality in site design and development in a manner which will enhance the physical appearance and attractiveness of the community. The site plan review process is intended to provide for expeditious review of environmental impact assessments required by official policy of the city and the state.

B. Site Plan Review. Site plan review provisions of this chapter shall apply to the following uses:

1. All new, expanded, or changed uses of property which involve construction or placement of new structures or building additions on the site or new uses which necessitate on-site improvements. Single-family and duplex structures and additions thereto not exceeding two units per parcel in R zones, minor accessory additions and structures and other uses for which approval is authorized under the provisions of the City Municipal Code, provided the structures and uses meet all of the requirements of the City Municipal Code, are specifically exempt from site plan review.

2. Any use subject to an environmental impact assessment under applicable provisions of city policy as adopted by resolution pursuant to the California Environmental Quality Act of 1970, as amended.

C. Minor Change in Property Use or Change in Occupancy.

1. Minor changes in property use or occupancy that do not warrant full site plan review as determined by the city services department will be required to make reasonable minor improvements or upgrade existing improvements under the provisions of Section 18.18.040.

2. Minor changes in property use or occupancy that are obviously in a neglected state of repair or maintenance, as determined by the department, will be required to be processed as a site plan review and be required to totally upgrade the property under the provisions of Section 18.18.040.

D. Conditional Use. A separate site plan review shall not be required of any use approved as a conditional use under Chapter 18.17 of this title.

(Ord. 437 § 1 (part), 1989)

18.18.020 Application To Be Submitted

The applicant shall submit a complete application form, three prints and an electronic submittal of the site plan, and the review fee set by resolution of the city council to the department. The site plan shall be drawn to scale and indicate clearly and with full dimensions, the following information:

A. Dimensions. Lot or site dimensions;

B. All Buildings and Structures. Location, size, elevations, height, proposed use both existing and proposed;

C. Yards. Yards and space between buildings;

D. Walls and Fences. Location, height and materials;

E. Off-Street Parking and Off-Street Loading. Location, number of spaces and dimensions of parking and loading areas, internal circulation pattern;

F. Access. Pedestrian, vehicular, service, points of ingress and egress, internal circulation;

G. Signs. Location, size, height and type of illumination, if any, including hooding devices;

H. Lighting. Location and general nature, hooding devices;

I. Street Names. Names of all adjacent streets, roads or alleys, showing rights-of-way and dedication widths, reservation widths, and all types of improvements existing or proposed;

J. Landscaping. Location, type, size and botanical name of plants and method of irrigation;

K. Refuse Enclosures. Location, type and material;

L. Other Data. Such other data pertaining to site development as may be required by the department.

(Ord. 437 § 1 (part), 1989)

18.18.030 Referral And Action

A. Within thirty days after submission of the site plan, the city services director shall review the site plan. If the director determines that the site plan cannot be approved without the granting of a variance or use permit, or the enactment of an amendment to this title, the director shall inform the applicant and shall not act on the application until proper application for a variance or an amendment has been filed with the director and acted upon as prescribed by this title.

B. Except as provided under subsection A of this section and Section 18.18.070, within thirty days after the submission of a complete application for site plan review as required under Section 18.18.020, the city services director shall approve, approve with conditions, or reject the site plan.

C. The approved site plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the city services director, with one copy mailed to the applicant and one copy filed with the building official.

D. Revisions by the applicant to an approved site plan shall be resubmitted to the department in the manner required for drawings first submitted.

(Ord. 486 § 22, 1997; Ord. 437 § 1 (part), 1989)

18.18.040 Conditions Of Approval

When approving a site plan, the city services director shall state those conditions of approval necessary to protect the public health, safety and general welfare. To the extent applicable, such conditions shall include consideration and/or requirement of the following:

A. Special yards, spaces and buffers.

B. Fences and walls.

C. Surfacing of parking areas and provisions for surface water drainage subject to city specifications.

D. Requiring street dedications and improvements, subject to the provisions of Section 18.18.060, including service roads or alleys when practical, and the requiring of drainage, sewer and water connection fees when applicable.

E. Regulation of points of vehicular-ingress and egress.

F. Regulation of signs, in accordance with the standards prescribed under Chapter 18.14 of this title.

G. Requiring maintenance of the grounds and the undergrounding of utilities.

H. Requiring landscaping and refuse enclosures and maintenance thereof.

I. Regulation of noise, vibration, odors and other similar characteristics.

J. Measures necessary to eliminate or to effect mitigation to acceptable levels of environmental impact.

K. Regulation of time for certain activities to be conducted on the site.

L. Regulation of the time period within which the proposed use shall be developed.

M. A bond, deposit of money, recorded lien secured by deed of trust or letter of credit for the completion of street and site improvements and other facilities or for the removal of such use within a specified period of time to assure conformance with the intent and purposes set forth in this title.

N. Such other requirements which reasonably may be required by the city.

(Ord. 437 § 1 (part), 1989)

18.18.050 Required Findings

In taking action on a proposed site plan, the city services director shall make all of the following findings:

A. That the site plan complies with all applicable provisions of this title.

B. The following are so arranged that traffic congestion is avoided and that pedestrian and vehicular safety and welfare are protected and there will not be adverse effect on surrounding property:

1. Facilities and improvements.

2. Vehicular ingress, egress, internal circulation and off-street parking and loading.

3. Setbacks.

4. Height of buildings.

5. Location of service.

6. Walls and fences.

7. Landscaping, including screen planting and street trees.

8. Drainage of site.

9. Refuse enclosures.

C. Proposed lighting is so arranged as to deflect the light away from adjoining properties.

D. Proposed signs will comply with all of the applicable provisions of Chapter 18.14 of this title.

E. That adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

In making the above findings, the city shall determine that approvals will be consistent with established legislative policies relating to traffic safety, street dedications and street improvements, environmental quality and to zoning, fire, police, building and health codes.

(Ord. 437 § 1 (part), 1989)

18.18.060 Street Dedications And Improvements

Because of changes that may occur due to drainage conditions, utility service requirements, or vehicular traffic generated by facilities requiring a site plan review, the following dedications and improvements may be deemed necessary and may be required as a condition or conditions to the approval of any site plan:

A. Development bordering or traversed by an existing street. If the development borders or is traversed by an existing street, the applicant may be required to:

   1. Dedicate all necessary rights-of-way to widen a bordering minor or collector street to the extent of one-half the ultimate width established by the city as the standard for such minor or collector street, or the full extent required for a frontage road.

   2. Dedicate all necessary rights-of-way to widen a traversing minor or collector street to its ultimate width established by the city as the standard for such minor or collector street.

   3. Dedicate all necessary rights-of-way to widen a bordering or traversing arterial street to the standards of width established by the city for an arterial street.

   4. Set back all facilities the required distance from ultimate property lines along an arterial street as shown on any master, official or precise plan of streets and highways or by the city's general plan.

   5. Install curbs, gutters, sidewalks, street signs, street lights and street trees along one side of a bordering or along both sides of a traversing minor, collector or arterial street.

   6. Install utilities and drainage facilities to the full extent of the service requirements generated by the development.

   7. Grade and improve traversing minor or collector streets from curb to the center line of the ultimate right-of-way.

   8. Grade and improve traversing minor or collector streets from curb-to-curb.

   9. Grade and improve the parking lane and one traffic lane adjacent to the development, along a bordering arterial street.

   10. Grade and improve both parking lanes and the two outside traffic lanes of a traversing major arterial street.

B. New Roads. Except as provided in subsections C and D of this section, all new roads shall be dedicated and improved in accordance with the requirements of subsection A of this section.

C. Frontage Road. Where a frontage road is provided and improved along an arterial street in accordance with city standards, the curb, gutter, sidewalk, street sign, street light, grading and paving requirements of subsections (A)(5) and (10) of this section, pertaining to arterial streets shall not be required.

D. Access. Where total access to or from a bordering or traversing arterial street is prohibited as a condition of approval, or by law, the curb, gutter, sidewalk, street sign, street light, grading and paving requirements of subsections (A)(5) and (10) of this section, pertaining to arterial streets, shall not be required.

E. Improvements. All improvements shall be to city standards existing at the time the site plan is approved and shall be installed at the time of the proposed development. Where it is determined by the city that it is impractical to put in any or all improvements at the time of the proposed development, an agreement to make such improvements may be accepted in lieu thereof. In any event, the applicant shall enter into an agreement with the city for the provision of improvements before a building permit may be issued, at which time there shall be money deposited with or in favor of the city, or a letter of credit or performance bond posted with the city, in an amount equal to one hundred twenty-five percent of the estimated cost of improvements, as estimated by the city engineer, to guarantee the making of such improvements.

F. Street Dedications. Street dedications and improvements which may be required by this section shall be considered only on the principle that they are required as near as practical in proportion to the traffic, utility and other demands generated by the proposed development.

(Ord. 437 § 1 (part), 1989)

18.18.070 Relationship To Environmental Assessment And Environmental Impact Reporting Procedures

A. Environmental Impact Assessment. A site plan approved pursuant to the provisions of this chapter shall be considered in relation to requirements of city policy governing the preparation of environmental impact assessments, including initial studies prepared as a basis for a determination for a negative declaration or an environmental impact report. It is the intent of this chapter that an initial study environmental impact assessment be made concurrently with and as part of the site plan review process, and that a site plan may be approved with conditions that will permit the applicable review body to find that the proposed project will not have significant adverse physical effect on the environment and that a negative declaration should be prepared.

B. Environmental Impact Reports. Where it is determined by the city that an environmental impact report (EIR) is required for a proposed project, action on a proposed site plan shall be deferred until such time as the EIR has been prepared and reviewed pursuant to provisions of the city's guidelines and state law. The applicable review body shall, at the completion of said EIR review, attach such conditions to the approval of the site plan as in their judgment will mitigate or reduce to acceptable levels any of the environmental impacts identified during review of the EIR. The applicable review body may deny a site plan if it is found that such mitigation or reduction of environmental impacts is not feasible.

C. Monitoring Program to Assure Compliance with Mitigation Measures.

1. As a condition of the agreement between the city and the applicant, or as a condition of site plan approval, the city shall institute an EIR mitigation monitoring program to meet the requirements of AB 3180 (codified as Public Resources Code Section 21081.6, and as may be amended). Mitigation monitoring shall take place during all successive review procedures of the building construction and land development process, including at the time of plan checking for buildings and public and private improvements, during field inspection of construction, at the time of the issuance of an occupancy permit and during ensuing operations of the project after project completion.

2. The ultimate responsibility for the monitoring of mitigation measures shall rest with the city. However, to the extent practical, short-term or on-going responsibility may be shared by the city with the party responsible for project management and operation after project completion, and especially where on-going operations are required to meet specific standards. The initiation and conduct of an adequate mitigation monitoring program shall apply to a project approved with a "mitigated" negative declaration or to an EIR.

3. The provisions of the mitigation monitoring program for any given project shall be established by a "mitigation monitoring agreement" between the applicant and the city immediately following completion of the environmental review process. The proposed provisions of the contract shall be presented to the applicable review body at the time of certifying the adequacy of the negative declaration or final EIR, whichever procedure applies, and prior to formal project approval, so that the program provisions will be known to all parties in interest and can be discussed as to their adequacy prior to certification of a negative declaration or EIR.

4. The programming and monitoring process to be followed generally shall be that process established by resolution of the city council specifying general responsibilities of city personnel for participation in the process, and including procedures for the prompt resolution of disputes that may arise during the monitoring process. Where the extent of mitigation may be complex, and/or where mitigation may require action to satisfy more than one governmental agency having participated in the environmental review process for a given project, the "monitoring team" should involve appropriate personnel of such other agencies. For projects where all mitigation can be completed prior to or at the time of project completion, the city shall notify the applicant in writing that the project has been completed in compliance with all applicable mitigation measures.

5. The city shall levy such fees as may be necessary to fully cover the city's costs of conducting the mitigation monitoring program for any given project. Provision for such charges shall be included in the mitigation monitoring agreement established between the city and the applicant as an enforceable contract.

(Ord. 437 § 1 (part), 1989)

18.18.080 Building Permit

Before a building permit shall be issued for any building, structure or sign proposed as part of an approved site plan, the building official shall determine that the proposed building location, facilities and improvements are in conformity with the approved site plan and any applicable mitigation monitoring agreement. Before a building may be occupied or a sign erected, the building official shall certify to the city services department that such improvements have been made in conformity with the plans, programs and conditions as approved.

(Ord. 437 § 1 (part), 1989)

18.18.090 Lapse Of Site Plan Approval

A site plan approval shall lapse and shall become void one year following the date on which approval by the city services department became effective unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan. Approval may be extended for an additional period or periods of one year upon written application before expiration of the first approval.

(Ord. 437 § 1 (part), 1989)

18.18.100 Revocation

The revocation of a site plan shall be governed by the provisions of Section 18.17.130 of this title.

(Ord. 437 § 1 (part), 1989)

18.18.110 Site Plan Approval To Run With The Land

A site plan approved pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site which was the subject of the site plan.

(Ord. 437 § 1 (part), 1989)

18.18.120 Minor Revisions To A Previously Approved Site Plan

A site plan granted under the provisions of this chapter may be revised as to features of the site plan previously approved; provided, that such provisions are minor as determined by the city services director. Application for minor revisions shall be made in the same manner as prescribed by Section 18.17.170 of this title.

(Ord. 437 § 1 (part), 1989)

18.19 Planned Unit Developments

18.19.010 Purposes
18.19.020 Districts
18.19.030 Permitted Uses
18.19.040 Site Area
18.19.050 Standards
18.19.060 Required Conditions
18.19.070 Use Permit Procedure

18.19.010 Purposes

A. Planned unit developments (PUDs), involving the careful application of design, are encouraged to achieve a more functional, aesthetically pleasing and harmonious living and working environment within the city which otherwise might not be possible by strict adherence to the regulations of this title.

B. In certain instances, the objectives of the zoning title may be achieved by the development of planned units which do not conform in all respects with the land use pattern designated on the zone plan or the district regulations prescribed by this title. A planned unit development may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. In order to provide locations for such well-planned developments, the city council is empowered to grant use permits for planned unit developments; provided, that such developments comply with the regulations prescribed in this chapter. The city council is also empowered to zone lands for PUD under the provisions of Chapter 18.12 of this title. The approval of a PUD is intended to be discretionary on the part of the city rather than an entitlement of a landowner.

(Ord. 437 § 1 (part), 1989)

18.19.020 Districts

A PUD may be located in any district upon the granting of a use permit in accordance with the provisions of this chapter, or by applying the PUD combining district in accordance with the provisions of Chapter 18.12 of this title.

(Ord. 437 § 1 (part), 1989)

18.19.030 Permitted Uses

A PUD shall include only those uses permitted, either as permitted uses or conditional uses, in the zoning district in which the planned unit development is located, subject to the following exceptions:

A. Any combination of uses permitted in any RA, R, RM or PO district as a permitted use, a use permitted by administrative approval, or a conditional use, may be included in a PUD located in an RA, R or RM district.

B. Any combination of uses permitted within any PO, C or IL district as a permitted use, a use permitted by administrative approval, or a conditional use, may be included in a PUD located in a PO or C district.

C. Any combination of use permitted in any CS, CH, IL or IH district as a permitted use, a use permitted by administrative approval or conditional use, may be located in a PUD located in an IL or IH district.

(Ord. 437 § 1 (part), 1989)

18.19.040 Site Area

The minimum site area for a PUD shall be one acre.

(Ord. 437 § 1 (part), 1989)

18.19.050 Standards

A. The standards of site area and dimensions, site coverage, yard spaces, distances between structures, off-street parking and off-street loading facilities and landscaped areas need not be equivalent to the standards prescribed for the regulations for the district in which the PUD is located if the applicant has demonstrated by his design proposal, that the objectives of the zoning code and the objectives of this chapter will be achieved.

B. The average population density per net acre in any R or RM district may exceed by not more than ten percent the maximum population density prescribed by the general plan or the site area per dwelling unit regulations for the district in which the PUD is to be located, if the applicant can demonstrate by his design proposal and such additional evidence as may be submitted, that the objectives of this chapter will be achieved. Since planned unit developments may also involve the subdivision process, the applicant must be prepared to show what changes in conventional street and lot design will be necessary to achieve desired goals.

C. The average population density per net acre in any R or RM district may exceed by not more than twenty-five percent the maximum population density prescribed by the general plan or the site area per dwelling unit regulations for the district in which the PUD is to be located, if the applicant can demonstrate that the proposal qualifies under applicable provisions of Section 65915 of the California Government Code pertaining to the granting of density bonuses and other incentives for housing development intended for low- or moderate-income households.

D. Within any RM district, density bonuses other than but not in addition to those qualifying under Section 65915 of the Government Code may be approved which exceed by up to twenty-five percent the number of units prescribed for the affected area by the general plan if the PUD complies with the following criteria:

    1. The city council may grant a density bonus up to twelve and five-tenths percent if the proposal meets the following minimum criteria:

        a. Provision of a private internal street system (where possible) designed to avoid traffic congestion and provide for ease of access and circulation by emergency vehicles.

b. Provision of a common recreational open space area equal to twelve and five-tenths percent of total site area, excluding required yards.

c. Provision of peripheral visual buffers along property lines adjacent to existing or planned single-family housing areas which are designated for low density or very low density by the general plan.

d. Provision of back-on housing design and placement along arterial streets, where applicable, including a seven-foot-high ornamental block wall along the property line, landscaping between the wall and sidewalk in an area at least six feet in width, and waiver of direct access from the street. The waiver of access shall be recorded in the form approved by the city attorney.

2. The city council may grant a density bonus up to twenty-five percent if the proposal meets all of the applicable criteria described under subsection (D)(1) of this section, plus at least three of the following additional criteria:

a. The provision of common recreational open space or other open space amenities equal to twenty-five percent of total net site area, excluding required yards.

b. Pedestrian circulation substantially separated from the internal street system (total separation not required).

c. Provision of a separate area for the parking of recreation vehicles (RVs) at a ratio of one space for every ten dwelling units.

d. Provision of landscaped corridors of common area as a substitute for individual front yards for single-family detached or attached housing, to be maintained by a homeowner's association or other appropriate approach to guaranteed maintenance.

e. Provision of guest parking, in addition to basic requirements for off-street parking as prescribed by Chapter 18.13, equal to one-half space per dwelling unit. Guest parking may be provided as parallel parking, as parking in-set at an angle to the street, or both; provided, that such parking is consistent with criteria in subsection (D)(l)(a) of this section.

(Ord. 437 § 1 (part), 1989)

18.19.060 Required Conditions

No use shall be permitted and no process, equipment or materials shall be employed which is found by the city council to be objectionable to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare, unsightliness or heavy truck traffic or to involve any hazard of fire or explosion.

(Ord 437 § 1 (part), 1989)

18.19.070 Use Permit Procedure

The regulations prescribed in Sections 18.17.020 through 18.17.170 shall control the procedure for making application for and processing of a planned unit development, subject to the following procedures:

A. In lieu of the drawing of the site prescribed in Section 18.17.030(G), the application shall be accompanied by a general development plan of the entire planned unit development, drawn to scale and showing provisions for the following: draining of surface waters, watercourses, public utility rights-of-way, streets, driveways and pedestrian walks, off-street parking and loading facilities, reservations and dedications for public uses, private uses including dwelling types, lot layout, locations, heights and elevations of structures and landscaped areas.

B. In addition to the data and drawings prescribed in Section 18.17.030 and subsection A of this section, the application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the average population density and number of housing units per net acre in the area or areas proposed to be devoted to residential use.

C. When a PUD involves proposals which necessitate the filing of a tentative parcel map or subdivision map, and/or which would also necessitate the granting of exceptions of the regulations of the subdivision ordinance, the city council may grant tentative approval of the proposal. Where such tentative approval is requested by the applicant, the requirements of subsections A and B of this section may be waived temporarily, provided the applicant submits the following:

    1. In lieu of the drawing of the site prescribed in subsection A of this section, the application shall be accompanied by a schematic drawing drawn to a minimum scale of one inch equals one hundred feet, showing the general relationships contemplated among all public and private uses and existing and proposed physical features.

    2. A written statement setting forth the source of water supply, method of sewage disposal, means of drainage, dwelling types, nonresidential uses, lot layout, public and private access, height of structures, lighting, landscaped areas and provisions for maintenance of landscaped areas, area to be devoted to various uses and population density per net acre contemplated by the applicant. Upon approval of a tentative subdivision map, in accordance with the procedures prescribed by the subdivision ordinance, the applicant shall submit a development plan in accordance with the requirements of subsections A and B of this section before the city council may grant a final approval of the applicant's proposal.

D. The city services director shall give written notice to the applicant of the time when the application will be considered by the city council.

E. The council may grant a use permit for a PUD as the use permit was applied for or in modified form if, on the basis of the application and the evidence submitted, the council makes the following findings:

    1. That the proposed location of the PUD is in accordance with the objectives of the zoning code.

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

    3. That the proposed PUD will comply with each of the applicable provisions of this section.

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

5. That the combination of different dwelling types and/or variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.

6. That the proposed PUD will satisfactorily mitigate potential environmental impacts in accordance with the provisions of Section 18.18.070 of this title.

F. The city council may deny an application for a use permit for a planned unit development.

(Ord. 437 § 1 (part), 1989)

18.20 Standards For Specific Uses

18.20.010 Purpose And Intent
18.20.020 Sexually Oriented Businesses
18.20.030 Body Art Facilities
18.20.040 Fortunetelling Establishments

18.20.010 Purpose And Intent

Certain activities and uses, due to their nature, create more significant impacts upon the community than others. As a result, specific regulation of these activities and uses is warranted. The purpose of this chapter is to identify and regulate such uses in districts permitting those uses, in order to ensure the maintenance of the public health, safety and welfare in accordance with the goals, objectives, policies and implementation programs of the general plan.

(Ord. 531, § 10, 2011)

18.20.020 Sexually Oriented Businesses

A. Purpose and Intent. It is the purpose and intent of this section to regulate sexually oriented businesses to promote the health, safety, morals, and general welfare of the citizens of the city and to establish reasonable and uniform regulations to prevent any deleterious location and concentration of sexually oriented businesses within the city, thereby reducing or eliminating the adverse secondary effects from such sexually oriented businesses. The provisions of this section have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor effect of this section to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of the section to condone or legitimize the distribution of obscene material.

B. Prohibited Uses, Conduct and Activities.

    1. One of the important purposes of the regulations set forth in this section is to discourage and to minimize the opportunity for criminal conduct. As such, nothing in this section shall permit or be interpreted to permit any use, conduct, and/or activity which is specifically prohibited under the following California Penal Code sections:

        a. Receipt of money for placement of person for purposes of cohabitation. (Penal Code Section 266d);

        b. Purchase of person for purposes of prostitution or placement of person for immoral purposes. (Penal Code Section 266f);

        c. Sale of person for immoral purposes (Penal Code Section 266f);

        d. Pimping (Penal Code Section 266h);

        e. Pandering (Penal Code Section 266i);

        f. Lewd or obscene conduct (Penal Code Section 314);

g. Houses of ill-fame (Penal Code Section 315);

h. Disorderly houses which disturb the immediate neighborhood (Penal Code Section 316);

i. Places of prostitution (Penal Code Section 317);

j. Place of prostitution; place of lewdness; place used as bathhouse permitting conduct capable of transmitting AIDS (Penal Code Section 11225).

2. Nothing in this section shall be interpreted to issue a permit for or permit any use, conduct, and/or activity which violates any federal, state or local law or regulation.

3. A "sexual encounter establishment" is not a permitted use. For purposes of these regulations, a "sexual encounter establishment" means any business or commercial establishment that as one of its important business purposes offers for any form of consideration a place where two or more persons may congregate, associate, or consort for the purpose of "specified sexual activities" when one or more of the persons of the establishment is in a "state of nudity" or where two or more persons may congregate, associate, or consort for the purpose of the exposure of "specified anatomical areas" where one of the patrons of the establishment is in a "state of nudity" or "state of semi-nudity". The definition of sexual encounter establishment shall not include an establishment where a medical practitioner, physiologist, psychiatrist or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

C. Establishment of Classification of Sexually Oriented Businesses. The establishment of any sexually oriented business shall be permitted or conditionally permitted only in industrial zones and shall be subject to the following restrictions: No person shall cause or permit the establishment of any sexually oriented businesses, as defined above, within one thousand feet of another such business or within one thousand feet of any religious institution, school, boys' club, girls' club or similar existing youth organization, or public park, or any public building regularly frequented by children including, but not limited to, the McDermont Field House and Community Aquatics and Wellness Center, or within five hundred feet of any property in the City of Lindsay zoned for residential use. These limitations apply to sexually oriented businesses classified as follows:

1. Adult arcades;

2. Adult bookstores;

3. Adult cabarets;

4. Adult motels;

5. Adult motion picture theaters;

6. Adult novelty stores;

7. Adult theaters;

8. Adult video stores; and

9. Nude model studios.

D. Definitions. For purposes of this section, certain words and phrases are defined as follows:

1. "Sexually oriented businesses" are those businesses defined as follows:

a. "Adult arcade" means an establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines, for viewing by five or fewer persons each, are regularly available or used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

b. "Adult bookstore," "adult novelty store" or "adult video store" means a commercial establishment which (1) has a significant or substantial portion of its stock-in-trade or (2) derives a significant or substantial portion of its revenues or (3) devotes a significant or substantial portion of its interior floor or display space or (4) devotes a significant or substantial part of its business activities or employees' time, or advertising, to the sale, rental or viewing for any form of consideration, of any one or more of the following:

i. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representatives which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

ii. Instruments, devices or paraphernalia which are designed for use in connection with "specified sexual activities."

iii. An establishment may have other significant or substantial business purposes that do not involve the offering for sale, rental or viewing of materials, depicting or describing "specified sexual activities" or "specified anatomical areas", and still be categorized as adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store or adult video store so long as one of its significant or substantial business purposes is offering for sale or rental, for some form of consideration, the specified materials which depict or describe "specified anatomical areas" or "specified sexual activities."

c. "Adult cabaret" means a nightclub, bar, restaurant, "bottle club" or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features: (a) persons who appear or perform semi-nude, including go-go dancers, exotic dancers, strippers, or similar entertainers; (b) live performances which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas"; or (c) films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

d. "Adult motel" means a motel, hotel or similar commercial establishment which: (a) offers public accommodations, for any form of consideration, and which regularly provides or makes available to patrons with closed-circuit television transmissions, films, motion

pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way or by means of any off premises advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television; or (b) offers a sleeping room for rent for a period of time less than ten hours; or (c) allows a tenant or occupant to rent or sub-rent the sleeping room for a time period of less than ten hours.

e. "Adult motion picture theater" means commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions depicting or describing "specified sexual activities" or "specified anatomical areas" are regularly shown for an any form of consideration.

f. "Adult theater" means a theater, concert hall, auditorium or similar commercial establishment which, for any form or consideration, regularly features person who appear semi-nude or live performances which are characterized by their emphasis on matter depicting, describing, or relating to "specified anatomical areas" or "specified sexual activities."

g. "Nude model studio" means any place where a person, who appears in a state of nudity or semi-nudity or displays "specified anatomical areas" is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. This term does not include a modeling class operated by a proprietary school, licensed by the State of California; a college, junior college, or university supported entirely or partly by taxation; by a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing, where in order to participate in a class a student must enroll at least three days in advance of the class, and where no more than one nude model is on the premises at any one time.

h. "Regularly features or regularly shown" with respect to an adult cabaret, adult theater, or adult motion picture theater means at least three times within any thirty-day period; or carried on as part of the business' routine scheduling of events or activities and not so infrequently as to constitute a single, rare or unusual event or occurrence.

i. "Significant or substantial portion" means such a percentage of its activities, space allocation, revenues, advertising targeting, stock in trade, floor or display space, business receipts, revenues, or other business undertakings as to indicate to a reasonable person that the sexually oriented portion of the business is one of its important activities, though not necessarily its only or even primary activity; for this purpose, evidence that twenty-five percent or more of its revenue is derived from such sexually oriented activities or materials, or that twenty-five percent or more of its interior floor space or display space is devoted to such sexually oriented activities or materials, or that twenty-five percent or more of its actual stock in trade regularly displayed and immediately available for use,

rental, purchase, viewing or perusal is comprised of such sexually oriented materials, shall be evidence that a "significant or substantial portion" of the business is devoted to such uses.

2. "Adult cabaret dancer" means any person who is an employee or independent contractor of an "adult cabaret" or other "sexually oriented business" and who, with or without any compensation or other form of consideration, performs as a sexually oriented dancer, exotic dancer, stripper, go-go dancer or similar dancer whose performance on a regular and substantial basis focuses on or emphasizes the adult cabaret dancer's breasts, genitals, and/or buttocks, or where the performance involves semi-nudity.

3. "Adult live entertainment" means any physical human body activity, whether performed or engaged in, alone or with other persons, including, but not limited to, singing, walking, speaking, dancing, acting, posing, simulating, wrestling or pantomiming, in which the performance is distinguished or characterized by its emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas." Adult live entertainment includes any type of performance where the entertainer is an adult cabaret dancer, as defined herein.

4. "Employee" means a person who works or performs in and/or for a sexually oriented business, regardless of whether or not said person is paid a salary, wage or other compensation by the operator of said business.

5. "Entertainer" means any person who is an employee or independent contractor of the sexually oriented business, or any person who with or without any compensation or other form of consideration performs adult live entertainment for patrons of a sexually oriented business. "Entertainer" includes adult cabaret dancers.

6. "Establishment" means and includes any of the following:

    a. The opening or commencement of any such business as a new business;

    b. The conversion of an existing business, whether or not a sexually oriented business, to any of the sexually oriented businesses defined in this chapter;

    c. The addition of any of the sexually oriented businesses defined in this chapter to any other existing sexually oriented business;

    d. The relocation of any such sexually oriented business; or

    e. The substantial enlargement of any such sexually oriented business.

7. "G-string" means a narrow strip of fabric that covers the pubic area, passes between the thighs, and is supported by a waistband.

8. "Nudity or state of nudity" means: (a) the appearance or display of human bare buttock, anus, male genitals, female genitals, or the areola or nipple of the female breast; or (b) a state of dress which fails to opaquely and fully cover a human buttock, anus, male or female genitals, pubic region or areola or nipple of the female breast.

9. "Operator" means and includes the owner, permit holder, custodian, manager, operator or person in charge of any permitted or licensed premises.

10. "Pasties" are coverings that only conceal the nipples and areola.

11. "Permitted" or "unlicensed premises" means any premises that requires a license and/or permit and that is classified as a sexually oriented business.

12. "Permittee and/or licensee" means a person in whose name a permit and/or license to operate a sexually oriented business has been issued as well as the individual listed as an applicant on the application for a permit and/or license.

13. "Person" means an individual, proprietorship, partnership, corporation, association or other legal entity.

14. "Public building regularly frequented by children" means any building owned, leased or held by the United States, the state, the county, the city, any special district, school district, or any other agency or political subdivision of the state or the United States, which building is used as a library, community center, children's center, or any other use having special attraction to children, or which building is often visited by children for social activities unaccompanied by their parents or other adult custodians. This includes the McDermont Field House and the Community Aquatics and Wellness Center.

15. "Public park" or "recreation areas" means public land which has been designated for park or recreational activities including, but not limited to a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, open space wilderness areas, or similar public land within the city which is under the control, operation, or management of the city park and recreation authorities. This includes the McDermont Field House, Sweet Briar Plaza and the Community Aquatics Center.

16. "Religious institution" means any church, synagogue, mosque, temple or building which is used primarily for religious worship and related religious activities, as identified on the latest equalized tax assessment roll.

17. "School" means any public or private educational facility including, but not limited to, nursery schools, preschools, kindergartens, elementary schools, primary schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges, and universities. School includes the school grounds, but does not include the facilities used primarily for another purpose and only incidentally as a school.

18. "Semi-nude" means a state of dress in which clothing covers no more than the genitals, pubic region, and areola of the female breast, as well as portions of the body covered by supporting straps and devices. This definition includes female persons wearing only "pasties" and a "G-string".

19. "Sensitive land uses" means residences and residential neighborhoods, child day care facilities, cemeteries, religious institutions, schools, boys' clubs, girls' clubs, or similar existing youth organizations, or public parks, or any public building regularly frequented by children.

20. "Sexually oriented business" means an adult arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, sexual encounter establishment, escort agency or nude model studio.

21. "Specified anatomical areas" as used in this chapter means and includes any of the following:

    a. Less than completely and opaquely covered human genitals, public region, buttocks, anus, or female breasts below a point immediately above the top of the areola; or

    b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

22. "Specified sexual activities" as used in this chapter means includes any of the following:

    a. The fondling or other intentional touching of buttocks for purpose of sexual arousal, or fondling or other intentional touching of human genitals, pubic region, anus, or female breasts;

    b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;

    c. Masturbation, actual or simulated;

    d. Human genitals in a state of sexual stimulation, arousal or tumescence;

    e. Excretory functions as part of or in connection with any of the activities set forth in subsections (a) through (d) of this subsection;

    f. Masochism, erotic or sexually oriented torture, beating or the infliction of pain.

23. "Substantial enlargement of a sexually oriented business" means an increase in the floor areas occupied by the business as the floor areas existed on the effective date of this section.

24. "Transfer of ownership or control of a sexually oriented business" means and includes any of the following:

    a. The sale, lease or sublease of the business;

    b. The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange or similar means.

E. Measurement of Distance. Distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of each business. The distance between any sexually oriented business and any religious institution, school, boys club, girls club or similar existing youth organization, or public park or public building regularly frequented by children or any properties zoned for residential use shall also be measured in a straight line, without regard to intervening structures or objects from the nearest portion of the building or structure used as part of the premises where sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, or the nearest boundary of an

affected public park, public building regularly frequented by children, residential district or residentially zoned lot.

F. Permit Required. No person shall operate, maintain, manage or conduct a sexually oriented business without a valid sexually oriented business permit issued by the city for the particular type of sexually oriented business.

G. Application for Permit.

1. The city's designee is responsible for granting, denying, revoking, renewing, suspending, and canceling sexually oriented business permits for proposed or existing sexually oriented businesses.

2. The city's designee shall be the city manager, or any other officer or employee designated in writing by the city manager to deal with the provisions of this section.

3. A completed application shall contain the following information and shall be accompanied by the following documents:

a. If the applicant is:

i. An individual, the individual shall state his/her legal name, any aliases, and date of birth;

ii. A partnership, the partnership shall state its complete name and the names of all general partners;

iii. A corporation, the corporation shall state its complete name, the names and capacity of all officers, directors and the name and address of the registered corporate agent for service of process;

iv. A limited liability company (LLC), the LLC shall state its complete name, the names and capacity of all members and managers and the name and address of the agent for service of process.

b. If the applicant intends to operate the sexually oriented business under a name other than that on the application, he/she must state the sexually oriented business's fictitious name.

c. A statement as to whether the applicant or any other individuals identified in the application, excluding any agent for service of process who is not also listed as a director or officer, has had a previous permit under this section, or any other similar sexually oriented business ordinance of the city, denied, suspended or revoked, including the name and location of the sexually oriented business for which the permit was denied, suspended or revoked, as well as the date of the denial, suspension or revocation.

d. A statement as to whether the applicant or any other individuals identified in the application, excluding any agent for service of process who is not also listed as a director or officer, has been a sole proprietor, general partner, officer, a director of a sexually oriented business that has had a previous permit under this section, or any other similar sexually oriented business ordinance of the city denied, suspended or revoked by the city,

including the name and location of the sexually oriented business for which the permit was denied, suspended or revoked, as well as the date of denial, suspension or revocation.

e. The name(s) of the responsible person(s) who will be on the premises to act as manager during the times that the business is open, or a statement that the applicant has not yet selected the manager(s).

f. The classification, as defined in this section, of sexually oriented business for which the applicant is seeking a permit.

g. The location of the proposed sexually oriented business, including a legal description of the property, street address, and telephone number(s) currently in service.

h. The applicant's address.

i. A recent photograph of the applicant.

j. The applicant's driver's license number or permit number or identification number and social security number and/or the applicant's state or federally issued tax identification number.

k. A clearly legible sketch or diagram showing the configuration of the premises all improvements to the site including, parking, landscaping, sign configuration and location and outdoor lighting, including a statement of total floor space and its purpose, occupied by the business. The sketch or diagram need not be professionally prepared, but it must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches.

l. A radius map prepared within thirty days prior to application depicting the building and the portion thereof to be occupied by the sexually oriented business, and (1) the property line of any other sexually oriented business within one thousand five hundred feet of the property line of the sexually oriented businesses for which a permit is requested; and (2) the property lines of any cemetery, church, school, park, or other sensitive use within one thousand five hundred feet of the property line of the sexually oriented business.

m. A diagram of the off-street parking areas and premises entries of the sexually oriented business showing the location of the lighting system required pursuant to this section.

n. The applicant's fingerprint on a form approved by the public safety department.

4. The applicant shall be required to pay a non-refundable application fee at the time of filing an application pursuant to this section.

H. Continuing Permit Obligations.

1. The fact that a person possesses other types of state or city permits and/or licenses does not exempt him/her from the requirement of obtaining a sexually oriented business permit.

2. By applying for a permit under this section, the applicant shall be deemed to have consented to the provisions of this section and to the exercise by the city or its designee, the police chief's

office, and all other city departments charged with enforcing the laws, ordinances and codes applicable in the city, of their respective responsibilities under this section.

3. An operator shall promptly update, correct or supplement the information contained in the application for a sexually oriented business permit on file with the city as necessary to keep the information contained therein accurate.

I. Filing of Completed Application.

1. Upon receipt of an application properly filed with the city and upon payment of the non-refundable application fee, the city or its designee shall immediately stamp the application as received on that date.

2. If the city designee determines that the applicant has completed the application improperly, or otherwise deems the application to be incomplete, the city designee shall, within fifteen days of receipt of the original application, notify the applicant of such fact and, on request of the applicant, grant the applicant an extension of time twenty days or less to submit a complete application. In addition, the applicant may request an extension, not to exceed fifteen days, of the time for the city designee to act on the application. the time period for granting or denying a permit shall be stayed during the period in which the applicant is granted an extension of time.

J. Issuance of Permit. Within thirty business days of receipt of a completed application, the city shall issue a sexually oriented business permit upon verification of the following facts:

1. The location of the business complies with all applicable zoning laws.

2. The configuration of the premises, as set out in the sketch or plan submitted with the application, does not reveal any violation of applicable health, zoning, fire and safety laws of the State of California and ordinances of the City of Lindsay applicable thereto, including those set out in this section.

3. The applicants or individuals identified therein, excluding any agent for service of process who is not also listed as a director or officer, are not otherwise disqualified from lawful operation of a sexually oriented business pursuant to any state, county, federal or local law, including those set out in this section.

4. The applicant is eighteen years of age or older.

5. The applicant has provided all information required by this section, none of which is known to the city to be incorrect.

6. The application or permit fees required by this section have been paid.

7. Applicant has no prior conviction of sexually related convictions listed in Section 18.20.020(B).

K. Processing the Completed Application. The city, or its designee, shall grant or deny a completed application for a permit within thirty business days from the date receipt by the city of a complete application. Upon the expiration of the thirtieth day, unless the city or its designee has given written notice to the applicant, the application shall be deemed granted and the operator shall be

excused from the requirement that a duly issued permit be posted at the premises until such time as said permit is issued pursuant to this section.

L. Notification of Permit Denial; Subsequent Application. If the city or its designee denies the application, he/she shall notify the applicant of the denial and state the reason(s) for the denial. Any subsequent application which has been supplemented to cure the grounds for prior denial shall be treated as a new application.

M. Annual Permit Fee.

1. The annual fee for a sexually oriented business permit is set forth in resolution, to partially offset the costs of monitoring and policing the operation of the business entities involved.

2. Said fee shall be due yearly on the anniversary of the issuance of the permit and shall be deemed delinquent thirty days thereafter.

N. Inspection. Every operator shall permit representatives of the city to inspect the premises of a sexually oriented business for the purpose of insuring compliance with the law at any time it is occupied or open for business.

O. Administrative and Judicial Review of Permit Denial, Suspension or Revocation.

1. Administrative Appeal to City Council. After denial of an application or suspension or revocation of a permit, the applicant or permittee may seek prompt review of such administrative action through the city council, by filing a written appeal within ten calendar days of the action. The council shall promptly set an administrative hearing in accordance with the provision of Lindsay Municipal Code Section 5.04.310.

2. Expedited Review of Free Speech Claims. An administrative appeal shall be heard and decided at the next regularly scheduled city council meeting when the written request for an administrative appeal alleges that the administrative action constitutes a violation of the applicant or permittee's state or federal constitutional rights to free speech, press or expression. If affirmed by the city council, the administrative action is subject to prompt review by the Superior Court for the State of California, in and for the County of Tulare, pursuant to California Code of Civil Procedure section 1094.8. Additionally, the applicant or permittee may seek a temporary or preliminary injunction, stay of the administrative action pending judicial review and/or a permanent injunction or declaratory relief.

P. Transfer of Permit.

1. A permittee shall not operate sexually oriented business under the authority of a permit at any place other than the address designated in the application for permit.

2. A permittee shall not transfer his/her permit to another person unless and until such other person satisfies the following requirements:

a. Obtains an amendment to the permit from the city or its designee, which provides that he/she is now the permittee, which amendment may be obtained only if he/she has completed and properly filed an application with the city or its designee, setting forth the information called for under Section 18.20.020(I) in the application; and

b. Pays a transfer of fifty percent of the annual permit set by resolution.

3. No permit may be transferred during the pendency of administrative procedures following notice by the city or its designee to the permittee that suspension or revocation proceedings have been or will be brought against the permittee, until such proceedings have been completed, withdrawn or otherwise canceled.

4. Permittee shall not transfer a permit whether directly or indirectly in violation of this subsection, and such transfer is hereby declared void, and the permit shall be considered abandoned and shall automatically revert to the city.

Q. Registration of New Employees/Independent Contractors.

1. As a further condition of approval of every sexually oriented business permit issued pursuant to this chapter, every owner or operator shall register every employee or independent contractor working on its premises with the police department within five business days of the commencement of the employee's period of employment at the sexually oriented business.

2. Each employee/independent contractor shall be required to provide two recent color passport quality photographs and shall allow himself or herself to be fingerprinted by the police department for purposes of identification. In addition, each employee/independent contractor shall provide the following information on a form provided by the police department.

a. Name, current resident address, telephone number;

b. Date of birth;

c. Social security number;

d. Height, weight, color of eyes and hair;

e. Stage name (if applicable) and other aliases used within the previous two years.

3. The information provided for purposes of this subsection shall be maintained by the police department as confidential information and shall not be disclosed as public records unless pursuant to an order issued by a court of competent jurisdiction.

4. Each owner or operator of a sexually oriented business shall maintain a current register of names of all employees and independent contractors currently employed by or working at the sexually oriented business, and shall disclose such registration for inspection by any designated city representative for purposes of determining compliance with this subsection.

5. Failure to register each new employee/independent contractor with the police department within five days of commencement of employment and to maintain a current register of the names of all employees shall be deemed a violation of the conditions of the permit and may be considered grounds for suspension or revocation of the permit.

R. Business Operations.

1. Visibility.

    a. The entire interior of an adult arcade, adult bookstore, adult novelty store, adult cabaret, adult video arcade, nude model studio, and any non-conforming sexual encounter establishment and the entire concession area of an adult motion picture theater or adult theater, the entire common areas of an adult motel, and the entire exhibition area of an adult motion picture theater or adult theater, shall be visible upon entrance to such areas.

    b. Visibility from the entrance shall not be obstructed by any curtain, door, wall, merchandise rack, or any other thing.

    c. No partially or fully enclosed booths or partially or fully concealed booths shall be maintained within the sexually oriented business.

    d. Each private viewing booth or room shall be visible from a continuous and accessible main aisle in a public portion of the establishment, and shall not be obscured by any door, curtain, wall, two-way mirror or other device which would prohibit a person from seeing the entire interior of the private viewing room or booth from the main aisle. At all times, at least one manager station shall be maintained to ensure a clear line of sight into the interior of the private viewing booth or room. The entire body of any patron in any private viewing booth or room shall be visible from the main aisle and the manager station without the assistance of mirrors, cameras, or any other device.

    e. No sexually oriented business shall maintain any private booth or room unless the entire interior wherein the picture or entertainment that is viewed is visible from at least one manager station.

    f. In order to comply with this part, a sexually oriented business may have multiple manager stations. If multiple manager stations are necessary for compliance with this part, then at all times during business hours there must be a manager at each station. If one manager station is maintained only for the purpose of monitoring a video or live entertainment, then a manager need only occupy said station while a video or live entertainment is in progress, provided that the area where the video or entertainment is shown is not accessible to patrons and no entertainers are in said area.

    g. No doors are permitted on any private viewing booths or rooms. No partially or fully enclosed private viewing booth or room or partially or fully concealed private viewing booth or room shall be maintained.

    h. No patrons shall be permitted access to any area of the premises not visible from at least one manager station and at least one main aisle in a public portion of the establishment.

    i. Customers, patrons or visitors of adult arcades shall be prohibited from standing idly by in the vicinity of any such video booths, or from remaining in the common area of such business, other than the restrooms, who are not actively engaged in shopping for or reviewing the products available on display for purchaser viewing. Signs prohibiting loitering shall be posted in prominent places in and near the video booths.

j. All areas of the sexually oriented business shall be illuminated at a minimum of the following foot-candles, minimally maintained and evenly distributed at ground level:

Area	Foot-Candles
Bookstores and other retail establishments	20 foot-candles
Theaters and cabarets	5 foot-candles (except during performances, at which times lighting shall be at least 1.25 foot-candles)
Arcades	10 foot-candles

k. All off-street parking area and premise entries of the sexually oriented business shall be illuminated from dusk to a half hour after closing hours of operation with a lighting system which provides an average maintained horizontal illumination of one foot-candle of light on the parking surface and/or walkways. The required lighting level established in order to provide sufficient illumination of the parking areas and walkways serving the sexually oriented business for the personal safety of patrons and employees and to reduce the incidence of vandalism and criminal conduct. The lighting shall be shown on the required sketch or diagram of the premises.

l. Sexually oriented businesses shall maintain a security system that visually monitors and records all parking lot areas.

2. Exceptions to Visibility Requirements.

a. Section 18.20.020(R)(1) shall not apply to those areas of a sexually oriented business to which only employees are permitted access and patrons are excluded and which cannot be viewed from any area accessible to patrons.

b. Section 18.20.020(R)(1) shall not apply to a restroom; however, no restroom shall contain any merchandise, materials, product, or service referenced in Section 18.20.020(D).

3. Regulation of Public Restroom Facilities.

a. If the sexually oriented business provides restrooms for patron use, it shall provide separate restroom facilities for male and female patrons. Male patrons and employees shall be prohibited from using the restroom(s) for females, and female patrons and employees shall be prohibited from using the restroom(s) for males, except to carry out duties of repair, maintenance and cleaning of the restroom facilities.

b. The restrooms shall be free from sexually oriented material, including any motion picture or video projection, recording or reproduction equipment.

c. Only one person shall be allowed in each restroom at any time unless otherwise required by law, in which case the sexually oriented business shall employ a restroom attendant of

the same sex as the restroom users who shall be present in the public portion of the restroom during operating hours. The attendant shall ensure that no person of the opposite sex is permitted into the restroom, and that not more than one person is permitted to enter a restroom stall, unless otherwise required by law and that the restroom facilities are used only for their intended sanitary purposes.

d. Access to restrooms for patron use shall not require passage through an area used as a dressing area by performers.

e. The foregoing provisions of this paragraph shall not apply to a sexually oriented business which deals exclusively with sale or rental of adult material which is not used or consumed on the premises, such as an adult bookstore or adult video store, and which does not provide restroom facilities to its patrons or the general public.

4. Private Viewing Booths or Rooms.

   a. No viewing room or booth of an adult arcade or adult video arcade may be occupied by more than one person at any time.

   b. No beds, couches, or chairs with a sitting area greater than twenty-four inches wide shall be permitted in a private viewing booth or room.

   c. The walls or partitions between viewing rooms or booths shall be maintained in good repair at all times, with no holes between any two such rooms such as would allow viewing from one booth into another or such as to allow physical contact of any kind between the occupants of any two such booths or rooms. Any such hole or opening shall be repaired within twenty-four hours using "pop" rivets to secure metal plates over the hole or opening to prevent patrons from removing the metal plates.

   d. The floors, seats, walls and other interior portions of all viewing rooms or booths shall be maintained clean and free from waste and bodily secretions.

5. Business Hours. A sexually oriented business shall be open for business only between the hours of seven a.m. and midnight on any particular day. This restriction shall not apply to adult motels.

6. Posting Permit. A valid sexually oriented business permit duly issued pursuant to this section shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it can be easily read at all times.

7. Sexually Oriented Business Facility. A sexually oriented business shall only be located in a structure with a permanent foundation and fixed walls, and shall not be located, wholly or partially, within any mobile structure, pushcart, trailer, bungalow, recreational vehicle, or any other non-permanent type of facility.

8. Manager on Duty.

   a. There shall be a responsible person at least eighteen years of age on the premises to act as manager at all times during which the business is open.

b. At all times that any patron is present inside the premises, at least one manager shall be situated at a location within the premises so as to allow her/him an unobstructed view of the entire area accessible to patrons. Within those sexually oriented businesses lawfully configured to include more than one open room accessible to patrons, such as an adult theater with both a concession area and an exhibition area, or various common areas of an adult motel, sufficient additional managers shall be present as necessary to allow management personnel to maintain an unobstructed view of the entirety of all areas accessible to patrons, at all times.

c. Every permittee shall ensure that all employees are familiar with the provisions of this section as amended from time to time and with all other regulations adopted by the city related to sexually oriented businesses.

9. Required Physical Modification to Premises.

a. An operator of a sexually oriented business shall be permitted a reasonable period of time to make modifications to the business premises if such modifications are made necessary by the implementation of the provisions of this section.

b. The reasonable period of time shall normally be thirty days from the effective date of said ordinance to file the appropriate plans and designs with the city, and up to sixty days thereafter for completion of the modifications.

c. Should modifications be so extensive as to reasonably require a longer period of time, the city or its designee may grant a longer period of time for completion of such modifications, in consultation with the city's building officials.

10. No Alcohol. No alcoholic beverages shall be served or consumed on the premises of any sexually oriented business. No person shall bring any alcohol on to the premises of any sexually oriented business.

S. Prohibitions Regarding Minors and Sexually Oriented Businesses. It shall be unlawful and a person commits a misdemeanor if he/she operates or causes to be operated a sexually oriented business, regardless of whether or not a permit has been issued for said business under this chapter, and knowingly, or with the reasonable cause to know, permits, suffers, or allows:

1. Admittance of a person under eighteen years of age to the business premises;

2. A person under eighteen years of age to remain at the business premises;

3. A person under eighteen years of age to purchase goods or services at the business premises; or

4. A person who is under eighteen years of age to work at the businesses premises as an employee;

5. The view of the entrance to any sexually oriented business from outside of the business shall be designed in a manner that obscures the view of the interior of the premises from minors outside the premises so as to prohibit minors from viewing or seeing any material, conduct or

activities which depict, describe, display, or are characterized by their emphasis on "specified sexual activities" or "specified anatomical areas."

T. Display Regulations.

1. No display or exhibit depicting or describing "specified sexual activities" or "specified anatomical areas" shall be placed in, on or at the site of the subject premises in such a manner as to be visible from the exterior of the premises.

2. The building entrance to a sexually oriented business shall be clearly and legibly posted with a notice indicating that persons under eighteen years of age are precluded from entering the premises. Said notice shall consist of letters no less than one inch in height.

3. The building entrance to a sexually oriented business shall be clearly and legibly posted with a notice indicting that no alcoholic beverages are to be served or consumed on the premises. Said notice shall consist of letters no less than one inch in height.

4. The building entrance to a sexually oriented business shall be clearly and legibly posted with a notice indicating the business's hours of operation.

U. Additional Requirements. The following additional requirements shall pertain to sexually oriented businesses providing adult live entertainment:

1. No person shall perform adult live entertainment for patrons of a sexually oriented business except upon a stage at least eighteen inches above the level of the floor which is separated by a distance of at least ten feet from the nearest area occupied by patrons, and no patron shall be permitted within ten feet of the stage while the stage is occupied by an entertainer.

2. As an exception to the requirement in Section 18.20.020(U)(1), entertainers may perform adult live entertainment off-stage in private viewing areas where the entertainer is separated from the customer by a permanent, floor to ceiling, solid barrier.

3. No person shall appear in a state of nudity at any time, including during on-stage or private viewing booth performances of adult live entertainment. Persons may appear semi-nude while performing adult live entertainment. Except during the course of performing adult live entertainment, no person may appear semi-nude or in a manner which displays or reveals specified anatomical areas. This only applies to portions of the facility where patrons are permitted.

4. No owner, operator, manager, or any other person with control over a sexually oriented business shall permit any entertainer, employee, independent contractor, or other person to appear in a state of dress that violates this section.

5. No patron shall be allowed on the stage during performances.

6. The sexually oriented business shall provide separate dressing room facilities for entertainers which are exclusively dedicated to the entertainers' use.

7. The sexually oriented business shall provide an entrance/exit for entertainers which is separate from the entrance/exit used by patrons.

8. The sexually oriented business shall provide access for entertainers between the stage and dressing rooms which is completely separated from the patrons. If such separate access is not physically feasible, the sexually oriented business shall provide a minimum three-foot wide walk aisle for entertainers, between the dressing room area and the stage, with a railing, fence or other barrier, separating the patrons and the entertainers, capable of (and which actually results in) preventing any physical contact between patrons and entertainers.

9. No entertainer, either before, during or after performance, shall have physical contact with any patron and no patron shall have physical contact with any entertainer, either before, during or after performances by such entertainer. No entertainer or employee or independent contractor of a sexually oriented business shall "fondle" or "caress" any patron, and no patron shall be permitted to "fondle" or "caress" any entertainer or other employee or independent contractor. "Fondle" and "caress" shall have commonly understood meanings. This subsection shall only apply to physical contact on the premises of the sexually oriented business. This subsection does not apply to incidental contact.

10. Fixed rail(s) at least thirty inches in height shall be maintained establishing the separations between entertainers and patrons required by this subsection.

11. No patron shall directly pay or give any gratuity to any entertainer and no entertainer shall solicit or accept any pay or gratuity from any patron. Patrons shall not throw money to entertainers, place monies in the entertainers' costumes or otherwise place or throw monies on the stage. Patrons shall be advised of this requirement by signs conspicuously displayed and placed on the barrier between patrons and entertainers and utilizing red or black printing of letters not less than one inch in size.

12. If patrons desire to tip or pay performers, the tips must be placed in fixed receptacles, and not directly handed to any persons.

13. Sexually oriented businesses featuring live entertainment shall provide at least one security guard at all times while the business is open. If the occupancy limit of the premises is greater than twenty-one persons, an additional security guard shall be on duty. Additional security guards may be required if the occupancy limit of the premises is greater than seventy persons. Security guard(s) shall be charged with preventing the violations of law and enforcing compliance by patrons of the requirements of these regulations. Security guards shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall not act as a door person, ticket seller, ticket taker, admittance person, or sole occupant of the manager's station while acting as a security guard. All security guards shall be duly licensed and bonded as a security guard as required by applicable provisions of state law.

14. The foregoing applicable requirements of this section shall be deemed conditions of sexually oriented business regulatory permit approvals, and failure to comply with every such requirement shall be grounds for revocation of the permit issued pursuant to these regulations.

15. Every permittee of a sexually oriented business which provides live entertainment pursuant to this section must maintain a register of all persons so performing on the premises. Such

register shall be available for inspection during the regular business hours by any designee of the City of Lindsay.

V. Exemptions.

1. It is a defense to prosecution for any violation of this section that a person appearing in a state of nudity did so in a modeling class operated:

    a. By a college, junior college, or university supported entirely or partly by taxation;

    b. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or

    c. In a structure:

        i. Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing;

        ii. Where, in order to participate in a class, a student must enroll at least three days in advance of the class; and

        iii. Where no more than one nude model is on the premises at any one time.

2. It is a defense to prosecution of a violation of this section that an employee of a sexually oriented business, regardless of whether or not it is permitted under this section, exposed any specified anatomical area during the employee's bona fide use of a restroom, or during the employee's bona fide use of a dressing room which is accessible only to employees.

W. Criminal Penalties and Additional Legal, Equitable, and Injunctive Relief.

1. If any person fails or refuses to obey or comply with or violates any of the provisions of the section, such person, upon conviction of such offense, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed five hundred dollars of by imprisonment not to exceed sixty days in the jail, or both, in the discretion of the court. Each violation or noncompliance shall be considered a separate and distinct offense. Further, each day of continued violation or noncompliance shall be considered as a separate offense.

2. Nothing herein contained shall prevent or restrict the city from taking such other lawful action as is necessary to prevent or remedy any violation or noncompliance. Such other lawful actions shall include, but shall not be limited to, a nuisance abatement proceeding, a civil nuisance abatement of equitable action for injunctive relief or an action at law for damages in any court of competent jurisdiction.

3. All remedies and penalties provided for in this section shall be cumulative and independently available to the city, and the city shall be authorized to pursue any and all remedies set forth in this subsection to the full extent allowed by law.

4. The city shall be entitled to recover all attorney's fees and costs incurred in the filing or prosecution of any action or administrative proceeding brought to enforce any provisions(s) of the section.

X. Suspension or Revocation of Permit.

1. After an investigation, notice, and hearing, the city manager or his designee shall suspend or revoke an existing permit, or impose such conditions upon the retention of the permit as shall be found to be necessary to assure the preservation of the public health and safety, if the evidence presented establishes that one of the following conditions exist:

    a. The building, structure, equipment, location, or manner of operation of such business does not comply with the requirements of or fails to meet the standards of the health, zoning, fire, or safety laws of the State of California or of the City of Lindsay applicable to such business operations.

    b. The permittee, his or her employee, agent, partner, director, officer, stockholder or manager has knowingly made any false, misleading or fraudulent statements of material fact in the application for sexually oriented business permit, or in any report or record to be filed with the city pertaining to the permit for the sexually oriented business, or has violated any rule or regulation duly adopted by the city relating to sexually oriented businesses, including those set out in this section.

    c. A court of competent jurisdiction has found that the permittee, his or her employee, agent, partner, director, manager, or stockholder has knowingly engaged in or allowed or permitted to be committed any unlawful act of sexual intercourse, sodomy, oral copulation, masturbation, or distribution of obscenity, on or in the subject premises.

    d. A court of competent jurisdiction has found that the permittee, his or her employee, agent, partner, director, manager, or stockholder has knowingly engaged in or permitted or allowed to occur unlawful solicitations for sexual intercourse, sodomy, oral copulation, masturbation or distribution of obscenity, on or in the subject premises.

    e. A court of competent jurisdiction has found that the permittee, his or her employee, agent, partner, director, manager, or stockholder has knowingly engaged in or permitted or allowed, in or on the premises, the unlawful possession, use or sale of controlled substance, as defined by the California Uniform Controlled Substances Act, California Health and Safety Code Section 11000 et seq., as amended from time to time.

    f. More than thirty days have elapsed since a tax, fee, fine, any form of regulatory assessment of judgment for monetary damages, irrespective of any other form of relief set out in the judgment, which is to be paid to the city has been imposed against a sexually oriented business, and said sum remains owing.

2. In the event that a permit for a sexually oriented business is revoked pursuant to any applicable law the premises shall be closed and shall not be used as a sexually oriented business of any classification for a period of one year commencing on the date of revocation. Further, the operators of the sexually oriented business closed due to suspension or revocation of a permit shall be disqualified from operating any other sexually oriented business established thereafter within the city during the entire period of any such suspension, or for one year if the license was revoked.

Y. Immunity from Prosecution. The city and its designee, the chief of police's office and all other departments and agencies, the city attorney, and all other city officers, agents and employees, charged with enforcement of state and local laws and codes shall be immune from prosecution, civil or criminal for reasonable, good-faith trespass upon a sexually oriented business while acting within the scope of authority conferred by this section.

Z. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this section or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of the chapter or any part thereof. The city council hereby declares that it would have passed each section, subdivision, paragraph, sentence, clause, or phrase in this chapter or any part thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, or invalid, or ineffective.

(Ord. 531, § 11, 2011)

18.20.030 Body Art Facilities

A. Purpose and Intent. The purpose of this section is to establish location and operation criteria for body art facilities (tattooing, body piercing and permanent make-up) as the City of Lindsay has determined that the secure management and placement of facilities involving body art is necessary to protect the public health, safety, and welfare of the community.

B. Definitions.

1. "Body art" means body piercing, permanent cosmetics and/or tattooing.

2. "Body artist" means any individual who is a practitioner of body art (tattooing, permanent cosmetics and/or body piercing) to include conducting body art procedures on another individual or technically advising the body art procedures performed by another individual. For the purposes of this chapter, body artists do not include persons engaged in ear piercing.

3. "Body art facility" means any establishment owned, controlled, leased, or operated to practice or engage in the practice of body art.

4. "Body piercing" means the creation of an opening in the human body for the purpose of inserting jewelry or other decoration, with the exclusion of ear piercing. This includes but is not limited to, piercing of a lip, tongue, nose, or eyebrow.

5. "Ear piercing" means the piercing of the leading edge or earlobe of the ear with a sterile, disposable, single-use stud, or solid needle that is applied using a mechanical device to force the needle or stud through the ear. Such practice is exempt from this section.

6. "Permanent cosmetics" means the application of pigments to or under the skin of a human being for the purpose of permanently changing the color or appearance of the skin. This includes, but is not limited to, permanent eyeliner, eye shadow, or lip color.

7. "Substantial change in operation" means any of the following:

a. The location, ownership, and type of business changes;

b. The certificate of registration issued by the Tulare County Department of Environmental Health is revoked or suspended for a period of more than thirty days;

c. The premises are altered thereby increasing the gross floor area;

d. The facility is closed, abandoned, discontinued, or suspended for a continuous period of more than ninety days for reason other than a break in continuous business due to natural disaster or other similar circumstances beyond the control of the licensee, owner, or operator; or

e. Other circumstances deemed to be a substantial change by the planning commission.

8. "Tattooing" means inserting pigment under the surface of the skin by pricking with a needle or otherwise, to permanently change the color or appearance of the skin or to produce an indelible mark or figure visible through the skin. This includes, but is not limited to, eyeliner, lip color, camouflage, stencil designs, and free-hand designs.

C. Permit Requirements.

1. It shall be unlawful for any person, firm or corporation, owning, controlling, leasing, acting as agent for, conducting, managing, or operating any body art facility to practice or engage in the practice of body art without first obtaining a body art facility permit and meeting all applicable zoning district and this chapter standards.

2. No body artist shall operate within a permitted body art facility without first obtaining a body artist practitioner permit.

D. Locational Requirements. No person shall cause or permit the establishment of any body art facility, as defined above, within five hundred feet of another such business or within five hundred feet of any religious institution, school, boys' club, girls' club or similar existing youth organization, or public park, or any public building regularly frequented by children, including, but not limited to, the McDermont Field House and Community Aquatics and Wellness Center or within five hundred feet of any property in the City of Lindsay zoned for residential use.

E. Application Submittal Requirements.

1. Applications shall be filed on a form provided by the city.

2. The application shall include the following:

a. A body art facility permit.

b. A map demonstrating that the separation requirements pursuant to Section 18.20.030(D) are met.

c. The name of the contaminated waste transporter.

d. A body art practitioner permit, which application shall include the following:

i. A nonrefundable application or renewal fee to cover cost incurred by the city in staff time, and other expenses involved in investigation and processing of permit.

ii. Proof of completion of an exposure control training program.

iii. Proof of hepatitis B vaccinations.

iv. The record of conviction for violations of the law, excluding minor traffic violations.

v. The applicant's height, weight, color of eyes and hair, and date and place of birth, California driver's license or identification number and social security number.

vi. The fingerprints of the applicant on a form provided by the police department.

vii. The address, city and state, and the approximate dates where and when the applicant practiced a similar business, either alone or in conjunction with others.

F. Grounds for Suspension, Denial, Revocation, or Refusal to Renew Permit.

1. The city or its designee, may suspend a permit, deny a permit, revoke a permit or refuse to renew a permit on the following grounds, each of which, in and of itself, shall constitute full and adequate grounds for suspension, denial, revocation, or refusal to renew:

a. Fraud, deceit, or misrepresentation in obtaining a permit or its renewal;

b. Any present or past violations of state, county, or the City of Lindsay regulations governing the practice of body art;

c. Applying body art while impaired by drugs or alcohol;

d. Knowingly permitting, aiding or abetting an unauthorized person to perform activities requiring a permit;

e. Continuing to practice while his/her permit is lapsed, suspended, or revoked;

f. Having previously held a body art facility permit, body art practitioner permit, or similar license, permit, or privilege in another jurisdiction, which was revoked within the previous five years.

G. Standard Conditions for All Body Art Facilities.

1. Possession of a lawfully issued body artist permit.

2. The body art facility shall comply at all times with state, county, and the City of Lindsay laws governing body art facilities and the application of body art.

3. Mobile body art shall not be allowed at any time within the city limits.

4. The permittee shall maintain a file on-site of all notarized minor consent forms, and submit to the City of Lindsay Community Development Department a copy of such form within ten days of receipt.

5. Body art may not be performed on any person who is under the influence by illicit or illegal drugs or alcohol.

6. No alcoholic beverages shall be allowed within the body art facility at any time.

7. A body art facility permit shall be posted in a conspicuous location inside the business at all times.

8. Body art facilities may be open for operation only between the hours of seven a.m. and midnight.

9. The certificate of registration from the Tulare County Department of Environmental Health shall be posted in a conspicuous location inside the body art facility at all times.

10. All body artist employees shall have a body art practitioner permit.

11. Prior to approval of any city business license or permit, the body artist shall schedule a special inspection with the City of Lindsay, or its designee, to determine compliance with any body art operational guidelines of the state, county, or city.

H. Annual Inspection and Review.

1. Each body art facility shall be subject to annual inspection by the city and/or its authorized agent.

2. Fees for annual inspections and review, as set by resolution of the council from time to time, shall be paid to the City of Lindsay on or before the anniversary of the effective date of the body art facility permit.

I. Denial of Permit.

1. If one or more of the findings set forth in Section 18.20.030(G) cannot be made, the permit shall be denied. In the event of denial, notification and reasons for denial shall be communicated to the applicant. The denied applicant shall upon submission of his/her written request, have the right to receive a hearing before the city manager or his/her designee. If such a hearing is not requested within ten days of the date of notification of denial of permit, the denial shall be final.

2. Any individual who operates a body art establishment or practices body art after denial of an application is guilty of a misdemeanor.

J. Term of Permit. The term of the permit and the term of the business license shall be for one year from the date of issuance. A renewal application shall be filed no later than thirty days prior to the expiration of the permit and shall be processed in the same manner as a new application.

K. Suspension or Revocation of Permit. Any permit issued under this section shall be subject to suspension or revocation by the director of finance for violation of any provision of this section or for grounds that would warrant denial of the issuance of such permit in the first instance.

L. Appeal from Suspension or Revocation.

1. Within ten days after any denial, suspension, or revocation of a permit, the individual aggrieved may appeal such action to the city manager by filing a written request for a hearing with the city manager or his/her designee. Upon the filing of such a request, the city manager shall set a time and place for the hearing and shall notify the appellant thereof. The hearing shall be set within thirty days after the request is filed. At the hearing, any individual may

present evidence in opposition to or in support of the appellant's case. The suspension or revocation of the permit shall be stayed pending a decision of the city manager or designee, on the appeal.

2. Any individual who operates a body art establishment or practices body art after suspension of a permit or after revocation of a permit is guilty of a misdemeanor.

3. Reapplication of Denied or Revoked Permit. Any individual whose permit is denied or revoked may not apply for a permit to operate a body art establishment or practice body art in the city for a period of one year from the date of such revocation.

M. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this section or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of the chapter or any part thereof. The city council hereby declares that it would have passed each section, subdivision, paragraph, sentence, clause, or phrase in this chapter or any part thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, or invalid, or ineffective.

(Ord. 531, § 12, 2011)

18.20.040 Fortunetelling Establishments

A. Purpose. The purpose of this section is to protect the health, welfare and safety of the public at large and patrons of fortunetelling establishments by ensuring that the services provided by those establishments are, to the greatest extent possible, free from fraud, corruption, vice, trickery and other criminal influences. It is also the purpose of this chapter to minimize the impact upon local neighborhoods caused by concentrations of fortunetelling establishments in localized area and to provide that such establishments are located in areas designated to serve broader portions of the community.

B. Definitions. For the purpose of this chapter, certain terms are defined as follows:

1. "Applicant" means an individual who is required to file an application for a permit under this section including a fortuneteller, individual, owner, managing partner, managing officer of a corporation, or any other operator, manager, or employee of a fortunetelling establishment.

2. "For pay" means a fee, reward, donation, loan or receipt of anything of value.

3. "Fortunetelling" means telling of fortunes, forecasting of futures, or furnishing of any information by means of any occult, psychic power, faculty, force, chiromancy, clairvoyance, clairaudience, cartomancy, psychology, psychometery, phrenology, spirits, tea leaves or other such reading, mediumship, telepathy, or other craft art, science, cards, talisman, charm, potion, magnetism, magnetized article or substance, gypsy cunning or foresight, crystal gazing, oriental mysteries, or magic, of any kind or nature, or other means beyond the ordinary process of knowledge.

4. "Fortunetelling establishments" means any establishment having a fixed place of business where any individual or entity engages in, or carries on, or permits to be engaged in or carried on any activities defined in this section.

5. "Fortuneteller" means any individual who, for any consideration whatsoever, engages in the practice of fortunetelling as herein defined unless otherwise excepted.

C. Permits Required. It is unlawful and a misdemeanor for any individual to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on, in or upon any premises in the city, the operation of a fortunetelling establishment without first having obtained a permit from the city as herein required. A fortunetelling establishment permit shall include the right of the individual permittee to practice fortunetelling at such an establishment.

D. Permit Application. Every person who, for pay, conducts, engages in, carries on, or practices fortunetelling shall file a separate verified application or a permit with the director of finance. The application shall contain the following:

1. The name, home and business address, and home and business telephone number of the applicant.

2. The record of conviction for violations of the law, excluding minor traffic violations.

3. The applicant's height, weight, color of eyes and hair, and date and place of birth, California driver's license or identification number and social security number.

4. Two photographs of the applicant at least two inches by two inches, taken within the last six-month period immediately preceding the date of filing of the application.

5. The fingerprints of the applicant on a form provided by the police department.

6. The address, city and state, and the approximate dates where and when the applicant practiced a similar business, either alone or in conjunction with others.

7. A nonrefundable application or renewal fee to cover cost incurred by the city in staff time, and other expenses involved in investigation and processing of permit.

E. Filing and Fee Provisions.

1. Every individual or entity that proposes to maintain, operate or conduct a fortunetelling establishment in the city shall file an application with a nonrefundable filing fee. Said filing fee shall be established by the city manager, and may be revised from time to time. This fee shall not be deemed in lieu of a business tax.

2. A permit, when issued, shall state whether it is for a fortunetelling establishment or for a fortuneteller.

F. Issuance of Permit. The director of finance shall issue the permit if, based upon the investigation, it is found:

1. That the operation as proposed by the applicant would comply with all applicable laws.

2. That the applicant has not been convicted in a court of competent jurisdiction of any of the following offenses:

    a. An offense involving the element of fraud or theft.

    b. A crime requiring registration under Section 290 of the California Penal Code, or of any violation of Sections 311 through 311.7, 314, 315, 316, 318, or 647(a), (b), or (d) of the California Penal Code.

    c. Any other crime involving moral turpitude.

    d. Any of the above substantive offenses as defined in the laws of any jurisdiction other than the State of California or as defined by any law of the State of California in effect before the above sections were adopted.

3. That the applicant has not knowingly and with intent to deceive made any false, misleading, or fraudulent statements of fact in the license application or any other document required by the city in conjunction therewith.

G. Denial of Permit.

1. If one or more of the findings set forth in Section 18.20.040(F) cannot be made, the permit shall be denied. In the event of denial, notification and reasons for denial shall be communicated to the applicant. The denied applicant shall upon submission of his/her written request, have the right to receive a hearing before the city manager or his/her designee. If such a hearing is not requested within ten days of the date of notification of denial of permit, the denial shall be final.

2. Any individual who operates a fortunetelling establishment or practices fortunetelling after denial of an application is guilty of a misdemeanor.

H. Term of Permit. The term of the permit and the term of the business license shall be for one year from the date of issuance. A renewal application shall be filed no later than thirty days prior to the expiration of the permit and shall be processed in the same manner as a new application.

