



LINDSAY CITY COUNCIL MEETING: REGULAR MEETING

251 E. Honolulu St., Lindsay, CA 93247
Tuesday, November 26, 2019 @ 6:00 p.m.

Page 1

CALL TO ORDER: 6:00 p.m.
ROLL CALL: Council Members Sanchez, Flores, Watson, Cortes & Kimball
PLEDGE: Council Member Watson
INVOCATION: TBA

Item 0: Public Comment

The public is invited to comment on any subject under the jurisdiction of the Lindsay City Council. Speakers should give the clerk a filled-out speaker card and clearly state their name at the podium to begin. Speakers shall be limited to three minutes each, with no more than 30 minutes for the total comment period, unless otherwise indicated by the Mayor.

Note: Public hearing items on the agenda will have their own public comment periods later in the meeting.

Item 1: Council Reports

City Council Members report on recent or upcoming events

Item 2: Staff Report

City Manager or designee reports on recent or upcoming events

Item 3: Consent Calendar

[Minute Order] Routine items approved in one motion unless item is pulled for discussion
Pages 3-12

1. Minutes from November 12, 2019 Council Meeting
2. Warrant List for November 6, 2019 through November 20, 2019
3. Acceptance of completed roundabout at Westwood and Hermosa
4. Approval of Wellness Center funding agreement with LHD board amendment

Item 4: Resolution 19-58: Environmental Approval for Self-Help Enterprises Palm Terrace II Project

[Roll Call Vote]

Pages 13-23

Presented by City Services and Planning Director Mike Camarena

Item 5: Resolution 19-59: Site Plan Review for Self-Help Enterprises Palm Terrace II Project

[Roll Call Vote]

Pages 24-39

Presented by City Services and Planning Director Mike Camarena

Item 6: Resolution 19-60: Update to Planning Fees

[Roll Call Vote]

Pages 40-45

Presented by City Services and Planning Director Mike Camarena

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. 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 8020. Notification 48 hours prior to the meeting will enable the City to ensure accessibility to this meeting and/or provision of an alternative format of the



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Item 7: Request for Future Items
[Minute Order]

Item 8: Adjourn
[Minute Order]

The next regular Lindsay City Council meeting will be held in the City Council Chambers at 251 E. Honolulu Street in Lindsay, California beginning at 6:00 p.m. on December 10, 2019.

[VIEW THE COMPLETE AGENDA PACKET AT LINDSAY.CA.US.](http://LINDSAY.CA.US)



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251 E. Honolulu St., Lindsay, CA 93247

Tuesday, November 12, 2019 @ 6:00 p.m.

Page 1

CALL TO ORDER: 6:00 p.m.
ROLL CALL: Council Members Sanchez, Flores, Watson, Cortes & Kimball PRESENT
PLEDGE: Mayor Kimball
INVOCATION: TBA

Item 0: Public Comment

The public is invited to comment on any subject under the jurisdiction of the Lindsay City Council. Speakers should give the clerk a filled-out speaker card and clearly state their name at the podium to begin. Speakers shall be limited to three minutes each, with no more than 30 minutes for the total comment period, unless otherwise indicated by the Mayor.

Note: Public hearing items on the agenda will have their own public comment periods later in the meeting.

- Eric Sinclair: Reported on various business and creative ventures.

Item 1: Council Reports

City Council Members report on recent or upcoming events

- Flores: Reported on the success of the Rib Cookoff; reported that some residents would like to see more trees in city parks.
- Watson: Reported on planned Eagle Scout project to move fire bell to circular planter at city park; proposed that seeing the bell could be one segment of a city history walking tour.
- Sanchez: Reported that residents have concerns with too much signage at the new roundabout (Westwood and Hermosa); asked about old city jail behind The Orange.
- Kimball: Reported on appearance on the Hopper in the Morning podcast.

Item 2: Staff Report

City Manager or designee reports on recent or upcoming events

- Harmon: Reported on city activities and operations.

Item 3: Consent Calendar

[Roll Call Vote] Routine items approved in one motion unless item is pulled for discussion
Pages 3-23

1. Minutes from October 22, 2019 Council Meeting
2. Warrant List for October 15, 2019 through November 5, 2019
3. Treasurer's Report for October 2019
4. Amend Resolution 19-29 to Reference Olive Bowl/Kaku Park Revitalization Project

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251 E. Honolulu St., Lindsay, CA 93247
Tuesday, November 12, 2019 @ 6:00 p.m.

- Item 4 pulled because wording of resolution needed minor revision after agenda was published.

Motion:	Approve Consent Calendar minus Item 4	
1 st	2 nd	Result
Watson	Sanchez	Approved 5-0

Motion:	Approve Item 4						
1 st	2 nd	Flores	Sanchez	Watson	Cortes	Kimball	Result
Cortes	Sanchez	Yes	Yes	Yes	Yes	Yes	Approved 5-0

Item 4: 2020 Census Presentation
[Informational Item]
Presented by Barbara Martin, Partner Specialist at Los Angeles Regional Census Center

- Barbara Martin: Provided Census 2020 information and resources. Emphasized why the count matters and how residents can learn more.

Item 5: Resolution 19-55: Authorization of Application for SB 2 Planning Funds
[Roll Call Vote]
Pages 24-41
Presented by Interim City Manager Bret Harmon

- Harmon explained what the application proposes as intended uses for the funds. Showed which items have changed since when this item was pulled from the October 22 agenda.

Motion:	Authorize SB 2 Planning Funds Application						
1 st	2 nd	Flores	Sanchez	Watson	Cortes	Kimball	Result
Cortes	Watson	Yes	Yes	Yes	Yes	Yes	Approved 5-0

Item 6: Request for Future Items
[Minute Order]

Item 7: Adjourn
[Minute Order]

- Meeting adjourned.

The next regular Lindsay City Council meeting will be held in the City Council Chambers at 251 E. Honolulu Street in Lindsay, California beginning at 6:00 p.m. on November 26, 2019.

City Clerk

Mayor

Check #	Fund	Date	Vendor #	Vendor Name	Description	Amount
TOTAL						982,025.64
15694						\$412.63
	101 - GENERAL FUND	11/12/2019	3977	AFLAC	DED:015 AFLAC	412.63
15695						\$419.62
	101 - GENERAL FUND	11/12/2019	4660	CITY OF LINDSAY	DED:052 WELLNESS	12.46
	101 - GENERAL FUND	11/12/2019	4660	CITY OF LINDSAY	DED:CDBG CDBG PMT	169.16
	101 - GENERAL FUND	11/12/2019	4660	CITY OF LINDSAY	DED:L203 CDBG LOAN	238.00
15696						\$1,103.09
	101 - GENERAL FUND	11/12/2019	451	CITY OF LINDSAY EMP	DED:0503 SEC 125	1,094.09
	101 - GENERAL FUND	11/12/2019	451	CITY OF LINDSAY EMP	DED:0505 SEC 125	9.00
15697						\$114.03
	101 - GENERAL FUND	11/12/2019	3192	SEIU LOCAL 521	DED:DUES UNION DUES	114.03
15698						\$6,003.03
	101 - GENERAL FUND	11/12/2019	6452	EMPOWER	DED:0500 DEF COMP	2,513.87
	101 - GENERAL FUND	11/12/2019	6452	EMPOWER	DED:0555 DC LOANPAY	941.67
	101 - GENERAL FUND	11/12/2019	6452	EMPOWER	DED:151 DEFERCOMP	2,547.49
15699						\$82.75
	101 - GENERAL FUND	11/12/2019	6409	HYATT LEGAL PLANS,	DED:MET MET LAW	82.75
15700						\$50.82
	101 - GENERAL FUND	11/12/2019	2325	LINDSAY PUBLIC SAFE	DED:LPOA LPOA DUES	50.82
15701						\$126.88
	101 - GENERAL FUND	11/12/2019	6246	MCDERMONT VENTURE I	DED:051 MCDERMONT	126.88
15702						\$437.07
	101 - GENERAL FUND	11/12/2019	3042	STATE DISBURSEMENT	DED:0512 CHILD SUPT	437.07
15703						\$354.49
	101 - GENERAL FUND	11/12/2019	1955	TEAMSTERS LOCAL 856	DED:0508 TEAMSTERS	354.49
15778						\$464.04
	400 - WELLNESS CENTE	11/15/2019	3023	AAA SECURITY, INC.	11/4-11/10	464.04
15779						\$9,727.59
	101 - GENERAL FUND	11/15/2019	6362	AMERICAN BUSINESS M		211.96
	101 - GENERAL FUND	11/15/2019	6362	AMERICAN BUSINESS M	PLOTTER-IMAGEPROGRA	9,515.63
15780						\$741.90
	101 - GENERAL FUND	11/15/2019	3898	AMERICAN INCORPORAT	157 N MIRAGE AC	240.00
	101 - GENERAL FUND	11/15/2019	3898	AMERICAN INCORPORAT	PD AC	501.90
15781						\$40.00
	101 - GENERAL FUND	11/15/2019	2323	ANDERSON FAMILY BUS	8 CAR WASH-JULY-SEP	40.00
15782						\$250.00
	400 - WELLNESS CENTE	11/15/2019	6376	ANNA MAGDALENO	FIT AND TONE CLASS	250.00

Check #	Fund	Date	Vendor #	Vendor Name	Description	Amount
TOTAL						982,025.64
15783						\$407.94
	101 - GENERAL FUND	11/15/2019	5457	AUTO ZONE COMMERCIA	LUG NUT	7.60
	101 - GENERAL FUND	11/15/2019	5457	AUTO ZONE COMMERCIA	TRUCK 88 MATERIALS	42.55
	552 - WATER	11/15/2019	5457	AUTO ZONE COMMERCIA	DURALAST SOCKET SET	27.18
	552 - WATER	11/15/2019	5457	AUTO ZONE COMMERCIA	DURALAST WIPER #28	9.98
	553 - SEWER	11/15/2019	5457	AUTO ZONE COMMERCIA	#28	30.44
	553 - SEWER	11/15/2019	5457	AUTO ZONE COMMERCIA	60PC DURALAST TOOLS	59.80
	553 - SEWER	11/15/2019	5457	AUTO ZONE COMMERCIA	KUBOTRACTOR BATTE	167.38
	553 - SEWER	11/15/2019	5457	AUTO ZONE COMMERCIA	MATS TRUCK 28	45.66
	553 - SEWER	11/15/2019	5457	AUTO ZONE COMMERCIA	OIL	8.04
	553 - SEWER	11/15/2019	5457	AUTO ZONE COMMERCIA	SAFETY LIGHT #28	5.30
	553 - SEWER	11/15/2019	5457	AUTO ZONE COMMERCIA	TRUCK 28 UTILITIES	4.01
15784						\$672.23
	101 - GENERAL FUND	11/15/2019	5381	AWAKE SKATE SHOP	NEW VEHICLE LOGOS	336.12
	552 - WATER	11/15/2019	5381	AWAKE SKATE SHOP	NEW VEHICLE LOGOS	112.04
	553 - SEWER	11/15/2019	5381	AWAKE SKATE SHOP	NEW VEHICLE LOGOS	112.04
	554 - REFUSE	11/15/2019	5381	AWAKE SKATE SHOP	NEW VEHICLE LOGOS	112.03
15785						\$62.00
	101 - GENERAL FUND	11/15/2019	3232	BIG BEN'S	DOOR-CORP YARD	62.00
15786						\$100.00
	101 - GENERAL FUND	11/15/2019	4281	BRIAN E. WATSON	COUNCIL STIPEND	100.00
15787						\$543.62
	400 - WELLNESS CENTE	11/15/2019	6500	CHARTER COMMUNICATI		543.62
15789						\$2,154.86
	101 - GENERAL FUND	11/15/2019	5832	CINTAS CORPORATION		68.45
	101 - GENERAL FUND	11/15/2019	5832	CINTAS CORPORATION	MAINT SUPPLIES	155.35
	101 - GENERAL FUND	11/15/2019	5832	CINTAS CORPORATION	OPERATING SUPPLIES	827.52
	552 - WATER	11/15/2019	5832	CINTAS CORPORATION	OPERATING SUPPLIES	275.84
	553 - SEWER	11/15/2019	5832	CINTAS CORPORATION	OPERATING SUPPLIES	275.84
	554 - REFUSE	11/15/2019	5832	CINTAS CORPORATION	OPERATING SUPPLIES	275.84
	556 - VITA-PAKT	11/15/2019	5832	CINTAS CORPORATION	OPERATING SUPPLIES	276.02
15790						\$666.75
	552 - WATER	11/15/2019	102	CULLIGAN	18829 AVE 240	147.25
	552 - WATER	11/15/2019	102	CULLIGAN	18869 AVE 240	155.00
	552 - WATER	11/15/2019	102	CULLIGAN	18899 AVE 240	193.75
	552 - WATER	11/15/2019	102	CULLIGAN	23965 RD 188	69.75
	552 - WATER	11/15/2019	102	CULLIGAN	24158 AVE 240	85.25
	553 - SEWER	11/15/2019	102	CULLIGAN	23611 RD 196	15.75
15791						\$773.47
	552 - WATER	11/15/2019	388	DENNIS KELLER/JAMES		773.47
15792						\$1,920.00
	400 - WELLNESS CENTE	11/15/2019	6039	DINA RESTIVO	YOGA CLASS	960.00
	400 - WELLNESS CENTE	11/15/2019	6039	DINA RESTIVO	YOGA CLASS-STARS PR	960.00
15793						\$1,150.21
	101 - GENERAL FUND	11/15/2019	119	DOUG DELEO WELDING	FENDERS	851.67
	552 - WATER	11/15/2019	119	DOUG DELEO WELDING		14.66
	552 - WATER	11/15/2019	119	DOUG DELEO WELDING	FENDERS	283.88
15794						\$285.71
	552 - WATER	11/15/2019	6113	EAST KAWEAH GSA	FY2019 #5 CFF GOV	285.71
15795						\$3,141.85
	552 - WATER	11/15/2019	3461	FERGUSON ENTERPRISE	OPERATING SUPPLIES	3,141.85

