



LINDSAY CITY COUNCIL MEETING: REGULAR MEETING

251 E. Honolulu St., Lindsay, CA 93247
Tuesday, February 11, 2020 @ 6:00PM

Page 1

LINDSAY CITY COUNCIL MEETING: REGULAR MEETING AGENDA

CALL TO ORDER:	6:00pm
ROLL CALL:	Council Members Sanchez, Flores, Watson, Mayor Pro Tem Cortes & Mayor Kimball (All present)
PLEDGE:	Councilmember Sanchez
INVOCATION:	To Be Announced

Item 0: Public Comment

The public is invited to comment on any subject under the jurisdiction of the Lindsay City Council, including agenda items, other than noticed public hearings. Speakers shall be limited to three minutes. Unless otherwise indicated by the Mayor, Public Comment period will end after 30 minutes. Blank speaker cards are on the back table. Give the completed speaker card to the Clerk before standing at the podium. Speakers should clearly state their name before they begin.

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

- HCD housing element approved by state

Item 3: Consent Calendar

Routine items approved in one motion unless item is pulled for discussion
Pages 1-26

1. Minutes from January 28, 2020 City Council Special Meeting
2. Warrant List for January 7, 2020 through February 7, 2020
3. Treasurer's Report for January 2020
4. 2019 Asphalt Rubber Cape Seal Road Projects Acceptance
5. TUP 20-02 Angel Gardens Valentine's Day Sales

Item 4: Executive (Closed) Session

1. Conference with Legal Counsel according to Government Code Section 54957 (Personnel)
2. Conference with Legal Counsel according to Government Code Section 54957 (Potential Litigation)

Item 5: City Manager Contract

Presented by Mario Zamora, City of Lindsay Attorney

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 agenda and documents in the agenda packet.



LINDSAY CITY COUNCIL MEETING: SPECIAL MEETING

251 E. Honolulu St., Lindsay, CA 93247

Page 2

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- Item 6: City of Lindsay Charter and Municipal Code Review
Presented by Mario Zamora, City of Lindsay Attorney
Page 27
-
- Item 7: Public Hearing – Resolution 20-06 General Plan Amendment – Shropshire
Presented by Michael Camarena, Director of City Services & Planning
Pages 28-33
-
- Item 8: Ordinance 581 - Zoning Re-Designation
Presented by Michael Camarena, Director of City Services & Planning
Pages 34-147
-
- Item 9: Public Hearing for Ordinance 580, 2019 Building Code Updates
Presented by Michael Camarena, Director of City Services & Planning
Pages 148-155
-
- Item 10: Public Hearing – Resolution 20-08 Building Permit and Related Activities Fees Update
Presented by Michael Camarena, Director of City Services & Planning
Pages 156-165
-
- Item 11: Public Hearing – Resolution 20-09 Amended Planning Fees
Presented by Michael Camarena, Director of City Services & Planning
Pages 166-170
-
- Item 12: Requests for Future Agenda Items
Presented by Councilmembers
-
- Item 13: Adjourn
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 6:00PM on February 25, 2020.
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LINDSAY CITY COUNCIL MEETING: SPECIAL MEETING

251 E. Honolulu St., Lindsay, CA 93247
Tuesday, January 28, 2020 @ 6:00PM

Page 8548

LINDSAY CITY COUNCIL MEETING: REGULAR MEETING AGENDA

CALL TO ORDER:	6:00pm
ROLL CALL:	Council Members Sanchez, Flores, Watson, Mayor Pro Tem Cortes & Mayor Kimball (All present)
PLEDGE:	Councilmember Watson
INVOCATION:	To Be Announced

Item 0: Public Comment

The public is invited to comment on any subject under the jurisdiction of the Lindsay City Council, including agenda items, other than noticed public hearings. Speakers shall be limited to three minutes. Unless otherwise indicated by the Mayor, Public Comment period will end after 30 minutes. Blank speaker cards are on the back table. Give the completed speaker card to the Clerk before standing at the podium. Speakers should clearly state their name before they begin.