I. Operating Requirements.

1. No fortunetelling establishment or any portion of a building in which the fortunetelling establishment is located shall be used for residential or sleeping purposes.

2. Fortunetelling establishments may be open for operation only between the hours of seven a.m. and midnight.

3. No fortunetelling establishment shall be located closer than five hundred feet to any other licensed fortunetelling establishment or within five hundred feet of any religious institution, school, boys' club, girls' club or similar existing youth organization, or public park, or any public building regularly frequented by children, including, but not limited to, the McDermont Field House and Community Aquatics and Wellness Center or within five hundred feet of any property in the City of Lindsay zoned for residential use.

J. Display of Permit and Identification Cards. Every fortunetelling establishment shall display at all times during business hours the permit issued pursuant to the provisions of this section for such establishment in a conspicuous place so that the same may be readily seen by all individuals entering this establishment.

K. Employment of Individuals Under the Age of Eighteen is Prohibited. It is unlawful for any individual owner, managing partner, managing officer, or other individual in charge of any fortunetelling establishment to employ any individual who is not at least eighteen years of age.

L. Services and Rate Sign. Every permittee of a fortunetelling establishment shall post a sign in a conspicuous place so that the same may be readily seen by all individuals entering the fortunetelling establishment, printed in bold letters not less than one inch in height, listing the services available and the rate to be charged therefor. No services shall be performed and no sums shall be charged for such services other than those shown on the sign posted.

M. Receipts. Prior to the acceptance of any money or item of value from a client, the fortuneteller shall issue a written receipt to the client, clearly showing the following:

1. Date.

2. Name of client.

3. Amount of money received or specific description of item of value received.

4. Purpose for which the money or item of value was received.

N. Employment of Individuals Without Permits Unlawful. It is unlawful for any owner, operator, manager, or permittee in charge of or in control of a fortunetelling establishment to employ any individual to practice fortunetelling who is not in possession of a valid permit to practice fortunetelling. Permits are not required for employees who do not practice fortuntelling.

O. Suspension or Revocation of Permit. Any permit issued under this section shall be subject to suspension or revocation by the director of finance for violation of any provision of this section or for grounds that would warrant denial of the issuance of such permit in the first instance.

P. Appeal from Suspension or Revocation.

1. Within ten days after any denial, suspension, or revocation of a permit, the individual aggrieved may appeal such action to the city manager by filing a written request for a hearing with the city manager or his/her designee. Upon the filing of such a request, the city manager shall set a time and place for the hearing and shall notify the appellant thereof. The hearing shall be set within thirty days after the request is filed. At the hearing, any individual may present evidence in opposition to or in support of the appellant's case. The suspension or revocation of the permit shall be stayed pending a decision of the city manager or designee, on the appeal.

2. Any individual who operates a fortunetelling establishment or practices fortunetelling after suspension of a permit or after revocation of a permit is guilty of a misdemeanor.

Q. Reapplication of Denied or Revoked Permit. Any individual whose permit is denied or revoked may not apply for a permit to operate a fortunetelling establishment or practice fortunetelling in the city for a period of one year from the date of such revocation.

R. Exception Entertainment. The provisions of this section shall not apply to any person engaged solely in the business of entertaining the public by demonstrations of fortunetelling at public places and in the presence of and within the hearing of all other persons in attendance, and at which no questions are answered as part of such entertainment except in a manner to permit all persons present at such public place to hear such answers.

S. Exception Religious Practice. The provisions of this subsection shall not be applicable to any person conducting or participating in any religious ceremony or service when such person holds a certificate of ordination as a minister, missionary, medium, healer, clairvoyant, or similar position (hereinafter collectively referred to as "minister") from any bona fide church or religious association having a creed or set of religious principles that is recognized by all churches of like faith which provides for fortunetelling; provided, that:

1. Except as provided in Section 18.20.040(S)(3), the minister's fees, gratuities, emoluments, and profits shall be regularly accounted for and paid solely to or for the benefit of the bona fide church or religious association, as defined in this subsection.

2. The minister holding a certificate of ordination from such bona fide church or religious association, as defined in this subsection, shall file with the business license officer a certified copy of the minister's certificate of ordination and the minister's name, age, street address, and telephone number in this city where the activity set forth in this subsection is to be conducted.

3. Such bona fide church or religious association, as defined in this subsection, may pay to its ministers a salary or compensation based upon a percentage basis, pursuant to an agreement between the church or religious association and the minister which is embodied in a resolution and transcribed in the minutes of such church or religious association.

T. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this section or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of the chapter or any part thereof. The city council hereby declares that it would have passed each section, subdivision, paragraph, sentence, clause, or phrase in this chapter or any part thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, or invalid, or ineffective.

(Ord. 531, § 13, 2011)

18.21 Variances

18.21.010 Purposes
18.21.020 Authority Of The City Council
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18.21.010 Purposes

The city council is empowered to grant variances only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning code is provided by the conditional use, planned unit development and amendment provisions of this title.

(Ord. 437 § 1 (part), 1989)

18.21.020 Authority Of The City Council

The city council may grant variances to the regulations prescribed by this title only with respect to fences and walls, site areas, width, frontage, depth, coverage, front yard, rear yard, side yards, height of structures, distances between structures, off-street parking facilities and off-street loading facilities.

(Ord. 437 § 1 (part), 1989)

18.21.030 Application And Fee

A. Application for a variance shall be made to the community development department on a form prescribed by the council which shall include the following data:

    1. Name and address of applicant.

    2. Statement that the applicant is the owner of the property or is the authorized agent of the owner or the plaintiff in an action of eminent domain to acquire the property involved.

    3. Address or description of property.

    4. Statement of the precise nature of the variance requested and why approval is necessary under the purposes described in Section 18.21.010, together with any other data pertinent to the findings prerequisite to the granting of variance prescribed in Section 18.21.060.

B. The application shall be accompanied by a drawing of the site and any adjacent property affected, showing all existing and proposed locations of streets, property lines, uses, structures, driveways, pedestrian walks, off-street parking and off-street loading facilities and landscaped areas.

C. A drawing of the site and surrounding area, showing all surrounding properties within three hundred feet of the site, and a list of names and last known addresses of the recorded legal owners of such properties, as shown on the latest adopted assessment roll of Tulare County. County assessor's maps may be used for this purpose.

D. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of processing the application.

E. The city clerk shall give notice to the applicant of the time when the application will be considered, and may give notice of the time to any other interested party.

(Ord. 437 § 1 (part), 1989)

18.21.040 Hearing And Notice

The city council shall hold a public hearing in accordance with the provisions of Section 18.17.040.

(Ord. 437 § 1 (part), 1989)

18.21.050 Public Hearing; Procedure

At a public hearing, the council shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 18.21.060.

(Ord. 437 § 1 (part), 1989)

18.21.060 Action Of The City Council

A. The council shall act on the application within thirty days after the close of the public hearing. The council may grant a variance to regulations prescribed by this title, as the variance was applied for or in modified form, if, on the basis of the application, investigation and evidence submitted, the council makes the following findings:

1. That there are special circumstances or conditions applicable to the property involved, such that strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

2. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the vicinity and in the same zoning district.

B. The council may grant a variance to a regulation prescribed by this title, with respect to off-street parking facilities or off-street loading facilities as the variance was applied for or in modified form, if, on the basis of the application, investigation and the evidence submitted, the council makes the findings prescribed in subsection A of this section and the following additional findings:

1. That neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation.

2. That the granting of the variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

3. That the variance will not create a safety hazard or any other condition inconsistent with the objectives of the zoning title.

C. In approving a variance, the council shall add such conditions of approval as it deems necessary to assure that the variance adjustment shall not constitute a grant of special privilege as described under subsection A of this section.

D. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the council may prescribe. The council may deny a variance application.

E. A variance shall become effective ten days following the date on which the variance was granted by the council.

(Ord. 437 § 1 (part), 1989)

18.21.070 Building Permit

The issuance of a building permit shall be governed by the provisions of Section 18.17.090.

(Ord. 437 § 1 (part), 1989)

18.21.080 Lapse Of Variance

A variance shall lapse and become void one year following the date on which the variance becomes effective unless by condition of the variance a greater time is allowed, or unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application.

A variance may be renewed for an additional period of one year, provided that, prior to the expiration of one year from the date when the variance originally became effective, an application for renewal of the variance is made to the city council. The council may grant or deny an application for renewal of a variance. A variance which is approved concurrently with a tentative map shall have the same approval term, expiration date, and extension terms as the tentative map. The city council may also establish a different approval term for a variance which is approved concurrently with a tentative map, based on the circumstances of the particular application.

(Ord. 486 § 23, 1997: Ord. 437 § 1 (part), 1989)

18.21.090 Revocation

The revocation of a variance approval shall be governed by the provisions of Section 18.17.130.

(Ord. 437 § 1 (part), 1989)

18.21.100 New Application

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within six months of the date of denial of the variance application or revocation of the variance.

(Ord. 437 § 1 (part), 1989)

18.21.110 Administrative Adjustments

A. Purpose. The purpose of an administrative adjustment (hereafter "adjustment") is to provide an alternative option for processing routine projects which require an interpretation of established zoning ordinance standards. Adjustments are not intended to set precedent, and shall be considered only on a case-by-case basis.

B. Scope of Authority. The city services director (hereafter "director") or his/her designee shall have the authority to grant adjustments to the development standards within this title. Upon written request, the director may approve, conditionally approve, or deny minor adjustments to the following development standards: setbacks, site area, lot width, lot depth, building height, sign height, landscape requirements, fence height, and fence setbacks. Adjustments to side yard setbacks shall also require the review and approval of the chief building official to verify compliance with building and fire codes. Adjustments shall not exceed ten percent of a required development standard. In making the adjustment, the director shall make a finding that the adjustment is consistent with the criteria listed in subsection C of this section.

C. Adjustment Criteria. The city services director shall record the decision in writing on a form that indicates the basis for the decision. The director may approve and/or modify an application in whole or in part, with or without conditions, if the following criteria are satisfied:

    1. There are special circumstances applicable to the property (including, but not limited to, property size, shape, topography, location or surroundings) which create a practical difficulty or unnecessary hardship in strictly applying the development standard.

    2. The adjustment is necessary to provide consistency with properties in the same vicinity, general plan designation and zoning ordinance district within which the adjustment is sought.

    3. The adjustment will not be materially detrimental to the public health, safety, or welfare or injurious to property or improvements in the vicinity of the project site.

    4. The adjustment will be consistent with the goals and policies of the general plan.

D. Appeal Process. The applicant may appeal the decision of the city services director, in writing, to the city council within ten business days of the decision. If an appeal is not filed within ten business days, the decision shall be final.

(Ord. 486 § 24, 1997)

18.21.120 Reasonable Accommodation

A. Purpose. The purpose of reasonable accommodation procedures to provide an administrative exception process for zoning standards, where necessary to make housing available and/or

accessible to persons with disabilities protected under Fair Housing laws. This section is intended to eliminate barriers to housing opportunities for individuals with disabilities.

B. Requests for Reasonable Accommodations.

1. Request. Requests for reasonable accommodations may be made by a person with a disability, their representative, or a developer providing housing for individuals with disabilities. This request may include a modification or exception to a development that would eliminate regulatory barriers that do not provide disabled individuals with equal housing opportunities. Reasonable accommodations cannot waive a requirement for a minor use permit or a conditional use permit.

2. Assistance. If an applicant needs assistance making a reasonable accommodations request, the planning division will provide the necessary support to ensure the process is available to the applicant.

C. Scope of Authority.

1. Approval. The city manager or designee shall administratively review and approve written applications for reasonable accommodation that are consistent with the provisions of this section, within thirty days of receipt of a complete application.

2. Denial. The city manager or designee shall deny applications for reasonable accommodation that are incomplete or inconsistent with the provisions of this section.

3. Applicability. Reasonable accommodation may be made to any of the following physical development standards for residential land uses:

a. Fences and walls;

b. Site area;

c. Frontage, width, or depth of site;

d. Coverage;

e. Yard requirements;

f. Distance between structures;

g. Building height;

h. Signs;

i. Off-street parking and off-street loading.

4. Inapplicability. Reasonable accommodation shall not apply to any of the following:

a. Zoning district designation;

b. Permitted or conditionally permitted land uses in a specific zoning district;

c. Encroachment into public right-of-way.

D. Required Application. Persons seeking reasonable accommodation shall make written application to the city and provide the following minimum information:

1. Name and contact information of the applicant seeking reasonable accommodation.
2. Address of the property where reasonable accommodation is being sought.
3. A description of the reasonable accommodation being sought, including the specific proposed deviation from physical development standards.
4.
5. A description of the applicant's disability, consistent with the definition of "person with a disability" consistent with Section 18.24.030.
6. Written evidence of the applicant's disability from a physician, surgeon, psychiatrist, or psychologist licensed by the State of California.
7. ~~Written evidence demonstrating that the requested accommodation is necessary, and that there is a clearly identifiable relationship, or nexus, between the requested accommodation and the individual's disability.~~ The reason(s) why the accommodation is reasonable and required for meeting the needs of the individuals' disability.

E. Appeal Process. The applicant may appeal the decision of the city services director, in writing, to the city council within ten business days of the decision. If an appeal is not filed within ten business days of the decision, the decision shall be final and unappealable.

F. Environmental Review. The reasonable accommodation process shall be considered non-discretionary and ministerial for the purposes of the California Environmental Quality Act.

(Ord. 528, Art. 5, 2011)

18.22 Amendments

18.22.010 Purpose
18.22.020 Initiation
18.22.030 Application And Fee
18.22.040 Public Hearing; Notice
18.22.050 Hearing
18.22.060 Investigation And Report
18.22.070 Relationship To Environmental Impact Assessment And Environmental Impact Reporting Process
18.22.080 Action Of The City Council
18.22.090 Special Zoning Exceptions; Alternate Procedure For Action Of The City Council
18.22.100 Change Of Zone Plan
18.22.110 New Application

18.22.010 Purpose

As the general plan is carried out over the years, there will be a need for changes in district boundaries and other regulations of this title. As the general plan is reviewed and revised periodically, other changes in the regulations of this title may be warranted. Such amendments shall be made in accordance with the procedure prescribed in this chapter.

(Ord. 437 § 1 (part), 1989)

18.22.020 Initiation

A. A change in the boundaries of any district may be initiated by the owner of the property within the area for which a change of district is proposed, or the authorized agent of the owner, as prescribed in Section 18.22.030.

B. A change in boundaries of any district, or a change in a district regulation, off-street parking or loading facilities requirement, general provision, exception or other provision may be initiated by action of the city council.

(Ord. 437 § 1 (part), 1989)

18.22.030 Application And Fee

A. A property owner or his authorized agent desiring to propose a change in the boundaries of the district in which his property is located, may file an application with the community development department for a change of district boundaries on a form prescribed by the department, which shall include the following data:

    1. Name and address of the applicant.

    2. Statement that the applicant is the owner of the property for which the change in district boundaries is proposed or the authorized agent of the owner, or the plaintiff in an action of eminent domain to acquire the property involved.

3. Address and description of the property.

B. The application shall be accompanied by a drawing of the site and the surrounding area for a distance of at least three hundred feet from each boundary of the site, showing the location of streets and property lines and the names and last known addresses of the recorded legal owners of all properties shown on the drawing, as shown on the latest adopted tax roll of the county of Tulare. Assessor's maps may be used for this purpose.

C. The application shall be accompanied by a fee set by resolution of the city council, sufficient to cover the cost of processing the application as prescribed in this chapter.

D. Amendments to this title required as the result of general plan amendments initiated by the city council shall be processed at the expense of the city.

(Ord. 437 § 1 (part), 1989)

18.22.040 Public Hearing; Notice

A. The city council shall hold a public hearing on each application for a change in district boundaries or of a district regulation, off-street parking or loading facilities requirement, general provision, exception or other provision of this title initiated by the city council within forty-five days of the date when the application was filed or the proposal was initiated.

B. Notice of a public hearing shall be given not less than ten days prior to the date of the hearing by: (1) publication of a notice of the time and place of the hearing in a newspaper of general circulation, published and circulated within the city; (2) first class mailing, postage prepaid, a notice of the time and place of the hearing to all persons whose names appear on the property owners list submitted under Section 18.22.030; and (3) first class mailing, postage prepaid, a notice of the time and place of the hearing to any person who has filed a written request; therefor, with the city council. Such request may be submitted at any time during the calendar year and shall apply to the balance of such year.

(Ord. 437 § 1 (part), 1989)

18.22.050 Hearing

A. At the public hearing, the city council shall review the application or the proposal and may receive pertinent evidence and testimony as to why and how the proposed change is necessary to achieve the objectives of the zoning code prescribed in Section 18.01.020, how or why the proposed change is consistent with the general plan, and the stated purposes and application intended for the zone classification proposed.

B. The council may review proposals for the use of the property for which a change in district boundaries is proposed, or plans or drawings showing proposed structures or other improvements, in light of the fact that under the provisions of this title, a change in district boundaries cannot be made conditionally, except as provided in Section 18.22.090, and the owner of the property is bound only to comply with the regulations prescribed in this title.

(Ord. 437 § 1 (part), 1989)

18.22.060 Investigation And Report

The community development department shall make an investigation of the application and shall prepare a report thereon, which shall be submitted to the city council, including a recommendation as to the action to be taken by the council and a statement supporting such recommendation.

(Ord. 437 § 1 (part), 1989)

18.22.070 Relationship To Environmental Impact Assessment And Environmental Impact Reporting Process

An amendment to the zoning code shall be subject to the same procedures and regulations with respect to environmental assessment as are set forth for site plan review under the provisions of Section 18.18.070 of this title.

(Ord. 437 § 1 (part), 1989)

18.22.080 Action Of The City Council

A. Within thirty days following the close of the public hearing, the city council shall make a specific finding in writing as to whether the amendment is required in order to achieve the objectives of the zoning code described in Chapter 18.01 and, when applicable, whether the amendment would be consistent with the general plan and the purposes and application intended for the zoning district classification proposed.

B. If the council finds that the proposed change is required, in its original or modified form, it shall enact an ordinance amending the regulations of this code, or grant a special zoning exception as prescribed in Section 18.22.090. If the council finds that a change is not required, it shall deny the application or proposal for change.

(Ord. 437 § 1 (part), 1989)

18.22.090 Special Zoning Exceptions; Alternate Procedure For Action Of The City Council

Whenever an application is filed with the city for a change in district boundaries, the city council, in lieu of granting or denying said application, may grant to the applicant a special zoning exception by resolution which will permit said applicant (or his assignee) to develop or use said property in accordance with said application and the provisions of this section.

A. Before a special zoning exception may be granted by the city council, the council may require the applicant to submit additional information relative to his or her proposal in the manner required in the filing of an application for a conditional use permit under this title. In any event, the provisions of Sections 18.22.010 through 18.22.080 and Sections 18.22.100 and 18.22.110 shall apply in addition to the provisions of this section. In filing an application, the applicant may request that the application be considered as a request for a special zoning exception.

B. The city council may grant a special zoning exception subject to any of the conditions prescribed in Section 18.18.040 and in accordance with the provisions of Sections 18.17.090 through 18.17.110 and Sections 18.18.030, 18.18.040 and 18.18.050 through 18.18.090 of this title.

C. Upon being granted a special zoning exception by the city council, the applicant shall develop his property in accordance with approved plans and conditions imposed under the provisions of this section.

D. Upon the development and use of property in accordance with the provision of subsection C of this section, the district or part thereof for which the special zoning exception was granted, shall be thereon rezoned, altered, amended and established in accordance with the original application, or as set forth in the order of the city council made at the time said zoning exception was granted.

(Ord. 437 § 1 (part), 1989)

18.22.100 Change Of Zone Plan

A change in a district boundary shall be indicated on the zone plan with a notation of the date and number of the ordinance amending the plan.

(Ord. 437 § 1 (part), 1989)

18.22.110 New Application

Following the denial of an application for a change in district boundary, no application for the same or substantially the same change shall be filed within six months of the date of denial of the application.

(Ord. 437 § 1 (part), 1989)

18.23 Enforcement

18.23.010 Permit, Certificates And Licenses
18.23.020 Duties Of The City Services Director And Building Official
18.23.030 Violations; Penalties
18.23.040 Property Maintenance

18.23.010 Permit, Certificates And Licenses

A. All officials, departments and employees of the city vested with the authority or duty to issue permits, certificates or licenses, shall comply with the provisions of this title and shall issue no permit, certificate or license which conflicts with the provisions of this title. Any permits, certificates or licenses issued in conflict with the provisions of this title shall be void.

B. Before issuing a business license for any new business or for a new location for any existing business activity, the city clerk or other authorized licensing official shall obtain the approval of the city services director respecting compliance with the provisions of this title.

(Ord. 437 § 1 (part), 1989)

18.23.020 Duties Of The Community Development Director And Building Official

The city services director and building official shall be the officials responsible for the enforcement of this title. In the discharge of their duty, these officials shall have the right to enter on any site or to enter any structure for the purpose of investigation and inspection; provided, that the right of entry shall be exercised only at reasonable hours and that in no case shall any structure be entered in the absence of the owner or tenant without the written order of a court of competent jurisdiction. These officials may serve notice requiring the removal of any structure or use in violation of this title to the owner or his authorized agent, on a tenant, or on an architect, builder, contractor or other person who commits or participates in any violation. These officials may call upon the city attorney to institute necessary legal proceedings to enforce the provisions of this title, and the city attorney is hereby authorized to institute appropriate actions to that end. These officials may call upon the chief of police and his authorized agents to assist in the enforcement of this title.

(Ord. 437 § 1 (part), 1989)

18.23.030 Violations; Penalties

A. Any person, firm, corporation or organization violating any provision of this title shall be guilty of an infraction. A person, firm or corporation or organization shall be deemed guilty of a separate offense for each day during any portion of which a violation of this title is committed, continued or permitted by the person, firm, corporation or organization.

B. Any structure erected, moved, altered, enlarged or maintained and any use of site contrary to the provisions of this title shall be and is declared to be unlawful and a public nuisance, and the city attorney shall immediately institute necessary legal proceedings for the abatement, removal and enjoinment thereof in the manner provided by law and shall take such other steps as may be necessary to accomplish these ends, and shall apply to a court of competent jurisdiction to grant

such relief as will remove or abate the structure or use and restrain or enjoin the person, firm, corporation or organization from erecting, moving, altering or enlarging the structure or using the site contrary to the provisions of this title.

C. All remedies provided for herein shall be cumulative and not exclusive.

(Ord. 437 § 1 (part), 1989)

18.23.040 Property Maintenance

A. It is declared to be a public nuisance for any person owning, leasing, occupying or having charge or possession of any property within the city to maintain such premises in such manner than any of the following conditions are found to exist thereon:

1. Buildings or structures which violate the city's building code by creating a fire hazard, danger to human life or hazards to public health, safety and general welfare, including dilapidation, broken equipment, hazardous pools excavations, neglected machinery, indiscriminate outdoor storage of household goods or equipment, the keeping and outdoor storage of vehicles incapable of moving under their own power, and other similar attractive nuisances.

2. Premises unmaintained so as to constitute a fire hazard by reason of weeds, grasses, rank overgrowth or accumulation of debris, or which could harbor rats or other vermin, create unsightly appearance or create conditions which are detrimental to neighboring properties.

3. Broken windows or other structural defects which create hazardous conditions and invite trespassing and malicious mischief, including unsafe structural supports, boarded doorways and windows, dry rot, termites and similar hazards.

4. Clothes lines within front yard areas.

5. Garbage cans and garbage receptacles permanently stored within front yards which are visible from the public street and neighboring property owners.

6. Failure to maintain any wall, fence or hedge as to constitute a hazard to persons or property or to cause depreciation in the value of adjacent property.

B. Whenever the city services director or building official determines that any building or premises is in violation of the provisions of this section, he shall give written notice thereof to the owner of record as shown on the last equalized assessment roll, and shall post said written notice on the premises.

C. If the owner, duly noticed under subsection B of this section, fails to comply with directives requiring abatement of violations of this section, the appropriate city official shall file the official complaint with the city council, with a copy of said complaint being sent to the affected property owner by certified mail. Said complaint, or notice of complaint, shall be made the subject of a public hearing before the city council in the manner prescribed for the conduct of public hearings provided in Section 18.17.040 of this code.

D. The city council shall hear the matter, review all pertinent testimony and information, and determine whether a public nuisance does in fact exist, and further determine the method by

which abatement of the nuisance shall be accomplished by the affected property owner. A copy of the city council's decision shall be served by certified mail upon the affected property owner.

E. Failure on the part of an affected property owner to abate public nuisance determined by the city council to exist under the provisions of this section shall constitute an infraction, and shall be abated under the proceedings prescribed under Section 18.24.030.

(Ord. 437 § 1 (part), 1989)

18.24 Construction And Definitions

18.24.010 Construction
18.24.020 General Terminology
18.24.030 Definitions

18.24.010 Construction

The following rules of construction shall apply unless inconsistent with the plain meaning of the context of this title:

A. Tense. Words used in the present tense include the future tense.

B. Number. Words used in the singular include the plural, and words used in the plural include the singular.

C. Shall and may. The word "shall" is mandatory; the word "may" is permissive.

D. Gender. The masculine shall include the feminine and neuter.

E. Headings. In the event that there is any conflict or inconsistency between the heading of a chapter, section or subsection of this title and the context thereof, the said heading shall not be deemed to affect the scope, meaning or intent of such context.

(Ord. 437 § 1 (part), 1989)

18.24.020 General Terminology

The word "city" means the city of Lindsay, California. The words "city council" and "council" means the city council of the city of Lindsay. The words "city services department" and "department" means the city services department of the city. The words "city services director" and "director" means the city services director of the city or their designee. The words "city clerk" and "city engineer" means the city clerk and city engineer of the city. The words "building official" means the building official of the city. The words "architectural design review committee" means the architectural design review committee of the city.

(Ord. 437 § 1 (part), 1989)

18.24.030 Definitions

For the purpose of this title, certain words and terms used herein are defined as follows:

- "Accessory structure" means a building or structure which is subordinate to, and the use of which is customarily incidental to that of the main building, structure or use on the same site, including patio covers. Except in the case of garden structures, if any accessory building is attached to the main building by a common wall or a connecting roof, such accessory building shall be deemed to be a part of the main building.
- “Accessory dwelling unit” means an additional dwelling unit no more than twelve hundred (1200) square feet for a new detached ADU and up to 50 percent of the floor area of the existing primary dwelling for an attached ADU (at least 800 square feet) in size that has separate kitchen, sleeping,

and sanitation facilities constructed or adopted within, onto, or detached from a single-family dwelling on a residential lot in the UR, RA, R, RM, 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 from the main entrance to the single-family residence, separate sanitation facilities, and 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.
- "Accessory use" means a use incidental, related, appropriate and clearly subordinate to the main use of the site or building, which accessory use does not alter the principal use of the site.
- "Alter" means to make any change in the supporting or load-bearing members of a building, such as bearing walls, columns, beams, girders or floor joists.
- “Agriculture employee housing” is an accommodation developed for and offered to six or fewer agriculture employees and consist of any living quarters, dwelling unit, boarding house, tent, barracks, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation continued in one or more buildings and on one or more sites.
- "Animal hospital" means a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to boarding not to exceed two weeks in duration, shall be only incidental to such hospital use, and shall be located within an enclosed soundproof structure.
- "Automobile wrecking yard" means a site or portions of a site on which the dismantling or wrecking of used vehicles or the storage, sale or dumping of dismantled or wrecked vehicles or their parts are conducted. The presence on a site of three or more motor vehicles which have not been capable or operating under their own power for fifteen days or more, in the case of vehicles not self-propelled, which have not been towable or from which parts have been removed for reuse or sales, shall constitute prima facie evidence of a motor vehicle wrecking yard.
- "Bar, cocktail lounge" means a building, room or facility licensed by the State of California for on-sale liquor and/or beer and wine sales, and which has a majority of public dining or meeting areas used predominately for the sale and consumption of alcoholic beverages.
- "Billboard" means the same as "outdoor advertising structure" as defined in Section 18.14.040 of this title.
- "Block" means the properties abutting on one side of a street and lying between two nearest intersecting or intercepting street and railroad rights-of-way, unsubdivided land or watercourse.
- "Boarding or rooming house" means a building where lodging and meals are provided for compensation for five but no more than fifteen persons, not including rest homes.
- "Breezeway" means a roofed passageway, open on at least two sides, connecting the main structure on a site with another main structure or accessory use on the same site.
- "Building" means a permanently located structure having a roof, for the housing or enclosure of persons, chattels or property of any kind. Mobile homes, travel trailers and other vehicles, even though permanently immobilized shall not be deemed to be buildings.
- "Building, main" means a building within which is conducted the principal use permitted on the lot or site as provided by this title.
- "Building setback line" means the minimum distance as prescribed by this title between ay property line and the closest point on the foundation or any supporting post or pillar of any building or structure related thereto.

- "Carport" means a permanent accessory structure or portion of a main structure open on two or more sides designed for the storage of motor vehicles, without full enclosure. Carports, whether attached or detached, shall be subject to all minimum yard requirements of the underlying zoning district.
- "Cemetery" means land used or intended to be used for the burial of the dead, and dedicated for such purposes, including columbariums, crematoriums, mausoleums and mortuaries, when operated in conjunction with and within the boundaries of such premises.
- "Clinic" means a place for the provision of group medical services.
- "Club" means an association of persons for some common nonprofit purposes, but not including groups organized primarily to render a service which is customarily carried on as a business.
- "College" means an educational institution offering advanced instruction in any academic field beyond the secondary level, but not including trade schools or business colleges.
- "College, trade" means the same as "school, trade."
- "Commercial office" means any administrative or clerical office maintained as a business and any office established by a public service over which this title has jurisdiction.
- "Communications equipment building" means a building housing electrical and mechanical equipment necessary for the conduct of a public communication business, with or without personnel.
- "Convalescent home" means the same as "rest home."
- "Convenience store/mini-mart" means retail, food and personal service establishment limited to a maximum of seven thousand square feet of floor area (that may include the sale of liquor) that are designed for the ready convenience of its patrons.
- "Drive-in restaurant" means an establishment which serves food or beverages to persons while seated in or on a motor vehicle, and/ or which serves food or beverages for consumption off the premises of the restaurant.
- "Dump" means a place used for the disposal, abandonment or discarding by burial, incineration or by any other means of any garbage, sewage, trash, refuse, rubble, waste material, offal or dead animals.
- "Dwelling" means a building or portion thereof, designed exclusively for residential purposes, including single-family and multifamily dwellings; including mobile homes, supportive housing, accessory and junior accessory dwelling units, and transitional housing; not including hotels, apartment hotels, boarding and lodging houses, fraternity and sorority houses, rest homes, convalescent homes, nursing homes, child care nurseries, or house trailers even though permanently immobilized.
- "Dwelling, multi-family" means a dwelling designed exclusively for occupancy by more than one family living independently of each other in separate dwelling units.
- "Dwelling, single-family" means a detached dwelling designed exclusively for occupancy by one family for residential purposes.
- "Dwelling unit" means one or more rooms and a kitchen designed for occupancy by one family for living and sleeping purposes.
- "Educational institutions" means public or other nonprofit institutions conducting regular academic instruction at preschool, kindergarten, elementary, secondary and collegiate levels, and including graduate schools, universities, nonprofit research institutions and religious institutions. Such institutions must either: (1) offer general academic instruction equivalent to the standards

prescribed by the State Board of Education, (2) confer degrees as a college or university of undergraduate or graduate standing, (3) conduct research or (4) give religious instruction. This definition does not include schools, academics or institutes, incorporated or otherwise, which operate for a profit, nor does it include commercial or trade schools.

- "Electrical distribution substation" means an assemblage of equipment which is part of a system for the distribution of electric power where electric energy is received at a subtransmission voltage and transformed to a lower voltage for distribution for general consumer use.
- "Electrical transmission substation" means an assemblage of equipment which is part of a system for the transmission of electric power where electric energy is received at a very high voltage from its source of generation by means of a network of high voltage lines and where, by means of transformers, said high voltage is transformed to a low subtransmission voltage for purposes of supplying electric power to large individual consumers, interchange connections with other power producing agencies or electric distribution substations for transformation to still lower voltages for distribution to smaller individual users.
- "Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.
- "Family" means "household."
- "Fence, open" means a fence, fifty percent or more of the vertical surface of which is open to the transmission of light, air and vision.
- "Fence, screened" means a fence, ninety percent or more of the vertical surface of which is closed to the transmission of light, air and vision.
- "Frontage" means the property line of a site abutting on a street, other than the side line of a corner lot.
- "Garage, private" means a detached accessory building or a portion of a main building on the same lot as a dwelling for the housing of vehicles of the occupants of the dwelling, including carports.
- "Garage, repair" means a structure or part thereof, other than a private garage, where motor vehicles are repaired or painted.
- "Garden structure" means an arbor, deck, fountain, lath house, pergola, raised planting bed, trellis or other similar structure intended specifically to enhance the appearance of the garden or which has a function relating to the use of outdoor space, but not including a house, garage, carport or storage building.
- “Group care home” means any home or facility involving any living situation that is not for temporary use, which accommodates two (2) or more individuals who are not members of a family and where support services are provided to the occupants; where cooking, living or support sanitary facilities are shared between the occupants; or where there is a formal program, established rules of conduct, and purpose of the facility. A group home may be a facility licensed by the State of California or an unlicensed facility.
- "Guest house" means living or sleeping quarters within an accessory building for the sole use of occupants of the premises, guests of such occupants or persons employed on the premises. Such quarters shall have no kitchen facilities and shall not be rented.
- "Home occupation" means the conduct of an art or profession, the offering of a service or the conduct of a business, or the handcraft manufacture of products for compensation, within a dwelling in a residential district, which use is clearly incidental and secondary to the use of the

structure for dwelling purposes and which does not change the character thereof, in accordance with the regulations prescribed in Chapter 18.14 of this title.

- "Hotel" means a building in which there are sixteen or more guest rooms where lodging with or without meals is provided for compensation, usually on a transient basis. "Hotel" shall not be construed to include motel, trailer court, sanitarium, hospital or other institutional building, or jailor other building where persons are housed under restraint.
- "Household" means 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. A household includes, for example, the residents of residential care facilities and group homes for people with disabilities. A household does not include larger institutional group living situations such as dormitories, lodging houses, or boarding houses.
- "Incidental" means a structure or use that is subordinate in size, scale, and intensity of use to the permitted or conditionally permitted structure or use of the site. "Incidental structures and uses" does not include 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.
- "Junk yard" means a site or portion of a site on which waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including used furniture and household equipment yards, house wrecking yards, scrap yards, used lumber yards and similar storage yards, excepting a site on which uses are conducted within a completely enclosed structure and excepting "automobile wrecking yards" as defined in this section. An establishment for the sale, purchase or storage of used cars, farm equipment or salvaged machinery in operable condition and the processing of used or salvaged materials as part of a manufacturing operation shall not be deemed a junk yard.
- "Kennel" means any lot or premises on which four or more dogs and/ or cats at least four months of age are kept, boarded or trained.
- "Kitchen" means any room used or intended or designed to be used for cooking or the preparation of food.
- "Lodge" means an order or society of persons organized for some common nonprofit purpose, but not including groups organized primarily to render a service which is customarily carried on as a business.
- "Lodging house" means a dwelling in which lodging or lodging and means are provided for compensation for more than five but not more than fifteen persons other than members of the resident family, excepting a nursing home as defined in this section.
- "Lot" means a single parcel of land for which a legal description is filed of record, or the boundaries of which are shown on a subdivision map, or record of survey map filed in the office of the Tulare County Recorder. The term "lot" shall include a part of a single parcel of land when such part is used as though a separate lot for all of the purposes and under all of the requirements of this title. The term "lot" shall include two or more abutting lots when combined and used as though a single lot.
- "Lot area" means the total horizontal area within the lot lines of a lot.

- "Corner lot" means a lot situated at the intersection of two or more streets which have an angle of intersection of not more than one hundred thirty-five degrees.
- "Lot coverage" means that portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools, regardless of whether said building or structure is intended for human occupancy.
- "Lot depth" means the depth of a lot shall be the horizontal length of a straight line connecting the midpoints of the front and rear lot lines.
- Lot, Double Frontage. "Double frontage lot" means an interior lot having frontage on and with access on two parallel or approximately parallel streets.
- Lot, Interior. "Interior lot" means a lot other than a corner lot or reverse corner lot.
- Lot, Key. "Key lot" means the first lot to the rear of a reversed corner lot, whether or not separated by an alley.
- Lot Line, Front. "Front lot line" means in the case of an interior lot, a line separating the lot from the street. In the case of a corner lot, the line separating the narrowest street frontage of the lot from the street.
- Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line, or, in the case of an irregular or triangular-shaped lot, a line at least ten feet in length within the lot parallel to and at a maximum distance from the front lot line.
- Lot Line, Side. "Side lot line" means any lot boundary line not a front lot line or a rear lot line.
- Lot, Reversed corner. "Reversed corner lot" means a corner lot, the street side of which is substantially a continuation of the front lot line of the lot upon which it rears.
- "Lot, through" see "lot, double frontage."
- "Lot width" means the average horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.
- “Low Barrier Navigation Centers (LBNC)” means Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy.
- “Manufactured Homes” are a type of dwelling that is built in a factory following the National Manufactured Housing Construction and Safety Standards dated June 15, 1976. This house is capable of being transported in one or more sections and is constructed on a permanent foundation. It is designed to serve as a dwelling, with or without a permanent foundation, when connected to the necessary utilities. The plumbing, heating, air conditioning, and electrical systems are all contained within the structure.
- "Medical building" means clinics or offices for doctors, dentists, oculists, chiropractors, osteopaths, chiropodists or similar practitioners of the healing arts; including accessory laboratories and a prescription pharmacy, but not including offices for veterinarians.
- "Mobile home" means a structure or a structure having multiple sections equaling or exceeding exterior dimensions of eight feet in width and forty feet in length, having a chassis and designed to be movable, with kitchen, bathroom and living facilities, designed for use as a single-family dwelling when connected to appropriate utility lines, with or without a permanent foundation.
- "Person with a disability" means a person with a disability shall include any individual with a physical or mental impairment that substantially limits one or more major life activities, and/or individuals with a disability as defined by California Government Code§ 12926, as amended. The

term "physical or mental impairment" includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus infection, mental retardation, emotional illness, drug addiction (other than addiction caused by current, illegal use of a controlled substance) and alcoholism. The term "physical or mental impairment" shall exclude sexual behavior disorders, compulsive gambling, kleptomania, pyromania, or psychoactive substance use disorders resulting from the current unlawful use of controlled substances or other drugs. The term "major life activity" means those activities that are of central importance to daily life, such as seeing, hearing, walking, breathing, performing manual tasks, caring for one's self, learning, and speaking.

- "Primary dwelling unit" means a single-family dwelling unit situated on a residential lot in the UR, RA, R, RM, and PO zones to which an accessory dwelling unit as defined by this article has been or is proposed to be added.
- "Recycling center, large" means a site or portion of a site on which aluminum, plastic, glass, or cardboard may be received and temporarily stored while awaiting transfer to an offsite processing facility for recycling purposes.
- "Recycling center, small" means a portion of a site used on an accessory basis, on which aluminum, plastic, glass, or cardboard may be received and temporarily stored while awaiting transfer to an offsite processing facility for recycling purposes.
- "Rest homes or homes for the aged" means an establishment or home intended primarily for the care and nursing of invalids and aged persons; excluding cases of communicable diseases and surgical or obstetrical operations. The term shall not include nursing home.
- "Restaurant" means an establishment which serves food or beverages primarily to persons seated within the building. This includes cafes and tea rooms, and outdoor cafes.
- "Retail cannabis dispensary zone" means that portion of downtown Lindsay, bordered by Sweet Brier Avenue, Samoa Street, Mirage Avenue, and Apia Street, specifically described as Lots 1 through 4, and Lots 27 through 32, Block 16; Lots 15 through 32, and Lots A and B, Block 17; Lots 1 through 10, and Lots A through G, Block 24; and Lots A through H, Block 25, Official Map of the City of Lindsay, Recorded May 15, 1924, Vol. 17 of Maps, Page, 57, Tulare County Records.
- School, Elementary, Junior High or High. "Elementary, junior high or high school" means public and other nonprofit institution s conducting regular academic instruction at kindergarten, elementary and secondary levels. Such institutions shall offer general academic instructions equivalent to the standards prescribed by the State Board of Education.
- School, Private or Parochial. "Private or parochial school" means an institution conducting regular academic instruction at kindergarten, elementary or secondary levels, operated by a nongovernmental organization.
- School, Trade. "Trade school" means schools primarily offering instruction in technical, commercial or trade skills, such as real estate schools, business colleges, electronics schools, automotive and aircraft technician schools and similar establishments.
- "Service station" means an occupancy engaged in the retail sales of gasoline, diesel or liquefied petroleum gas fuels, oil, tires, batteries and new accessories and which provides for the servicing of motor vehicles and operations, incidental thereto, including: automobile washing, incidental waxing and polishing, tire changing and repairing (but not including recapping), battery service, charging and replacement (but not including repair or rebuilding), radiator cleaning, flushing and

repair, installation of minor accessories, lubrication of motor vehicles, rental of utility trai 1 ers, the testing, adjustment and replacement of small motor parts and accessories.

- "Sign" means any structure, object, letter or symbol made of any kind of material placed for advertising, identification or other similar purposes, on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever. The term "placed" shall include constructing, erecting, posting, painting, printing, tacking, nailing. gluing, sticking, carving or otherwise fastening, affixing or making visible in any manner whatsoever.
- "Site" means a parcel of land, subdivided or unsubdivided, occupied or to be occupied by a use or structure.
- "Site area" means the total horizontal area included within the property lines of a site.
- "Site depth" means the average horizontal distance between the front and rear property lines of a site measured along a line midway between side property lines.
- "Site width" means the average horizontal distance between the side property lines of a site measured at right angles to the depth at a point midway between the front and rear property lines.
- "Stable" means a detached accessory structure, including but not limited to a corral or paddock for the keeping of one or more horses owned by the occupants of the premises and which are not kept for remuneration, hire or sale.
- "Stable, commercial" means a structure, including but not limited to a corral or paddock for the keeping of horses for remuneration, hire or sale.
- "Street" means a public or private way permanently dedicated or reserved as a primary means of access to abutting property.
- "Street line" means the boundary line between street rights-of-way and abutting property.
- "Structural alteration" means any change in the supporting members of a building, such as foundations, bearing walls, columns, beams, floor or roof joists, girders or rafters, or any change in the exterior dimensions of a building, excepting those changes which may result from providing minor repairs and building maintenance.
- "Structure" means anything constructed or erected which requires a fixed location on the ground, including a building or sign pole or standard, but not including a fence or wall used as a fence, a patio, walk, driveway or raised planting bed.
- "Structure, main" means a structure housing the principal use of a site or functioning as the principal use.
- "Supportive housing" means housing with no limit on length of stay, that is occupied by a target population, and that is linked to an onsite or offsite service that assists residents in retaining housing, improving health status, and maximizing the ability to live and, when possible, work in the community. Supportive housing shall be considered a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.
- "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional

settings, veterans, and homeless people. For the purpose of this subsection, "low income" shall be defined by California Health and Safety Code §50079.5 (a), as amended.

- "Trailer sales lot" means an open area where trailers are sold, leased or rented and where no repairs, repainting or remodeling are done.
- "Trailer, utility" means a vehicle without motive power, designed and constructed to travel on the public thoroughfares in accordance with the provisions of the State Vehicle Code, and to be used only for carrying property.
- "Transitional housing" means rental housing, operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing shall be considered a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.
- "Travel trailer" means a vehicle with or without motive power, designed and constructed to travel on the public thoroughfares in accordance with provisions of the State Vehicle Code, designed for human habitation, with no footing or foundation other than wheels and temporary stabilizing units, with exterior dimensions less than eight feet in width and less than forty feet in length. The terms "camper" and "motor home" are included within the meaning of the term "travel trailer."
- "Travel trailer parks" means a parcel, or contiguous parcels of land under single ownership, designed or intended to be used to accommodate travel trailers on a transient basis (one month continuous occupancy or less).
- "Use" means the purpose for which a site or structure is arranged, designed, intended, constructed, moved, erected, altered or enlarged on for which either a site or structure is or may be occupied or maintained.
- "Use, conditional" means a use which is listed as a conditional use in any given district in this title. Conditional uses may be required to meet certain requirements as a condition precedent to the granting of a use permit which will allow the establishing of a conditional use in any given district.
- "Use, permitted" means a use which is listed as a permitted use in any given district in this title. Permitted uses need not meet special requirements as a condition precedent to be allowed to establish in a given district, except as required by the provisions of Chapters 18.14 and 18.16 of this title.
- "Yard" means open and unoccupied space on a lot.
- "Yard, front" means a yard, the depth of which is the minimum required horizontal distance between the front lot line and the line parallel thereto on the lot, which yard extends across the full width of the lot.
- "Yard, rear" means a yard, the depth of which is the minimum required horizontal distance between the rear lot line and a line parallel thereto on the lot, which yard extends across the full width of the lot.

(Ord. 586; Ord. 528, Art. 6, 2011)

Editor's note— Ord. 528, Art. 1, adopted Feb. 8, 2011, repealed former § 18.24.030 and enacted a new section as set out herein. The former section pertained to similar subject matter. For prior history, see Ordinance List.

HISTORY
Amended by Ord. 569 on 8/14/2018

APPENDIX C

HOUSING ELEMENT APR SUMMARY

CITY OF LINDSAY - 6TH CYCLE 2025 HOUSING ELEMENT APR SUMMARY REPORT

Jurisdiction	Lindsay	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		7
Total Units		**7**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	10	1	0
2 to 4 units per structure	0	0	0
5+ units per structure	40	0	0
Accessory Dwelling Unit	0	6	5
Mobile/Manufactured Home	0	0	0
Total	**50**	**7**	**5**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	7	7
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	50
Total Housing Units Approved:	48
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	1	40
Discretionary	10	10

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	40
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	6
Sites Rezoned to Accommodate the RHNA	0

1. General Plan Implementation Dashboard

(Summary Graphic for Council and the Public)

City of Lindsay

General Plan Implementation Dashboard – 2025

Category	2025 Activity	Status
Development Applications Reviewed	38 projects reviewed	✓ Ongoing
Residential Building Permits Issued	22 units	✓ Completed
Subdivision Applications	3 maps processed	✓ Completed
ADU Permits Issued	4 units	✓ Completed
Municipal Code Updates	ADU ordinance update	✓ Completed
Transportation Planning Coordination	Regional corridor planning coordination	✓ Ongoing
Infrastructure Planning	Development review and utility coordination	✓ Ongoing

Key Implementation Highlights

- Updated **Accessory Dwelling Unit ordinance** to comply with State housing law
- Continued **implementation of zoning and subdivision regulations**
- Reviewed development applications for **General Plan consistency**
- Coordinated infrastructure planning with development review
- Supported housing development through regulatory compliance updates

Implementation Status Summary

Status	Number of Actions
Completed	4
Ongoing	7
Initiated	2

2. Development Activity Tables

Development Applications Processed – 2025

Application Type	Number Processed	Outcome
Site Plan Review	12	Approved
Conditional Use Permit	5	Approved
Subdivision Maps	3	Approved
Administrative Permits	10	Approved
Building Permits (Residential)	22 units	Issued

Housing Production Summary

Income Category	Units
Very Low Income	0
Low Income	4
Moderate Income	6
Above Moderate	12

CITY OF LINDSAY - 6TH CYCLE 2025 HOUSING ELEMENT APR SUMMARY REPORT

Jurisdiction	Lindsay	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		7
Total Units		**7**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	10	1	0
2 to 4 units per structure	0	0	0
5+ units per structure	40	0	0
Accessory Dwelling Unit	0	6	5
Mobile/Manufactured Home	0	0	0
Total	**50**	**7**	**5**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	7	7
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	50
Total Housing Units Approved:	48
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	1	40
Discretionary	10	10

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	40
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	6
Sites Rezoned to Accommodate the RHNA	0

STAFF REPORT

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

Item #: 13.1
Department Heads Report

DEPARTMENT: City Services

FROM: Dario Dominguez, Director of Public Works

Agenda Title: City Services Department Update

ACTION & RECOMMENDATION

Staff recommends that Council receive and file the City Services Department Update.

BACKGROUND | ANALYSIS

The City Services Department continues to implement multiple capital improvement projects, maintain essential infrastructure, and support community development efforts through June 2026.

FISCAL IMPACT

No direct fiscal action is required at this time. Several projects are funded through approved capital budgets or external grants.

ATTACHMENTS

1. City Services PowerPoint

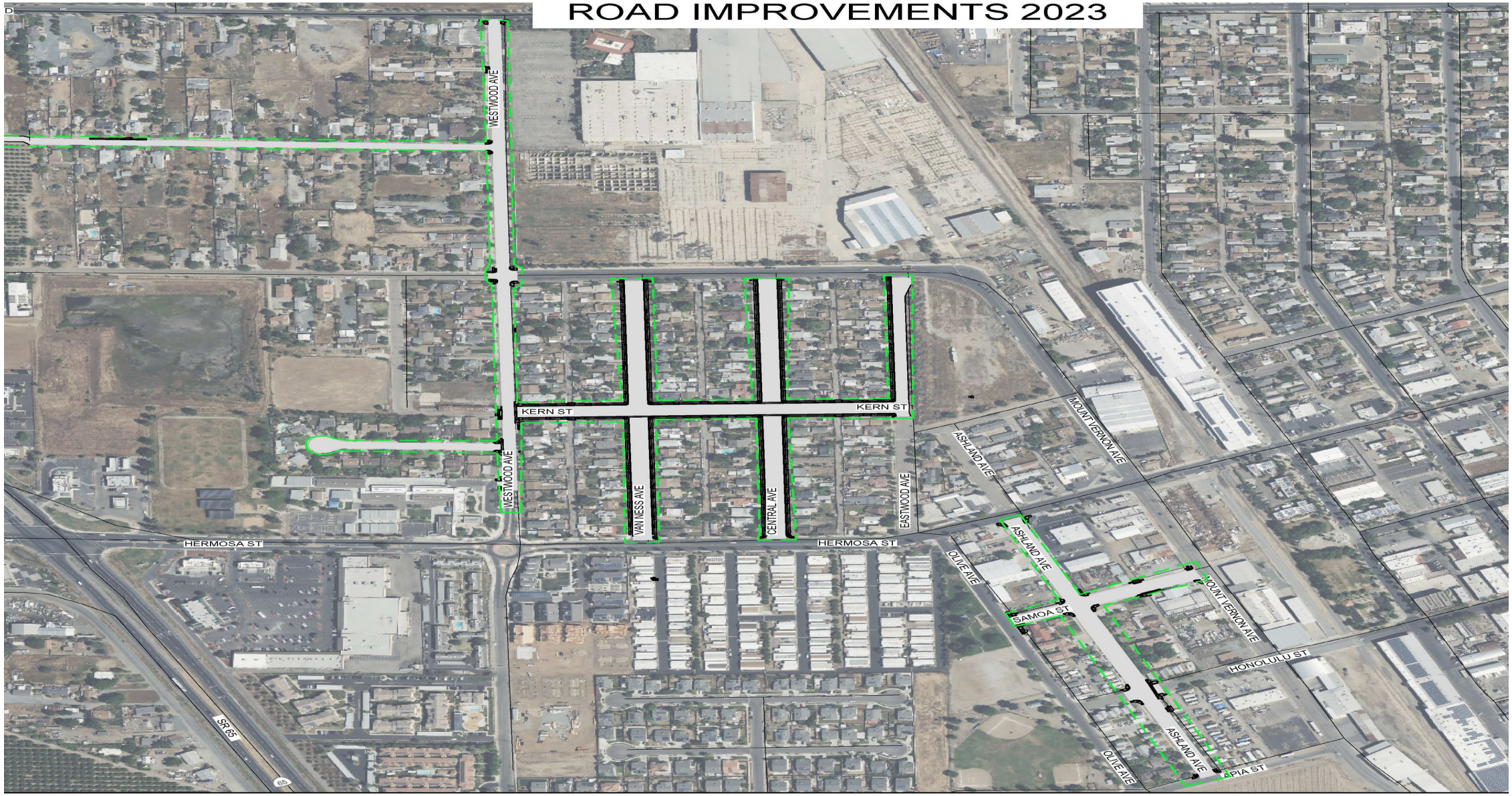
Reviewed/Approved: _____

City Services Department Update

Agenda

- Capital Improvement Projects
- Operations and Maintenance
- Funding Opportunities
- Community Development

CITY OF LINDSAY
TULARE COUNTY
ROAD IMPROVEMENTS 2023



Various Street Paving Project

Various Street Project

- Went out for bid in May 2026
- Bid opening - June 12, 2026
- Award Project – June 23, 2026
- Start Construction – June 2026
- Complete Construction – August 2026


Bad Bear Bins Junk Removal
Oak Ave
Ash Ave
Maple Ave
Lindsay Gardens Nursing & Rehabilitation
New Development
W Tulare Rd
43081_Lindsey
Fresno St
W Mariposa St
W Mariposa St
N Westwood Ave

Roundabout at Hwy 65 / Oak Avenue

- 60% design by late Summer
- 95% design to be completed late Fall 2026
- Project Update Presentation (Caltrans) – September 2026
- Lighting/Acquisition/Landscape Agreements
- Total project costs $25+ million

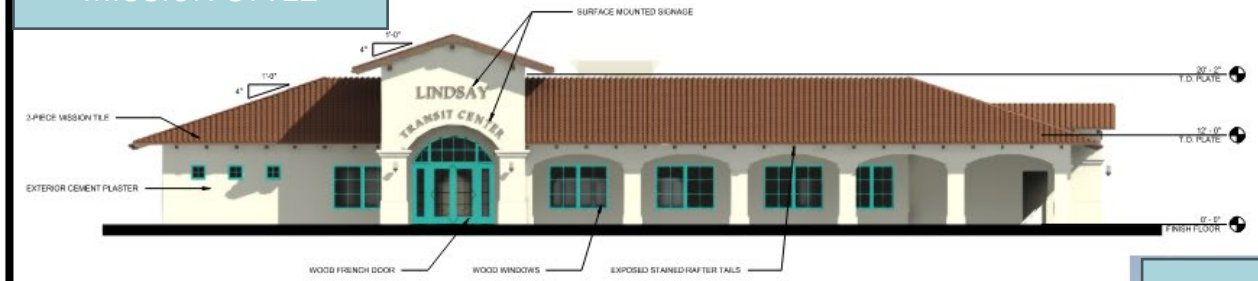
Community Facilities District Formation

- City Council Approved the Resolution of Intent - 6/9/26
- Send Notice of Public Hearing to property owners – 7/1/26
- Public Hearing Held. Ordinance is introduced- 7/28/26
- Second reading of ordinance levying special tax. Ordinance becomes effective – 8/25/26

Transit Center

- 30% Design complete
- Project update on 6/9/26
- Contract Amendment No 1 as a result of the expansion – 6/9/26
- 60% Design underway and to be completed early Fall

MISSION STYLE



SOUTH



EAST



NORTH



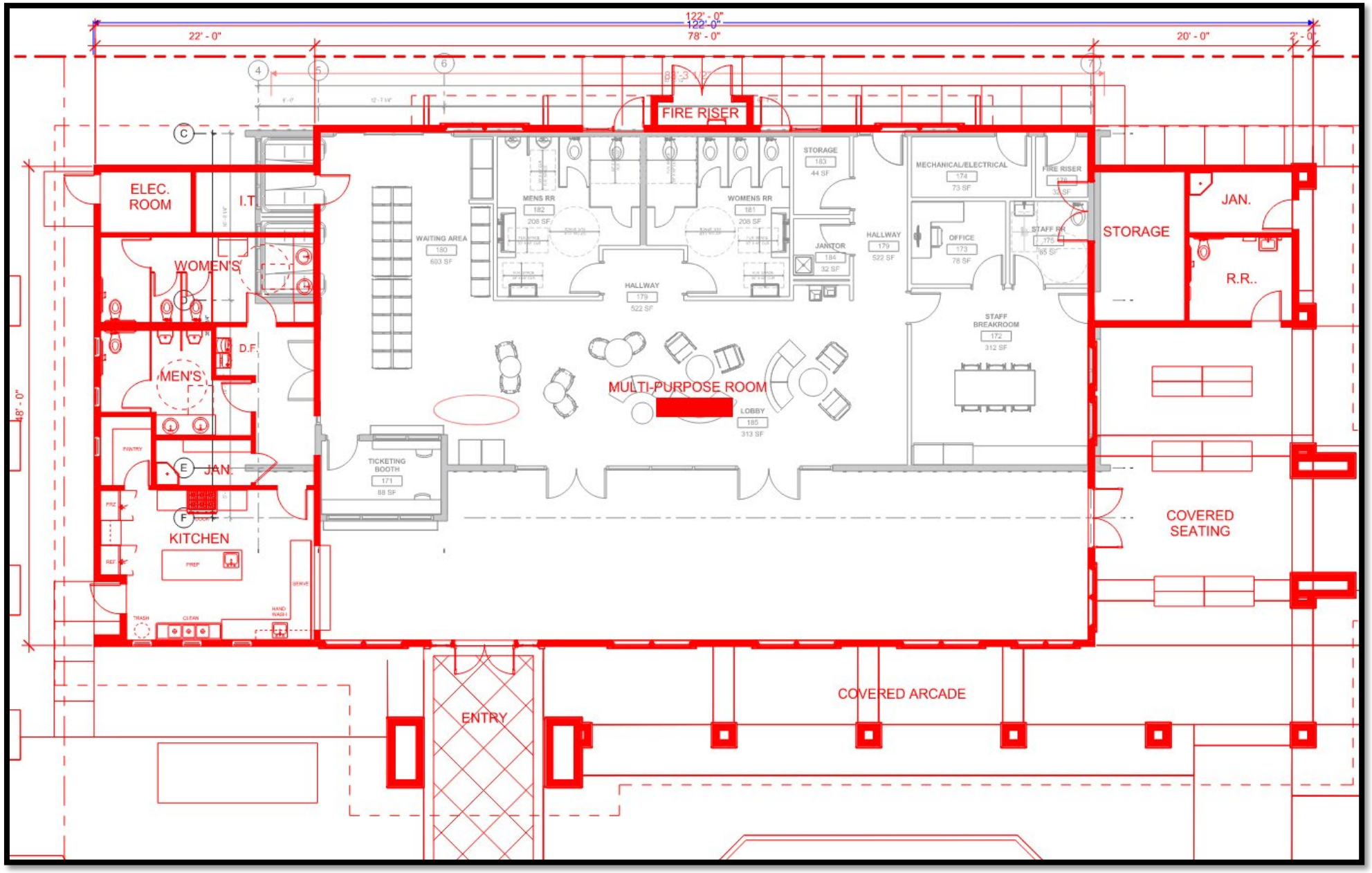
WEST

ORIGINAL DESIGN



NEW CONCEPT DESIGN





MODIFICATIONS

- MULTI-PURPOSE ROOM: 48’ x 78’
- COMMERCIAL KITCHEN

Well 11 Rehabilitation Project

Well 11 Rehabilitation Project

- Went out for bid - 4/30/26
- Pre-bid meeting / site tour - 5/19/26
- 92 Request For Information (RFIs) as of 6/17/26
- Bid opening June 30, 2026
- Award Project July 28, 2026
- Start Construction August 2026



Operations / Maintenance

2nd Quarter 2026

Sewer Inspections / Calls = 247

Water Leak Repairs = 11

Water Meters Replacements = 11

Red Curb Painted = 30

Pothole patching = 5250 sq-ft

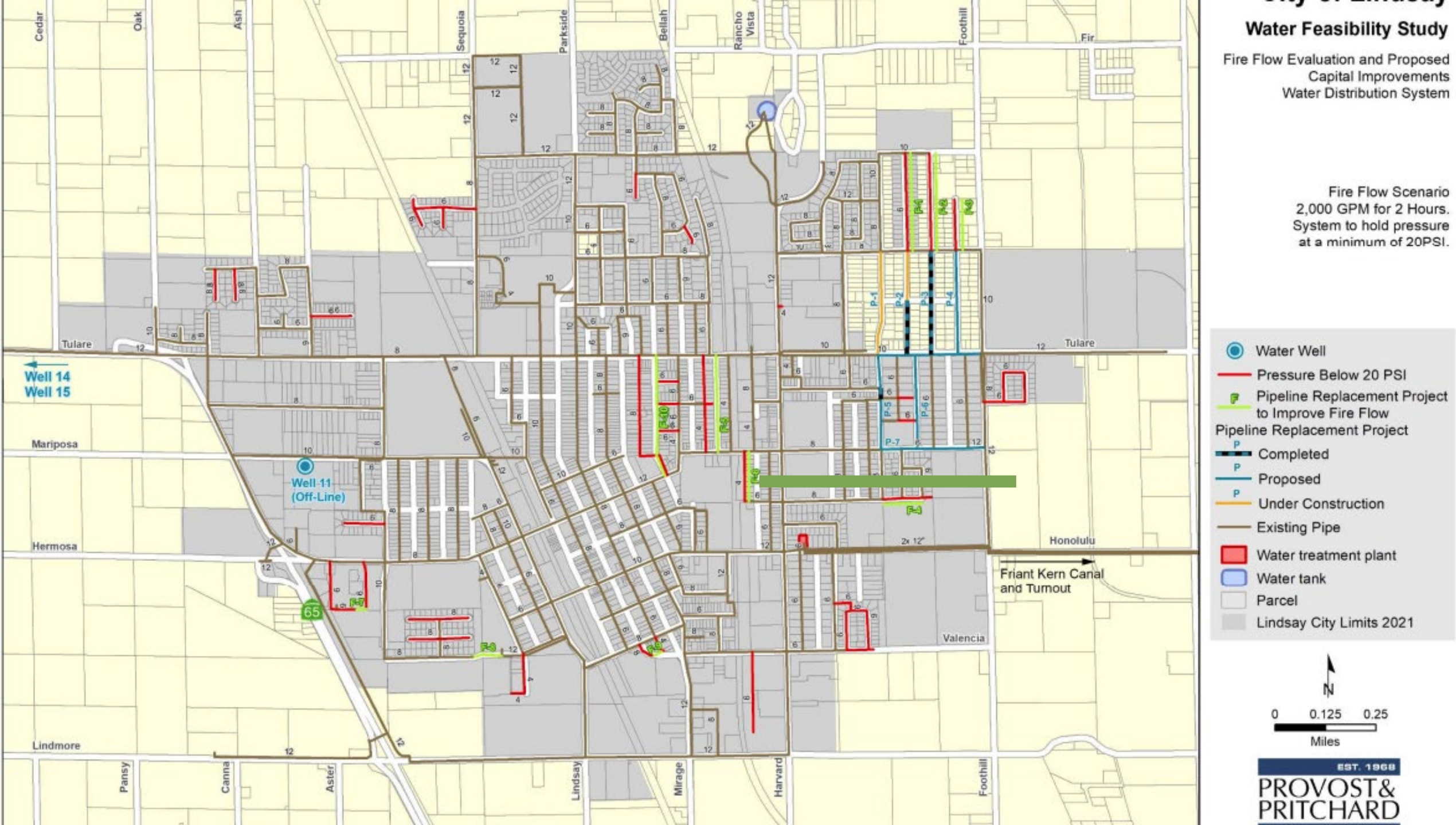
Utility Service Request = 49

Monthly meter readings = 3124

Fill Dirt = 650 sq-ft

Water Main Replacement Project

- Successfully completed and submitted the grant in 3/10/26
- Includes 8,065 LF of pipeline
- $1.75 million through EPA Community Grant (Design, portion of Construction)
- Submittal Deadline - 4/4/26
- Notification of Grant Award - 5/27/26!!!
- Working on payment request reimbursements


City of Lindsay
Water Feasibility Study
Fire Flow Evaluation and Proposed Capital Improvements Water Distribution System
Fire Flow Scenario
2,000 GPM for 2 Hours.
System to hold pressure at a minimum of 20PSI.
Water Well
Pressure Below 20 PSI
Pipeline Replacement Project to Improve Fire Flow
Pipeline Replacement Project
Completed
Proposed
Under Construction
Existing Pipe
Water treatment plant
Water tank
Parcel
Lindsay City Limits 2021
N
0 0.125 0.25
Miles
EST. 1968
PROVOST& PRITCHARD
Well 14
Well 15
Well 11
(Off-Line)
Tulare
Mariposa
Hermosa
Lindmore
Honolulu
Friant Kern Canal and Turnout
Valencia
Cedar
Oak
Ash
Sequoia
Parkside
Bellah
Rancho Vista
Foothill
Fir
Pansy
Canna
Aster
Lindsay
Mirage
Harvard
65

Water Treatment Plant

Disinfectant By Product Mitigation Project (DBP)

- 60% design complete – April 2026
- 90% design complete – end of June 2026
- Aiming 100% design complete by Late Summer/Early Fall
- Will bid the project in the Fall 2026
- Construction to commence late Fall 2026

ATP – Active Transportation Plan

Hermosa Corridor Active Transportation Improvements Project

(Between HWY 65 / Sweetbriar Avenue)

•Engineers Estimate = $ 5 million (approx.)

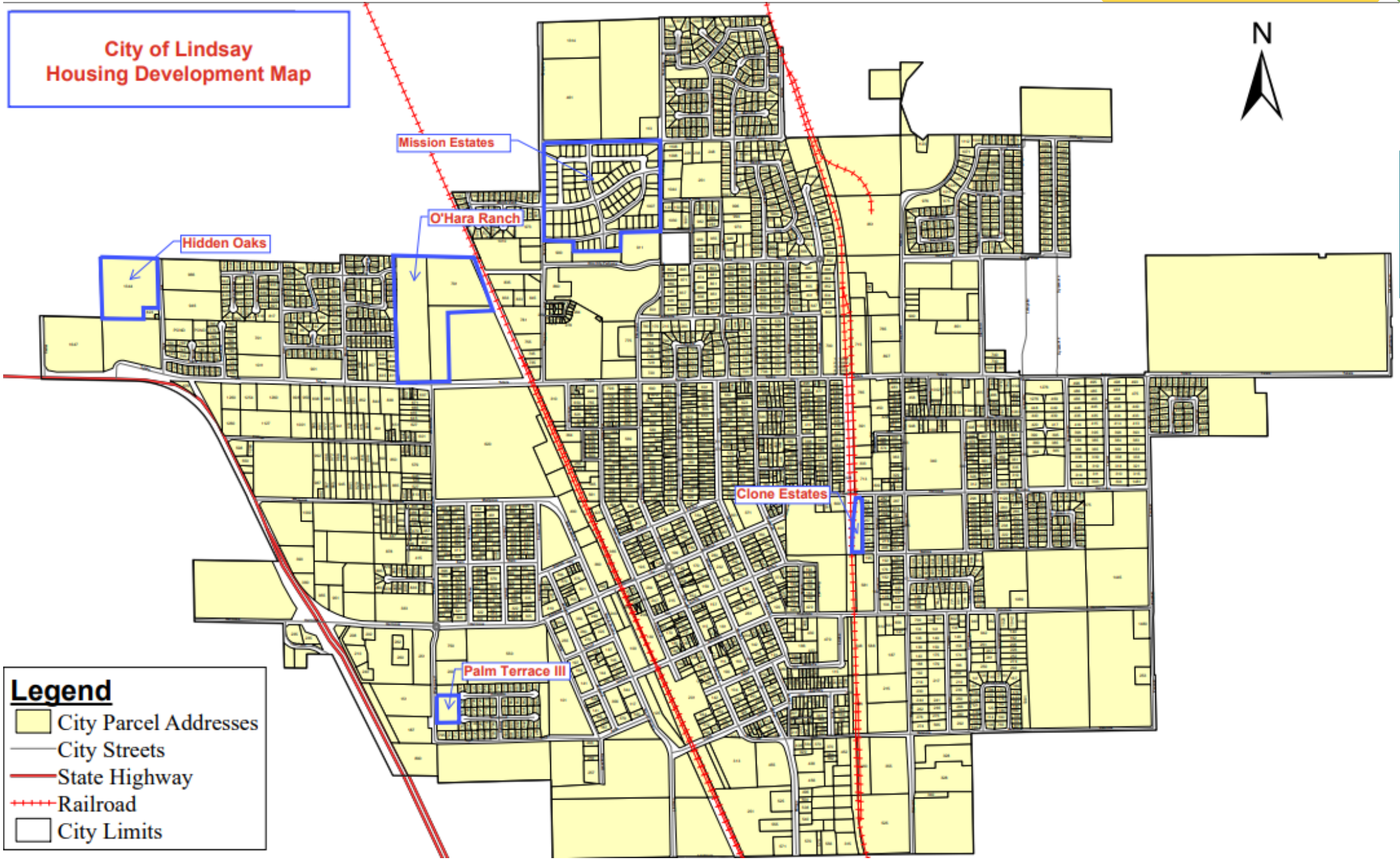
•Intended to improve pedestrian and bicycle safety, accessibility and connectivity

•Includes protected bicycle facilities, pedestrian crossing improvements, ADA accessibility improvements, sidewalk replacements, signing, stripping.

•Council approved Resolution authorizing grant submittal – 6/9/26

•Grant Submittal – 6/22/26


KERN STREET
WESTWOOD AVENUE
VAN NESS AVENUE
CENTRAL AVENUE
EASTWOOD AVENUE
NORTH SWEETBRIAR AVENUE
WEST FRAZIER STREET
JEFFERSON ELEMENTARY SCHOOL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
WEST HERMOSA STREET
PROJECT LOCATION
NORTH OLIVE AVENUE
NORTH ASHLAND AVENUE
NORTH MT. VERNON AVENUE
OLIVEWOOD PLAZA
PALM TERRACE I
ORANGEWOOD MOBILE MANOR
ORANGEWOOD APARTMENTS
HIGHWAY 65
CITY OF LINDSAY


City of Lindsay
Housing Development Map
N
Mission Estates
O'Hara Ranch
Hidden Oaks
Clone Estates
Palm Terrace III
Legend
City Parcel Addresses
City Streets
State Highway
Railroad
City Limits

Housing Development

- **Hidden Oaks** (50 units) Tentative Subdivision Map approved. Pending Final Subdivision Map submittal.
- **O'Hara Ranch** (142 units) Phase 1 approved with 48 units. Pending Final Subdivision Map approval.
- **Mission Estates** (90 units) Pending submittal of Improvement Drawings.
- **Clone Estates** (7 units) Tentative Subdivision Map under review.
- **Palm Terrace III** (10 units) Pending Final Subdivision Map approval.


LINDSAY

Thank you

Dario Dominguez
Director of Public Works and Planning
ddominguez@lindsay.ca.us

STAFF REPORT

TO: Lindsay City Council
MEETING DATE: June 23, 2026

Item #: 14.1
Public Hearing

DEPARTMENT: City Manager

FROM: Kuyler Crocker

Agenda Title: Adoption of Updated Master Fee Schedule

ACTION & RECOMMENDATION
Staff recommends that the City Council adopt Resolution No.26-24 updating the Master Fee Schedule to include new and revised fees for credit card processing, memberships, facility usage, recreation services, and revisions to Building Division fees.

BACKGROUND | ANALYSIS
The City of Lindsay maintains a Master Fee Schedule that outlines all fees charged by City departments. Periodic updates ensure that the schedule reflects current operational costs, supports cost recovery, and maintains fairness and transparency for the public.

The Finance Department, Parks and Recreation Department, and City Services Department have completed a review of existing fees and identified new service categories and cost updates that must be incorporated into the Master Fee Schedule.
The proposed adjustments include updates to credit card fees in alignment with processing costs, as well as recreation and membership fees that support maintenance, staffing, and facility operations.

New Finance Department Fees
- Credit Card Fee: Minimum of $2.50 per transaction for transactions under $63.29
- Credit Card Fee: 3.95% of the total bill for transactions of $63.29 or more

New Parks and Recreation Department Fees
- Membership
  - L.U.S.D. Employee Membership: $15.00 monthly
  - L.U.S.D. Student/Learner Membership (16+): $15.00 monthly
  - $80.00 monthly for up to four (4) family members
  - $20.00 monthly for each additional family member
- Recreation & Facility Fees
  - Pickleball 3-Month Membership: $55.00
  - Barricades: $4.00 each
  - Olive Bowl Field 1 Lights: $25.00 flat rate
  - Staff Field Prep for Rentals: $31.52 per hour
  - Field Maintenance (Drag and Chalk): $25.00 per field
  - Concession Stand (Tournament Use): $150.00 per day

City Services
- Building Division Fee
  - New Electrical Services (<400 amp):
    - Fee remains $305.00, which is the same as the previous fee for Electrical Services (<200 amp).
  - Patio and Carport:
    - The new fee is $590.00, with an additional $43.00 if electrical work is included.
    - Previously, the $590.00 fee did not include electrical.
  - Reroof – SFR or Multifamily:

        - The new fee is $392.00 and now includes Multifamily.
        - Previously, the $392.00 fee did not include Multifamily.
    - Reroof – Commercial:
        - The new fee is $610.00. Multifamily is no longer included in this category.
    - New Install Residential CMU Masonry Fence: $392 (Commercial per attachment)
    - New Install Residential Stucco: $392 (Commercial per attachment)

These fees reflect actual staff time, equipment usage, and resource costs associated with delivering City services. Fees are designed to ensure that the City can continue providing high-quality recreational programs and facilities while reducing impacts to the General Fund.