Check #	Fund	Date	Vendor #	Vendor Name	Description	Amount
TOTAL						982,025.64
15796						\$3,971.57
	552 - WATER	11/15/2019	3478	FRESNO PIPE & SUPPL	MTNCE SERVICES	3,971.57
15797						\$444.19
	101 - GENERAL FUND	11/15/2019	6010	FRONTIER COMMUNICAT	SIERRA VISTA PLAZA	278.60
	553 - SEWER	11/15/2019	6010	FRONTIER COMMUNICAT	559-562-6317	165.59
15798						\$1,819.13
	400 - WELLNESS CENTE	11/15/2019	6411	GREG MORENTIN	OCT MARTIAL ARTS	1,819.13
15799						\$2,397.75
	101 - GENERAL FUND	11/15/2019	5647	GRISWOLD,LASSALLE,C	CITY SERVICES	1,306.00
	101 - GENERAL FUND	11/15/2019	5647	GRISWOLD,LASSALLE,C	CITY COUNCIL	425.50
	101 - GENERAL FUND	11/15/2019	5647	GRISWOLD,LASSALLE,C	CITY MANAGER	496.10
	101 - GENERAL FUND	11/15/2019	5647	GRISWOLD,LASSALLE,C	LABOR RELATIONS	170.15
15800						\$100.00
	101 - GENERAL FUND	11/15/2019	2601	JOHN HIBLER WEATHER	SEPT & OCT WEATHER	100.00
15801						\$1,600.00
	101 - GENERAL FUND	11/15/2019	4378	JOSEPH H AVINA	10/29,11/1,11/5,11/	1,600.00
15802						\$43,613.31
	101 - GENERAL FUND	11/15/2019	6100	KEENAN & ASSOCIATES	MEDICAL PLAN	43,613.31
15803						\$237.50
	400 - WELLNESS CENTE	11/15/2019	5804	KELSIE AVINA	ZUMBA	237.50
15804						\$225.00
	400 - WELLNESS CENTE	11/15/2019	5448	KIRBY D. MANNON	CHAIR CLASS	225.00
15805						\$461.25
	261 - GAS TAX FUND	11/15/2019	5542	KRC SAFETY CO., INC	AHEAD SIGN ORANGE	208.19
	261 - GAS TAX FUND	11/15/2019	5542	KRC SAFETY CO., INC	MARKER-TWO WAY PAVE	48.85
	261 - GAS TAX FUND	11/15/2019	5542	KRC SAFETY CO., INC	MEASURING WHEEL	204.21
15806						\$883.49
	101 - GENERAL FUND	11/15/2019	2471	L.N. CURTIS & SONS	3 STRUCTURAL BOOTS	883.49
15807						\$100.00
	101 - GENERAL FUND	11/15/2019	6103	LAURA CORTES	COUNCIL STIPEND	100.00
15808						\$285.28
	400 - WELLNESS CENTE	11/15/2019	5788	LINCOLN AQUATICS	DEPOSIT	(2,088.00)
	400 - WELLNESS CENTE	11/15/2019	5788	LINCOLN AQUATICS	POOL CHEMICALS	2,373.28
15809						\$4,168.60
	101 - GENERAL FUND	11/15/2019	4067	LINCOLN NAT'L INSUR	LIFE INSU	1,031.54
	101 - GENERAL FUND	11/15/2019	4067	LINCOLN NAT'L INSUR	NOV 2019	3,137.06
15810						\$370.96
	101 - GENERAL FUND	11/15/2019	6425	LINDSAY TIRE & AUTO	LANSCAPE TRAILER TI	300.96
	101 - GENERAL FUND	11/15/2019	6425	LINDSAY TIRE & AUTO	TIRE-LANDSCAPE	70.00
15811						\$825.00
	101 - GENERAL FUND	11/15/2019	5399	MARCOS LOYA	HARVARD POND WEEDS	750.00
	552 - WATER	11/15/2019	5399	MARCOS LOYA	RHINO BED ON TRUCK2	75.00
15812						\$225.00
	400 - WELLNESS CENTE	11/15/2019	6499	MARGARITA BENITEZ B	ZUMBA SUB	225.00
15813						\$216.41
	552 - WATER	11/15/2019	4137	MARKS AUDIO	AVITAL 3100 TRUCK28	216.41
15814						\$394.82
	101 - GENERAL FUND	11/15/2019	234	MARTIN'S TIRE & AUT	TRAILER 77	98.86
	552 - WATER	11/15/2019	234	MARTIN'S TIRE & AUT	BACK HOE	123.87
	552 - WATER	11/15/2019	234	MARTIN'S TIRE & AUT	BACK HOE TUBES CARL	48.22
	552 - WATER	11/15/2019	234	MARTIN'S TIRE & AUT	CASE BACKHOE	123.87

Check #	Fund	Date	Vendor #	Vendor Name	Description	Amount
TOTAL						982,025.64
15815						\$6,754.70
	554 - REFUSE	11/15/2019	5852	MID VALLEY DISPOSAL	FALL CLEAN UP EVENT	6,754.70
15816						\$381.32
	101 - GENERAL FUND	11/15/2019	5625	NGLIC-SUPERIOR VISI	NOV 2019	381.32
15817						\$217.85
	101 - GENERAL FUND	11/15/2019	1565	OACYS.COM INC	E-MAIL ACCOUNT	27.90
	400 - WELLNESS CENTE	11/15/2019	1565	OACYS.COM INC	INTERNET	189.95
15818						\$3,626.41
	552 - WATER	11/15/2019	6498	PACWEST DIRECT	DBP JULY NOTICE	1,445.96
	552 - WATER	11/15/2019	6498	PACWEST DIRECT	DELINQUENT PRINT 10	187.80
	552 - WATER	11/15/2019	6498	PACWEST DIRECT	UB 10/4	539.03
	553 - SEWER	11/15/2019	6498	PACWEST DIRECT	DELINQUENT PRINT 10	187.80
	553 - SEWER	11/15/2019	6498	PACWEST DIRECT	UB 10/4	539.03
	554 - REFUSE	11/15/2019	6498	PACWEST DIRECT	DELINQUENT PRINT 10	187.78
	554 - REFUSE	11/15/2019	6498	PACWEST DIRECT	UB 10/4	539.01
15819						\$150.00
	101 - GENERAL FUND	11/15/2019	1426	PAM KIMBALL	COUNCIL STIPEND	150.00
15820						\$800.00
	400 - WELLNESS CENTE	11/15/2019	276	PORTERVILLE RECORDE	THE BUZZ AD	800.00
15821						\$1,616.54
	552 - WATER	11/15/2019	5796	PRESORT OF FRESNO L	UB 9/6	538.85
	553 - SEWER	11/15/2019	5796	PRESORT OF FRESNO L	UB 9/6	538.85
	554 - REFUSE	11/15/2019	5796	PRESORT OF FRESNO L	UB 9/6	538.84
15822						\$455.30
	553 - SEWER	11/15/2019	4618	PROVOST & PRITCHARD	2019 GWM	455.30
15823						\$15,627.19
	101 - GENERAL FUND	11/15/2019	399	QUAD KNOFF,INC.	ENGINEERING 9/8-10/	4,874.41
	101 - GENERAL FUND	11/15/2019	399	QUAD KNOFF,INC.	PLANNING SRV 9/8-10	5,808.58
	552 - WATER	11/15/2019	399	QUAD KNOFF,INC.	PROJECT 190077	872.60
	600 - CAPITAL IMPROVE	11/15/2019	399	QUAD KNOFF,INC.	AVE240 BID PROCESSI	4,071.60
15824						\$1,078.46
	101 - GENERAL FUND	11/15/2019	285	QUILL CORPORATION		7.93
	101 - GENERAL FUND	11/15/2019	285	QUILL CORPORATION	COPY PAPER	35.88
	101 - GENERAL FUND	11/15/2019	285	QUILL CORPORATION	OFFICE SUPPLIES	764.66
	400 - WELLNESS CENTE	11/15/2019	285	QUILL CORPORATION	OPERATING SUPPLIES	269.99
15825						\$4,000.00
	552 - WATER	11/15/2019	6095	RALPH GUTIERREZ WAT	OCT 2019	2,000.00
	553 - SEWER	11/15/2019	6095	RALPH GUTIERREZ WAT	OCT 2019	2,000.00
15826						\$143.00
	101 - GENERAL FUND	11/15/2019	3622	RLH FIRE PROTECTION	SEPT 2019	143.00
15827						\$25.00
	400 - WELLNESS CENTE	11/15/2019	5633	ROSA MARIA HOWELL	ZUMBA SUB	25.00
15828						\$100.00
	101 - GENERAL FUND	11/15/2019	5511	ROSAENA SANCHEZ	COUNCIL STIPEND	100.00
15829						\$175.00
	400 - WELLNESS CENTE	11/15/2019	3208	SHANNON PATTERSON	AQUA CLASS	175.00
15830						\$150.36
	101 - GENERAL FUND	11/15/2019	5314	SHRED-IT USA LLC		150.36
15831						\$4,086.36
	552 - WATER	11/15/2019	4555	THATCHER COMPANY IN	DEPOSIT	(4,500.00)
	552 - WATER	11/15/2019	4555	THATCHER COMPANY IN	PLANT MATERIALS	8,586.36