- Eric Sinclair commented regarding the need to prioritize the cleanliness of the City's water. He added that he would like to open a city water treatment and conditioning plant. He also mentioned that he would like City furloughs to end and an increase to City employee's salaries.

Item 1: Council Reports

City Council Members report on recent or upcoming events

- Flores – Chamber of Commerce Valentine Business Pop-Up Mixer – Saturday February 1, 2020 from 11AM – 2PM at Virginia's Hair Studio 275 N. Elmwood Ave
- Watson – commented on the noticeable progress in construction for Dollar General
- Sanchez – happy to return to council
- Cortez – LUSD is participating in Worldwide Kindness Week 1/27-1/31. Lincoln Elementary to hold Special Olympics March 7 at the Lindsay City Park. The Lindsay Hospital Board is actively recruiting for a new board member. Tai Chi class has recruited 50 participants. Polar Plunge event will be held at the Lindsay Pool on February 22. Important dates:
 - March 28 – Orange Blossom Festival Coronation
 - March 28 – Ono City Terriyaki Fundraiser Dinner
 - April 4 – OBF Walk/Run and Orange Blossom Festival/Parade
- Mayor – TCAG award for innovative transportation for the Hermosa St/Westwood Roundabout. TCAG letter of support of our application for an Affordable Housing Sustainable Communities Grant. SCE continues to encourage vehicle charging stations. Census Committee has provided a list of eligible expenses cities are allowed in the pursuit of mini grants. Museum Anniversary Gala February 29, 2020. Question was made by E. Sinclair to Mayor regarding whether this was a public event. Mayor confirmed that event was open to the public.

Item 2: Staff Report

City Manager or designee reports on recent or upcoming events

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251 E. Honolulu St., Lindsay, CA 93247

Page 8549

- City Services - Recognition from TCAG for roundabout project. DBP and water treatment plant study to be completed by June 30. EKGSA Groundwater Sustainability plan has been adopted and submitted to agency. Well 15 Renovation Project will begin Thursday, January 30, 2020.
- Wellness Center – Tai Chi membership has 50 participants. Youth sports start February 3, 2020.
- Councilmember Watson requested update on Mirage road paving project – Interim City Manager Mike Camarena explained that due to specifics of asphalt plant material project is on hold until outside temperature consistently reaches fifty-five degrees or higher.
- Councilmember Flores asked if search was active for a new Deputy City Clerk/Assistant to the City Manager. Interim City Manager Mike Camarena confirmed that search was active.

Item 3: Consent Calendar

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

Pages 1-7

1. Minutes from January 14, 2020 City Council Meeting
2. Temporary Use Permit 20-01 Orange Bar Alley Closure for the Superbowl

- No discussion

Motion:	To Approve						
1 st	2 nd	Result Motion	Kimball	Cortes	Watson	Flores	Sanchez
Cortes	Flores	5-0 approved	Yes	Yes	yes	Yes	Yes

Item 4: Public Safety Presentation

Presented by Officer Adriana Nave

Pages 8-17

- Lindsay Department of Public Safety Car Seat Program February 18 –22.
- Car Seat Checkup Event February 22, 9-1PM

Item 5: Public Hearing – Resolution 20-06 General Plan Amendment – Shropshire

Presented by Michael Camarena, Director of City Services & Planning

Pages 18-23

Motion:	To Continue						
1 st	2 nd	Result Motion	Kimball	Cortes	Watson	Flores	Sanchez
Cortes	Watson	5-0 approved	Yes	Yes	yes	Yes	Yes

Item 6: Ordinance 581 Zoning Re-Designation

Presented by Michael Camarena, Director of City Services & Planning

Pages 24-137

- Postponed – see item 5



LINDSAY CITY COUNCIL MEETING: SPECIAL MEETING

251 E. Honolulu St., Lindsay, CA 93247

Page 8550

Item 7: Requests for Future Agenda Items

Presented by Councilmembers

- Flores – requested revisit of the City Charter and City Ordinances. Informed that item is scheduled for review in February 11 City Council meeting.