FISCAL IMPACT
Adopting these updates will increase cost recovery for both the Finance, Parks and Recreation, and City Services Departments. The updated fees are expected to generate modest additional revenue and offset operational expenses, ensuring sustainable service delivery.

ATTACHMENTS
1. Resolution No. 26-24: Adopting Updates to the Master Fee Schedule
2. Updated Master Fee Schedule (Proposed Changes)

Reviewed/Approved: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

NUMBER 26-24

TITLE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY ADOPTING UPDATES TO THE MASTER FEE SCHEDULE FOR FINANCE, PARKS AND RECREATION, AND CITY SERVICES

_____.

MEETING At a regularly scheduled meeting of the City of Lindsay City Council held on June 23, 2026, at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

WHEREAS, the City of Lindsay maintains a Master Fee Schedule establishing fees for services provided by City departments; and

WHEREAS, the City periodically reviews and updates its fee schedules to ensure compliance with State law, appropriate cost recovery, and operating needs; and

WHEREAS, staff has reviewed and recommended updates to various Building, Finance, and Parks & Recreation fees, including revised building permit flat fees, credit-card processing fees, membership fees, facility rental rates, and other operational charges; and

WHEREAS, the City Council desires to adopt said fee updates in the interest of fiscal responsibility and effective service delivery.

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

SECTION 1. Finance Department Fees

a) Credit Card Fee: Minimum charge of $2.50 per transaction for transactions under $63.29
b) Credit Card Fee: 3.95 percent of the total bill for transactions of $63.29 or more

SECTION 2. Wellness Memberships

a) L.U.S.D. Employee Membership: $15.00 monthly
b) L.U.S.D. Student/Learner Membership (ages 16+): $15.00 monthly
c) $80.00 monthly for up to four family members
d) $20.00 monthly for each additional family member

SECTION 3. Recreation & Facility Fees

a) Pickleball 3-Month Membership: $55.00
b) Barricades: $4.00 each
c) Olive Bowl Field 1 Lights: $25.00 flat rate

d) Staff Field Prep for Rentals: $31.52 per hour
e) Field Maintenance (Drag and Chalk): $25.00 per field
f) Concession Stand (Tournament Use): $150.00 per day

SECTION 4. City Services Building Division Fees

a) Electrical Service (<400 amp): $305.00
b) Patio and Carport: $590.00 (Electrical add-on $43.00)
c) Reroof SFR/Multifamily: $392.00
d) Reroof Commercial: $610.00
e) Install Residential CMU Fence: $392.00
f) Install Residential Stucco: $392.00

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	June 23, 2026
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

	FINANCE & ADMINISTRATION FEES					
	Business Licenses	**Fixed**				
1	**Application fee**	**$ 73.00**				
2	**CASP Fee**	**$ 4.00**				
3	**Miscellaneous**					
	Credit Card Fee minimum $2.50 per transaction under $63.29					
	Credit Card Fee minimum 3.95% of bill when the transaction is over $63.29					
4	**Classification A - "Professional" Licenses**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 1.25	$ 1,000.00	$ 10.00	$ 30.00	$ 24,000.00
A	Accountants/CPAs					
B	Appraisers					
C	Architects (all types)					
D	Attorneys					
E	Chemists					
F	Chiropractors					
G	Chiropodists					
H	Consultants (all types)					
I	Dentists					
J	Electrologists					
K	Engineers (all types)					
L	Geologists					
M	Laboratories or Technicians					
N	Oculists					
O	Opticians					
P	Optometrists					
Q	Osteopaths					
R	Physicians (all types)					
S	Physical Therapists					
T	Surveyors					
U	Veterinarians					
V	Brokers and Agents (all types except for licensed brokers)					
	Other businesses professional in nature					
5	**Classification B - "Service" Licenses**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 1.00	$ 1,000.00	$ 10.00	$ 50.00	$ 50,000.00
A	Advertising agencies					
B	Barber shops					
C	Beauty shops					
D	Burglar alarms, sales, service, repair					
E	Business managers, firms					
F	Car washes					
G	Cleaning and janitorial services					
H	Collection agencies					
I	Cosmetologists					

J	Designers,draftsmen					
K	Detectives					
L	Dressmakers					
M	Employement agencies					
N	Finance and loan companies (excludes banks)					
O	Escrow services					
P	Gardeners					
Q	Lapidaries					
R	Laundires and cleaning					
S	Locksmiths and gunsmiths					
T	Masseurs and Masseuses					
U	Motion Picture Theaters					
V	Newspapers, radio and television stations					
W	Patrol services					
X	Private schools (all types)					
Y	Public stenographers					
Z	Pawnshops					
AA	Photographers					
AB	Repair Services (all types, other than vehicle)					
AC	Sign painters, makers					
AD	Travel agencies					
AE	Ticket agencies					
AF	Tree trimmers					
AG	Window cleaning					
AH	Private teacher, instructors (all types)					
AI	Shoeshine service					
AJ	Upholstery shops (all types)					
AK	Real estate developers					
AL	Real estate subdividers					
6	**Classification C - "Retail" Licences**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 0.70	$ 1,000.00	$ 10.00	$ 217.00	$ 310,000.00
A	Vehicle, boat and equipment parts					
B	Apparel stores					
C	Bakeries					
D	Caterers					
E	Bowling alleys					
F	Convalescent and rest homes					
G	Coin-operated machines (all types)					
H	Bookstores					
I	Pool halls/billiard rooms					
J	Department stores					
K	Drugstores					
L	Florists					
M	Furniture and appliance stores					
N	Funeral parlors					

O	Gift, novelty shops					
P	Glass and/or china shops					
Q	Hardware, supply stores					
R	Hotels, motels, apartments, roominghouses, mobile home parks (four or more units excluding an owner-occupied unit)					
S	Hospitals					
T	Jewelry, watch stores					
U	Lunch wagons					
V	Printers and reproduction					
W	Public scales					
X	Retailing					
Y	Service stations					
Z	Secondhand dealers					
AA	Restaurants, eating places					
AB	Shoe stores					
AC	Tailors					
AD	Tobacco, periodicals stores					
AE	Skating rinks (all types)					
AF	Variety stores					
AG	Liquor stores					
AH	Nursery, garden shops					
7	**Classification D - "Wholesale & Manufacturing" Licenses**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 0.40	$ 1,000.00	$ 10.00	$ 124.00	$ 310,000.00
A	Automobile wreckers					
B	Vehicle sales, rentals and leasing					
C	Vehicle repair and/or service					
D	Beverage bottlers (all types)					
E	Canneries (all types)					
F	Dairy product manufacturers					
G	Heavy equipment dealers					
H	Foundries					
I	Manufacturing					
J	Mining (rock, gravel, sand, etc.)					
K	Meat processors, packers					
L	Oil, gasoline distributors					
M	Petroleum refineries					
N	Grocery stores					
O	Wholesalers					
P	Mills (all types)					
Q	Public utilities					
R	Storage, warehouses					
8	**Farmers Market**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 30.00	Market Season	$ 30.00	$ 30.00	Not applicable
9	**Vehicles with no fixed location (deliveries)**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**

	First Vehicle	$ 15.00	6-months	$ 15.00	$ 15.00	Not applicable
	Other than first vehicle(s)	$ 7.50	6-months	$ 7.50	$ 7.50	Not applicable
10	**Contractors**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
	Electrical, plumbing, mechanical, general	$ 50.00	6-months	$ 50.00	$ 50.00	Not applicable
		$ 30.00	6-months	$ 30.00	$ 30.00	Not applicable
11	**Sub-Contractors**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
	All others but no. 9 above	$ 30.00	6-months	$ 30.00	$ 30.00	Not applicable
12	**One Day**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 7.00	Event Day	$ 7.00	$ 7.00	Not applicable
13	**Yard Sale**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 16.00	Event	$ 16.00	$ 16.00	Not applicable
14	**Christmas Tree Dealers**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 15.00	Year	$ 15.00	$ 15.00	Not applicable
15	**Fire, Quitting Businesses, Wreck or Bankrupt Sales**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 150.00	Month	$ 150.00	$ 150.00	Not applicable
16	**Auctioneer for Hire**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 40.00	Quarter	$ 40.00	$ 40.00	Not applicable
17	**Advertising; Distribution of Printed Matter includes ticket sales**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 75.00	Year	$ 75.00	$ 75.00	Not applicable
18	**Advertising; Outdoor**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 35.00	Quarter	$ 35.00	$ 35.00	Not applicable
19	**Boxing and Wrestling Matches**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 25.00	Day	$ 25.00	$ 25.00	Not applicable
20	**Carnivals**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
	per attraction or	$ 3.00	Day	$ 3.00	$ 3.00	Not applicable
	per number of seats	$ 3.00	Day	$ 3.00	$ 3.00	Not applicable
21	**Circuses**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
	0-500 persons	$ 25.00	Day	$ 25.00	$ 25.00	Not applicable
	501-1000 persons	$ 50.00	Day	$ 50.00	$ 50.00	Not applicable
	1000+ persons	$ 75.00	Day	$ 75.00	$ 75.00	Not applicable
22	**Musical Performances (includes concerts)**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
	Daily or	$ 15.00	Day	$ 15.00	$ 15.00	Not applicable
	Monthly	$ 100.00	Month	$ 100.00	$ 100.00	Not applicable
	Greater than one month < 300 seats	$ 150.00	Quarter	$ 15.00	$ 15.00	Not applicable

	Greater than one month per additional 100 seats	$ 15.00	Quarter	$ 150.00	$ 150.00	Not applicable
23	**Public Dance**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 15.00	Day	$ 15.00	$ 15.00	Not applicable
24	**Hawker, Peddler, Solicitor or Canvasser**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 100.00	Month	$ 100.00	$ 100.00	Not applicable
25	**Taxicab or Bus**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
		$ 0.40	$ 1,000.00	$ 10.00	$ 124.00	$ 310,000.00
26	**Beer Bar**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
	Less than 1,000 square feet:					
	No entertainment	$ 10.00	Quarter	$ 10.00	$ 10.00	Not applicable
	Minimum entertainment	$ 25.00	Quarter	$ 25.00	$ 25.00	Not applicable
	Regular entertainment	$ 40.00	Quarter	$ 40.00	$ 40.00	Not applicable
	1,000 square feet to 2,000 square feet:					
	No entertainment	$ 15.00	Quarter	$ 15.00	$ 15.00	Not applicable
	Minimum entertainment	$ 35.00	Quarter	$ 35.00	$ 35.00	Not applicable
	Regular entertainment	$ 50.00	Quarter	$ 50.00	$ 50.00	Not applicable
	More than 2,000 square feet:					
	No entertainment	$ 20.00	Quarter	$ 20.00	$ 20.00	Not applicable
	Minimum entertainment	$ 40.00	Quarter	$ 40.00	$ 40.00	Not applicable
	Regular entertainment	$ 60.00	Quarter	$ 60.00	$ 60.00	Not applicable
27	**Cocktail Bar**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
	Less than 1,000 square feet:					
	No entertainment	$ 20.00	Quarter	$ 20.00	$ 20.00	Not applicable
	Minimum entertainment	$ 40.00	Quarter	$ 40.00	$ 40.00	Not applicable
	Regular entertainment	$ 60.00	Quarter	$ 60.00	$ 60.00	Not applicable
	1,000 square feet to 2,000 square feet:					
	No entertainment	$ 25.00	Quarter	$ 20.00	$ 20.00	Not applicable
	Minimum entertainment	$ 45.00	Quarter	$ 40.00	$ 40.00	Not applicable
	Regular entertainment	$ 75.00	Quarter	$ 60.00	$ 60.00	Not applicable
	More than 2,000 square feet:					
	No entertainment	$ 45.00	Quarter	$ 20.00	$ 20.00	Not applicable
	Minimum entertainment	$ 75.00	Quarter	$ 40.00	$ 40.00	Not applicable
	Regular entertainment	$ 90.00	Quarter	$ 60.00	$ 60.00	Not applicable
28	**Restaurant Serving Beer or Wine**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
	Less than 1,000 square feet:					
	No entertainment	$ 20.00	Quarter	$ 20.00	$ 20.00	Not applicable
	Minimum entertainment	$ 35.00	Quarter	$ 35.00	$ 35.00	Not applicable
	Regular entertainment	$ 50.00	Quarter	$ 50.00	$ 50.00	Not applicable
	1,000 square feet to 2,000 square feet:					
	No entertainment	$ 25.00	Quarter	$ 25.00	$ 25.00	Not applicable
	Minimum entertainment	$ 45.00	Quarter	$ 45.00	$ 45.00	Not applicable

	Regular entertainment	$ 60.00	Quarter	$ 60.00	$ 60.00	Not applicable
	More than 2,000 square feet:					
	No entertainment	$ 30.00	Quarter	$ 30.00	$ 30.00	Not applicable
	Minimum entertainment	$ 50.00	Quarter	$ 50.00	$ 50.00	Not applicable
	Regular entertainment	$ 65.00	Quarter	$ 65.00	$ 65.00	Not applicable
29	**Restaurant Serving Distilled Spirits**	**Fee**	**Per**	**Minimum Tax**	**Maximum Tax**	**Max Gross Receipt**
	Less than 2,500 square feet:					
	No entertainment	$ 45.00	Quarter	$ 45.00	$ 45.00	Not applicable
	Minimum entertainment	$ 75.00	Quarter	$ 75.00	$ 75.00	Not applicable
	Regular entertainment	$ 90.00	Quarter	$ 90.00	$ 90.00	Not applicable
	More than 2,500 square feet:					
	No entertainment	$ 60.00	Quarter	$ 60.00	$ 60.00	Not applicable
	Minimum entertainment	$ 90.00	Quarter	$ 90.00	$ 90.00	Not applicable
	Regular entertainment	$ 115.00	Quarter	$ 115.00	$ 115.00	Not applicable

BUILDING FEES

#	Description	Current Fee/Charge	Unit	Notes
1	**FLAT RATES MISCELLANEOUS**			Permit Refund 70% of Fee
2	HVAC unit	$349.00		
3	Building sewer	$349.00		
4	Demolition	$305.00		
5	Electrical Service (400 amp)	$305.00		
6	Evaporative cooler	$262.00		
7	Excavation/Encroachment of Right of Way (Includes 2 inspections)	$393.00		
8	Utility Company Annual Encroachment of Right of Way	$1,089.00		
9	Septic tank / Water well abandonment	$305.00		
10	Signs (No Electrical)	$460.00		
11	Signs (Electrical)	$590.00		
12	Above-ground / In-ground swimming pool	$697.00		
13	Temporary power service	$305.00		
14	Tub/Shower	$349.00		
15	Wall furnace	$349.00		
16	Water heater	$349.00		
17	Patio and carport	$590.00		With Electrical $43.00
18	Reroof single family residential/multifamily	$392.00		
19	Reroof commercial	$610.00		
20	Water Softener	$349.00		
21	Window Replacement	$329.00		
22	Install/replacement fencing Wood, Vinyl, Wrought Iron & Chain link	$175.00		Masonry See Attachment
23	Install Residential (CMU) Masonry fence	$392.00		Commerical Masonry Per Attachment
24	Install Residential Stucco	$392.00		Commerical Stucco Per Attachment
25	Temporary Storage POD Encroachment Permit (30 Days max)	$333.00		
26	**OTHER INSPECTION FEES**			
27	Special inspections (Compliance) $105 per hour minimum 2 hour	$354.00		
28	Re-inspection fees	$130.00		
29	**ELECTRICAL PERMIT FEES**			Work without Permit 2x Permit Fees each applicable category

BUILDING FEES

#	Description	Current Fee/Charge	Unit	Notes
30	Permit fee	See Attachment A		
31	Residential Rooms w/ receptacles/outlets	$43.00	per room	
32	Commercial Rooms w/receptables/outlets	$87.00	per room	

33	Electric meter up to 200 amp	$305.00		
34	**Photovoltaic System**			Set by Assembly Bill AB1414 & Shall remain in effect until 1-1-25)
35	Residential 1-15 Kilowatts	$450.00	each	
36	Residential for each kilowatt above 15 kw	$15.00	per kw	
37	Commercial 1-50 Kilowatts	$1,000.00	each	
38	Commercial for each kilowatt between 51 kw and 250 kw	$7.00	per kw	
39	Commercial for each kilowatt above 250 kw	$5.00	per kw	
40	**PLUMBING PERMIT FEES**			
41	Permit fee	See Attachment A		
42	Water heater and/or vent	$131.00		
43	Gas piping one to five outlets	$131.00		
44	Each additional gas piping, per outlet	$43.00		
45	Water piping	$87.00		
46	Building sewer and each trailer park sewer	$43.00		
47	Room w/fixtures	$43.00		
48	Grease trap	$130.00		
49	Landscape sprinkler system. New MWELO (<2,500 sq. ft Landscape Area)	$305.00		
50	Landscape sprinkler system. New MWELO (>2,500 sq. ft Landscape Area)	$392.00		
51	**Fire & Hood Suppression/Alarm System/Detection System**			
52	Residential Fire Sprinkler System	$218.00		
53	Commercial Fire Sprinkler System, Hood Suppression	$479.00		
54	**Protection Devices**			
55	Residential Backflow Preventer or Vacuum Breakers	$175.00		
56	Commercial Backflow Preventer or Vacuum Breakers	$175.00		
57	**MECHANICAL PERMIT FEES**			

BUILDING FEES

#	Description	Current Fee/Charge	Unit	Notes
58	Permit fee	See Attachment A		
59	Wall furnace/HVAC	$130.00		
60	Fan ventilation	$43.00		
61	Duct system	$43.00		
62	Hood (including duct)	$43.00		

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
1	500	285.77	0.00
501	600	300.03	0.00
601	700	314.29	0.00
701	800	328.56	0.00
801	900	342.82	0.00
901	1,000	357.08	0.00
1,001	1,100	371.34	241.37
1,101	1,200	385.60	250.63
1,201	1,300	399.87	259.90
1,301	1,400	414.13	269.16
1,401	1,500	428.39	278.42
1,501	1,600	442.65	287.69
1,601	1,700	456.91	296.95
1,701	1,800	471.17	306.21
1,801	1,900	485.44	315.47
1,901	2,000	499.70	324.74
2,001	3,000	513.96	334.00
3,001	4,000	528.22	343.26
4,001	5,000	542.48	352.53
5,001	6,000	556.74	361.79
6,001	7,000	571.01	371.05
7,001	8,000	585.27	380.31
8,001	9,000	599.53	389.58
9,001	10,000	613.79	398.84
10,001	11,000	628.05	408.10
11,001	12,000	642.32	417.37
12,001	13,000	656.58	426.63
13,001	14,000	670.84	435.89
14,001	15,000	685.10	445.15
15,001	16,000	699.36	454.42
16,001	17,000	713.62	463.68
17,001	18,000	727.89	472.94
18,001	19,000	742.15	482.21
19,001	20,000	756.41	491.47
20,001	21,000	770.67	500.73
21,001	22,000	784.93	509.99
22,001	23,000	799.20	519.26
23,001	24,000	813.46	528.52
24,001	25,000	827.72	537.78
25,001	26,000	841.98	547.05
26,001	27,000	856.24	556.31
27,001	28,000	870.50	565.57
28,001	29,000	884.77	574.83
29,001	30,000	899.03	584.10
30,001	31,000	913.29	593.36
31,001	32,000	927.55	602.62
32,001	33,000	941.81	611.88
33,001	34,000	956.08	621.15
34,001	35,000	970.34	630.41
35,001	36,000	984.60	639.67
36,001	37,000	998.86	648.94
37,001	38,000	1,013.12	658.20
38,001	39,000	1,027.38	667.46
39,001	40,000	1,041.65	676.72

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
40,001	41,000	1,055.91	685.99
41,001	42,000	1,070.17	695.25
42,001	43,000	1,084.43	704.51
43,001	44,000	1,098.69	713.78
44,001	45,000	1,112.96	723.04
45,001	46,000	1,127.22	732.30
46,001	47,000	1,141.48	741.56
47,001	48,000	1,155.74	750.83
48,001	49,000	1,170.00	760.09
49,001	50,000	1,184.26	769.35
50,001	51,000	1,198.53	778.62
51,001	52,000	1,212.79	787.88
52,001	53,000	1,227.05	797.14
53,001	54,000	1,241.31	806.40
54,001	55,000	1,255.57	815.67
55,001	56,000	1,269.84	824.93
56,001	57,000	1,284.10	834.19
57,001	58,000	1,298.36	843.46
58,001	59,000	1,312.62	852.72
59,001	60,000	1,326.88	861.98
60,001	61,000	1,341.14	871.24
61,001	62,000	1,355.41	880.51
62,001	63,000	1,369.67	889.77
63,001	64,000	1,383.93	899.03
64,001	65,000	1,398.19	908.30
65,001	66,000	1,412.45	917.56
66,001	67,000	1,426.72	926.82
67,001	68,000	1,440.98	936.08
68,001	69,000	1,455.24	945.35
69,001	70,000	1,469.50	954.61
70,001	71,000	1,483.76	963.87
71,001	72,000	1,498.02	973.14
72,001	73,000	1,512.29	982.40
73,001	74,000	1,526.55	991.66
74,001	75,000	1,540.81	1,000.92
75,001	76,000	1,555.07	1,010.19
76,001	77,000	1,569.33	1,019.45
77,001	78,000	1,583.60	1,028.71
78,001	79,000	1,597.86	1,037.97
79,001	80,000	1,612.12	1,047.24
80,001	81,000	1,626.38	1,056.50
81,001	82,000	1,640.64	1,065.76
82,001	83,000	1,654.90	1,075.03
83,001	84,000	1,669.17	1,084.29
84,001	85,000	1,683.43	1,093.55
85,001	86,000	1,697.69	1,102.81
86,001	87,000	1,711.95	1,112.08
87,001	88,000	1,726.21	1,121.34
88,001	89,000	1,740.47	1,130.60
89,001	90,000	1,754.74	1,139.87
90,001	91,000	1,769.00	1,149.13
91,001	92,000	1,783.26	1,158.39
92,001	93,000	1,797.52	1,167.65
93,001	94,000	1,811.78	1,176.92
94,001	95,000	1,826.05	1,186.18

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
95,001	96,000	1,840.31	1,195.44
96,001	97,000	1,854.57	1,204.71
97,001	98,000	1,868.83	1,213.97
98,001	99,000	1,883.09	1,223.23
99,001	100,000	1,897.35	1,232.49
100,001	101,000	1,911.62	1,241.76
101,001	102,000	1,925.88	1,251.02
102,001	103,000	1,940.14	1,260.28
103,001	104,000	1,954.40	1,269.55
104,001	105,000	1,968.66	1,278.81
105,001	106,000	1,982.93	1,288.07
106,001	107,000	1,997.19	1,297.33
107,001	108,000	2,011.45	1,306.60
108,001	109,000	2,025.71	1,315.86
109,001	110,000	2,039.97	1,325.12
110,001	111,000	2,054.23	1,334.39
111,001	112,000	2,068.50	1,343.65
112,001	113,000	2,082.76	1,352.91
113,001	114,000	2,097.02	1,362.17
114,001	115,000	2,111.28	1,371.44
115,001	116,000	2,125.54	1,380.70
116,001	117,000	2,139.81	1,389.96
117,001	118,000	2,154.07	1,399.22
118,001	119,000	2,168.33	1,408.49
119,001	120,000	2,182.59	1,417.75
120,001	121,000	2,196.85	1,427.01
121,001	122,000	2,211.11	1,436.28
122,001	123,000	2,225.38	1,445.54
123,001	124,000	2,239.64	1,454.80
124,001	125,000	2,253.90	1,464.06
125,001	126,000	2,268.16	1,473.33
126,001	127,000	2,282.42	1,482.59
127,001	128,000	2,296.69	1,491.85
128,001	129,000	2,310.95	1,501.12
129,001	130,000	2,325.21	1,510.38
130,001	131,000	2,339.47	1,519.64
131,001	132,000	2,353.73	1,528.90
132,001	133,000	2,367.99	1,538.17
133,001	134,000	2,382.26	1,547.43
134,001	135,000	2,396.52	1,556.69
135,001	136,000	2,410.78	1,565.96
136,001	137,000	2,425.04	1,575.22
137,001	138,000	2,439.30	1,584.48
138,001	139,000	2,453.57	1,593.74
139,001	140,000	2,467.83	1,603.01
140,001	141,000	2,482.09	1,612.27
141,001	142,000	2,496.35	1,621.53
142,001	143,000	2,510.61	1,630.80
143,001	144,000	2,524.87	1,640.06
144,001	145,000	2,539.14	1,649.32
145,001	146,000	2,553.40	1,658.58
146,001	147,000	2,567.66	1,667.85
147,001	148,000	2,581.92	1,677.11
148,001	149,000	2,596.18	1,686.37
149,001	150,000	2,610.45	1,695.64

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
150,001	151,000	2,624.71	1,704.90
151,001	152,000	2,638.97	1,714.16
152,001	153,000	2,653.23	1,723.42
153,001	154,000	2,667.49	1,732.69
154,001	155,000	2,681.75	1,741.95
155,001	156,000	2,696.02	1,751.21
156,001	157,000	2,710.28	1,760.48
157,001	158,000	2,724.54	1,769.74
158,001	159,000	2,738.80	1,779.00
159,001	160,000	2,753.06	1,788.26
160,001	161,000	2,767.33	1,797.53
161,001	162,000	2,781.59	1,806.79
162,001	163,000	2,795.85	1,816.05
163,001	164,000	2,810.11	1,825.31
164,001	165,000	2,824.37	1,834.58
165,001	166,000	2,838.63	1,843.84
166,001	167,000	2,852.90	1,853.10
167,001	168,000	2,867.16	1,862.37
168,001	169,000	2,881.42	1,871.63
169,001	170,000	2,895.68	1,880.89
170,001	171,000	2,909.94	1,890.15
171,001	172,000	2,924.21	1,899.42
172,001	173,000	2,938.47	1,908.68
173,001	174,000	2,952.73	1,917.94
174,001	175,000	2,966.99	1,927.21
175,001	176,000	2,981.25	1,936.47
176,001	177,000	2,995.51	1,945.73
177,001	178,000	3,009.78	1,954.99
178,001	179,000	3,024.04	1,964.26
179,001	180,000	3,038.30	1,973.52
180,001	181,000	3,052.56	1,982.78
181,001	182,000	3,066.82	1,992.05
182,001	183,000	3,081.08	2,001.31
183,001	184,000	3,095.35	2,010.57
184,001	185,000	3,109.61	2,019.83
185,001	186,000	3,123.87	2,029.10
186,001	187,000	3,138.13	2,038.36
187,001	188,000	3,152.39	2,047.62
188,001	189,000	3,166.66	2,056.89
189,001	190,000	3,180.92	2,066.15
190,001	191,000	3,195.18	2,075.41
191,001	192,000	3,209.44	2,084.67
192,001	193,000	3,223.70	2,093.94
193,001	194,000	3,237.96	2,103.20
194,001	195,000	3,252.23	2,112.46
195,001	196,000	3,266.49	2,121.73
196,001	197,000	3,280.75	2,130.99
197,001	198,000	3,295.01	2,140.25
198,001	199,000	3,309.27	2,149.51
199,001	200,000	3,323.54	2,158.78
200,001	201,000	3,337.80	2,168.04
201,001	202,000	3,352.06	2,177.30
202,001	203,000	3,366.32	2,186.56
203,001	204,000	3,380.58	2,195.83

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
204,001	205,000	3,394.84	2,205.09
205,001	206,000	3,409.11	2,214.35
206,001	207,000	3,423.37	2,223.62
207,001	208,000	3,437.63	2,232.88
208,001	209,000	3,451.89	2,242.14
209,001	210,000	3,466.15	2,251.40
210,001	211,000	3,480.42	2,260.67
211,001	212,000	3,494.68	2,269.93
212,001	213,000	3,508.94	2,279.19
213,001	214,000	3,523.20	2,288.46
214,001	215,000	3,537.46	2,297.72
215,001	216,000	3,551.72	2,306.98
216,001	217,000	3,565.99	2,316.24
217,001	218,000	3,580.25	2,325.51
218,001	219,000	3,594.51	2,334.77
219,001	220,000	3,608.77	2,344.03
220,001	221,000	3,623.03	2,353.30
221,001	222,000	3,637.30	2,362.56
222,001	223,000	3,651.56	2,371.82
223,001	224,000	3,665.82	2,381.08
224,001	225,000	3,680.08	2,390.35
225,001	226,000	3,694.34	2,399.61
226,001	227,000	3,708.60	2,408.87
227,001	228,000	3,722.87	2,418.14
228,001	229,000	3,737.13	2,427.40
229,001	230,000	3,751.39	2,436.66
230,001	231,000	3,765.65	2,445.92
231,001	232,000	3,779.91	2,455.19
232,001	233,000	3,794.18	2,464.45
233,001	234,000	3,808.44	2,473.71
234,001	235,000	3,822.70	2,482.98
235,001	236,000	3,836.96	2,492.24
236,001	237,000	3,851.22	2,501.50
237,001	238,000	3,865.48	2,510.76
238,001	239,000	3,879.75	2,520.03
239,001	240,000	3,894.01	2,529.29
240,001	241,000	3,908.27	2,538.55
241,001	242,000	3,922.53	2,547.82
242,001	243,000	3,936.79	2,557.08
243,001	244,000	3,951.06	2,566.34
244,001	245,000	3,965.32	2,575.60
245,001	246,000	3,979.58	2,584.87
246,001	247,000	3,993.84	2,594.13
247,001	248,000	4,008.10	2,603.39
248,001	249,000	4,022.36	2,612.65
249,001	250,000	4,036.63	2,621.92
250,001	251,000	4,050.89	2,631.18
251,001	252,000	4,065.15	2,640.44
252,001	253,000	4,079.41	2,649.71
253,001	254,000	4,093.67	2,658.97
254,001	255,000	4,107.94	2,668.23
255,001	256,000	4,122.20	2,677.49
256,001	257,000	4,136.46	2,686.76
257,001	258,000	4,150.72	2,696.02
258,001	259,000	4,164.98	2,705.28

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
259,001	260,000	4,179.24	2,714.55
260,001	261,000	4,193.51	2,723.81
261,001	262,000	4,207.77	2,733.07
262,001	263,000	4,222.03	2,742.33
263,001	264,000	4,236.29	2,751.60
264,001	265,000	4,250.55	2,760.86
265,001	266,000	4,264.82	2,770.12
266,001	267,000	4,279.08	2,779.39
267,001	268,000	4,293.34	2,788.65
268,001	269,000	4,307.60	2,797.91
269,001	270,000	4,321.86	2,807.17
270,001	271,000	4,336.12	2,816.44
271,001	272,000	4,350.39	2,825.70
272,001	273,000	4,364.65	2,834.96
273,001	274,000	4,378.91	2,844.23
274,001	275,000	4,393.17	2,853.49
275,001	276,000	4,407.43	2,862.75
276,001	277,000	4,421.69	2,872.01
277,001	278,000	4,435.96	2,881.28
278,001	279,000	4,450.22	2,890.54
279,001	280,000	4,464.48	2,899.80
280,001	281,000	4,478.74	2,909.07
281,001	282,000	4,493.00	2,918.33
282,001	283,000	4,507.27	2,927.59
283,001	284,000	4,521.53	2,936.85
284,001	285,000	4,535.79	2,946.12
285,001	286,000	4,550.05	2,955.38
286,001	287,000	4,564.31	2,964.64
287,001	288,000	4,578.57	2,973.90
288,001	289,000	4,592.84	2,983.17
289,001	290,000	4,607.10	2,992.43
290,001	291,000	4,621.36	3,001.69
291,001	292,000	4,635.62	3,010.96
292,001	293,000	4,649.88	3,020.22
293,001	294,000	4,664.15	3,029.48
294,001	295,000	4,678.41	3,038.74
295,001	296,000	4,692.67	3,048.01
296,001	297,000	4,706.93	3,057.27
297,001	298,000	4,721.19	3,066.53
298,001	299,000	4,735.45	3,075.80
299,001	300,000	4,749.72	3,085.06
300,001	301,000	4,763.98	3,094.32
301,001	302,000	4,778.24	3,103.58
302,001	303,000	4,792.50	3,112.85
303,001	304,000	4,806.76	3,122.11
304,001	305,000	4,821.03	3,131.37
305,001	306,000	4,835.29	3,140.64
306,001	307,000	4,849.55	3,149.90
307,001	308,000	4,863.81	3,159.16
308,001	309,000	4,878.07	3,168.42
309,001	310,000	4,892.33	3,177.69
310,001	311,000	4,906.60	3,186.95
311,001	312,000	4,920.86	3,196.21
312,001	313,000	4,935.12	3,205.48
313,001	314,000	4,949.38	3,214.74

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
314,001	315,000	4,963.64	3,224.00
315,001	316,000	4,977.91	3,233.26
316,001	317,000	4,992.17	3,242.53
317,001	318,000	5,006.43	3,251.79
318,001	319,000	5,020.69	3,261.05
319,001	320,000	5,034.95	3,270.32
320,001	321,000	5,049.21	3,279.58
321,001	322,000	5,063.48	3,288.84
322,001	323,000	5,077.74	3,298.10
323,001	324,000	5,092.00	3,307.37
324,001	325,000	5,106.26	3,316.63
325,001	326,000	5,120.52	3,325.89
326,001	327,000	5,134.79	3,335.16
327,001	328,000	5,149.05	3,344.42
328,001	329,000	5,163.31	3,353.68
329,001	330,000	5,177.57	3,362.94
330,001	331,000	5,191.83	3,372.21
331,001	332,000	5,206.09	3,381.47
332,001	333,000	5,220.36	3,390.73
333,001	334,000	5,234.62	3,399.99
334,001	335,000	5,248.88	3,409.26
335,001	336,000	5,263.14	3,418.52
336,001	337,000	5,277.40	3,427.78
337,001	338,000	5,291.67	3,437.05
338,001	339,000	5,305.93	3,446.31
339,001	340,000	5,320.19	3,455.57
340,001	341,000	5,334.45	3,464.83
341,001	342,000	5,348.71	3,474.10
342,001	343,000	5,362.97	3,483.36
343,001	344,000	5,377.24	3,492.62
344,001	345,000	5,391.50	3,501.89
345,001	346,000	5,405.76	3,511.15
346,001	347,000	5,420.02	3,520.41
347,001	348,000	5,434.28	3,529.67
348,001	349,000	5,448.55	3,538.94
349,001	350,000	5,462.81	3,548.20
350,001	351,000	5,477.07	3,557.46
351,001	352,000	5,491.33	3,566.73
352,001	353,000	5,505.59	3,575.99
353,001	354,000	5,519.85	3,585.25
354,001	355,000	5,534.12	3,594.51
355,001	356,000	5,548.38	3,603.78
356,001	357,000	5,562.64	3,613.04
357,001	358,000	5,576.90	3,622.30
358,001	359,000	5,591.16	3,631.57
359,001	360,000	5,605.43	3,640.83
360,001	361,000	5,619.69	3,650.09
361,001	362,000	5,633.95	3,659.35
362,001	363,000	5,648.21	3,668.62
363,001	364,000	5,662.47	3,677.88
364,001	365,000	5,676.73	3,687.14
365,001	366,000	5,691.00	3,696.41
366,001	367,000	5,705.26	3,705.67
367,001	368,000	5,719.52	3,714.93
368,001	369,000	5,733.78	3,724.19

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
369,001	370,000	5,748.04	3,733.46
370,001	371,000	5,762.30	3,742.72
371,001	372,000	5,776.57	3,751.98
372,001	373,000	5,790.83	3,761.24
373,001	374,000	5,805.09	3,770.51
374,001	375,000	5,819.35	3,779.77
375,001	376,000	5,833.61	3,789.03
376,001	377,000	5,847.88	3,798.30
377,001	378,000	5,862.14	3,807.56
378,001	379,000	5,876.40	3,816.82
379,001	380,000	5,890.66	3,826.08
380,001	381,000	5,904.92	3,835.35
381,001	382,000	5,919.18	3,844.61
382,001	383,000	5,933.45	3,853.87
383,001	384,000	5,947.71	3,863.14
384,001	385,000	5,961.97	3,872.40
385,001	386,000	5,976.23	3,881.66
386,001	387,000	5,990.49	3,890.92
387,001	388,000	6,004.76	3,900.19
388,001	389,000	6,019.02	3,909.45
389,001	390,000	6,033.28	3,918.71
390,001	391,000	6,047.54	3,927.98
391,001	392,000	6,061.80	3,937.24
392,001	393,000	6,076.06	3,946.50
393,001	394,000	6,090.33	3,955.76
394,001	395,000	6,104.59	3,965.03
395,001	396,000	6,118.85	3,974.29
396,001	397,000	6,133.11	3,983.55
397,001	398,000	6,147.37	3,992.82
398,001	399,000	6,161.64	4,002.08
399,001	400,000	6,175.90	4,011.34
400,001	401,000	6,190.16	4,020.60
401,001	402,000	6,204.42	4,029.87
402,001	403,000	6,218.68	4,039.13
403,001	404,000	6,232.94	4,048.39
404,001	405,000	6,247.21	4,057.66
405,001	406,000	6,261.47	4,066.92
406,001	407,000	6,275.73	4,076.18
407,001	408,000	6,289.99	4,085.44
408,001	409,000	6,304.25	4,094.71
409,001	410,000	6,318.52	4,103.97
410,001	411,000	6,332.78	4,113.23
411,001	412,000	6,347.04	4,122.50
412,001	413,000	6,361.30	4,131.76
413,001	414,000	6,375.56	4,141.02
414,001	415,000	6,389.82	4,150.28
415,001	416,000	6,404.09	4,159.55
416,001	417,000	6,418.35	4,168.81
417,001	418,000	6,432.61	4,178.07
418,001	419,000	6,446.87	4,187.33
419,001	420,000	6,461.13	4,196.60
420,001	421,000	6,475.40	4,205.86
421,001	422,000	6,489.66	4,215.12
422,001	423,000	6,503.92	4,224.39

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
423,001	424,000	6,518.18	4,233.65
424,001	425,000	6,532.44	4,242.91
425,001	426,000	6,546.70	4,252.17
426,001	427,000	6,560.97	4,261.44
427,001	428,000	6,575.23	4,270.70
428,001	429,000	6,589.49	4,279.96
429,001	430,000	6,603.75	4,289.23
430,001	431,000	6,618.01	4,298.49
431,001	432,000	6,632.28	4,307.75
432,001	433,000	6,646.54	4,317.01
433,001	434,000	6,660.80	4,326.28
434,001	435,000	6,675.06	4,335.54
435,001	436,000	6,689.32	4,344.80
436,001	437,000	6,703.58	4,354.07
437,001	438,000	6,717.85	4,363.33
438,001	439,000	6,732.11	4,372.59
439,001	440,000	6,746.37	4,381.85
440,001	441,000	6,760.63	4,391.12
441,001	442,000	6,774.89	4,400.38
442,001	443,000	6,789.16	4,409.64
443,001	444,000	6,803.42	4,418.91
444,001	445,000	6,817.68	4,428.17
445,001	446,000	6,831.94	4,437.43
446,001	447,000	6,846.20	4,446.69
447,001	448,000	6,860.46	4,455.96
448,001	449,000	6,874.73	4,465.22
449,001	450,000	6,888.99	4,474.48
450,001	451,000	6,903.25	4,483.75
451,001	452,000	6,917.51	4,493.01
452,001	453,000	6,931.77	4,502.27
453,001	454,000	6,946.03	4,511.53
454,001	455,000	6,960.30	4,520.80
455,001	456,000	6,974.56	4,530.06
456,001	457,000	6,988.82	4,539.32
457,001	458,000	7,003.08	4,548.59
458,001	459,000	7,017.34	4,557.85
459,001	460,000	7,031.61	4,567.11
460,001	461,000	7,045.87	4,576.37
461,001	462,000	7,060.13	4,585.64
462,001	463,000	7,074.39	4,594.90
463,001	464,000	7,088.65	4,604.16
464,001	465,000	7,102.91	4,613.42
465,001	466,000	7,117.18	4,622.69
466,001	467,000	7,131.44	4,631.95
467,001	468,000	7,145.70	4,641.21
468,001	469,000	7,159.96	4,650.48
469,001	470,000	7,174.22	4,659.74
470,001	471,000	7,188.49	4,669.00
471,001	472,000	7,202.75	4,678.26
472,001	473,000	7,217.01	4,687.53
473,001	474,000	7,231.27	4,696.79
474,001	475,000	7,245.53	4,706.05
475,001	476,000	7,259.79	4,715.32
476,001	477,000	7,274.06	4,724.58
477,001	478,000	7,288.32	4,733.84

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
478,001	479,000	7,302.58	4,743.10
479,001	480,000	7,316.84	4,752.37
480,001	481,000	7,331.10	4,761.63
481,001	482,000	7,345.37	4,770.89
482,001	483,000	7,359.63	4,780.16
483,001	484,000	7,373.89	4,789.42
484,001	485,000	7,388.15	4,798.68
485,001	486,000	7,402.41	4,807.94
486,001	487,000	7,416.67	4,817.21
487,001	488,000	7,430.94	4,826.47
488,001	489,000	7,445.20	4,835.73
489,001	490,000	7,459.46	4,845.00
490,001	491,000	7,473.72	4,854.26
491,001	492,000	7,487.98	4,863.52
492,001	493,000	7,502.25	4,872.78
493,001	494,000	7,516.51	4,882.05
494,001	495,000	7,530.77	4,891.31
495,001	496,000	7,545.03	4,900.57
496,001	497,000	7,559.29	4,909.84
497,001	498,000	7,573.55	4,919.10
498,001	499,000	7,587.82	4,928.36
499,001	500,000	7,602.08	4,937.62
500,001	501,000	7,614.06	4,949.14
501,001	502,000	7,626.04	4,956.93
502,001	503,000	7,638.03	4,964.72
503,001	504,000	7,650.01	4,972.51
504,001	505,000	7,661.99	4,980.30
505,001	506,000	7,673.98	4,988.08
506,001	507,000	7,685.96	4,995.87
507,001	508,000	7,697.94	5,003.66
508,001	509,000	7,709.92	5,011.45
509,001	510,000	7,721.91	5,019.24
510,001	511,000	7,733.89	5,027.03
511,001	512,000	7,745.87	5,034.82
512,001	513,000	7,757.86	5,042.61
513,001	514,000	7,769.84	5,050.39
514,001	515,000	7,781.82	5,058.18
515,001	516,000	7,793.80	5,065.97
516,001	517,000	7,805.79	5,073.76
517,001	518,000	7,817.77	5,081.55
518,001	519,000	7,829.75	5,089.34
519,001	520,000	7,841.74	5,097.13
520,001	521,000	7,853.72	5,104.92
521,001	522,000	7,865.70	5,112.71
522,001	523,000	7,877.68	5,120.49
523,001	524,000	7,889.67	5,128.28
524,001	525,000	7,901.65	5,136.07
525,001	526,000	7,913.63	5,143.86
526,001	527,000	7,925.62	5,151.65
527,001	528,000	7,937.60	5,159.44
528,001	529,000	7,949.58	5,167.23
529,001	530,000	7,961.56	5,175.02
530,001	531,000	7,973.55	5,182.81
531,001	532,000	7,985.53	5,190.59
532,001	533,000	7,997.51	5,198.38

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
533,001	534,000	8,009.50	5,206.17
534,001	535,000	8,021.48	5,213.96
535,001	536,000	8,033.46	5,221.75
536,001	537,000	8,045.44	5,229.54
537,001	538,000	8,057.43	5,237.33
538,001	539,000	8,069.41	5,245.12
539,001	540,000	8,081.39	5,252.91
540,001	541,000	8,093.38	5,260.69
541,001	542,000	8,105.36	5,268.48
542,001	543,000	8,117.34	5,276.27
543,001	544,000	8,129.32	5,284.06
544,001	545,000	8,141.31	5,291.85
545,001	546,000	8,153.29	5,299.64
546,001	547,000	8,165.27	5,307.43
547,001	548,000	8,177.26	5,315.22
548,001	549,000	8,189.24	5,323.00
549,001	550,000	8,201.22	5,330.79
550,001	551,000	8,213.20	5,338.58
551,001	552,000	8,225.19	5,346.37
552,001	553,000	8,237.17	5,354.16
553,001	554,000	8,249.15	5,361.95
554,001	555,000	8,261.14	5,369.74
555,001	556,000	8,273.12	5,377.53
556,001	557,000	8,285.10	5,385.32
557,001	558,000	8,297.08	5,393.10
558,001	559,000	8,309.07	5,400.89
559,001	560,000	8,321.05	5,408.68
560,001	561,000	8,333.03	5,416.47
561,001	562,000	8,345.02	5,424.26
562,001	563,000	8,357.00	5,432.05
563,001	564,000	8,368.98	5,439.84
564,001	565,000	8,380.96	5,447.63
565,001	566,000	8,392.95	5,455.42
566,001	567,000	8,404.93	5,463.20
567,001	568,000	8,416.91	5,470.99
568,001	569,000	8,428.90	5,478.78
569,001	570,000	8,440.88	5,486.57
570,001	571,000	8,452.86	5,494.36
571,001	572,000	8,464.84	5,502.15
572,001	573,000	8,476.83	5,509.94
573,001	574,000	8,488.81	5,517.73
574,001	575,000	8,500.79	5,525.52
575,001	576,000	8,512.78	5,533.30
576,001	577,000	8,524.76	5,541.09
577,001	578,000	8,536.74	5,548.88
578,001	579,000	8,548.72	5,556.67
579,001	580,000	8,560.71	5,564.46
580,001	581,000	8,572.69	5,572.25
581,001	582,000	8,584.67	5,580.04
582,001	583,000	8,596.66	5,587.83
583,001	584,000	8,608.64	5,595.61
584,001	585,000	8,620.62	5,603.40
585,001	586,000	8,632.60	5,611.19
586,001	587,000	8,644.59	5,618.98
587,001	588,000	8,656.57	5,626.77

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
588,001	589,000	8,668.55	5,634.56
589,001	590,000	8,680.54	5,642.35
590,001	591,000	8,692.52	5,650.14
591,001	592,000	8,704.50	5,657.93
592,001	593,000	8,716.48	5,665.71
593,001	594,000	8,728.47	5,673.50
594,001	595,000	8,740.45	5,681.29
595,001	596,000	8,752.43	5,689.08
596,001	597,000	8,764.42	5,696.87
597,001	598,000	8,776.40	5,704.66
598,001	599,000	8,788.38	5,712.45
599,001	600,000	8,800.36	5,720.24
600,001	601,000	8,812.35	5,728.03
601,001	602,000	8,824.33	5,735.81
602,001	603,000	8,836.31	5,743.60
603,001	604,000	8,848.30	5,751.39
604,001	605,000	8,860.28	5,759.18
605,001	606,000	8,872.26	5,766.97
606,001	607,000	8,884.24	5,774.76
607,001	608,000	8,896.23	5,782.55
608,001	609,000	8,908.21	5,790.34
609,001	610,000	8,920.19	5,798.13
610,001	611,000	8,932.18	5,805.91
611,001	612,000	8,944.16	5,813.70
612,001	613,000	8,956.14	5,821.49
613,001	614,000	8,968.12	5,829.28
614,001	615,000	8,980.11	5,837.07
615,001	616,000	8,992.09	5,844.86
616,001	617,000	9,004.07	5,852.65
617,001	618,000	9,016.06	5,860.44
618,001	619,000	9,028.04	5,868.22
619,001	620,000	9,040.02	5,876.01
620,001	621,000	9,052.00	5,883.80
621,001	622,000	9,063.99	5,891.59
622,001	623,000	9,075.97	5,899.38
623,001	624,000	9,087.95	5,907.17
624,001	625,000	9,099.94	5,914.96
625,001	626,000	9,111.92	5,922.75
626,001	627,000	9,123.90	5,930.54
627,001	628,000	9,135.88	5,938.32
628,001	629,000	9,147.87	5,946.11
629,001	630,000	9,159.85	5,953.90
630,001	631,000	9,171.83	5,961.69
631,001	632,000	9,183.82	5,969.48
632,001	633,000	9,195.80	5,977.27
633,001	634,000	9,207.78	5,985.06
634,001	635,000	9,219.76	5,992.85
635,001	636,000	9,231.75	6,000.64
636,001	637,000	9,243.73	6,008.42
637,001	638,000	9,255.71	6,016.21
638,001	639,000	9,267.70	6,024.00
639,001	640,000	9,279.68	6,031.79
640,001	641,000	9,291.66	6,039.58
641,001	642,000	9,303.64	6,047.37

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
642,001	643,000	9,315.63	6,055.16
643,001	644,000	9,327.61	6,062.95
644,001	645,000	9,339.59	6,070.74
645,001	646,000	9,351.58	6,078.52
646,001	647,000	9,363.56	6,086.31
647,001	648,000	9,375.54	6,094.10
648,001	649,000	9,387.52	6,101.89
649,001	650,000	9,399.51	6,109.68
650,001	651,000	9,411.49	6,117.47
651,001	652,000	9,423.47	6,125.26
652,001	653,000	9,435.46	6,133.05
653,001	654,000	9,447.44	6,140.84
654,001	655,000	9,459.42	6,148.62
655,001	656,000	9,471.40	6,156.41
656,001	657,000	9,483.39	6,164.20
657,001	658,000	9,495.37	6,171.99
658,001	659,000	9,507.35	6,179.78
659,001	660,000	9,519.34	6,187.57
660,001	661,000	9,531.32	6,195.36
661,001	662,000	9,543.30	6,203.15
662,001	663,000	9,555.28	6,210.93
663,001	664,000	9,567.27	6,218.72
664,001	665,000	9,579.25	6,226.51
665,001	666,000	9,591.23	6,234.30
666,001	667,000	9,603.22	6,242.09
667,001	668,000	9,615.20	6,249.88
668,001	669,000	9,627.18	6,257.67
669,001	670,000	9,639.16	6,265.46
670,001	671,000	9,651.15	6,273.25
671,001	672,000	9,663.13	6,281.03
672,001	673,000	9,675.11	6,288.82
673,001	674,000	9,687.10	6,296.61
674,001	675,000	9,699.08	6,304.40
675,001	676,000	9,711.06	6,312.19
676,001	677,000	9,723.04	6,319.98
677,001	678,000	9,735.03	6,327.77
678,001	679,000	9,747.01	6,335.56
679,001	680,000	9,758.99	6,343.35
680,001	681,000	9,770.98	6,351.13
681,001	682,000	9,782.96	6,358.92
682,001	683,000	9,794.94	6,366.71
683,001	684,000	9,806.92	6,374.50
684,001	685,000	9,818.91	6,382.29
685,001	686,000	9,830.89	6,390.08
686,001	687,000	9,842.87	6,397.87
687,001	688,000	9,854.86	6,405.66
688,001	689,000	9,866.84	6,413.45
689,001	690,000	9,878.82	6,421.23
690,001	691,000	9,890.80	6,429.02
691,001	692,000	9,902.79	6,436.81
692,001	693,000	9,914.77	6,444.60
693,001	694,000	9,926.75	6,452.39
694,001	695,000	9,938.74	6,460.18
695,001	696,000	9,950.72	6,467.97
696,001	697,000	9,962.70	6,475.76

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
697,001	698,000	9,974.68	6,483.54
698,001	699,000	9,986.67	6,491.33
699,001	700,000	9,998.65	6,499.12
700,001	701,000	10,010.63	6,506.91
701,001	702,000	10,022.62	6,514.70
702,001	703,000	10,034.60	6,522.49
703,001	704,000	10,046.58	6,530.28
704,001	705,000	10,058.56	6,538.07
705,001	706,000	10,070.55	6,545.86
706,001	707,000	10,082.53	6,553.64
707,001	708,000	10,094.51	6,561.43
708,001	709,000	10,106.50	6,569.22
709,001	710,000	10,118.48	6,577.01
710,001	711,000	10,130.46	6,584.80
711,001	712,000	10,142.44	6,592.59
712,001	713,000	10,154.43	6,600.38
713,001	714,000	10,166.41	6,608.17
714,001	715,000	10,178.39	6,615.96
715,001	716,000	10,190.38	6,623.74
716,001	717,000	10,202.36	6,631.53
717,001	718,000	10,214.34	6,639.32
718,001	719,000	10,226.32	6,647.11
719,001	720,000	10,238.31	6,654.90
720,001	721,000	10,250.29	6,662.69
721,001	722,000	10,262.27	6,670.48
722,001	723,000	10,274.26	6,678.27
723,001	724,000	10,286.24	6,686.06
724,001	725,000	10,298.22	6,693.84
725,001	726,000	10,310.20	6,701.63
726,001	727,000	10,322.19	6,709.42
727,001	728,000	10,334.17	6,717.21
728,001	729,000	10,346.15	6,725.00
729,001	730,000	10,358.14	6,732.79
730,001	731,000	10,370.12	6,740.58
731,001	732,000	10,382.10	6,748.37
732,001	733,000	10,394.08	6,756.15
733,001	734,000	10,406.07	6,763.94
734,001	735,000	10,418.05	6,771.73
735,001	736,000	10,430.03	6,779.52
736,001	737,000	10,442.02	6,787.31
737,001	738,000	10,454.00	6,795.10
738,001	739,000	10,465.98	6,802.89
739,001	740,000	10,477.96	6,810.68
740,001	741,000	10,489.95	6,818.47
741,001	742,000	10,501.93	6,826.25
742,001	743,000	10,513.91	6,834.04
743,001	744,000	10,525.90	6,841.83
744,001	745,000	10,537.88	6,849.62
745,001	746,000	10,549.86	6,857.41
746,001	747,000	10,561.84	6,865.20
747,001	748,000	10,573.83	6,872.99
748,001	749,000	10,585.81	6,880.78
749,001	750,000	10,597.79	6,888.57
750,001	751,000	10,609.78	6,896.35
751,001	752,000	10,621.76	6,904.14

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
752,001	753,000	10,633.74	6,911.93
753,001	754,000	10,645.72	6,919.72
754,001	755,000	10,657.71	6,927.51
755,001	756,000	10,669.69	6,935.30
756,001	757,000	10,681.67	6,943.09
757,001	758,000	10,693.66	6,950.88
758,001	759,000	10,705.64	6,958.67
759,001	760,000	10,717.62	6,966.45
760,001	761,000	10,729.60	6,974.24
761,001	762,000	10,741.59	6,982.03
762,001	763,000	10,753.57	6,989.82
763,001	764,000	10,765.55	6,997.61
764,001	765,000	10,777.54	7,005.40
765,001	766,000	10,789.52	7,013.19
766,001	767,000	10,801.50	7,020.98
767,001	768,000	10,813.48	7,028.76
768,001	769,000	10,825.47	7,036.55
769,001	770,000	10,837.45	7,044.34
770,001	771,000	10,849.43	7,052.13
771,001	772,000	10,861.42	7,059.92
772,001	773,000	10,873.40	7,067.71
773,001	774,000	10,885.38	7,075.50
774,001	775,000	10,897.36	7,083.29
775,001	776,000	10,909.35	7,091.08
776,001	777,000	10,921.33	7,098.86
777,001	778,000	10,933.31	7,106.65
778,001	779,000	10,945.30	7,114.44
779,001	780,000	10,957.28	7,122.23
780,001	781,000	10,969.26	7,130.02
781,001	782,000	10,981.24	7,137.81
782,001	783,000	10,993.23	7,145.60
783,001	784,000	11,005.21	7,153.39
784,001	785,000	11,017.19	7,161.18
785,001	786,000	11,029.18	7,168.96
786,001	787,000	11,041.16	7,176.75
787,001	788,000	11,053.14	7,184.54
788,001	789,000	11,065.12	7,192.33
789,001	790,000	11,077.11	7,200.12
790,001	791,000	11,089.09	7,207.91
791,001	792,000	11,101.07	7,215.70
792,001	793,000	11,113.06	7,223.49
793,001	794,000	11,125.04	7,231.28
794,001	795,000	11,137.02	7,239.06
795,001	796,000	11,149.00	7,246.85
796,001	797,000	11,160.99	7,254.64
797,001	798,000	11,172.97	7,262.43
798,001	799,000	11,184.95	7,270.22
799,001	800,000	11,196.94	7,278.01
800,001	801,000	11,208.92	7,285.80
801,001	802,000	11,220.90	7,293.59
802,001	803,000	11,232.88	7,301.37
803,001	804,000	11,244.87	7,309.16
804,001	805,000	11,256.85	7,316.95
805,001	806,000	11,268.83	7,324.74

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
806,001	807,000	11,280.82	7,332.53
807,001	808,000	11,292.80	7,340.32
808,001	809,000	11,304.78	7,348.11
809,001	810,000	11,316.76	7,355.90
810,001	811,000	11,328.75	7,363.69
811,001	812,000	11,340.73	7,371.47
812,001	813,000	11,352.71	7,379.26
813,001	814,000	11,364.70	7,387.05
814,001	815,000	11,376.68	7,394.84
815,001	816,000	11,388.66	7,402.63
816,001	817,000	11,400.64	7,410.42
817,001	818,000	11,412.63	7,418.21
818,001	819,000	11,424.61	7,426.00
819,001	820,000	11,436.59	7,433.79
820,001	821,000	11,448.58	7,441.57
821,001	822,000	11,460.56	7,449.36
822,001	823,000	11,472.54	7,457.15
823,001	824,000	11,484.52	7,464.94
824,001	825,000	11,496.51	7,472.73
825,001	826,000	11,508.49	7,480.52
826,001	827,000	11,520.47	7,488.31
827,001	828,000	11,532.46	7,496.10
828,001	829,000	11,544.44	7,503.89
829,001	830,000	11,556.42	7,511.67
830,001	831,000	11,568.40	7,519.46
831,001	832,000	11,580.39	7,527.25
832,001	833,000	11,592.37	7,535.04
833,001	834,000	11,604.35	7,542.83
834,001	835,000	11,616.34	7,550.62
835,001	836,000	11,628.32	7,558.41
836,001	837,000	11,640.30	7,566.20
837,001	838,000	11,652.28	7,573.99
838,001	839,000	11,664.27	7,581.77
839,001	840,000	11,676.25	7,589.56
840,001	841,000	11,688.23	7,597.35
841,001	842,000	11,700.22	7,605.14
842,001	843,000	11,712.20	7,612.93
843,001	844,000	11,724.18	7,620.72
844,001	845,000	11,736.16	7,628.51
845,001	846,000	11,748.15	7,636.30
846,001	847,000	11,760.13	7,644.08
847,001	848,000	11,772.11	7,651.87
848,001	849,000	11,784.10	7,659.66
849,001	850,000	11,796.08	7,667.45
850,001	851,000	11,808.06	7,675.24
851,001	852,000	11,820.04	7,683.03
852,001	853,000	11,832.03	7,690.82
853,001	854,000	11,844.01	7,698.61
854,001	855,000	11,855.99	7,706.40
855,001	856,000	11,867.98	7,714.18
856,001	857,000	11,879.96	7,721.97
857,001	858,000	11,891.94	7,729.76
858,001	859,000	11,903.92	7,737.55
859,001	860,000	11,915.91	7,745.34
860,001	861,000	11,927.89	7,753.13

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
861,001	862,000	11,939.87	7,760.92
862,001	863,000	11,951.86	7,768.71
863,001	864,000	11,963.84	7,776.50
864,001	865,000	11,975.82	7,784.28
865,001	866,000	11,987.80	7,792.07
866,001	867,000	11,999.79	7,799.86
867,001	868,000	12,011.77	7,807.65
868,001	869,000	12,023.75	7,815.44
869,001	870,000	12,035.74	7,823.23
870,001	871,000	12,047.72	7,831.02
871,001	872,000	12,059.70	7,838.81
872,001	873,000	12,071.68	7,846.60
873,001	874,000	12,083.67	7,854.38
874,001	875,000	12,095.65	7,862.17
875,001	876,000	12,107.63	7,869.96
876,001	877,000	12,119.62	7,877.75
877,001	878,000	12,131.60	7,885.54
878,001	879,000	12,143.58	7,893.33
879,001	880,000	12,155.56	7,901.12
880,001	881,000	12,167.55	7,908.91
881,001	882,000	12,179.53	7,916.69
882,001	883,000	12,191.51	7,924.48
883,001	884,000	12,203.50	7,932.27
884,001	885,000	12,215.48	7,940.06
885,001	886,000	12,227.46	7,947.85
886,001	887,000	12,239.44	7,955.64
887,001	888,000	12,251.43	7,963.43
888,001	889,000	12,263.41	7,971.22
889,001	890,000	12,275.39	7,979.01
890,001	891,000	12,287.38	7,986.79
891,001	892,000	12,299.36	7,994.58
892,001	893,000	12,311.34	8,002.37
893,001	894,000	12,323.32	8,010.16
894,001	895,000	12,335.31	8,017.95
895,001	896,000	12,347.29	8,025.74
896,001	897,000	12,359.27	8,033.53
897,001	898,000	12,371.26	8,041.32
898,001	899,000	12,383.24	8,049.11
899,001	900,000	12,395.22	8,056.89
900,001	901,000	12,407.20	8,064.68
901,001	902,000	12,419.19	8,072.47
902,001	903,000	12,431.17	8,080.26
903,001	904,000	12,443.15	8,088.05
904,001	905,000	12,455.14	8,095.84
905,001	906,000	12,467.12	8,103.63
906,001	907,000	12,479.10	8,111.42
907,001	908,000	12,491.08	8,119.21
908,001	909,000	12,503.07	8,126.99
909,001	910,000	12,515.05	8,134.78
910,001	911,000	12,527.03	8,142.57
911,001	912,000	12,539.02	8,150.36
912,001	913,000	12,551.00	8,158.15
913,001	914,000	12,562.98	8,165.94
914,001	915,000	12,574.96	8,173.73
915,001	916,000	12,586.95	8,181.52

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
916,001	917,000	12,598.93	8,189.30
917,001	918,000	12,610.91	8,197.09
918,001	919,000	12,622.90	8,204.88
919,001	920,000	12,634.88	8,212.67
920,001	921,000	12,646.86	8,220.46
921,001	922,000	12,658.84	8,228.25
922,001	923,000	12,670.83	8,236.04
923,001	924,000	12,682.81	8,243.83
924,001	925,000	12,694.79	8,251.62
925,001	926,000	12,706.78	8,259.40
926,001	927,000	12,718.76	8,267.19
927,001	928,000	12,730.74	8,274.98
928,001	929,000	12,742.72	8,282.77
929,001	930,000	12,754.71	8,290.56
930,001	931,000	12,766.69	8,298.35
931,001	932,000	12,778.67	8,306.14
932,001	933,000	12,790.66	8,313.93
933,001	934,000	12,802.64	8,321.72
934,001	935,000	12,814.62	8,329.50
935,001	936,000	12,826.60	8,337.29
936,001	937,000	12,838.59	8,345.08
937,001	938,000	12,850.57	8,352.87
938,001	939,000	12,862.55	8,360.66
939,001	940,000	12,874.54	8,368.45
940,001	941,000	12,886.52	8,376.24
941,001	942,000	12,898.50	8,384.03
942,001	943,000	12,910.48	8,391.82
943,001	944,000	12,922.47	8,399.60
944,001	945,000	12,934.45	8,407.39
945,001	946,000	12,946.43	8,415.18
946,001	947,000	12,958.42	8,422.97
947,001	948,000	12,970.40	8,430.76
948,001	949,000	12,982.38	8,438.55
949,001	950,000	12,994.36	8,446.34
950,001	951,000	13,006.35	8,454.13
951,001	952,000	13,018.33	8,461.91
952,001	953,000	13,030.31	8,469.70
953,001	954,000	13,042.30	8,477.49
954,001	955,000	13,054.28	8,485.28
955,001	956,000	13,066.26	8,493.07
956,001	957,000	13,078.24	8,500.86
957,001	958,000	13,090.23	8,508.65
958,001	959,000	13,102.21	8,516.44
959,001	960,000	13,114.19	8,524.23
960,001	961,000	13,126.18	8,532.01
961,001	962,000	13,138.16	8,539.80
962,001	963,000	13,150.14	8,547.59
963,001	964,000	13,162.12	8,555.38
964,001	965,000	13,174.11	8,563.17
965,001	966,000	13,186.09	8,570.96
966,001	967,000	13,198.07	8,578.75
967,001	968,000	13,210.06	8,586.54
968,001	969,000	13,222.04	8,594.33
969,001	970,000	13,234.02	8,602.11
970,001	971,000	13,246.00	8,609.90

Building Permit Fees - Current			
Total Valuation		Building Permit Fee	Plan Check Fee
971,001	972,000	13,257.99	8,617.69
972,001	973,000	13,269.97	8,625.48
973,001	974,000	13,281.95	8,633.27
974,001	975,000	13,293.94	8,641.06
975,001	976,000	13,305.92	8,648.85
976,001	977,000	13,317.90	8,656.64
977,001	978,000	13,329.89	8,664.43
978,001	979,000	13,341.87	8,672.21
979,001	980,000	13,353.85	8,680.00
980,001	981,000	13,365.83	8,687.79
981,001	982,000	13,377.82	8,695.58
982,001	983,000	13,389.80	8,703.37
983,001	984,000	13,401.78	8,711.16
984,001	985,000	13,413.77	8,718.95
985,001	986,000	13,425.75	8,726.74
986,001	987,000	13,437.73	8,734.52
987,001	988,000	13,449.71	8,742.31
988,001	989,000	13,461.70	8,750.10
989,001	990,000	13,473.68	8,757.89
990,001	991,000	13,485.66	8,765.68
991,001	992,000	13,497.65	8,773.47
992,001	993,000	13,509.63	8,781.26
993,001	994,000	13,521.61	8,789.05
994,001	995,000	13,533.59	8,796.84
995,001	996,000	13,545.58	8,804.62
996,001	997,000	13,557.56	8,812.41
997,001	998,000	13,569.54	8,820.20
998,001	999,000	13,581.53	8,827.99
999,001	1,000,000	13,593.51	8,835.78
1,000,001	1,001,000	13,605.49	8,843.57
1,001,001	1,002,000	13,617.47	8,851.36
1,002,001	1,003,000	13,629.46	8,859.15
1,003,001	1,004,000	13,641.44	8,866.94
1,004,001	1,005,000	13,653.42	8,874.72
1,005,001	1,006,000	13,665.41	8,882.51
1,006,001	1,007,000	13,677.39	8,890.30
1,007,001	1,008,000	13,689.37	8,898.09
1,008,001	1,009,000	13,701.35	8,905.88
1,009,001	1,010,000	13,713.34	8,913.67
1,010,001	1,011,000	13,725.32	8,921.46
1,011,001	1,012,000	13,737.30	8,929.25
1,012,001	1,013,000	13,749.29	8,937.04
1,013,001	1,014,000	13,761.27	8,944.82
1,014,001	1,015,000	13,773.25	8,952.61
1,015,001	1,016,000	13,785.23	8,960.40
1,016,001	1,017,000	13,797.22	8,968.19
1,017,001	1,018,000	13,809.20	8,975.98
1,018,001	1,019,000	13,821.18	8,983.77
1,019,001	1,020,000	13,833.17	8,991.56
1,020,001	1,021,000	13,845.15	8,999.35
1,021,001	1,022,000	13,857.13	9,007.14
1,022,001	1,023,000	13,869.11	9,014.92
1,023,001	1,024,000	13,881.10	9,022.71
1,024,001	1,025,000	13,893.08	9,030.50
1,025,001	1,026,000	13,905.06	9,038.29

Building Permit Fees - Current			
Total Valuation		**Building Permit Fee**	**Plan Check Fee**
1,026,001	**1,027,000**	13,917.05	9,046.08
1,027,001	**1,028,000**	13,929.03	9,053.87
1,028,001	**1,029,000**	13,941.01	9,061.66
1,029,001	**1,030,000**	13,952.99	9,069.45
1,030,001	**1,031,000**	13,964.98	9,077.23
1,031,001	**1,032,000**	13,976.96	9,085.02
1,032,001	**1,033,000**	13,988.94	9,092.81
1,033,001	**1,034,000**	14,000.93	9,100.60
1,034,001	**1,035,000**	14,012.91	9,108.39
1,035,001	**1,036,000**	14,024.89	9,116.18
1,036,001	**1,037,000**	14,036.87	9,123.97
1,037,001	**1,038,000**	14,048.86	9,131.76
1,038,001	**1,039,000**	14,060.84	9,139.55
1,039,001	**1,040,000**	14,072.82	9,147.33
1,040,001	**1,041,000**	14,084.81	9,155.12
1,041,001	**1,042,000**	14,096.79	9,162.91
1,042,001	**1,043,000**	14,108.77	9,170.70
1,043,001	**1,044,000**	14,120.75	9,178.49
1,044,001	**1,045,000**	14,132.74	9,186.28
1,045,001	**1,046,000**	14,144.72	9,194.07
1,046,001	**1,047,000**	14,156.70	9,201.86
1,047,001	**1,048,000**	14,168.69	9,209.65
1,048,001	**1,049,000**	14,180.67	9,217.43
1,049,001	**1,050,000**	14,192.65	9,225.22
1,050,001	**1,051,000**	14,204.63	9,233.01
1,051,001	**1,052,000**	14,216.62	9,240.80
1,052,001	**1,053,000**	14,228.60	9,248.59
1,053,001	**1,054,000**	14,240.58	9,256.38
1,054,001	**1,055,000**	14,252.57	9,264.17
1,055,001	**1,056,000**	14,264.55	9,271.96
1,056,001	**1,057,000**	14,276.53	9,279.75
1,057,001	**1,058,000**	14,288.51	9,287.53
1,058,001	**1,059,000**	14,300.50	9,295.32
1,059,001	**1,060,000**	14,312.48	9,303.11
1,060,001	**1,061,000**	14,324.46	9,310.90
1,061,001	**1,062,000**	14,336.45	9,318.69
1,062,001	**1,063,000**	14,348.43	9,326.48
1,063,001	**1,064,000**	14,360.41	9,334.27
1,064,001	**1,065,000**	14,372.39	9,342.06
1,065,001	**1,066,000**	14,384.38	9,349.84
1,066,001	**1,067,000**	14,396.36	9,357.63
1,067,001	**1,068,000**	14,408.34	9,365.42
1,068,001	**1,069,000**	14,420.33	9,373.21
1,069,001	**1,070,000**	14,432.31	9,381.00
1,070,001	**1,071,000**	14,444.29	9,388.79
1,071,001	**1,072,000**	14,456.27	9,396.58

TOTAL VALUATION

$1,000,001 and up

BUILDING PERMIT

$13593.5 for the first $1,000,000 plus $11.98 for each additional $1,000.00 or fraction thereof to and including $1,000,000

Plan Check Fee is 65% x Building Permit Fees

PLANNING FEES

#	Description	Current Fee/Charge	Unit	Notes
1	Preliminary Plan Review	$1,004.00	Deposit	
2	Site Plan Review	$2,906.00	Deposit	
3	Conditional Use Permit	$2,425.00	Deposit	
4	Conditional Use Permit Amendment	$1,794.00	Deposit	
5	Variance Request	$2,425.00	Deposit	
6	Home Occupation Permit	$117.00		
7	Sign Review	$155.00		
8	Zoning Text Amendment	$4,549.00	Deposit	
9	Zone Change	$5,331.00	Deposit	
10	General Plan Amendment	$5,331.00	Deposit	
11	Planned Unit Development	$3,001.00	Deposit	
12	Lot Line Adjustment	$2,835.00	Deposit	
13	Tentative Parcel Map	$5,239.00	Deposit	
14	Tentative Subdivision Map	$8,148.00	Deposit	
15	Final Parcel Map Check	$2,658.00	Deposit	
16	Final Subdivision Map Check	$4,247.00	Deposit	
17	Annexation Processing	$6,192.00	Deposit	
18	Development Agreement	$8,338.00	Deposit	
19	Planning Appeal Processing	$769.00	Deposit	
20	Special Event Permit			
21	Class I: Temporary Uses of 31 days or Less for Special Occasions as defined as Valentine's Day sales, Easter sales, Mother's Day sales, Father's Day sales, Graduation Day sales, and Fireworks sales only. Please note that Fireworks sales must also comply with the provisions of chapter 8.22 of the Lindsay Municipal Code.	$100.00		