Check #	Fund	Date	Vendor #	Vendor Name	Description	Amount
TOTAL						982,025.64
15832						\$173.88
	101 - GENERAL FUND	11/15/2019	5624	SIERRA SANITATION,	10/8-11/5 OLIVE HER	173.88
15833						\$80.96
	101 - GENERAL FUND	11/15/2019	2062	SIERRA VETERINARY C		80.96
15834						\$234.26
	101 - GENERAL FUND	11/15/2019	4488	SIRCHIE FINGER PRIN	DEPT SUPPLIES	234.26
15835						\$125.99
	261 - GAS TAX FUND	11/15/2019	310	SOUTHERN CA. EDISON	2-35-921-6264	79.43
	553 - SEWER	11/15/2019	310	SOUTHERN CA. EDISON	3-035-4725-72	16.38
	891 - PELOUS RANCH	11/15/2019	310	SOUTHERN CA. EDISON	2-32-032-1755	19.97
	891 - PELOUS RANCH	11/15/2019	310	SOUTHERN CA. EDISON	2-35-921-6264	10.21
15836						\$70.00
	552 - WATER	11/15/2019	5691	STATE WATER RESOURC	JOSE VEGA	70.00
15837						\$1,150.00
	400 - WELLNESS CENTE	11/15/2019	4914	STEPHANIE OROSCO	STARS-FITNESS CLASS	240.00
	400 - WELLNESS CENTE	11/15/2019	4914	STEPHANIE OROSCO	ZUMBA CLASS	910.00
15838						\$13,105.54
	101 - GENERAL FUND	11/15/2019	518	TCAG	MEASURE R PAYMENT	13,105.54
15839						\$2,905.31
	101 - GENERAL FUND	11/15/2019	144	THE GAS COMPANY	031-415-9000	26.28
	101 - GENERAL FUND	11/15/2019	144	THE GAS COMPANY	163-715-6900	15.16
	101 - GENERAL FUND	11/15/2019	144	THE GAS COMPANY	163-715-8900	17.37
	400 - WELLNESS CENTE	11/15/2019	144	THE GAS COMPANY	098-628-2905	2,846.50
15840						\$644.34
	400 - WELLNESS CENTE	11/15/2019	3396	THYSSENKRUPP ELEVAT	10/1/2019-10/31/201	322.17
	400 - WELLNESS CENTE	11/15/2019	3396	THYSSENKRUPP ELEVAT	11/01/19-11/30/2019	322.17
15841						\$35.00
	101 - GENERAL FUND	11/15/2019	6413	TRANS UNION LLC		35.00
15842						\$482.00
	101 - GENERAL FUND	11/15/2019	6462	TULARE LOCAL HEALTH	TOXICOLOGY SERVICES	482.00
15843						\$1,402.37
	101 - GENERAL FUND	11/15/2019	4849	U.S. BANK EQUIPMENT	11/15/19	1,402.37
15844						\$583.34
	101 - GENERAL FUND	11/15/2019	1513	UNITED RENTALS, INC	LIGHT REPLACE-CASE	437.52
	552 - WATER	11/15/2019	1513	UNITED RENTALS, INC	LIGHT REPLACE-CASE	145.82
15845						\$1,767.33
	101 - GENERAL FUND	11/15/2019	5747	UNITED STAFFING	BACKGROUND CHECK NI	6.89
	101 - GENERAL FUND	11/15/2019	5747	UNITED STAFFING	NICK&MARIO10/7-10/1	1,320.33
	552 - WATER	11/15/2019	5747	UNITED STAFFING	NICK&MARIO10/7-10/1	440.11
15846						\$5,638.64
	552 - WATER	11/15/2019	2960	UNITED STATES BUREA		5,638.64
15847						\$2,084.57
	552 - WATER	11/15/2019	356	USA BLUEBOOK	OPERATING SUPPLIES	882.08
	553 - SEWER	11/15/2019	356	USA BLUEBOOK	OPERATING SUPPLIES	1,202.49
15848						\$5,008.91
	553 - SEWER	11/15/2019	2912	VALLEY PUMP & DAIRY	WWTP TEAR GEARBOX	5,008.91
15849						\$718,610.65
	600 - CAPITAL IMPROVE	11/15/2019	6497	VSS INTERNATIONAL,	ASPHALT RUBBER CAPE	718,610.65
15850						\$1,000.00
	552 - WATER	11/15/2019	6497	VSS INTERNATIONAL,	METER DEPOSIT	1,000.00
15851						\$100.00
	101 - GENERAL FUND	11/15/2019	4068	YOLANDA FLORES	COUNCIL STIPEND	100.00

Check #	Fund	Date	Vendor #	Vendor Name	Description	Amount
TOTAL						982,025.64
EDD11149						\$2,563.39
	101 - GENERAL FUND	11/14/2019	687	STATE OF CALIFORNIA	PRPD 11.08.2019	2,563.39
IRS11149						\$19,706.95
	101 - GENERAL FUND	11/14/2019	2011	INTERNAL REVENUE SE	PRPD 11.08.2019	19,706.95
SRV11193						\$20,835.22
	101 - GENERAL FUND	11/12/2019	457	PUBLIC EMPLOYEES RE	SRV 11-19-3 CL25355	1,211.50
	101 - GENERAL FUND	11/12/2019	457	PUBLIC EMPLOYEES RE	SRV 11-19-3 CL26330	2,372.65
	101 - GENERAL FUND	11/12/2019	457	PUBLIC EMPLOYEES RE	SRV 11-19-3 CL433CT	3,742.66
	101 - GENERAL FUND	11/12/2019	457	PUBLIC EMPLOYEES RE	SRV 11-19-3 CL433MB	2,207.38
	101 - GENERAL FUND	11/12/2019	457	PUBLIC EMPLOYEES RE	SRV 11-19-3 CL434CT	7,848.28
	101 - GENERAL FUND	11/12/2019	457	PUBLIC EMPLOYEES RE	SRV 11-19-3 CL434MB	3,452.75
UI93019						\$3,787.41
	101 - GENERAL FUND	11/14/2019	687	STATE OF CALIFORNIA		152.00
	101 - GENERAL FUND	11/14/2019	687	STATE OF CALIFORNIA	UI E.ESPINOZA 9/30/	0.41
	101 - GENERAL FUND	11/14/2019	687	STATE OF CALIFORNIA	UI J.MENDEZ 9/30/19	3,635.00
UL110119						\$45,996.25
	101 - GENERAL FUND	11/12/2019	457	PUBLIC EMPLOYEES RE	NOVEMBER UL	33,354.65
	261 - GAS TAX FUND	11/12/2019	457	PUBLIC EMPLOYEES RE	NOVEMBER UL	1,010.69
	263 - TRANSPORTATION	11/12/2019	457	PUBLIC EMPLOYEES RE	NOVEMBER UL	321.11
	400 - WELLNESS CENTE	11/12/2019	457	PUBLIC EMPLOYEES RE	NOVEMBER UL	2,471.81
	552 - WATER	11/12/2019	457	PUBLIC EMPLOYEES RE	NOVEMBER UL	5,758.38
	553 - SEWER	11/12/2019	457	PUBLIC EMPLOYEES RE	NOVEMBER UL	1,115.44
	554 - REFUSE	11/12/2019	457	PUBLIC EMPLOYEES RE	NOVEMBER UL	1,573.68
	660 - RDA OBLIGATION	11/12/2019	457	PUBLIC EMPLOYEES RE	NOVEMBER UL	390.49

STAFF REPORT



TO: LINDSAY CITY COUNCIL
 DATE: November 26, 2019
 AGENDA #: 3.3
 FROM: Michael Camarena, Director of City Services and Planning

[TITLE]

ACTION Hermosa Street/Westwood Avenue Roundabout Project Acceptance

- PURPOSE**
- Statutory/Contractual Requirement*
 - Council Vision/Priority*
 - Discretionary Action*
 - Plan Implementation*

- OBJECTIVE(S)**
- Live in a safe, clean, comfortable and healthy environment.
 - Increase our keen sense of identity in a connected and involved community.
 - Nurture attractive residential neighborhoods and business districts.
 - Dedicate resources to retain a friendly, small-town atmosphere.
 - Stimulate, attract and retain local businesses.
 - Advance economic diversity.
 - Yield a self-reliant city government that provides effective, basic services.

RECOMMENDATION

Staff respectfully recommends Council to accept project as Completed and direct the City Clerk to file a "Notice of Completion" with the County Recorder.

BACKGROUND | ANALYSIS

DOD Construction, Inc has completed the roundabout project located at Hermosa Street & Westwood Avenue intersection and has requested acceptance at this time. Staff has reviewed the project and is satisfied that the work has been completed in accordance with the contract documents.

Financial Report:

Contract Amount:	\$1,586,314.30	
Contract Amendments:	\$ 29,332.11	
Contract Change Orders:	\$ 138,128.00	(8.61% increase from Contract Amount)
Total Contract:	\$1,753,774.41	

Project Budget: \$1,999,659.00

Contract Change Orders Approved;

- CCO #1; \$9,500. Asphalt/Concrete Transition to Palm Terrace (0.6% increase)
- CCO#2; \$2,700. Add 3 bollards to protect Edison facilities (0.77% increase)
- CCO#3; \$35,812. Add stamped color concrete to proposed landscape areas (3.03% increase)
- CCO#4; \$88,616. Additional paving on Van Ness Avenue & Hermosa St (8.61% increase)

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: November 26, 2019
AGENDA #: 3.3
FROM: Michael Camarena, Director of City Services and Planning

BENEFIT TO OR IMPACT ON CITY RESOURCES

With the completion of the Frontier underground work and warranty work, this roundabout is functioning as designed. Reduced speeds, reduced crossing distances of travel ways, safety flashing beacons at crossings and increased nighttime lighting have been installed as designed.

ENVIRONMENTAL REVIEW

- Not required by CEQA
 If required by CEQA:
 None required

POLICY ISSUES

- No policy issues
 Policy issues:

PUBLIC OUTREACH

- Posted in this agenda
 Additional public outreach:

ATTACHMENTS

- Final Progress Billing
- Aerials of completed roundabout (4)

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: November 26, 2019
AGENDA #: 4
FROM: Michael Camarena, Director of City Services and Planning

[TITLE]

ACTION Notice of Exemption, Categorical Exemption, Environmental Review for Self-Help Enterprises proposed Palm Terrace II development

Approval of Resolution 19-58, supporting the Palm Terrace II development

PURPOSE *Statutory/Contractual Requirement*

Council Vision/Priority

Discretionary Action

Plan Implementation

OBJECTIVE(S) **Live in a safe, clean, comfortable and healthy environment.**

Increase our keen sense of identity in a connected and involved community.

Nurture attractive residential neighborhoods and business districts.

Dedicate resources to retain a friendly, small-town atmosphere.

Stimulate, attract and retain local businesses.

Advance economic diversity.

Yield a self-reliant city government that provides effective, basic services.

RECOMMENDATION

Staff recommends approval the Notice of Exemption, Categorical Exemption for Palm Terrace II Site Plan Review Project No. 19-34, based on the findings of the Supplemental Information findings and in attached draft Resolution 19-58.

BACKGROUND | ANALYSIS

Self-Help Enterprises (SHE) is requesting approval of environmental review documents for Palm Terrace II housing project No. 19-34. The project proposes construction of 54 units of affordable housing and community center at the 200 block of North Westwood Avenue. The proposed affordable housing project would be developed on parcels currently identified as APN: 205-040-008 and 205-030-001. SHE will pursue a lot line adjustment once all funding is committed and prior to final construction approvals. The subject parcels are currently vacant land.

CEQA approval is being sought at this time; a separate site plan review of the proposed development will be presented with as a separate agenda item.

The initial study provides a review of the project and an assessment to determine if the project has the potential to result in significant adverse environmental impact(s). Emily Bowen, Principal Environmental Planner, Crawford & Bowen Planning, Inc. reviewed the proposed development and has submitted Notice of Exemption, Categorical Exemption based on the Supplemental Information findings developed in support of the project.

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: November 26, 2019
AGENDA #: 4
FROM: Michael Camarena, Director of City Services and Planning

ALTERNATIVES

- Approve Notice of Exemption, Categorical Exemption for Palm Terrace II Site Plan Review Project No. 19-34 and supporting Resolution 19-58 and direct City Clerk to file Notice of Exemption with the County Clerk.
- Do not approve the Notice of Exemption, Categorical Exemption for Palm Terrace II Site Plan Review Project No. 19-34 and provide direction to staff.

BENEFIT TO OR IMPACT ON CITY RESOURCES

No detrimental impact to city resources are anticipated.