Item 8: Executive (Closed) Session

1. Conference with Legal Counsel according to Government Code Section 54957 (Personnel)
2. Conference with Legal Counsel according to Government Code Section 54957 (Personnel)

Item 9: Adjourn

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 6:00PM on February 11, 2020.

- Meeting adjourned.

ATTEST:

Juana Espinoza, Interim City Clerk

Pamela Kimball, Mayor

Check #	Fund	Date	Vendor #	Vendor Name	Description	Amount
Grand Total						642,868.30
16099						345.71
	101 - GENERAL FUND	01/13/20	5457	AUTO ZONE COMMERCIA		108.74
	101 - GENERAL FUND	01/13/20	5457	AUTO ZONE COMMERCIA		(108.74)
	101 - GENERAL FUND	01/13/20	5457	AUTO ZONE COMMERCIA		126.05
	101 - GENERAL FUND	01/13/20	5457	AUTO ZONE COMMERCIA		65.01
	101 - GENERAL FUND	01/13/20	5457	AUTO ZONE COMMERCIA	LIC 1179749	3.80
	101 - GENERAL FUND	01/13/20	5457	AUTO ZONE COMMERCIA	BATTERY LIC1179749	39.13
	101 - GENERAL FUND	01/13/20	5457	AUTO ZONE COMMERCIA	BATTERY LIC1179749	43.25
	101 - GENERAL FUND	01/13/20	5457	AUTO ZONE COMMERCIA	WIPER BLADES	59.79
	552 - WATER	01/13/20	5457	AUTO ZONE COMMERCIA		4.34
	552 - WATER	01/13/20	5457	AUTO ZONE COMMERCIA	AGC GLASS FUSES	4.34
16100						5,924.00
	552 - WATER	01/13/20	051	BSK	QTR DBP,BACTI,ALK	5,924.00
16101						170.00
	400 - WELLNESS CENTER	01/13/20	5013	BUZZ KILL PEST CONT	8/29 860 SEQUOIA	85.00
	400 - WELLNESS CENTER	01/13/20	5013	BUZZ KILL PEST CONT	SEPT 30 860 SEQUOI	85.00
16102						80,203.00
	101 - GENERAL FUND	01/13/20	075	CSJVRMA	LIABILITY	3,776.00
	101 - GENERAL FUND	01/13/20	075	CSJVRMA	WORK COMP	53,747.00
	261 - GAS TAX FUND	01/13/20	075	CSJVRMA	LIABILITY	1,771.00
	400 - WELLNESS CENTER	01/13/20	075	CSJVRMA	LIABILITY	5,748.00
	552 - WATER	01/13/20	075	CSJVRMA	LIABILITY	7,550.00
	553 - SEWER	01/13/20	075	CSJVRMA	LIABILITY	5,541.00
	554 - REFUSE	01/13/20	075	CSJVRMA	LIABILITY	2,070.00
16103						45.00
	101 - GENERAL FUND	01/13/20	2319	COMPUTER SYSTEMS PL	ANTIVIRUS 12/31/19	45.00
16104						1,956.00
	400 - WELLNESS CENTER	01/13/20	6509	COVERALL NORTH AMER	CLEANING SERVICE DE	978.00
	400 - WELLNESS CENTER	01/13/20	6509	COVERALL NORTH AMER	CLEANING SERVICE JA	978.00
16105						382.10
	556 - VITA-PAKT	01/13/20	6512	CULLUM HAY	REPAIR VALVES VITAP	382.10
16106						525.00
	552 - WATER	01/13/20	6118	CVIN LLC D.B.A. VAS	1/1/20-1/31/2020	175.00
	553 - SEWER	01/13/20	6118	CVIN LLC D.B.A. VAS	1/1/20-1/31/2020	175.00
	554 - REFUSE	01/13/20	6118	CVIN LLC D.B.A. VAS	1/1/20-1/31/2020	175.00
16107						3,368.31
	552 - WATER	01/13/20	388	DENNIS KELLER/JAMES	CONTRACT RENEWAL	101.25
	552 - WATER	01/13/20	388	DENNIS KELLER/JAMES	CONTRACT RENEWAL	567.21
	552 - WATER	01/13/20	388	DENNIS KELLER/JAMES	WELL NO 14	1,817.85
	552 - WATER	01/13/20	388	DENNIS KELLER/JAMES	WELL NO 14	882.00
16108						190.58
	400 - WELLNESS CENTER	01/13/20	3733	DIRECTV		190.58
16109						268.00
	101 - GENERAL FUND	01/13/20	5596	DIVISON OF THE STAT	OCT-DEC 2019	268.00
16110						21.70
	552 - WATER	01/13/20	119	DOUG DELEO WELDING	BRASS BALL VALVE	21.70
16111						19,115.51
	552 - WATER	01/13/20	6113	EAST KAWEAH GSA	FY2020 CFF GOVERENA	19,115.51
16112						272.00
	101 - GENERAL FUND	01/13/20	803	FRESNO CITY COLLEGE	POST COURSE 1/27-2/	272.00
16113						402.91
	552 - WATER	01/13/20	3478	FRESNO PIPE & SUPPL		402.91