PLANNING FEES

#	Description	Current Fee/Charge	Unit	Notes
22	Class II: Events involving low impact road closures or on City-owned public property involving low impact to normal operations/use.	$250.00		$250.00 + Staff Fully Burdened Hourly Rate + Facility Rental Fee (if applicable)
23	Class III: Events involving the sale of alcohol; Events involving high impact street closures; Events that are open to the public on private property; Events charging an entry fee on private property; Events involving the use of public space and/or City-owned public property involving high impact to normal operations/use, Marathons, Cycling Tours, Fairs, Carnivals, Rodeos, Concerts	$500.00		$500.00 + Staff Fully Burdened Hourly Rate + Facility Rental Fee (if applicable)
24	Alcohol Permit	$60.00	$500 Deposit Required	Deposit will be refunded after the event if no issues during the event due to alcohol
25	Rest Rooms for special events	$75.00	per day	
26	Mobile Vending Permit	$370.00		
27	Sidewalk Vending Permit	$370.00		
28	Environmental-Categorical Exemption (NOE)	$408.00		
29	Environmental-Negative Declaration or Mitigated ND Review	$1,000.00	Deposit	
30	Environmental Impact Report Review	$2,597.00	Deposit	
31	Extension Request	$1,000.00	Deposit	
32	Right of Way Abandonment	$2,000.00	Deposit	
33	Right of Way Encroachment Plan Check/Review	$105.00		
34	Will Serve Analysis Fee	$5,000.00	Deposit	
35	General Plan Update Fee	8%	% of Building Permit Fee	
36	Grading Plan Check	$726.00	Deposit	

PLANNING FEES

#	Description	Current Fee/Charge	Unit	Notes
37	Grading Inspection	$193.00		Minimum Fee - 1-4 residential units
38	Compliance Review	$117.00		
39	Zoning Code Enforcement			
40	Infraction	$203.00		
41	Misdemeanor	$414.00		
42	Low Impact Road Closure	$351.00		
43	High Impact Road Closure	$686.00		
44	Impact Development Fees			
45	Engineering Development/Public Improvement Plan Check and Inspection, percent by value	6%		Charge % of project Engineer's Estimate
46	Water Acreage Fee	$ 400.00	per acre	
47	Sewer Acreage Fee	$ 300.00	per acre	
48	Storm Drain Acreage Fee	$ 550.00	R-1-7	
		$ 650.00	RM-3	
		$ 800.00	RMI.5	
		$ 950.00	Industrial	
		$ 1,090.00	Commercial	
49	Parkland Fee	$ 650.00	per house	
50	Grading Permit Fee	$ 0.20	per cubic yard	

PUBLIC SAFETY FEES

#	Description	Current Fee/Charge	Unit	Authority
1	Manual Fingerprints	$32.00		Council
2	Live Scan Fingerprints	$32.00		Council
3	Records Check/Clearance Letter	$19.00		Council
4	Vehicle Equipment Correction- Our Cite	$40.00		Council
5	Vehicle Equipment Correction- Other Agency's Cite	$40.00		Council
6	VIN Verification	$48.00		Council
7	Crime Report	$1.00	per page	6253(b)GC
8	Crime Report- DV Victim Copy	N/C		6228 FC
9	Fire Report	$1.00	per page	Council
10	Photos/CD	$18.00	All Digital Media	6253(b)GC
11	Traffic Accident Report	$37.00		20012 VC
12	General Duplication (8.5"x11" STD)	$0.10	per page	6253(b)GC
13	Vehicle Release	$221.00		Council
14	Animal Surrender (Self-Transport)	$64.00		Council
15	Animal Surrender (Officer Transport)	$113.00		Council
16	LMC Violations (1st Offense)	$100.00		1.16.010 LMC
17	LMC Violations (2nd Offense)	$500.00		1.16.010 LMC
18	LMC Violations (3rd & Subsequent Offense)	$1,000.00		1.16.010 LMC
19	LMC Violations- Parking (Street, Etc.)	$50.00		14.03.160 LMC
20	Second Violation	$100.00		14.03.160 LMC
21	Third Violation	$250.00		14.03.160 LMC
22	LMC Violations- Parking (City Property) 1st offense	$50.00		10.04.190 LMC
23	LMC Violations- Parking (City Property) 2nd offense	$100.00		10.04.190 LMC
24	LMC Violations- Parking (City Property) 3rd & subsequent offense	$250.00		10.04.190 LMC
25	LMC Violation- Handicapped Parking	$250.00		10.04.120(M) LMC
26	Administrative Citation (Misdemeanor)	$1,000.00		1.18.040(A) LMC
27	Administrative Citation (Infraction, 1st Offense)	$100.00		1.18.040(B)(1) LMC
28	Administrative Citation (2nd Offense)	$200.00		1.18.040(B)(2) LMC

PUBLIC SAFETY FEES

#	Description	Current Fee/Charge	Unit	Authority
29	Administrative Citation (3rd and subsequent)	$500.00		1.18.040(B)(3) LMC
30	Fireworks Citation (First Offense)	$1,000.00		53069.4GC, 12557 HS
31	Fireworks Citation (Second Offense)	$2,000.00		53069.4GC, 12557 HS
32	Fireworks Citation (Third & Subsequent Offense)	$3,000.00		53069.4GC, 12557 HS
33	Statutory Registrants	$32.00		Council
34	False Alarm Response (1st & 2nd Response Calendar Year)	FREE		Council
35	False Alarm Response (3rd Response Calendar Year)	FREE		Council
36	False Alarm Response (4th Response Calendar Year)	$50.00		Council
37	False Alarm Response (5th Response Calendar Year)	$100.00		Council
38	False Alarm Response (6th & Subsequent Response Calendar Year)	$250.00		Council
39	Booking Fees	Pass Through Costs		29550.1GC
40	Emergency Response Fee	Actual Costs		53150 et Seq.
41	DUI Response Fees	Actual Costs		10.09.010 et. Seq., 53150 GC et Seq.
42	Fire Engine Hours	per FEMA rates		FEMA Rates
43	Fire Truck Hours	per FEMA rates		FEMA Rates
44	Brush Truck Hours	per FEMA rates		FEMA Rates
45	Water	Utility Cost		Utility Cost
46	Police Vehicle	per FEMA rates		FEMA Rates
47	Staff Time	Actual Cost		Council

PARKS & REC FEES

#	Description	Current Fee/Charge	Unit	Notes
1	**PARK RESERVATIONS**			
2	Arbor Size			
3	8x10	$57.00	plus $75 Deposit	
4	10x10	$76.00	plus $75 Deposit	
5	20x40	$94.00	plus $100 Deposit	
6	Stage	$112.00	plus $75 Deposit	
7	Bounce House(s)	$76.00	per Bounce House	
8	**SWEET BRIER PLAZA RENTAL FEE**			
9	Stage			
10	2 hours minimum rental	$76.00	HR	
11	Market from 4 pm to 10 pm (6 hours)	$76.00	HR	
12	Arbor			
13	2 hours minimum rental	$112.00	HR	
14	Market from 4 pm to 10 pm (6 hours)	$112.00	HR	
15	**SENIOR CENTER RENTAL FEE**			
16	Individual/Private Party	$330.00	plus $250 Deposit	Individual or a private party conducting a private activity is $250.00 with a $250.00 deposit paid at the time of reservation. Deposit will be returned within three working days of the event following a favorable facility inspection. The capacity of the space is 111 persons.
17	**SKATE PARK RENTAL FEE**			
18	Individual/Private Party	$159.00	per hour plus $250 Deposit	
19	**WELLNESS & AQUATIC CENTER**			
20	**Facility Hour Rental**			*Allow extra hour for set-up/clean up (Add extra hourly rate)
21	Great Room	$159.00	per hour plus $250 Deposit	
22	**Facility All Day Rental (12 Hours Only)**			Anything after midnight is an extra $45 per hour

PARKS & REC FEES

#	Description	Current Fee/Charge	Unit	Notes
23	Security	st plus 10% Admin	per hour/3 hr minimum per security guard	
24	Projectors	$70.00	extra	
25	**Pool Rental**			Rental includes Tables and Chairs for up to 75 people with a minimum of 2 hours. Saturday parties must be between 10 AM - 12 PM or 4:15 PM - 6:15 PM (3rd Saturday of June to 2nd Saturday of August), and Sunday parties will be between 10:00 AM - 12:00 PM or 4:15 PM - 8:15 PM. Monday to Friday times may vary due to pool activities.Sunday parties will be either (11:00 AM to 3:00 PM) or (4:00 PM till rental time)
26	Swim Teams & Meets	$28.00	per hour	
27	0-25 Guests	$143.00	per hour	
28	51-75 Guests	$215.00	per hour	
29	101-125 Guests	$286.00	per hour	
30	151-175 Guests	$358.00	per hour	
31	26-50 Guests	$179.00	per hour	
32	76-100 Guests	$250.00	per hour	
33	126-150 Guests	$322.00	per hour	
34	175-200 Guests	$394.00	per hour	
35	200-300 Guests	$430.00	per hour	
36	**Deposit**			Anything after midnight is an extra $45 per hour
37	Deposit	$100.00		
38	**Swim Lessons**			
39	Group 8 days lesson	$64.00	Per Session	
40	Private	$75.00	Per Session	
41	Sibling Discount	$5.00	Per enrollment	Must live in same household and sign up at the sane time
42	**Advertising & Sponsorship Agreement**			
43	Package 1	$75.00	per month	
44	Package 2	$150.00	per month	
45	Customized Banner Option: Package 1	$75.00		

PARKS & REC FEES

#	Description	Current Fee/Charge	Unit	Notes
46	Customized Banner Option: Package 2	$125.00		
47	**Membership**			
48	1 Year Contract	$23.00	Per Month	
49	Month 2 Month	$30.00	Per Month	
50	Enrollment Fee	$39.00	Fee	*City Manager will at times reduce member fees or enrollment fee based on marketing promotions
51	Early Cancellation Fee - if less than 1 year	$23.00		No cancellation fee if greater than 1 year.
52	COL Employee	$13.00	Per Month	*Deducted from payroll
53	**Family Membership**			
54	Up to 4 Family Members	$80.00	Per Month	
55	Additional Family Members	$20.00	Per Month	
56	**L.U.S.D Membership**			
57	Employee	$15.00	Per Month	
58	Student/Learner (16+)	$15.00	Per Month	
59	**Other Fees**			
60	Pickleball 3-month	$55.00	Fee	
61	Barricades	$4.00	Each	
62	Olive Bowl Field 1 Light	$25.00	Flat Rate	
63	Staff Field Prep for Rentals	$31.52	Per Hour	
64	Field Maintenance (Drag and Chalk)	$25.00	Each Field	
65	Concission Stand (Tournament)	$150.00	Per Day	
66	Concission Stand (Non-League)	$25.00	Per Day	
67	Swimming Pool Concessions	Market Price		Food items are sold during public swim and events at the pool. Prices will be posted
68	1 Year Medicare	$20.00	Per Month	
69	M 2 M Medicare	$25.00	Per Month	
70	3 Month Swim	$55.00	Fee	
71	Day Pass	$5.00	Fee	
72	5 - Day Pass	$ 20.00	Fee	
73	Public Swim	$ 2.00	Per Session	
74	Dive-In Theatre	$ 3.00	Per Session	
61	**SPORTS COMPLEX**			
62	Soccer Field	$30.00	per field & per game	
63	Baseball Fields	$50.00	per field & per game	
64	Softball Fields	$40.00	per field & per game	
65	Volleyball Courts	$10.00	per field & per game	
66	Light towers	$48.00	per tower	
67	**MERCHANDISE**			
68	SEASONAL MERCHANDISE	Market Price		Styles may differ; Prices established through flyers approved by City Council.
69	**MISCELLANEOUS**			
70	Credit Card Convenience Fee	3% of sale	per transaction	Credit Card processing fee
71	Replacement Membership Card	$10.00		
72	Monthly promotion	$-		Montly promotional give-away

STAFF REPORT

TO: Lindsay City Council
MEETING DATE: June 23, 2026

Item #: 14.2
Public Hearing

DEPARTMENT: Human Resources

FROM: Miranda Cordova, City Clerk & Human Resource Manager

Agenda Title: Vacancy & Recruitment Retention Efforts

ACTION & RECOMMENDATION

Conduct the public hearing required by Assembly Bill 2561 (AB 2561) regarding the City's job vacancies, recruitment efforts, and retention efforts, and receive and file the report.

BACKGROUND | ANALYSIS

Assembly Bill (AB) 2561 requires local public agencies to conduct an annual public hearing on job vacancies and recruitment and retention efforts prior to adopting the agency's annual budget.

The purpose of AB 2561 is to address staffing shortages that may impact public services, increase employee workloads, and contribute to employee turnover.

Pursuant to Government Code Section 3502.9, the City must:

1. Conduct an annual public hearing regarding job vacancies and recruitment and retention efforts.
2. Provide recognized employee organizations an opportunity to address the City Council regarding vacancies and workforce challenges within their bargaining units.
3. Provide additional information for any bargaining unit with a vacancy rate of 20% or greater, including vacancy totals, applicant data, average time-to-fill positions, and opportunities to improve recruitment and retention.

The following table summarizes vacancy rates for the City's represented and unrepresented employee groups as of June 18th 2026.

Bargaining Unit	Vacancies	Allocations	% Vacancy
Lindsay Police Officers' Association (LPOA)	**2**	**14**	**14 %**
Lindsay City Professional Firefighters Association MOU	**0**	**3**	**0%**
SEIU / Miscellaneous Employees	**1**	**20**	**5%**
Management and Confidential Employees	**0**	**14**	**0%**
Total	**3**	**51**	**19%**

No bargaining unit has a vacancy rate that equals or exceeds twenty percent (20%) of its authorized full-time positions. Therefore, the additional reporting requirements of Government Code Section 3502.9 do not apply.

The City continues to make improvements to the recruitment process to reduce the length of time to hire, including recruitment process changes.

FISCAL IMPACT

There is no fiscal impact associated with this action.

ATTACHMENTS

None.

Reviewed/Approved: _____

STAFF REPORT

TO: Lindsay City Council
MEETING DATE: June 23, 2026

Item #: 14.3
Public Hearing

DEPARTMENT: Finance

FROM: Soledad Ruiz-Nunez, Director of Finance

Agenda Title: Fiscal Year 2026-2027 City Budget and CIP Budget

ACTION & RECOMMENDATION
Consider the Approval of the City of Lindsay Budget for Fiscal Year 2026-2027, Resolution No. 26-31 and the CIP Budget for FY 2026-2027.

BACKGROUND | ANALYSIS
Annually, the City Council approves the Budget for the City of Lindsay which includes Revenue, Expenses for Salaries and Benefits, Services and Supplies along with Long Term Debt and Capital Improvements.

The Fiscal Year 2026-2027 Budgets are balanced with the use of grants, reserves and projected revenues.

FISCAL IMPACT
The total Budget for the Fiscal Year 2026-2027 is $52,036,080. The Budget includes $32,968,634 for Capital Improvement, $1,707,915 for Long Term Debt payments and $17,359,531 for operating expenditures.

ATTACHMENTS
1. Presentation
2. Budget Summary
3. Budget FY26-27

Reviewed/Approved: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

NUMBER 26-31

TITLE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY PROVIDING FOR THE FISCAL YEAR 2026-2027 OPERATING BUDGET AND THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN BUDGET.

MEETING At a regularly scheduled meeting of the City of Lindsay City Council held on June 23, 2026, at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

WHEREAS, the City Manager and the Director of Finance of the City of Lindsay have presented to the City of Lindsay City Council an Operating Budget of anticipated receipts and expenditures beginning July 1, 2026 and ending June 30, 2027; and

WHEREAS, the City Manager and the Director of Finance of the City of Lindsay has also presented to the City of Lindsay City Council a Five-Year Capital Improvement Plan of anticipated funding sources and project costs for the Fiscal Year beginning July 1, 2026 and ending June 30, 2031; and

WHEREAS, the City Manager has full authority to carry out the budget within the scope and procedures of the City Charter, Municipal Code and Council approved policy and procedures; and

WHEREAS, the requested appropriations is the total amount of $52,036,080 which includes $32,968,634 for Capital Improvements, $1,707,915 for Long Term Debt payments, and $17,359,531 for operating expenditures

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

SECTION 1. Approve and adopt the Fiscal Year 2026-2027 Operating Budget and Five-Year Capital Improvement Plan for the City of Lindsay, as presented on this date, and attached hereto to this Resolution.

SECTION 2. This Resolution shall be effective immediately upon its approval or adoption.

SECTION 3. The Mayor, or presiding officer, is hereby authorized to affix their signature to the Resolution, signifying its adoption by the City Council of the City of Lindsay, and the City Clerk or their duly appointed Deputy, is directed to attest thereto.

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	June 23, 2026
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

City of Lindsay
Fiscal Year 2026-2027
BUDGET

AGENDA

- BUDGET & DEPARTMENT HIGHLIGHTS
- FISCAL YEAR 26-27 BUDGET
- CIP/MAINTENANCE PROJECTS
- FUTURE

Budget & Department Highlights

- ✓ Projected Balanced FY 27 Budget
- ✓ New Software for Finance, Utility Billing, and Permits from Tyler Technology
- ✓ Chart of Accounts reduced from over 6,000 accounts to just over 2,000
- ✓ Expense Accounts for Services & Supplies were combined and reduced from over 100 to 32
- ✓ New City Auditors to complete FY25 and FY26 Audits
- ✓ Overhead Cost Allocation based on Overhead Study
- ✓ Training for Employees

City Manager



Budget includes:

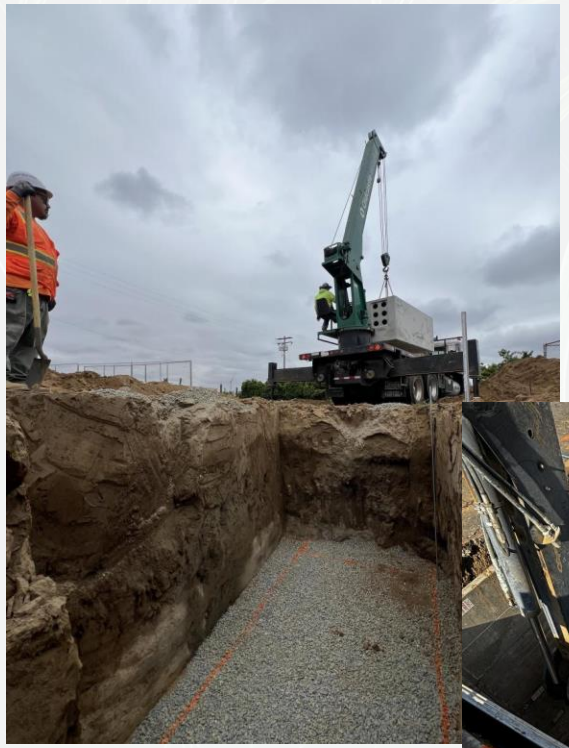
- Lobbyist
- Employee Appreciation

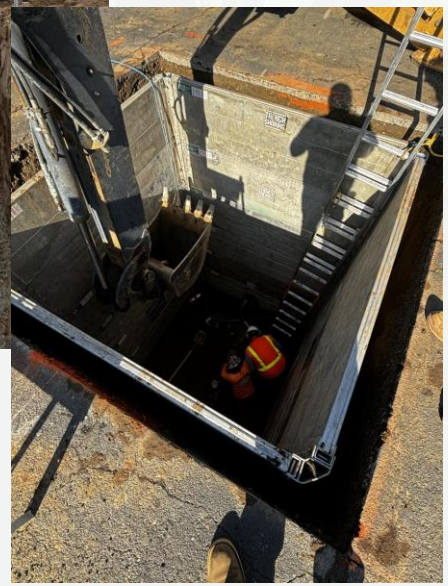
Public Safety

Budget Includes:

- Maintaining Staffing levels
  - 1 Chief,
  - 2 Lieutenants,
  - 4 Sergeant
  - 10 Police Officers
  - 3 Fire Lieutenants
  - 1 Community Service Officer
  - 3 Support Staff
- 1- New vehicle







City Services

<u>Budget Includes:</u>

- Transit Center Design & Construction
- Well 11 construction
- Street Rehabilitation Project

Parks & Recreation



<u>Budget Includes:</u>

- Youth Sports
- Pool Deck

Finance Department

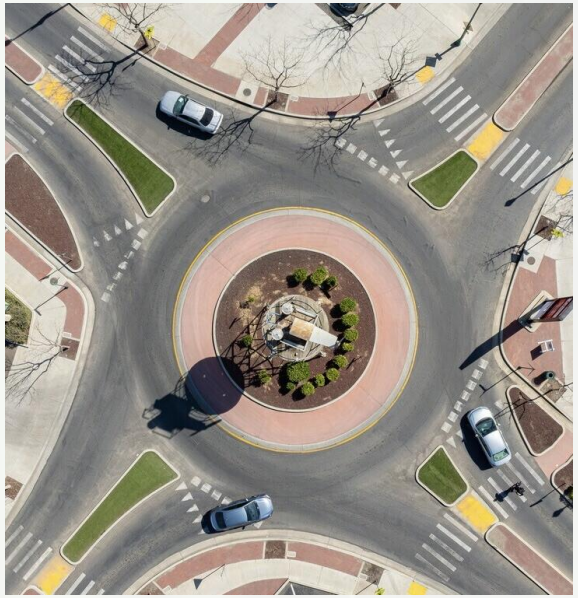


Budget Includes:

- Cost for 2 Audits (FY25 & FY26)
- Cost of New Financial Software
- Cost of the Old financial Software for Audit FY25 &FY26
- In-house Utility Bill printing and mailing

Fiscal Year 26-27 Budget (Major Funds)

FUND	REVENUE	EXPENSES	BUDGET BALANCE
General Fund	$12,153,522	$12,152,979	$543
Parks & Recreation	$1,720,309	$1,713,011	$7,298
Water	$18,662,166 (INCLUDES GRANTS $15,543,000)	$18,579,273	$82,893
Sewer	$2,457,506	$2,361,177	$96,329
Refuse	$1,072,028	$1,072,028	----
Roads & Transit (Measure R, HUTA, LTF, STP)	$13,746,254	$13,636,326	$109,928



CIP/MAINTENANCE PROJECTS

- **Recreation**: $600,000
  - Pool Deck
- **Public Safety**: $145,000
  - 1 Vehicle, Animal Control Temperature Holding, Body Cameras
- **Water**: $16,270,827
  - Water Main Replacement, EPA Pagemoore, DBP Mitigation, Generator, Pneumatic Valve, Well #11, Well #16, Clarifier renovation
- **Transit**: $8,334,807
  - Design and construction
- **Sewer**: $550,000
  - Generator
- **Road Rehabilitation and Bikes/Pedestrian**: $6,542,000

General Fund Top Revenue Sources (Outside of Grants)

Revenue Source	FY 2022	FY2023	FY2024	FY2025	FY2026	FY2027
Property Tax	$1,233,970	$1,258,619	$1,355,171	$1,471,969	$1,525,308	$1,600,000
Sales & Use Tax	$1,568,150	$1,555,154	$1,551,141	$1,529,601	$1,350,000	$1,442,000
Measure O	$1,689,595	$1,761,046	$1,704,543	$1,696,484	$1,630,000	$1,650,000
Utility User Tax	$988,459	$1,038,295	$964,108	$1,049,894	$1,021,700	$1,200,000

General Fund Revenue to Monitor

Revenue Source	FY22	FY23	FY24	FY25	FY26	FY27
Retail Cannabis Tax	$430,226	$291,763	$184,103	$128,009	$110,000	$130,000
Sales & Use Tax	$1,568,150	$1,555,154	$1,551,141	$1,529,601	$1,350,000	$1,442,000

Looking Forward.....

In addition to Providing Essential Services and maintaining a Balanced Budget:

- Revenues need to increase.
- Invest in Repairs & Maintenance.
- Look for new Revenue sources.





Thank you



CIP FY2027-FY2031

CITY OF LINDSAY



PLANNING CIP

	DEPARTMENT	FUNDING SOURCE	FUND	FY 2027	FY 2028	FY 2029	FY 2030	FY2031
General Plan Update (all elements except Housing	City Services	General Fund	101		300,000	300,000		
Community Facilities Master Plan	City Services	General Fund	101		75,000	50,000		
ADA Self-Evaluation-Transition Plan-Caltrans	City Services	General Fund	101	120,000				
General Plan EIR	City Services	General Fund	101		300,000			
Citywide GIS with online Access	City Services	General Fund	101		10,000	10,000		
Street Pavement Management Plan	Streets	General Fund	101		130,000			
Citywide GIS with online Access	Non-Department	General Fund	101		10,000	10,000		
Zoning Ordinance (muni code title)	City Services/Planning	General Fund	101		60,000			
Development Design Guidelines (citywide or downt	City Services/Planning	General Fund	101		30,000			
Climate Action Plan/Climiate Resiliency Plan	City Services/Planning	General Fund	101		90,000			
Street Name and Address Ordinance (muni code)	City Services/Planning	General Fund	101		15,000			
Parks & Recreational Facilities Master Plan	City Services/Planning	General Fund	101		160,000			
Impact Fee Study (AB 1600)	City Services/Planning	General Fund	101		150,000			
Active Transportation Plan	City Services/Planning	General Fund	101				200,000	
Municipal Services Review (LAFCo)	City Services/Planning	General Fund	101				45,000	
Housing Element	City Services/Planning	General Fund	101					
Parks Master Plan	Parks	General Fund	101					
Landscape /Public Space Enhancement Plan	Parks	General Fund	101					
Citywide GIS with online Access	Water	Water	552		10,000	10,000		
Master Plan Update	Sewer	Sewer	553		75,000	75,000		
Storm Water Management Plan	Sewer	Sewer	553		75,000			
Sanitary Sewer Overflow Plan	Sewer	Sewer	553		40,000			
Citywide GIS with online Access	Sewer	Sewer	553		10,000	10,000		
TOTAL PLANNING DOCUMENTS				**120,000**	**1,540,000**	**465,000**	**245,000**	**-**

GRANT & DIRECT ALLOCATION FUNDED PROJECTS

	DEPARTMENT	FUNDING SOURCE	FUND	FY2027	FY 2028	FY 2029	FY 2030	FY2031
GENERATORS								
Generators	Water	CALOES/FEMA	552	550,000				
Generators	Sewer	CALOES/FEMA	553	550,000				
TOTAL				**1,100,000**	**-**	**-**	**-**	
LINDSAY TRANSIT CENTER								
Transit Center Design	City Services	Measure R -Transit	263	300,000				
Lindsay Transit Center Construction	City Services	Measure R -Table 5	263	1,645,807				
Lindsay Transit Center Construction	City Services	Measure R -CalSTA-TIRCP Allocation SB 125	263	2,000,000				
Lindsay Transit Center Construction	City Services	CalSTA Grant-TIRCP Cycle 5 Competitive	263	4,389,000				
Total				**8,334,807**	**-**	**-**	**-**	
Public Safety								
Axon Body Cameras/ Tasers	Public Safety	COPS Grant (SLEFS)	101	55,412	144,919	144,919	144,919	144,919
Fire Equipment	Public Safety	Hurtado Fund	101	60,000	50,000	50,000	50,000	50,000
Total				**115,412**	**194,919**	**194,919**	**194,919**	**194,919**
STREETS/PEDESTRAIN								
Rebailitation Project: Various Roads Package; Westwood, Kern, Van Ness, Central, Fresno & Ashland.	Streets	SB1	260	617,500				
Rebailitation Project: Various Roads Package; Westwood, Kern, Van Ness, Central, Fresno & Ashland.	Streets	Local Streets Gas Tax	261	98,846				
Rebailitation Project: Various Roads Package; Westwood, Kern, Van Ness, Central, Fresno & Ashland.	Streets	Measure R-Bike & Ped	263	1,000,000				
Bike & Pedestrian Projects	Streets	Measure R-Bike & Ped	263	450,000	450,000			
Rebailitation Project: Various Roads Package; Westwood, Kern, Van Ness, Central, Fresno & Ashland.	Streets	STP	265	916,000				
Rebailitation Project: Various Roads Package; Westwood, Kern, Van Ness, Central, Fresno & Ashland.	Streets	TDA Article 8	266	3,463,000				
Total				**6,545,346**	**450,000**	**-**	**-**	
WATER WELLS								
Well 11 - Infrastructure	Water	State Water Resource Control Board	552	5,943,000				
Water Main Replacement	Water	CDBG	552	3,100,000				
Pagemoore Water Main Replacement	Water	EPA	552	1,750,000				
Well 16- Valadeo	Water	State Direct Allocation -Valadeo	552	4,000,000				
Total				**14,793,000**	**-**	**-**	**-**	
TOTAL GRANT FUNDED CIP PROJECTS				**30,888,565**	**644,919**	**194,919**	**194,919**	**194,919**

CIP PROJECTS FUNDED BY GENERAL FUND OR ENTERPRISE FUND

	DEPARTMENT	FUNDING SOURCE	FUND	FY2027	FY 2028	FY 2029	FY 2030	FY2031
BUILDINGS 062000								
Council Chambers Upgrades	City Council	General Fund	101		50,000			
Community Center Re-Roof	City Services	General Fund	101		45,000			
Library Re-Roof	City Services	General Fund	101		55,000			
City Hall: Windows Upgrade	City Wide	General Fund	101		350,000			
City Hall: Electrical/ Mechanical	City Wide	General Fund	101				200,000	
City Hall: Plumbing Upgrades	City Wide	General Fund	101				200,000	
Department Office Upgrade	Finance Department	General Fund	101		75,000			
Department Upgrades	Public Safety	General Fund	101		35,000			
Public Safety Bldg Infrastructure & Security Upgrades	Public Safety	General Fund	101		65,000	25,000	25,000	25,000
Building Improvements - Wellness Center	Wellness Center	General Fund	400		45,000			
Wellness Center-Pool Heating	Wellness Center	General Fund	400					
Wellness Cente-Pool Filters	Wellness Center	General Fund	400		150,000			
Wellness Center-Mechanical Building Upgrades	Wellness Center	General Fund	400		100,000	75,000	75,000	50,000
Wellneess Center-Therapy Pool Resurfacing	Wellness Center	General Fund	400					110,000
Wellness Center-Great Room Flooring Repolish	Wellness Center	General Fund	400		9,000			10,000
WWTP Building Renovation-Carport/Re-roof	SEWER/STORM DRAIN	SEWER	553		-	292,465		
TOTAL BUILDINGS				**-**	**979,000**	**392,465**	**500,000**	**195,000**
IMPROVEMENT OTHER THAN BUILDINGS 063000								
Corporate Yard Security Gate	City Services	General Fund	101		15,000			
Corporate Yard Asphalt	City Services	General Fund	101		200,000	500,000		
Parking Lot improvement	City Wide	General Fund	101			150,000	150,000	
Rebailitation Project: Various Roads Package (Westwood, Kern, Van Ness, Central, Fresno & Ashland)	Streets	Streets	200	546,000				
Wellness Center-Parking Lot Lighting Upgrade	Wellness Center	General Fund	400		20,000			
Wellness Center-Pool Deck	Wellness Center	General Fund	400	600,000				
Pipelines -1,300 L.F., Main Line Replacement/Dead End Elimination	WATER	WATER	552			351,000	600,000	
Storm Drain Main Line Replacement	SEWER/STORM DRAIN	SEWER	553		281,216	-	250,000	
Metal building shed fenced	SEWER/STORM DRAIN	SEWER	553		-	-	150,000	
Sewer Main Line Replacement	SEWER/STORM DRAIN	SEWER	553		270,000	292,465		
Storm Drain Ripping	SEWER/STORM DRAIN	SEWER	553		56,243	-	50,000	
Drying Beds Renovation	SEWER/STORM DRAIN	SEWER	553		-	175,479		
Carrousel Aerator Motor & Gear Box	SEWER/STORM DRAIN	SEWER	553		-	-		
(3) Gate Valve Replacement at Clarifiers	SEWER/STORM DRAIN	SEWER	553		-	116,986		
TOTAL IMPROVEMENT OTHER THAN BUILDINGS				**1,146,000**	**842,459**	**1,585,929**	**1,200,000**	**-**
	DEPARTMENT	**FUNDING SOURCE**	**FUND**	**FY2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY2031**
MACHINERY AND EQUIPMENT 064000								
24000 Truck Replacement	Parks	General Fund	101		25,000	30,000	35,000	
Tractor	Parks	General Fund	101		50,000			
MOWER (96" OR 60")	Parks	General Fund	101		50,000			
Aerator	Parks	General Fund	101			20,000		
Rde Lawnmower	Parks	General Fund	101		20,000			25,000
Tractor Attachment Trencher	Parks	General Fund	101				15,000	
LAWN MOWERS	Parks	General Fund	101		15,000			
PD- Vehicle and Equipment	Public Safety	General Fund	101	70,000	140,000	150,000	75,000	75,000
Animal Control Temp Holding Station	Public Safety	General Fund	101	25,000				
Machinery & Equipment	Public Safety	General Fund	101	10,000	60,000			
SCBA	Public Safety	General Fund	101	20,000		25,000	10,000	
Tack Wagon	Streets	General Fund	101		7,500			
24000 Truck Replacement	Streets	General Fund	101		50,000			
Fiber/Cape Seals Projects (25% of Budget)	Streets	General Fund	101		425,000	425,000	425,000	
Seals Projects (15% of Budget)	Streets	General Fund	101		255,000	255,000	255,000	
4FT Iron Wheel Roller W/ Tilt Trailer	Streets	General Fund	101		20,000			

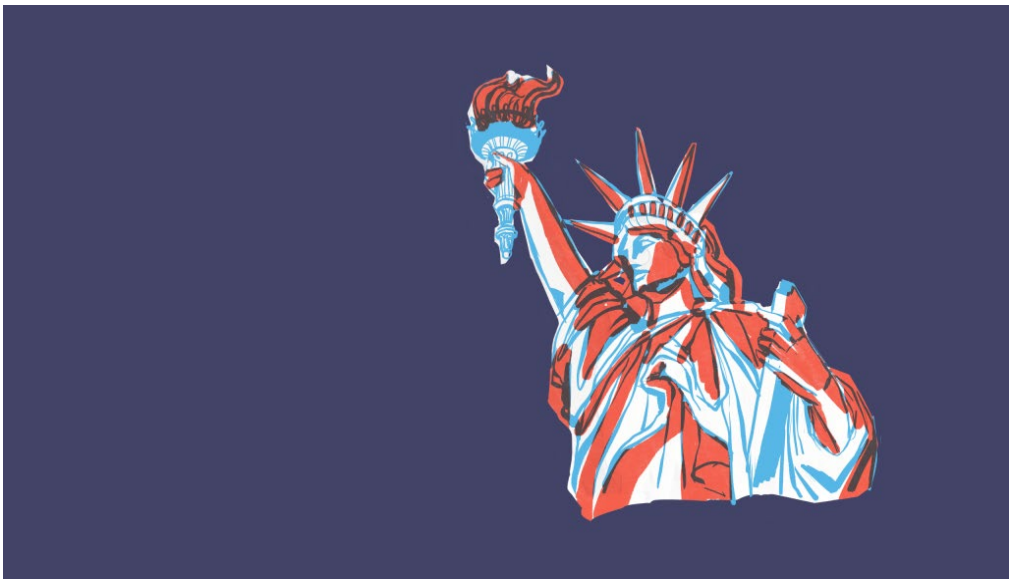
CIP PROJECTS FUNDED BY GENERAL FUND OR ENTERPRISE FUND

	DEPARTMENT	FUNDING SOURCE	FUND	FY2027	FY 2028	FY 2029	FY 2030	FY2031
MACHINERY AND EQUIPMENT CONTINUED								
Mechanical Building Upgrade	Recreation	Recreation	400		100,000			
Pool Filter	Recreation	Recreation	400		200,000			
Tack Wagon	Water	Water	552		7,500			
2021 Bomag roller 3-5 ton double drum	Water	Water	552		14,000			
Skip Loader Tractor	Water	Water	552		39,370			
Valve Maintenance Trailer & Extended Reach Valve operato	Water	Water	552		115,000			
Fire Flow Infrastructure	Water	Water	552		292,465			
Scada Expansion	Water	Water	552			15,000		
Pneumatic Valves for Bank A	Water	Water	552		107,328			
Pneumatic Valves for Bank B	Water	Water	552	86,528				
Pneumatic Valves for Bank C	Water	Water	552	89,989				
Pneumatic Valves for Bank D	Water	Water	552		111,621			
(3) Magnetic Flow Meters	Water	Water	552					
(4) Water Treatment Booster Pumps	Water	Water	552					
Well #1 (Drinkin Water Test, Winter Demand, Infrastructure)	Water	Water	552				3,800,000	
Well #2 (Drinking Water Test, Winter Demand, Infrastructure)	Water	Water	552				3,800,000	
Well #3 (Drinking Water Test, Winter Demand, Infrastructure)	Water	Water	552				3,800,000	
Well 14 - VFD Upgrades	Water	Water	552					
Well 15-Upgrades	Water	Water	552					
DBP Mitigation	Water	Water	552	601,310	-			
Disinfection Biproduct Mitigation	Water	Water	552		600,000			
Water Plant Upgrades	Water	Water	552		500,000	500,000	1,000,000	1,000,000
Clarifier Renovations	Water	Water	552	150,000	150,000			
Turnout Upgrades	Water	Water	552		116,986	100,000		
WTP Scraper Upgrade	Water	Water	552		125,000	100,000	300,000	
Water Meters Digital Upgrade	Water	Water	552					
Storage Tank Improvements	Water	Water	552				450,000	
25000 4X4 Truck	Sewer	Sewer	553		70,000			
25000 Truck Replacement	Sewer	Sewer	553		30,000			
Standby Influent Vaughan Chopper Pump	Sewer	SEWER	553		26,000	-		
Return Activated Sludge (RAS) Pump & Motor	Sewer	SEWER	553		38,400	-		
Sleuth gate valves ((3) Splitter Box, (4) Oxidation Ditches	Sewer	SEWER	553		294,054	52,644		
Tractor Box Scrapper (Model 570 MXT Turbo)	Sewer	SEWER	553		52,000	-		
Mission control for Hickory Lift Station	Sewer	SEWER	553		15,000	-		
Re-do guide rails at Lift Stations (2)	Sewer	SEWER	553		32,473	-		
Stand-by Replacement Pump for Lift Stations (3)	Sewer	SEWER	553		78,000	-		
Orange Ave/Tulare Road Valving Project	Sewer	SEWER	553		150,000			
Oxidation Ditch Repairs (2)	Sewer	SEWER	553				250,000	
Disc Harrows (10-footer)	Sewer	SEWER	553		20,000			
Splitter Box-3 Slough Gates	Sewer	SEWER	553		10,000			
Ride-On Weed Sprayer	Sewer	SEWER	553		25,000			
Crane for Wastewater Truck	Sewer	SEWER	553		50,000			
Enclosed Tractor	Sewer	SEWER	553			200,000		
Upgrade SCADA System to Include Monitoring of all Components	Sewer	SEWER	553				250,000	
Vacumm Truck with Jet Rotter	Sewer	SEWER	553				500,000	
Camara System to Conduct Main Line Inspections	Sewer	SEWER	553		50,000	50,000		
TOTAL MACHINERY & EQUIPMENT				**1,052,827**	**4,237,696**	**1,922,644**	**14,965,000**	**1,100,000**
TOTAL CIP GENERAL OR ENTERPRISE FUND				**2,198,827**	**6,059,155**	**3,901,038**	**16,665,000**	

CITY OF LINDSAY

BUDGET

FISCAL YEAR 2026-2027



250 Years of Celebrating America

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Lindsay
All-America City

City of Lindsay

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



Honorable Mayor and Council,

Lindsay continues to look for innovative ways to generate meaningful, consistent revenue streams to meet the needs of our City.

The 26-27 Fiscal Budget demonstrates a bare bones fiscal plan to ensure expenses meet declining revenues and that the budget is balanced.

The City's population declined for the second year in a row. The loss of Rite Aid has reduced our share of sales taxes, as well as, property tax. Sales taxes are increasing throughout Tulare County, but not in Lindsay.

Although inflation has been reduced, costs continue to increase including in medical benefits, pension obligations, salaries, cost of materials, and fuel.

Proper accounting and appropriate charging of overhead to specific funds have meant reduced revenue for the General Fund.

Initiatives last year to pay off debt saved the City from eliminating positions in this year's budget that has increased costs to operate.

Our 49 full-time positions for the '25-'26 Fiscal Year is modestly above staffing levels of 45 employees in 1994, when the City was a third less of the population. It is also less than the 55 employees Lindsay had in 1986 when the population was 5,000 fewer than today.

Without meaningful growth in revenue, this broken record will continue to play on the City's turnstile.

Capital Projects

We continue to be aggressive with securing and utilizing grants including:

- Completion of the Olive Bowl and Kaku Park

- Designing Well 11 & Construction in Upcoming Year
- Designing Fire Flow Water Pressure Improvements & Construction in Upcoming Year
- Designing Transit Center & Construction in Upcoming Year
- Designing Roundabout on 65
- Designing Street Rehabilitation & Construction in Upcoming Year
- Applying for Water System Improvement Grant
- Applying for New Well Grant
- Applying for Active Transportation Grant for Hermosa Avenue
- Designing Sidewalk Upgrades throughout City & Construction in Upcoming Year

Finance

- Audit Completion (2024) & Upcoming (2025, 2026)
- New Financial Software
- Enhanced Water/Sewer Billing
- Upgraded Payroll System
- Timekeeping
- Grant Monitoring/Reporting

Parks & Recreation

- Department Reorganization
- Additional Focus on Parks Maintenance
- Youth Sports
- Public Art

City of Lindsay
P.O. Box 369 - Lindsay, California 93247 - 251 Honolulu Street



City Services

- New Developments

  - Travel Center
  - O'Hara Residential Housing
  - Westmore Senior Apartments
  - Palm Terrace III Single Family Residential
  - More Residential and Commercial on the Horizon

Public Safety

- Fire

  - Promotions of two lieutenants
  - Living space upgrades

- Police

  - Full staffing
  - New vehicles
  - Increased regional cooperation with sister agencies
  - Updating policies and procedures for a modern department

Clerk & Human Resources

- Website upgrades
- Additional Community Outreach
- Increased transparency for public meetings and procedures
- Upgrading IT Hardware for employees and for the system

We have accomplished much in the last year and have more on our plates for the new year.

Lindsay
All-America City

City of Lindsay

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



We have many more areas that need focus to be in compliance with state and federal regulations and to meet reasonable standard of living criteria.

Infrastructure continues to age and the City's deferred maintenance list grows. Band-aids and patches are unfortunately the norm when finances don't allow for replacements.

At the City's current financial trajectory, staffing levels will need to be seriously evaluated to realize cost savings. These will be serious conversations and evaluations over the next year as we look to prioritize what is achievable based on the resources available.

Kuyler Crocker
City Manager



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Lindsay
Museum & Gallery



LEADERSHIP

MAYOR

Misty Villareal

MAYOR PRO TEM

Joe Soria

CITY COUNCIL MEMBERS

Yolanda Flores

Adriana Nave

Rosaena Sanchez

ADMINISTRATION

Kuyler Crocker - City Manager

Miranda Cordova - City Clerk/Human Resources

Dario Dominguez- City Services

Nicholas Nave- Chief of Police

Soledad Ruiz-Nunez- Director of Finance

Armando da Silva - Parks & Recreation Director








CITY OF LINDSAY
EST. 1910
CALIFORNIA
ROTARIAN

Community Overview



The City of Lindsay incorporated as a General Law City of the State of California

In 1910 and later reclassified and filed as a Charter City in 1996.

Lindsay is situated in an agricultural area, nestled in the East of the Central Valley in a region known as a national and world leader in the agricultural output. The City of Lindsay currently occupies an incorporated area of 2.41 square miles with an urban development boundary of 3.9 square miles and serves a population of nearly 12,725 residents.

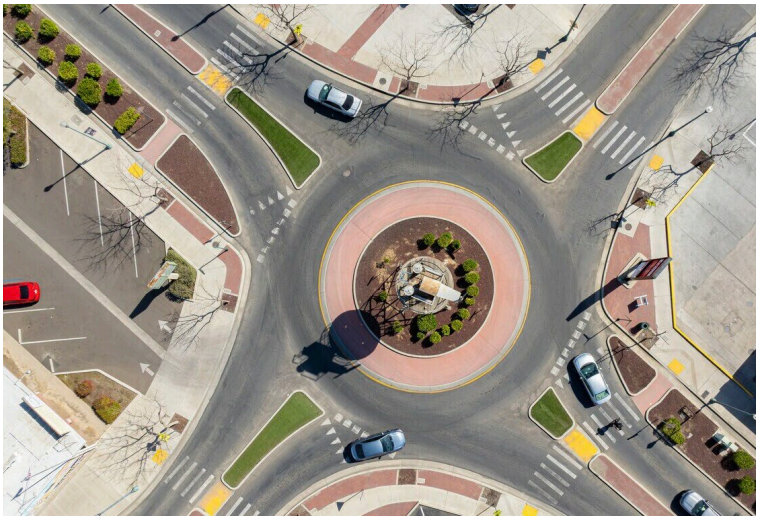
Lindsay's workforce is employed in agriculture or agricultural related enterprises. In addition to agriculture, as Lindsay's historically predominate economic activity, the City is actively engaged in revitalizing its Downtown Business District, supporting local business, and attracting exciting new ventures.

The City is also home to a world-renowned school district. Lindsay Unified School District is revolutionary in it's innovative learner-center model. They have an outstanding athletic and FFA programs. The family focused community enjoys state of the art athletic facilities, festivals throughout the year, and active community service clubs. The median household income is $50,563 and the median value of homes is $268,400.

With proximity to larger cities, Universities and National Parks the residents are exposed to and enjoy a wide variety of sports and entertainment. Urban conveniences along with modern living in a rural environment make Lindsay a desirable community.







City Organization

The City of Lindsay operates in accordance with the City Council - City Manager form of government as specified by the Lindsay City Charter. The five-member Council is elected-at-large by City residents; the Mayor and Mayor Pro Tem are then selected by their fellow Council members.

The Council is charged with setting the policy and priorities for the City and the City Manager is then tasked with ensuring that these polices, and priorities are implemented by City staff. Both City Council and City Management are held to the highest levels of ethical behavior and integrity in fiscal management.

The chart below provides a graphic representation of the City of Lindsay's organizational structure.

City of Lindsay Organization Chart



Fund Structure

General Fund

The primary operating fund of the City of Lindsay is the General Fund. The General Fund is used to account for all financial resources except those required to be accounted for in another fund. Individual funds for general government activities are rolled into the General Fund including public safety, city services, and administration funds. All the City's financial activities are accounted for in the General Fund unless there is a compelling reason to report them in some other fund type. City Council establishes an appropriation limit for the General Fund pursuant Article XIIIB of the State Constitution, otherwise referred to as the GANN Limitation. The GANN Limit is a spending limit for proceeds of taxes. This limit is based on historical limits, adjusted by the change in California Per Capita Income and by the change of the Lindsay's population.

Committed Funds

Committed Funds account for revenue resources collected for specific uses and are established by formal action of the City Council of the City of Lindsay. To be reported as committed, amounts cannot be used for any other purpose unless the City takes the same highest level action to remove or change the constraint.

Restricted Funds

Restricted Funds are funds that can be spent only for the specific purposes stipulated by external resource providers. For example, gas tax funds are State allocated funds restricted for street improvement activity and pedestrian and transportation projects.

Enterprise Funds

Business-type revenue funds are restricted specifically for the use for which they are collected. In contrast to the General Fund, each enterprise fund operates similar to a business and funds are accounted for separately. These funds are primarily through fees for services with user charges established and maintained at proper levels to assure adequate revenues to pay for operations, maintain adequate reserves and fund maintenance repair and replacement of critical equipment, facilities, and infrastructure.

Special Revenue Funds

Special revenue funds are used to account for specific revenue sources the City intends to use for a specific purpose.

Department Mission Statement

To be the most professional department we can be, providing the highest level of service and commitment to our community and our organization.

FY2026 Accomplishments

The Lindsay Department of Public Safety was met with a staffing crisis as we moved into the 2026 fiscal year. The department had seen the departure of the Chief, one of two mid-managers, and four officers within the prior six months without hiring anyone to replace them. This represented a loss of nearly 35% of the department, including key leadership positions. Injuries brought the staffing levels even lower during the summer months.

During the next ten months, the department was able to aggressively recruit, hire, and train new staff, including filling all Officer vacancies, a Community Service Officer vacancy, promoting two Sergeants to Lieutenant, backfilling those Sergeant positions, and appointing a permanent Director of Public Safety. Having shored up the staffing problem, the department then implemented a Master Training Calendar to ensure that all officers received appropriate and relevant foundational training, as well as meeting all mandated training as directed by POST, and other legislative requirements.

In the Services Division, two Fire Apparatus Engineer positions were reclassified to Fire Lieutenant, and one position was State Certified as a Company Officer.

FY2026 Accomplishments



- Filled Vacant Director Position
- Filled Two Vacant Lieutenant Positions
- Filled Two Sergeant Vacancies
- Filled Five Officer Vacancies
- Filled CSO Vacancy and then Promoted to Officer
- Re-Filled the CSO Vacancy
- Implemented Master Training Calendar
- Re-Implemented Sector-Based Quality of Life Enforcement
- Reclassified two Fire Engineer positions to Fire Lieutenant
- Completed Company Officer Certification for one Fire Lieutenant
- Purchased three new police units, improving average fleet age.
- Implemented technology upgrades to improve efficiency

Fiscal Year 2027 Goals

Looking to build on the momentum created in Fiscal Year 2025, the Public Safety Department has identified the following goals for Fiscal Year 2026, which are designed to improve efficiency, enhance operations and public service delivery, and aid in retention and recruitment.



- Focus on recruitment, retention, and training
- Ensure compliance with POST requirements
- Develop Department's Strategic Plan
- Re-Establish Detective Position
- Enhance Animal Control Services

Goals Beyond Fiscal Year 2027

Short Term Goals

These Short Term goals are estimated to take less than two years to fully implement:

Goal #1	Improve Recruitment and Retention of Quality Employees
Description	Increase visibility at job fairs, training centers, police/fire academies, school pathway classes, etc. to promote the positive environment of the Lindsay Department of Public Safety
Completion Time	On-Going
Funding Source	General Fund (Budgeted Personnel Time)

Goal #2	Re-Institute Investigative Unit
Description	Fill the Detective Vacancy (FY27) and expand to two personnel (FY28)
Completion Time	Within Two Years
Funding Source	General Fund

Goal #3	Re-Open SRO Position
Description	Re-Institute School Resource Officer Position
Completion Time	Fiscal Year 2028
Funding Source	General Fund, COPPS, SLESF, LUSD

Goal #4	Develop Department Strategic Plan
Description	Develop a Three-Year Strategic Plan for the Public Safety Department
Completion Time	Six Months
Funding Source	General Fund (Budgeted Personnel Time)

Long Term Goals

These Long Term goals are estimated to take more than two years to fully implement:

Goal #1	Address Capacity Issue at Current Facility
Description	Identify a funding source for separate Police & Fire Facilities to ensure adequate space, lifespan, suitability of purpose.
Completion Time	Two to Five Years
Funding Source	General Fund, Grants, Legislative Directed Funding

Goal #2	Address Animal Control Service Needs
Description	Identify a funding source, secure property to build or remodel
Completion Time	One to Three Years
Funding Source	General Fund, Grants, Legislative Directed Funding

Goal #3	Institute or Reinstitute Specialty Units
Description	Specialty Units/Teams (Motors, Traffic, DUI, Regional SWAT/Entry Team)
Completion Time	Two to Three Years
Funding Source	General Fund, COPPS, SLESF, OTS Funding

The Lindsay Department of Public Safety has made great strides during Fiscal year 2026 and we are looking forward to keeping that momentum going as we improve department efficiency, enhance services, tailor training needs, and hire/retain valuable and dedicated staff members.



Mission Statement

The mission of the City Services Department is to provide essential infrastructure and services to our community while maximizing the value of available resources. The department prioritizes critical infrastructure, effective maintenance programs, and innovative solutions that improve the quality of life for Lindsay residents. The department strives to ensure the long-term sustainability and resilience of our community.

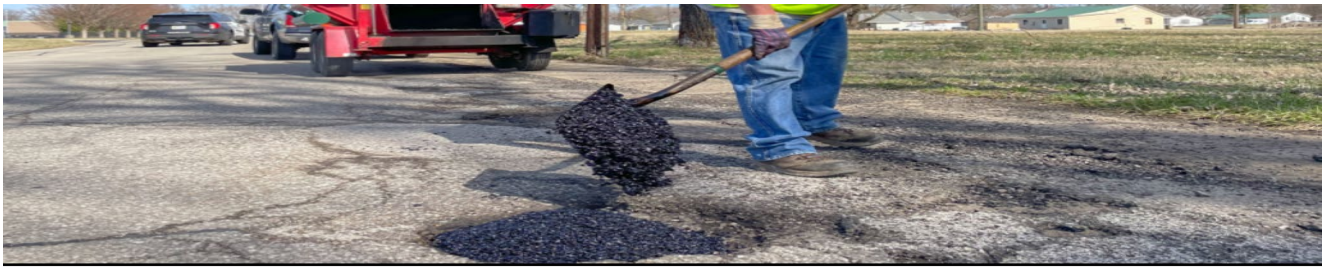
Department Overview

The City Services department manages the physical condition of the community and its environment. While some of the work that the department may do is out of public sight, as it heavily deals with underground infrastructure or is conducted at the treatment plants, much of the work is conducted in public sight. This work includes street repair projects and water and sewer projects. The City Services Department is comprised of the following departments: maintenance, streets, building, code enforcement, planning, engineering, water, wastewater, storm drain utilities, refuse services, and special districts.

FY2026 Accomplishments

Project	Description	Completion Time	Funding Source
Various Streets Paving Project	Complete Rehabilitation Project on Fresno St, Westwood Ave., Kern St, Central Ave., Van Ness Avenue	June 2026	SB1, Local Streets HUTA, Measure R, STP, TDA LTF
Transit Center	Engineering/Architecture Design (ongoing)	Engineering Fall-2026	Measure R, CalSTA, TIRCIP, SB 125
CDBG Grant Submittal	Successfully submitted a $3,300,000 funding request to replace undersized and failing water mains.	April 2026	CDBG
EPA Community Grant	Successfully submitted a grant in the amount of $1,750,000 to replace approximately 2,550 LF of water pipe.	March 2026	EPA
Housing Element	Upgrade to the existing Housing Element	December 2025	HCD
Disinfectant by Product (DBP)	Engineering Design (ongoing)	Engineering – Fall 2026.	General Fund

Project	Description	Completion Time	Funding Source
Community Facilities District (CFD)	Develop a Citywide Facilities District	Summer 2026	Development Impact Fees
Citywide Generators Project	Install new Generators at various City facilities including Wastewater, Lift Stations, Public Safety, City Hall	Complete Engineering - Summer 2026	Cal OES / FEMA
Westmore Senior Apartments	Successfully submitted a HOME application for a 40 Unit New Construction Project in the amount of $8.3 million.	TBD	HCD



FY2027 Goals and Objectives

Description	Objective	Goals	Completion Time Short Term (0-1yr) Long Term (1-2yrs)
Pavement Management System	Develop a Citywide Pavement Management System Study	Achieve multiple Transportation Grants through ATP, SB1, CMAQ, RSTP, LTF	Short Term
E. Honolulu Street (between N Gale Hill Avenue and the Lafayette Avenue Alignment	Complete Rehabilitation project	To improve existing roadway that will include pavement grinding, full depth pavement repairs, and striping.	Short Term

CITY SERVICES DEPARTMENT

Description	Objective	Goals	Completion Time Short Term (0-1 yr) Long Term (1-2 yrs)
Well 11 Rehabilitation Project	Upsize and replace approximately 8000 LF of pipe.	Obtain the necessary fire flow capacity, enhance new development, and avoid water leaks.	Short Term
Water Main Replacement Project	Upsize and replace approximately 8000 LF of pipe	Obtain the necessary fire flow capacity, enhance new development, and avoid water leaks.	Short Term
Tonyville	Continue to work with state holders on the consolidation effort	Achieve an agreement along with a funding source.	Long Term
Pedestrian Pathway Program	Construct and upgrade pedestrian pathways	Construct new sidewalks. Upgrade and install ADA ramps. Construct new bicycle lanes to enhance healthy leaving.	Short Term
ADA Transition Plan	Develop an ADA Transition Plan	Improve existing non-compliance areas. Seek for potential funding sources.	Short Term
General Plan Update	Update the existing General Plan	To enhance economic development opportunities. Support housing affordability. To meet new state or local laws and regulations.	Long Term
HWY 65 Roundabout	Construct within the next 18 months	Reduce traffic delays and travel times. Improve traffic flow. Create visually appealing with landscaping, lighting and welcome signs.	Long Term

CITY SERVICES DEPARTMENT







Department Mission Statement

The Lindsay Parks and Recreation Department is committed to enhancing quality of life by providing safe parks, clean facilities, and inclusive programs that promote health, wellness, and community connection for residents of all ages. Through youth development, adult programming, sports, water safety, and community partnerships, we create welcoming spaces that support lifelong learning, active living, and a thriving Lindsay community.

FY2026 Accomplishments

The 2026 fiscal year marked a new chapter for the Recreation Department, as we integrated the Parks Division to form the Parks and Recreation Department. The department expanded from three (3) to six (6) full-time employees, three (3) recreation staff, and three (3) parks staff. With this merger, efficiency will improve through shared staffing and budgets, and communication between maintenance and programming teams will become seamless.

During the fiscal year, we completed the long-anticipated renovations at the Olive Bowl and Kaku Park. The project allows hosting of baseball and softball games, has also tripled the size of the playground at Kaku Park, and includes the addition of a new, larger arbor. In conjunction with Olive Bowl's grand opening, we coordinated Lindsay's first-ever drone show.

Through our continued partnership with LUSD, we successfully reintroduced Lindsay's Youth Sports Leagues and established the Recreation On Campus for Kids (ROCKS) Program.

FY2026 Accomplishments

- Merging the Parks Division from the City Services Department and restructuring the Recreation Department to form the "Parks and Recreation Department"
- Completed Lindsay's Disc Golf at City Park, in partnership with the Lindsay Kiwanis
- Completed the renovation of the Olive Bowl & Kaku Park renovation project
- Reintroduced Lindsay's Youth Sports Program, in partnership with LUSD
- Established Recreation On Campus for Kids "ROCKS" Program, in partnership with LUSD
- Established "We Clean, Lindsay", a Parks & Recreation Volunteer Program, a community clean-up event
- Coordinate Lindsay's first-ever Drone Show at the Grand Opening of the Olive Bowl
- Filled a Recreation Coordinator Position
- Filled a Sports Coordinator position
- Installation of new Pool Heating System
- Purchased a new Pulled Behind Mow & Leaf Vacuum, improving maintenance efficiency
- Renewal a five (5) year lease agreement with ProPT at the Wellness Center
- Beautified City Hall flower beds and lawn areas

Fiscal Year 2027 Goals

Building on the momentum achieved in Fiscal Year 2026, the Parks and Recreation Department has established the following goals for Fiscal Year 2027 to enhance efficiency, strengthen operations, and expand partnerships with community organizations and LUSD.

- Focus on expanding recreational sports offerings
- Conduct Community Engagement Workshops
- Pursue grant funding opportunities to support and enhance park improvements
- Collaborative projects in partnership with community service organizations
- Supporting the development of public art initiatives in collaboration with the local arts organizations and community.

Goals Beyond Fiscal Year 2027

Short Term Goals

These Short Term goals are estimated to take less than two years to fully implement:

Goal #1	Harvard Park ADA Improvements
Description	Install an accessible entrance ramp to improve park access, along with an ADA-compliant picnic table placed on a concrete pad.
Completion Time	Six (6) Months
Funding Source	2018 Parks Bond Act Per Capita Fund: $41,023.00 Balance

Goal #2	Full-time Recreation Coordintor Position
Description	Convert the part-time Sports Coordinator position into a full-time Recreation Coordinator role to improve youth sports league operations and expand the ROCKS Program.
Completion Time	Twelve (12) Months
Funding Source	General Fund

Goal #3	Lindsay Wellness Center Aquatics Improvements
Description	Renovate the pool deck, including installation of new therapy skimmers and starting blocks, with planned future upgrades to the Colorado timing system and scoreboard. Also, upgrades to the pump & chemical rooms.
Completion Time	Fiscal Year 2027
Funding Source	General Fund, CIP

Goal #4	Community Engagement Workshops
Description	Develop a long-term vision for Lindsay's parks to support future grant funding opportunities.
Completion Time	Six (6) Months
Funding Source	General Fund

Long Term Goals

These Long Term goals are estimated to take more than two years to fully implement:

Goal #1	Additional Parks Maintenance Positions
Description	Parks Maintenance III to oversee LADs, Irrigation Systems, & Eq. Repairs.
Completion Time	One (1) to Two (2) Years
Funding Source	General Fund

Goal #2	Redesign Lindsay's Parks, Facilities, & Streets Landscape
Description	Beautify community parks, downtown, and the city entrance median.
Completion Time	One (1) to Three (3) Years
Funding Source	General Fund and Grants Funding

Goal #3	Amenities in the parks system
Description	Essential park amenities enhance user experience, promote safety, and support overall community well-being.
Completion Time	On-Going
Funding Source	General Fund & Grants

The Lindsay Parks and Recreation Department is committed to improving efficiency, strengthening operations, delivering high-quality recreational experiences, providing training, and recruiting and retaining skilled, dedicated parks and recreation staff.



FINANCE DEPARTMENT

The Finance Department ensures the City's financial integrity. The Department is responsible for the fiscal management and oversight of City revenue and expenditures.

The department is in charge of financial administration and reporting, audits, investments, payroll, billing, accounts receivable, accounts payable, grants management, business licenses, cashiering, and annual budget.

The staff in the department has been busy completing the FY24 Audit, updating the Finance Polices and Procedures, comparing liability and property insurance, completing an overhead study, and working with Tyler Tech on the implementation of the new Financial Software for the City.

The conversion and configuration for the new financial software started in August of 2025 and most of the modules will be going LIVE on June 29, 2026.

The modules in the new software include:

- Cashiering
- Accounts Payable
- Utility Billing
- Mobil Service Orders
- Business License
- Grant Management
- Project Accounting
- Budget Management
- Time and Attendance

The Finance Department is excited to use the new financial software, provide better customer service, become proactive instead of reactive, and get caught up with the City audits.

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RESOLUTION NO. 26-31

A RESOLUTION FOR THE CITY COUNCIL OF THE CITY OF LINDSAY
APPROVING GENERAL FUND AND SPECIAL FUND BUDGETS FOR THE
2026-2027 FISCAL YEAR

At a meeting of the City Council of the City of Lindsay, duly called and held on motion of Council Member _____, seconded by Council Member _____, and duly carried, the following resolution was adopted.

IT IS HEREBY RESOLVED that the following budgets for the General Fund and Special Funds of the City of Lindsay for the 2026-2027 fiscal year shall be and are hereby approved by the City Council of the City of Lindsay:

General Fund (includes overhead)	$	10,922,515
Recreation	$	981,043
Street Improvement Fund	$	546,000
Park Improvement Permits	$	1,000
SB1 Road Maintenance and Rehabilitation Account	$	357,000
Local Streets & Roads (HUTA)	$	366,922
Measure R Transportation	$	67,665
Surface Transportation Program	$	50,000
Local Transportation Fund	$	50,000
Water	$	1,818,397
Sewer	$	1,109,424
Refuse	$	789,565
Vita-Pakt	$	48,000
Community Facilities District	$	-
Assessment Districts	$	61,900
Housing	$	190,100
General Fund Capital Improvement	$	155,000
Recreation Center Capital Improvement	$	600,000
SB1 Road Maintenance and Rehabilitation Account	$	617,500
Measure R Capital Improvement	$	10,346,307
Surface Transportation Program Capital Improvements	$	966,000
Local Transportation Fund Capital Improvements	$	3,463,000
Water Capital Improvements	$	16,270,827
Sewer Capital Improvements	$	550,000
General Fund Long Term Debt	$	225,464
Recreation/Wellness Center Long Term Debt	$	131,968
Water Long Term Debt	$	109,874
Sewer Long Term Debt	$	349,093
RDA/Successor Agency Long Term Debt	$	891,516
PARS Investment	$	-

Interfund Transfer, including overhead and one time transfer shall be and are hereby approved by the City Council:

Local Streets & Roads (HUTA)	$	186,199
Measure R	$	182,733
Water	$	380,175
Sewer	$	352,660
Refuse	$	282,463
Wellness Center Breakeven	$	850,000

TRANSFERS

TRANSFERS FOR OVERHEAD

LOCAL STREETS ROADS HUTA GAS TAX	$	186,199	GENERAL FUND	$	186,199	OVERHEAD
MEASURE R TRANSPORTATION	$	182,733	GENERAL FUND	$	182,733	OVERHEAD
WATER	$	380,175	GENERAL FUND	$	380,175	OVERHEAD
SEWER	$	352,660	GENERAL FUND	$	352,660	OVERHEAD
REFUSE	$	282,463	GENERAL FUND	$	282,463	OVERHEAD

TRANSFER TO COVER SHORTFALL

GENERAL FUND	$	250,000	RECREATION/WELLNESS CENTER	$	250,000	DUE TO SHORTFALL. IN ORDER TO BREAKEVEN.
GENERAL FUND	$	600,000	RECREATION/WELLNESS CENTER	$	600,000	TO COVER COST OF POOL DECK.