ENVIRONMENTAL REVIEW

- Not required by CEQA
 If required by CEQA
 Notice of Exemption, Categorical Exemption Determined

POLICY ISSUES

- No policy issues
 Policy issues:

PUBLIC OUTREACH

- Posted in this agenda
 Additional public outreach:

ATTACHMENTS

- Draft Resolution 19-58
- CEQA Notice of Exemption, Categorical Exemption Supplemental Information
- Aerial photo of site
- Zoning map for reference



RESOLUTION OF THE CITY OF LINDSAY

NUMBER 19-58

TITLE Notice of Exemption, Categorical Exemption, Environmental Approval for Self Help Enterprises Palm Terrace II Project No. 19-34

WHEREAS, Self Help Enterprises (SHE) is requesting approval of Notice of Exemption, Categorical Exemption environmental documents for Palm Terrace II housing project No. 19-34; and

WHEREAS, Palm Terrace II housing project proposes construction of 54 units of affordable housing and community center at the 200 block of North Westwood Avenue; and

WHEREAS, California Government Code Section 65915 governs both general law and charter cities and requires a 35% density bonus for housing developments providing 20 percent of the total units to low-income residents, or 11 percent of the units to very-low-income residents; and

WHEREAS, Planning staff has received necessary investigations and supplemental report of information bearing upon the proposed site development; and

WHEREAS, Notice of Exemption, Categorical Exemption Supplemental information report is incorporated by reference herein; and

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

- SECTION 1. City Council has reviewed and considered the supplemental information included in the staff report for the proposed project.
- SECTION 2. That the proposed project would not result in a significant effect on the environment, and the City Council hereby accepts and approves the Notice of Exemption, Categorical Exemption, subject to the following:
- SECTION 3. Aesthetics: The project shall incorporate standard light shielding measures for streetlight fixtures to mitigate any potential adverse glare impacts.
- SECTION 4. Air Quality: The project shall be subject to all applicable mandatory air pollution control measures of the San Joaquin Valley Unified Air Pollution Control District in effect at time of development, including, but not limited to: Regulation VIII (Fugitive PM10 Prohibitions), Regulation VIII (Rules 8011-8081), Rule 4102 (Nuisance), 4103 (Open Burning), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), Rule 4901 (Wood Burning Fire Places and Wood Burning Heaters), and Rule 9510 (Indirect Source Review). The developer shall specifically demonstrate compliance with San Joaquin Valley Air Pollution Control District Rule 9510 (Indirect Source Review), including payment of all applicable fees, prior to the issuance of the first building permit.



RESOLUTION OF THE CITY OF LINDSAY

SECTION 5. Cultural Resources: Pursuant to CEQA Guidelines 15064.5 (f), provisions for historical or unique archaeological resources accidentally discovered during construction shall be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist or paleontologist shall be contacted to assess the significance of the find. If any find is determined to be significant, project proponents and the qualified archaeologist and/or paleontologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards. If the discovery includes human remains, CEQA Guidelines 15064.5 (e)(1) shall be followed.

SECTION 6. Hazards: Self Help Enterprises (SHE) shall confirm impacted soil that has traces of dieldrin that exceed State environmental screening levels have been removed. SHE shall excavate impacted soils, obtain confirmation samples to confirm that all impacted soil has been removed, and bring in clean fill soil. This measure would be completed prior to initiation of construction.

SECTION 7. Noise: High noise levels resulting from construction activities shall be limited to the hours of 6:00 a.m. to 10:00 p.m., including weekends and holidays

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

MEETING DATE	
MOTION	
2 nd 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.

City Clerk

Mayor

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 County Clerk
 County of: _____

From: (Public Agency): _____

 (Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency
 Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

City of Lindsay

Palm Terrace II Residential Development

Categorical Exemption - Supplemental Information

Introduction

This information is being provided to supplement the proposed Categorical Exemption for the Self Help Enterprises Palm Terrace II Residential Development. In order to approve this project, the City of Lindsay will need to comply with the California Environmental Quality Act (CEQA), which is the purpose and subject of this Categorical Exemption (CE). This CE is specific to the Palm Terrace II residential development.

Project Description

The Palm Terrace II project is a request by Self-Help Enterprises to construct 54 units of affordable housing at the 200 block of North Westwood Avenue. Specifically, the project would occupy APN 205-040-008 and the northern portion of 205-030-001 for a total project size of 2.7 acres. The project would include a 1,982 square foot community center with an activity room and a separate management office space. Also included is an exercise room, kitchen, common laundry room and a maintenance and storage area. The project also includes open green space, picnic tables including barbeque area and a tot lot play area.

Existing off-site improvements include curb and gutter and additional off-site improvements will include utility connections and a sidewalk at the Project frontage.

Exemption Analysis

The Project qualifies for CEQA 15332- In-Fill Development Projects, which states:
Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- c) *The project site has no value as habitat for endangered, rare or threatened species.*
- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- e) *The site can be adequately served by all required utilities and public services.*

The analysis provided below concludes that the project would have no significant effect relating to traffic, noise, air quality or water quality.

Traffic

According to the ITE Trip Generation Report (8th Edition), the operation of 54 multi-family residential units and 1,982 square feet of community center would result in approximately 403 trips per day; however the project is located within ¼ mile of a grocery store, restaurants and other services which will reduce Vehicle Miles Traveled. The 403 trips per day represent a worst-case scenario and even at this rate, the project trips will not introduce a significant number of vehicle trips onto surrounding roadways. In addition, the project is located within ¼ mile of an established bus transit stop and Self-Help Enterprises will provide monthly transit passes for its residents. The project also includes the construction of sidewalks to promote alternative transportation methodologies. No level of service thresholds will be exceeded as a result of the project.

The project would not conflict with an applicable congestion management program nor would it result in a change in air traffic patterns. Additionally, the project would not result in inadequate parking capacity, nor would it conflict with adopted policies, plans, or programs supporting alternative transportation.

As such, the project would have less than significant impacts to transportation or traffic.

Noise

As the project includes the development of multi-family residential use, standard noise associated with day-to-day living are expected.

Construction activities associated with implementation of the proposed project could temporarily increase ambient noise levels. Typical construction equipment would include scrapers, backhoes, drilling rigs and miscellaneous equipment (i.e. pneumatic tools, generators and portable air compressors). Typical noise levels generated by this type of construction equipment at various distances from the noise source are scraper, dump truck, water, truck, backhoe, and generator.

The distinction between short-term construction noise impacts and long-term operational noise impacts is a typical one in both CEQA documents and local noise ordinances, which generally recognize the reality that short-term noise from construction is inevitable and cannot be mitigated beyond a certain level. Thus, local agencies frequently tolerate short-term noise at levels that they would not accept for permanent noise sources. A more severe approach would be impractical and might preclude the kind of construction activities that are to be expected from time to time

in urban environments. Most residents of urban areas recognize this reality and expect to hear construction activities on occasion.

The project would not create a substantial permanent increase in ambient noise levels. The project is not within an airport land use plan, within two miles of an airport, nor is the project within the vicinity of a private airstrip.

Any impacts to excessive noise generation would be less than significant.

Air Quality

The nonattainment pollutants for the SJVAPCD are ozone, PM10 and PM2.5. Therefore, the pollutants of concern for this impact are ozone precursors, regional PM10, and PM2.5. Ozone is a regional pollutant formed by chemical reaction in the atmosphere, and the Project's incremental increase in ozone precursor generation is used to determine the potential air quality impacts, as set forth in the GAMAQI.

Construction of the proposed project involves the construction of 54 multi-family residential units, a 1,982 square foot community center, and open space including a tot lot playground. Project construction would result in short-term air pollutant emissions from use of construction equipment, earth-moving activities (grading), construction workers' commutes, materials deliveries and short-distance earth and debris hauling.

To aid in evaluating potentially significant construction and/or operational impacts of a project, SJVAPCD has prepared an advisory document, the Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI), which contains standard procedures for addressing air quality in CEQA documents.¹

GAMAQI presents a three-tiered approach to air quality analysis. The Small Project Analysis Level (SPAL) is first used to screen the project for potentially significant impacts. A project that meets the screening criteria at this level requires no further analysis and air quality impacts of the project may be deemed less than significant. If a project does not meet all the criteria at this screening level, additional screening is recommended at the Cursory Analysis Level and, if warranted, the Full Analysis Level.

GAMAQI 5-3(a), which SJVAPCD recommends using as part of the initial screening process, shows the Project size of residential housing to be considered a SPAL project. The residential housing land use category project size threshold is 1,453 trips per day. According to the ITE Trip Generation Report, 8th Edition, the proposed Project would generate an estimated 403 trips per

¹ SJVAPCD. Guidance for Assessing and Mitigating Air Quality Impacts. Adopted March 19, 2015. http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf. Accessed June 2018.

day. As such, the project meets the SPAL criterion for project type and is excluded from quantifying criteria pollutant emissions for CEQA purposes.

SJVAPCD Regulation VIII mandates requirements for any type of ground moving activity and would be adhered to during the construction; however, during construction, air quality impacts would be less than SJVAPCD thresholds for non-attainment pollutants and operation of the project would not result in impacts to air quality standards for criteria pollutants.

The SJVAPCD accounts for cumulative impacts to air quality in its GAMAQI. The SJVAPCD considered basin-wide cumulative impacts to air quality when developing its significance thresholds. Since the project does not produce significant vehicle trips, the cumulative impacts to air quality from construction/operation of the proposed project are considered to be less than significant.

Any impacts to air quality would be less than significant.

Water Quality

The project itself will not violate any water quality standards of waste discharge requirements. The project will tie into an existing sewer line within Hermosa Street and discharge to the City's wastewater treatment plant. The City Services department will regularly monitor the waste water discharge to meet City requirements.

The site is currently fallowed but has historically been planted in oranges. Based on the site size of 2.7 acres, the orange orchard used approximately 9.45 acre/feet per year.² According to the City's Water Feasibility Study (2013), multifamily apartments would use approximately 199 gallons per day per person (based on full build out of 189 project residents x 365 days/year), for a yearly total of approximately 13,728,015 gallons, or 42.1 acre/feet/year. The Water Feasibility Study also estimated that by 2030, the City will be using approximately 3,192 acre/feet/year. This project represents approximately 1.3% of total water use in the City under Year 2030 conditions.

The City has outlined a number of short and long term capital improvement projects to assist with providing its residents with adequate water supply. In addition, the project will be required to adhere to all City and State mandated water conservation measures and regulations. Therefore, the proposed project would not substantially deplete ground water supplies or interfere substantially with groundwater recharge.

The proposed project will tie into the City's existing stormwater drainage system. Construction and grading activities would create a potential for surface water to carry sediment from onsite erosion into the storm water system and downstream waterways. However, implementation of

² University of California. Agriculture and Natural Resources. ANR Publication 8549. October 2105. Page 2. <http://anrcatalog.ucanr.edu/pdf/8549.pdf>. Accessed June 2018.

adopted management practices and compliance with the provisions of the National Pollutant Discharge Elimination System (NPDES) permit will ensure that these impacts remain less than significant.

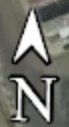
As described above, any hydrologic impacts would be less than significant.

Conclusion

The City of Lindsay has determined that the proposed Project qualifies for the exemption discussed herein. The City will adopt the Exemption through Resolution.

Palm Terrace II

Proposed Location



STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: November 26, 2019
AGENDA #: 5
FROM: Michael Camarena, Director of City Services and Planning

[TITLE]

ACTION Approval of Site Plan Review 19-34, Palm Terrace II

PURPOSE

<input checked="" type="checkbox"/>	<i>Statutory/Contractual Requirement</i>
<input checked="" type="checkbox"/>	<i>Council Vision/Priority</i>
<input type="checkbox"/>	<i>Discretionary Action</i>
<input checked="" type="checkbox"/>	<i>Plan Implementation</i>

OBJECTIVE(S)

<input checked="" type="checkbox"/>	Live in a safe, clean, comfortable and healthy environment.
<input checked="" type="checkbox"/>	Increase our keen sense of identity in a connected and involved community.
<input checked="" type="checkbox"/>	Nurture attractive residential neighborhoods and business districts.
<input type="checkbox"/>	Dedicate resources to retain a friendly, small-town atmosphere.
<input type="checkbox"/>	Stimulate, attract and retain local businesses.
<input type="checkbox"/>	Advance economic diversity.
<input checked="" type="checkbox"/>	Yield a self-reliant city government that provides effective, basic services.