16114						5,629.00
	552 - WATER	01/13/20	137	FRIANT WATER AUTHOR	FKC O&M FEB 2020	5,629.00
16115						88.93
	553 - SEWER	01/13/20	6010	FRONTIER COMMUNICAT	559-562-6317	88.93
16116						38.42
	101 - GENERAL FUND	01/13/20	1925	FRUIT GROWERS SUPPL	PEST GOPHER MIX	38.42
16117						620.46
	101 - GENERAL FUND	01/13/20	1925	FRUIT GROWERS SUPPL	PEST GOPHER MIX	109.18
	101 - GENERAL FUND	01/13/20	148	GOMEZ AUTO & SMOG	MAIN RELAY-LIC12266	69.40
	101 - GENERAL FUND	01/13/20	148	GOMEZ AUTO & SMOG	OIL CHANGE LIC13228	64.17
	101 - GENERAL FUND	01/13/20	148	GOMEZ AUTO & SMOG	06FORD IGNITION SWI	254.53
	101 - GENERAL FUND	01/13/20	148	GOMEZ AUTO & SMOG	06FORD IGNITION SWI	123.18
16118						400.00
	101 - GENERAL FUND	01/13/20	6346	JEFF PFEIFFER	DEC SQUIRREL TREATM	400.00
16119						61.75
	101 - GENERAL FUND	01/13/20	6511	JESS AUTO REPAIR	96 FORD	61.75
16120						170.00
	101 - GENERAL FUND	01/13/20	4812	JOHN MORENO	1/27-2/7	170.00
16121						1,600.00
	101 - GENERAL FUND	01/13/20	4378	JOSEPH H AVINA	12/24,12/27,12/31,1	1,600.00
16122						164.86
	552 - WATER	01/13/20	201	KENS STAKES & SUPPL	MARKING PAINT	109.90
	553 - SEWER	01/13/20	201	KENS STAKES & SUPPL	MARKING PAINT	54.96
16123						137.68
	101 - GENERAL FUND	01/13/20	214	LEAGUE OF CALIF CIT	DUES 2020	137.68
16124						265.59
	400 - WELLNESS CENTER	01/13/20	1457	LESLIE'S POOL SUPPL	00-125-01-031522	265.59
16125						2,146.05
	400 - WELLNESS CENTER	01/13/20	1457	LESLIE'S POOL SUPPL	00-125-01-031522	(160.00)
	400 - WELLNESS CENTER	01/13/20	5788	LINCOLN AQUATICS	POOL CHEMICALS	565.18
	400 - WELLNESS CENTER	01/13/20	5788	LINCOLN AQUATICS	DEPOSIT	777.60
	400 - WELLNESS CENTER	01/13/20	5788	LINCOLN AQUATICS	DEPOSIT	963.27
16126						1,209.47
	101 - GENERAL FUND	01/13/20	4067	LINCOLN NAT'L INSUR	LIFE INSURANCE JAN	1,209.47
16127						8,179.25
	101 - GENERAL FUND	01/13/20	1442	LLOYD ANDERSON ELEC	CITY HALL -LIGHTS R	1,886.54
	101 - GENERAL FUND	01/13/20	1442	LLOYD ANDERSON ELEC	CITY HALL -LIGHTS R	1,310.34
	101 - GENERAL FUND	01/13/20	1442	LLOYD ANDERSON ELEC	CITY HALL -LIGHTS R	474.92
	101 - GENERAL FUND	01/13/20	1442	LLOYD ANDERSON ELEC	CITY HALL -LIGHTS R	3,015.45
	101 - GENERAL FUND	01/13/20	1442	LLOYD ANDERSON ELEC	CITY HALL -LIGHTS R	1,419.00
	553 - SEWER	01/13/20	1442	LLOYD ANDERSON ELEC	WWTP SERVICE CALL	73.00
16128						1,003.75
	553 - SEWER	01/13/20	1442	LLOYD ANDERSON ELEC	WWTP SERVICE CALL	168.50
	101 - GENERAL FUND	01/13/20	234	MARTIN'S TIRE & AUT		96.00
	101 - GENERAL FUND	01/13/20	234	MARTIN'S TIRE & AUT	LIC1210112 4TIRES	739.25
16129						428.27
	101 - GENERAL FUND	01/13/20	5625	NGLIC-SUPERIOR VISI	VISION PLAN JAN 202	428.27
16130						13.95
	101 - GENERAL FUND	01/13/20	1565	OACYS.COM INC	E-MAIL ACCOUNT	13.95