OPEB & PARS INVESTMENT ACCOUNT

	2025-2026 INVESTMENT	2026-2027 INVESTMENT
OPEB (OTHER POST EMPLOYMENT BENEFITS)		
GENERAL FUND	250,000	-
PARKS	-	-
WELLNESS (RECREATION)	-	-
WATER	-	-
SEWER	-	-
REFUSE	-	-
GAS TAX	-	-
MEASURE R	-	-
UNFUNDED LIABILITY		
GENERAL FUND	750,000	-
PARKS	-	-
WELLNESS (RECREATION)	-	-
WATER	-	-
SEWER	-	-
REFUSE	-	-
GAS TAX	-	-
MEASURE R	-	-

DEPARTMENT & EMPLOYEE ANNUAL ALLOCATION

OVERHEAD STUDY ALLOCATION

DEPARTMENT/FUND	TOTAL OVERHEAD	
Local Streets Roads HUTA Gas Tax	$	186,199
Transportation/ Measure R	$	182,733
Water	$	380,175
Sewer	$	352,660
Refuse	$	282,463

Department	% Allocated of Department Budget
Council	22.7%
Administration	42.5%
Public Safety	0.0%
Finance	48.0%
Parks	0.0%
City Services Adm	30.7%
Streets	27.9%
Community Development	0.0%

GENERAL FUND

SUMMARY OF NET CHANGE		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
101-GENERAL FUND		FY 2023	FY 2024	FY 2025	FY 2026	FY2027
	FUNDS FROM RESERVES	-	-	-	2,000,000	580,000
101-0000-390100	TRANSFERS IN	-	-	6,550,534	1,233,527	1,384,230
	REVENUE	10,058,291	10,064,396	16,329,480	9,928,827	10,189,292
	EXPENSES FOR OPERATION	7,619,478	7,500,836	7,170,857	9,043,993	10,922,515
	LONG TERM DEBT	461,259	530,031	615,045	1,585,190	225,464
	CAPITAL IMPROVEMENT	652,902	2,234,809	61,811	547,515	155,000
	TOTAL GENERAL FUND EXPENSES	**1,324,653**	**(201,280)**	**15,032,301**	**1,985,656**	**850,543**
101-GENERAL FUND | TRANSFERS OUT						
101-0000-090200	TRANSFER OUT	1,296,104	-	-	1,000,000	-
101-0000-090200	TRANSFERS OUT- WATER		-	-	-	-
101-0000-090200	TRANSFERS OUT- RECREATION/WELLNESS CENTER	-	-		497,921	850,000
101-0000-090200	TRANSFERS OUT- REFUSE	-	-	-	-	-
101-0000-090200	TRANSFERS OUT-MEASURE R	-	-	-	485,565	-
	TOTAL GENERAL FUND TRANSFER OUT	**1,296,104**	**-**	**-**	**1,983,486**	**850,000**
101-GENERAL FUND | SUMMARY OF NET CHANGE						
	TOTAL SUMMARY OF NET CHANGE	**28,549**	**(201,280)**	**15,032,301**	**2,170**	**543**

GENERAL FUND

101-GENERAL FUND | REVENUE

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
TAXES & FEES						
101-0000-301010	PROPERTY TAX REVENUE	425,999	383,870	434,636	383,202	450,000
101-0000-302020	CURRENT UNSECURED	22,644	24,736	26,870	26,823	26,500
101-0000-308080	OTHER PRTX/ABX126 PASTHRU	246,863	298,741	345,146	265,000	350,000
101-0000-309090	UTILITY USER TAX	1,038,295	964,108	1,071,119	1,021,700	1,200,000
101-0000-311010	SALES & USE	1,555,154	1,551,141	1,480,948	1,350,000	1,442,000
101-0000-311020	RETAIL CANNABIS TAX	291,763	184,103	128,009	110,000	130,000
101-0000-311999	MEASURE O	1,761,046	1,704,543	1,625,935	1,630,000	1,650,000
101-0000-312020	UTILITY COMPANY FRANCHISE	183,580	180,868	136,725	165,000	419,521
101-0000-313030	REAL PROPERTY TRANSFER	-	10,788	14,540	8,620	7,000
101-0000-315050	TRANSIENT OCCUPANCY TAX	111,392	110,481	120,434	115,000	115,000
101-0000-335060	MOTOR VEHICLE IN-LIEU TAX	13,015	15,684	39,416	-	15,000
101-0000-335061	COUNTY PRP TAX VLF	1,258,619	1,355,171	1,471,969	1,525,308	1,600,000
101-0000-351020	SALES TAX - PROP 172	94,966	89,866	88,888	82,528	90,000
	SUB-TOTAL TAXES & FEES	7,003,335	6,874,100	6,984,635	6,683,181	7,495,021
LICENSES & PERMITS						
101-0000-316059	BUS LICENSE APPLICATION REVIEW	-	11,318	7,738	9,500	10,000
101-0000-316060	BUSINESS LICENSE FEES	95,122	94,218	86,749	90,000	90,000
101-0000-320000	LICENSE & PERMITS	-	-	1,850	3,330	2,500
101-0000-323030	DOG LICENSE - LINDSAY	225	95	45	-	-
101-0000-324040	BUILDING PERMITS	216,860	219,075	335,701	300,000	477,822
101-0000-340002	PARCEL MAP TENTATIVE	5,239	5,239	-	15,000	15,000
101-0000-340003	LOT LINE ADJ REVIEW	1,800	8,074	8,441	13,500	15,000
101-0000-340006	GEN PLAN REVIEW/REVISION	4,997	18,118	29,150	24,500	28,225
101-0000-340007	ZONE CHG/AMDMNT REVIEW	-	5,331	5,331	-	-
101-0000-340008	SUB/DEV AGREEMT AMENDMENT	-	8,338	-	20,000	15,000
101-0000-340010	ENVIRONMENTAL IMPACT REVIEW	-	2,597	-	-	-
101-0000-340011	HOME OCCUPATION PERMIT	-	1,306	107	235	200
101-0000-340013	PARCEL MAP FINAL	-	-	9,309	-	-
101-0000-340014	SUBDIVISION MAP TENTATIVE	5,700	8,148	-	3,320	7,500
101-0000-340015	SUBDIV MAP FINAL	2,658	-	8,148	12,750	30,000
101-0000-341010	PLANNING & ZONING FEES	-	-	-	-	10,000
101-0000-341020	PLAN CHECK FEES	30,444	30,085	46,834	55,000	50,000
101-0000-341025	PLANNED UNIT DEVELOPMENT	2,400	3,001	-	3,000	2,500
101-0000-341040	CONDITIONAL USE PERMITS	200	2,425	7,644	2,425	2,000
101-0000-341041	CANNABIS PERMIT	10,000	10,000	10,000	10,000	10,000
101-0000-341050	SITE PLAN REVIEWS	3,600	23,816	14,530	9,800	20,000
101-0000-341060	VARIANCE FEES	-	2,425	-	-	-
101-0000-341061	CITY SHARE- SB 1186 CASP	7,575	3,898	(11)	3,600	3,500
101-0000-341070	MISC.C.S/FIRE INSPECTION	26,877	5,247	4,568	2,665	5,000
101-0000-342042	CANNABIS APPLICATION	-	1,000	-	-	-
101-0000-345010	ENG DEV INSP IMP PLAN	10,000	-	-	89,996	60,000
	SUB-TOTAL LICENSES & PERMITS	423,697	463,754	576,134	668,621	854,247

GENERAL FUND

101-GENERAL FUND | REVENUE CONTINUED

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
MONEY AND PROPERTY USE						
101-0000-300104	SPECIAL EVENT REVENUE	1,900	1,140	562	-	-
101-0000-305050	INTEREST & PENALTIES	4,068	5,102	4,906	5,500	5,000
101-0000-310002	RECREATION FIELD RENTALS	22,867	14,213	17,685	6,500	3,500
101-0000-316062	ARBOR RENTAL/MISC SRV	4,836	3,734	3,153	3,260	2,500
101-0000-345050	LEASE/RENT RECEIPTS	-	-	-	3,600	14,400
101-0000-345060	SALE OF REAL PROPERTY	896,547	-	-	374,425	150,000
101-0000-347050	FRIDAY NIGHT MARKET	91,813	89,500	102,000	108,000	96,000
101-0000-360010	INTEREST EARNINGS	50,296	81,747	46,910	40,000	-
101-0000-360110	EARNED BANK INTEREST	34,622	110,978	36,957	36,000	100,000
101-0000-363030	RENT,CITY FACILITY	-	-	-	-	-
101-0000-363035	SMALL BUSINESS INCUBATOR	-	-	-	-	-
101-0000-365050	SALE, SURPLUS PROPERTY	-	-	-	-	531,000
	SUB-TOTAL MONEY AND PROPERTY USE	1,106,948	306,414	212,173	577,285	902,400
CHARGES FOR SERVICE						
101-0000-335070	DUI LAB FEES	626	617	789	1,100	1,000
101-0000-342010	SPECIAL POLICE SERVICES	275	-	-	-	-
101-0000-342020	SPECIAL FIRE SEVICES	200	-	-	-	-
101-0000-342030	ANIMAL CONTROL	874	1,004	231	60	50
101-0000-342040	WEED CLEANING & REMOVAL	-	-	50	1,500	1,000
101-0000-342060	VEHICLE RELEASE	15,400	24,973	27,404	30,000	32,000
101-0000-342069	FINGERPRINTS	10,924	9,576	8,968	6,100	6,000
101-0000-342071	GANG REGISTRATION FEE	-	64	195	65	50
101-0000-342072	POLICE FALSE ALARM RESPO.	550	150	100	650	600
101-0000-342074	POLICE REPORT COPY	549	951	779	500	350
101-0000-342076	VEHICLE EQUIP. CORR. INSP	847	2,166	2,593	2,350	2,000
101-0000-342079	FIRE REPORT COPY	17	104	241	115	100
101-0000-354050	D.U.I. - COST RECOVERY	20	-	50	200	200
101-0000-354060	VEHICLE ABATEMENT	6,768	7,035	5,363	3,000	6,000
101-0000-354075	TRAFFIC ACCIDENT REPORT	6,387	6,015	7,465	4,600	5,000
	SUB-TOTAL CHARGES FOR SERVICE	43,437	52,655	54,228	50,240	54,350
FINES						
101-0000-351010	PUBLIC SAFETY FINES/REVENUE	-	12,889	12,404	8,450	10,000
101-0000-354040	OTHER FINES & FORFEITS	12,690	4,000	3,370	1,350	750
	SUB-TOTAL FINES	12,690	16,889	15,774	9,800	10,750
INTERGOVERNMENTAL						
101-0000-300005	BVB VEST PROGRAM GRANT	-	-	9,952	-	5,000
101-0000-300102	CARES UI CREDIT	-	-	-	-	-
101-0000-300106	OPIOID REVENUES	16,366	5,021	51,442	11,271	6,000
101-0000-307070	TAX RELIEF SUBVENTION	2,059	2,021	2,017	1,000	1,000
101-0000-335090	P.O.S.T.	-	-	-	-	-
101-0000-337120	YOUTH SRVCES OFFICER-LUSD	167,044	150,279	-	-	-
101-0000-351030	TULARE COUNTY(SLESF)COPS	165,271	186,159	194,663	201,536	225,580
101-0000-369093	HOMELAND SECURITY GRANT	-	-	-	-	-
101-0000-369300	GRANT FUNDS RECEIVED	609,881	143,891	39,003	17,450	120,000
	SUB-TOTAL INTERGOVERNMENTAL	960,622	487,371	297,077	231,257	357,580

GENERAL FUND

101-GENERAL FUND | REVENUE CONTINUED

OTHER SOURCES & USES		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
101-0000-300009	DONATIONS	-	-	-	365	500
101-0000-300009	DONATIONS (ANNUAL CHRISTMAS LUNCH)	-	-	2,000	4,111	-
101-0000-300009	DONATIONS (CHRISTMAS LIGHTS AND DECORATIONS)	-	-	6,634	-	-
101-0000-300101	RECREATION FUNDRAISER	735	-	-	-	-
101-0000-305011	OTHER REVENUE	-	1,269	6,617,207	-	50,000
101-0000-320002	HEALTH PREM CONTRIBUTION	8,527	16,409	34,478	3,520	3,000
101-0000-342050	SALE OF SHOULDER PATCHES	1,070	-	-	-	-
101-0000-369060	CONVENIENCE FEES	2,325	6,040	6,386	6,300	4,000
101-0000-369080	NOTARY FEES	-	45	-	-	-
101-0000-369090	OTHER MISC REVENUES	17,594	6,551	7,154	49,950	5,000
101-0000-369400	REBATES/REFUND/REIMBURSMT	375,361	185,650	618,681	1,352,712	-
101-0000-380185	OVER/SHORT	3,709	173	3,563	110	150
	SUB-TOTAL OTHER SOURCES & USE	409,321	216,137	7,296,103	1,417,068	62,650

101 - GENERAL FUND | REVENUE | MILITARY BANNERS

101-0000-369200	MILITARY BANNERS	7,250	2,375	1,875	1,375	500
	SUB-TOTAL MILITARY BANNERS	7,250	2,375	1,875	1,375	500

101 - GENERAL FUND | REVENUE | OUT OF COUNTY FIRE

101-0000-351040	OUT OF COUNTY FIRE FIRE REIMBURSEMENT	-	-	268,973	290,000	391,794
	SUB-TOTAL OUT OF COUNTY FIRE	-	-	268,973	290,000	391,794

101 - GENERAL FUND | REVENUE | HURTADO FIRE EQUIPMENT

101-0000-369300	Grant Funds Fire Equipment	-	1,615,460	384,540	-	60,000
	SUB-TOTAL HURTADO FIRE EQUIPMENT	-	1,615,460	384,540	-	60,000

102 - GENERAL FUND | REVENUE | PUBLIC SAFETY ASSET FORFITURE

102-0000-360010	INTEREST EARNINGS	5	12	-	-	-
102-0000-360030	ASSET SEIZURE REVENUES	-	-	-	-	-
102-0000-360031	DRUG ED FUND-ASSET SEIZURE	-	-	-	-	-
102-0000-360110	EARNED BANK INTEREST	8	23	15	-	-
	SUB-TOTAL PUBLIC SAFETY ASSET FORFITURE	13	35	15	-	-

305 - GENERAL FUND | REVENUE | EMERGENCY OPERATIONS (FLOODS/COVID)

305-0000-348041	FEMA REIMBURSEMENT	-	-	-	-	-
305-0000-369400	REBATES/REFUND/REIMBURSMENT	90,978	29,206	237,954	-	-
	SUB-TOTAL EMERGENCY OPERATIONS	90,978	29,206	237,954	-	-
	TOTAL REVENUE | GENERAL FUND	**10,058,291**	**10,064,396**	**16,329,480**	**9,928,827**	**10,189,292**

CITY ATTORNEY

101-GENERAL FUND | EXPENSES

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SERVICES & SUPPLIES	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
101-4060-031000 PROFESSIONAL SERVICES	101,856	229,427	178,861	167,000	100,000
TOTAL EXPENSES | CITY ATTORNEY	**101,856**	**229,427**	**178,861**	**167,000**	**100,000**

CITY COUNCIL

101-GENERAL FUND | EXPENSES

SERVICES & SUPPLIES		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
101-4010-021000	OFFICE SUPPLIES	-	-	-	-	2,100
101-4010-024000	SPECIAL DEPT SUPPLIES	7,155	2,979	1,615	100	
101-4010-034000	LIABILITY & PROPERTY INSURANCE	-	-	-	-	25,920
101-4010-037000	OTHER SERVICES & CHARGES	-	-	7,015	-	13,000
101-4010-037002	COUNCIL PUBLIC OUTREACH	1,398	8,071	105	3,500	
101-4010-037004	DUES & SUBSCRIPTIONS	-	-	-	-	27,500
101-4010-037005	JPA DUES	6,710	-	-	-	-
101-4010-037012	STIPEND	10,650	15,900	15,900	15,900	15,900
101-4010-037030	COMMUNITY EVENTS	-	50,016	27,987	43,500	52,500
101-4010-037050	CONTINGENCY COSTS	-	4,190	2,502	-	-
101-4010-038002	MEETINGS & TRAVEL	15,174	11,807	6,881	8,000	30,000
	TOTAL EXPENSES | CITY COUNCIL	**41,087**	**92,963**	**62,005**	**71,000**	**166,920**

CITY CLERK/HUMAN RESOURCES

101-GENERAL FUND | EXPENSES

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARIES & BENEFITS						
101-4030-010001	SALARIES - FULL TIME	9,053	13,893	-	-	-
101-4030-010002	SALARIES - PART TIME	-	-	-	-	-
101-4030-010002	TEMPS	423	7,456	-	-	-
101-4030-010007	AD'L SALARY:SPECIAL PAY	266	472	-	-	-
101-4030-015000	BENEFITS	-	-	-	-	-
101-4030-015002	FICA/MEDICARE CITY PAID	547	739	-	-	-
101-4030-015004	PERS - EPMC	-	-	-	-	-
101-4030-015005	PERS - EMPLOYER CONTRIBT	1,243	2,042	-	-	-
101-4030-015006	WORKER'S COMPENSATION	816	1,257	-	-	-
101-4030-015008	HEALTH/LIFE/DISAB INSURNC	1,052	5,467	-	-	-
101-4030-015015	PERS UNFUNDED LIABILITY	6,708	6,425	-	-	-
101-4030-016000	DEFERRED COMP BENEFIT	449	966	-	-	-
	TOTAL SALARIES & BENEFITS	20,557	38,717	-	-	-
SERVICES & SUPPLIES						
101-4030-022000	DEPARTMENT OPERATINING SUPPLIES	14,977	7,986	2,495	-	-
101-4030-023015	SOFTWARE	1,675	536	701	-	-
101-4030-031000	PROFESSIONAL SERVICES	68,862	79,775	54,951	-	-
101-4030-031020	RECRUITING COSTS	13,196	11,986	12,033	-	-
101-4030-033001	PHONE & VOICE	5,132	6,439	2,211	-	-
101-4030-035000	ADV/PRINT/COPY/SHIPPING	1,331	334	747	-	-
101-4030-036008	OFFICE EQUIPMENT MAINT	-	-	3,086	-	-
101-4030-037000	OTHER SERVICES & CHARGES	-	-	90	-	-
101-4030-037004	DUES, SUBSCRIPTIONS	6,071	5,559	5,925	-	-
101-4030-038002	MEETINGS & TRAVEL	2044	722	889	-	-
101-4030-069088	STAFF TRAINING & MEETINGS	174	12,014	-	-	-
	TOTAL SERVICES & SUPPLIES	113,462	125,351	83,128	-	-
	TOTAL EXPENSES | CITY CLERK/HUMAN RESOURCES	**134,019**	**164,068**	**83,128**	**-**	**-**

CITY MANAGER

101-GENERAL FUND | EXPENSES

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARIES & BENEFITS						
101-4040-010001	SALARIES - FULL TIME	126,285	105,018	80,657	221,514	319,284
101-4040-010002	SALARIES - PART TIME	864	-	-	-	-
101-4040-010003	SALARIES-OVERTIME	1,119	-	-	1,666	2,500
101-4040-010007	AD'L SALARY:SPECIAL PAY	1,597	951	1,300	5,000	8,640
101-4040-015000	BENEFITS	-	-	-	-	-
101-4040-015002	FICA/MEDICARE CITY PAID	9,346	7,705	5,663	16,364	25,086
101-4040-015005	PERS - EMPLOYER CONTRIBT	7,436	8,071	7,242	17,156	25,415
101-4040-015006	WORKER'S COMPENSATION	10,746	7,627	1,930	3,518	14,737
101-4040-015008	HEALTH/LIFE/DISAB INSURNC	17,605	12,252	14,502	57,381	55,983
101-4040-015015	PERS UNFUNDED LIABILITY	20,185	19,334	7,173	906	1,500
101-4040-015011	DEFERRED COMP BENEFIT	4,355	4,411	2,503	9,645	22,280
101-4040-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	199,538	165,369	120,970	333,150	475,425
SERVICES & SUPPLIES						
101-4040-021000	OFFICE SUPPLIES/MATERIALS	11,796	3,263	4,615	2,200	8,580
101-4040-022006	MAINTENANCE & REPAIR	-	-	-	-	3,600
101-4040-022012	VEHICLE FUEL AND OIL	1,919	953	171	160	750
101-4040-022015	VEHICLE REPAIR & MAINT	242	223	-	-	-
101-4040-023015	SOFTWARE	120	14	10,293	8,900	7,450
101-4040-024002	COUNTY CLERK EXPENSE		-	-	-	-
101-4040-031000	PROFESSIONAL SERVICES	3,040	152	8,366	85,000	144,000
101-4040-031009	AUDIT SERVICES			751	-	-
101-4040-031020	RECRUITING COSTS	-	-	-	25,000	-
101-4040-033001	PHONE & VOICE	7,031	6,439	6,730	9,000	14,000
101-4040-034000	LIABILITY INSURANCE	-	2	10,558	15,860	16,190
101-4040-035000	ADV/PRINT/COPY/SHIPPING	-	-	-	1,200	19,750
101-4040-036008	OFFICE EQUIPMENT MAINT	2,711	8,414	15,764	13,500	-
101-4040-036014	EQUIPMENT LEASE	-	-	-	1,000	-
101-4040-037000	OTHER SERVICES & CHARGES	-	-	3,977	2,400	13,600
101-4040-037004	DUES, SUBSCRIPTIONS	3,735	5,197	9,857	32,000	6,885
101-4040-037019	EMPLOYEE APPRECIATION	-	-	-	20,000	25,000
101-4040-037030	COMMUNITY EVENTS	-	-	-	1,400	5,000
101-4040-037050	CONTINGENCY COSTS	-	14,595	502,603	100	-
101-4040-038002	MEETINGS & TRAVEL	4,863	12,628	6,626	26,500	35,000
	TOTAL SERVICES & SUPPLIES	35,457	51,880	580,311	244,220	299,805
	TOTAL EXPENSES | CITY MANAGER	**234,995**	**217,249**	**701,281**	**577,370**	**775,230**

FINANCE

101-GENERAL FUND | EXPENSES

			ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARIES & BENEFITS							
101-4050-010001	SALARIES - FULL TIME		89,391	100,467	68,997	285,992	431,041
101-4050-010002	SALARIES - PART TIME		23,098	39,107	4,346	-	63,024
101-4050-010003	SALARIES - OVERTIME		10	-	35	1,000	1,500
101-4050-010007	AD'L SALARY:SPECIAL PAY		2,455	4,216	2,421	9,320	9,720
101-4050-010008	TEMPS		2,935	6,028	-	-	-
101-4050-015000	BENEFITS		-	-	(479)	-	-
101-4050-015002	FICA/MEDICARE CITY PAID		7,863	9,750	5,050	21,893	38,540
101-4050-015005	PERS - EMPLOYER CONTRIBT		8,740	11,507	8,783	35,128	53,945
101-4050-015006	WORKER'S COMPENSATION		7,533	8,602	6,119	20,268	22,640
101-4050-015007	STATE UNEMPLOYMENT BENEFT		-	-	-	-	-
101-4050-015008	HEALTH/LIFE/DISAB INSURNC		16,263	20,563	14,899	98,277	104,955
101-4050-015011	DEFERRED COMP BENEFIT		2,416	2,906	2,225	10,024	25,382
101-4050-015015	PERS UNFUNDED LIABILITY		54,590	52,291	17,764	136,956	157,670
101-4050-015201	PARS CONTRIBUTION		-	-	-	-	-
		TOTAL SALARIES & BENEFITS	215,295	255,437	130,160	618,858	908,417
SERVICES & SUPPLIES							
101-4050-021000	OFFICE SUPPLIES/MATERIALS		4,442	4,633	2,968	6,000	5,850
101-4050-022000	DEPARTMENT OPERATING SUPPLIES		-	10,627	4,627	-	-
101-4050-022006	MAINTENANCE & REPAIR		-	-	-	17,250	1,000
101-4050-022012	VEHICLE FUEL AND OIL		-	223	-	-	-
101-4050-023015	SOFTWARE		12,615	14,428	5,161	150,000	108,999
101-4050-024000	SPECIAL DEPT SUPPLIES		6,440	292	-	-	-
1014050-024004	UNIFORM & PERSONAL EQUIPMENT		-	-	-	-	1,250
101-4050-025000	SMALL TOOLS & EQUIPMENT & FURNITURE		-	-	-	-	500
101-4050-031000	PROFESSIONAL SERVICES		34,452	39,112	1,135	230,000	201,480
101-4050-031009	AUDIT SERVICES		37,460	51,747	4,583	-	-
101-4050-033001	PHONE & VOICE		7,554	6,648	8,810	10,500	11,400
101-4050-034000	LIABILITY INSURANCE		-	2	9,918	9,536	16,418
101-4050-035000	ADV/PRINT/COPY/SHIPPING		4,556	2,200	120	2,000	24,000
101-4050-036000	REPAIR & MAINTENANCE		-	-	6,200	-	-
101-4050-036008	OFFICE EQUIPMENT MAINT		2,568	5,448	3,918	5,000	-
101-4050-036014	EQUIPMENT LEASE		-	-	-	1,200	6,480
101-4050-037000	OTHER SERVICES & CHARGES		5,901	6,228	6,259	13,500	3,720
101-4050-037004	DUES, SUBSCRIPTIONS		693	489	239	300	600
101-4050-037007	PERMIT RENEWAL		-	-	-	-	-
101-4050-037008	TRAINING & SEMINARS		1,620	923	595	-	-
101-4050-037018	FINANCE CHARGE		-	-	2,398	-	1,500
101-4050-037030	COMMUNITY EVENTS		83	-	-	-	300
101-4050-038002	MEETINGS & TRAVEL		4,920	2,741	197	1,000	24,500
101-4050-059000	POSTAGE TO ALLOCATE				6,604	17,000	-
101-4050-063013	FURNITURE & EQUIPMENT		-	2,295	1,321	-	-
		TOTAL SERVICES & SUPPLIES	123,303	148,036	65,053	463,286	407,997
		TOTAL EXPENSES | FINANCE	**338,599**	**403,473**	**195,213**	**1,082,144**	**1,316,414**

NON-DEPARTMENTAL

101-GENERAL FUND | EXPENSES

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARIES & BENEFITS						
101-4090-015000	BENEFITS	-	-	-	-	-
101-4090-015007	STATE UNEMPLOYMENT BENEFT	37,318	2,546	12,767	32,120	35,000
101-4090-015009	OPEB EXPENSE	34,569	40,305	53,639	22,510	18,000
101-4090-015017	SEC125 ADMIN FEE	1,200	1,604	2,400	2,400	4,500
	TOTAL SALARIES & BENEFITS	73,087	44,455	68,806	57,030	57,500
SERVICES & SUPPLIES						
101-40990-022010	RAW CANAL WATER	-	-	-	-	300,000
101-4090-023015	SOFTWARE	19,465	18,584	81	-	-
101-4090-031000	PROFESSIONAL SERVICES	6,998	625	2,487	-	10,500
101-4090-031000	CLEANING/SANITATION SERV	-	-	-	-	-
101-4090-031011	EMPLOYEE RELATIONS	4,476	-	-	-	-
101-4090-034000	LIABILITY INSURANCE	119,943	113,553	-	826	4,900
101-4090-036014	EQUIPMENT LEASE	-	-	-	300	-
101-4090-037000	OTHER SERVICES & CHARGES	40,181	21,759	6,138	3,200	10,000
101-4090-037001	LEGAL SETTLEMENT PAYMENT	7,942	-	-	495,194	-
101-4090-037004	DUES, SUBSCRIPTIONS	5,069	5,100	5,000	-	-
101-4090-037018	FINANCE CHARGE	10,745	8,378	21,194	4,180	-
101-4090-037030	COMMUNITY EVENTS	26,080	-	-	-	-
101-4090-050000	COUNTY PROPTX ADMIN FEE	9,982	8,947	8,134	8,810	-
101-9900-038002	ANNUAL CHRISTMAS MEETINGS & TRAVEL	-	-	1,305	-	-
101-9901-037030	CHRISTMAS LIGHTS COMMUNITY EVENT	-	-	-	-	-
	TOTAL SERVICES & SUPPLIES	250,881	176,946	44,339	512,510	325,400
TOTAL EXPENSES | NON-DEPARTMENTAL		**323,968**	**221,401**	**113,145**	**569,540**	**382,900**

EMERGENCY OPERATIONS (FLOODS/COVID)

305 - GENERAL FUND | EXPENSES EMERGENCY OPERATIONS NON-ADMINISTRATIVE

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARIES & BENEFITS						
305-4305-010001	SALARIES - FULL TIME	16,825	35	-	-	-
305-4305-010002	SALARIES - PART TIME	3,334	-	-	-	-
305-4305-010003	SALARIES - OVERTIME	12,208	-	-	-	-
305-4305-010008	TEMP	52,281	-	-	-	-
305-4305-015002	FICA/MEDICARE CITY PAID	1,872	2	-	-	-
305-4305-015004	PERS - EPMC	-	-	-	-	-
305-4305-015005	PERS - EMPLOYER CONTRIBT	2,073	2	-	-	-
305-4305-015006	WORKER'S COMPENSATION	2,939	3	-	-	-
305-4305-015008	HEALTH/LIFE/DISAB INSURNC	5,780	6	-	-	-
305-4305-015011	DEFERRED COMP BENEFIT	273	-	-	-	-
	TOTAL SALARIES & BENEFITS	97,583	48	-	-	-
SERVICES & SUPPLIES						
305-4305-021000	OFFICE SUPPLIES/MATERIALS	-	-	-	-	-
305-4305-022000	DEPARTMENT OPERATING SUPPLIES	2,569	-	-	-	-
305-4305-024000	SPECIAL DEPT SUPPLIES	236,157	17,998	-	-	-
305-4305-025000	SMALL TOOLS & EQUIPMENT	-	-	-	-	-
305-4305-031000	PROFESSIONAL SERVICES	1,065	96	-	-	-
305-4305-035000	ADV/PRINT/COPY/SHIPPING	-	-	-	-	-
305-4305-095001	PERSONNEL SERVICES	391	-	-	-	-
	TOTAL SERVICES & SUPPLIES	240,182	18,094	-	-	-
	TOTAL EXPENSES | EMERGENCY FUND NON-ADMINISTRATIVE	**337,766**	**18,142**	**-**	**-**	**-**

305-4305 GENERAL FUND | EXPENSES | EMERGENCY OPERATIONS ADMIN SALARY

SALARIES & BENEFITS						
305-4305-010001	SALARIES - FULL TIME	60,216	6,491	727	-	-
305-4305-015002	FICA/MEDICARE CITY PAID	3,546	359	40	-	-
305-4305-015004	PERS - EPMC	-	-	-	-	-
305-4305-015005	PERS - EMPLOYER CONTRIBT	7,512	1,026	114	-	-
305-4305-015006	WORKER'S COMPENSATION	5,456	568	64	-	-
305-4305-015008	HEALTH/LIFE/DISAB INSURNC	9,002	1,059	105	-	-
305-4305-016000	DEFERRED COMP BENEFIT	2,560	343	39	-	-
	TOTAL SALARIES & BENEFITS	88,292	9,846	1,089	-	-
SERVICES & SUPPLIES						
305-4305-024000	SPECIAL DEPARTMENT SUPPLIES	4,959	-	-	-	-
305-4305-095001	PERSONNEL SERVICES	1,409	-	-	-	-
	TOTAL SERVICES & SUPPLIES	6,368	-	-	-	-
	TOTAL EXPENSES | EMERGENCY OPERATIONS ADMINISTRATIVE SALARY	**94,660**	**9,846**	**1,089**	**-**	**-**

PUBLIC SAFETY

101-GENERAL FUND | EXPENSES

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARIES & BENEFITS						
101-4110-010001	SALARIES - FULL TIME	1,622,650	1,738,979	1,663,932	1,473,250	1,919,390
101-4110-010002	SALARIES - PART TIME	41,781	70,354	53,644	11,599	142,014
101-4110-010003	SALARIES - OVERTIME	156,144	196,319	238,334	296,435	180,000
101-4110-010007	AD'L SALARY:SPECIAL PAY	40,720	43,827	48,781	58,823	49,985
101-4110-010008	TEMPS	35,733	26,671	24	-	-
101-4110-015000	BENEFITS	114,071	88,231	1,026	-	-
101-4110-015002	FICA/MEDICARE CITY PAID	134,137	147,513	139,592	123,895	158,160
101-4110-015005	PERS - EMPLOYER CONTRIBT	277,038	311,647	242,552	213,651	323,217
101-4110-015006	WORKER'S COMPENSATION	179,923	192,475	162,127	140,727	165,641
101-4110-015007	STATE UNEMPLOYMENT BENEFT	-	-	-	-	-
101-4110-015008	HEALTH/LIFE/DISAB INSURNC	329,340	344,738	321,911	470,710	485,956
101-4110-015011	DEFERRED COMP BENEFIT	37,991	35,497	34,509	22,760	77,836
101-4110-015014	UNIFORM ALLOWANCE - PSO	29,327	19,145	16,467	17,000	16,649
101-4110-015015	PERS UNFUNDED LIABILITY	369,627	360,632	481,527	550,270	633,871
101-4110-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	3,368,482	3,576,028	3,404,426	3,379,120	4,152,719
SERVICES & SUPPLIES						
101-4110-021000	OFFICE SUPPLIES/MATERIALS	5,790	3,101	2,052	18,700	35,000
101-4110-022000	DEPARTMENT OPERATING SUPPLIES	17,080	13,749	15,973	-	-
101-4110-022006	MAINTENANCE & REPAIR	-	-	-	15,500	35,000
101-4110-022011	LAB FEES	-	-	-	7,500	20,000
101-4110-022012	VEHICLE FUEL AND OIL	83,138	92,914	95,613	72,000	80,000
101-4110-022013	VEHICLE ALLOWANCE	-	-	138	-	-
101-4110-022015	VEHICLE REPAIR & MAINT	103,626	59,855	26,906	70,000	20,000
101-4110-023000	REPAIR & MAINTENANCE SUPPLIES	4,279	2,494	305	-	-
101-4110-023015	SOFTWARE	11,920	25,915	62,231	45,121	60,000
101-4110-024000	SPECIAL DEPT SUPPLIES	12,167	5,019	347	-	-
101-4110-024004	UNIFORMS & PERSONAL EQUIP	-	14,987	6,743	19,000	20,000
101-4110-025000	SMALL TOOLS & EQUIPMENT	1,396	259	-	-	-
101-4110-030010	ANIMAL CONTROL SERVICES	13,294	-	-	-	-
101-4110-031000	PROFESSIONAL SERVICES	13,094	4,047	5,039	10,000	37,000
101-4110-031001	CENTRAL DISPATCH	95,809	95,809	107,306	178,198	222,278
101-4110-031005	RADIO REPAIR/MAINTENANCE	12,603	2,912	158	-	-
101-4110-031009	AUDIT SERVICES	-	-	16,533	-	-
101-4110-031010	ANIMAL CONTROL CHARGES	13,294	11,664	4,409	-	-
101-4110-031025	DMV AUTO THEFT	3,200	-	-	-	-
101-4110-032001	UTILITIES-SCE	17,202	24,802	15,959	22,000	24,000
101-4110-032002	UTILITIES-GAS	5,032	3,122	3,206	3,500	-
101-4110-033001	PHONE & VOICE	23,872	30,520	36,835	37,500	36,000
101-4110-034000	LIABILITY INSURANCE	42,884	30,103	232,341	223,383	48,065
101-4110-035000	ADV/PRINT/COPY/SHIPPING	4,494	7,923	1,446	4,200	3,000
101-4110-036008	OFFICE EQUIPMENT MAINT	12,461	16,217	12,728	-	-
101-4110-037000	OTHER SERVICES & CHARGES	9,418	9,376	10,437	11,000	-
101-4110-037004	DUES, SUBSCRIPTIONS	3,396	18,197	6,479	1,500	10,000
101-4110-037008	TRAINING & SEMINARS	8,521	14,940	14,116	-	-
101-4110-037018	FINANCE CHARGE	-	-	113	10	-
101-4110-037030	COMMUNITY EVENTS	13,650	302	250	-	-
101-4110-038002	MEETINGS & TRAVEL	3,917	1,806	15,616	24,000	25,000

PUBLIC SAFETY CONTINUED

101-GENERAL FUND | EXPENSES

		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SERVICES & SUPPLIES CONTINUED		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
101-4110-039001	LIVE SCAN	8,962	5,126	4,749	3,500	-
101-4110-039002	CDF DISPATCH	-	34,203	56,230	-	-
101-4110-039006	OFFICER WELLNESS	7,011	6,656	-	-	-
101-4110-039007	BVP (DOJ) VEST GRANT	-	-	8,014	-	5,000
101-4110-051007	TU COUNTY SLESF	-	-	-	-	-
101-4110-058001	ASSET FORFEITURE PROJECTS	11,087	-	-	1,200	-
101-4110-064018	VOLUNTEER FIRE PROGRAM	-	-	-	-	-
101-4110-066001	NEW VEHICLE EQUIPMENT	377,656	-	-	-	-
101-4110-066007	DUI TRUST FUND & LAB FEES	13,505	22,859	17,786	-	-
101-4110-066012	FIREFIGHTER GEAR/EQUIP	80,860	22,048	9,714	15,000	-
101-4110-066017	K-9 SUPPLIES & EQUIP.	-	-	-	-	-
101-4110-095006	SCHOOL RESOURCE OFFICER	85,598	96,078	5,926	-	-
	TOTAL SERVICES & SUPPLIES	1,120,215	677,003	795,698	782,812	680,343
	TOTAL EXPENSES | PUBLIC SAFETY	**4,488,697**	**4,253,031**	**4,200,124**	**4,161,932**	**4,833,062**

PUBLIC SAFETY OUT OF COUNTY FIRE

101-GENERAL FUND | EXPENSES

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARIES & BENEFITS						
101-4111-010001	SALARIES - FULL TIME	-	-	4,277	40,000	-
101-4111-010002	SALARIES - PART TIME	-	-	-	-	322,634
101-4111-010003	SALARIES - OVERTIME	-	-	12,238	15,000	-
101-4111-010007	AD'L SALARY:SPECIAL PAY	-	-	-	-	11,700
101-4111-015002	FICA/MEDICARE CITY PAID	-	-	265	-	25,577
101-4111-015006	WORKERS COMP	-	-	-	-	20,883
	TOTAL SALARIES & BENEFITS	-	-	**16,780**	**55,000**	**380,794**
SERVICES & SUPPLIES						
101-4111-021000	SUPPLIES	-	-	-	-	1,000
101-4111-022000	DEPARTMENT OPERATING SUPPLIES	-	-	434	-	-
101-4111-022015	VEHICLE REPAIR & MAINT	-	-	8,246	5,000	10,000
	TOTAL SERVICES & SUPPLIES	-	-	**8,680**	**5,000**	**11,000**
	TOTAL EXPENSES | PUBLIC SAFETY OUT OF COUNTY FIRE	-	-	**25,460**	**60,000**	**391,794**

MILITARY BANNER

101-GENERAL FUND | EXPENSES

SERVICES & SUPPLIES		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
101-4116-021000	SUPPLIES	-	-	-	-	750
101-4116-022000	DEPARTMENT OPERATING SUPPLIES	-	-	1,927	500	-
	TOTAL SERVICES & SUPPLIES	-	-	**1,927**	**500**	**750**
	TOTAL EXPENSES | MILITARY BANNER	-	-	**1,927**	**500**	**750**

PUBLIC SAFETY HURTADO FUNDS

101-GENERAL FUND | EXPENSES		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SERVICES & SUPPLIES		FY 2023	FY 2024	FY 2025	FY 2026	FY2027
101-4900-021000	SUPPLIES	-	-	-	11,750	-
101-4900-022006	MAINTENANCE & REPAIR	-	-	-	3,500	10,000
101-4900-024004	UNIFORM AND PERSONAL EQUIPMENT	-	-	-	8,000	40,000
101-4900-031000	PROFESSIONAL SERVICES	-	-	-	3,500	-
101-4900-038002	MEETINGS & TRAVEL	-	-	2,938	5,850	10,000
	TOTAL SERVICES & SUPPLIES	-	-	2,938	32,600	60,000
	TOTAL EXPENSES | PUBLIC SAFETY HURTADO FUNDS	**-**	**-**	**2,938**	**32,600**	**60,000**

CITY SERVICES

101-GENERAL FUND | EXPENSES

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARIES & BENEFITS						
101-4120-010001	SALARIES - FULL TIME	186,538	315,259	161,315	274,745	456,538
101-4120-010002	SALARIES - PART TIME	20,577	34,998	-	-	-
101-4120-010003	SALARIES - OVERTIME	960	6,774	1,806	500	2,000
101-4120-010007	AD'L SALARY:SPECIAL PAY	3,163	6,686	3,503	4,160	9,085
101-4120-010008	TEMPS	51,709	32,676	25,550	6,622	-
101-4120-015000	BENEFITS	947	-	(3,258)	-	-
101-4120-015002	FICA/MEDICARE CITY PAID	14,329	25,596	11,750	19,022	35,620
101-4120-015005	PERS - EMPLOYER CONTRIBT	20,355	32,951	23,575	39,858	70,083
101-4120-015006	WORKER'S COMPENSATION	16,649	27,961	14,025	21,040	15,907
101-4120-015008	HEALTH/LIFE/DISAB INSURNC	36,454	68,774	36,125	90,864	109,326
101-4120-015011	DEFERRED COMP BENEFIT	3,837	5,634	3,566	9,955	28,277
101-4120-015015	PERS UNFUNDED LIABILITY	113,748	108,956	61,392	177,258	209,602
101-4120-015018	BOOT ALLOWANCE	473	190	78	-	-
101-4120-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	469,740	666,455	339,427	644,024	936,438
SERVICES & SUPPLIES						
101-4120-021000	OFFICE SUPPLIES MATERIALS	6,477	2,201	1,071	7,500	20,000
101-4120-022000	DEPARTMENT OPERATING SUPPLIES	-	22,160	11,320	-	-
101-4120-022006	MAINTENANCE & REPAIR	-	-	-	22,000	28,157
101-4120-022009	WEED ABATEMENT	-	-	-	8,200	-
101-4120-022012	VEHICLE FUEL AND OIL	2,520	2,706	1,602	900	4,500
101-4120-022013	VEHICLE ALLOWANCE	-	-	277	-	-
101-4120-022015	VEHICLE REPAIR & MAINT	5,268	8,572	308	-	-
101-4120-023000	REPAIR & MAINTENANCE SUPPLIES	-	1,188	1,723	-	-
101-4120-023015	SOFTWARE	318	253	8,582	1,860	-
101-4120-024001	SHOP SUPPLIES	82	-	-	-	-
101-4120-024004	UNIFORM & PERSONAL EQUIPMENT	-	-	-	180	4,500
101-4120-025000	SMALL TOOLS, EQUIPMENT & FURNITURE	-	-	-	12,000	6,250
101-4120-031000	PROFESSIONAL SERVICES	44,962	25,116	38,422	220,000	429,100
101-4120-031009	AUDIT SERVICES	-	-	2,614	-	-
101-4120-032001	UTILITIES-SCE	26,380	32,700	21,320	26,000	42,330
101-4120-032002	UTILITIES-GAS	10,972	6,413	7,011	7,150	
101-4120-033001	PHONE & VOICE	11,742	10,425	11,856	12,800	14,800
101-4120-034000	LIABILITY INSURANCE	8,496	9,862	36,729	35,313	17,571
101-4120-035000	ADV/PRINT/COPY/SHIPPING	3,315	173	-	1,800	2,309
101-4120-036000	REPAIR & MAINTENANCE SERVICES	-	-	8,579	8,500	-
101-4120-036008	OFFICE EQUIPMENT MAINT	5,254	8,819	8,930	-	-
101-4120-037000	OTHER SERVICES & CHARGES	17,634	9,070	11,509	7,500	11,695
101-4120-037004	DUES, SUBSCRIPTIONS	3,175	1,574	887	1,950	4,101
101-4120-037008	TRAINING & SEMINARS	-	4,961	150	-	-
101-4120-037018	FINANCE CHARGE	-	-	39	-	-
101-4120-037030	COMMUNITY EVENTS	203	235	-	250	-
101-4120-038000	ENGINEERING	24,772	104,630	148,370	-	-
101-4120-038002	MEETINGS & TRAVEL	1,354	682	891	4,500	10,000
	TOTAL SERVICES & SUPPLIES	172,922	251,740	322,190	378,403	595,313
	TOTAL EXPENSES | CITY SERVICES (PUBLIC WORKS)	**642,662**	**918,195**	**661,617**	**1,022,427**	**1,531,751**

COMMUNITY DEVELOPMENT

101-GENERAL FUND | EXPENSES

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARIES & BENEFITS						
101-4070-010001	SALARIES - FULL TIME	108,781	151,183	76,046	36,855	34,938
101-4070-010002	SALARIES - PART TIME	-	-	-	-	-
101-4070-010003	SALARIES - OVERTIME	-	899	162	25	2,500
101-4070-010007	AD'L SALARY:SPECIAL PAY	1,307	825	649	260	840
101-4070-015000	BENEFITS	-	-	(780)	-	-
101-4070-015002	FICA/MEDICARE CITY PAID	7,574	10,564	5,132	2,550	2,673
101-4070-015005	PERS - EMPLOYER CONTRIBT	13,205	18,845	11,062	4,077	2,781
101-4070-015006	WORKER'S COMPENSATION	9,657	13,475	6,682	2,980	2,500
101-4070-015008	HEALTH/LIFE/DISAB INSURNC	21,872	30,218	17,180	12,650	8,029
101-4070-015011	DEFERRED COMP BENEFIT	3,677	4,041	956	750	1,398
101-4070-015015	PERS UNFUNDED LIABILITY	16,971	16,257	55,565	500	559
101-4070-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	183,045	246,307	172,654	60,647	56,218
SERVICES & SUPPLIES						
101-4070-021000	OFFICE SUPPLIES	-	15	175	150	6,000
101-4070-022000	DEPARTMENT OPERATING SUPPLIES	-	5,508	2,131	-	-
101-4070-022006	MAINTENANCE & REPAIR	-	-	-	-	250
101-4070-022015	VEHICLE REPAIR & MAINTENANCE SERVICES	274	-	-	-	-
101-4070-023015	SOFTWARE	-	-	7,120	1,600	-
101-4070-024002	COUNTY CLERK EXPENSE	58	-	-	-	-
101-4070-031000	PROFESSIONAL SERVICES	78,526	58,849	117,506	135,000	40,000
101-4070-031009	AUDIT SERVICES	-	-	2,290	-	-
101-4070-033001	PHONE & VOICE	-	-	-	-	-
101-4070-034000	LIABILITY INSURANCE	-	7	32,186	30,945	2,031
101-4070-035000	ADV/PRINT/COPY/SHIPPING	646	3,820	2,084	3,550	7,000
101-4070-036008	OFFICE EQUIPMENT MAINT	1,253		22	-	-
101-4070-037000	OTHER SERVICES & CHARGES	8,228	3,367	609	40	1,000
101-4070-037004	DUES, SUBSCRIPTIONS	-	565	777	5,000	1,000
101-4070-037005	JPA DUES	4,878	4,772	4,801	-	-
101-4070-037013	TCEDC & TCAG DUES	2,500	-	-	-	-
101-4070-037030	COMMUNITY EVENTS	-	-	-	-	-
101-4070-038002	MEETINGS & TRAVEL	346	1,302	-	-	1,000
	TOTAL SERVICES & SUPPLIES	96,709	78,205	169,701	176,285	58,281
	TOTAL EXPENSES | COM DEV	**279,754**	**324,512**	**342,355**	**236,932**	**114,499**

PARKS

101-GENERAL FUND | EXPENSES

		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SALARIES & BENEFITS		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
101-4210-010001	SALARIES - FULL TIME	57,618	75,110	90,062	143,381	188,196
101-4210-010002	SALARIES - PART TIME	-	-	-	-	-
101-4210-010003	SALARIES - OVERTIME	1,106	1,128	2,546	1,000	1,500
101-4210-010007	AD'L SALARY:SPECIAL PAY	296	252	918	2,848	4,846
101-4210-010008	TEMPS	60,227	48,848	576	2,515	-
101-4210-015000	BENEFITS	182	-	(533)	-	-
101-4210-015002	FICA/MEDICARE CITY PAID	4,252	5,324	6,608	10,568	14,768
101-4210-015005	PERS - EMPLOYER CONTRIBT	5,069	7,807	9,019	12,317	18,194
101-4210-015006	WORKER'S COMPENSATION	5,053	6,419	7,115	11,647	30,978
101-4210-015008	HEALTH/LIFE/DISAB INSURNC	12,250	15,656	26,777	69,982	59,487
101-4210-015011	DEFERRED COMP BENEFIT	1,007	1,130	805	2,785	9,102
101-4210-015015	PERS UNFUNDED LIABILITY	24,152	23,134	16,126	14,541	16,817
101-4210-015018	BOOT ALLOWANCE	580	209	194	278	-
101-4210-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	171,792	185,017	160,213	271,862	343,888
SERVICES & SUPPLIES						
101-4210-021000	SUPPLIES	-	-	-	7,400	19,750
101-4210-022000	DEPARTMENT OPERATING SUPPLIES	-	19,089	17,118	-	-
101-4210-022003	GRAFFITI/LITTER REMOVAL	-	-	168	1,250	-
101-4210-022006	MAINTENANCE & REPAIR	-	-	-	13,500	46,156
101-4210-022012	VEHICLE FUEL AND OIL	14,195	13,956	5,886	7,500	10,200
101-4210-022015	VEHICLE REPAIR & MAINT	4,528	4,131	1,777	-	-
101-4210-023005	LANDSCAPE MAINTENANCE	7,877	15,245	15,428	18,500	-
101-4210-023015	SOFTWARE	-	-	8,373	3,000	-
101-4210-024004	UNIFORM & PERSONAL EQUIPMENTE	-	-	-	-	6,000
101-4210-025000	SMALL TOOLS & EQUIPMENT	1,422	2,083	1,467	31,500	-
101-4210-030001	GOLF COURSE CONTRACT SRVS	-	-	-	-	-
101-4210-031000	PROFESSIONAL SERVICES	32,906	10,649	8,799	55,000	109,755
101-4210-031009	AUDIT SERVICES	-	-	2,709	-	-
101-4210-032001	UTILITIES-SCE	13,503	20,546	11,889	15,000	15,500
101-4210-032002	UTILITIES-GAS	180	155	211	250	-
101-4210-033001	PHONE & VOICE	463	892	433	300	1,445
101-4210-034000	LIABILITY INSURANCE	16,940	8	38,073	36,605	42,895
101-4210-035000	ADV/PRINT/COPY/SHIPPING	-	-	-	-	1,500
101-4210-036000	REPAIR & MAINTENANCE SERVICES	-	-	3,203	15,000	-
101-4210-036007	OTHER EQUIP MAINTENANCE	16,260	14,405	14,815	12,380	-
101-4210-036008	OFFICE EQUIP MAINT	-	-	26	-	-
101-4210-037000	OTHER SERVICES & CHARGES	-	-	335	5,500	1,335
101-4210-037004	DUES & SUBSCRIPTIONS	-	-	919	-	920
101-4210-037014	EQUIPMENT RENTALS	8,019	375	599	2,500	1,000
101-4210-037018	FINANCE CHARGE	-	-	19	-	-
101-4210-038002	MEETINGS & TRAVEL	199	393	721	1,350	3,260
101-4210-064006	MACH & EQIP	9,260	-	244	-	-
101-4210-064046	LANDSCAPE MAINTENANCE	1,819	-	-	-	-
	TOTAL SERVICES & SUPPLIES	127,569	101,927	133,212	226,535	259,716
	TOTAL EXPENSES | PARKS	**299,362**	**286,944**	**293,425**	**498,397**	**603,604**

STREETS

101-GENERAL FUND | EXPENSES

		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SALARIES & BENEFITS		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
101-4130-010001	SALARIES - FULL TIME	126,680	140,760	114,295	135,902	207,649
101-4130-010002	SALARIES - PART TIME	-	-	-	-	-
101-4130-010003	SALARIES - OVERTIME	1,031	1,444	1,310	1,000	1,000
101-4130-010007	AD'L SALARY:SPECIAL PAY	923	806	1,450	1,936	2,880
101-4130-010008	TEMPS	59,054	17,292	-	6,376	-
101-4130-015000	BENEFITS	1,057	-	(485)	-	-
101-4130-015002	FICA/MEDICARE CITY PAID	9,146	10,202	8,212	9,611	16,105
101-4130-015004	PERS - EPMC	-	-	-	-	-
101-4130-015005	PERS - EMPLOYER CONTRIBT	12,248	15,529	14,472	20,013	30,352
101-4130-015006	WORKER'S COMPENSATION	10,963	11,933	9,599	9,912	9,328
101-4130-015008	HEALTH/LIFE/DISAB INSURNC	21,967	23,320	23,931	38,532	48,628
101-4130-015011	DEFERRED COMP BENEFIT	2,588	3,901	2,053	1,380	9,007
101-4130-015015	PERS UNFUNDED LIABILITY	6,589	6,311	35,865	91,203	104,988
101-4130-015018	BOOT ALLOWANCE	223	321	62	121	-
101-4130-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	252,467	231,819	210,764	315,986	429,937
SERVICES & SUPPLIES						
101-4130-021000	SUPPLIES	-	-	-	10,000	25,000
101-4130-022000	DEPARTMENT OPERATING SUPPLIES	-	19,656	4,972	-	-
101-4130-022003	GRAFFITI/LITTER REMOVAL	-	-	49	80	-
101-4130-022006	MAINTENANCE & REPAIR	-	-	-	15,000	7,000
101-4130-022012	VEHICLE FUEL AND OIL	3,165	6,574	3,381	3,200	5,000
101-4130-022015	VEHICLE REPAIR & MAINT	6,605	2,789	1,025	-	-
101-4130-023000	REPAIR & MAINTENANCE SUPPLIES	-	5,709	6,193	-	-
101-4130-023006	STREET MAINTENANCE AND REPAIR	-	-	-	3,500	3,000
101-4130-023015	SOFTWARE	7,200	-	4,722	1,025	-
101-4130-024004	UNIFORMS & PERSONAL EQUIPMENT	-	-	-	-	750
101-4130-025000	SMALL TOOLS & EQUIPMENT	-	-	-	-	1,000
101-4130-031000	PROFESSIONAL SERVICES	1,237	3,729	12,251	15,000	-
101-4130-031009	AUDIT SERVICES	-	-	1,521	-	-
101-4130-032001	UTILITIES-SCE	405	319	197	500	500
101-4130-033001	PHONE & VOICE	441	1,887	1,173	2,200	2,000
101-4130-034000	LIABILITY INSURANCE	-	5	21,317	20,548	729
101-4130-035000	ADV/PRINT/COPY/SHIPPING	1,877	-	-	-	100
101-4130-036008	OFFICE EQUIPMENT MAINTENANCE	-	-	15	300	
101-4130-037000	OTHER SERVICES/CHARGES	-	-	188	-	250
101-4130-037004	DUES, SUBSCRIPTIONS	-	-	516	-	600
101-4130-037014	EQUIPMENT RENTALS	4,242	-	-	-	-
101-4130-038002	MEETINGS & TRAVEL	199	23	-	-	500
101-4130-065013	GENERAL STREET MAINTENANCE	-	4,854	-	-	-
101-4130-069040	EQUIPMENT	-	34	-	-	-
	TOTAL SERVICES & SUPPLIES	25,371	45,579	57,520	61,353	46,429
	TOTAL EXPENSES | STREETS	**277,838**	**277,398**	**268,284**	**377,339**	**476,366**

GENERAL FUND

101-GENERAL FUND | EXPENSES

101-GENERAL FUND | EXPENSES | IT

		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SERVICES & SUPPLIES		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
101-4020-022000	DEPARTMENT OPERATING SUPPLIES	2,537	334	-	100,000	-
101-4020-023015	SOFTWARE	19,612	159	1,473	32,000	28,225
101-4020-031000	PROFESSIONAL SERVICES	-	83,694	28,571	40,000	113,000
101-4020-034000	LIABILITY INSURANCE	-	-	-	12,933	13,000
	TOTAL EXPENSES |IT	**22,149**	**84,187**	**30,044**	**184,933**	**154,225**

101-GENERAL FUND | EXPENSES | OPIOID EXPENSES

SERVICES & SUPPLIES						
101-4901-024007	OPIOID EXPENSES	-	-	-	820	5,000
	TOTAL EXPENSES | PUBLIC SAFETY OPIOID	**-**	**-**	**-**	**820**	**5,000**

101-GENERAL FUND | EXPENSES | PUBLIC SAFETY WELLNESS GRANT

SERVICES & SUPPLIES						
101-4902-039006	OFFICER WELLNESS GRANT EXPENSE	-	-	2,600	736	5,000
	TOTAL EXPENSES | PUBLIC SAFETY WELLNESS GRANT	**-**	**-**	**2,600**	**736**	**5,000**

101-GENERAL FUND | EXPENSES | BVP VEST PROGRAM MATCH

SERVICES & SUPPLIES						
101-5000-039007	BVP VEST GRANT EXPENSE	-	-	7,014	-	5,000
	TOTAL EXPENSES |BVP VEST	**-**	**-**	**7,014**	**-**	**5,000**

101-GENERAL FUND | EXPENSES | VOLUNTEER FIRE CAPACITY

SERVICES & SUPPLIES						
101-5001-022000	DEPARTMENT OPERATING SUPPLIES	-	-	347	-	-
	TOTAL EXPENSES |VOLUNTER FIRE CAPACITY	**-**	**-**	**347**	**-**	**-**

102 - GENERAL FUND | EXPENSES | PUBLIC SAFETY ASSET FORFEITURE

SERVICES & SUPPLIES						
102-4110-037030	COMMUNITY EVENTS	2,066	-	-	323	-
102-4110-037000	OTHER SERVICES & CHARGES	-	-	-	-	-
	TOTAL EXPENSES |PUBLIC SAFETY ASSET FORFEITURE	**2,066**	**-**	**-**	**323**	**-**

GENERAL FUND LONG TERM DEBT

		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
101-GENERAL FUND | EXPENSES LONG TERM DEBT | HCD 2020 AGREEMENT		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
101-4600-090500	INELIGIBLE COSTS TO REPAY	89,360	89,360	89,360	89,360	89,360
	TOTAL EXPENSES | HCD 2020 AGREEMENT	**89,360**	**89,360**	**89,360**	**89,360**	**89,360**
101-GENERAL FUND | EXPENSES LONG TERM DEBT | LINDSAY FINANCIAL AUTHORITY 2012 REV BOND-MCD						
101-4300-047001	DEBT INTEREST EXPENSE	46,463	37,463	27,656	11,475	-
101-4300-047002	PRINCIPAL PAYMENT ON LTD	145,000	155,000	183,499	360,000	-
	TOTAL EXPENSES | LFA 2012 REVNU BOND-MCD	**191,463**	**192,463**	**211,155**	**371,475**	**-**
101-GENERAL FUND | EXPENSES LONG TERM DEBT | FIRE TRUCK						
101-4110-047000	DEBT SERVICE - LEASE PAY FIRE TRUCK	70,513	73,594	76,810	251,164	-
101-4110-047001	DEBT SERVICE - LEASE PAY - FIRE TRUCK INTEREST	20,630	17,549	12,504	16,106	-
	TOTAL EXPENSES | FIRE TRUCK DEBT	**91,143**	**91,143**	**89,314**	**267,270**	**-**
101-GENERAL FUND | EXPENSES LONG TERM DEBT | LIBRARY LANDSCAPE DEBT						
101-4500-047001	DEBT INTEREST EXPENSE	14,466	13,542	12,456	7,726	-
101-4500-047002	PRINCIPAL PAYMENT ON LTD	22,405	23,001	24,233	280,760	-
	TOTAL EXPENSES | LIBRARY LANDSCAPE DEBT	**36,871**	**36,543**	**36,689**	**288,486**	**-**
101-GENERAL FUND | EXPENSES LONG TERM DEBT | INTERFUND DEBT						
101-4090-047003	INTERFUND DEBT PMT	-	68,100	136,105	136,116	136,104
	TOTAL EXPENSES | INTERFUND DEBT	**-**	**68,100**	**136,105**	**136,116**	**136,104**
101-GENERAL FUND | EXPENSES LONG TERM DEBT | TCAG MEASURE R						
101-4090-047004	TCAG MEASURE R PRINCIPAL PAYMENT	52,422	52,422	52,422	432,483	-
	TOTAL EXPENSES |TCAG MEASURE R DEBT	**52,422**	**52,422**	**52,422**	**432,483**	**-**
	TOTAL GENERAL FUND LONG TERM DEBT	**461,259**	**530,031**	**615,045**	**1,585,190**	**225,464**

GENERAL FUND CAPITAL IMPROVEMENTS

101-GENERAL FUND | CAPITAL IMPROVEMENT

		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
101-GENERAL FUND | CAPITAL IMPROVEMENT | CITY CLERK/HR		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
101-4030-064003	CAP O/L REPAIRS GOVT BLDG	8,704	25,511	-	-	-
	TOTAL CAPITAL IMPROVEMENT HUMAN RESOURCES	8,704	25,511	-	-	-
101-GENERAL FUND | CAPITAL IMPROVEMENT | CITY MANAGER						
101-4040-066000	NEW VEHICLE EQUIPMENT	49,719	-	-	-	-
	TOTAL CAPITAL IMPROVEMENT CITY MANAGER	49,719	-	-	-	-
101-GENERAL FUND | CAPITAL IMPROVEMENT | PUBLIC SAFETY						
101-4110-062000	BUILDINGS	-	-	-	-	20,000
101-4110-064000	CAPITAL OUTLAY-EQUIPMENT	-	33,447	33,447	238,671	125,000
101-4110-064002	CAPITAL OUTLAY-IMPROVEMENT	5,079	-	-	-	-
101-4110-066000	NEW VEHICLE PURCHASE	138,922	-	-	-	-
101-4110-066019	USDA PUBLIC SAFETY VEHICLES	241,575	208,822	-	-	-
101-4110-069145	FLOORING	19,747	-	-	-	-
	TOTAL CAPITAL IMPROVEMENT PUBLIC SAFETY	405,323	242,269	33,447	238,671	145,000
101-GENERAL FUND | CAPITAL IMPROVEMENT | CITY SERVICES						
101-4120-062000	BUILDINGS	-	-	-	-	10,000
101-4120-063000	IMPROVEMENT OTHER THAN BUILDINGS	-	-	-	-	-
101-4120-064000	EQUIPMENT	-	-	-	89,960	-
101-4120-064002	CAP OUTLAY/IMPROVEMENTS	-	-	21,641	-	-
101-4120-064003	CAP O/L REPAIRS GOVT BLDG	46,516	31,725	-	-	-
101-4120-066000	NEW VEHICLE PURCHASE	11,590	66,926	-	-	-
	TOTAL CAPITAL OUTLAY IMPROVEMENT CITY WIDE	58,106	98,651	21,641	89,960	10,000
101-GENERAL FUND | CAPITAL IMPROVEMENT | STREETS						
101-4130-064002	CAP OULTLAY/IMPROVEMENT	7,200	-	-	-	-
101-4130-066010	NEW VEHICLE EQUIPMENT	42,413	26,480	-	-	-
	TOTAL CAPITAL IMPROVEMENT STREETS	49,613	26,480	-	-	-
101-GENERAL FUND | CAPITAL IMPROVEMENT | PARKS						
101-4210-063000	CAPITAL O/L-IMP, OTHER	6,085	-	-	-	-
101-4210-064000	CAP OULTLAY/EQUIPMENT	3,500	117,476	(500)	13,000	-
101-4210-064002	CAP OULTLAY/IMPROVEMENT	5,917	31,945	-	-	-
101-4210-065000	CONSTRUCTION IN PROGRESS	-	-	-	162,709	-
101-4210-066000	NEW VEHICLE PURCHASE	27,300	33,069	-	-	-
	TOTAL CAPITAL IMPROVEMENT PARKS	42,802	182,490	(500)	175,709	-

GENERAL FUND CAPITAL IMPROVEMENT CONTINUED

		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
101-GENERAL FUND | CAPITAL IMPROVEMENT | FINANCE DEPARTMENT		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
101-4050-064002	CAPITAL OUTLAY/IMPROVEMENT	-	-	7,223	-	-
101-4050-064003	CAPITAL O/L REPAIRS GOVERNMENT BUILDING	-	43,948	-	-	-
101-4050-066000	NEW VEHICLE PURCHASE	38,634	-	-	-	-
	TOTAL CAPITAL IMPROVEMENT FINANCE	38,634	43,948	7,223	-	-
101-GENERAL FUND | CAPITAL IMPROVEMENT | HURTADO FIRE EQUIPMENT						
101-4900-066020	AB179 HURTADO	-	1,615,460	-	43,175	-
	TOTAL CAPITAL IMPROVEMENT HURTADO FIRE EQUIPMENT	-	1,615,460	-	43,175	-
	TOTAL GENERAL FUND CAPITAL IMPROVEMENT	652,902	2,234,809	61,811	547,515	155,000

Note: Includes 102 - asset forfeiture

AMERICAN RESCUE PLAN ACT

306 – AMERICAN RESCUE PLAN ACT FUND	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
FUNDS FROM RESERVE	-	-	-	1,761,815	
REVENUE	605,716	289,772	463,267	-	-
EXPENSES FOR OPERATING	106,602	-	36,013	1,510	-
CAPITAL IMPROVEMENT	499,114	289,772	427,254	1,496,425	-
TOTAL SUMMARY OF NET CHANGE	**0**	**-**	**-**	**263,880.00**	**-**

306 – ARPA FUND | REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
306-4306-300107	AMERICAN RESCUE PLAN ACT	605,716	289,772	1,941,815	-	
306-4306-360110	EARNED BANK INTERES	-	-	-	-	
306-4306-369400	REBATES/REFUND/REIMBURSMENT	-	-	-	-	
306-4306-369090	OTHER MISCE REVENUES	-	-	12,500	-	
	TOTAL REVENUE | ARPA FUND	**605,716**	**289,772**	**1,954,315**	**-**	**-**

306 – ARPA FUND | EXPENSES

SALARIES & BENEFITS						
306-4306-010001	SALARIES - FULL TIME	19,500	-	-	-	
306-4306-010002	SALARIES - PART TIME	-	-	-	-	
306-4306-010003	SALARIES - OVERTIME	-	-	-	-	
306-4306-015002	FICA/MEDICARE CITY PAID	1,492	-	-	-	
306-4306-015004	PERS - EPMC	-	-	-	-	
306-4306-015005	PERS - EMPLOYER CONTRIBT	-	-	-	-	
306-4306-015006	WORKER'S COMPENSATION	-	-	-	-	
306-4306-015008	HEALTH/LIFE/DISAB INSURNC	-	-	-	-	
306-4306-016000	DEFERRED COMP BENEFIT	-	-	-	-	
	TOTAL SALARIES & BENEFITS	20,992	-	-	-	-
SERVICES & SUPPLIES						
306-4306-021000	OFFICE SUPPLIES/MATERIALS	-	-	-	-	
306-4306-025000	SMALL TOOLS & EQUIPMENT	-	-	-	-	
306-4306-031000	PROFESSIONAL SERVICES	73,850	-	36,013	1,510	
306-4306-031009	AUDIT SERVICES	-	-	-	-	
306-4306-031020	RECRUITING COSTS	-	-	-	-	
306-4306-038000	ENGINEERING	-	-	-	-	
306-4306-035000	ADV/PRINT/COPY/SHIPPING	-	-	-	-	
306-4306-037004	DUES, SUBSCRIPTIONS	-	-	-	-	
306-4306-033023	ESCROW EXP/CLOSING COSTS	11,760	-	-	-	
	TOTAL SERVICES & SUPPLIES	85,610	-	36,013	1,510	-
	TOTAL EXPENSES COVID-19 ARPA FUND	**106,602**	**-**	**36,013**	**1,510**	**-**

306-GENERAL FUND | CAPITAL IMPROVEMENTS |ARPA FUNDS

306-4306-064000	CAPITAL IMPROVEMENTS - EQUIPMENT	-	26,046	-		
306-4306-064002	CAP OULTLAY/IMPROVEMENT	499,114	263,726	427,254	1,050,224	
306-4306-065000	CONSTRUCTION IN PROGRESS	-	-	-	446,201	
	TOTAL CAPITAL IMPROVEMENTS	**499,114**	**289,772**	**427,254**	**1,496,425**	**-**

MCDERMONT

300-MCDERMONT		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
300-390100	TRANSFERS IN	-	609,388	-	-	-
	REVENUE	-	2,483	9,683	-	-
	EXPENSES FOR OPERATING	-	23,810	1,548	-	-
	LONG TERM DEBT	-	-	-	-	-
	CAPITAL IMPROVEMENT	-	22,500	576,906	-	-
	TRANSFERS OUT	-	-	-	-	-
	TOTAL SUMMARY OF NET CHANGE	**-**	**565,561**	**(568,771)**	**-**	**-**

300-MCDERMONT | REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
300-4300-360010	INTEREST EARNINGS	-	2,483	9,683	-	-
	TOTAL REVENUE | MCDERMONT	**-**	**2,483**	**9,683**	**-**	**-**

300-MCDERMONT | EXPENSES

300-4300-031000	PROFESSIONAL SERVICES	-	-	1,548	-	-
300-4300-036001	EMERGENCY REPAIR	-	23,810	-	-	-
	TOTAL EXPENSES | MCDERMONT	**-**	**23,810**	**1,548**	**-**	**-**

300-MCDERMONT | LONG TERM DEBT

300-4300-047001	DEBT INTEREST EXPENSE	-	-	-	-	-
	TOTAL LONG TERM DEBT | MCDERMONT	-	-	-	-	-

300-MCDERMONT | CAPITAL IMPROVEMENT

300-4300-064000	MACHINERY & EQUIPMENT	-	-	73,667	-	-
300-4300-064002	CAPITAL IMPROVEMENTS/IMPRO	-	22,500	503,239	-	-
300-4300-064007	CAPITAL O/L	-	-	-	-	-
	TOTAL EXPENSES | MCDERMONT	**-**	**22,500**	**576,906**	**-**	**-**

Note: Annual reporting for the McDermont Enterprise Fund has been absorbed by the General Fund since the City's management of McDermontField House was outsourced. The City remains responsible for building maintenance and repairs and remaining debt obligations only.