RECOMMENDATION

Staff respectfully recommends that the City Council approve Site Plan Review No. 19-34, based on the findings and subject to the conditions found in attached draft Resolution 19-59.

BACKGROUND | ANALYSIS

Site Plan Review No. 19-34 (Palm Terrace II Apartments) is a request by Self-Help Enterprises for site plan review approval to develop 54 apartment units on 2.70 acres of land. The project site is located in the 200 Block of North Westwood Avenue (portions of APN's: 205-040-008 and 205-030-001).

Apartments: The project would consist of 9 apartment buildings that are two-story structures. The 9 apartment buildings will provide 54 affordable rental units. The project would include an additional single-story building, which would provide a manager's office, a maintenance/storage room, a community room, exercise room and laundry facilities for a total area of 3,265 square feet. Outdoor amenities would include barbeque area along with a large grass-based play area and one equipment-based play area. The square footage provided within the proposed individual apartment units for each type of building is as follows:

- Building Type A:
 - 1 bedroom (614 square feet): 9 units
 - 1 bedroom (638 square feet): 9 units
 - 2 bedroom (849 square feet): 18 units
 - 3 bedroom (1,197 square feet): 18 units

Self-Help Enterprises is also proposing to develop a joint use agreement between Palm Terrace I and Palm Terrace II to allow shared use of unique amenities in each development. This will include at a

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: November 26, 2019
AGENDA #: 5
FROM: Michael Camarena, Director of City Services and Planning

minimum, exercise room in Palm Terrace II, the community kitchen and community garden in Palm Terrace I and the ability to access Westwood Avenue and Hermosa Street from either development.

Energy Efficiency: The Palm Terrace II project will strive to exceed the Title 24 energy code and includes solar PV to assist to offset the common area and resident loads. Utilization of solar PV to offset residential electricity use can provide meaningful savings on the resident's electricity bills, which helps keep housing affordable and provides more disposable income to spend in the local community. In addition, the solar PV system lowers the overall operating costs of the project, which assists with the long-term viability of the project and frees resources for essential operating functions such as resident services and maintenance.

Water Efficiency: In response to the ongoing drought concerns, this project will incorporate a variety of water conservation measures. As a minimum, this project will satisfy all requirements of the California Model Landscape Ordinance and Emergency Water Regulations.

In an effort to exceed these minimum requirements, the Palm Terrace II project will also be enrolled in the GreenPoint Rated program and will comply with State CalGreen code. The following list includes some of the water conservation measures that will be incorporated into the project:

- Comply with Emergency Water Regulations – require water budgets for outdoor irrigation for new residential construction, including all drip irrigation, minimal amounts of turf and mostly low water use shrubs and trees;
- Water Efficient Landscape Measures – Plants Grouped by Water Needs (Hydrozoning); Three Inches of Mulch in Planting Beds; Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species; No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide; Trees to Moderate Building Temperature; High-Efficiency Irrigation System that include moisture sensors to monitor water needs;
- Comply with California Model Landscape Ordinance – requires that any additional standards not met by the items listed above are fully satisfied to ensure water efficiency is maximized;
- Interior Measures – Installation of low-flow faucets, low-flow shower heads, and water efficient toilets.

Bioswales: The Palm Terrace II project incorporates bioswales along North Westwood Avenue. Bioswales are landscaped/mulched channels that provide treatment, retention and infiltration as they move stormwater from one place to another. Low water use vegetation in the swales slow, infiltrate, and filter stormwater flows. As linear features, vegetated swales are particularly suitable along streets and parking lots. The Lindsay Village bioswales provide the opportunity to allow excess water to infiltrate and recharge the aquifer, which is extremely important during the drought and for future water conservation. The bioswales also reduce the amount of water flowing into the storm drain system, which reduces treatment costs for the City.

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: November 26, 2019
AGENDA #: 5
FROM: Michael Camarena, Director of City Services and Planning

On-Site Services: This project includes a variety of on-site resident services. The community room includes space for meetings, educational programs and a computer lab. Services include an after-school program for youth which is provided daily and includes homework assistance and other enrichment activities. Adult education programs include English as a Second Language (ESL), financial planning and management workshops, and healthy living activities such as exercise and cooking classes. Self-Help Enterprises has collaborative partnerships with a variety of community partners, including the Family Health Care Network (reduced fee medical services), CSET and Proteus (workforce development). Self-Help Enterprises also works with community partners to offer additional on-site services such as job training opportunities, resume development, health screenings and other types of on-site services. Overall, the Palm Terrace II project includes an extensive program of on-site services which are structured to enrich and enhance the lives of low-income residents.

Community Garden: The Palm Terrace II project will propose to share this amenity with the completed Palm Terrace I community garden. Joint access and use agreements will be developed as necessary to support the joint use of this amenity. Currently, Self-Help Enterprises operates 1,311 units of affordable housing, including two projects in Goshen. A robust program of resident services, including healthy living classes such as cooking, and Zumba are offered in Goshen. Residents that are engaged in the healthy living program have requested a designated space for a community garden and are working to organize the garden. Since Tulare County suffers from a higher-than-average rate of obesity (the rate of obesity in Tulare County is 43.8% compared to 38% statewide), Self-Help Enterprises wants to offer the opportunity for residents at Lindsay Village to be engaged in healthy living, including active recreation on-site and growing fruits/vegetables in the community garden. Based on the request of the resident's, community gardens are planned to be incorporated in Goshen and Visalia rental communities and will incorporate them in future rental communities including Lindsay Village. In the event the community garden is underutilized, the space will be converted to additional recreation space, including permeable pavers, BBQ areas and benches.

Transit/Pedestrian Improvements: In addition to the water conservation measures, solar PV and on-site amenities, the Palm Terrace II project will be proposing to support the new transit center located at Hermosa Street and Mt. Vernon Avenue as well as pedestrian connection and multi mobility improvements within a one-mile radius of the project. The City will work directly with Self Help Enterprises to determine level of support and participation to develop the new transit facility and the locations and type of improvements needed to support pedestrian connection and multi mobility improvements.

Site Background.

The project site is currently vacant. The site is generally flat and has no notable natural or man-made features. To the north of the site are existing multi-family apartments (Palm Terrace I), to the east is a mobile home complex and single-family homes, bordering south of the project site is vacant land, and to the west of the site are apartment complexes.

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: November 26, 2019
AGENDA #: 5
FROM: Michael Camarena, Director of City Services and Planning

Compatibility with Existing Zoning, Plans and Policies.

Zoning, Land Use: The Lindsay General Plan designates the project site for medium density residential development (“Medium Density”), and the site is zoned RM-3 (multi-family residential), consistent with the General Plan land use designation. One-family and multi-family dwellings are permitted uses in this zoning district. Multi-family land uses require Council approval through the site plan review process. The Zoning Ordinance includes certain key standards for multi-family uses which should be noted:

- Minimum site area per unit: 2,178 square feet -- *The project would result in approximately one unit per 2,413 square feet of site area; however, the State of California requires local agencies to permit a 35% density bonus for low income housing projects. This requirement alters the standard to 1 unit per 2,250 square feet; which the project would satisfy.*
- Maximum site coverage: 50% of the site area may be covered by structures -- *project buildings would cover approximately 43% of the site area, which is within the standard.*
- Minimum yard requirements:
 - Front: 15 feet. Self Help is requesting developer concession to reduce the front setback to 12’. This is consistent with density bonus consideration as well as State law, and staff recommends approval of the setback request.
 - Rear: 10 feet for a single-story structure, with an additional five feet of yard area for each additional story
 - Side: 5 feet for a single-story structure, with an additional five feet of yard area for each additional story
- Minimum distance between structures: 10 feet
- Maximum building height: 35 feet
- Parking: a minimum of 1.5 spaces per 1-bedroom unit and 2 spaces per unit that equals or exceeds 2 bedrooms, per 18.13.020.D.1.b (Parking space schedule for multi-family dwellings). For this project a total of 99 parking spaces are required with a minimum of 4 of these spaces meeting ADA requirements. *(99 spaces are proposed, 11 of which meet ADA requirements)*

Zoning Ordinance Section 18.18.050 lists several findings that are needed for approving Site Plan Review applications. In sum, this includes findings that the project complies with all applicable codes and would not adversely impact public health, safety, or welfare. Staff believes that the project meets these findings, subject to the recommended conditions of approval.

Circulation: The site would include primary access point from Westwood Avenue and over 600’ north of Samoa Avenue and over 500’ south of Hermosa Street. Internal circulation allows for two-way traffic to navigate the site with circulation through Palm Terrace I that would allow for connection to Hermosa Street.

This project will provide 99 parking spaces on site. Eleven parking spaces are provided for handicap accessibility and include dedicated adjacent loading zones. Thirteen spaces are covered by a solar carport and fifty-four spaces are covered by “tuck-under parking”. The remaining thirty-two spaces are uncovered.

Public Services: The site is within a convenient response time of public safety services. Existing and proposed

STAFF REPORT



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DATE: November 26, 2019
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FROM: Michael Camarena, Director of City Services and Planning

water supply and conveyance facilities would provide adequate fire suppression capabilities. The project would require the installation and extension of utilities to serve the site, as follows:

- **Sewer:** Eight-inch city sewer line is available to serve the project site. The project would include extensions of sewer lines and laterals to serve the proposed project.
- **Water:** Ten-inch city water line is available to serve the project site. The project would include extensions of necessary lines to serve the proposed project.
- **Storm Drainage:** Twenty-four-inch city storm water drainage line is available to adequately serve the project site. As a condition of approval, staff is recommending that the developer submit a detailed storm water drainage master plan to accommodate projected storm water impacts of the proposed development.
- **Trash and Recycling:** City trash, recycling and organic recycling services are available to the project site. The project would include trash, recycling and organic recycling enclosures that adequately meet city regulations and service the site.

Project Evaluation.

Staff finds that the proposed site plan is consistent with the requirements of the Zoning Ordinance. Staff recommends that the project be developed in compliance with specific conditions of approval and development requirements discussed in the following sections.

Street Improvements: Staff recommends a minimum of 5-foot-wide adjacent or parkway sidewalk with tree wells is recommended for Westwood Avenue. The sidewalk configuration shall match the existing Palm Terrace I sidewalk configuration to the north and extend to the existing parkway sidewalk configuration to the south. Appropriate street trees shall be incorporated into both designs.

Transit/Pedestrian Improvements: As identified in previous section above the Palm Terrace II project will be proposing to support the new transit center located at Hermosa Street and Mt. Vernon Avenue as well as pedestrian connection and multi mobility improvements within a one-mile radius of the project. The City will work directly with Self Help Enterprises to determine level of support and participation to develop the new transit facility and the locations and type of improvements needed to support pedestrian connection and multi mobility improvements.

Infrastructure: The attached resolution includes specific recommended conditions of approval for the extent, nature, and timing of required infrastructure improvements (such as sewer, water, storm water drainage, etc.). These conditions would ensure that the project is developed consistent with the requirements of city development standards.

Site Area: Staff recommends that the developer provide and routinely exercise a site management program that ensures the entire site, especially the trash enclosure, is kept neat and free of litter and weeds.

Fences and Landscaping: Staff recommends that fencing that separates the mobile home park to the east and the single-family properties to the south of this project consist of CMU block with a graffiti resistant coating at least six feet in height at a minimum. A detailed landscape plan would be submitted to the approval of the City Services Director to ensure conformity with the California Model Landscape Ordinance and the State

STAFF REPORT



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FROM: Michael Camarena, Director of City Services and Planning

Emergency Water Regulations.