16131						5,640.00
	101 - GENERAL FUND	01/13/20	6513	OROSCO'S BACKFLOW S	ANNUAL BACKFLOW A	1,150.00
	101 - GENERAL FUND	01/13/20	6513	OROSCO'S BACKFLOW S	ANNUAL BACKFLOW B	1,150.00
	101 - GENERAL FUND	01/13/20	6513	OROSCO'S BACKFLOW S	ANNUAL BACKFLOW B	1,150.00
	101 - GENERAL FUND	01/13/20	6513	OROSCO'S BACKFLOW S	MIS REPAIR PARTS	140.00
	552 - WATER	01/13/20	6513	OROSCO'S BACKFLOW S	ANNUAL BACKFLOW	1,150.00
	553 - SEWER	01/13/20	6513	OROSCO'S BACKFLOW S	ANNUAL BACKFLOW	300.00
	883 - SIERRA VIEW ASSESSMENT	01/13/20	6513	OROSCO'S BACKFLOW S	ANNUAL BACKFLOW	100.00
	884 - HERITAGE ASSESSMENT DIST	01/13/20	6513	OROSCO'S BACKFLOW S	ANNUAL BACKFLOW	50.00
	886 - SAMOA	01/13/20	6513	OROSCO'S BACKFLOW S	ANNUAL BACKFLOW	50.00
	887 - SWEETBRIER TOWNHOUSES	01/13/20	6513	OROSCO'S BACKFLOW S	ANNUAL BACKFLOW	50.00
	888 - PARKSIDE	01/13/20	6513	OROSCO'S BACKFLOW S	ANNUAL BACKFLOW	100.00
	891 - PELOUS RANCH	01/13/20	6513	OROSCO'S BACKFLOW S	ANNUAL BACKFLOW	250.00
16132						328.32
	552 - WATER	01/13/20	6498	PACWEST DIRECT	12/5 DELINQUENT BIL	109.44
	553 - SEWER	01/13/20	6498	PACWEST DIRECT	12/5 DELINQUENT BIL	109.44
	554 - REFUSE	01/13/20	6498	PACWEST DIRECT	12/5 DELINQUENT BIL	109.44
16133						91,142.83
	101 - GENERAL FUND	01/13/20	6368	PNC EQUIPMENT FINAN	FIRE TRUCK PMT 2020	91,142.83
16134						2,293.44
	101 - GENERAL FUND	01/13/20	276	PORTERVILLE RECORDE	PUBLIC NOTICE /JIM	158.44
	400 - WELLNESS CENTER	01/13/20	276	PORTERVILLE RECORDE	DISPLAY AD	800.00
	400 - WELLNESS CENTER	01/13/20	276	PORTERVILLE RECORDE	WELLNESS AD DISPLAY	1,335.00
16135						29.58
	101 - GENERAL FUND	01/13/20	2788	PTM DOCUMENT SYSTEM	1095 C FORMS	29.58
16136						2,973.43