RECREATION

SUMMARY OF NET CHANGE

400-RECREATION CENTER		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
400-390100	TRANSFER IN	306,421	-	-	497,921	850,000
	REVENUE	677,591	863,754	683,757	775,525	870,309
	EXPENSES FOR OPERATING	935,665	937,795	932,622	917,480	981,043
	LONG TERM DEBT	76,604	40,935	73,032	132,023	131,968
	CAPITAL IMPROVEMENT	19,857	221,826	35,025	100,000	600,000
	TOTAL WELLNESS CENTER	**(48,114)**	**(336,802)**	**(356,922)**	**123,943**	**7,298**

400- RECREATION FUND | REVENUE

COMMUNITY PARTNERSHIPS		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
400-4400-300104	SPECIAL EVENT REVENUE	7,270	5,762	5,973	11,000	7,500
400-4400-300105	LINDSAY UNIFIED SCHOOL DISTRICT K-8 SCHOOL USE	12,222	402	-	-	-
400-4400-300115	LINDSAY UNIFIED SCHOOL DISTRICT SPORTS	-	-	-	-	-
400-4400-340000	LINDSAY UNIFIED SCHOOL DISTRICT POOL CONTRIBUTION	-	50,000	-	50,000	50,000
400-4400-340400	LINDSAY HOSPITAL DISTRICT	285,000	285,000	285,000	285,000	285,000
400-4400-340401	ADDITIONAL LINDSAY HOSPITAL DISTRICT CONTRIBUTION	-	221,038	40,176	-	-
	SUB-TOTAL COMMUNITY PARTNERSHIPS	304,492	562,202	331,149	346,000	342,500
FACILITY USE/RENTAL						
400-4400-300006	WELLNESS CENTER FACILITY USE-BUILDING	16,811	24,600	16,202	21,000	20,000
400-4400-305027	MEMBERSHIP FEES	105,149	119,687	132,888	130,000	150,000
400-4400-310001	SWIMMING POOL FEES	10,124	10,327	10,550	10,000	10,000
400-4400-310002	RECREATION FIELD RENTALS	-	-	-	-	-
400-4400-310005	POOL RENTAL	20,070	11,911	15,111	17,500	19,000
400-4400-345050	LEASE/RENT RECEIPTS	170,177	137,991	141,887	141,700	216,309
	SUB-TOTAL FACILITY USE/RENTAL	322,330	304,516	316,638	320,200	415,309
LESSONS/PROGRAMS/CLASSES						
400-4400-300009	DONATIONS	3,750	-	20	250	250
400-4400-305005	SPORTS REGISTRATION FEES	-	-	-	87,500	92,500
400-4400-305009	SWIMMING POOL CONCESSIONS	2,828	270	-	-	-
400-4400-305011	OTHER REVENUES (RETAIL)	1,202	389	19,034	500	400
400-4400-310003	SWIMMING LESSONS	5,713	15,115	11,105	11,000	10,000
400-4400-310004	PROGRAM FEES & CLASSES	-	-	2,580	3,250	3,500
400-4400-360110	EARNED BANK INTEREST	3	9	6	-	-
400-4400-369060	CONVENIENCE FEES	717	2,226	3,052	4,000	3,250
400-4400-369090	OTHER MISC REVENUES	954	850	160	-	-
400-4400-369400	REBATES/REFUND/REIMBURSMT	35,247	(21,841)	-	2,900	2,500
400-4400-380185	OVER/SHORT	354	18	13	(75)	100
	SUB-TOTAL LESSONS/PROGRAMS/CLASSES	50,769	(2,964)	35,970	109,325	112,500
	TOTAL REVENUE | RECREATION CENTER	**677,591**	**863,754**	**683,757**	**775,525**	**870,309**

RECREATION CENTER CONTINUED

400- RECREATION FUND | EXPENSES		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SALARIES & BENEFITS		FY 2023	FY 2024	FY 2025	FY 2026	FY2027
400-4400-010001	SALARIES - FULL TIME	124,982	120,463	228,543	174,193	181,516
400-4400-010002	SALARIES - PART TIME	133,497	147,267	93,368	111,863	130,000
400-4400-010003	SALARIES - OVERTIME	410	992	662	1,000	1,000
400-4400-010007	AD'L SALARY:SPECIALTY PAY	1,529	1,826	(5,565)	4,000	4,200
400-4400-010008	TEMPS	40,501	3,554	-	-	-
400-4400-015000	BENEFITS	182	-	(120)	-	-
400-4400-015002	FICA/MEDICARE CITY PAID	19,066	19,770	24,039	21,591	33,478
400-4400-015005	PERS - EMPLOYER CONTRIBT	11,751	17,350	26,567	21,500	21,963
400-4400-015006	WORKER'S COMPENSATION	20,725	23,438	28,128	19,231	9,856
400-4400-015008	HEALTH/LIFE/DISAB INSURNC	20,011	32,229	49,256	51,702	39,961
400-4400-015009	OPEB CURRENT LIABILITY EXPENSE	8,063	-	-	-	-
400-4400-015011	DEFERRED COMP BENEFIT	2,964	4,724	8,000	6,700	10,811
400-4400-015015	PERS UNFUNDED LIABILITY	42,460	40,671	45,286	32,117	37,252
400-4400-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	426,141	412,284	498,164	443,897	470,037
SERVICES & SUPPLIES						
400-4400-021000	SUPPLIES	-	-	-	45,000	41,200
400-4400-022000	DEPARTMENT OPERATING SUPPLIES	-	9,425	3,988	-	
400-4400-022006	MAINTENANCE & REPAIR	-	-	-	14,000	11,280
400-4400-022012	VEHICLE FUEL AND OIL	-	149	91	-	120
400-4400-022013	VEHICLE ALLOWANCE	-	-	3,518	250	-
400-4400-022015	VEHICLE REPAIR & MAINT	-	2,465	10	-	-
400-4400-023000	REPAIR & MAINTENANCE SUPPLIES	-	13,991	634	2,600	-
400-4400-023015	SOFTWARE	-	-	19,974	5,000	300
400-4400-024004	UNIFORMS AND PERSONAL EQUIPMENT	-	-	-	6,778	28,500
400-4400-025000	SMALL TOOLS, EQUIPMENT, & FURNITURE	-	-	-	43,000	34,750
400-4400-031000	PROFESSIONAL SERVICES	5,147	3,644	62,178	52,000	40,450
400-4400-031009	AUDIT SERVICES	-	4,534	6,270	-	-
400-4400-032006	UTILITIES	134,956	145,285	104,831	125,000	135,000
400-4400-032007	PERMITS / FEES / LICENSES	3,465	3,051	1,040	4,900	4,750
400-4400-033001	PHONE & VOICE	10,027	11,478	13,724	14,000	14,000
400-4400-034000	LIABILITY INSURANCE	146,920	150,584	88,112	85,000	113,271
400-4400-035000	ADV/PRINT/COPY/SHIPPING	1,449	5,996	3,094	4,000	7,500
400-4400-036000	REPAIR & MAINT SERVICES	-	-	14,660	7,100	-
400-4400-036008	OFFICE EQUIPMENT MAINT	-	-	1,417	2,650	-
400-4400-036014	EQUIPMENT LEASE	-	-	-	105	3,500
400-4400-037000	OTHER SERVICES & CHARGES	8,425	31,081	29,342	18,000	7,400
400-4400-037003	RENTAL DEPOSIT REFUND	-	-	101	-	-
400-4400-037004	DUES, SUBSCRIPTIONS	605	1,693	3,519	1,200	19,885
400-4400-037008	TRAINING & SEMINARS	1,460	658	985	-	-
400-4400-037018	FINANCE CHARGES	-	-	8	-	-
400-4400-037030	COMMUNITY EVENT	-	-	-	18,000	41,200
400-4400-038002	MEETINGS & TRAVEL	380	2,285	180	5,000	7,900
400-4400-055006	SPECIAL INTEREST CLASSES	16,575	16,725	22,400	20,000	-
400-4400-055008	ALARM SERVICE	285	-	-	-	-
400-4400-063013	FURNITURE & EQUIPMENT	8,449	2,682	877	-	-
400-4400-069076	POOL CHEMICALS	25,109	34,948	36,584	-	-
400-4400-069091	CLEANING/SANITATION SERV	6,846	6,626	5,151	-	-
400-4400-069102	STAFF UNIFORMS	2,115	2,749	799	-	-
400-4400-069114	LINDSAY HOSPITAL DISTRICT	123,791	66,022	-	-	-
400-4400-069115	SPECIAL EVENTS EXPENSE	12,578	7,516	10,971	-	-
400-4400-069116	CONCESSIONS SUPPLIES	941	1,924	-	-	-
	TOTAL SERVICES & SUPPLIES	509,524	525,511	434,458	473,583	511,006
	TOTAL EXPENSES | OPERATIONS	**935,665**	**937,795**	**932,622**	**917,480**	**981,043**

RECREATION CENTER LONG TERM DEBT

400- RECREATION FUND | EXPENSES DEBT SERVICING

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
400-4400-047001	DEBT INTEREST EXPENSE	76,604	40,935	73,032	71,647	69,026
400-4400-047002	PRINCIPAL PAYMENT ON LTD	-	-	-	60,376	62,942
	TOTAL EXPENSES | DEBT SERVICING	**76,604**	**40,935**	**73,032**	**132,023**	**131,968**

RECREATION CENTER CAPITAL IMPROVEMENTS

400- RECREATION FUND | EXPENSES DEBT SERVICING

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
400-4400-063000	IMPROVEMENTS OTHER THAN BUILDINGS	**-**	**-**	**-**	**-**	600,000
400-4400-064000	CAPITAL IMPROVEMENTS - EQUIPMENT	19,857	17,925	-	100,000	-
400-4400-064002	CAPITAL IMPROVEMENTS IMPROVEMENTS	-	203,113	35,025	-	-
400-4400-066000	NEW VEHICLE PURCHASE	-	788	-	-	-
	TOTAL EXPENSES | CAPITAL IMPROVEMENTS	**19,857**	**221,826**	**35,025**	**100,000**	**600,000**

STREET IMPROVEMENT PROGRAM FUND

SUMMARY OF NET CHANGE		ACTUAL FY 2023	ACTUAL FY 2024	UNADITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
	RESERVES	-	-	-	600,000	546,000
	REVENUE	1,019,102	1,058,305	89,683	32,491	-
	EXPENSES FOR OPERATING	17,595	-	173,469	40,000	-
	LONG-TERM DEBT	49,861	61,137	52,694	53,682	-
	CAPITAL IMPROVEMENT	58,999	35,000	-	-	546,000
200-090200	TRANSFERS OUT	2,283,414	493,937	-	-	-
	TOTAL SUMMARY OF NET CHANGE | STREET IMPROVEMENT FUND	**(1,390,767)**	**468,231**	**(136,480)**	**538,809**	**-**

200-STREET IMPROVEMENT FUND | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNADITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
200-4200-312030	STREET IMPROVEMNT PROGRAM	963,607	962,370	54,490	5,491	-
200-4200-360010	INTEREST EARNINGS	11,594	20,135	722	-	-
200-4200-360110	EARNED BANK INTEREST	11,481	46,747	34,471	27,000	-
200-4200-369300	GRANT FUNDS RECEIVED	32,420	29,053	-	-	-
	TOTAL REVENUE | STREET IMPROVEMENT FUND	**1,019,102**	**1,058,305**	**89,683**	**32,491**	**-**

200-STREET IMPROVEMENT FUND | EXPENSES

SERVICES & SUPPLIES						
200-4200-031000	PROFESSIONAL SERVICE	17,595	-	84,134	40,000	-
200-4200-065013	GENERAL STREET MAINTENANCE	-	-	89,335	-	-
	TOTAL EXPENSES | STREET IMPROVEMENT FUND	**17,595**	**-**	**173,469**	**40,000**	**-**

200- STREET IMPROVEMENT FUND | LONG TERM DEBT

200-4200-047001	DEBT INTEREST EXPENSE	-	11,276	2,833	3,820	-
200-4200-047002	PRINCIPAL PAYMENT ON LTD	49,861	49,861	49,861	49,862	-
	TOTAL EXPENSES | STREET IMPROVEMENT FUND LONG TERM DEBT	**49,861**	**61,137**	**52,694**	**53,682**	**-**

200- STREET IMPROVEMENT FUND | CAPITAL IMPROVEMENTS

200-4200-064007	IMPROVEMENT OTHER THAN BUILDINGS	-	-	-	-	546,000
200-4200-064007	CAPITAL O/L	-	-	-	-	-
200-4200-066000	NEW VEHICLE PURCHASE	58,999	35,000	-	-	-
	TOTAL EXPENSES | STREET IMPROVEMENT CAPITAL IMPROVEMENTS	58,999	35,000	-	-	546,000
	TOTAL EXPENSES | STREET IMPROVEMENT FUND LONG TERM DEBT	**1,145,557**	**1,154,442**	**315,846**	**126,173**	**546,000**

STATE PARKS

SUMMARY OF NET CHANGE		ACTUAL FY 2023	ACTUAL FY 2024	UNADITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
	REVENUE	479,947	23,182	5,154,206	2,668,808	-
	EXPENSES	263,839	-	153,192	43,650	-
	CAPITAL IMPROVEMENTS	-	-	4,953,462	2,620,388	-
460-4460-090200	TRANSFERS OUT	-	64,113	-	-	-
	TOTAL SUMMARY OF NET CHANGE | STATE PARKS	**216,108**	**23,182**	**47,552**	**4,770**	**-**

460 -STATE PARKS | REVENUE | STATE PARKS

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNADITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
460-4460-369090	OTHER MISC REVENUES	-	-	-	-	-
460-4460-369300	GRANT FUNDS RECEIVED (PROP 68) Kacu Park	479,947	23,182	503,286	-	-
460-4440-369300	GRANT FUNDS RECEIVED - CAL TRANS (CLEAN CA LOCAL GRANT)	-	-	4,650,920	2,668,808	-
	TOTAL REVENUE | STATE PARKS	**479,947**	**23,182**	**5,154,206**	**2,668,808**	**-**

460 -STATE PARKS | EXPENSES | STATE PARKS

SALARIES & BENEFITS						
460-4460-010001	SALARIES - FULL TIME	107	-	-	-	-
460-4460-015002	FICA/MEDICARE CITY PAID	6	-	-	-	-
460-4460-015005	PERS-EMPLOYER CONTRIBUTION	4	-	-	-	-
460-4460-015006	WORKER'S COMPENSATION	10	-	-	-	-
460-4460-015008	HEALTH/LIFE/DISAB INSURNC	22	-	-	-	-
460-4460-015011	DEFERRED COMP BENEFIT	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	149	-	-	-	-
SERVICES & SUPPLIES						
460-4460-031000	PROFESSIONAL SERVICES	263,690		153,192	43,650	-
460-4460-055012	FUNDRAISER	-	-	-	-	-
	TOTAL SERVICES & SUPPLIES	263,690	-	153,192	43,650	-
	TOTAL EXPENSES | STATE PARKS	263,839	-	153,192	43,650	-

460 -STATE PARKS | CAPITAL IMPROVEMENTS | STATE PARKS

SERVICES & SUPPLIES						
460-4460-064002	CAPITAL IMPROVEMENTS IMPROVEMENT STATE PARKS	-	-	302,542	-	-
460-4460-064002	CAPITAL IMPROVEMENTS IMPROVEMENT STATE PARKS	-	-	4,650,920	2,421,665	-
460-4460-064000	CAPITAL OUTLAY EQUIPMENT	-	-	-	-	-
460-4460-065000	CONSTRUCTION IN ROGRESS	-	-	-	198,723	-
	TOTAL CAPITAL IMPROVEMENTS STATE PARKS	-	-	4,953,462	2,620,388	-

PARKLAND IMPROVEMENTS -PERMITS

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNADITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
FUNDS FROM RESERVES	-	-	-	9,000	-
REVENUE	32,803	5,857	3,255	1,300	1,000
EXPENSES	-	-	42,979	43,354	1,000
TOTAL SUMMARY OF NET CHANGE | PARK IMPROVEMENTS	**32,803**	**5,857**	**(39,724)**	**(33,054)**	**-**

471-PARKLAND IMPROVEMENTS | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNADITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
471-4471-324040	BUILDING PERMITS	32,800	5,850	3,250	1,300	1,000
471-4471-360110	EARNED BANK INTEREST	3	7	5	-	-
	TOTAL REVENUE | PARK IMPROVEMENTS	**32,803**	**5,857**	**3,255**	**1,300**	**1,000**

471-PARK IMPROVEMENTS | EXPENSES

SALARIES & BENEFITS						
471-4471-010001	SALARIES - FULL TIME	-	-	-	-	-
471-4471-015002	FICA/MEDICARE CITY PAID	-	-	-	-	-
471-4471-015004	PERS-EPMC	-	-	-	-	-
471-4471-015005	PERS-EMPLOYER CONTRIBUTION	-	-	-	-	-
471-4471-015006	WORKER'S COMPENSATION	-	-	-	-	-
471-4471-015008	HEALTH/LIFE/DISAB INSURNC	-	-	-	-	-
471-4471-016000	DEFERRED COMP BENEFIT	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	-	-	-	-	-
SERVICES & SUPPLIES						
471-4471-031000	PROFESSIONAL SERVICES	-	-	42,979	43,354	1,000
	TOTAL SERVICES & SUPPLIES	-	-	42,979	43,354	1,000
	TOTAL EXPENSES | PARK IMPROVEMENTS	**-**	**-**	**42,979**	**43,354**	**1,000**

SB 1 ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA)

SUMMARY OF NET CHANGE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
260-390100	TRANSFERS IN	-	-	-	350,000	-
	RESERVES	-	-	-	-	617,455
	REVENUE	285,512	333,354	350,102	345,000	357,045
	EXPENSES	-	-	-	-	357,000
	CAPITAL IMPROVEMENT	-	-	-	-	617,500
260-090200	TRANSFERS OUT	734,855	326,500	-	-	-
	TOTAL SUMMARY OF NET CHANGE | SB1 RMRA	**(449,343)**	**6,854**	**350,102**	**695,000**	**-**

260-SB1 ROAD MAINTENANCE & REHAB | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
260-4260-335169	GAS TAX ROAD MAINTENANCE REHAB	283,365	327,659	346,353	343,000	357,045
260-4260-360110	EARNED BANK INTEREST	2,147	5,695	3,749	2,000	-
	TOTAL REVENUE | SB 1 RMRA	**285,512**	**333,354**	**350,102**	**345,000**	**357,045**

260-SB1 ROAD MAINTENANCE & REHAB | EXPENSES

EXPENSES

260-4260-022006	REPAIR & MAINTENANCE	-	-	-	-	357,000
	TOTAL REVENUE | SB 1 RMRA	-	-	-	-	357,000

260-SB1 ROAD MAINTENANCE & REHAB | CAPITAL IMPROVEMENT

260-4260-063000	IMPROVEMENTS OTHER THAN BUILDINGS	-	-	-	-	617,500
	TOTAL EXPENSES | SB1 RMRA	**-**	**-**	**-**	**-**	**617,500**

LOCAL STREETS & ROADS (HUTA) TAX

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
RESERVES	-	-	-	-	181,386
REVENUE	322,758	348,334	358,143	365,130	371,735
EXPENSES	336,229	394,897	344,079	249,281	366,922
TRANSFERS OUT	79,665	-	-	55,461	186,199
TOTAL | HUTA TAX FUND	**(93,136)**	**(46,563)**	**14,064**	**60,388**	**-**

261-GAS TAX FUND | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
261-4261-335155	GAS TAX 2105	72,277	77,026	78,932	82,000	83,188
261-4261-335156	GAS TAX 2106 CONSTRUCTION	45,387	48,250	49,630	49,268	49,901
261-4261-335157	GAS TAX 2107	98,501	104,261	104,708	111,850	111,241
261-4261-335158	GAS TAX 2107.5	3,000	3,000	3,000	3,000	3,000
261-4261-335162	TRAFFIC CONGESTN HUT 2103	103,482	115,500	121,068	118,862	124,405
261-4261-335168	PTP - PROP 42 PAYMENT	-	-	-	-	-
261-4261-360110	EARNED BANK INTEREST	112	297	195	150	-
261-4261-369090	OTHER MISC REVENUES	-	-	609	-	-
	TOTAL REVENUE | GAS TAX FUND	**322,758**	**348,334**	**358,143**	**365,130**	**371,735**

LOCAL STREETS & ROADS (HUTA) TAX

261-GAS TAX FUND | EXPENSES

		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SALARIES & BENEFITS		FY 2023	FY 2024	FY 2025	FY 2026	FY2027
261-4261-010001	SALARIES - FULL TIME	89,993	100,493	71,349		4,795
261-4261-010002	SALARIES - PART TIME	-	-	-		-
261-4261-010003	SALARIES - OVERTIME	416	661	1,026		500
261-4261-010007	AD'L SALARY:SPECIAL PAY	689	500	1,064		-
261-4261-015000	BENEFITS	437	-	(509)		-
261-4261-015002	FICA/MEDICARE CITY PAID	6,500	7,359	5,223		367
261-4261-015005	PERS - EMPLOYER CONTRIBT	8,411	11,206	8,799		382
261-4261-015006	WORKER'S COMPENSATION	7,538	8,576	6,302		216
261-4261-015008	HEALTH/LIFE/DISAB INSURNC	14,181	16,901	15,652		1,102
261-4261-015011	DEFERRED COMP BENEFIT	2,217	4,061	1,609		192
261-4261-015015	PERS UNFUNDED LIABILITY	17,361	16,630	24,563		26
261-4261-015018	BOOT ALLOWANCE	39	148	-	127	-
261-4261-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	147,784	166,535	135,078	127	7,580
SERVICES & SUPPLIES						
261-4261-022000	DEPARTMENT OPERATING SUPPLIES	894	-	-		-
261-4261-022006	MAINTENANCE & REPAIR	-	-	-	1,000	14,000
261-4261-022012	VEHICLE FUEL AND OIL	4,119	3,619	3,401	2,500	3,400
261-4261-022015	VEHICLE REPAIR & MAINT	521	-	272	100	175
261-4261-023001	STREET SWEEPING	60,200	64,610	64,975	62,500	-
261-4261-023003	STREET SIGNS & STRIPING	-	-	-	25,000	77,500
261-4261-023006	STREET MAINTENANCE & REPAIR	-	-	-	30,000	98,000
261-4261-023015	SOFTWARE	-	-	3,395	750	
261-4261-024004	UNIFORMS & PERSONAL EQUIPMENT	-	-	-	-	250
261-4261-031000	PROFESSIONAL SERVICES	-	-	5,912	13,000	86,800
261-4261-031009	AUDIT SERVICES	-	-	1,088	-	-
261-4261-031012	ENGINEERING	-	-	-	-	-
261-4261-032001	UTILITIES	-	-	-	98,000	79,200
261-4261-032004	STREET LIGHTING	84,630	108,193	87,576	-	-
261-4261-032007	PERMITS/FEES/LICENSES	-	-	-	1,800	-
261-4261-034000	LIABILITY INSURANCE	22,511	6,457	15,293	14,704	17
261-4261-036008	OFFICE EQUIPMENT MAINTENANCE	-	-	11	-	-
261-4261-037000	OTER SERVICE & CHARGES	-	-	5,650	-	-
261-4261-037004	DUES & SUBSCRIPTIONS	-	-	369	-	-
261-4261-037018	FINANCE CHARGE	-	-	250	-	-
261-4261-065001	STREET SIGNS	6,589	24,174	5,515	-	-
261-4261-065008	STREET STRIPING	3,573	15,337	3,088	-	-
261-4261-065013	GENERAL STREET MAINT	5,409	5,972	12,206	(200)	-
	TOTAL SERVICES & SUPPLIES	188,446	228,362	209,001	249,154	359,342
	TOTAL EXPENSES | GAS TAX-MAINTENANCE	**336,229**	**394,897**	**344,079**	**249,281**	**366,922**

MEASURE R TRANSPORTATION

SUMMARY OF NET CHANGE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
	FUNDS FROM RESERVES	-	-	-	830,000	561,777
	TRANSFER IN	-	-	-	485,565	-
	REVENUE	490,022	916,346	318,632	563,857	10,114,807
	EXPENSES	122,113	153,817	147,170	86,581	67,665
	LONG TERM DEBT	120,368	120,444	128,684	447,761	-
	CAPITAL IMPROVEMENT	60,427	36,804	-	140,000	10,346,307
263-4263-090200	TRANSFER OUT	-	-	-	188,398	182,733
	TOTAL | MEASURE R TRANSPORTATION	**187,113**	**605,281**	**42,778**	**1,016,682**	**79,879**

263-MEASURE R TRANSPORTATION | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED 2027
263-4263-305011	MEASURE R OTHER REVENUE	-	-	-	-	9,784,807
263-4263-305020	LOCAL MEASURE R	295,668	349,219	307,356	337,553	330,000
263-4263-305023	COUNTY MSR-R SPECIAL PROJ	-	550,000	-	222,804	-
263-4263-360110	EARNED BANK INTEREST	6,456	17,127	11,276	3,500	-
263-4263-369300	GRANT FUNDS RECEIVED	187,898	-	-	-	-
	TOTAL REVENUE | MEASURE R TRANSPORTATION	**490,022**	**916,346**	**318,632**	**563,857**	**10,114,807**

263-MEASURE R TRANSPORTATION | EXPENSES

SALARIES & BENEFITS						
263-4263-010001	SALARIES - FULL TIME	77,073	95,809	63,285	19,580	8,221
263-4263-010003	SALARIES - OVERTIME	140	700	447	100	500
263-4263-010007	AD'L SALARY:SPECIAL PAY	508	530	966	800	-
263-4263-015000	BENEFITS	109		(461)	-	-
263-4263-015002	FICA/MEDICARE CITY PAID	5,479	6,957	4,506	1,450	629
263-4263-015005	PERS - EMPLOYER CONTRIBT	7,243	10,951	8,021	3,100	654
263-4263-015006	WORKER'S COMPENSATION	6,383	8,254	5,537	1,675	369
263-4263-015008	HEALTH/LIFE/DISAB INSURNC	12,258	16,050	13,855	5,300	1,889
263-4263-015011	DEFERRED COMP BENEFIT	2,201	4,002	1,476	380	329
263-4263-015015	PERS UNFUNDED LIABILITY	5,516	5,284	21,966	36	45
263-4263-015018	BOOT ALLOWANCE	-	76	-	-	-
263-4263-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	116,910	148,613	119,598	32,421	12,636
SERVICES & SUPPLIES						
263-4263-023006	STREET MAINTENANCE & REPAIR	-	-	-	-	-
263-4263-023015	SOFTWARE	-	-	2,703	600	-
263-4263-031000	PROFESSIONAL SERVICES	-	-	5,985	36,000	50,000
263-4263-031009	AUDIT SERVICES	-	-	892	-	-
263-4263-034000	LIABILITY INSURANCE	-	-	12,542	12,060	29
263-4263-035000	ADV/PRINT/COPY/SHIPPING	-	-	-	-	-
263-4263-036000	REPAIRS & MAINTENANCE	-	-	-	-	-
263-4263-036008	OFFICE EQUIPMENT MAINT	-	-	9	-	-
263-4263-037000	OTHER SERVICES & CHARGES	-	-	110	-	-
263-4263-037004	DUES, SUBSCRIPTIONS	-	-	303	5,500	5,000
263-4263-037006	TCAG DUES	5,204	5,204	5,028	-	-
	TOTAL SERVICES & SUPPLIES	5,204	5,204	27,572	54,160	55,029
	TOTAL EXPENSES MEASURE R	**122,113**	**153,817**	**147,170**	**86,581**	**67,665**

MEASURE R TRANSPORTATION

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
263-TRANSPORTATION | LONG TERM DEBT						
263-4263-047001	DEBT INTEREST EXPENSE	34,186	30,600	31,041	12,307	-
263-4263-047002	PRINCIPAL PAYMENT ON LTD	86,182	89,844	97,643	435,454	-
	TOTAL MEASURE R TRANSPORTATION LONG TERM DEBT	**120,368**	**120,444**	**128,684**	**447,761**	**-**
263-TRANSPORTATION | CAPITAL IMPROVEMENT						
263-4263-062000	BUILDINGS	-	-	-	27,000	8,334,807
263-4263-063000	IMPROVEMENT OTHER THAN BUILDINGS	-	-	-	-	2,011,500
263-4263-064002	CAPITAL IMPROVEMENTS - IMPROVEMENT & EQUIPM	60,427	36,804	-	140,000	-
263-4263-065000	CONSTRUCTION IN PROGRESS	-	-	-	22,400	-
	TOTAL MEASURE R CAPITAL IMPROVEMENT	**60,427**	**36,804**	**-**	**140,000**	**10,346,307**

GAS TAX TRANSIT FUND

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	1	2	1	-	-
EXPENSES	-	-	-	-	-
TOTAL | GAS TAX-TRANSIT FUND	**1**	**2**	**1**	**-**	**-**

264-GAS TAX-TRANSIT FUND | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
264-4264-335100	PUNCH PASSES - BUS	-	-	-	-	-
264-4264-341080	PENALTY & MISC SRV FEES	-	-	-	-	-
264-4264-360110	EARNED BANK INTEREST	1	2	1	-	-
264-4264-369400	REBATES/REFUND/REIMBURSMT	-	-	-	-	-
	TOTAL REVENUE | GAS TAX-TRANSIT FUND	**1**	**2**	**1**	**-**	**-**

264-GAS TAX-TRANSIT FUND | EXPENSES

EXPENSES						
264-4264-065043	LINDSAY TRANSIT CENTER	-	-	-	-	-
264-4264-038001	PUNCH PASSES - COST	-	-	-	-	-
	TOTAL CAPITAL OUTLAY | GAS TAX-TRANS FUND	**-**	**-**	**-**	**-**	**-**

SURFACE TRANSPORTATION PROGRAM

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
RESERVES	-	-	300,000	1,187,200	916,000
REVENUE	324,639	28,238	100,532	96,071	80,000
EXPENSES	-	-	375,087	375,090	50,000
CAPITAL IMPROVEMENT	-	-	-	-	916,000
TRANSFERS OUT	-	-	-	-	-
TOTAL | STP HWY FUNDS	**324,639**	**28,238**	**25,445**	**908,181**	**30,000**

265-STP HWY FUNDS | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
265-4265-335160	TPA STP/ST HWY ACCT EXCHG	313,995	-	77,534	81,071	80,000
265-4265-360110	EARNED BANK INTEREST	10,644	28,238	22,998	15,000	-
	TOTAL REVENUE | STP HWY FUNDS	**324,639**	**28,238**	**100,532**	**96,071**	**80,000**

265-STP HWY FUNDS | EXPENSES

EXPENSES

265-4265-023006	STREET MAINTENANCE & REPAIR	-	-	-	375,090	-
265-4265-031000	PROFESSIONAL SERVICES	-	-	-	-	50,000
265-4265-036000	REPAIR & MAINTENANCE	-	-	375,087	-	-
	TOTAL EXPENSES | STP HWY FUNDS	**-**	**-**	**375,087**	**375,090**	**50,000**

265-STP HWY FUNDS | CAPITAL IMPROVEMENT

EXPENSES

265-4265-063000	IMPROVEMENT OTHER THAN BUILDINGS	-	-	-	-	916,000
265-4265-064002	CAP OULTLAY/IMPROVEMENT	-	-		-	
	TOTAL EXPENSES | STP HWY FUNDS	**-**	**-**	**-**	**-**	**916,000**

TOTAL EXPENSES | STP HWY FUNDS	**-**	**-**	**375,087**	**375,090**	**966,000**

TDA LOCAL TRANSPORTATION FUND (LTF) ARTICLE 8

SUMMARY OF NET CHANGE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
	RESERVES	-	-	-	1,668,943	2,777,500
	REVENUE	788,038	77,957	492,105	1,057,561	869,514
	EXPENSES	-	-	-	-	50,000
	CAPITAL IMPROVEMENT	-	-	2,146,189	-	3,463,000
266-090200	TRANSFERS OUT	-	539,265	-	-	-
	TOTAL | LTF-ART 8 STREETS & ROADS	**788,038**	**(461,308)**	**(1,654,084)**	**2,726,504**	**134,014**

266-TDA LTF-ART 8 STREETS & ROADS | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
266-4266-335159	LTF - ART8 STREETS & ROAD	758,652	0.00	423,724	1,006,478	731,183
	STATE TRANSIT ASSISTANCE (STA)	-	-	-	-	115,664
	STATE OF GOOD REPAIR (SGR)	-	-	-	-	22,666
266-4266-360110	EARNED BANK INTEREST	29,385	77,957	68,381	51,083	-
	TOTAL REVENUE | LTF-ART 8 STREETS & ROADS	**788,038**	**77,957**	**492,105**	**1,057,561**	**869,514**

266-TDA LTF-ART 8 STREETS & ROADS | EXPENSES

EXPENSES						
266-4266-031000	PROFESSIONAL SERVICES	-	-	-	-	50,000
266-4266-036000	REPAIR & MAINTENANCE	-	-	-	-	-
	TOTAL EXPENSES | LTF-ART 8 STREETS & ROADS	**-**	**-**	**-**	**-**	**50,000**

266-TDA LTF-ART 8 STREETS & ROADS | EXPENSES | CAPITAL IMPROVEMENT

266-4266-063000	IMPROVEMENT OTHER THAN BUILDINGS	-	-	-	-	3,463,000
266-4266-064000	CAPITAL IMPROVEMENTS - EQUIPMENT	-	-	2,146,189	-	-
	TOTAL EXPENSES | LTF-STREETS & ROADS CAPITAL IMPROVEMENT	-	-	2,146,189	-	3,463,000
	TOTAL EXPENSES | LTF-ART 8 STREETS & ROADS	**-**	**-**	**2,146,189**	**-**	**3,513,000**

WATER

SUMMARY OF NET CHANGE

552-WATER | SUMMARY OF NET CHANGE		ACTUAL FY2023	ACTUAL FY2024	UNAUDITED FY2025	PROJECTED FY 2026	PROPOSED FY2027
	TRANSFERS IN	896,547	-	-	-	-
	REVENUE	1,656,577	1,905,391	2,609,199	2,792,904	18,662,166
	EXPENSES	1,923,756	1,657,983	1,810,325	1,989,462	1,818,397
	LONG TERM DEBT	41,264	22,422	108,722	109,874	109,874
	CAPITAL IMPROVEMENTS	53,464	305,006	-	3,435	16,270,827
552-090200	TRANSFERS OUT	-	792,854	6,550,534	372,720	380,175
	TOTAL WATER | SUMMARY OF NET CHANGE	**534,640**	**(872,874)**	**(5,860,382)**	**317,413**	**82,893**

552-WATER | REVENUE

REVENUE		ACTUAL FY2023	ACTUAL FY2024	UNAUDITED FY2025	PROJECTED FY 2026	PROPOSED FY2027
552-4552-305011	OTHER EWVENUE	-	-	-	-	4,200,000
552-4552-328045	WATER ACRE ASSESSMENT	-	-	3,200	-	-
552-4552-341080	PENALTY & MISC SRV FEES	150	29,120	109,170	90,000	90,000
552-4552-348010	WATER SERVICE CHARGES	1,310,705	1,482,627	2,165,664	2,458,984	2,750,000
552-4552-348011	PAGE/MOOR TRACT	73,429	79,424	102,402	110,000	115,000
552-4552-348020	WATER CONNECTION CHARGES	3,866	3,552	1,315	1,750	9,800
552-4552-348021	NEW UTILITY ACC. SET-UP	1,736	2,408	2,030	2,250	2,000
552-4552-348030	SALE OF SURPLUS WATER	-	218,550	140,000	-	-
552-4552-348040	OTHER WATER REVENUES	11,879	8,178	10,435	23,715	79,360
552-4552-360090	WTR EMRGNCY DROUGHT PR84	3,800	-	-	-	-
552-4552-360110	EARNED BANK INTEREST	26	69	45	-	-
552-4552-369090	OTHER MISC REVENUES	529	(529)	4,157	-	-
552-4552-369115	AB303 CLEANDRINKING WATER	-	-	-	-	-
552-4552-369300	GRANT FUNDS RECEIVED	-	2,797	-	31,605	11,343,000
552-4552-369400	REBATES/REFUND/REIMBURSMT	182,350	11,094	2,681	6,500	5,000
552-4552-369404	SHE WELL CONTRIBUTION	-	-	-	-	-
552-4552-369405	INTERFUND DEBT	68,100	68,100	68,100	68,100	68,006
552-4552-380185	OVER/SHORT	7	1	-	-	-
	TOTAL REVENUE | WATER	**1,656,577**	**1,905,391**	**2,609,199**	**2,792,904**	**18,662,166**

WATER CONTINUED

552-WATER | EXPENSES		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SALARY & BENEFITS		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
552-4552-010001	SALARIES - FULL TIME	342,288	276,439	283,983	169,252	168,871
552-4552-010002	SALARIES - PART TIME	9,485	-	-	-	-
552-4552-010003	SALARIES - OVERTIME	23,380	8,021	17,400	16,000	20,000
552-4552-010007	AD'L SALARY:SPECIALTY PAY	12,183	130	-	9,000	1,500
552-4552-010008	TEMPS	14,219	6,028	5,785	2,800	-
552-4552-015000	BENEFITS	184	-	(1,162)	-	-
552-4552-015002	FICA/MEDICARE CITY PAID	26,839	20,212	21,425	13,768	13,034
552-4552-015005	PERS - EMPLOYER CONTRIBT	(53,923)	30,467	33,316	18,768	23,168
552-4552-015006	WORKER'S COMPENSATION	31,513	23,123	25,855	14,339	9,589
552-4552-015008	HEALTH/LIFE/DISAB INSURNC	81,700	50,972	65,902	46,895	44,104
552-4552-015009	OPEB CURRENT LIABILITY EXPENSE	11,617	-	-	-	-
552-4552-015011	DEFERRED COMP BENEFIT	7,315	9,915	4,124	4,000	5,971
552-4552-015015	PERS UNFUNDED LIABILITY	98,915	94,748	78,643	45,903	52,870
552-4552-015018	BOOT ALLOWANCE	238	1,167	277	175	-
552-4552-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARY & BENEFITS	605,952	521,222	535,548	340,900	339,107
SERVICES & SUPPLIES						
552-4552-021000	OFFICE SUPPLIES/MATERIALS	1,131	72	-	21,000	304,987
552-4552-022000	DEPART OPERATING SUPPLIES	104,693	73,207	75,384	40,000	
552-4552-022001	WATER SUPPLY TESTING	26,387	40,544	55,058	40,000	
552-4552-022004	WELLS MATERIALS	12,246	27,762	15,587	20,000	
552-4552-022006	MTNCE MATERIALS & SERVICE	7,796	5,143	3,823	125,000	101,597
552-4552-022007	TREATMENT PLANT MATERIALS	62,979	91,522	67,840	-	
552-4552-022010	RAW CANAL WATER	382,486	32,629	282,800	285,000	
552-4552-022011	LAB FEES	-	-	-	-	50,000
552-4552-022012	VEHICLE FUEL AND OIL	10,766	6,351	9,038	10,000	9,500
552-4552-022013	VEHICLE ALLOWANCE	-	-	949	-	-
552-4552-022015	VEHICLE REPAIR & MAINT	5,089	2,809	3,413	5,000	-
552-4552-022020	MAINTENANCE & REPAIR	-	-	-	29,000	-
552-4552-022021	MAINTENANCE & REPAIR	-	-	-	24,000	-
552-4552-022022	MAINTENANCE & REPAIR	-	-	-	6,842	-
552-4552-023000	REPAIR AND MAIN SUPPLIES	15,379	26,231	15,989	-	-
552-4552-023015	SOFTWARE	16,178	15,849	15,625	14,300	-
552-4552-024005	UNIFORM ALLOWANCE PSO	27	12	-	-	1,000
552-4552-025000	SMALL TOOLS & EQUIPMENT	3,491	847	3,555	10,000	5,400
552-4552-031000	PROFESSIONAL SERVICES	88,121	96,897	205,189	500,000	438,479
552-4552-031009	AUDIT SERVICES	-	15,807	4,175	-	
552-4552-031015	SGMA	-	-	-	-	
552-4552-032001	UTILITIES	-	-	-	300,000	360,000
552-4552-032002	UTILITIES GAS	16	-	-	-	
552-4552-032005	WELLS UTILITIES	-	-	-	-	
552-4552-032006	UTILITIES	248,607	381,740	230,547	-	
552-4552-032007	PERMITS / FEES / LICENSES	32,365	61,933	79,496	62,000	75,002
552-4552-033001	PHONE & VOICE	11,786	11,159	7,742	10,000	11,002
552-4552-034000	LIABILITY INSURANCE	91,327	86,183	58,677	56,420	83,823

WATER CONTINUED

552-WATER | EXPENSES		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SERVICES & SUPPLIES		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
552-4552-036000	REPAIR & MTNCE SERVICES	20,230	28,348	13,688	-	-
552-4552-036001	EMERGENCY REPAIR LINE	30,453	37,907	34,199	-	-
552-4552-036008	OFFICE EQUIPMENT MAINTENANCE	-	-	41	-	-
552-4552-037000	OTHER SERVICES & CHARGES	101,272	61,230	82,881	85,000	34,000
552-4552-037004	DUES, SUBSCRIPTIONS	23,618	1,776	2,968	2,500	2,000
552-4552-037014	EQUIPMENT RENTALS	3,939	-	-	-	-
552-4552-037018	FINANCE CHARGE	-	-	405	-	-
552-4552-038000	ENGINEERING	16,688	26,388	5,708	-	-
552-4552-038002	MEETINGS & TRAVEL	733	4,415	-	2,500	2,500
552-4552-038005	WATER RIGHTS FEE - BOE	-	-	-	-	-
552-4552-099002	WRITE-OFF - UNCOLLECTIBLE	-	-		-	-
	TOTAL SERVICES & SUPPLIES	1,317,803	1,136,761	1,274,777	1,648,562	1,479,290
	TOTAL EXPENSES | OPERATIONS	**1,923,756**	**1,657,983**	**1,810,325**	**1,989,462**	**1,818,397**
552-WATER | LONG TERM DEBT						
552-4552-047001	DEBT INTEREST EXPENSE	41,264	22,422	43,272	42,298	40,101
552-4552-047002	PRINCIPAL PAYMENT ON LTD	-	-	65,450	67,576	69,773
	TOTAL EXPENSES | LONG TERM DEBT	**41,264**	**22,422**	**108,722**	**109,874**	**109,874**
552-WATER | CAPITAL IMPROVEMENTS						
552-4552-063000	IMPROVEMENT OTHER THAN BUILDINGS	-	-	-	-	4,850,000
552-4552-064000	CAPITAL IMPROVEMENTS - EQUIPMENT	9,740	305,006	-	1,310	11,420,827
552-4552-064002	CAP OULTLAY/IMPROVEMENT	-	-	-		-
552-4552-064007	CAPITAL O/L	-	-	-	2,125	-
552-4552-064009	CIP PROFESSIONAL SRVS	43,724	-	-	-	-
	TOTAL EXPENSES | CAPITAL IMPROVEMENTS	**53,464**	**305,006**	**-**	**3,435**	**16,270,827**
	TOTAL EXPENSES WATER	**2,018,484**	**1,985,411**	**1,919,047**	**2,102,771**	**18,199,098**

WATER SETTLEMENT

SUMMARY OF NET CHANGE	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
552-5552WATER SETTLEMENT| SUMMARY OF NET CHANGE	FY2023	FY2024	FY2025	FY 2026	FY2027
REVENUE	-	-	658	-	-
EXPENSES	-	-	-	-	-
TOTAL WATER | SUMMARY OF NET CHANGE	**-**	**-**	**658**	**-**	**-**

552-WATER SETTLEMENT		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
		FY 2023	FY 2024	FY 2025	FY 2026	FY2027
552-5552-035000	ADV/PRINT/COPY/SHIPPING	-	-	658	-	-
	TOTAL EXPENSES | OPERATIONS	**-**	**-**	**658**	**-**	**-**

552-WATER | CAPITAL IMPROVEMENTS						
552-5552-064007	CAPITAL O/L	-	-	-	-	-
	TOTAL EXPENSES | CAPITAL IMPROVEMENTS SETTLEMENT	-	-	-	-	-

SEWER

SUMMARY OF NET CHANGE

553-SEWER | SUMMARY OF NET CHANGE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
	REVENUE	1,498,891	1,486,512	1,889,623	1,693,340	2,457,506
	EXPENSES	814,137	1,031,118	1,127,113	1,046,337	1,109,424
	LONG TERM DEBT	153,222	71,201	345,531	323,470	349,093
	CAPITAL IMPROVEMENT	4,999	29,158	-	-	550,000
553-090200	TRANSFER OUT	-	-	-	350,199	352,660
	TOTAL SEWER | SUMMARY OF NET CHANGE	526,533	355,035	416,979	(26,666)	96,329

553-SEWER | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
553-4553-305011	OTHER REVENUE	-	-	-	-	150,000
553-4553-324040	BUILDING PERMITS	2,345	1,050	1,400	3,500	28,000
553-4553-348050	SEWER SERVICE CHARGES	1,476,094	1,432,924	1,805,234	1,617,585	1,650,000
553-4553-348060	CONNECTION CHARGES	500	950	500	1,250	10,000
553-4553-348085	SEWER ACREAGE ASSESSMENT	-	-	2,400	-	-
553-4553-360010	INTEREST EARNINGS	10,168	17,658	633	-	-
553-4553-360110	EARNED BANK INTEREST	5,052	27,715	13,558	3,000	1,500
553-4553-369300	GRANT FUNDS RECEIVED	32,420	6,215	(2,107)	-	550,000
553-4553-369400	REBATES/REFUND/REIMBURSMT	(27,687)	-	-	-	-
553-4553-369405	INTERFUND DEBT	-	-	68,005	68,005	68,006
	TOTAL REVENUE | SEWER	1,498,891	1,486,512	1,889,623	1,693,340	2,457,506

SEWER

553-SEWER | EXPENSES | OPERATIONS

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARIES & BENEFITS						
553-4553-010001	SALARIES - FULL TIME	199,244	256,110	265,036	154,657	110,228
553-4553-010002	SALARIES - PART TIME	-	-	-	-	-
553-4553-010003	SALARIES - OVERTIME	11,122	11,080	21,800	10,000	10,000
553-4553-010007	AD'L SALARY:SPECIALTY PAY	3,340	6,478	(1,085)	7,150	644
553-4553-010008	TEMPS	2,801	6,028	2,401	-	-
553-4553-015000	BENEFITS	182	-	(1,162)	-	-
553-4553-015002	FICA/MEDICARE CITY PAID	14,768	18,591	19,859	11,600	7,717
553-4553-015005	PERS - EMPLOYER CONTRIBT	(69,463)	30,255	31,100	14,288	20,610
553-4553-015006	WORKER'S COMPENSATION	16,866	22,459	24,766	11,666	7,000
553-4553-015008	HEALTH/LIFE/DISAB INSURNC	38,408	57,028	70,889	42,537	30,728
553-4553-015009	OPEB CURRENT LIAB EXPENSE	8,818	-	-	-	-
553-4553-015011	DEFERRED COMP BENEFIT	4,439	5,642	3,653	3,590	3,212
553-4553-015015	PERS UNFUNDED LIABILITY	19,161	18,355	69,648	45,904	5,280
553-4553-015018	BOOT ALLOWANCE	479	640	324	510	-
553-4553-015200	PENSION EXPENSE	(45,477)	-	-	-	-
553-4553-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	204,687	432,666	507,229	301,902	195,419
SERVICES & SUPPLIES						
553-4553-019000	(SEWER) OPERATIONAL SERVICES & SUPP	1,648	446	5,927	-	-
553-4553-021000	OFFICE SUPPLIES/MATERIALS	775	84	-	35,000	79,714
553-4553-022000	DEPART OPERATING SUPPLIES	29,699	44,462	28,469	-	-
553-4553-022006	MAINTENANCE & REPAIR	-	-	-	100,000	52,938
553-4553-022007	TREATMENT PLANT MATERIALS	2,378	-	-	-	-
553-4553-022008	TREATMENT PLANT REPAIRS	327	6,796	12,207	-	-
553-4553-022011	LAB FEES	-	-	-	-	20,000
553-4553-022012	VEHICLE FUEL AND OIL	17,863	21,600	18,213	15,000	20,000
553-4553-022013	VEHICLE ALLOWANCE	-	-	838	-	-
553-4553-022015	VEHICLE REPAIR & MAINT	4,725	1,428	4,803	-	-
553-4553-023015	SOFTWARE	15,895	15,849	15,630	3,000	-
553-4553-024004	UNIFORMS & PERSONAL EQUIPMENT	-	-	-	-	1,300
553-4553-025000	SMALL TOOLS & EQUIPMENT	1,276	-	-	2,000	1,500
553-4553-031000	PROFESSIONAL SERVICES	110,495	70,162	107,883	160,000	265,814
553-4553-031006	WASTE DISCHARGE PERMITS	-	88,736	91,581	183,335	-
553-4553-031007	MONITORING	27,180	10,581	13,707	2,500	-
553-4553-031009	AUDIT SERVICES	-	12,050	4,189	-	-
553-4553-032001	UTILITIES-SCE	114,569	136,077	139,467	140,000	164,368
553-4553-032002	UTILITIES-GAS	27,684	-	-	-	-
553-4553-032007	PERMITS / FEES / LICENSES	-	3,101	3,042	3,500	138,500
553-4553-033001	PHONE & VOICE	15,994	15,218	14,750	19,000	20,002
553-4553-034000	LIABILITY INSURANCE	91,431	86,282	58,869	56,600	141,630
553-4553-036000	REPAIR & MTNCE SERVICES	26,078	25,925	55,711	-	-
553-4553-036001	EMERGENCY REPAIR LINE	1,911	30,987	2,250	-	-
553-4553-036002	TONYVILLE LIFT STATION	-	6,809	3,911	15,000	-
553-4553-036003	EL RANCHO LIFT STATION	-	1,757	625	2,500	-
553-4553-037000	OTHER SERVICES & CHARGES	8,373	2,597	4,122	6,000	4,739
553-4553-037004	DUES, SUBSCRIPTIONS	90,668	166	1,608	-	1,000
553-4553-037018	FINANCE CHARGE	-	-	484	-	-
553-4553-038002	MEETINGS & TRAVEL	529	23	169	1,000	2,500
553-4553-064001	LOG POND MONITORING	17,578	17,316	31,429	-	-
553-4553-064006	MACH & EQUIP	2,375	-	-	-	-
	TOTAL SERVICES & SUPPLIES	609,450	598,452	619,884	744,435	914,005
	TOTAL EXPENSES | OPERATIONS	**814,137**	**1,031,118**	**1,127,113**	**1,046,337**	**1,109,424**

SEWER

553-SEWER | EXPENSES | LONG TERM DEBT		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
EXPENSE		FY 2023	FY 2024	FY 2025	FY 2026	FY2027
553-4553-047001	DEBT INTEREST EXPENSE	153,222	71,201	140,155	123,190	117,299
553-4553-047002	PRINCIPAL PAYMENT ON LTD	-	-	205,376	200,280	231,794
	TOTAL EXPENSES | DEBT SERVICING	**153,222**	**71,201**	**345,531**	**323,470**	**349,093**

553-SEWER | EXPENSES | CAPITAL IMPROVEMENTS						
EXPENSE						
553-4553-064000	CAPITAL IMPROVEMENTS - EQUIPMNT	-	17,802	-	-	550,000
553-4553-064002	CAP OULTLAY/IMPROVEMENT	5,000	11,356	-	-	-
553-4553-066010	NEW VEHICLE EQUIPMENT	(1)		-	-	-
	TOTAL EXPENSES | CAPITAL IMPROVEMENTS	**4,999**	**29,158**	**-**	**-**	**550,000**
	TOTAL EXPENSES	**972,358**	**1,131,477**	**1,472,644**	**1,369,807**	**2,008,517**

CURB, GUTTER, SIDEWALK

841-CURB & GUTTER | SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	430	19	1,142	100	-
EXPENSES	-	-	-	100	-
TOTAL CURB | GUTTER | SIDEWALK | SUMMARY OF NET CHANGE	**430**	**19**	**1,142**	**-**	**-**

841-CURB & GUTTER | REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE		-	-	-	-	-
841-4841-300666	CONTRA ACT LOAN PAYMENTS	-	-	-	-	-
841-4841-343010	STREET,SIDEWALK,CURB REPR	356	(229)	1,146	100	-
841-4841-360010	INTEREST EARNINGS	108	188	7	-	-
841-4841-360110	EARNED BANK INTEREST	(35)	60	(11)	-	-
	TOTAL REVENUE | CURB | GUTTER | SIDEWALK	**430**	**19**	**1,142**	**100**	**-**

841-CURB & GUTTER | EXPENSES

EXPENSE						
841-4841-065028	MISC SIDEWALK PROJECT	-	-	-	100	-
	TOTAL EXPENSES | CURB | GUTTER | SIDEWALK	**-**	**-**	**-**	**100**	**-**

STORM DRAIN SYSTEM

856-STORM DRAIN SYSTEM SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	1,387	1,015	9,813	1,501	-
EXPENSES	-	-	-	-	-
TOTAL STORM DRAIN SYSTEM | SUMMARY OF NET CHANGE	**1,387**	**1,015**	**9,813**	**1,501**	**-**

856-STORM DRAIN SYSTEM | REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE		-	-	-	-	-
856-4856-324040	BUILDING PERMITS	1,300	650	9,810	1,500	-
856-4856-360010	INTEREST EARNINGS	131	267	10	1	-
856-4856-360110	EARNED BANK INTEREST	(45)	98	(7)	-	-
856-4856-369090	OTHER MISC REVENUES	-	-	-	-	-
	TOTAL REVENUE | STORM DRAIN SYSTEM	**1,387**	**1,015**	**9,813**	**1,501**	**-**

856-STORM DRAIN SYSTEM | EXPENSES

EXPENSE						
856-4856-064000	CAPITAL IMPROVEMENTS	-	-	-	-	-
	TOTAL EXPENSES | STORM DRAIN SYSTEM	**-**	**-**	**-**	**-**	**-**

REFUSE

SUMMARY OF NET CHANGE		ACTUAL FY 2023	UNAUDITED FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
	TRANSFERS IN	-		-	-	
	REVENUE	888,064	984,241	1,252,986	1,212,000	1,072,028
	EXPENSES	839,352	960,797	919,605	865,656	789,565
554-090200	TRANSFERS OUT	-	-	-	424,038	282,463
	TOTAL REFUSE | SUMMARY OF NET CHANGE	**48,713**	**23,444**	**333,381**	**(77,694)**	**-**

554-REFUSE | REVENUE | REFUSE

REVENUE		ACTUAL FY 2023	UNAUDITED FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
554-4554-341080	PENALTY & MISC SRV FEES	-	-	-	-	-
554-4554-348100	REFUSE DISPOSAL CHARGES	879,286	958,657	1,270,367	1,212,000	1,070,528
554-4554-348110	SPECIAL REFUSE PICKUP	(2,163)	17,517	(17,507)	-	-
554-4554-348120	OTHER REFUSE REVENUES	3,255	-	-	-	-
554-4554-360010	INTEREST EARNINGS	3,127	5,430	195	-	-
554-4554-360110	EARNED BANK INTEREST	(1,008)	1,717	(290)	-	1,000
554-4554-369400	REBATES/REFUND/REIMBURSMT	5,567	920	221	-	500
	TOTAL REVENUE | REFUSE	**888,064**	**984,241**	**1,252,986**	**1,212,000**	**1,072,028**

REFUSE CONTINUED

554-REFUSE | EXPENSES | REFUSE

		ACTUAL FY 2023	UNAUDITED FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARIES & BENEFITS						
554-4554-010001	SALARIES - FULL TIME	94,216	127,652	107,803	37,104	20,592
554-4554-010002	SALARIES - PART TIME	-	-	-	-	-
554-4554-010003	SALARIES - OVERTIME	1,564	818	1,147	1,000	1,000
554-4554-010007	AD'L SALARY:SPACIALTY PAY	799	822	(1,859)	1,690	84
554-4554-010008	TEMPS	2,801	5,797	2,189	-	-
554-4554-015000	BENEFITS	364	-	(1,066)	-	-
554-4554-015002	FICA/MEDICARE CITY PAID	6,691	9,060	7,680	3,100	1,582
554-4554-015004	PERS - EPMC	-	-	-	-	-
554-4554-015005	PERS - EMPLOYER CONTRIBT	9,117	13,955	13,341	3,972	1,646
554-4554-015006	WORKER'S COMPENSATION	7,949	10,692	8,906	2,963	2,622
554-4554-015008	HEALTH/LIFE/DISAB INSURNC	18,763	25,966	25,227	9,143	4,974
554-4554-015009	OPEB CURRENT LIAB EXPENSE	3,001	-	-	-	-
554-4554-015011	DEFERRED COMP BENEFIT	2,572	4,627	2,580	-	796
554-4554-015015	PERS UNFUNDED LIABILITY	27,032	25,893	37,168	61	75
554-4554-015018	BOOT ALLOWANCE	238	75	33	87	-
554-4554-015201	PARS CONTRIBUTION	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	175,107	225,357	203,149	59,120	33,371
SERVICES & SUPPLIES						
554-4554-021000	SUPPLIES	-	-	-	-	5,000
554-4554-022000	DEPART OPERATING SUPPLIES	9,821	8,783	4,452	5,000	-
554-4554-022006	MAINTENANCE & REPAIR	-	-	-	-	150
554-4554-022012	VEHICLE FUEL AND OIL	1,859	2,460	2,376	2,500	2,400
554-4554-022013	VEHICLE ALLOWANCE	-	-	419	-	
554-4554-022015	VEHICLE REPAIR & MAINT	-	-	132	-	
554-4554-023015	SOFTWARE	15,612	15,849	7,766	1,120	
554-4554-024004	UNIFROMS & PERSONAL EQUIPMENT	-	-	-	-	250
554-4554-031000	PROFESSIONAL SERVICES	-	4,816	666,694	754,245	722,000
554-4554-031009	AUDIT SERVICES	-	-	1,648	-	-
554-4554-033001	PHONE & VOICE	732	5,606	981	1,400	1,320
554-4554-034000	LIABILITY INSURANCE	26,092	10,598	23,164	22,271	73
554-4554-036008	OFFICE EQUIPMENT MAINTENANCE	-	-	16	-	-
554-4554-037000	OTHER SERVICES & CHARGES	11,857	16,852	8,247	20,000	25,001
554-4554-037004	DUES & SUBSCRIPTIONS	-	-	559	-	-
554-4554-037018	FINANCE CHARGES	-	-	2	-	-
554-4554-065004	CONTRACT SERVICE-REFUSE	598,272	670,476		-	-
	TOTAL SERVICES & SUPPLIES	664,245	735,440	716,456	806,536	756,194
	TOTAL EXPENSES	**839,352**	**960,797**	**919,605**	**865,656**	**789,565**

554-REFUSE | USES | CAPITAL IMPROVEMENTS

EXPENSES						
554-4554-064000	CAPITAL IMPROVEMENTS - EQUIPMNT	-	-	-	-	
554-4554-066010	NEW VEHICLE EQUIPMENT	-	-	-	-	
	TOTAL EXPENSES | CAPITAL IMPROVEMENTS	-	-	-	-	-
	TOTAL EXPENSES | REFUSE	**839,352**	**960,797**	**919,605**	**865,656**	**789,565**

RECYCLE

SUMMARY OF NET CHANGE	ACTUAL FY 2023	UNAUDITED FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	2	6	4	-	100
EXPENSES	460	-	-	-	-
TOTAL REFUSE | OPERATIONS	**(458)**	**6**	**4**	**-**	**100**

555-RECYCLE/BOTTLED BILL FUND		ACTUAL FY 2023	UNAUDITED FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE						
555-4555-347010	RECYCLE REVENUE	-	-	-	-	100
555-4555-360110	EARNED BANK INTEREST	2	6	4	-	-
	TOTAL REVENUE RECYCLE	**2**	**6**	**4**	**-**	**100**

555-RECYCLE/BOTTLED BILL FUND | EXPENSES						
EXPENSES						
555-4555-022000	DEPARTARTMENT OPERATING SUPPPLIES	460	-	-	-	-
	TOTAL OUTLOW RECYCLE	**460**	**-**	**-**	**-**	**-**

Note: includes bottle bill/recycling fund 555

VITA-PAKT

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY 2027
REVENUE	163,989	84,688	60,295	70,361	48,000
EXPENSES	156,334	128,919	39,102	70,361	48,000
TOTAL SUMMARY OF NET CHANGE | VITA-PAKT	**7,655**	**(44,231)**	**21,193**	**-**	**-**

556-VITA-PAKT | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
556-4556-339150	VITA PAKT USER CHARGES	163,989	84,688	60,295	70,361	48,000
	TOTAL REVENUE | VITA-PAKT	**163,989**	**84,688**	**60,295**	**70,361**	**48,000**

556-VITA-PAKT | EXPENSES

SALARY & BENEFITS						
556-4556-010001	SALARIES - FULL TIME	16,155	16,225	5,995	14,653	-
556-4556-010003	SALARIES - OVERTIME	1,375	497	4	400	-
556-4556-010007	AD'L SALARY:SPECIALTY PAY	302	242	78	425	-
556-4556-015000	BENEFITS	-	-	(36)	-	-
556-4556-015002	FICA/MEDICARE CITY PAID	1,231	1,238	405	1,000	-
556-4556-015005	PERS - EMPLOYER CONTRIBT	1,675	2,027	741	1,750	-
556-4556-015006	WORKER'S COMPENSATION	1,465	1,326	528	1,102	-
556-4556-015008	HEALTH/LIFE/DISAB INSURNC	2,995	2,704	1,408	1,950	-
556-4556-015011	DEFERRED COMP BENEFIT	128	892	112	470	-
556-4556-015015	PERS UNFUNDED LIABILITY	-	-	3,232	4,582	-
	TOTAL SALARY & BENEFITS	25,325	25,151	12,467	26,332	-
SERVICES & SUPPLIES						
556-4556-021000	SUPPLIES	-	-	-	3,000	3,000
556-4556-023015	SOFTWARE	-	-	441	100	-
556-4556-022000	DEPART OPERATING SUPPLIES	3,570	3,485	2,821	-	-
556-4556-022006	MAINTENANCE & REPAIR	-	-	-	-	1,000
556-4556-022013	VEHICLE ALLOWANCE	-	-	28	-	-
556-4556-031000	PROFESSIONAL SERVICES	52,587	40,595	38,192	38,000	40,000
556-4556-031006	WASTE DISCHARGE PERMIT	-	-	-	-	-
556-4556-031009	AUDIT SERVICES	-	-	146	-	-
556-4556-032001	UTILITIES-SCE	8,144	7,455	886	20	4,000
556-4556-032006	UTILITIES	-	-	-	809	-
556-4556-034000	LIABILITY INSURANCE	-	-	2,048	2,000	-
556-4556-036000	REPAIR & MTNCE SERVICES	21,103	-	-	100	-
556-4556-036008	OFFICE EQUIPMENT MAINT	-	-	1	-	-
556-4556-037000	OTHER SERVICE & CHARGES	-	-	18	-	-
556-4556-037004	DUES, SUBSCRIPTIONS	-	-	49	-	-
556-4556-037018	FINANCE CHARGE	-	-	5	-	-
556-4556-047001	DEBT INTERST EXPENSE	25,292	-	-	-	-
556-4556-061003	VITAPAKT LEASE PAYMENT	2,313	-	-	-	-
556-4556-061003	CCPI LEASE PAYMENT	18,000	52,233	(18,000)	-	-
	TOTAL SERVICES & SUPPLIES	131,010	103,768	26,635	44,029	48,000
	TOTAL EXPENSES | VITA-PAKT	**156,334**	**128,919**	**39,102**	**70,361**	**48,000**

COMMUNITY FACILITIES DISTRICT

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	-	-	-	-	47,250
EXPENSES	-	-	-	-	-
TOTAL SUMMARY OF NET CHANGE | COMMUNITY FACILITIES DISTRICT	-	-	-	-	47,250

800-COMMUNIT FACILITIES DISTRICT ASSESSMENT | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
800-4800-368090	ASSESSMENT COMMUNITY FACILITIES DISTRICT	-	-	-	-	47,250
	TOTAL REVENUE | COMMUNITY FACILITES DISTRICT	**-**	**-**	**-**	**-**	**47,250**

800-COMMUNITY FACILIETS DISTRICT ASSESSMENT | EXPENSES

SALARY & BENEFITS						
800-4800-010001	SALARIES - FULL TIME	-	-	-	-	-
800-4800-015002	FICA/MEDICARE CITY PAID	-	-	-	-	-
800-4800-015005	PERS - EMPLOYER CONTRIBT	-	-	-	-	-
800-4800-015006	WORKER'S COMPENSATION	-	-	-	-	-
800-4800-015008	HEALTH/LIFE/DISAB INSURNC	-	-	-	-	-
800-4800-015011	DEFERRED COMP BENEFIT	-	-	-	-	-
	TOTAL SALARY & BENEFITS	-	-	-	-	-
SERVICES & SUPPLIES						
800-4800-022000	DEPART OPERATING SUPPLIES	-	-	-	-	-
800-4800-022002	ADMINISTRATIVE COSTS	-	-	-	-	-
800-4800-022012	VEHICLE FUEL AND OIL	-	-	-	-	-
800-4800-031000	PROFESSIONAL SERVICES	-	-	-	-	-
800-4800-032001	UTILITIES-SCE	-	-	-	-	-
800-4800-032009	LLAD WATER USAGE	-	-	-	-	-
800-4800-037018	FINANCE CHARGE	-	-	-	-	-
	TOTAL SERVICES & SUPPLIES	-	-	-	-	-
	TOTAL EXPENSES | SIERRA VIEW	**-**	**-**	**-**	**-**	**-**

SIERRA VIEW ASSESSMENT

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	D FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	21,672	20,108	26,554	25,851	22,000
EXPENSES	34,217	28,944	24,820	21,500	20,576
TOTAL SUMMARY OF NET CHANGE | SIERRA VIEW	(12,545)	(8,836)	1,734	4,351	1,424

883-SIERRA VIEW ASSESSMENT | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
883-4883-368090	SIERRA VW LANDSCAPE ASSESSMENT	21,672	20,108	26,554	25,851	22,000
	TOTAL REVENUE | SIERRA VIEW ASSESSMENT	**21,672**	**20,108**	**26,554**	**25,851**	**22,000**

883-SIERRA VIEW ASSESSMENT | EXPENSES

SALARY & BENEFITS						
883-4883-010001	SALARIES - FULL TIME	4,893	-	-	-	-
883-4883-015002	FICA/MEDICARE CITY PAID	277	-	-	-	-
883-4883-015005	PERS - EMPLOYER CONTRIBT	652	-	-	-	-
883-4883-015006	WORKER'S COMPENSATION	428	-	-	-	-
883-4883-015008	HEALTH/LIFE/DISAB INSURNC	717	-	-	-	-
883-4883-015011	DEFERRED COMP BENEFIT	35	-	-	-	-
	TOTAL SALARY & BENEFITS	7,003	-	-	-	-
SERVICES & SUPPLIES						
883-4883-022000	DEPART OPERATING SUPPLIES	46	-	-		-
883-4883-022002	ADMINISTRATIVE COSTS	-	-	-		-
883-4883-022012	VEHICLE FUEL AND OIL	-	-	-		-
883-4883-031000	PROFESSIONAL SERVICES	18,147	24,257	20,035	16,000	15,576
883-4883-032001	UTILITIES-SCE	2,017	4,687	2,326	5,500	5,000
883-4883-032009	LLAD WATER USAGE	3,517	-	2,452	-	-
883-4883-037018	FINANCE CHARGE	-	-	7	-	-
	TOTAL SERVICES & SUPPLIES	23,727	28,944	24,820	21,500	20,576
	TOTAL EXPENSES | SIERRA VIEW	**34,217**	**28,944**	**24,820**	**21,500**	**20,576**

HERITAGE PARK LANDSCAPE ASSESSMENT DISTRICT

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	D FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	7,407	7,710	6,621	9,610	
EXPENSES	13,464	8,081	8,144	7,500	
TOTAL SUMMARY OF NET CHANGE | HERITAGE AS	**(6,057)**	**(371)**	**(1,523)**	**2,110**	**-**

884-HERITAGE ASSESSMENT DIST | REVENUE		**ACTUAL**	**ACTUAL**	**UNAUDITED**	**PROJECTED**	**PROPOSED**
REVENUE		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
884-4884-368080	HRTGE PK LNDSCP ASSMT DIS	7,407	7,710	6,621	9,610	6,000
	TOTAL REVENUE | HERITAGE PARK	**7,407**	**7,710**	**6,621**	**9,610**	**6,000**

884-HERITAGE ASSESSMENT DIST | EXPENSES

SALARY & BENEFITS						
884-4884-010001	SALARIES - FULL TIME	866	-	-	-	
884-4884-015002	FICA/MEDICARE CITY PAID	49	-	-	-	
884-4884-015005	PERS - EMPLOYER CONTRIBT	96	-	-	-	
884-4884-015006	WORKER'S COMPENSATION	76	-	-	-	
884-4884-015008	HEALTH/LIFE/DISAB INSURNC	133	-	-	-	
884-4884-015011	DEFERRED COMP BENEFIT	27	-	-	-	
	TOTAL SALARIES & BENEFITS	1,246	-	-	-	-
SERVICES & SUPPLIES						
884-4884-022000	DEPART OPERATING SUPPLIES	-	-	-		-
884-4884-022002	ADMINISTRATIVE COSTS	-	-	-		-
884-4884-022012	VEHICLE FUEL AND OIL	-	-	-		-
884-4884-031000	PROFESSIONAL SERVICES	9,653	6,457	5,789	4,500	3,780
884-4884-032001	UTILITIES-SCE	218	1,624	735	3,000	2,000
884-4884-032009	LLAD WATER USAGE	2,347	-	1,618	-	-
884-4884-037018	FINANCE CHARGE	-	-	2	-	-
	TOTAL SERVICES & SUPPLIES	12,218	8,081	8,144	7,500	5,780
	TOTAL EXPENSES | HERITAGE PARK	**13,464**	**8,081**	**8,144**	**7,500**	**5,780**

SAMOA ASSESSMENT DISTRICT

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	4,393	4,524	4,397	5,022	3,000
EXPENSES	4,201	3,580	4,460	3,500	2,598
TOTAL SUMMARY OF NET CHANGE | SAMOA	192	944	(63)	1,522	402

886-SAMOA | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
886-4886-368070	SAMOA ASSESSMENT DISTRICT	4,393	4,524	4,397	5,022	3,000
	TOTAL REVENUE	**4,393**	**4,524**	**4,397**	**5,022**	**3,000**

886-SAMOA | EXPENSES

SALARY & BENEFITS						
886-4886-010001	SALARIES - FULL TIME	500	-	-	-	-
886-4886-015002	FICA/MEDICARE CITY PAID	27	-	-	-	-
886-4886-015005	PERS - EMPLOYER CONTRIBT	60	-	-	-	-
886-4886-015006	WORKER'S COMPENSATION	44	-	-	-	-
886-4886-015008	HEALTH/LIFE/DISAB INSURNC	81	-	-	-	-
886-4886-015011	DEFERRED COMP BENEFIT	12	-	-	-	-
	TOTAL SALARIES & BENEFITS	724	-	-	-	-
SERVICES & SUPPLIES						
886-4886-022000	DEPART OPERATING SUPPLIES	516	172	-	-	-
886-4886-022002	ADMINISTRATIVE COSTS	-	-	-	-	-
886-4886-022012	VEHICLE FUEL AND OIL	-	-	-	-	-
886-4886-031000	PROFESSIONAL SERVICES	1,701	2,834	3,594	2,500	1,848
886-4886-032001	UTILITIES-SCE	60	574	98	1,000	750
886-4886-032009	LLAD WATER USAGE	1,200	-	768	-	-
886-4886-037018	FINANCE CHARGE	-	-	-	-	-
	TOTAL SERVICES & SUPPLIES	3,477	3,580	4,460	3,500	2,598
	TOTAL EXPENSES | SAMOA	**4,201**	**3,580**	**4,460**	**3,500**	**2,598**

SWEETBRIER TOWNHOUSES

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	11,385	11,385	14,188	19,505	
EXPENSES	11,239	11,467	13,430	10,750	
TOTAL SUMMARY OF NET CHANGE | SWEETBRIER	146	(82)	758	8,755	3,248

887-SWEETBRIER TOWNHOUSES | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
887-4887-368075	SWEETBRIER ASSESS DIST	11,385	11,385	14,188	19,505	11,000
	TOTAL REVENUE | SWEETBRIER TOWNHOUSES	**11,385**	**11,385**	**14,188**	**19,505**	**11,000**

887-SWEETBRIER TOWNHOUSES | EXPENSES

SALARY & BENEFITS						
887-4887-010001	SALARIES - FULL TIME	514	-	-	-	-
887-4887-015002	FICA/MEDICARE CITY PAID	29	-	-	-	-
887-4887-015005	PERS - EMPLOYER CONTRIBT	59	-	-	-	-
887-4887-015006	WORKER'S COMPENSATION	45	-	-	-	-
887-4887-015008	HEALTH/LIFE/DISAB INSURNC	79	-	-	-	-
	TOTAL SALARIES & BENEFITS	726	-	-	-	-
SERVICES & SUPPLIES						
887-4887-016000	DEFERRED COMP BENEFIT	14	-	-	-	-
887-4887-022000	DEPART OPERATING SUPPLIES	1,032	212	-	-	-
887-4887-022002	ADMINISTRATIVE COSTS	-	-	-	-	-
887-4887-022012	VEHICLE FUEL AND OIL	-	-	-	-	-
887-4887-031000	PROFESSIONAL SERVICES	7,169	10,340	11,257	8,000	6,552
887-4887-032001	UTILITIES	-	915	337	2,750	1,200
887-4887-032009	LLAD WATER USAGE	2,298	-	1,835	-	-
887-4887-037018	FINANCE CHARGE	-	-	1	-	-
	TOTAL SERVICES & SUPPLIES	10,513	11,467	13,430	10,750	7,752
	TOTAL EXPENSES | SWEETBRIER UNITS	**11,239**	**11,467**	**13,430**	**10,750**	**7,752**

PARKSIDE ASSESSMENT

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	5,742	5,742	8,771	9,238	7,000
EXPENSES	8,199	14,399	8,065	8,755	4,950
TOTAL SUMMARY OF NET CHANGE | PARKSIDE	**(2,457)**	**(8,657)**	**706**	**483**	**2,050**

888-PARKSIDE | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
888-4888-368085	PARKSIDE ASSESS DIST	5,742	5,742	8,771	9,238	7,000
	TOTAL REVENUE | PARKSIDE	**5,742**	**5,742**	**8,771**	**9,238**	**7,000**

888-PARKSIDE | EXPENSES

SALARY & BENEFITS						
888-4888-010001	SALARIES - FULL TIME	847	-	-	-	-
888-4888-015002	FICA/MEDICARE CITY PAID	47	-	-	-	-
888-4888-015005	PERS - EMPLOYER CONTRIBT	104	-	-	-	-
888-4888-015006	WORKER'S COMPENSATION	74	-	-	-	-
888-4888-015008	HEALTH/LIFE/DISAB INSURNC	114	-	-	-	-
888-4888-015011	DEFERRED COMP BENEFIT	18	-	-	-	-
	TOTAL SALARIES & BENEFITS	1,204	-	-	-	-
SERVICES & SUPPLIES						
888-4888-022000	DEPART OPERATING SUPPLIES	-	-	-	-	-
888-4888-022002	ADMINISTRATIVE COSTS	-	-	-	-	-
888-4888-022012	VEHICLE FUEL AND OIL	-	-	-	-	-
888-4888-031000	PROFESSIONAL SERVICES	3,280	12,499	4,765	4,500	2,700
888-4888-032001	UTILITIES-SCE	218	1,900	732	1,055	2,250
888-4888-032009	LLAD WATER USAGE	3,497	-	2,566	3,200	-
888-4888-037000	OTHER SERVICES & CHARGES	-	-	-	-	-
888-4888-037018	FINANCE CHARGE	-	-	2	-	-
	TOTAL SERVICES & SUPPLIES	6,995	14,399	8,065	8,755	4,950
	TOTAL EXPENSES | PARKSIDE ESTATES	**8,199**	**14,399**	**8,065**	**8,755**	**4,950**

SIERRA VISTA ASSESSMENT

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	9,335	5,886	6,328	6,532	6,000
EXPENSES	46,336	6,375	5,606	6,000	4,164
TOTAL SUMMARY OF NET CHANGE | SIERRA VISTA	(37,001)	(489)	722	532	1,836

889-SIERRA VISTA ASSESSMENT | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
889-4889-368076	SIERRA VISTA ASSESSMENT	9,335	5,886	6,328	6,532	6,000
	TOTAL REVENUE | SIERRA VISTA ASSESSMENT	**9,335**	**5,886**	**6,328**	**6,532**	**6,000**

889-SIERRA VISTA ASSESSMENT | EXPENSES

SALARIES & BENEFITS						
889-4889-010001	SALARIES - FULL TIME	6,327	24	-	-	-
889-4889-010002	SALARIES - PART TIME	65				-
889-4889-015002	FICA/MEDICARE CITY PAID	360	1	-	-	-
889-4889-015005	PERS - EMPLOYER CONTRIBT	722	4	-	-	-
889-4889-015006	WORKER'S COMPENSATION	525	2	-	-	-
889-4889-015008	HEALTH/LIFE/DISAB INSURNC	710	-	-	-	-
889-4889-015011	DEFERRED COMP BENEFIT	92	1	-	-	-
	TOTAL SALARIES & BENEFITS	8,801	32	-	-	-
SERVICES & SUPPLIES						
889-4889-022000	DEPART OPERATING SUPPLIES	26,456	(1,045)	-	-	-
889-4889-022002	ADMINISTRATIVE COSTS	-	-	-	-	-
889-4889-031000	PROFESSIONAL SERVICES	11,079	4,186	2,802	2,000	1,164
889-4889-032001	UTILITIES	-	3,202	2,133	4,000	3,000
889-4889-032009	LLAD WATER USAGE	-	-	666	-	-
889-4889-037018	FINANCE CHARGE	-	-	5	-	-
	TOTAL SERVICES & SUPPLIES	37,535	6,343	5,606	6,000	4,164
	TOTAL EXPENSES | SIERRA VISTA ASSESSMENT	**46,336**	**6,375**	**5,606**	**6,000**	**4,164**

MAPLE VALLEY ASSESSMENT

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	3,297	4,221	3,732	4,558	4,000
EXPENSES	3,556	2,774	4,817	3,000	3,660
TOTAL SUMMARY OF NET CHANGE | MAPLE VALLEY ASSESSMENT	**(259)**	**1,447**	**(1,085)**	**1,558**	**340**

890-MAPLE VALLEY ASSESSMENT | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
890-4890-368077	MAPLE VALLEY ASSESSMENT	3,297	4,221	3,732	4,558	4,000
	TOTAL REVENUE | MAPLE VALLEY ASSESSMENT	**3,297**	**4,221**	**3,732**	**4,558**	**4,000**

890-MAPLE VALLEY ASSESSMENT | EXPENSES

SALARIES & BENEFITS						
890-4890-010001	SALARIES - FULL TIME	526	-	-	-	-
890-4890-015002	FICA/MEDICARE CITY PAID	29	-	-	-	-
890-4890-015005	PERS - EMPLOYER CONTRIBT	61	-	-	-	-
890-4890-015006	WORKER'S COMPENSATION	46	-	-	-	-
890-4890-015008	HEALTH/LIFE/DISABILITY INSURANCE	83	-	-	-	-
890-4890-015011	DEFERRED COMP BENEFIT	14	-	-	-	-
	TOTAL SALARIES & BENEFITS	759	-	-	-	-
SERVICES & SUPPLIES						
890-4890-022000	DEPART OPERATING SUPPLIES	-	-	-	-	-
890-4890-022002	ADMINISTRATIVE COSTS	-	-	-	-	-
890-4890-031000	PROFESSIONAL SERVICES	1,161	1,448	3,157	1,000	660
890-4890-032001	UTILITIES	-	1,326	635	2,000	3,000
890-4890-032009	LLAD WATER USAGE	1,637	-	1,023	-	
890-4890-037018	FINANCE CHARGE	-	-	2	-	-
	TOTAL SERVICES & SUPPLIES	2,798	2,774	4,817	3,000	3,660
	TOTAL EXPENSES | MAPLE VALLEY ASSESSMENT	**3,556**	**2,774**	**4,817**	**3,000**	**3,660**

PELOUS RANCH

SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	15,445	16,495	20,760	20,760	20,800
EXPENSES	26,430	20,522	22,235	23,000	17,700
TOTAL SUMMARY OF NET CHANGE | PELOUS RANCH	(10,985)	(4,027)	(1,475)	(2,240)	3,100

891-PELOUS RANCH | REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE						
891-4891-368091	PELOUS RANCH LLAD	15,445	16,495	20,760	20,760	20,800
	TOTAL REVENUE | PELOUS RANCH	**15,445**	**16,495**	**20,760**	**20,760**	**20,800**

891-PELOUS RANCH | EXPENSES

SALARIES & BENEFITS						
891-4891-010001	SALARIES - FULL TIME	1,618	-	-	-	-
891-4891-015002	FICA/MEDICARE CITY PAID	89	-	-	-	-
891-4891-015005	PERS - EMPLOYER CONTRIBT	182	-	-	-	-
891-4891-015006	WORKER'S COMPENSATION	142	-	-	-	-
891-4891-015008	HEALTH/LIFE/DISAB INSURNC	280	-	-	-	-
891-4891-015011	DEFERRED COMP BENEFIT	51	-	-	-	-
	TOTAL SALARIES & BENEFITS	2,362	-	-	-	-
SERVICES & SUPPLIES						
891-4891-022000	DEPART OPERATING SUPPLIES	-	-	-	-	-
891-4891-022002	ADMINISTRATIVE COSTS	-	-	-	-	-
891-4891-022012	VEHICLE FUEL AND OIL	-	-	-	-	-
891-4891-031000	PROFESSIONAL SERVICES	12,593	10,713	9,180	8,000	7,200
891-4891-032001	UTILITIES	-	9,809	5,244	15,000	10,500
891-4891-032009	LLAD WATER USAGE	11,475	-	7,799	-	-
891-4891-037018	FINANCE CHARGE	-	-	12	-	-
	TOTAL SERVICES & SUPPLIES	24,069	20,522	22,235	23,000	17,700
	TOTAL EXPENSES | PELOUS RANCH	**26,430**	**20,522**	**22,235**	**23,000**	**17,700**