Mechanical Equipment and Utilities: Mechanical equipment and utility meters/valves/panels/devices would be screened to the greatest extent possible or located in a manner to be harmonious with the landscaping and architecture, to the approval of the City Services Director.

Signage: All signage would be reviewed under separate permit.

Environmental Review.

An Initial Study has been approved by Council (Resolution 19-58) in accordance with the requirements of the California Environmental Quality Act (CEQA). The initial study concluded that the project qualifies for Categorical Exemption based on provided Supplemental Information.

ALTERNATIVES

- Approve Site Plan Review No. 19-34, based on the findings and subject to the conditions found in the attached draft resolution.
- Approve Site Plan Review No. 19-34, based on the findings and subject to revised conditions and revise resolution to reflect additional conditions.
- Do not approve Site Plan Review No. 19-34, based on the findings and subject to the conditions found in the attached draft resolution and provide direction to staff.

BENEFIT TO OR IMPACT ON CITY RESOURCES

Palm Terrace II proposes to provide 54 affordable housing units adjacent to Palm Terrace I and create additional affordable housing opportunity in the City.

ENVIRONMENTAL REVIEW

- Not required by CEQA
 If required by CEQA:
 Previously completed

POLICY ISSUES

- No policy issues
 Policy issues:

PUBLIC OUTREACH

- Posted in this agenda
 Additional public outreach:

ATTACHMENTS

- Draft Resolution 19-59
 - Site Plan, Floor Plans, Exterior Elevations
-



RESOLUTION OF THE CITY OF LINDSAY

NUMBER 19-59

TITLE Palm Terrace II, Site Plan Review 19-34

WHEREAS, Site Plan Review No. 19-34 was filed pursuant to the regulations contained in Ordinance No. 437, the Zoning Ordinance of the City of Lindsay; and

WHEREAS, staff has prepared necessary investigations and prepared a staff report of information bearing upon the site plan review; and

WHEREAS, an Initial Study was prepared consistent with the provisions of the California Environmental Quality Act. On the basis of the Initial Study, the City of Lindsay has concluded that the project qualifies for Categorical Exemption based on provided Supplemental Information; and

WHEREAS, The Categorical Exemption was approved on November 26, 2019 by City Council of the City of Lindsay Resolution 19-58.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINDSAY DOES HEREBY RESOLVE AND APPROVE SITE PLAN REVIEW 19-34, SUBJECT TO THE FOLLOWING CONDITIONS:

- SECTION 1. That the final plan of development shall be in substantial compliance with the approved site plan, and all applicable standards of Lindsay Development Standards. The final plan of development shall be developed in compliance with the specific conditions listed in the following sections.
- SECTION 2. That the developer shall comply with the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for discharge of Storm Water associated with construction activity (except operations that result in disturbance of less than five acres of total land area and which are not a part of a larger common plan of development or sale). Before construction begins, the proponent must submit a Notice of Intent (NOI) to comply with the permit, a site map, and appropriate fee to the State Water Resources Control Board (SWRCB). The proponent must also prepare a Storm Water Pollution Prevention Plan (SWPPP) for the entire project before construction begins. The SWPPP must contain at a minimum all items listed in Section A of the permit, including descriptions of measures to be taken to prevent or eliminate unauthorized non-storm water discharges and both temporary (e.g., fiber rolls, silt fences, etc.) and permanent (e.g., vegetated swales, detention basins, etc.) best management practices that will be implemented to prevent pollutants from discharging with storm water into water of the United States. If portions of the project are to be sold off before the entire project is completed, the proponent must submit to the California Regional Water Quality Control Board a change of information form identifying the new owners along with a revised site map clearly depicting those portions that were sold and those that are remaining. The proponent is also responsible for informing each new owner of their responsibility to submit their own NOI, site map, and appropriate fee to the SWRCB and to prepare their own SWPPP

RESOLUTION NO.
19-59 Page 1 of 6



RESOLUTION OF THE CITY OF LINDSAY

- SECTION 3. That the final plan of development shall provide and show all required utility easements.
- SECTION 4. That the developer shall remove, under City inspection, all existing, abandoned and unnecessary items from the project site such as foundations, septic tanks, etc., to the satisfaction of the City engineer prior to the acceptance of the site improvements.
- SECTION 5. That the developer shall abandon and cap existing wells, if any, prior to the start of grading. A well abandonment permit shall be obtained from the Tulare County Department of Environmental Health. Prior to acceptance of the improvements the developer shall provide proof of abandonment in compliance with Tulare County regulations.
- SECTION 6. That the developer shall assure compliance with all San Joaquin Valley Unified Air Pollution Control District Rules regarding fugitive dust in effect at the time of development, including, but not limited to Rules 8010, 8020, and 8030 as well as Section 7-8, Project Site Maintenance of the Standard Specifications. A street sweeper is to be provided as necessary to comply. During grading operations, the "Supervising Civil Engineer" shall be responsible for enforcing the dust control provisions of Section 7-8 or the developer shall pay inspection fees on the grading cost to compensate the City for dust control inspection. Improvement plans shall show a designated wash out area for concrete trucks, and a sign designating it as such. The developer shall remove and properly dispose of waste concrete deposited in this area.
- SECTION 7. That this project shall be subject to all applicable mandatory air pollution control measures of the San Joaquin Valley Unified Air Pollution Control District in effect at time of development, including, but not limited to Regulation VIII (Fugitive PM10 Prohibitions), Rules 8011-8081; Rule 4102 (Nuisance); 4103 (Open Burning); Rule 4601 (Architectural Coatings); Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations); Rule 4901 (Wood Burning Fire Places and Wood Burning Heaters); Rule 4902 (Residential Water Heaters); Rule 4905 (Natural Gas Fired, Fan- Type Residential Central Furnaces); and Rule 9510 (Indirect Source Review). This mitigation measure shall be monitored by the City of Lindsay through the plan check process for project improvements and building construction.
- SECTION 8. That the developer shall specifically demonstrate compliance with San Joaquin Valley Air Pollution Control District Rule 9510 (Indirect Source Review), including payment of all applicable fees, prior to the issuance of the first building permit.
- SECTION 9. That the developer shall provide a Preliminary Soils Report including results on "R-Value" tests and recommendations regarding construction of public improvements, satisfactory to the City engineer, prior to the approval of the



RESOLUTION OF THE CITY OF LINDSAY

improvement plans or start of grading, whichever comes first.

SECTION 10. That any existing above or below ground utility improvements that conflict with the proposed improvements shall be relocated at the developer's expense.

SECTION 11. That a lot grading plan shall be included with the improvement plans submitted to the City for approval.

SECTION 12. Building or foundation permits for more than one dwelling unit shall not be issued until all of the following items are accepted as complete:

A. The storm drain system is functional so that it will accept water from fire hydrant and/or water main flushing.

B. The water system is functional from the source of water past the lot on which the permit is being requested (i.e., all services and the sampling station, if required, are installed, valves are functional and accessible, bacteria testing is completed, etc.).

C. The site is graded in accordance with the approved grading plan. Prior to receipt of the Final Grading, Drainage and Soils Report, a letter from the "Supervising Civil Engineer" is required validating that the grading has been done in accordance with the approved grading plan and in accordance with the recommendations contained in the Preliminary Soils Report.

D. Site corners are marked.

E. Fire hydrants, as appropriate, are installed and accepted by the Director of Public Safety and the City engineer.

SECTION 13. That the adjacent section of Westwood Avenue shall be developed as follows:

A. A minimum of 15-gallon street trees shall be provided adjacent to Westwood Avenue per approved landscape and irrigation plans.

B. A five (5) foot wide street adjacent sidewalk with tree wells shall be provided but sidewalk shall also transition to north existing sidewalk configuration as well as connect to existing parkway sidewalk to south.

SECTION 14. That water lines of sufficient size and capacity shall be installed to serve the project by the developer, at his expense. Said design is to be approved by the City engineer and shall preferably connect with the existing 10" water lines in Westwood Avenue. All water lines shall be inter-looped in accordance with approved improvement plans for circulation with new and existing lines in the area. Improvement plans shall define location and adequate size of facilities to the approval of the City engineer. Said design shall provide for expansion to serve future development, if required by the City engineer. All construction shall be in accordance with the Lindsay Development Standards and Standard Specifications for Public Works Construction (latest approved edition).

SECTION 15. That sewer lines of sufficient size and capacity shall be installed to serve the project by the developer, at his expense. Said design is to be approved by the City engineer and shall connect with the existing 8" sewer lines in Westwood Avenue. The developer shall be responsible for installing, at his expense; any

RESOLUTION NO.
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RESOLUTION OF THE CITY OF LINDSAY

needed modifications to offsite sewer lift stations necessary to serve the proposed development, if required. Improvement plans shall define location and adequate size of facilities to the approval of the City engineer. Said design shall provide for expansion to serve future development, if required by the City engineer. All sewer lines shall be interconnected with existing lines in the area, in accordance with approved improvement plans. All construction shall be in accordance with the Lindsay Development Standards and Standard Specifications for Public Works Construction (latest approved edition).

- SECTION 16. That the developer shall provide a master drainage and grading plan for the development in accordance with the City's Master Storm Drain Plan. Provisions for storm drainage of the site shall be provided by the developer to the approval of the City engineer. Said provisions shall control surface flows in accordance with development standards and the City's Master Drainage Plan.
- SECTION 17. That the developer shall install, at his expense, required City standard fire hydrant assemblies per the approved development plan.
- SECTION 18. That the developer shall install, at his expense, required 5800 lumen street lights (LED comparable output) on standard 25 foot marbelite poles in the public right-of-way along Westwood Avenue, as recommended by Southern California Edison and approved by the City engineer per the approved development plan. The developer shall incorporate standard light shielding measures for exterior light fixtures to mitigate any potential adverse glare impacts
- SECTION 19. That the developer shall underground all telephone, power, cable television, and communications utilities and shall provide and convey necessary easements to the applicable utility companies.
- SECTION 20. That the developer shall coordinate with the U.S. Postal Service regarding mail facilities that will be utilized. Neighborhood Box Units, if required shall be used and installed in accordance with U.S. Postal Service standards.
- SECTION 21. That the developer shall install trash and recycling enclosures, providing sufficient container capacity to the approval of the City engineer. Said enclosures shall incorporate masonry construction and graffiti resistant coating, shall be ADA accessible, and shall provide visual screening from all public rights-of-way and dwelling units.
- SECTION 22. That the developer shall install a boundary wall of split faced masonry on the eastern and southern property lines.
- SECTION 23. That the developer shall provide a landscaping and irrigation plan. This plan shall incorporate water conservation design and materials in accordance with the State Model Landscape Ordinance, and the State Emergency Water Regulations. This plan shall provide for maximum feasible shading of pavement areas



RESOLUTION OF THE CITY OF LINDSAY

- SECTION 24. That landscaping shall provide for low growing plants at drive approaches, in accordance with City ordinances, where traffic sight distances can become a problem.
- SECTION 25. That the developer shall construct curb, gutter, sidewalks or pedestrian paths, and street improvements on all interior drives, as appropriate.
- SECTION 26. That the developer shall provide permanent common open space and recreational areas, consistent with the approved plan of development, and installed concurrently with the development. These facilities shall be completed prior to the issuance of certificates of occupancy for any apartment building on site. It shall be the responsibility of the property owner to assure that these facilities are maintained for ongoing resident use and retained on site permanently. Removal or substantial modification resulting in reduced recreational building or land area shall require an amendment of this site plan review approval.
- SECTION 27. That the developer shall pursue Affordable Housing and Sustainable Communities grant funds to support transit center, pedestrian connection and multi mobility improvements within a one-mile radius of the development. Pedestrian improvements shall include gap closures in curbs, gutters and sidewalks as well as supporting ADA and surface or underground drainage improvements to achieve connection improvements.
- SECTION 28. That the developer shall pursue Affordable Housing and Sustainable Communities grant funds to support water infrastructure needs and work with the City to evaluate development impacts as a condition of the proposed development.
- SECTION 29. That the developer shall create and routinely exercise a site management program that ensures the entire site is kept neat and free of litter and weeds
- SECTION 30. That the developer shall screen mechanical equipment and utility meters/valves/panels/devices to the greatest extent possible or located in a manner to be harmonious with the landscaping and architecture, to the approval of the City Services Director.
- SECTION 31. That all signage shall be reviewed under separate permit.
- SECTION 32. That any developer-owned, undeveloped area that is part of or adjacent to this project shall be routinely treated for weeds and kept neat and free of litter.
- SECTION 33. That all required fees and sureties (plan checks, inspections, development fees, agreements, etc.), as appropriate shall be paid and/or secured by the developer in the amounts, at the times and in the manner prescribed by municipal codes, ordinances and policies of the City of Lindsay.
- SECTION 34. That the developer shall pay all applicable fees including, water, sewer, storm drain acreage, connection, park land, etc.