	101 - GENERAL FUND	01/13/20	399	QUAD KNOPF,INC.	ENGINEE 11/3/19-11/	2,973.43
16137						199.35
	101 - GENERAL FUND	01/13/20	399	QUAD KNOPF,INC.	ENGINEE 11/3/19-11/	141.35
	101 - GENERAL FUND	01/13/20	399	QUAD KNOPF,INC.	ENGINEE 11/3/19-11/	8.36
	101 - GENERAL FUND	01/13/20	285	QUILL CORPORATION	OFFICE SUPPLIES	49.64
16138						4,000.00
	552 - WATER	01/13/20	6095	RALPH GUTIERREZ WAT	DEC 2019 C P O	2,000.00
	553 - SEWER	01/13/20	6095	RALPH GUTIERREZ WAT	DEC 2019 C P O	2,000.00
16139						165.00
	400 - WELLNESS CENTER	01/13/20	3622	RLH FIRE PROTECTION	SPRINKLER INSPECTIO	165.00
16140						184.66
	101 - GENERAL FUND	01/13/20	5314	SHRED-IT USA LLC	12/16 SERVICE	184.66
16141						173.88
	101 - GENERAL FUND	01/13/20	5624	SIERRA SANITATION,	12/31/19-1/28/2020	173.88
16142						3,405.36
	101 - GENERAL FUND	01/13/20	310	SOUTHERN CA. EDISON	2-35-921-6264	0.35
	261 - GAS TAX FUND	01/13/20	310	SOUTHERN CA. EDISON	2-35-921-6264	33.98
	400 - WELLNESS CENTER	01/13/20	310	SOUTHERN CA. EDISON	3-031-5675-04	3,325.47
	553 - SEWER	01/13/20	310	SOUTHERN CA. EDISON	3-035-4725-72	14.79
	891 - PELOUS RANCH	01/13/20	310	SOUTHERN CA. EDISON	2-32-032-1755	20.56
	891 - PELOUS RANCH	01/13/20	310	SOUTHERN CA. EDISON	2-35-921-6264	10.21
16143						219.92
	400 - WELLNESS CENTER	01/13/20	6500	SPECTRUM BUSINESS	WELLNESS INTERNET	219.92
16144						3,583.00
	400 - WELLNESS CENTER	01/13/20	6500	SPECTRUM BUSINESS	WELLNESS INTERNET	1,127.00
	552 - WATER	01/13/20	1921	TELSTAR INSTRUMENTS	12/26 SERVICES @ WT	631.00
	552 - WATER	01/13/20	1921	TELSTAR INSTRUMENTS	SIEMENS VALVE	1,825.00
16145						1,139.22
	400 - WELLNESS CENTER	01/13/20	144	THE GAS COMPANY	092-375-2718-0	198.56
	400 - WELLNESS CENTER	01/13/20	144	THE GAS COMPANY	092-375-2718-0	940.66