O'HARA

SUMMARY OF NET CHANGE	AUCTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE				25,000	15,000
EXPENSES				-	-
TOTAL SUMMARY OF NET CHANGE | O'HARA	-	-	-	25,000	15,000

893-O'HARA | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
893-4893-368091	O'HARA	-	-	-	25,000	15,000
	TOTAL REVENUE | O'HARA	**-**	**-**	**-**	**25,000**	**15,000**

893-O'HARA | EXPENSES

SALARIES & BENEFITS						
893-4893-010001	SALARIES - FULL TIME	-	-	-	-	-
893-4893-015002	FICA/MEDICARE CITY PAID	-	-	-	-	-
893-4893-015005	PERS - EMPLOYER CONTRIBT	-	-	-	-	-
893-4893-015006	WORKER'S COMPENSATION	-	-	-	-	-
893-4893-015008	HEALTH/LIFE/DISAB INSURNC	-	-	-	-	-
893-4893-015011	DEFERRED COMP BENEFIT	-	-	-	-	-
	TOTAL SALARIES & BENEFITS	-	-	-	-	-
SERVICES & SUPPLIES						
893-4893-022000	DEPART OPERATING SUPPLIES	-	-	-	-	-
893-4893-022002	ADMINISTRATIVE COSTS	-	-	-	-	-
893-4893-022012	VEHICLE FUEL AND OIL	-	-	-	-	-
893-4893-031000	PROFESSIONAL SERVICES	-	-	-	-	-
893-4893-032001	UTILITIES	-	-	-	-	-
893-4893-032009	LLAD WATER USAGE	-	-	-	-	-
893-4893-037018	FINANCE CHARGE	-	-	-	-	-
	TOTAL SERVICES & SUPPLIES	-	-	-	-	-
	TOTAL EXPENSES | O'HARA	**-**	**-**	**-**	**-**	**-**

2008 EDEF

612-2008 EDEF 5786 | SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	-	-	503	-	500
EXPENSES	-	-	-	-	500
TOTAL 2008 EDEF | SUMMARY OF NET CHANGE	**-**	**-**	**503**	**-**	**-**

612-2008 EDEF 5786 | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
612-4612-300888	PROGRAM INCOME-BIZ LOANS	-	-	503	-	500
612-4612-360010	INTEREST EARNINGS	-	-	-	-	-
	TOTAL REVENUE | 2008 EDEF	-	-	503	-	500

612-2008 EDEF 5786 | EXPENSES

EXPENSES						
612-4612-090300	FORWARD TO HCD	-	-	-	-	500.00
	TOTAL EXPENSES | 2008 EDEF	**-**	**-**	**-**	**-**	**500.00**

RDA

660-RDA OBLIGATION | SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	911,914	904,399	923,000	911,157	891,631
EXPENSES	290,432	217,789	873,852	889,781	891,516
TOTAL RDA OBLIGATION| SUMMARY OF NET CHANGE	**621,482**	**686,610**	**49,148**	**21,376**	**115**

660-RDA OBLIGATION | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
660-4660-300999	REVENUE- CDBG LOAN PAYMENTS	-	-	503	297	-
660-4660-345030	RORF REVENUE- RPTTF FUND	911,385	903,956	907,356	910,856	891,631
660-4660-360010	INTERTEST EARNINGS	365	8	1,913	4	-
660-4660-360110	EARNED BANK INTEREST	164	435	286	-	-
660-4660-369400	REBATES/REFUND/REIMBURSMENT	-	-	12,942	-	-
	TOTAL REVENUE | RDA OBLIGATION	**911,914**	**904,399**	**923,000**	**911,157**	**891,631**

660-RDA OBLIGATION | EXPENSES

SALARIES & BENEFITS

660-4660-010001	SALARIES - FULL TIME	1,923	-	-	-	-
660-4660-015002	FICA/MEDICARE CITY PAID	241	12	-	-	-
660-4660-015004	PERS - EPMC	-	-	-	-	-
660-4660-015005	PERS - EMPLOYER CONTRIBT	332	25	-	-	-
660-4660-015006	WORKER'S COMPENSATION	277	19	-	-	-
660-4660-010007	AD'L SALARY-SPECIALTY PAY	26	-	-	-	-
660-4660-015008	HEALTH/LIFE/DISAB INSURNC	494	36	-	-	-
660-4660-016000	DEFERRED COMP	154	8	-	-	-
	TOTAL SALARIES & BENEFITS	3,447	100	-	-	-

SERVICES & SUPPLIES

660-4660-031000	PROFESSIONAL SERVICES	-	8,344	7,120	5,150	4,500
660-4660-095001	PERSONNEL SERVICES	1,514	220	-	-	-
	TOTAL SERVICES & SUPPLIES	1,514	8,564	7,120	5,150	4,500
	TOTAL EXPENSES | RDA OBLIGATION	**4,961**	**8,664**	**7,120**	**5,150**	**4,500**

660 RDA OBLIGATION | EXPENSES | DEBT SERVICING

EXPENSES

660-4660-047001	DEBT INTEREST EXPENSE	285,471	209,125	331,732	319,631	302,016
660-4660-047002	PRINCIPAL PAYMENT ON LTD	-	-	535,000	565,000	585,000
	TOTAL EXPENSES | DEBT SERVICING	285,471	209,125	866,732	884,631	887,016
	TOTAL EXPENSES | RDA OBLIGATION	**290,432**	**217,789**	**873,852**	**889,781**	**891,516**

SUCCESSOR AGENCY

662-SUCCESSOR AGENCY | SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	5,091	3,963	7,635	7,133	6,500
EXPENSES	-	-	-	-	-
TOTAL SUCCESSOR AGENCY | SUMMARY OF NET CHANGE	**5,091**	**3,963**	**7,635**	**7,133**	**6,500**

662- SUCCESSOR AGENCY | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
662-4662-300999	REVENUE- CDBG LOAN	-	-	4,932	5,218	5,000
662-4662-360010	INTEREST EARNINGS	5,091	3,962	2,702	1,915	1,500
662-4662-360110	EARNED BANK INTEREST	-	1	1	-	-
	TOTAL REVENUE | SUCCESSOR AGENCY	**5,091**	**3,963**	**7,635**	**7,133**	**6,500**

662 SUCCESSOR AGENCY | EXPENSES

EXPENSES						
662-4662-095004	TCHA ADMINISTRATION FEES	-	-	-	-	-
	TOTAL EXPENSES | SUCCESSOR AGENCY	-	-	-	-	-

662-SUCCESSOR AGENCY | EXPENSES | DEBT SERVICING

EXPENSES						
	PRINCIPAL PAYMENT ON LTD	-	-	-	-	-
	DEBT INTEREST EXPENSE	-	-	-	-	-
	TOTAL EXPENSES | DEBT SERVICING	-	-	-	-	-

SRRP REVOLVING LOAN FUND

699-SRRP REVOLVING LOAN FUND | SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	-	1,154	-	-	-
EXPENSES	-	-	-	-	-
TOTAL SRRP REVOLVING LOAN FUND| SUMMARY OF NET CHANGE	**-**	**1,154**	**-**	**-**	**-**

699- SRRP REVOLVING LOAN FUND | REVENUE

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE		-	-	-	-	-
699-4699-354040	OTHER FINES & FORFEITS	-	1,154	-	-	-
	INTEREST EARNINGS	-	-	-	-	-
	EARNED BANK INTEREST	-	-	-	-	-
	TOTAL REVENUE	**-**	**1,154**	**-**	**-**	**-**

699- SRRP REVOLVING LOAN FUND | EXPENSES

EXPENSES						
	TCHA ADMINISTRATION FEES	-	-	-	-	-
	TOTAL EXPENSES	**-**	**-**	**-**	**-**	**-**

699-SRRP REVOLVING LOAN FUND | EXPENSES

EXPENSES		**-**	**-**	**-**	**-**	**-**
	PRINCIPAL PAYMENT ON LTD	**-**	**-**	-	**-**	**-**
	DEBT INTEREST EXPENSE	**-**	**-**	-	**-**	**-**
	TOTAL EXPENSES | DEBT SERVICING	-	-	-	-	-
TOTAL EXPENSES | SRRP REVOLVING LOAN FUND		-	-	-	-	-

CDBG REVOLVING LOAN FUND

700-CDBG REVOLVING LOAN FUND| SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	6,261	5,265	63,405	60,376	37,500
EXPENSES	89,586	71,601	71,792	65,521	37,000
TOTAL CDBG REVOLVING LN | SUMMARY OF NET CHANGE	**(83,325)**	**(66,336)**	**(8,387)**	**(5,145)**	**500**

700- CDBG REVOLVING LOAN FUND | REVENUE

		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE						
700-4700-300777	SHE LOAN PORTFOLIO PAYMENTS	-	-	34,552	36,566	20,000
700-4700-300999	REVENUE -CDBG LOAN PAYMENTS	-	-	23,537	20,292	15,000
700-4700-360010	INTEREST EARNINGS	6,258	5,433	5,316	3,518	2,500
700-4700-360110	EARNED BANK INTEREST	3	(168)	-	-	-
	TOTAL REVENUE | CDBG REVOLVING LN	**6,261**	**5,265**	**63,405**	**60,376**	**37,500**

700- CDBG REVOLVING LOAN FUND | EXPENSES

SALARIES & BENEFITS						
700-4700-010001	SALARIES - FULL TIME	1,980	-	-	-	-
700-4700-015000	BENEFITS	-	-	3,466	-	-
700-4700-015002	FICA/MEDICARE CITY PAID	682	535	364	705	-
700-4700-015004	PERS - EPMC	-	-	-	-	-
700-4700-015005	PERS - EMPLOYER CONTRIBT	1,586	1,503	1,035	2,000	-
700-4700-015006	WORKER'S COMPENSATION	1,037	872	582	1,100	-
700-4700-010007	AD'L SALARY-SPECIALTY PAY	9	-	-	-	-
700-4700-015008	HEALTH/LIFE/DISAB INSURNC	2,331	1,947	1,250	4,400	-
700-4700-016000	DEFERRED COMP BENEFIT	574	461	312	550	-
	TOTAL SALARIES & BENEFITS	8,199	5,318	7,009	8,755	-
SERVICES & SUPPLIES						
700-4700-090300	FORWARD PI TO HCD	71,411	54,546	52,350	44,704	27,000
700-4700-095001	PERSONNEL SERVICES	9,976	9,967	12,639	12,062	10,000
700-4700-096013	LOANS/PROJECT	-	1,720	(206)	-	
700-4700-098002	BAD DEBT LOAN	-	50	-	-	
	TOTAL SERVICES & SUPPLIES	81,387	66,283	64,783	56,766	37,000
	TOTAL SERVICES & SUPPLIES	**89,586**	**71,601**	**71,792**	**65,521**	**37,000**

700-CDBG REVOLVING LOAN FUND | EXPENSES | DEBT SERVICING

EXPENSES						
	PRINCIPAL PAYMENT ON LTD	-	-	-	-	
	DEBT INTEREST EXPENSE	-	-	-	-	
	TOTAL EXPENSES | DEBT SERVICING	-	-	-	-	-
	TOTAL EXPENSES | CDBG REVOLVING LN	**89,586**	**71,601**	**71,792**	**65,521**	**37,000**

HFA-HELP-LHBP

702-HFA-HELP-LHBP | SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	2,401	1,535	35,076	7,973	6,700
EXPENSES	-	1,531	3,647	-	100
TOTAL HFA-HELP -LHBP| SUMMARY OF NET CHANGE	**2,401**	**4**	**31,429**	**7,973**	**6,600**

702- CHFA-HELP LHBP | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
702-4702-300666	LOAN PAYMENTS	-	-	-		
702-4702-300999	REVENUE -CDBG LOAN PAYMENTS	-	-	25,583	7,155	6,000
702-4702-360010	INTEREST EARNINGS	2,402	1,531	4,315	818	700
702-4702-360110	EARNED BANK INTEREST	(1)	4	-	-	-
702-4702-369090	OTHER MISC REVENUES	-		5,178	-	-
	TOTAL REVENUE | CHFA-HELP LHBP	**2,401**	**1,535**	**35,076**	**7,973**	**6,700**

702- CHFA-HELP LHBP | EXPENSES

EXPENSES						
702-4702-096013	LOAN/PROJECT	-	-	40	-	100
702-4702-096013	LOAN/PROJECT		1,531	3,607	-	-
	TOTAL EXPENSES | CHFA-HELP LHBP	**-**	**1,531**	**3,647**	**-**	**100**

702-CHFA-HELP LHBP | EXPENSES | DEBT SERVICING

EXPENSES						
PRINCIPAL PAYMENT ON LTD		**-**	**-**	-	**-**	**-**
DEBT INTEREST EXPENSE		**-**	**-**	-	**-**	**-**
	TOTAL EXPENSES | DEBT SERVICING	-	-	-	-	-
	TOTAL EXPENSES CHFA-HELP LHBP	**-**	**1,531**	**3,647**	**-**	**100**

HOME REVOLVING LOAN

720-HOME REVOLVING LN | SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	16,721	24,824	255,580	132,461	104,000
EXPENSES	304,456	261,370	239,225	179,350	100,000
TOTAL HOME REVOLVING LN | SUMMARY OF NET CHANGE	**(287,735)**	**(236,546)**	**16,355**	**(46,889)**	**4,000**

720- HOME REVOLVING | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
720-4720-300777	SHE LOAN PORFOLIO PAYMENTS	-	-	88,417	84,908	60,000
720-4720-300888	PROGRAM INCOME-BIZ LOANS	-	-	-	-	-
720-4720-300999	REVENUE -CDBG LOAN PAYMENTS	-	-	115,866	43,575	40,000
720-4720-360010	INTEREST EARNINGS	16,715	25,096	51,297	3,978	4,000
720-4720-360110	EARNED BANK INTEREST	6	(272)	-	-	-
720-4720-369090	OTHER MISC REVENUES	-	-	-	-	-
	TOTAL REVENUE | HOME REVOLVING	**16,721**	**24,824**	**255,580**	**132,461**	**104,000**

720- HOME REVOLVING | EXPENSES |

SALARIES & BENEFITS						
720-4720-010001	SALARIES - FULL TIME	1,980	-	-	-	-
720-4720-015000	BENEFITS	-	963	5,089	-	-
720-4720-015002	FICA/MEDICARE CITY PAID	1,015	-	604	1,450	-
720-4720-015004	PERS - EPMC	-	-	-	-	-
720-4720-015005	PERS - EMPLOYER CONTRIBT	2,404	2,716	1,700	3,200	-
720-4720-015006	WORKER'S COMPENSATION	1,563	1,548	955	2,000	-
720-4720-010007	AD'L SALARY-SPECIALTY PAY	9	-	-	-	-
720-4720-015008	HEALTH/LIFE/DISAB INSURNC	3,338	3,175	1,937	8,200	-
720-4720-016000	DEFERRED COMP BENEFIT	899	881	532	1,000	-
	TOTAL SALARIES & BENEFITS	11,208	9,283	10,817	15,850	-

SERVICES & SUPPLIES						
720-4720-033002	BAD DEBT EXPENSE	-	-	-	-	-
720-4720-090300	FORWARD PI TO HCD	277,264	234,391	208,576	140,000	90,000
720-4720-095001	PERSONNEL SERVICES	15,984	17,696	19,832	23,500	10,000
720-4720-096013	LOANS/PROJECT	-	-	-	-	-
	TOTAL SERVICES & SUPPLIES	293,248	252,087	228,408	163,500	100,000

720-HOME REVOLVING | EXPENSES | DEBT SERVICING

EXPENSES						
	PRINCIPAL PAYMENT ON LTD	-	-	-	-	
	DEBT INTEREST EXPENSE	-	-	-	-	
	TOTAL EXPENSES | DEBT SERVICING	-	-	-	-	-
	TOTAL EXPENSES | HOME REVOLVING	**304,456**	**261,370**	**239,225**	**179,350**	**100,000**

CAL HOME

750-2010 CAL HOME | SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	-	-	32,422	-	-
EXPENSES	-	-	-	-	-
TOTAL STORM DRAIN SYSTEM | SUMMARY OF NET CHANGE	**-**	**-**	**32,422**	**-**	**-**

750- 2010 CAL HOME | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
750-4750-300777	SHE LOAN PORFOLIO PAYMENTS	-	-	32,422	-	-
750-4750-300999	REVENUE -CDBG LOAN PAYMENTS	-	-	-	-	-
	TOTAL REVENUE | 2010 CAL HOME	**-**	**-**	**32,422**	**-**	**-**

750- 2010 CAL HOME | EXPENSES

EXPENSES						
750-4750-031000	PROFESSIONAL SERVICES-CENTRAL VALLEY	-	-	-	-	-
750-4750-090300	FORWARD PI TO HCD	-	-	-	-	-
750-4750-096013	LOAN/PROJECT	-	-	-	-	-
750-4750-096013	LOAN/PROJECT-CENTRAL VALLELY	-	-	-	-	-
	TOTAL EXPENSES	**-**	**-**	**-**	**-**	**-**

750-2010 CAL HOME | EXPENSES | DEBT SERVICING

EXPENSES						
	PRINCIPAL PAYMENT ON LTD	**-**	**-**	-	**-**	**-**
	DEBT INTEREST EXPENSE	**-**	**-**	-	**-**	**-**
	TOTAL EXPENSES | DEBT SERVICING	-	-	-	-	-
	TOTAL EXPENSES | 2010 CAL HOME	-	-	-	-	-

2000 HOME

779-2000 HOME | SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	29	14	15,602	48	10,000
EXPENSES	-	-	40,072	140	10,000
TOTAL 2000 HOME | SUMMARY OF NET CHANGE	**29**	**14**	**(24,470)**	**(92)**	**-**

779- 2000 HOME | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
779-4779-305011	OTHER REVENUES	-	-	15,574	-	10,000
779-4779-360110	EARNED BANK INTEREST	29	14	28	48	-
	TOTAL REVENUE | 2000 HOME	**29**	**14**	**15,602**	**48**	**10,000**

779- 2000 HOME | EXPENSES

EXPENSES						
779-4779-037000	OTHER SERVICES & CHARGES	-	-	-	140	10,000
779-4779-096013	LOAN/PROJECT	-	-	40,072	-	-
779-4779-099002	WRITE-OFF-UNCOLLECTIBLE	-	-	-	-	-
	TOTAL EXPENSES | 2000 HOME	**-**	**-**	**40,072**	**140**	**10,000**

779-2000 HOME | EXPENSES | DEBT SERVICING

EXPENSES						
	PRINCIPAL PAYMENT ON LTD	-	-	-	-	-
	DEBT INTEREST EXPENSE	-	-	-	-	-
	TOTAL EXPENSES | DEBT SERVICING	-	-	-	-	-

	TOTAL EXPENSES | 2000 HOME	**-**	**-**	**40,072**	**140**	**10,000**

CAL HOME RLF

781-CAL HOME RLF | SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	-	(3)	54,841	43,070	43,000
EXPENSES	19,542	16,058	147,427	93,585	43,000
TOTAL CAL HOME RLF | SUMMARY OF NET CHANGE	**(19,542)**	**(16,061)**	**(92,586)**	**(50,515)**	**-**

781- CAL HOME RLF | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
781-4781-300666	CONTRA ACT LOAN PAYMENTS	-	-	-	-	-
781-4781-300777	SHE LOAN PORFOLIO PAYMENTS	-	-	54,821	43,070	43,000
781-4781-300999	REVENUE -CDBG LOAN PAYMENTS	-	-	-	-	-
781-4781-360010	INTEREST EARNINGS			-	-	-
781-4781-360110	EARNED BANK INTEREST	-	(3)	-	-	-
781-4781-369090	OTHER MISC REVENUES	-		20	-	-
	TOTAL REVENUE |CAL HOME RLF	**-**	**(3)**	**54,841**	**43,070**	**43,000**

781- CAL HOME RLF | EXPENSES

EXPENSES						
781-4781-010001	SALARIES - FULL TIME	-	-	-	-	-
781-4781-015000	BENEFITS	-	-	2,101	-	-
781-4781-015002	FICA/MEDICARE CITY PAID	116	173	171	300	-
781-4781-015004	PERS - EPMC	-	-	-	-	-
781-4781-015005	PERS - EMPLOYER CONTRIBT	279	502	502	800	-
781-4781-015006	WORKER'S COMPENSATION	184	280	280	435	-
781-4781-015008	HEALTH/LIFE/DISAB INSURNC	348	573	581	1,800	-
781-4781-016000	DEFERRED COMP BENEFIT	113	153	154	250	-
781-4781-033002	BAD DEBT EXPENSE	-	-	-	-	-
781-4781-090300	FORWARD PI TO HCD	16,403	11,175	136,875	85,000	38,000
781-4781-095001	PERSONNEL SERVICES	2,099	3,202	6,763	5,000	5,000
781-4781-096013	LOANS/PROJECT	20	-	20	-	
	TOTAL EXPENSES	**19,542**	**16,058**	**147,427**	**93,585**	**43,000**

781 -CAL HOME RLF | EXPENSES | DEBT SERVICING

EXPENSES						
	PRINCIPAL PAYMENT ON LTD	**-**	**-**	-	**-**	
	DEBT INTEREST EXPENSE	**-**	**-**	-	**-**	
	TOTAL EXPENSES | DEBT SERVICING	-	-	-	-	-
	TOTAL EXPENSES | CAL HOME RLF	**19,542**	**16,058**	**147,427**	**93,585**	**43,000**

2008 CAL HOME 4912

870-2008 CAL HOME 4912 | SUMMARY OF NET CHANGE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	-	-	60,000	48,900	15,000
EXPENSES	-	-	-	-	-
TOTAL 2008 CAL HOME | SUMMARY OF NET CHANGE	**-**	**-**	**60,000**	**48,900**	**15,000**

870- 2008 CAL HOME 4912 | REVENUE

REVENUE		ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
870-4870-300777	SHE LOAN PORFOLIO PAYMENTS	-	-	60,000	48,900	15,000
870-4870-300999	REVENUE -CDBG LOAN PAYMENTS	-	-	-	-	-
870-4870-360010	INTEREST EARNINGS	-	-	-	-	-
	TOTAL REVENUE | 2008 CAL HOME	**-**	**-**	**60,000**	**48,900**	**15,000**

870- 2008 CAL HOME | EXPENSES

EXPENSES

870-4870-033002	BAD DEBT EXPENSE	-	-	-	-	-
870-4870-095003	SUPPLIES & MATERIALS	-	-	-	-	-
870-4870-096013	LOANS/PROJECT	-	-	-	-	-
	TOTAL EXPENSES | 2008 CAL HOME	**-**	**-**	**-**	**-**	**-**

870 -CAL HOME RLF | EXPENSES | DEBT SERVICING

EXPENSES

	PRINCIPAL PAYMENT ON LTD	-	-	-	-	-
	DEBT INTEREST EXPENSE	-	-	-	-	-
	TOTAL EXPENSES | DEBT SERVICING	-	-	-	-	-

TOTAL EXPENSES | 2008 CAL HOME	-	-	-	-	-



Serving the City of Lindsay

BUDGET SUMMARY

GENERAL FUND	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
FUNDS FROM RESERVES	-	-	-	2,000,000	580,000
TRANSFER IN	-	-	6,550,534	1,233,527	1,384,230
REVENUE	10,058,291	10,064,396	9,939,780	9,928,827	10,189,292
EXPENSES FOR OPERATING	7,634,091	7,500,836	6,994,830	8,799,993	10,922,515
LONG TERM DEBT	461,259	530,031	530,494	1,585,190	225,464
CAPITAL IMPROVEMENT	652,902	2,234,809	75,850	547,515	155,000
TRANSFER OUT	1,296,104	-	-	1,983,486	850,000
TOTAL SUMMARY OF NET CHANGE	**13,936**	**(201,280)**	**8,889,140**	**246,170**	**543**

GENERAL FUND REVENUE BY SOURCE

REVENUE SOURCE	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
TAXES & FEES	7,003,335	6,874,100	7,057,348	6,683,181	7,495,021
LICENSES & PERMITS	423,697	463,754	576,134	668,621	854,247
MONEY AND PROPERTY USE	1,106,948	306,414	324,173	577,285	902,400
CHARGES FOR SERVICE	43,437	52,655	54,228	50,240	54,350
FINES	12,690	16,889	14,064	9,800	10,750
INTERGOVERNMENTAL	960,622	487,371	278,419	231,257	357,580
OTHER SOURCES & USES	409,321	216,137	742,072	1,417,068	62,650
MILITARY BANNERS	7,250	2,375	1,875	1,375	500
OUT OF COUNTY FIRE	-	-	268,973	290,000	391,794
HURTADO FIRE EQUIPMENT	-	1,615,460	384,540	-	60,000
PUBLIC SAFETY ASSET FORFITURE	13	35	-	-	-
EMERGENCY OPERATIONS	90,978	29,206	237,954	-	-
TOTAL GENERAL FUND REVENUE	**10,058,291**	**10,064,396**	**9,939,780**	**9,928,827**	**10,189,292**

GENERAL FUND EXPENSES

DEPARTMENTS / CITY ATTORNEY	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
SALARY & BENEFITS	-	-	-	-	0
SERVICES & SUPPLIES	101,856	229,427	178,861	167,000	100,000
CITY ATTORNEY EXPENSES	101,856	229,427	178,861	167,000	100,000
CITY COUNCIL					
SALARY & BENEFITS	-	-	-	-	-
SERVICES & SUPPLIES	41,087	92,963	27,275	71,000	166,920
CITY COUNCIL EXPENSES	41,087	92,963	27,275	71,000	166,920

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
CITY CLERK/HUMAN RESOURCES	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
SALARY & BENEFITS	20,557	38,717	-	-	-
SERVICES & SUPPLIES	113,462	125,351	76,808	-	-
CITY MANAGER EXPENSES	134,019	164,068	76,808	-	-
CITY MANAGER					
SALARY & BENEFITS	199,538	165,369	120,416	333,150	475,425
SERVICES & SUPPLIES	35,457	51,880	580,838	244,220	299,805
CITY MANAGER EXPENSES	234,995	217,249	701,254	577,370	775,230
FINANCE					
SALARY & BENEFITS	215,295	255,437	126,714	618,858	908,417
SERVICES & SUPPLIES	123,303	148,036	59,752	463,286	407,997
FINANCE EXPENSES	338,599	403,473	186,466	1,082,144	1,316,414
NON-DEPARTMENTAL					
SALARY & BENEFITS	73,087	44,455	68,806	57,030	57,500
SERVICES & SUPPLIES	250,881	176,946	71,274	512,510	325,400
NON DEPARTMENTAL EXPENSES	323,968	221,401	140,080	569,540	382,900
EMERGENCY OPERATIONS NON-ADMINISTRTIVE (FLOODS/COVID)					
SALARY & BENEFITS	97,583	48	-	-	-
SERVICES & SUPPLIES	240,182	18,094	-	-	-
EMERGENCY NON-ADMIN EXPENSES	337,766	18,142	-	-	-
EMERGENCY OPERATIONS ADMIN SALARY					
SALARY & BENEFITS	88,292	9,846	1,089	-	-
SERVICES & SUPPLIES	6,368	-	-	-	-
EMERGENCY OPERATIONS ADM EXPENSES	94,660	9,846	1,089	-	-
PUBLIC SAFETY					
SALARY & BENEFITS	3,383,095	3,591,015	3,356,889	3,379,120	4,152,719
SERVICES & SUPPLIES	1,120,215	662,016	707,876	782,812	680,343
PUBLIC SAFETY EXPENSES	4,503,310	4,253,031	4,064,765	4,161,932	4,833,062
PUBLIC SAFETY OUT OF COUNTY FIRE					
SALARY & BENEFITS	-	-	16,780	55,000	380,794
SERVICES & SUPPLIES	-	-	8,680	5,000	11,000
CITY SERVICES EXPENSES	-	-	25,460	60,000	391,794

		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
MILITARY BANNER		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
SALARY & BENEFITS		-	-	-	-	-
SERVICES & SUPPLIES		-	-	1,927	500	750
	CITY SERVICES EXPENSES	-	-	1,927	500	750
PUBLIC SAFETY HURTADO FUNDS						
SALARY & BENEFITS		-	-	-	-	-
SERVICES & SUPPLIES		-	-	2,938	32,600	60,000
	CITY SERVICES EXPENSES	-	-	2,938	32,600	60,000
CITY SERVICES						
SALARY & BENEFITS		469,740	666,455	334,113	644,024	936,438
SERVICES & SUPPLIES		172,922	251,740	321,701	378,403	595,313
	CITY SERVICES EXPENSES	642,662	918,195	655,814	1,022,427	1,531,751
COMMUNITY DEVELOPMENT						
SALARY & BENEFITS		183,045	246,307	170,162	60,647	56,218
SERVICES & SUPPLIES		96,709	78,205	169,030	176,285	58,281
	COMMUNITY DEVELOPMENT EXPENSES	279,754	324,512	339,192	236,932	114,499
PARKS						
SALARY & BENEFITS		171,792	185,017	157,473	27,862	343,888
SERVICES & SUPPLIES		127,569	101,927	131,212	226,535	259,716
	PARKS EXPENSES	299,362	286,944	288,685	254,397	603,604
STREETS						
SALARY & BENEFITS		252,467	231,819	206,943	315,986	429,937
SERVICES & SUPPLIES		25,371	45,579	57,268	61,353	46,429
	PARKS EXPENSES	277,838	277,398	264,211	377,339	476,366
INFORMATION TECHNOLOGY (IT)						
SALARY & BENEFITS		-	-	-	-	-
SERVICES & SUPPLIES		22,149	84,187	30,044	184,933	154,225
	IT EXPENSES	22,149	84,187	30,044	184,933	154,225
OPIOID EXPENSES						
SALARY & BENEFITS		-	-	-	-	-
SERVICES & SUPPLIES		-	-	-	820	5,000
	OPIOID EXPENSES	-	-	-	820	5,000

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
PUBLIC SAFETY WELLNESS GRANT	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
SALARY & BENEFITS	-	-	-	-	
SERVICES & SUPPLIES	-	-	2,600	736	5,000
PUBLIC SAFETY WELLNESS EXPENSES	-	-	2,600	736	5,000
BVP VEST PROGRAM MATCH					
SALARY & BENEFITS	-	-	-	-	-
SERVICES & SUPPLIES	-	-	7,014	-	5,000
BVP VEST PROGRAM EXPENSES	-	-	7,014	-	5,000
VOLUNTEER FIRE CAPACITY					
SALARY & BENEFITS	-	-	-	-	-
SERVICES & SUPPLIES	-	-	347	-	-
VOLUNTEER FIRE CAPACITY EXPENSES	-	-	-	-	-
PUBLIC SAFETY ASSET FORFITURE					
SALARY & BENEFITS	-	-	-	-	-
SERVICES & SUPPLIES	2,066	-	-	323	-
PUBLIC SAFETY ASSET FORFITURE EXPENSES	2,066	-	-	323	-
TOTAL GENERAL FUND OPERATING EXPENSES	**7,634,091**	**7,500,836**	**6,994,483**	**8,799,993**	**10,922,515**
LONG TERM DEBT	461,259	530,031	530,494	1,585,190	225,464
CAPITAL IMPROVEMENTS	652,902	2,234,809	75,850	547,515	155,000
TOTAL GENERAL FUND EXPENSES	**8,748,252**	**10,265,676**	**7,600,827**	**10,932,698**	**11,302,979**

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
AMERICAN RESCUE PLAN ACT (ARPA)	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
FUNDS FROM RESERVES	-	-	-	1,761,815	-
TRANSFER IN	-	-	-	-	-
REVENUE	605,716	289,772	463,267	-	-
EXPENSES FOR OPERATING	106,602	-	36,013	-	-
LONG TERM DEBT	-	-	-	-	-
CAPITAL IMPROVEMENT	499,114	289,772	427,254	1,761,815	-
TRANSFER OUT	-	-	-	-	-
TOTAL SUMMARY OF NET CHANGE	**0**	**-**	**-**	**-**	**-**

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
MCDERMONT	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
FUNDS FROM RESERVES	-	-	-	-	-
TRANSFER IN	-	609,388	-	-	-
REVENUE	-	2,483	9,683	-	-
EXPENSES FOR OPERATING	-	23,810	-	-	-
LONG TERM DEBT	-	-	-	-	-
CAPITAL IMPROVEMENT	-	22,500	578,454	-	-
TRANSFER OUT	-	-	-	-	-
TOTAL SUMMARY OF NET CHANGE	-	565,561	(568,771)	-	-

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
RECREATION FUND	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
FUNDS FROM RESERVES	-	-	-	-	1
TRANSFER IN	306,421	-	-	497,921	497,921
REVENUE	677,591	863,754	674,910	775,525	870,309
EXPENSES FOR OPERATING	935,665	937,795	912,845	917,480	981,043
LONG TERM DEBT	76,604	40,935	132,075	132,023	131,968
CAPITAL IMPROVEMENT	19,857	221,826	45,348	80,000	80,000
TOTAL SUMMARY OF NET CHANGE	(48,114)	(336,802)	(415,358)	143,943	175,220

RECREATION REVENUE BY SOURCE

REVENUE SOURCES					
COMMUNITY PARTNERSHIPS	304,492	562,202	331,149	346,000	342,500
FACILITY USE/RENTAL	322,330	304,516	307,797	320,200	415,309
LESSONS/PROGRAMS/CLASSES	50,769	(2,964)	35,964	109,325	112,500
TOTAL REVENUE | WELLNESS CENTER	**677,591**	**863,754**	**674,910**	**775,525**	**870,309**

RECREATION EXPENSES	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
EXPENSES	FY 2023	FY 2024	FY 2025	FY 2026	FY2027
SALARY & BENEFITS	426,141	412,284	492,486	443,897	470,037
SERVICES & SUPPLIES	509,524	525,511	420,359	473,583	511,006
TOTAL WELLNESS CENTER OPERATING EXPENSES	**935,665**	**937,795**	**912,845**	**917,480**	**981,043**
LONG-TERM DEBT	76,604	40,935	132,075	132,023	131,968
CAPITAL IMPROVEMENTS	19,857	221,826	45,348	100,000	600,000
TOTAL WELLNESS CENTER EXPENSES	**1,032,126**	**1,200,556**	**1,090,268**	**1,149,503**	**1,713,011**

STREET IMPROVEMENT FUND	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
	FY 2023	FY 2024	FY 2025	FY 2026	FY2027
FUNDS FROM RESERVES	-	-	-	600,000	546,000
REVENUE	1,019,102	1,058,305	-	32,491	-
EXPENSES FOR OPERATING	17,595	-	173,469	40,000	-
LONG TERM DEBT	49,861	61,137	53,681	53,682	-
CAPITAL IMPROVEMENT	58,999	35,000	-	-	546,000
TRANSFER OUT	2,283,414	493,937	-	-	-
TOTAL SUMMARY OF NET CHANGE	(1,390,767)	468,231	(227,150)	538,809	-

STATE PARKS	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
	FY 2023	FY 2024	FY 2025	FY 2026	FY2027
FUNDS FROM RESERVES	-	-	-	-	-
REVENUE	479,947	23,182	5,154,206	2,668,808	-
EXPENSES FOR OPERATING	263,839	-	153,192	43,650	-
CAPITAL IMPROVEMENT	-	-	4,953,462	2,620,388	-
TRANSFER OUT	-	64,113	-	-	-
TOTAL SUMMARY OF NET CHANGE	216,108	(40,931)	47,552	-	-

PARK IMPROVEMENT PERMITS	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
	FY 2023	FY 2024	FY 2025	FY 2026	FY2027
FUNDS FROM RESERVES	-	-	-	9,000	-
REVENUE	32,803	5,857	3,250	1,300	1,000
EXPENSES FOR OPERATING	-	-	42,979	43,354	1,000
TOTAL SUMMARY OF NET CHANGE	32,803	5,857	(39,729)	(33,054)	-

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SB1 ROAD MAINTENANCE AND REHABILITATION ACCOUN	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
FUNDS FROM RESERVES	-	-	-	350,000	617,455
REVENUE	285,512	333,354	346,353	345,000	357,045
EXPENSES FOR OPERATING	-	-	-	-	357,000
CAPITAL IMPROVEMENT	-	-	-	-	617,500
TRANSFER OUT	734,855	326,500	-	-	-
TOTAL SUMMARY OF NET CHANGE	(449,343)	6,854	346,353	695,000	-

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
LOCAL STREETS & ROADS TAX (HUTA)	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
FUNDS FROM RESERVES	-	-	-	-	181,386
REVENUE	322,758	348,334	357,948	365,016	371,735
EXPENSES FOR OPERATING	415,894	394,897	336,280	283,622	366,922
TRANSFER OUT	-	-	-	78,298	186,199
TOTAL SUMMARY OF NET CHANGE	(93,136)	(46,563)	21,668	3,096	-

LOCAL STREETS & ROADS (HUTA) REVENUE

GAS TAX 2103-2107.5	322,646	348,037	357,339	365,016	371,735
INTEREST	112	297	-	-	-
OTHER MISC REVENUES	-	-	609	-	-
TOTAL REVENUE GAS TAX FUND	322,758	348,334	357,948	365,016	371,735

LOCAL STREETS & ROADS (HUTA) EXPENSES

EXPENSES

SALARY & BENEFITS	147,783	166,535	132,553	127	7,580
SERVICES & SUPPLIES	268,111	228,362	203,727	249,154	359,342
TOTAL EXPENSES GAS TAX FUND	415,894	394,897	336,280	249,281	366,922

		ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
MEASURE R TRANSPORTATION		**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
	FUNDS FROM RESERVES	-	-	-	830,000	561,777
	TRANSFER IN	-	-	-	485,565	-
	REVENUE	490,022	916,346	278,797	563,857	10,114,807
	EXPENSES FOR OPERATING	122,113	153,817	144,721	86,581	67,665
	LONG TERM DEBT	120,368	120,444	119,760	447,761	-
	CAPITAL IMPROVEMENT	60,427	36,804	600	140,000	10,346,307
	TRANSFER OUT OVERHEAD	-	-	-	265,975	182,733
	TOTAL SUMMARY OF NET CHANGE	187,113	605,281	13,716	939,105	79,879

MEASURE R TRANSPORTATION REVENUE

SPECIAL PROJECTS	-	550,000	-	222,804	9,784,807
LOCAL	295,668	349,219	278,797	337,553	330,000
GRANTS	187,898	-	-	-	-
INTERESTT	6,456	17,127	-	3,500	-
TOTAL MEASURE R REVENUE	490,022	916,346	278,797	563,857	10,114,807

MEASURE R TRANSPORTATION	**ACTUAL**	**ACTUAL**	**UNAUDITED**	**PROJECTED**	**PROPOSED**
EXPENSES	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
SALARY & BENEFITS	116,910	148,613	117,365	32,421	12,636
SERVICES & SUPPLIES	5,204	5,204	27,356	54,160	55,029
TOTAL MEASURE R EXPENSES	122,113	153,817	144,721	86,581	67,665
MEASURE R LONG TERM DEBT	120,368	120,444	119,760	447,761	-
MEASURE R CAPITAL IMPROVEMENTS	60,427	36,804	600	140,000	10,346,307

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
GAS TAX TRANSIT FUND	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	1	2	-	-	-
EXPENSES FOR OPERATING	-	-	-	-	-
TOTAL SUMMARY OF NET CHANGE	1	2	-	-	-

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SURFACE TRANSPORTATION PROGRAM	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
FUNDS FROM RESERVES	-	-	300,000	1,187,200	91,600
REVENUE	324,639	28,238	77,534	96,071	80,000
EXPENSES FOR OPERATING	-	-	375,087	375,090	50,000
CAPITAL IMPROVEMENT	-	-	-	-	916,000
TOTAL SUMMARY OF NET CHANGE	324,639	28,238	2,447	908,181	121,600

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
LOCAL TRANSPORTATION FUND	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
FUNDS FROM RESERVES	-	-	-	1,668,943	2,777,500
REVENUE	788,038	77,957	423,724	1,057,561	869,514
EXPENSES FOR OPERATING	-	-	-	-	50,000
CAPITAL IMPROVEMENT	-	-	2,146,189	-	3,463,000
TRANSFER OUT	-	539,265	-	-	-
TOTAL SUMMARY OF NET CHANGE	788,038	(461,308)	(1,722,465)	2,726,504	134,014

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
WATER	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
TRANSFER IN	896,547	-	-	-	0
REVENUE	1,656,577	1,905,391	9,146,544	6,166,590	18,662,166
EXPENSES FOR OPERATING	1,923,756	1,657,983	1,698,734	1,989,462	1,818,397
LONG TERM DEBT	41,264	22,422	109,874	109,874	109,874
CAPITAL IMPROVEMENT	53,464	305,006	5,708	3,435	16,270,827
TRANSFER OUT OVERHEAD	-	792,854	6,550,534	526,194	380175
TOTAL SUMMARY OF NET CHANGE	534,640	(872,874)	781,694	3,537,625	82,893

WATER REVENUE					
WATER SERVICE CHARGES	1,310,705	1,482,627	2,165,834	2,458,984	2,750,000
PAGE/MOOR TRACT	73,429	79,424	89,270	110,000	115,000
GRANT FUNDS	-	2,797	-	31,605	11,343,000
SALE OF SURPLUS WATER	-	218,550	140,000	-	-
PENALTY & MISC REVENUE	150	29,120	109,170	90,000	90,000
INTERFUND DEBT	68,100	68,100	68,100	68,100	68,006
OTHER REVENUE	204,193	24,773	6,574,170	3,407,901	4,296,160
TOTAL WATER REVENUE	1,656,577	1,905,391	9,146,544	6,166,590	18,662,166
WATER EXPENSES					
EXPENSES					
SALARY & BENEFITS	605,979	521,234	530,730	340,900	339,107
SERVICES & SUPPLIES	1,317,776	1,136,749	1,168,004	1,648,562	1,479,290
TOTAL EXPENSES	1,923,756	1,657,983	1,698,734	1,989,462	1,818,397
LONG TERM DEBT	41,264	22,422	109,874	109,874	109,874
CAPITAL IMPROVEMENTS	53,464	305,006	5,708	3,435	16,270,827

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
REFUSE	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	888,064	984,241	1,161,367	1,212,000	1,072,028
EXPENSES FOR OPERATING	839,352	960,797	918,273	865,656	789,565
TRANSFER OUT OVERHEAD	-	-	-	424,038	282,463
TOTAL SUMMARY OF NET CHANGE	48,713	23,444	243,094	(77,694)	-
REFUSE REVENUE					
REFUSE DISPOSAL CHARGES	879,286	958,657	1,160,951	1,212,000	1,070,528
OTHER REVENUE	8,778	25,584	416	-	1,500
TOTAL REVENUE	888,064	984,241	1,161,367	1,212,000	1,072,028
REFUSE EXPENSES					
EXPENSES					
SALARY & BENEFITS	175,107	225,357	202,614	59,120	33,371
SERVICES & SUPPLIES	664,245	735,440	715,659	806,536	756,194
TOTAL EXPENSES	839,352	960,797	918,273	865,656	789,565

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SEWER	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	1,498,891	1,486,512	1,729,842	1,693,340	2,457,506
EXPENSES FOR OPERATING	814,137	1,031,118	1,092,151	1,046,337	1,109,424
LONG TERM DEBT	153,222	71,201	349,093	323,470	349,093
CAPITAL IMPROVEMENT	4,999	29,158	-	-	550,000
TRANSFER OUT OVERHEAD	-	-	-	350,199	352660
TOTAL SUMMARY OF NET CHANGE	526,533	355,035	288,598	(26,666)	96,329
SEWER REVENUE					
SEWER SERVICE CHARGES	1,476,094	1,432,924	1,659,011	1,617,585	1,650,000
OTHER REVENUE	22,797	53,588	70,831	75,755	807,506
TOTAL REVENUE	1,498,891	1,486,512	1,729,842	1,693,340	2,457,506
SEWER EXPENSES					
SALARY & BENEFITS	204,687	432,666	505,329	301,902	195,419
SERVICES & SUPPLIES	609,450	598,452	586,822	744,435	914,005
TOTAL EXPENSES	814,137	1,031,118	1,092,151	1,046,337	1,109,424
LONG TERM DEBT	153,222	71,201	349,093	323,470	349,093
CAPITAL IMPROVEMENT	4,999	29,158	-	-	550,000

CURB, GUTTER, SIDEWALK	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	430	19	1,153	1,000	-
EXPENSES FOR OPERATING	-	-	-	1,000	-
TOTAL SUMMARY OF NET CHANGE	430	19	1,153	-	-

STORM DRAIN SYSTEM	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	1,387	1,015	9,820	1,501	-
EXPENSES FOR OPERATING	-	-	-	-	-
TOTAL SUMMARY OF NET CHANGE	1,387	1,015	9,820	1,501	-

VITA-PAKT	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	163,989	84,688	42,404	70,361	48,000
EXPENSES FOR OPERATING	156,334	128,919	56,868	70,361	48,000
TOTAL SUMMARY OF NET CHANGE	7,655	(44,231)	(14,464)	-	-

COMMUNITY FACILITIES DISTRICT	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	-	-	-	-	47250
EXPENSES FOR OPERATING	-	-	-	-	-
TOTAL SUMMARY OF NET CHANGE	-	-	-	-	47,250

SIERRA VIEW ASSESSMENT	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	21,672	20,108	26,554	25,851	22,000
EXPENSES FOR OPERATING	37,734	28,944	23,522	21,500	20,576
TOTAL SUMMARY OF NET CHANGE	(16,062)	(8,836)	3,032	4,351	1,424

HERITAGE PARK LANDSCAPE ASSESSMENT	ACTUAL FY 2023	ACTUAL FY 2024	UNAUDITED FY 2025	PROJECTED FY 2026	PROPOSED FY2027
REVENUE	7,407	7,710	6,489	9,610	6,000
EXPENSES FOR OPERATING	13,464	8,081	7,829	7,500	5,780
TOTAL SUMMARY OF NET CHANGE	(6,057)	(371)	(1,340)	2,110	220

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SAMOA ASSESSMENT DISTRICT	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	4,393	4,524	4,397	5,022	3,000
EXPENSES FOR OPERATING	4,201	3,580	4,306	3,500	2,598
TOTAL SUMMARY OF NET CHANGE	192	944	91	1,522	402

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SWEETBRIER TOWNHOUSES	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	11,385	11,385	14,188	19,505	11,000
EXPENSES FOR OPERATING	11,561	11,467	12,884	10,750	7,752
TOTAL SUMMARY OF NET CHANGE	(176)	(82)	1,304	8,755	3,248

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
PARKSIDE	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	5,742	5,742	8,771	9,238	7,000
EXPENSES FOR OPERATING	8,199	14,399	7,840	8,755	4,950
TOTAL SUMMARY OF NET CHANGE	(2,457)	(8,657)	931	483	2,050

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SIERRA VISTA ASSESSMENT	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	9,335	5,886	6,328	6,532	6,000
EXPENSES FOR OPERATING	47,232	6,375	5,509	6,000	4,164
TOTAL SUMMARY OF NET CHANGE	(37,897)	(489)	819	532	1,836

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
MAPLE VALLEY ASSESSMENT	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	3,297	4,221	3,685	4,558	4,000
EXPENSES FOR OPERATING	4,470	2,774	4,762	3,000	3,660
TOTAL SUMMARY OF NET CHANGE	(1,173)	1,447	(1,077)	1,558	340

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
PELOUS RANCH	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	15,445	16,495	20,760	20,760	20,800
EXPENSES FOR OPERATING	32,504	20,522	21,650	23,000	17,700
TOTAL SUMMARY OF NET CHANGE	(17,059)	(4,027)	(890)	(2,240)	3,100

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
O'HARA	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	-	-	-	25,000	15,000
EXPENSES FOR OPERATING	-	-	-	-	-
TOTAL SUMMARY OF NET CHANGE	-	-	-	25,000	15,000

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
2008 EDF	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	-	-	503	-	500
EXPENSES FOR OPERATING	-	-	-	-	500
TOTAL SUMMARY OF NET CHANGE	-	-	503	-	-

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
RDA	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	911,914	904,399	920,808	911,157	891,631
EXPENSES FOR OPERATING	290,432	217,789	883,601	884,631	887,016
TOTAL SUMMARY OF NET CHANGE	621,482	686,610	37,207	26,526	4,615

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SUCCESSOR AGENCY	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	5,091	3,963	7,634	7,133	6,500
EXPENSES FOR OPERATING	-	-	-	-	-
TOTAL SUMMARY OF NET CHANGE	5,091	3,963	7,634	7,133	6,500

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
SRRP REVOLVING LOAN FUND	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	-	1,154	-	-	-
EXPENSES FOR OPERATING	-	-	-	-	-
TOTAL SUMMARY OF NET CHANGE	-	1,154	-	-	-

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
CDBG REVOLVING LOAN FUND	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	6,261	5,265	63,405	60,376	37,500
EXPENSES FOR OPERATING	89,586	71,601	71,513	56,766	37,000
TOTAL SUMMARY OF NET CHANGE	(83,325)	(66,336)	(8,108)	3,610	500

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
HFA-HELP-LHBP	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	2,401	1,535	35,076	7,973	6,700
EXPENSES FOR OPERATING	-	1,531	3,647	-	100
TOTAL SUMMARY OF NET CHANGE	2,401	4	31,429	7,973	6,600

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
HOME REVOLVING LOAN	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	16,721	24,824	255,580	132,461	104,000
EXPENSES FOR OPERATING	304,456	261,370	238,528	179,350	100,000
TOTAL SUMMARY OF NET CHANGE	(287,735)	(236,546)	17,052	(46,889)	4,000

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
CAL HOME	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	-	-	32,422	-	-
EXPENSES FOR OPERATING	-	-	-	-	-
TOTAL SUMMARY OF NET CHANGE	-	-	32,422	-	-

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
2000 HOME	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	29	14	15,583	48	10,000
EXPENSES FOR OPERATING	-	-	40,072	140	10,000
TOTAL SUMMARY OF NET CHANGE	29	14	(24,489)	(92)	-

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
CAL HOME RLF	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	-	(3)	54,841	43,070	43,000
EXPENSES FOR OPERATING	19,562	16,058	147,263	93,585	43,000
TOTAL SUMMARY OF NET CHANGE	(19,562)	(16,061)	(92,422)	(50,515)	-

	ACTUAL	ACTUAL	UNAUDITED	PROJECTED	PROPOSED
2008 CAL HOME 4912	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY2027**
REVENUE	-	-	60,000	48,900	15,000
EXPENSES FOR OPERATING	-	-	-	-	-
TOTAL SUMMARY OF NET CHANGE	-	-	60,000	48,900	15,000

STAFF REPORT

TO: Lindsay City Council
MEETING DATE: June 23, 2026

Item #: 15.1
Action Items

DEPARTMENT: Human Resources

FROM: Miranda Cordova, City Clerk & Human Resource Manager

Agenda Title: Approval of Updated Job Descriptions, Position Reclassifications, and Establishment of New Position

ACTION & RECOMMENDATION

Adopt a Resolution approving updated job descriptions, reclassifying the Engineering Technician position to Associate Engineer, replacing the Recreation I classification with Recreation Leader I and Recreation Leader II classifications, and establishing the Permit Technician position.

BACKGROUND

As part of the Fiscal Year 2026-27 budget development process, staff conducted a review of the City's classification plan, departmental operational needs, and organizational structure. This review identified several classifications requiring updates to accurately reflect current duties and responsibilities, opportunities to improve career progression within existing classifications, and staffing needs necessary to support service delivery and operational efficiency.

The proposed changes are intended to ensure the City's classification plan remains current, responsive to operational demands, and aligned with industry standards and comparable public agencies.

DISCUSSION

Staff recommends the following classification and staffing changes:

Engineering Technician Reclassification

Staff recommends reclassifying the Engineering Technician position to Associate Engineer. Over time, the position's responsibilities have expanded to include a higher level of professional engineering work, project coordination, plan review, technical analysis, and independent judgment. The proposed reclassification more accurately reflects the scope and complexity of duties currently performed and supports the City's engineering and infrastructure needs.

Recreation Classification Restructure

Staff recommends eliminating the Recreation I classification and establishing Recreation Leader I and Recreation Leader II classifications.

The proposed classification series provides a clearer progression of duties and responsibilities within the Recreation Department while creating opportunities for employee growth and advancement. The Recreation Leader I classification will serve as an entry-level position responsible for assisting with recreation programs and activities, while the Recreation Leader II classification will perform more advanced assignments, including lead responsibilities, program coordination, and increased participant supervision.

Permit Technician Position

Staff recommends establishing a Permit Technician position within the Community Development Department. This position will serve as a primary point of contact for permit applicants and the public, assist with permit processing, maintain permit records, coordinate application review processes, and provide administrative support for planning, building, and code enforcement functions.

The addition of this position will improve customer service, increase operational efficiency, and support the timely processing of permits and development applications.

FISCAL IMPACT
The fiscal impact associated with the proposed reclassifications and new positions has been incorporated into the proposed Fiscal Year 2026-27 budget. Funding for the positions is included within the applicable departmental budgets and staffing plan.

ATTACHMENTS
1. Resolution
2. Associate Engineer Job Description
3. Recreation Leader I Job Description
4. Recreation Leader II Job Description
5. Permit Technician Job Description
6. Classification and Compensation Summary

Reviewed/Approved: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

NUMBER 26-30

TITLE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY APPROVING UPDATED JOB DESCRIPTIONS, RECLASSIFICATION OF CERTAIN POSITIONS, AND ESTABLISHMENT OF A NEW CLASSIFICATION

_____.

MEETING At a regularly scheduled meeting of the City of Lindsay City Council held on June 23, 2026, at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

WHEREAS, the City of Lindsay ("City") maintains a classification plan to ensure all positions accurately reflect the duties, responsibilities, and requirements of City employment; and

WHEREAS, the City periodically reviews its classification plan to ensure consistency with operational needs, organizational structure, and industry standards; and

WHEREAS, as part of the Fiscal Year 2026-27 budget process, City staff conducted a comprehensive review of existing classifications and identified the need to update certain job descriptions, reclassify existing positions, and establish new classifications to support efficient and effective delivery of City services; and

WHEREAS, the City Council finds that the proposed changes will improve organizational efficiency, clarify job duties, and support recruitment and retention efforts.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lindsay as follows:

SECTION 1. The City Council hereby approves the updated job descriptions presented by staff and on file in the Office of the City Clerk.

SECTION 2. The City Council hereby approves the following reclassifications:
A. Engineering Technician is hereby reclassified to Associate Engineer.
B. Recreation I classification is hereby eliminated and replaced with the following classifications:
1. Recreation Leader I
2. Recreation Leader II

SECTION 3. The City Council hereby approves the establishment of the following classifications:
A. Permit Technician, Community Development Department.

SECTION 4. The City Manager, or designee, is hereby authorized to implement the provisions of this Resolution, update the City's classification plan, and

take any necessary administrative actions to carry out the intent of this action.

SECTION 5. This Resolution shall become effective July 1, 2026, or upon adoption, whichever occurs later.

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	June 23, 2026
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

City of Lindsay

JOB DESCRIPTION
ASSOCIATE ENGINEER

Position: ASSOCIATE ENGINEER
Class Title: ASSOCIATE ENGINEER
Department: CITY SERVICES
Location: 150 N. MIRAGE AVE, LINDSAY, CA 93247

Compensation: $31.70 HR - $42.48 HR
Step Range: 1-7
Status: NON-EXEMPT/FULL-TIME
Union: SEIU

GENERAL PURPOSE:

Performs complex and professional work in the areas of water, sewer, streets, refuse, general building, parks and other City Services projects and programs ensuring technical competence and compliance with all current codes and criteria; may serve as a Project Manager.

SUPERVISION RECEIVED:

Works under the general guidance and direction of the City Services Manager and the Public Works Director.

SUPERVISION EXERCISED:

Will exercise general supervision over City Services staff as needed and assigned.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

- Complete and submit yearly and as needed reporting in areas such as water, sewer, air quality, refuse, streets.
- Develop bid documents and seek bids for various services and projects.
- Perform special project studies in areas such as water, sewer, air quality, refuse, streets, general facilities.
- Orchestrate weed abatement services each year including bidding for cleanup of properties and placing lien for repayment of costs.
- Submit clean up reimbursement documentation for underground storage tank spills with the State Water Resources Control Board, tracking clean up and continued invoicing to the State for reimbursement of costs.
- Coding of invoices for department and tracking of costs during the budget year.
- Manage Landscape Assessment Districts including monthly inspection and yearly submission of costs to the Public Works Director.
- Track water use from a variety of sources, forecast future needs and calculate costs requesting check payment to the Bureau of Reclamation bi-monthly for water use.
- Maintain a working relationship with Cal Trans personnel, submit state forms for grant projects and submit invoice payment requests for grant projects.
- Develop water conservation plan, presentation of plan to City Council and subsequent implementation of the plan.
- Direct contact with residents including but not limited to City project feedback, service request completion, complaint resolution, and special event organization and support.
- Attend meetings on behalf of the City in such areas as Waste Management, recycling, energy conservation.
- Attend out of town educational meetings on topics such as water conservation, yearly report preparation and grant invoicing.

- Management of projects in areas of water, sewer, air quality, refuse, streets, general facilities. Contact point for consultants and other professionals disseminating information regarding projects.
- Receive the public and answer questions; respond to inquiries from employees, citizens and others and refers, when necessary, to appropriate persons.
- Compose, type, and edit a variety of correspondence, reports, memoranda, and other material requiring judgment as to content, accuracy, and completeness.
- Act as custodian of department documents and records. Establish and maintain filing systems, control records and indexes moderate independent judgment.

DESIRED MINIMUM QUALIFICATIONS:

Education and Experience:

(A) Graduation from a four-year college or university with a degree in Public Works or a closely related field or equivalent experience; or
(B) Minimum of three years previous professional experience;
(C) Any equivalent combination of education and experience.

Necessary Knowledge, Skills, and Abilities:

Ability to communicate effectively, orally and in writing, with employees, consultants, other governmental agency representatives, City officials and the general public; Ability to conduct necessary engineering research and compile comprehensive reports.

SPECIAL REQUIREMENTS:

(A) Must possess a valid State driver's license or have the ability to obtain one prior to employment and maintains at all times.
(B) Must be physically capable of moving about City sites and under adverse field conditions.
(C) Highly desirable to possess or have the ability to obtain certifications or licensing in the fields of water treatment and water distribution within 2 years of employment; and certifications or licensing in the field of sewer distribution and/or treatment within 5 years of employment.

TOOLS AND EQUIPMENT USED:

Personal computer, including word processing, spreadsheet, and data base and computer-aided-design software; motor vehicle; phone; mobile radio; general hand and power tools as well as heavy equipment operation in the fields of water, sewer, refuse, streets, general facilities.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform essential functions.

Work is performed mostly in office settings. Some outdoor work is required in the inspection of various construction sites, or City Services facilities. Hand-eye coordination is necessary to operate computers and various pieces of office equipment.

While performing the duties of this job, the employee is occasionally required to stand; walk; use hands to finger, handle, feel, or operate objects, tools, or controls; and reach with hands and arms. The employee is occasionally required to sit; climb or balance; stoop, kneel, crouch, or crawl; talk or hear; and smell.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounter while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform essential functions. While performing the duties of this job, the employee occasionally works in outside weather conditions. The employee occasionally works in high, precarious places and is occasionally exposed to wet and/or humid conditions, fumes or airborne particles, toxic or caustic chemicals, risk of electrical shock, and vibration. The noise level in the work environment is usually moderate.

SELECTION GUIDELINES & APPLICATION PROCESS:

A completed employment application must be submitted, resumes may be included but do not substitute for a completed application, rating of education and experience; oral interview and reference check; job related tests may be required.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position. The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Appointment is subject to successfully passing a pre-employment physical, live-scan, background, credit check. Before starting work, applicants must present documentation of their identity, authorization to work in the United States. Following appointment, a 12-month probationary period may be required as the final phase of the appointment process.

Employee Benefits:

10 Vacation Days, 14 Holidays, 10 Sick Leave days, 100% Employee Covered Medical, Dental, and Vision Plans, Life Insurance, Members of the California Public Employees' Retirement System (PERS) (Classic and PEPRA Tiers depending on hire date), Deferred Compensation Plan City Match (Up to 4%), Aflac and Cafeteria Plan. and Wellness Incentive Program. Please see the City of Lindsay's website Human Resource page for further benefits and salary details.

City of Lindsay

JOB DESCRIPTION

RECREATION LEADER I

Position:	RECREATION LEADER I	**Compensation:**	$16.90 HR – $22.65 HR
Class Title:	RECREATION LEADER I	**Step Range:**	1-7
Department:	PARKS & RECREATION DEPARTMENT	**Category:**	NON-EXEMPT/PART-TIME
Location:	860 NORTH SEQUOIA AVE, LINDSAY, CA 93247	**Union:**	Unrepresented

GENERAL DESCRIPTION:

Under supervision, provides stellar customer service on behalf of the Parks & Recreation Department to the City's recreational patrons of all ages. Depending on the assignment, the incumbent may assist with a variety of routine duties; patron registration, activities and programs; monitoring City facilities and equipment; assisting with City events; and setting up scheduled activities. Applicants must enjoy working with people, be enthusiastic, reliable, proactive, and punctual.

SUPERVISION RECEIVED:

Works under the close supervision of the Recreation Coordinator and/or Parks & Recreation Director.

SUPERVISION EXERCISED:

Exercises no direct supervision over staff.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

- Provides consistent stellar customer service to recreational patrons;
- Assist participants in the City's recreation programs, activities, or facilities, including class registration, gym memberships, and rental facility applications;
- Attend and participate in executing City's special events;
- Provide and maintain a safe program environment for participants by enforcing required safety precautions and City guidelines;
- Maintain all equipment issued by the City and inform the supervisor when there are hazards or equipment replacement needs; and
- Perform related duties as assigned.
- Assists front desk by answering the telephone, providing information and stellar customer service to the public, gym membership sales, and program registration;
- Complete cash and credit card transactions, operate a cash register and credit card machines, give correct change, maintain appropriate activity and cash reports, and follow proper money handling procedures;
- Facilitate rentals and usage of City facilities, open and close facilities for rentals, including setting and cleaning up, prepare facilities for group and rental activities;
- Issue, monitor, and track equipment during rentals and collect and store equipment after use;
- Assist in operating Aquatic Center pool gate during public swim sessions, complete cash transactions, operate a cash register, give correct change, maintain appropriate activity and cash reports, and follow proper money handling procedures;
- Assist in operating Aquatic Center Concessions Stand, prepare food, collect payments, and helping set up and close the concession stand;
- Keep concessions and kitchen floor, counters, and equipment clean and free of clutter.

- Assist with executing indoor/outdoor programs, arts and crafts;
- Instruct and participate in recreational activities; Admit patrons to recreation facilities, programs, and events; Maintain attendance and activity records;
- Provide supervision for children, including homework assistance; and
- Work with youth to develop and build essential skills emphasizing learning and sportsmanship.

DESIRED MINIMUM QUALIFICATIONS:

Education and Experience:

A combination of experience and education that would likely provide the required knowledge and abilities. A typical way to obtain the knowledge and skills would be:

- **Experience**: Experience in related fields such as childcare, sports (coaching or playing), customer service, and/or volunteer work preferred.

- **Education**: Completion of formal or informal education at a level that provides the ability to read and write, follow written and verbal instructions at a level required by the job.

Necessary Knowledge, Skills, and Abilities:

- Act as liaison to patrons. Exercises tact and judgment when resolving problems.
- Ability to follow routine verbal and written instructions.
- Ability to maintain neat, accurate, and organized records.
- Ability to operate a cash register and credit card machine, count money, and provide change.
- Ability to perform daily cleaning tasks and job duties.
- Ability to operate food preparation equipment and dispensers.
- Knowledge and ability to provide stellar customer service standards and procedures.
- Knowledge and ability to provide stellar recreational program standards and procedures

SPECIAL REQUIREMENTS:

Valid and current CPR/AED Certification and California Food Handlers Safety Card Certification or ability to acquire within six (6) months of employment are required. Minimum age of sixteen (16), with ability to obtain work permit if under the age of eighteen (18).

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee is frequently required to use feet, legs, hands, and arms to demonstrate specified skills. The employee is occasionally required to swim, climb, or balance, stoop, kneel, crouch, or crawl. The employee is occasionally required to walk, sit, talk, and hear. The employee must frequently lift and/or move up to 25 pounds, and occasionally lift weights up to 50 pounds.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee will work in both indoor and outdoor recreation facilities. Employees may be exposed to seasonal and variable weather conditions.

SELECTION GUIDELINES:

Formal application, rating of education and experience; oral interview and reference check; medical, TB test, drug test, and background check (live scan), and other job-related tests may be required. The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position. The job description does not constitute an employment agreement between the employer and employee and is subject to change as the needs of the employer and requirements of the job change.

BENEFITS:

This is a part-time and hourly position with no benefits, except for those required by law including sick leave. Work hours are flexible; however no minimum weekly hours are guaranteed.

City of Lindsay

JOB DESCRIPTION

RECREATION LEADER II

Position:	RECREATION LEADER II	**Compensation:**	$17.75 HR – $23.78 HR
Class Title:	RECREATION LEADER II	**Step Range:**	1-7
Department:	PARKS & RECREATION DEPARTMENT	**Category:**	NON-EXEMPT/PART-TIME
Location:	860 NORTH SEQUOIA AVE, LINDSAY, CA 93247	**Union:**	Unrepresented

GENERAL DESCRIPTION:

Under general supervision, and with increased responsibility, provides customer service on behalf of the Parks & Recreation Department. Depending on the assignment, the incumbent may assist with a variety of routine duties; organizing and leading activities and programs; patron registration; monitoring and overseeing City facilities and equipment; assisting with City events; and setting up scheduled activities. The Recreation Leader II acts as a role model for staff and patrons, promoting positive participation, teamwork, and safety.

SUPERVISION RECEIVED:

Works under the close supervision of the Recreation Coordinator and/or Parks & Recreation Director

SUPERVISION EXERCISED:

May provide functional direction and guidance to Recreation Leader I, seasonal staff, and volunteers.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

- Provides consistent stellar customer service to recreational patrons;
- Assist with planning, promoting, and implementing recreation programs, sports leagues, wellness activities, events, and registering patrons for memberships and programs.
- Attend and participate in executing City's special events;
- Provide and maintain a safe program environment for participants by enforcing required safety precautions and City guidelines;
- Maintain all equipment issued by the City and inform the supervisor when there are hazards or equipment replacement needs; and
- Perform related duties as assigned.
- Lead and support front desk operations by answering the telephone, providing information and stellar customer service to the public, gym membership sales, and swim lessons sales;
- Complete cash and credit card transactions, operate a cash register and credit card machines, give correct change, maintain appropriate activity and cash reports, and follow proper money handling procedures;
- Facilitate rentals and usage of City facilities, open and close facilities for rentals, including setting and cleaning up, prepare facilities for group and rental activities;
- Issue, monitor, and track equipment during rentals and collect and store equipment after use;
- Assist with coordinating facility arrangements with instructors, rental groups, and maintenance.
- Lead in operating Aquatic Center pool gate during public swim sessions, complete cash transactions, operate a cash register, give correct change, maintain appropriate activity and cash reports, and follow proper money handling procedures;

- Assist in operating Aquatic Center Concessions Stand, prepare food, collect payments, and helping set up and close the concession stand;
- Keep concessions and kitchen floor, counters, and equipment clean and free of clutter.
- Lead in executing indoor/outdoor games, arts and crafts;
- Instruct, participate in, and lead recreational activities; Admit patrons to recreation facilities, programs, and events; Maintain attendance and activity records;
- Provide supervision for children, including homework assistance; and
- Work with youth to develop and build essential skills emphasizing learning and sportsmanship.

DESIRED MINIMUM QUALIFICATIONS:

Education and Experience:

A combination of experience and education that would likely provide the required knowledge and abilities. A typical way to obtain the knowledge and skills would be:

- **Experience**: One year of experience equivalent to a Recreation Leader I or in a related field involving recreation, sports, childcare, or customer service.

- **Education**: Completion of formal or informal education at a level that provides the ability to read and write, follow written and verbal instructions at a level required by the job.

Necessary Knowledge, Skills, and Abilities:

- Knowledge of recreation principles, practices, and activities.
- Act as liaison to patrons. Exercises tact and judgment when resolving problems.
- Ability to follow routine verbal and written instructions.
- Ability to maintain neat, accurate, and organized records.
- Ability to operate food preparation equipment and dispensers.
- Ability to operate a cash register and credit card machine, count money, and provide change.
- Ability to lead by example, demonstrate reliability, and create effective working relationships
- Knowledge and ability to provide stellar customer service standards and procedures.

SPECIAL REQUIREMENTS:

Valid and current CPR/AED Certification and California Food Handlers Safety Card Certification are required. **Must be able to swim**, and able to pass a background check. Minimum age of sixteen (16), with ability to obtain work permit if under the age of eighteen (18).

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee is frequently required to use feet, legs, hands, and arms to demonstrate specified skills. The employee is occasionally required to swim, climb, or balance, stoop, kneel, crouch, or crawl. The employee is occasionally required to walk, sit, talk, and hear. The employee must frequently lift and/or move up to 25 pounds, and occasionally lift weights up to 50 pounds.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee will work in both indoor and outdoor recreation facilities. Employees may be exposed to seasonal and variable weather conditions.

SELECTION GUIDELINES:

Formal application, rating of education and experience; oral interview and reference check; medical, TB test, drug test, and background check (live scan), and other job-related tests may be required. The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position. The job description does not constitute an employment agreement between the employer and employee and is subject to change as the needs of the employer and requirements of the job change.

BENEFITS:

This is a part-time and hourly position with no benefits, except for those required by law including sick leave. Work hours are flexible; however no minimum weekly hours are guaranteed.

City of Lindsay

JOB DESCRIPTION
PERMIT TECHNICIAN

Position: PERMIT TECHNICIAN
Class Title: PERMIT TECHNICIAN
Department: CITY SERVICES
Location: 150 N. MIRAGE AVE, LINDSAY, CA 93247

Compensation: $24.00 HR - $32.16 HR
Step Range: 1-7
Status: NON-EXEMPT/FULL-TIME
Union: SEIU

GENERAL PURPOSE:

Under general supervision, performs a variety of technical, clerical, and administrative support functions. This role supports the City Services (including building/permit processing) and provides administrative secretary support to senior staff. The incumbent explains ordinances, processes permit applications, manages public records, interacts frequently with the public, contractors, developers, and internal departments. The role involves helping the public apply for permits, processing plans for residential/commercial projects, issuing "over the counter" permits for simpler work (e.g. fences, patios), computing fees, data entry, and interpreting building codes.

SUPERVISION RECEIVED:

Reports to the City Services Manager.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

- Reviews permit applications for buildings and related construction involving installation, repair, replacement, and alteration for compliance with applicable codes and regulations; prepares building, mechanical, plumbing, and electrical permits.
- Reviews applications for completeness and research application and permit status; explains required inspections and construction requirements to owners, architects, engineers, contractors and the general public; prepares and maintains records and files for monitoring deficiencies and status of compliance.
- Provides information to the public about the methods of construction and permit application procedures in person, over the telephone, or by way of email.
- Performs "over the counter" plan reviews for simple projects such as patios, fences, pools, and small residential rooftop solar systems.
- Issues building permits at the front counter once approved by the necessary staff members.
- Provides explanations of the corrections needed on plans when requested by the public.
- Provides general planning information to the public regarding zoning classifications and setback requirements for the building permit process.
- Maintains familiarity with ordinance and procedural changes and implements those changes into existing procedures and processes.
- Performs typing and clerical duties of a routine nature to complete the duties of the position.
- Maintains office files and records as necessary.
- Performs related duties as required and/or assigned.
- Maintains field inspection records and reports as required for compliance with contract provisions and/or payment procedures; prepares plans; fields change orders and accounting records as authorized.
- Coordinates work with contractors, developers, other City departments, private and public accordance with standards, traffic section directives, and police or fire department requests.