RESOLUTION NO.
19-59 Page 5 of 6



RESOLUTION OF THE CITY OF LINDSAY

SECTION 35. That all other city codes and ordinances shall apply.

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

MEETING DATE	
MOTION	
2 nd 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.

City Clerk

Mayor



SITE PLAN SUMMARY:

Building Type A (9 Buildings)
 6 Units: (2) 1 BR, (2) 2 BR, (2) 3 BR
 Totals: (18) 1 BR, (18) 2 BR, (18) 3 BR

54 Multi-Family Units total
 2.70 Acres, 20 DU/Acre

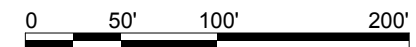
99 Parking Spaces
 (1.83 Spaces per Unit)

3 EV Charging Spaces

Scale: 1"= 50'

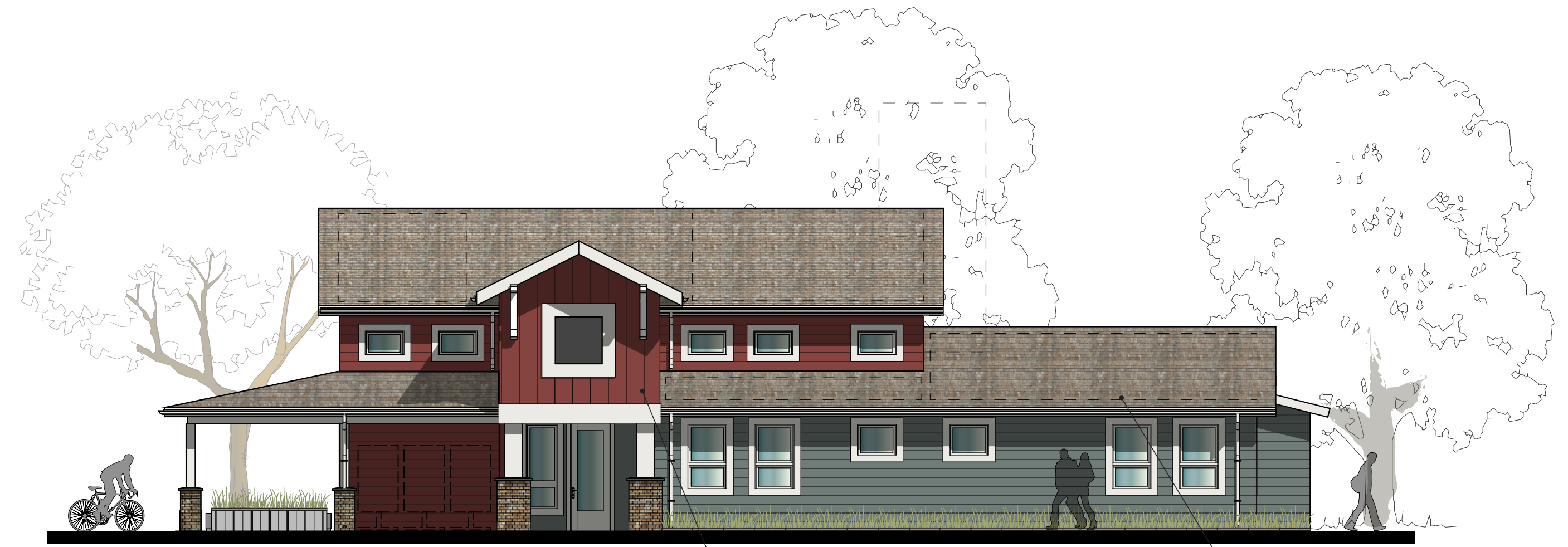
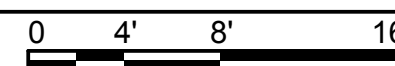


■ SITE PLAN - SCALE 1" = 100'

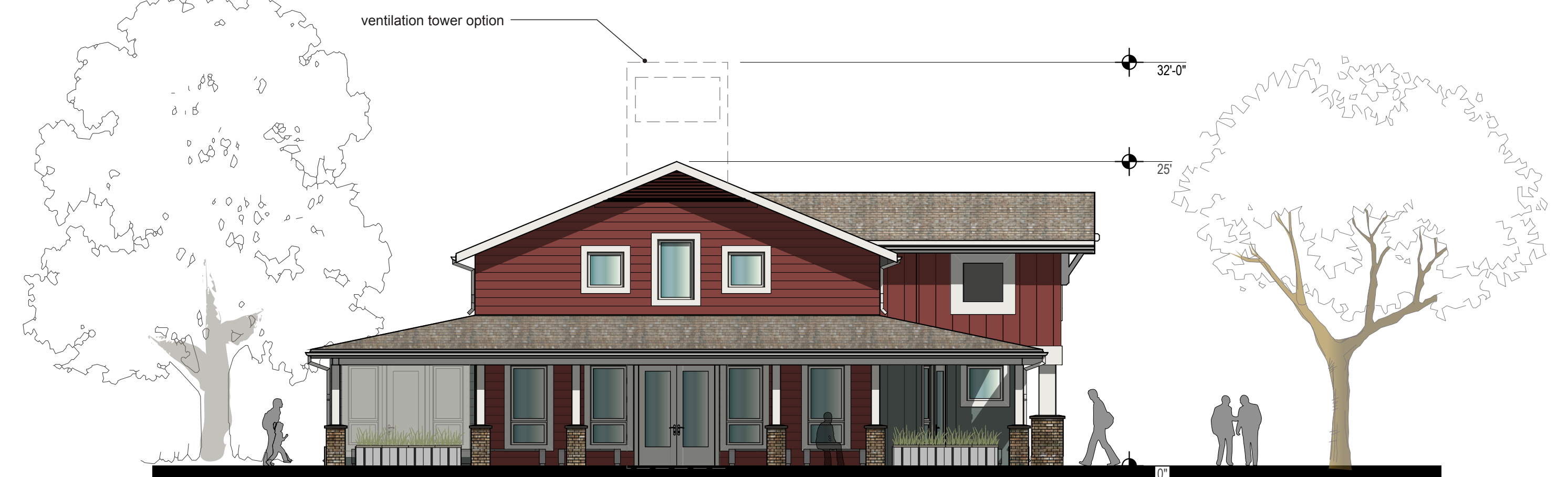




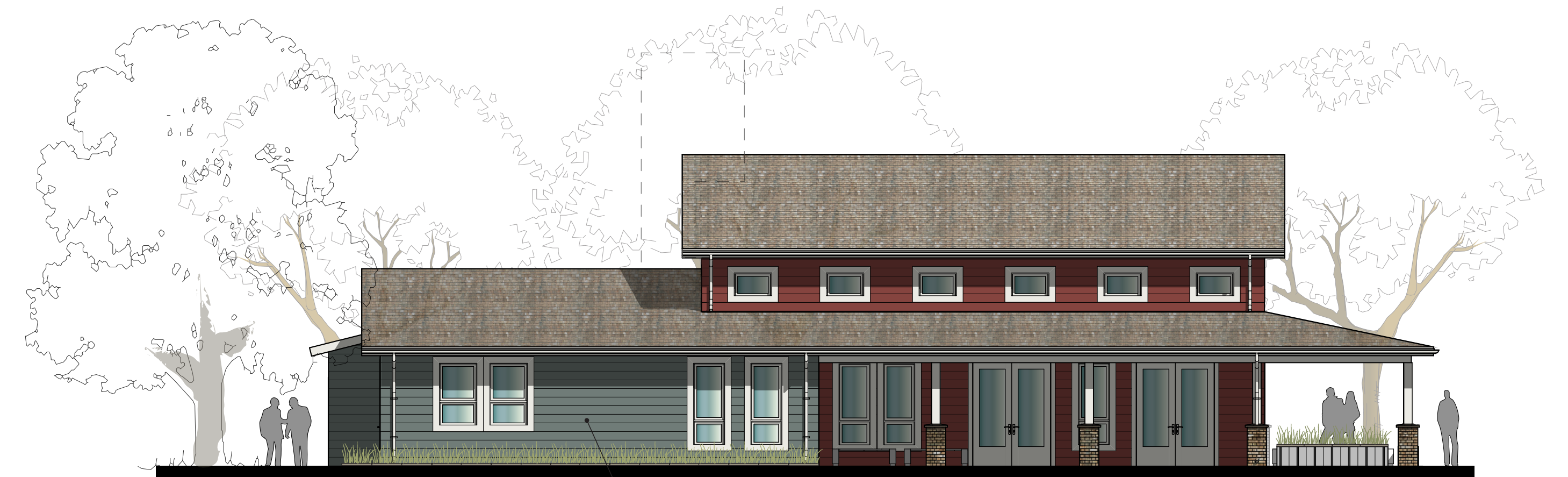
9 BUILDING PLAN
SCALE: 1/8" = 1'-0"



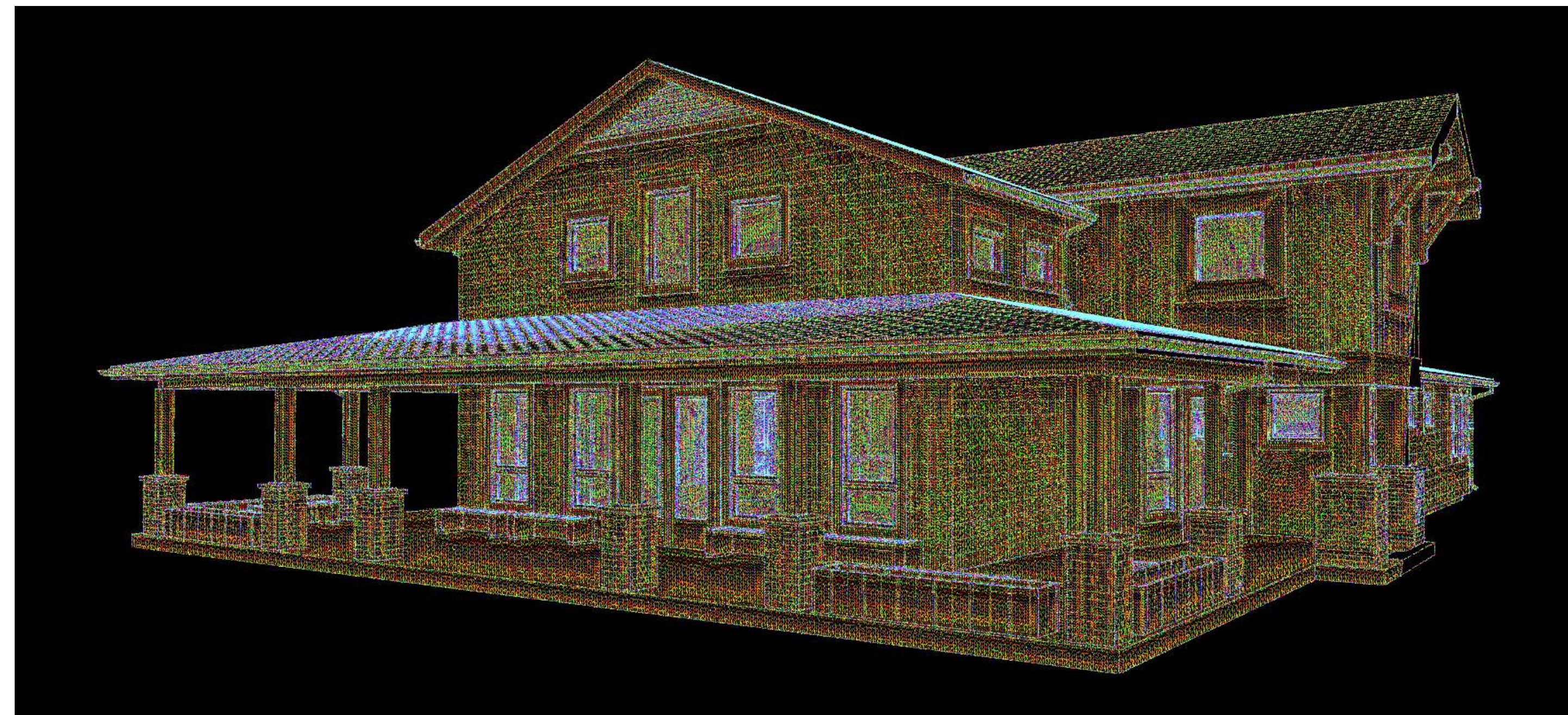
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