16146						55.59
	400 - WELLNESS CENTER	01/13/20	6436	THE HOME DEPOT PRO	MAINT SUPPLIES	55.59
16147						35.00
	101 - GENERAL FUND	01/13/20	6413	TRANS UNION LLC	BASIC SERVICE	35.00
16148						460.00
	400 - WELLNESS CENTER	01/13/20	1664	TU CO ENVIRONMENTAL	WALK UP 1627	460.00
16149						26,211.08
	101 - GENERAL FUND	01/13/20	5432	TULARE COUNTY TRANS	MEASURE R PAYMENT	13,105.54
	101 - GENERAL FUND	01/13/20	5432	TULARE COUNTY TRANS	MEASURE R PAYMENT	13,105.54
16150						170.00
	101 - GENERAL FUND	01/13/20	341	TUL-KINGS VETERINAR		170.00
16151						1,297.17
	101 - GENERAL FUND	01/13/20	341	TUL-KINGS VETERINAR		324.30
	101 - GENERAL FUND	01/13/20	4849	U.S. BANK EQUIPMENT	1/15 CANON LEASE B	324.30
	101 - GENERAL FUND	01/13/20	4849	U.S. BANK EQUIPMENT	1/15 CANON LEASE	324.27
	101 - GENERAL FUND	01/13/20	4849	U.S. BANK EQUIPMENT	1/15 CANON LEASE	324.30
16152						162.51
	101 - GENERAL FUND	01/13/20	1513	UNITED RENTALS, INC	7 VEST 2 GLOVES NYL A	32.51
	101 - GENERAL FUND	01/13/20	1513	UNITED RENTALS, INC	7 VEST 2 GLOVES NYL A	32.47
	101 - GENERAL FUND	01/13/20	1513	UNITED RENTALS, INC	7 VEST 2 GLOVES NYL A	32.51
	552 - WATER	01/13/20	1513	UNITED RENTALS, INC	7 VEST 2 GLOVES NYL	32.51
	553 - SEWER	01/13/20	1513	UNITED RENTALS, INC	7 VEST 2 GLOVES NYL	32.51
16153						400.00
	400 - WELLNESS CENTER	01/13/20	6510	UNITED SOLAR SERVIC	PANEL CLEANING-WELL	400.00
16154						1,530.00
	400 - WELLNESS CENTER	01/13/20	6510	UNITED SOLAR SERVIC	PANEL CLEANING-WELL	382.50
	101 - GENERAL FUND	01/13/20	5747	UNITED STAFFING	NICK&MARIO12/9-12/1	382.50
	101 - GENERAL FUND	01/13/20	5747	UNITED STAFFING	NICK&MARIO12/9-12/1	385.50
	552 - WATER	01/13/20	5747	UNITED STAFFING	NICK&MARIO12/9-12/1	379.50
16155						433.56
	552 - WATER	01/13/20	5413	UNIVAR USA INC	WELL 14 MATERIALS	433.56
16156						521.95
	101 - GENERAL FUND	01/13/20	356	USA BLUEBOOK	EYEWASH WALL MOUNT	521.95
16157						1,997.15
	261 - GAS TAX FUND	01/13/20	368	VOLLMER EXCAVATION,	LOAD COLD MIX 12/14	1,477.79
	261 - GAS TAX FUND	01/13/20	368	VOLLMER EXCAVATION,	LOAD OF DG	258.60
	552 - WATER	01/13/20	368	VOLLMER EXCAVATION,	LOAD OF FILL SAND	260.76
16158						358.57
	101 - GENERAL FUND	01/17/20	3977	AFLAC	DED:015 AFLAC	358.57
16159						482.49
	101 - GENERAL FUND	01/17/20	4660	CITY OF LINDSAY	DED:052 WELLNESS	17.08
	101 - GENERAL FUND	01/17/20	4660	CITY OF LINDSAY	DED:CDBG CDBG PMT	218.41
	101 - GENERAL FUND	01/17/20	4660	CITY OF LINDSAY	DED:L203 CDBG LOAN	247.00
16160						1,099.70
	101 - GENERAL FUND	01/17/20	451	CITY OF LINDSAY EMP	DED:0503 SEC 125	1,088.70
	101 - GENERAL FUND	01/17/20	451	CITY OF LINDSAY EMP	DED:0503 SEC 125	11.00
16161						130.95
	101 - GENERAL FUND	01/17/20	3192	SEIU LOCAL 521	DED:DUES UNION DUES	130.95
16162						5,795.61
	101 - GENERAL FUND	01/17/20	3192	SEIU LOCAL 521	DED:DUES UNION DUES	2,396.60
	101 - GENERAL FUND	01/17/20	6452	GREAT-WEST TRUST	DED:0555 DC LOANPAY	959.67
	101 - GENERAL FUND	01/17/20	6452	GREAT-WEST TRUST	DED:151 DEFERCOMP	2,439.34
16163						92.37
	101 - GENERAL FUND	01/17/20	6409	BERNARD HEALTH LEGA	DED:MET MET LAW	92.37
16164						50.82
	101 - GENERAL FUND	01/17/20	2325	LINDSAY PUBLIC SAFE	DED:LPOA LPOA DUES	50.82