DESIRED MINIMUM QUALIFICATIONS:

Education and Experience:

- High school diploma or GED; additional coursework in public administration, business, or related field is desirable.
- At least 1–3 years of progressively responsible administrative/clerical experience, preferably including public sector, municipal, or permit/technical support work.
- Experience or familiarity with building permit processing, planning or code compliance is strongly preferred.

Special Requirements:

Incumbents must possess a current certificate as a Building Permit Technician by a recognized code publishing organization such as the International Code Council (ICC), within one year of appointment.

Licenses / Certifications:

- Valid California Class C driver license.
- ICC Permit Technician certification or equivalent (preferred).

Necessary Knowledge, Skills and Abilities:

- Familiarity with building and zoning codes, development permit processes, and related municipal regulations.
- Strong organizational ability to manage multiple tasks and deadlines.
- Excellent written and verbal communication skills; customer service orientation.
- Proficient in Microsoft Office (Word, Excel, Outlook) and ability to learn permit/records software systems.
- Ability to read and interpret architectural/site plans, maps, and related documents.
- Working knowledge of municipal meeting procedures, public records management, and legislative requirements (Brown Act, Public Records Act).
- Discretion in handling confidential, sensitive, or politically sensitive information.
- Strong attention to detail and accuracy in data entry, financial reconciliation, and recordkeeping.

TOOLS AND EQUIPMENT USED:

Phone switchboard; mainframe computer terminal; personal computer including word processing software; copy machine; postage machine; fax machine; base radio; calculator.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to sit and talk or hear. The employee is occasionally required to walk; use hands to finger, handle, or feel objects, tools, or controls; and reach with hands and arms. The employee will work in a standard office setting with typical office

equipment (computers, filing systems, etc.), in which will require occasionally bending, stooping, kneeling, and reaching to retrieve files or inspect plans.

The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision and the ability to adjust focus. Interaction with public, contractors, or staff in person and via phone.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The noise level in the work environment is usually quiet.

SELECTION GUIDELINES & APPLICATION PROCESS:

A completed employment application must be submitted, resumes may be included but do not substitute for a completed application, rating of education and experience; oral interview and reference check; job related tests may be required.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position. The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Appointment is subject to successfully passing a pre-employment physical, live-scan, background, credit check. Before starting work, applicants must present documentation of their identity, authorization to work in the United States. Following appointment, a 12-month probationary period may be required as the final phase of the appointment process.

Employee Benefits:

10 Vacation Days, 14 Holidays, 10 Sick Leave days, 100% Employee Covered Medical, Dental, and Vision Plans, Life Insurance, Members of the California Public Employees' Retirement System (PERS) (Classic and PEPRA Tiers depending on hire date), Deferred Compensation Plan City Match (Up to 4%), Aflac and Cafeteria Plan. and Wellness Incentive Program. Please see the City of Lindsay's website Human Resource page for further benefits and salary details.

City of Lindsay

Hourly Salary Schedule
FY 2026/2027 Effective 07/1/26

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	Mid-Management	Full-Time	Administrative Supervisor	$ 35.15	$ 36.91	$ 38.76	$ 40.69	$ 42.73	$ 44.86	$ 47.11
Non-Exempt	SEIU	Full-Time	Animal Control Officer	$ 20.89	$ 21.93	$ 23.03	$ 24.18	$ 25.39	$ 26.66	$ 27.99
Non-Exempt	SEIU	Full-Time	Associate Engineer	$ 31.70	$ 33.29	$ 34.95	$ 36.70	$ 38.53	$ 40.46	$ 42.48
Exempt	Mid-Management	Full-Time	City Clerk / Human Resource Manager	$ 41.29	$ 43.35	$ 45.52	$ 47.80	$ 50.19	$ 52.70	$ 55.33
Exempt	Mid-Management	Full-Time	City Services Deputy Director	$ 36.19	$ 38.00	$ 39.90	$ 41.90	$ 43.99	$ 46.19	$ 48.50
Exempt	Mid-Management	Full-Time	City Services Manager/Inspector	$ 35.15	$ 36.91	$ 38.76	$ 40.69	$ 42.73	$ 44.86	$ 47.11
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	Code Enforcement Officer/Inspector	$ 31.25	$ 32.81	$ 34.45	$ 36.18	$ 37.98	$ 39.88	$ 41.88
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	Executive Assistant/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	Mid-Management	Full-Time	Maintenance Senior III	$ 35.15	$ 36.91	$ 38.76	$ 40.69	$ 42.73	$ 44.86	$ 47.11
Non-Exempt	SEIU	Full-Time	Permit Technician	$ 24.00	$ 25.20	$ 26.46	$ 27.78	$ 29.17	$ 30.63	$ 32.16
Non-Exempt	SEIU	Full-Time	Pool Manager	$ 18.36	$ 19.28	$ 20.24	$ 21.25	$ 22.32	$ 23.43	$ 24.60
Non-Exempt	SEIU	Full-Time	Records Clerk	$ 16.90	$ 17.75	$ 18.63	$ 19.56	$ 20.54	$ 21.57	$ 22.65
Non-Exempt	Unrepresented	Part-Time	Recreation Leader II	$ 16.90	$ 17.75	$ 18.63	$ 19.56	$ 20.54	$ 21.57	$ 22.65
Non-Exempt	Unrepresented	Part-Time	Recreation Leader II	$ 17.75	$ 18.64	$ 19.57	$ 20.55	$ 21.58	$ 22.65	$ 23.79
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	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	$ 23.66	$ 24.84	$ 26.09	$ 27.39	$ 28.76	$ 30.20	$ 31.71
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
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 Sergeant	$ 35.42	$ 37.19	$ 39.05	$ 41.00	$ 43.05	$ 45.21	$ 47.47
Exempt	Mid-Management	Full-Time	Public Safety Lieutenant	$ 45.15	$ 47.40	$ 49.77	$ 52.26	$ 54.88	$ 57.62	$ 60.50

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

Contract Personnel

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

STAFF REPORT

TO: Lindsay City Council
MEETING DATE: June 23, 2026

Item #: 15.2
Action Items

DEPARTMENT: Finance

FROM: Soledad Ruiz-Nunez, Director of Finance

Agenda Title: Update Salary Schedule July 1, 2026

ACTION & RECOMMENDATION

Consider the Approval of Resolution 26-17 updating the City of Lindsay Salary Schedule effective July 1, 2026.

BACKGROUND | ANALYSIS

The Salary Schedule is being updated in order to reflect the current needs of the City:

1. Reclassification of the Engineering Technician to Associate Engineer
2. Reclassification of the Recreation I to Recreation Leader I
3. Reclassification of the Recreation II to Recreation Leader II
4. Added the Permit Tech position.
5. Removed the Code Enforcement Officer.

FISCAL IMPACT

The updated wages are included in the Fiscal Year 2026-2027 Budget.

ATTACHMENTS

1. Resolution 26-17
2. City of Lindsay, Hourly Salary Schedule, FY 2026/2027 Effective 7/1/2026

Reviewed/Approved: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

NUMBER 26-17

TITLE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY UPDATING THE SALARY SCHEDULE FOR FISCAL YEAR 2026-2027

_____.

MEETING At a regularly scheduled meeting of the City of Lindsay City Council held on June 23, 2026, at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

WHEREAS, the City of Lindsay previously approved its Salary Schedule on February 17, 2026; and

WHEREAS, the Salary Schedule must be updated annually to align with the proposed budget and reflect current organizational needs; and

WHEREAS, the Fiscal Year 2026–2027 Budget includes changes to personnel classifications and wage structures; and

WHEREAS, the City has reviewed its operational requirements and recommends updates to various classifications in order to maintain efficiency, consistency, and appropriate staffing levels; and

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF LINDSAY HEREBY APPROVES AN UPDATED SALARY SCHEDULE, TO SUPERSEDE ALL PREVIOUSLY ADOPTED SCHEDULES, INCORPORATING THE FOLLOWING CLASSIFICATION CHANGES:

SECTION 1. Reclassification

a) Engineering Technician to Associate Engineer
b) Recreation I to Recreation Leader I
c) Recreation II to Recreation Leader II

SECTION 2. Addition

a) Permit Technician position

SECTION 3. Removal

a) Code Enforcement Officer classification

SECTION 4. These changes reflect the current and evolving needs of the City of Lindsay.

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	June 23, 2026
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

City of Lindsay

Hourly Salary Schedule
FY 2026/2027 Effective 07/1/26

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	Mid-Management	Full-Time	Administrative Supervisor	$ 35.15	$ 36.91	$ 38.76	$ 40.69	$ 42.73	$ 44.86	$ 47.11
Non-Exempt	SEIU	Full-Time	Animal Control Officer	$ 20.89	$ 21.93	$ 23.03	$ 24.18	$ 25.39	$ 26.66	$ 27.99
Non-Exempt	SEIU	Full-Time	Associate Engineer	$ 31.70	$ 33.29	$ 34.95	$ 36.70	$ 38.53	$ 40.46	$ 42.48
Exempt	Mid-Management	Full-Time	City Clerk / Human Resource Manager	$ 41.29	$ 43.35	$ 45.52	$ 47.80	$ 50.19	$ 52.70	$ 55.33
Exempt	Mid-Management	Full-Time	City Services Deputy Director	$ 36.19	$ 38.00	$ 39.90	$ 41.90	$ 43.99	$ 46.19	$ 48.50
Exempt	Mid-Management	Full-Time	City Services Manager/Inspector	$ 35.15	$ 36.91	$ 38.76	$ 40.69	$ 42.73	$ 44.86	$ 47.11
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	Code Enforcement Officer/Inspector	$ 31.25	$ 32.81	$ 34.45	$ 36.18	$ 37.98	$ 39.88	$ 41.88
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	Executive Assistant/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	Mid-Management	Full-Time	Maintenance Senior III	$ 35.15	$ 36.91	$ 38.76	$ 40.69	$ 42.73	$ 44.86	$ 47.11
Non-Exempt	SEIU	Full-Time	Permit Technician	$ 24.00	$ 25.20	$ 26.46	$ 27.78	$ 29.17	$ 30.63	$ 32.16
Non-Exempt	SEIU	Full-Time	Pool Manager	$ 18.36	$ 19.28	$ 20.24	$ 21.25	$ 22.32	$ 23.43	$ 24.60
Non-Exempt	SEIU	Full-Time	Records Clerk	$ 16.90	$ 17.75	$ 18.63	$ 19.56	$ 20.54	$ 21.57	$ 22.65
Non-Exempt	Unrepresented	Part-Time	Recreation Leader II	$ 16.90	$ 17.75	$ 18.63	$ 19.56	$ 20.54	$ 21.57	$ 22.65
Non-Exempt	Unrepresented	Part-Time	Recreation Leader II	$ 17.75	$ 18.64	$ 19.57	$ 20.55	$ 21.58	$ 22.65	$ 23.79
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	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	$ 23.66	$ 24.84	$ 26.09	$ 27.39	$ 28.76	$ 30.20	$ 31.71
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
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 Sergeant	$ 35.42	$ 37.19	$ 39.05	$ 41.00	$ 43.05	$ 45.21	$ 47.47
Exempt	Mid-Management	Full-Time	Public Safety Lieutenant	$ 45.15	$ 47.40	$ 49.77	$ 52.26	$ 54.88	$ 57.62	$ 60.50

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

Contract Personnel

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

STAFF REPORT

TO: Lindsay City Council
MEETING DATE: June 23, 2026

Item #: 15.3
Action Items

DEPARTMENT: City Services

FROM: Dario Dominguez, Public Works Director

Agenda Title: Consider the Adoption of Resolutions 26-25, 26-26 & 26-27 Initiating Fiscal Year 2026–2027 Landscape and Lighting Assessment District Proceedings, Providing Preliminary Approval of the Engineer's Reports, Declaring the Intention to Levy and Collect Assessments, and Setting a Public Hearing for July 28, 2026.

ACTION & RECOMMENDATION

Consider the Approval of

1. Consider the Approval of Resolution No. 26-25 Ordering the preparation of an Engineers Report for Landscape and Lighting Maintenance District for Fiscal Year 2026-2027
2. Resolution No. 26-26 Giving preliminary approval of Engineer's Report for Fiscal Year 2026-2027 for Landscape and Lighting Maintenance Districts &
3. Resolution No. 26-27 Declaring its intention to levy and collect assessments for Fiscal 2026-2027 Landscape & Lighting Maintenance Assessment Districts; Declaring the work to be of more than local or ordinary public benefit; specifying the exterior boundaries of the areas within the Landscape Maintenance Districts to be assessed and the cost and expense thereof; Designating said districts as Landscape & Lighting Maintenance Districts; Determining that these proceedings shall be taken pursuant to the Landscaping and Lighting Act of 1972; and offering a time and place for hearing objections thereto.

BACKGROUND | ANALYSIS

The City of Lindsay annually evaluates the maintenance needs and associated assessments for each of its Landscape and Lighting Assessment Districts (LLADs) in accordance with Article 4, Division 15 of the California Streets and Highways Code, known as the Landscaping and Lighting Act of 1972. The assessment process consists of four steps, with this agenda item encompassing the first three steps of the annual proceedings.

Step 1 – Engineer's Report Preparation

Each year, the City Council orders the Engineer of Work (State-approved title) to prepare an Engineer's Report for each Landscape and Lighting Assessment District for the upcoming fiscal year. The report evaluates the maintenance requirements of each district and establishes the proposed assessments necessary to fund those services.

Step 2 – Preliminary Engineer's Report Review

The Engineer's Report provides:

- A summary of the adopted budget for the current fiscal year;
- Actual expenditures through the end of May;
- Projected expenditures for the remainder of the current fiscal year;
- Estimated maintenance and administration costs for the upcoming fiscal year; and
- Recommended assessments necessary to fund district operations.

The Preliminary Engineer's Reports, which include detailed fund conditions, proposed budgets, and recommended assessments for Fiscal Year 2026–2027, will be available for public review at the City Clerk's Office no less than ten (10) days prior to the scheduled public hearing. In accordance with the Landscaping and Lighting Act of 1972, property owners within each assessment district will receive notice of the proposed assessments, including the amount to be levied on their property, and information regarding the date, time, and location of the public hearing at which the City Council will consider the proposed assessments.

Step 3 – Declaration of Intention and Public Hearing
Upon acceptance of the Preliminary Engineer's Reports, the City Council must declare its intention to levy and collect assessments for Fiscal Year 2026–2027 and set a public hearing date. Following Council action, all property owners within the respective districts will be notified of the proposed assessments and the scheduled public hearing.

Step 4 – Public Hearing and Confirmation of Assessments
At the public hearing, the City Council will receive public comments and protests regarding the proposed assessments. Following consideration of all testimony, the Council may adopt a Resolution ordering the continued maintenance of the Landscape and Lighting Assessment Districts and confirming the Engineer's Reports and assessments for Fiscal Year 2026–2027.

The City of Lindsay currently maintains the following eight Landscape and Lighting Assessment Districts:

1. Sierra View Estates Assessment District 92-01
2. Heritage Park Assessment District 96-01
3. Parkside Estates Assessment District 01-01
4. Sweet Brier Plaza (Samoa) Assessment District 02-01
5. Sweet Brier Plaza (Hermosa) Assessment District 02-02
6. Sierra Vista Assessment District 07-01
7. Maple Valley Assessment District 07-02
8. Pelous Ranch Assessment District 09-01

A location map for each district is attached for reference.

Once approved by the City Council, the assessments are placed on the property tax bills of benefited properties as special assessments and are collected by the County of Tulare.

Therefore, staff respectfully recommends that the City Council accept the Engineer's Reports for each Landscape and Lighting Assessment District, adopt the proposed resolutions initiating the annual proceedings, and set a public hearing for July 28, 2026.

A summary of fund conditions and recommendations for each district is as follows:

		Maximum Allowed		Budgeted 2025-2026 FY		Proposed 2026-2027 FY			
Districts	No. Lots	Amount per Year/lot	Amount per Month/lot	Amount per Year/lot	Amount per Month/lot	Amount per Year/lot	Amount per Month/lot	**Increase/ Decrease per Month**	**Proposed 2026-2027 FY Budget**
Sierra View Estates Assessment District 92-01	92	$ 295.40	$ 24.62	$ 295.40	$ 24.62	$ 295.40	$ 24.62	$ -	$ 27,176.80
Heritage Park Assessment District 96-01	37	$ 260.30	$ 21.69	$ 260.30	$ 21.69	$ 260.30	$ 21.69	$ -	$ 9,631.10
Parkside Estates Assessment District 01-01	42	$ 307.72	$ 25.64	$ 228.44	$ 19.04	$ 288.04	$ 24.00	$ 4.97	$ 12,097.68
Sweet Brier Plaza (Samoa) Assessment District 02-01	6	$ 1,929.83	$ 160.82	$ 871.34	$ 72.61	$ 1,207.86	$ 100.66	$ 28.04	$ 7,247.16
Sweet Brier Plaza (Hermosa) Assessment District 02-02	12	$ 1,923.33	$ 160.28	$ 1,643.02	$ 136.92	$ 1,643.02	$ 136.92	$ -	$ 19,716.24
Sierra Vista Assessment District 07-01	19	$ 502.84	$ 41.90	$ 364.88	$ 30.41	$ 460.00	$ 38.33	$ 7.93	$ 8,740.00
Maple Valley Assessment District 07-02	42	$ 120.00	$ 10.00	$ 120.00	$ 10.00	$ 120.00	$ 10.00	$ -	$ 5,040.00
Pelous Ranch Assessment District 09-01	105	$ 200.62	$ 16.72	$ 200.62	$ 16.72	$ 200.62	$ 16.72	$ -	$ 21,065.10
								Total	**$ 110,714.08**

District-Specific Financial Summary

1. **Sierra View Estates Assessment District**
   The district currently has a deficit fund balance of **$5,797.75**. Maintaining the assessment at the maximum allowable rate will fund annual maintenance costs and recover approximately **$1,000** of the existing deficit. The district is projected to end Fiscal Year 2026–2027 with a **deficit fund balance of $4,797.65**.
2. **Heritage Park Assessment District**
   The district currently has a surplus fund balance of **$14,401.00**. Surplus funds will be utilized to fund a **$5,000 capital improvement budget for tree trimming**. A rate adjustment is proposed to support ongoing maintenance and capital improvement needs. The district is projected to end Fiscal Year 2026–2027 with a **surplus fund balance of $9,060.11**.
3. **Parkside Estates Assessment District**
   The district currently has a surplus fund balance of **$3,933.13**. The proposed budget includes a **$2,500 capital improvement allocation for tree trimming** while maintaining adequate reserves for future maintenance needs. The district is projected to end Fiscal Year 2026–2027 with a **surplus fund balance of $3,933.76**.
4. **Sweet Brier Plaza (Samoa) Assessment District**
   The district currently has a surplus fund balance of **$9,145.35**. The proposed budget includes a **$2,500 capital improvement allocation for tree trimming** and an assessment increase to fully fund annual maintenance costs. The proposed assessment will also maintain reserve funds for future parking lot asphalt refurbishment. The district is projected to end Fiscal Year 2026–2027 with a **surplus fund balance of $9,145.38**.
5. **Sweet Brier Plaza (Hermosa) Assessment District**
   The district currently has a deficit fund balance of **$2,896.14**. Maintaining the assessment at the current rate will fund annual maintenance costs, eliminate the existing deficit, and provide a **$2,500 capital improvement allocation for tree trimming**. The district is projected to end Fiscal Year 2026–2027 with a **surplus fund balance of $2,156.30**. Additional reserve funding will be needed in future years to prepare for parking lot asphalt refurbishment.
6. **Sierra Vista Assessment District**
   The district currently has a deficit fund balance of **$1,814.67**. A rate adjustment is proposed to recover the existing deficit and restore the district to a positive fund balance. The proposed budget includes a **$1,250 capital improvement allocation** to begin accumulating the district's share of future weed abatement and Orange Storm Drain Pond ripping costs. The district is projected to end Fiscal Year 2026–2027 with a **surplus fund balance of $1,350.05**.
7. **Maple Valley Assessment District**
   The district currently has a surplus fund balance of **$4,083.36**. Existing reserve funds are being utilized to support ongoing operating expenses. Staff recommends continued monitoring of the district's financial condition to ensure long-term sustainability. The district is projected to end Fiscal Year 2026–2027 with a **surplus fund balance of $3,083.26**.
8. **Pelous Ranch Assessment District**
   The district currently has a deficit fund balance of **$4,777.09**. Existing assessment revenues are insufficient to cover ongoing maintenance and operational costs. A future assessment increase will be necessary to address continuing deficits and restore the district's financial stability. The district is projected to end Fiscal Year 2026–2027 with a **deficit fund balance of $8,167.40**.

Recommendation

Staff further recommends conducting a comprehensive assessment review of all Landscape and Lighting Assessment Districts during Fiscal Year 2026–2027 to evaluate the adequacy of current assessment rates,

address existing deficits and surplus fund balances, explore opportunities for district consolidation, identify future capital improvement needs, and develop long-term funding strategies for consideration by the City Council.

ENVIRONMENTAL REVIEW

Not applicable.

FISCAL IMPACT

Fund No.	Description	Budget
883	Sierra View Estates Assessment District 92-01	$27,176.80
884	Heritage Park Assessment District 96-01	$ 9,631.10
888	Parkside Estates Assessment District 01-01	$12,097.68
886	Sweet Brier Plaza (Samoa) Assessment District 02-01	$ 7,247.16
887	Sweet Brier Plaza (Hermosa) Assessment District 02-02	$19,716.24
889	Sierra Vista Assessment District 07-01	$ 8,740.00
890	Maple Valley Assessment District 07-02	$ 5,040.00
891	Pelous Ranch Assessment District 09-01	$21,065.10

ATTACHMENTS

1. Resolution No. 26-25
2. Resolution No. 26-26
3. Resolution No. 26-27
4. Attachment A: Engineer's Report for Sierra View Estates
5. Attachment B: Engineer's Report for Heritage Park Estates
6. Attachment C: Engineer's Report for Parkside Estates
7. Attachment D: Engineer's Report for Sweet Brier Plaza (Samoa)
8. Attachment E: Engineer's Report for Sweet Brier Plaza (Hermosa)
9. Attachment F: Engineer's Report for Sierra Vista Estates
10. Attachment G: Engineer's Report for Maple Valley Estates
11. Attachment H: Engineer's Report for Pelous Ranch
12. Attachment I: LLAD's Location Map

Reviewed/Approved: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

NUMBER 26-25

TITLE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS FOR FISCAL YEAR 2026-2027

_____.

MEETING At a regularly scheduled meeting of the City of Lindsay City Council held on June 23, 2026, at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

WHEREAS, the City Council of the City of Lindsay has determined that the public interest, convenience and necessity required the maintenance of lighting systems, landscape planting materials, irrigation systems and appurtenances in designated areas of the City; and

WHEREAS, the City has established assessment districts to recover the cost of maintenance work; and

WHEREAS, Section 22622 of the California Streets and Highways Code requires that an Engineer's Report be prepared and filed annually, outlining the assessments to be levied against the properties within the assessment district.

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

SECTION 1. John Doyel is appointed "Engineer of Work" for preparation of the Engineer's Report.

SECTION 2. The Engineer of Work is ordered to prepare the report for Fiscal Year 2026-2027 in accordance with Article 4, Division 15, of the Streets and Highways Code, "Landscaping and Lighting Act of 1972" of the State of California.

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	June 23, 2026
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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

NUMBER 26-26

TITLE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY GIVING PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR FISCAL YEAR 2026-2027 FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS

_____.

MEETING At a regularly scheduled meeting of the City of Lindsay City Council held on June 23, 2026, at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

WHEREAS, on the 23rd day of June, 2026 said City Council did adopt a Resolution directing the Engineer of Work to make and file with the City Clerk of said City a report in writing for Fiscal Year 2026-2027 as required by the Landscaping and Lighting Act of 1972; and

WHEREAS, said Engineer of Work has made and filed with the City Clerk of said City a report in writing as called for in said Resolution and under and pursuant to said Act, which report has been presented to this Council for consideration; and

WHEREAS, said Council has duly considered said report and each and every part thereof, and finds that each and every part of said report is sufficient, and that said report, nor any part thereof, requires or should be modified.

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

SECTION 1. The Engineer's Estimate of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said report be, and each of them are hereby preliminarily approved and confirmed.

SECTION 2. The diagram showing the Assessment Districts referred to and described in said report (the boundaries of the subdivision of land within each said Assessment District), are approved and confirmed as the same as existed at the time of passage of Resolution originally establishing each District.

SECTION 3. The proposed assessments upon the subdivisions of land in said Assessment Districts are in proportion to the estimated benefit to be received by said subdivisions, respectively, from said normal and customary maintenance and of the incidental expenses thereof, as

contained in said report, and are hereby preliminarily approved and confirmed.

SECTION 4. Said report shall stand as the Engineer's Report for the purposes of all subsequent proceedings, and pursuant to the proposed district.

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	June 23, 2026
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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

NUMBER 26-27

TITLE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026-2027 LANDSCAPE & LIGHTING MAINTENANCE ASSESSMENT DISTRICTS; DECLARING THE WORK TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREAS WITHIN THE LANDSCAPE MAINTENANCE DISTRICTS TO BE ASSESSED AND THE COST AND EXPENSE THEREOF; DESIGNATING SAID DISTRICTS AS LANDSCAPE & LIGHTING MAINTENANCE DISTRICTS; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO.

MEETING At a regularly scheduled meeting of the City of Lindsay City Council held on June 23, 2026 at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

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

SECTION 1. **DESCRIPTION OF WORK**

That the public interest and convenience requires it is the intention of the City Council of the City of Lindsay, California, to order the following work be done, to wit:

1. Maintenance and servicing of facilities and landscaping as authorized by Section 22525 of the Streets and Highways Code.
2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.

SECTION 2. **LOCATION OF WORK**

The foregoing described work is to be located within the following areas:

1. Right of way and easement along Sierra View St frontage from Harvard to Lafayette and Harvard Avenue frontage from Sierra View St to the North subdivision boundary, more particularly described on maps which are on file in the City Clerk's office as "Sierra View Estates".

2. Right of way and easement along Tulare Rd frontage from Oak to the Eastern subdivision boundary, more particularly described on maps which are on file in the City Clerk's office as "Heritage Park".
3. Right of way and easement along Parkside Ave frontage from Hickory to the North subdivision boundary, more particularly described on maps which are on file in the City Clerk's office as "Parkside Estates".
4. Right of way and easement along Samoa St frontage from Sweet Brier east to the alley, on Sweet Brier Ave from Samoa St to the North subdivision boundary, and areas identified as reciprocal easement for ingress and egress & easement for public utilities and landscaping, more particularly described on maps which are on file in the City Clerk's office as "Sweet Brier Plaza-Samoa".
5. Right of way and easement along Hermosa St frontage from Sweet Brier Ave to the western subdivision boundary, on Sweet Brier Ave frontage from Hermosa St to the Southern subdivision boundaries, and areas identified as reciprocal easement for ingress and egress & easement for public utilities and landscaping, more particularly described on maps which are on file in the City Clerk's office as "Sweet Brier Plaza-Hermosa "
6. Right of way and easement along Orange Ave Lot A and traffic circle located at Sierra View St and Orange Ave, more particularly described on maps which are on file in the City Clerk's office as "Sierra Vista".
7. Right of way and easement at intersections of Maple Valley Way & Maple Valley and Maple Valley Way & Ash Ave, more particularly described on maps which are on file in the City Clerk's office as "Maple Valley".
8. Right of way and easement along Hickory frontage from Hamlin Way to West subdivision boundary, at lots B & C on Bellah Ave, Right of way along Plum Drive, lot A, Right of Way along "Pond Area" and Parkside Ave from Southern subdivision boundary ("Pond Area") to the Northern boundary, more particularly described on maps which are on file in the City Clerk's office as "Pelous Ranch".

Reference is hereby made to said maps for further work, in the opinion of said City Council, is to be of more than local or ordinary public benefit, and the said City Council hereby makes the expense of the said work chargeable upon a district, which said district is described as follows:

SECTION 3.

DESCRIPTION OF ASSESSMENT DISTRICTS

That the contemplated work, in the opinion of said City Council, is to be of more than local or ordinary public benefit, and the said City Council hereby makes the expense of the said work chargeable upon a districts, which said district s are described as follows:

1. All that certain territory of the City of Lindsay, included within the exterior boundary line shown upon that certain "Map of Landscape and Lighting

Maintenance District Sierra View Estates" heretofore approved by the City Council of said City by Resolution No. 92-37, indicating that by said boundary line the extent of the territory included within the assessment district and which map is on file in the Office of the City Clerk of said City.

2. All that certain territory of the City of Lindsay, included within the exterior boundary line shown upon that certain "Map of Landscape and Lighting Maintenance District Heritage Park" heretofore approved by the City Council of said City by Resolution No. 96-11, indicating that by said boundary line the extent of the territory included within the assessment district and which map is on file in the Office of the City Clerk of said City.

3. All that certain territory of the City of Lindsay, included within the exterior boundary line shown upon that certain "Map of Landscape and Lighting Maintenance District Parkside Estates" heretofore approved by the City Council of said City by Resolution No. 01-74, indicating that by said boundary line the extent of the territory included within the assessment district and which map is on file in the Office of the City Clerk of said City.

4. All that certain territory of the City of Lindsay, included within the exterior boundary line shown upon that certain "Map of Landscape and Lighting Maintenance District Sweet Brier Plaza-Samoa" heretofore approved by the City Council of said City by Resolution No. 02-12, indicating that by said boundary line the extent of the territory included within the assessment district and which map is on file in the Office of the City Clerk of said City.

5. All that certain territory of the City of Lindsay, included within the exterior boundary line shown upon that certain "Map of Landscape and Lighting Maintenance District Sweet Brier Plaza-Hermosa" heretofore approved by the City Council of said City by Resolution No. 02-15, indicating that by said boundary line the extent of the territory included within the assessment district and which map is on file in the Office of the City Clerk of said City.

6. All that certain territory of the City of Lindsay, included within the exterior boundary line shown upon that certain "Map of Landscape and Lighting Maintenance District Sierra Vista" heretofore approved by the City Council of said City by Resolution No. 07-17, indicating that by said boundary line the extent of the territory included within the assessment district and which map is on file in the Office of the City Clerk of said City.

7. All that certain territory of the City of Lindsay, included within the exterior boundary line shown upon that certain "Map of Landscape and Lighting Maintenance District Maple Valley" heretofore approved by the City Council of said City by Resolution No. 07-30, indicating that by said boundary line the extent of the territory included within the assessment district and which map is on file in the Office of the City Clerk of said City.

All that certain territory of the City of Lindsay, included within the exterior boundary line shown upon that certain "Map of Landscape and Lighting Maintenance District Pelous Ranch" heretofore approved by the City Council of said City by Resolution No. 09- 59 and Resolution No. 11-56, indicating that by said boundary line the extent of the territory included within the

assessment district and which map is on file in the Office of the City Clerk of said City.

SECTION 4. **REPORT OF ENGINEER**

The City Council of said City has ordered preparation of the annual report of the Engineer of Work, which report indicates the amount of the proposed assessment, the district boundary, detailed description of improvements, and the method of assessment. The report titled "Engineer's Report, Landscape and Lighting Maintenance Districts 2026-2027 Fiscal Year" will be filed in the Office of the City Clerk of said City and prepared for the 2026-2027 Fiscal Year in accordance with the Landscaping and Lighting Act of 1972.

Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.

SECTION 5. **COLLECTION OF ASSESSMENTS**

The assessment shall be collected at the time and in the same manner as County taxes are collected.

SECTION 6. **TIME AND PLACE OF HEARING**

Notice is hereby given that on the 28th day of July, 2026, at the hour of 6:30 p.m. or as soon thereafter as the matter may be heard in the City Council Chambers at 251 E. Honolulu, in the City of Lindsay, any and all persons having any objections to the work or extent of the assessment district, may appear and show cause why said work should not be done or carried out in accordance with this Resolution of Intention. The City Council will consider all oral and written protests.

SECTION 7. **LANDSCAPING AND LIGHTING ACT OF 1972**

All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated The Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.

SECTION 8. **PUBLICATION OF RESOLUTION OF INTENT**

Published notice shall be made pursuant to Section 6061 of the Government Code. The publication of the Notice of Hearing shall be completed at least 10 days prior to the date of the hearing.

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	June 23, 2026
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.

MIRANDA CORDOVA
CITY CLERK

MISTY VILLARREAL
MAYOR

Sierra View Estates Financial Status Report

ENGINEER'S REPORT FOR ASSESSMENT DISTRICT 92-01

Maintenance cost breakdown based on 92 lots with an estimated maint. Area of 46,096 square feet.

			Budgeted 2025-2026			Spent 2025-2026	Projected 2026-2027		
COUNTY FEES									
Assessment Fee			92	$ 1.00	$ 92.00	$ 92.00	92	$ 1.00	$ 92.00
Roll Corrections			0	$ 25.00	$ -		0	$ 25.00	$ -
Reporting Fee			1	$ 200.00	$ 200.00	$ 200.00	1	$ 200.00	$ 200.00
TOTAL					$ 292.00	$ 292.00			$ 292.00
CITY COSTS*									
Engineering			$ per hr				$ per hr		
Office Support Staff			$ 70.72		$ -		$ 70.72		$ -
City Services Director			$ 99.58		$ -		$ 99.58		$ -
Associate Engineer					$ -				$ -
Administration									
City Manager			$ 113.44		$ -		$ 113.44		$ -
City Attorney			$ 225.00		$ -		$ 225.00		$ -
Finance Manager			$ 97.81		$ -		$ 97.81		$ -
City Clerk			$ 67.78		$ -		$ 67.78		$ -
Contract QK					$ 1,550.00	$ 1,439.00			$ 1,750.00
TOTAL					$ 1,550.00	$ 1,439.00			$ 1,750.00
WALL MAINTENANCE									
Graffiti Incidents									
TOTAL					$ -				$ -
UTILITIES			$ per month	# months			$ per month	# months	
Water used for irrigation		# Street Lights	$ 211.74	12	$ 2,540.88	$ 2,471.48	$ 205.96	12	$ 2,471.48
SCE (Irrigation + Lighting)		19	$ 9.88	12	$ 2,252.64	$ 4,587.22	$ 20.12	12	$ 4,587.22
TOTAL					$ 4,793.52	$ 7,058.70			$ 7,058.70
CITY MAINTENANCE (Landscaping & Irrigation Maintenance/plants)			$/hr	hrs			$/hr	hrs	
Senior Employee					$ -				$ -
Regular Employee					$ -				$ -
Regular Employee					$ -				$ -
Specialty Contract Maintenance			$ 1,298.00	12	$ 15,576.00	$ 15,576.00	$ 1,298.00	12	$ 15,576.00
Operational Supplies (Landscaping Equipment, Fuel & Oil, Seeding, Fertilizer, Plants, Trees, etc)			$ 1,500.00	1	$ 500.00	$ 1,056.00	$ 1,500.00	1	$ 1,500.00
TOTAL					$ 16,076.00	$ 16,632.00			$ 17,076.00
SUBTOTAL COSTS					**$ 22,408.71**	**$ 25,421.70**			**$ 26,176.70**
Total Capital Improvement									
Total assets(-) /Deficit (+)					**$ 5,879.00**				**$ 5,797.75**
TOTAL COSTS					**$ 28,287.71**				**$ 26,176.70**
Costs per square foot of area		46096			$ 0.61				$ 0.57
					$ 307.48				$ 284.53
Assessment per Lot;		92			**$ 295.40**	**$ 25,421.70**			**$ 295.40**

Note: 25% Reserves Allowable for Operations. Capital Improvement is not counted towards 25% reserves

Total Budget	FY 25-26 Projected Balance Deficit (-), Surplus (+)	FY 26-27 Projected Balance Deficit (-), Surplus (+)
$ 27,176.80	$ 1,000.10	$ (4,797.65)

$ - Proposed decrease/increase per lot/year

$ - Proposed decrease/increase per lot/month

Budgeted 25-26	$ 27,176.80	$ 26,294.00
Received as of April 30, 2026	$ 26,586.00	
Balance deducting the County Fees	$ 590.80	
Per County Report as of April 30, 2026, Unpaid Balance from previous years	$ 590.80	
Total Owed to the City	$ 1,181.60	

Heritage Park Financial Status Report

ENGINEER'S REPORT FOR ASSESSMENT DISTRICT 96-01

Maintenance cost breakdown based on 37 lots with an estimated maint. Area of 11,600 square feet.

			Budgeted 2025-2026			Spent 2025-2026	Projected 2026-2027		
COUNTY FEES									
Assessment Fee			37	$ 1.00	$ 37.00		37	$ 1.00	$ 37.00
Roll Corrections			0	$ 25.00	$ -		0	$ 25.00	$ -
Reporting Fee			1	$ 200.00	$ 200.00		1	$ 200.00	$ 200.00
TOTAL					$ 237.00	$ 237.00			$ 237.00
CITY COSTS*									
Engineering			$ per hr	# hr			$ per hr	# hr	
Office Support Staff				3.00	$ -			3.00	$ -
City Services Director				6.00	$ -			6.00	$ -
Associate Engineer					$ -				$ -
Administration									
City Manager				2.00	$ -			2.00	$ -
City Attorney				2.00	$ -			2.00	$ -
Finance Director				4.00	$ -			4.00	$ -
City Clerk				6.00	$ -			6.00	$ -
Contract QK					$ 1,550.00	$ 1,439.00			$ 1,550.00
TOTAL					$ 1,550.00	$ 1,439.00			$ 1,550.00
WALL MAINTENANCE									
Graffiti Incidents									
TOTAL					$ -				$ -
UTILITIES			$ per month	# months			$ per month	# months	
Water used for irrigation		# Street Lights	$ 179.68	12	$ 2,156.17	$ 2,145.00	$ 218.75	12	$ 2,625.00
SCE (Irrigation + Lighting)		6	$ 65.00	12	$ 780.00	$ 962.29	$ 65.00	12	$ 780.00
TOTAL					$ 2,936.17	$ 3,107.29			$ 3,405.00
CITY MAINTENANCE (Landscaping & Irrigation Maintenance/plants)			$/hr	hrs			$/hr	hrs	
Senior Employee				0	$ -			0	$ -
Regular Employee				0	$ -			0	$ -
Regular Employee				0	$ -			0	$ -
Specialty Contract Maintenance			$ 315.00	12	$ 3,780.00	$ 3,780.00	$ 315.00	12	$ 3,780.00
Operational Supplies (Landscaping Equipment, Fuel & Oil, Seeding, Fertilizer, Plants, Trees, etc)					$ 2,000.00	$ 582.00			$ 1,000.00
TOTAL					$ 5,780.00	$ 4,362.00			$ 4,780.00
SUBTOTAL COSTS					**$ 10,503.17**				**$ 9,972.00**
Total Capital Improvement					**$ 5,000.00**				**$ 5,000.00**
Total assets(-) /Deficit (+)					**$ (13,302.59)**				**$ (14,401.01)**
TOTAL COSTS					**$ 15,503.17**				**$ 14,972.00**
Costs per square foot of area		13635			$ 1.34				$ 1.29
					$ 419.00				$ 404.65
Assessment per Lot;		37			**$ 260.30**	**$ 9,145.29**			**$ 260.30**

Note: 25% Reserves Allowable for Operations. Capital Improvement is not counted towards 25% reserves

Total Budget	FY 25-26 Projected Balance Deficit (-), Surplus (+)	FY 26-27 Projected Balance Deficit (-), Surplus (+)
$ 9,631.10	$ (5,340.90)	$ 9,060.11

$ - Proposed decrease/increase per lot/year

$ - Proposed decrease/increase per lot/month

Budgeted 25-26	$ 9,631.10	
Received as of April 30, 2026	$ 9,631.10	$ 9,394.10
Balance deducting the County Fees	$ -	

Per County Report as of April 30, 2025, Unpaid Balance from previous years

Total Owed to the City $ -

Parkside Estates Financial Status Report

ENGINEER'S REPORT FOR ASSESSMENT DISTRICT 01-01

Maintenance cost breakdown based on 44 lots with an estimated maint. Area of 7,536 square feet.

			Budgeted 2025-2026			Spent 2025-2026	Projected 2026-2027		
COUNTY FEES									
Assessment Fee			44	$ 1.00	$ 44.00	$ 44.00	44	$ 1.00	$ 44.00
Roll Corrections			0	$ 25.00	$ -	$ -	0	$ 25.00	$ -
Reporting Fee			1	$ 200.00	$ 200.00	$ 200.00	1	$ 200.00	$ 200.00
TOTAL					$ 244.00	$ 244.00			$ 244.00
CITY COSTS*									
Engineering			$ per hr	# hr			$ per hr	# hr	
Office Support Staff			$ 70.72		$ -		$ 70.72		$ -
City Services Director			$ 99.58		$ -		$ 99.58		$ -
Associate Engineer					$ -				$ -
Administration									
City Manager			$ 113.44		$ -		$ 113.44		$ -
City Attorney			$ 225.00		$ -		$ 225.00		$ -
Finance Director			$ 97.81		$ -		$ 97.81		$ -
City Clerk			$ 67.78		$ -		$ 67.78		$ -
QK Contract						$ 1,439.00			$ 1,500.00
TOTAL					$ 1,512.00	$ 1,439.00			$ 1,500.00
WALL MAINTENANCE									
Graffiti Incidents					$ -	$ -			$ -
TOTAL					$ -				$ -
UTILITIES			$ per month	# months			$ per month	# months	
Water used for irrigation		# Street Lights	$ 221.66	12	$ 2,659.88	$ 2,904.54	$ 242.05	12	$ 2,904.54
SCE (Irrigation + Lighting)		6	$ 99.48	12	$ 1,193.76	$ 1,148.51	$ 95.71	12	$ 1,148.51
TOTAL					$ 3,853.64	$ 4,053.05			$ 4,053.05
CITY MAINTENANCE (Landscaping & Irrigation Maintenance/plants)			$/hr	hrs			$/hr	hrs	
Senior Employee									
Regular Employee									
Regular Employee									
Specialty Contract Maintenance			$ 225.00	12	$ 2,700.00	$ 2,700.00	$ 225.00	12	$ 2,700.00
Operational Supplies (Landscaping Equipment, Fuel & Oil, Seeding, Fertilizer, Plants, Trees, etc)			$ 98.83	13	$ 1,284.83	$ 1,048.00			$ 1,100.00
TOTAL					$ 3,984.83	$ 3,748.00			$ 3,800.00
SUBTOTAL COSTS					**$ 9,594.47**	**$ 9,484.05**			**$ 9,597.05**
Total Capital Improvement					**$ -**				**$ 2,500.00**
Total assets(-) /Deficit (+)					**$ (1,103.00)**				**$ (3,933.13)**
TOTAL COSTS					**$ 9,594.47**	**$ 9,484.05**			**$ 12,097.05**
Costs per square foot of area		7368			$ 1.30				$ 1.64
					$ 228.44				$ 288.03
Assessment per Lot;		42			**$ 228.44**				**$ 288.04**

Note: 25% Reserves Allowable for Operations. Capital Improvement is not counted towards 25% reserves

Total Budget	FY 25-26 Projected Balance Deficit (-), Surplus (+)	FY 26-27 Projected Balance Deficit (-), Surplus (+)
$ 12,097.68	$ 0.63	$ 3,933.76

$ 59.60 Proposed decrease/increase per lot/year

$ 4.97 Proposed decrease/increase per lot/month

Budgeted 25-26	$ 9,594.48
Received as of April 30, 2026	$ 9,594.48
Balance deducting the County Fees	$ -

Per County Report as of April 30, 2026, Unpaid Balance from previous years

Total Owed to the City

Sweet Brier-Samoa Financial Status Report

ENGINEER'S REPORT FOR ASSESSMENT DISTRICT 02-01

Maintenance cost breakdown based on 6 lots with an estimated maint. Area of 4,924 square feet.

			Budgeted 2025-2026			Spent 2025-2026	Projected 2026-2027		
COUNTY FEES									
Assessment Fee			6	$ 1.00	$ 6.00	$ 6.00	6	$ 1.00	$ 6.00
Roll Corrections			0	$ 25.00	$ -	$ -	0	$ 25.00	$ -
Reporting Fee			1	$ 200.00	$ 200.00	$ 200.00	1	$ 200.00	$ 200.00
TOTAL					$ 206.00	$ 206.00			$ 206.00
CITY COSTS*									
Engineering			$ per hr	# hr			$ per hr	# hr	
Office Support Staff			$ 70.72	3	$ 212.16		$ 70.72		$ -
City Services Director			$ 99.58	4	$ 398.32		$ 99.58		$ -
Associate Engineer					$ -				$ -
Administration									
City Manager			$ 113.44	1	$ 113.44		$ 113.44		$ -
City Attorney			$ 225.00	1	$ 225.00		$ 225.00		$ -
Finance Director			$ 97.81	2	$ 195.62		$ 97.81		$ -
City Clerk			$ 67.78	2	$ 135.56		$ 67.78		$ -
Contract QK					$ 1,500.00	$ 1,439.00			$ 1,500.00
TOTAL					$ 2,169.62	$ 1,439.00			$ 1,500.00
WALL MAINTENANCE									
Graffiti Incidents					$ -				$ -
TOTAL					$ -				$ -
UTILITIES			$ per month	# months			$ per month	# months	
Water used for irrigation			$ 57.99	12	$ 695.93	$ 698.42	$ 58.20	12	$ 698.42
SCE (Irrigation + Lighting)			$ 11.16	12	$ 133.94	$ 285.71	$ 23.81	12	$ 285.71
TOTAL					$ 829.87	$ 984.13			$ 984.13
ASPHALT FEES			SF	$/SF			SF	$/SF	
Resurfacing				$ -		$ -		$ -	
Striping				$ -	$ -	$ -		$ -	$ -
TOTAL					$ -	$ -			$ -
CITY MAINTENANCE (Landscaping & Irrigation Maintenance/plants)			$/hr	hrs			$/hr	hrs	
Senior Employee				0	$ -			0	$ -
Regular Employee				0	$ -			0	$ -
Regular Employee				0	$ -			0	$ -
Specialty Contract Maintenance			$ 174.35	12	$ 2,092.20	$ 1,540.00	$ 128.33	12	$ 1,540.00
Operational Supplies (Landscaping Equipment, Fuel & Oil, Seeding, Fertilizer, Plants, Trees, etc)			$ 50.00		$ 600.00	$ 517.00	$ 43.08	12	$ 517.00
TOTAL					$ 2,692.20	$ 2,057.00			$ 2,057.00
SUBTOTAL COSTS					**$ 5,897.69**	**$ 4,686.13**			**$ 4,747.13**
Total Capital Improvement	For Operational Reserve								**$ 2,500.00**
	For Resurfacing				**$ 7,471.46**				
Total assets(-) /Deficit (+)					**$ (7,471.46)**				**$ (9,145.35)**
TOTAL COSTS					**$ 5,897.69**	**$ 4,686.13**			**$ 7,247.13**
Costs per square foot of area		4924			$ 1.20				$ 1.47
					$ 982.95				$ 1,207.86
Assessment per Lot;		6			**$ 871.34**				**$ 1,207.86**

$ 336.52 Proposed decrease/increase per lot/year

$ 28.04 Proposed decrease/increase per lot/month

Note: 25% Reserves Allowable for Operations. Capital Improvement is not counted towards 25% reserves

Total Budget	FY 25-26 Projected Balance Deficit (-), Surplus (+)	FY 26-27 Projected Balance Deficit (-), Surplus (+)
$ 7,247.16	$ 0.03	$ 9,145.38

Budgeted 25-26	$ 5,228.04	
Received as of April 30, 2026	$ 5,228.04	
Balance deducting the County Fees	$ -	$ 5,022.04
Per County Report as of April 30, 2026, Unpaid Balance from previous years	$ -	
Total Owed to the City	$ -	

Sweet Brier-Hermosa Financial Status Report

ENGINEER'S REPORT FOR ASSESSMENT DISTRICT 02-02

Maintenance cost breakdown based on 12 lots with an estimated maint. Area of 20,776 square feet.

			Budgeted 2025-2026			Spent 2025-2026	Projected 2026-2027		
COUNTY FEES									
Assessment Fee			12	$ 1.00	$ 12.00	$ 12.00	12	$ 1.00	$ 12.00
Roll Corrections			0	$ 25.00	$ -	$ -	0	$ 25.00	$ -
Reporting Fee			1	$ 200.00	$ 200.00	$ 200.00	1	$ 200.00	$ 200.00
TOTAL					$ 212.00	$ 212.00			$ 212.00
CITY COSTS*									
Engineering			$ per hr	# hr			$ per hr	# hr	
Office Support Staff			$ 70.72		$ -		$ 70.72		$ -
City Services Director			$ 99.58		$ -		$ 99.58		$ -
Associate Engineer					$ -				$ -
Administration									
City Manager			$ 113.44		$ -		$ 113.44		$ -
City Attorney			$ 225.00		$ -		$ 225.00		$ -
Finance Director			$ 97.81		$ -		$ 97.81		$ -
City Clerk			$ 67.78		$ -		$ 67.78		$ -
Contract QK					$ 1,512.00	$ 1,439.00			$ 1,550.00
TOTAL					$ 1,512.00	$ 1,439.00			$ 1,550.00
WALL MAINTENANCE									
Graffiti Incidents					$ -	$ -			$ -
TOTAL					$ -				$ -
UTILITIES			$ per month	# months			$ per month	# months	
SCE (Irrigation + Lighting)			$ 39.06	12	$ 468.74	$ 476.58	$ 39.72	12	$ 476.58
Water used for irrigation			$ 148.70	12	$ 1,784.34	$ 2,373.22	$ 197.77	12	$ 2,373.22
TOTAL					$ 2,253.08	$ 2,849.80			$ 2,849.80
ASPHALT FEES			SF	$/SF			SF	$/SF	
Resurgacing			11,542.00	$ -	$ -	$ -	11,542.00	$ -	$ -
Striping			1.00	$ -	$ -	$ -	1.00	$ -	$ -
TOTAL					$ -	$ -			$ -
CITY MAINTENANCE (Landscaping & Irrigation Maintenance/plants)			$/hr	hrs			$/hr	hrs	
Senior Employee			$ -	14	$ -		$ -	14	$ -
Regular Employee			$ -	80	$ -		$ -	80	$ -
Regular Employee			$ -	80	$ -		$ -	80	$ -
Specialty Contract Maintenance			$ 546.00	12	$ 6,552.00	$ 6,552.00	$ 546.00	12	$ 6,552.00
Operational Supplies (Landscaping Equipment, Fuel & Oil, Seeding, Fertilizer, Plants, Trees, etc)			$ 200.00	12	$ 2,400.00	$ 935.00	$ 200.00	12	$ 1,000.00
TOTAL					$ 8,952.00	$ 7,487.00			$ 7,552.00
SUBTOTAL COSTS					**$ 12,929.08**	**$ 11,987.80**			**$ 12,163.80**
Total Capital Improvement									**$ 2,500.00**
Total assets(-) /Deficit (+)					**$ 13,574.34**				**$ 2,896.14**
TOTAL COSTS					**$ 19,716.25**	**$ 11,987.80**			**$ 14,663.80**
Costs per square foot of area		6317.5			$ 3.12				$ 2.32
					$ 1,643.02				$ 1,221.98
Assessment per Lot;		12			**$ 1,643.02**				**$ 1,643.02**

Note: 25% Reserves Allowable for Operations. Capital Improvement is not counted towards 25% reserves

Total Budget	FY 25-26 Projected Balance Deficit (-), Surplus (+)	FY 26-27 Projected Balance Deficit (-), Surplus (+)
$ 19,716.24	$ 5,052.44	$ 2,156.30

$ - Proposed decrease/increase per lot/year

$ - Proposed decrease/increase per lot/month

Budgeted 25-26	$ 19,716.24	
Received as of April 30, 2026	$ 19,716.24	$ 19,504.24
Balance deducting the County Fees	$ -	

Per County Report as of April 30, 2026, Unpaid Balance from previous years

Total Owed to the City $ -

Sierra Vista Estates Financial Status Report

ENGINEER'S REPORT FOR ASSESSMENT DISTRICT 07-01

Maintenance cost breakdown based on 19 lots with an estimated maint. Area of 22,200 square feet.

COUNTY FEES		Budgeted 2025-2026			Spent 2025-2026	Projected 2026-2027		
Assessment Fee		19	$ 1.00	$ 19.00	$ 19.00	19	$ 1.00	$ 19.00
Roll Corrections		0	$ 25.00	$ -	$ -	0	$ 25.00	$ -
Reporting Fee		1	$ 200.00	$ 200.00	$ 200.00	1	$ 200.00	$ 200.00
TOTAL				$ 219.00	$ 219.00			$ 219.00
CITY COSTS*								
Engineering		$ per hr	# hr			$ per hr	# hr	
Office Support Staff		$ 70.72		$ -		$ 70.72		$ -
City Services Director		$ 225.00		$ -		$ 225.00		$ -
Associate Engineer				$ -				$ -
Administration								
City Manager		$ 113.44		$ -		$ 113.44		$ -
City Attorney		$ 225.00		$ -		$ 225.00		$ -
Finance Director		$ 97.81		$ -		$ 97.81		$ -
City Clerk		$ 67.78		$ -		$ 67.78		$ -
Contract QK				$ 1,550.00	$ 1,439.00			$ 1,550.00
TOTAL				$ 1,550.00	$ 1,439.00			$ 1,550.00
WALL MAINTENANCE								0
Graffiti Incidents				$ -	$ -			$ -
TOTAL				$ -	$ -			$ -
UTILITIES	No. of Street Lights	$ per month	# months			$ per month	# months	
Water used for irrigation		$ 75.00	12	$ 900.00	$ 1,192.91	$ 99.41	12	$ 1,192.91
SCE (Irrigation + Lighting)	5	$ 200.00	12	$ 2,400.00	$ 1,254.10	$ 104.51	12	$ 1,254.10
TOTAL				$ 3,300.00	$ 2,447.01			$ 2,447.01
CITY MAINTENANCE (Landscaping & Irrigation Maintenance/plants)		$/hr	hrs			$/hr	hrs	
Senior Employee		$ -	40	$ -	$ -	$ -	40	$ -
Regular Employee		$ -	70	$ -	$ -	$ -	70	$ -
Regular Employee		$ -	70	$ -	$ -	$ -	70	$ -
Specialty Contract Maintenance		$ 97.00	12	$ 1,164.00	$ 1,164.00	$ 97.00	12	$ 1,164.00
Operational Supplies (Weed abatment, Landscaping Equipment, Fuel & Oil, Seeding, F		$ 700.00	1	$ 700.00	$ 195.27	$ 195.27	1	$ 195.27
TOTAL				$ 1,864.00	$ 1,359.27			$ 1,359.27
SUBTOTAL COSTS				**$ 6,933.00**	**$ 5,464.28**			**$ 5,575.28**
Total Capital Improvement				**$ -**				**$ 1,250.00**
Total assets (-) Deficits (+)				**$ -**				**$ 1,814.67**
City Portion to Contribute*				**$ -**	**$ 5,464.28**			**$ 6,825.28**
Costs per square foot of area	22200			$ 0.31				$ 0.25
				$ 364.89				$ 359.23
Assessment per Lot;	19			$ 364.88				$ 460.00

Note: 25% Reserves Allowable for Operations. Capital Improvement is not counted towards 25% reserves

Total Budget	FY 25-26 Projected Balance Deficit (-), Surplus (+)	FY 26-27 Projected Balance Deficit (-), Surplus (+)
$ 8,740.00	$ 1,914.72	$ 1,350.05

$ 95.12 Proposed decrease/increase per lot/year

$7.93 Proposed decrease/increase per lot/month

Budgeted 25-26	$ 6,932.72
Received as of April 30, 2026	$ 6,750.28
Balance deducting the County Fees	$ 182.44
Per County Report as of April 30, 2026, Unpaid Balance from previous years	$ 182.44
Total Owed to the City	

Maple Valley Estates Financial Status Report

ENGINEER'S REPORT FOR ASSESSMENT DISTRICT 07-02

Maintenance cost breakdown based on 42 lots with an estimated maint. Area of 1,720 square feet.

		Budgeted 2025-2026			Spent 2025-2026	Projected 2026-2027		
COUNTY FEES								
Assessment Fee		42	$ 1.00	$ 42.00	$ 42.00	42	$ 1.00	$ 42.00
Roll Corrections		0	$ 25.00	$ -		0	$ 25.00	$ -
Reporting Fee		1	$ 200.00	$ 200.00	$ 200.00	1	$ 200.00	$ 200.00
TOTAL				$ 242.00	$ 242.00			$ 242.00
CITY COSTS*								
Engineering		$ per hr	# hr			$ per hr	# hr	
Office Support Staff		$ 70.72		$ -		$ 70.72		$ -
City Services Director		$ 99.58		$ -		$ 99.58		$ -
Associate Engineer				$ -				$ -
Administration								
City Manager		$ 113.44		$ -		$ 113.44		$ -
City Attorney		$ 225.00		$ -		$ 225.00		$ -
Finance Director		$ 97.81		$ -		$ 97.81		$ -
City Clerk		$ 67.78		$ -		$ 67.78		$ -
Contract QK				$ 1,512.00	$ 1,439.00			$ 1,550.00
TOTAL				$ 1,512.00	$ 1,439.00			$ 1,550.00
WALL MAINTENANCE								
Graffiti Incidents				$ -	$ -			$ -
TOTAL				$ -	$ -			$ -
UTILITIES	No. of Street Lights	$ per month	# months			$ per month	# months	
Water used for irrigation		$ 80.00	12	$ 960.00	$ 660.14	$ 55.01	12	$ 660.14
SCE (Irrigation + Lighting)	4	$ 92.00	12	$ 1,104.00	$ 1,082.96	$ 90.25	12	$ 1,082.96
TOTAL				$ 2,064.00	$ 1,743.10			$ 1,743.10
CITY MAINTENANCE (Landscaping & Irrigation Maintenance/plants)		$/hr	hrs			$/hr	hrs	
Senior Employee		$ 18.92		$ -		$ 18.92		$ -
Regular Employee		$ 14.50		$ -		$ 14.50		$ -
Regular Employee		$ 14.50		$ -		$ 14.50		$ -
Specialty Contract Maintenance		$ 55.00	12	$ 660.00	$ 660.00	$ 55.00	12	$ 660.00
Operational Supplies (Landscaping Equipment, Fuel & Oil, Seeding, Fertilizer, Plants, Trees, etc)				$ 1,000.00				$ 845.00
TOTAL				$ 1,660.00	$ 660.00			$ 1,505.00
SUBTOTAL COSTS				**$ 5,478.00**	**$ 4,084.10**			**$ 5,040.10**
Total Capital Improvement								**$ 1,000.00**
Total assets(-) /Deficit (+)				**$ (3,007.97)**				**$ (4,083.36)**
TOTAL COSTS				**$ 5,478.00**				**$ 6,040.10**
Costs per square foot of area	1720							
				$ 130.43				$ 143.81
Assessment per Lot;	42			$ 120.00				$ 120.00

Note: 25% Reserves Allowable for Operations. Capital Improvement is not counted towards 25% reserves

Total Budget	FY 25-26 Projected Balance Deficit (-), Surplus (+)	FY 26-27 Projected Balance Deficit (-), Surplus (+)
$ 5,040.00	$ (1,000.10)	$ 3,083.26

$ - Proposed decrease/increase per lot/year

$ - Proposed decrease/increase per lot/month

Budgeted 25-26	$ 5,040.00	
Received as of April 30, 2026	$ 4,860.00	$ 4,618.00
Balance deducting the County Fees	$ (180.00)	

Per County Report as of April 30, 2026, Unpaid Balance from previous years

Total Owed to the City $ (180.00)

Pelous Ranch Financial Status Report

ENGINEER'S REPORT FOR ASSESSMENT DISTRICT 09-01

Maintenance cost breakdown based on 105 lots with an estimated maint. Area of 27,593.1 square feet.

			Budgeted 2025-2026			Spent 2025-2026	Projected 2026-2027		
COUNTY FEES									
Assessment Fee			105	$ 1.00	$ 105.00	$ 105.00	105	$ 1.00	$ 105.00
Roll Corrections			0	$ 25.00	$ -		0	$ 25.00	$ -
Reporting Fee			1	$ 200.00	$ 200.00	$ 200.00	1	$ 200.00	$ 200.00
TOTAL					$ 305.00	$ 305.00			$ 305.00
CITY COSTS*									
Engineering			$ per hr	# hr			$ per hr	# hr	
Office Support Staff			$ 70.72		$ -		$ 70.72		$ -
City Services Director			$ 99.58		$ -		$ 99.58		$ -
Associate Engineer					$ -				$ -
Administration									
City Manager			$ 113.44		$ -		$ 113.44		$ -
City Attorney			$ 225.00		$ -		$ 225.00		$ -
Finance Director			$ 97.81		$ -		$ 97.81		$ -
City Clerk			$ 67.78		$ -		$ 67.78		$ -
Contract QK					$ 1,520.00	$ 1,439.00			$ 1,500.00
TOTAL					$ 1,520.00	$ 1,439.00			$ 1,500.00
WALL MAINTENANCE									
Graffiti Incidents					$ -	$ -			$ -
TOTAL					$ -	$ -			$ -
UTILITIES			$ per month	# months			$ per month	# months	
Water used for irrigation		# Street Lights	$ 577.00	12	$ 6,924.00	$ 7,736.21	$ 644.68	12	$ 7,736.21
SCE (Irrigation + Lighting)		36	$ 528.01	12	$ 6,336.08	$ 7,083.20	$ 590.27	12	$ 7,083.20
TOTAL					$ 13,260.08	$ 14,819.41			$ 14,819.41
CITY MAINTENANCE (Landscaping & Irrigation Maintenance/plants)			$/hr	hrs			$/hr	hrs	
Senior Employee			$ 18.92		$ -		$ 18.92		$ -
Regular Employee			$ 14.50		$ -		$ 14.50		$ -
Regular Employee			$ 14.50		$ -		$ 14.50		$ -
Specialty Contract Maintenance			$ 585.00	12	$ 7,020.00	$ 7,020.00	$ 585.00	12	$ 7,020.00
Operational Supplies (Landscaping Equipment, Fuel & Oil, Seeding, Fertilizer, Plants, Trees, etc)					$ 1,000.00	$ 811.00	$ 811.00	1	$ 811.00
TOTAL					$ 8,020.00	$ 7,831.00			$ 7,831.00
SUBTOTAL COSTS					**$ 23,105.08**	**$ 24,394.41**			**$ 24,455.41**
Total Capital Improvement									
Total assets(-) /Deficit (+)					**$ 2,945.90**				**$ 4,777.09**
TOTAL COSTS					**$ 26,050.98**				**$ 24,455.41**
Costs per square foot of area		25877			$ 1.01				$ 0.95
					$ 248.10				$ 232.91
Assessment per Lot;		105			**$ 200.62**				**$ 200.62**

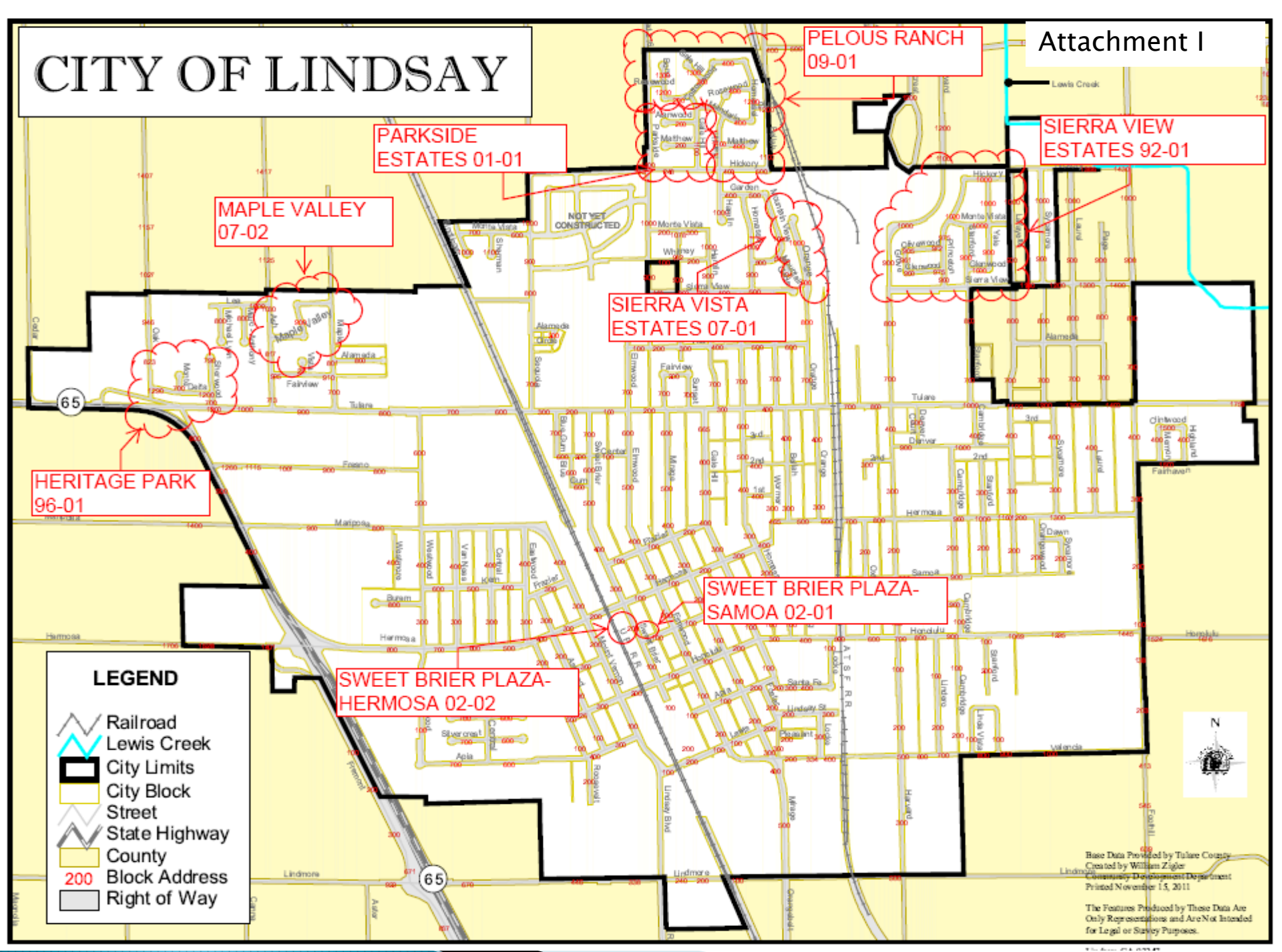
Note: 25% Reserves Allowable for Operations. Capital Improvement is not counted towards 25% reserves

Total Budget	FY 25-26 Projected Balance Deficit (-), Surplus (+)	FY 26-27 Projected Balance Deficit (-), Surplus (+)
$ 21,065.10	$ (3,390.31)	$ (8,167.40)

$ - Proposed decrease/increase per lot/year

$ - Proposed decrease/increase per lot/month

Budgeted 25-26	$ 21,065.10
Received as of April 30, 2026	$ 21,065.10
Balance deducting the County Fees	$ -
Per County Report as of April 30, 2026, Unpaid Balance from previous years	$ -
Total Owed to the City	$ -


CITY OF LINDSAY
Attachment I
PELOUS RANCH 09-01
PARKSIDE ESTATES 01-01
SIERRA VIEW ESTATES 92-01
MAPLE VALLEY 07-02
SIERRA VISTA ESTATES 07-01
HERITAGE PARK 96-01
SWEET BRIER PLAZA-SAMOA 02-01
SWEET BRIER PLAZA-HERMOSA 02-02
NOT YET CONSTRUCTED
LEGEND
Railroad
Lewis Creek
City Limits
City Block
Street
State Highway
County
200 Block Address
Right of Way
Base Data Provided by Tulare County
Created by William Zigler
Community Development Department
Printed November 15, 2011
The Features Produced by These Data Are Only Representations and Are Not Intended for Legal or Survey Purposes.

STAFF REPORT

TO: Lindsay City Council
MEETING DATE: June 23, 2026

Item #: 15.4
Action Items

DEPARTMENT: City Services

FROM: Dario Dominguez, Director of Public Works

AGENDA TITLE: Awarding the Contract for the Road Improvements Project

ACTION & RECOMMENDATION

Staff recommends council adopt Resolution 26-28; awarding the contract for the Road Improvements Project to American Paving Co. (American Paving), in the amount of $5,321,719.60, and provide a $798,260 (approximately 15%) contingency to deal with any unforeseen issues that might arise during construction for a total encumbrance of $6,119,979.60.

Staff further recommends that the City Manager and / or his designee be authorized to execute the Agreement.

BACKGROUND

On June 12, 2026, a public bid opening was held, and seven (7) bid proposals were received and publicly opened. The top three (3) responsive bidders and the corresponding bid results are listed as follows:

1. American Paving Co. $5,321,719.60
2. Avison Construction, Inc. $5,655,117.00
3. Walsh Montgomery Construction, Inc. $6,073,078.39

The Engineer's Estimate for project construction costs was approximately $6.5 million. Funding for the Project is available through a combination of funding sources budgeted for this purpose, such as Measure R, SB1, STP, LTF, Gas Tax.

Staff reviewed the bid proposals that were submitted and determined that American Paving proposed the lowest responsive and responsible bid. There was a minor irregularity noted during the proposal verification process involving the use of an incorrect form by American Paving. This irregularity was deemed inconsequential by both staff and the City Attorney. It is the opinion of staff that the bid should be accepted, and a Notice of Award is issued.

The Project consists of improvements at various street locations throughout the city including, but not limited to, curb, gutter, sidewalk, storm drain infrastructure, fencing, paving, signage and striping improvements. The improvements will help preserve and enhance the City's transportation infrastructure and provide long-term benefits to the community. The area of work is primarily on the west side of the city along the following streets:

- Fresno Street (between HWY-65 and Westwood Avenue)
- Westwood Avenue (between Hermosa Street and Tulare Road)
- Van Ness Avenue (between Hermosa Street and Mariposa Street)
- Central Street (between Hermosa Street and Mariposa Street)
- Eastwood Avenue (between Kern Street and Mariposa Street)
- Burem Lane (east of Westwood Avenue)
- Kern Street (between Westwood Avenue and Eastwood Avenue)

- Samoa Street (between Olive Avenue and Mt. Vernon Avenue)
- Ashland Avenue (between Apia Street and Hermosa Street)

FISCAL IMPACT

Funding for the Project is available through a combination of Measure R, SB1, STP, LTF, Gas Tax revenues budgeted for this purpose. Sufficient funds have been appropriated within the approved Capital Improvement Program and project budget to cover the construction contract and associated project costs.

ENVIRONMENTAL REVIEW

The Project consists of the maintenance, repair, and minor alteration of existing public facilities at various locations within the existing City's public right-of-way. The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (New Construction of Small Structures), and 15304 (Minor Alterations to Land) of the CEQA Guidelines because the work involves the operation, repair, maintenance, and minor alteration of existing public facilities with negligible or no expansion of existing use.

ATTACHMENTS

1. Resolution No.26-28 awarding the contract for the Road Improvements Project.

Reviewed/Approved: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

NUMBER 26-28

TITLE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY AWARDING THE CONTRACT FOR THE ROAD IMPROVEMENTS PROJECT

MEETING At a regularly scheduled meeting of the City of Lindsay City Council held on June 23, 2026, at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

WHEREAS, plans and specifications were prepared for a project to improve various street locations throughout the city including, but not limited to, curb, gutter, sidewalk, storm drain infrastructure, fencing, paving, signage and striping improvements; and

WHEREAS, the Bid Opening occurred on Friday, June 12, 2026; and seven (7) bids were submitted and opened; and

WHEREAS, the low bid of $5,321,719.60 was submitted by American Paving Co.; and

WHEREAS, American Paving Co. bid was determined to be in compliance with all pertinent requirements; and

WHEREAS, American Paving Co. is properly licensed to perform said work.

NOW, THEREFORE, the City Council of the City of Lindsay does hereby resolve as follows:

SECTION 1. The above radicals are true and correct and are adopted as the findings of the City Council

SECTION 2. The contract for the ROAD IMPROVEMENTS project is hereby awarded to the low bidder, American Paving Co., in the amount $5,321,719.60 and the City Manager and / or his designee is authorized to execute the contract.

SECTION 3. A contingency in the amount of $798,260.00 (15% of the base bid amount) is hereby established to account for any work resulting from unforeseen conditions.

SECTION 4. The provisions of this Resolution are serviceable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 5. The Mayor, or presiding officer, is hereby authorized to affix their signature to the Resolution signifying its adoption by the City Council of the City of Lindsay, and the City Clerk, or their duly appointed deputy, is directed to attest thereto.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY

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

MEETING DATE	June 23, 2026
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