7 RENDER
SCALE: 1:0.98

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STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: November 26, 2019
AGENDA #: 6
FROM: Michael Camarena, Director of City Services and Planning

Resolution 19-, Amended Planning and Development Fee Schedule

ACTION Approval of Resolution 19-60

PURPOSE

- Statutory/Contractual Requirement*
- Council Vision/Priority*
- Discretionary Action*
- Plan Implementation*

OBJECTIVE(S)

- Live in a safe, clean, comfortable and healthy environment.
- Increase our keen sense of identity in a connected and involved community.
- Nurture attractive residential neighborhoods and business districts.
- Dedicate resources to retain a friendly, small-town atmosphere.
- Stimulate, attract and retain local businesses.
- Advance economic diversity.
- Yield a self-reliant city government that provides effective, basic services.

RECOMMENDATION

Staff respectively recommends approval and adoption of Resolution 19-60, amending Planning and Development Fee Schedule

BACKGROUND | ANALYSIS

Resolution 19-60 proposes to amend the current fee schedule for Planning and Development to reflect updated costs of processing planning and development applications. The current fee schedule was last updated in 2012 and is not able to recover costs associated with planning entitlement or development applications are submitted.

Lindsay Municipal Code Section 3.32.040 states that all fees shall be set to recover 100% “of costs reasonable borne necessary to provide the listed regulation, product, or service.”

A comparative spreadsheet is attached showing current planning and development tasks and the proposed amended fees, new planning tasks and fees and amended task items. The second spreadsheet attached, Exhibit “A”, shows the proposed amended fee schedule. To establish the amended fees, staff and/or consultant billing rates were multiplied by the average amount of time it typically takes to process respective applications. Hours are based on the processing time of past projects. The proposed fees are expected to recover actual costs of processing planning and development applications.

ALTERNATIVES

- Approve and Adopt Resolution 19-60, amending Planning and Development Fee Schedule
- No not adopt the proposed fee schedule for Planning and Development and provide direction to staff.

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: November 26, 2019
AGENDA #: 6
FROM: Michael Camarena, Director of City Services and Planning

BENEFIT TO OR IMPACT ON CITY RESOURCES

The proposed amended fee schedule will recover actual costs to provide respective Planning and Development tasks.

ENVIRONMENTAL REVIEW

Not required by CEQA
 If required by CEQA: The proposed addition is exempt from the California Environmental Quality Act (CEQA) according to Article 19 §15060(c)(2), §15061(b)(3), and §15378(b)(2) and (4).

POLICY ISSUES

No policy issues
 Policy issues:

PUBLIC OUTREACH

Posted in this agenda
 Additional public outreach: public hearing noticed posted in the Porterville Recorder

ATTACHMENTS

- Resolution 19-60
- Planning and Development Fee Schedule Comparison
- Exhibit "A", Amended Planning and Development Fee Schedule



RESOLUTION OF THE CITY OF LINDSAY

NUMBER 19-60

TITLE Amended Planning and Development Fee Schedule

WHEREAS, the City of Lindsay has the responsibility to provide Planning and Development service to those individuals requesting such service; and,

WHEREAS, it is necessary from time to time to review costs associated with providing Planning and Development services to individuals; and

WHEREAS, in an effort to recover associated staff costs, it is necessary to update and amend some of the fees charged by the City to provide Planning and Development services; and

WHEREAS, as required by Article XIII C of the California Constitution and California law, cities can only charge rates or fees that are equal to or less than the reasonably anticipated costs of providing the service, conferring a benefit, granting a privilege, performing regulatory duties, enforcing laws, or as a condition of property development; and

WHEREAS, in order to recover these costs, it is necessary to establish new fees and modify current fees by amending the Planning and Development Fees Schedule; and

WHEREAS, following a properly noticed public hearing at which oral and written testimony, if provided, was considered, the City Council has determined that it is in the best interest of the City to adjust fees for Planning and Development services.

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

- SECTION 1. City Council of the City of Lindsay hereby approves amending the Planning and Development Fee Schedule attached hereto as Exhibit "A" and made part hereof by this reference.
- SECTION 2. This Resolution amending the Planning and Development Fee Schedule shall take effect immediately upon its adoption.



RESOLUTION OF THE CITY OF LINDSAY

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

MEETING DATE	
MOTION	
2 nd 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.

City Clerk

Mayor

PLANNING AND DEVELOPMENT FEE SCHEDULE COMPARISON				
	2012 Existing		2019 Proposed	New Fee Item Proposed
Preliminary Plan Review			\$ 250.00	(single fee only)
Simple	\$ 55.00		\$ -	
Moderate	\$ 125.00		\$ -	
Complex	\$ 175.00		\$ -	
Site Plan Review			\$ 2,100.00	(single fee only)
Simple	\$ 75.00		\$ -	
Moderate	\$ 200.00		\$ -	
Complex	\$ 470.00		\$ -	
Variance Review	\$ 230.00		\$ 2,000.00	
Conditional Use Review			\$ 250.00	(single fee only)
Simple	\$ 150.00		\$ -	
Moderate	\$ 300.00		\$ -	
Complex	\$ 550.00		\$ -	
Zoning Letter (confirmation/will serve)	\$ 15.00		\$ -	
			\$ 150.00	Home Occupation Permit
			\$ 150.00	Sign Review
			\$ 3,500.00	Zoning Text Amendment Request
			\$ 3,900.00	Zone Change
Zone Change and Amendment Review	\$ 475.00		\$ 475.00	
General Plan Review & Revision	\$ 500.00		\$ 3,900.00	
Planned Unit Development	\$ 2,000.00		\$ 2,400.00	
Lot Line Adjustment	\$ 275.00		\$ 1,800.00	
Tentative Parcel Map	\$ 950.00		\$ 3,800.00	
Tentative Subdivision Map	\$ 1,200.00		\$ 5,700.00	
Final Parcel Map Check	\$ 160.00	Deposit	\$ 1,600.00	
Subdivision Map Check	\$ 3,300.00	Deposit	\$ 3,300.00	
Annexation Processing	\$ 1,360.00	Deposit	\$ 1,360.00	
Development Extension Review	\$ 110.00		\$ 110.00	
Temporary Use Permit	\$ 145.00		\$ 600.00	
Addition of Permitted Uses	\$ 180.00		\$ 180.00	
Planning Commission Appeal Processing	\$ 170.00		\$ 170.00	(Council Appeal)
Environmental Impact Review	\$ 80.00	Fee	\$ 80.00	
	\$ 530.00	Deposit	\$ 530.00	
Grading Plan Check	\$ 400.00	Deposit	\$ 400.00	
Grading Inspection	\$ 35.00		\$ 100.00	
Compliance Review	\$ 60.00		\$ 80.00	
R.O.W. Encroachment Processing	\$ 50.00		\$ 100.00	Plan Check/Review (rename)
Special Traffic/Curb Marking Requests	\$ 105.00	Initial Set Up	\$ 105.00	
	\$ 15.00	Annual	\$ 105.00	
Curb/Street Cut Permit	\$ 70.00		\$ 300.00	Encroachment Permit (rename)
Special Business Permit	\$ 25.00		\$ 100.00	
Zoning Code Enforcement	\$ 60.00	Infraction	\$ 100.00	
	\$ 340.00	Misdemeanor	\$ 340.00	
Water Connection Fee	\$ -	Based on size requested	\$ -	
Sewer Connection Fee	\$ -	Based on size requested	\$ -	
Parkland Fee	\$ 650.00		\$ 650.00	
Storm Drain Acreage Fee per Acre	\$ 550.00	R-1-7	\$ 550.00	
	\$ 650.00	RM-3	\$ 650.00	
	\$ 800.00	RM1.5	\$ 800.00	
	\$ 950.00	Industrial	\$ 950.00	
	\$ 1,090.00	Commercial	\$ 1,090.00	
School Fee, Residential	\$ -	By LUSD	\$ -	
School Fee, Commercial	\$ -	By LUSD	\$ -	
Public Improvement Plan Check and Inspection, percent by value				
	5%	\$1-\$10,000	5.0%	
	3.5%	\$10,001-\$100,000	3.5%	
	3%	\$100,001-\$200,000	3.0%	
	2.5%	\$200,001 and above	2.5%	

PLANNING AND DEVELOPMENT FEE SCHEDULE

Amended November 26, 2019

Preliminary Plan Review	\$ 250.00	
Site Plan Review	\$ 2,100.00	
Variance Review	\$ 2,000.00	
Conditional Use Review	\$ 250.00	
Home Occupation Permit	\$ 150.00	
Sign Review	\$ 150.00	
Zoning Text Amendment Request	\$ 3,500.00	
Zone Change	\$ 3,900.00	
Zone Change and Amendment Review	\$ 475.00	
General Plan Review & Revision	\$ 3,900.00	
Planned Unit Development	\$ 2,400.00	
Lot Line Adjustment	\$ 1,800.00	
Tentative Parcel Map	\$ 3,800.00	
Tentative Subdivision Map	\$ 5,700.00	
Final Parcel Map Check	\$ 1,600.00	Deposit
Subdivision Map Check	\$ 3,300.00	Deposit
Annexation Processing	\$ 1,360.00	Deposit
Development Extension Review	\$ 110.00	
Temporary Use Permit	\$ 600.00	
Addition of Permitted Uses	\$ 180.00	
Planning Appeal Processing	\$ 170.00	
Environmental Impact Review	\$ 80.00	Fee
	\$ 530.00	Deposit
Grading Plan Check	\$ 400.00	Deposit
Grading Inspection	\$ 100.00	
Compliance Review	\$ 80.00	
R.O.W. Encroachment Plan Check/Review	\$ 100.00	
Special Traffic/Curb Marking Requests	\$ 105.00	Initial Set Up
	\$ 105.00	Annual
Encroachment Permit	\$ 300.00	
Special Business Permit	\$ 100.00	
Zoning Code Enforcement	\$ 100.00	Infraction
	\$ 340.00	Misdemeanor
Water Connection Fee	\$ -	Attached
Sewer Connection Fee	\$ -	Attached
Parkland Fee	\$ 650.00	
Storm Drain Acreage Fee per Acre	\$ 550.00	R-1-7
	\$ 650.00	RM-3
	\$ 800.00	RM1.5
	\$ 950.00	Industrial
	\$ 1,090.00	Commercial
School Fee, Residential	\$ -	By LUSD
School Fee, Commercial	\$ -	By LUSD
Public Improvement Plan Check and Inspection, percent by value	5.0%	\$1-\$10,000
	3.5%	\$10,001-\$100,000
	3.0%	\$100,001-\$200,000
	2.5%	\$200,001 and above