16165	101 - GENERAL FUND	01/17/20	6246	MCDERMONT VENTURE I	DED:051 MCDERMONT	124.58
16166	101 - GENERAL FUND	01/17/20	3042	STATE DISBURSEMENT	DED:0512 CHILD SUPT	437.07
16167	101 - GENERAL FUND	01/17/20	1955	TEAMSTERS LOCAL 856	DED:0508 TEAMSTERS	360.57
16168	101 - GENERAL FUND	01/17/20	2392	A & G TELEPHONE SER	INVOICE 5422	216.06
	400 - WELLNESS CENTER	01/17/20	2392	A & G TELEPHONE SER		(244.99)
16169	400 - WELLNESS CENTER	01/17/20	6376	ANA MAGDALENO	FIT TONE CLASS	461.05
16170	400 - WELLNESS CENTER	01/17/20	6039	DINA RESTIVO	AFTER SCHOOL YOGA	50.00
	400 - WELLNESS CENTER	01/17/20	6039	DINA RESTIVO	AFTER SCHOOL YOGA	50.00
16171	556 - VITA-PAKT	01/17/20	5760	ED & EDNA BROWER IR	LEASE PAYMENT	1,340.00
16172	779 - 00-HOME-0487	01/17/20	5284	FARMERS	L202-19 R.GUTIERREZ	9,000.00
16173	400 - WELLNESS CENTER	01/17/20	6411	GREG MORENTIN	MARTIAL ARTS	799.54
16174	400 - WELLNESS CENTER	01/17/20	5804	KELSIE AVINA	ZUMBA	799.54
16175	400 - WELLNESS CENTER	01/17/20	5448	KIRBY D. MANNON	CHAIR CLASS	810.25
16176	400 - WELLNESS CENTER	01/17/20	6499	MARGARITA BENITEZ B	ZUMBA CLASS	810.25
16177	554 - REFUSE	01/17/20	5852	MID VALLEY DISPOSAL	OCT 2019	250.00
16178	554 - REFUSE	01/17/20	5852	MID VALLEY DISPOSAL	OCT 2019	250.00
	554 - REFUSE	01/17/20	5852	MID VALLEY DISPOSAL	OCT 2019	100.00
	554 - REFUSE	01/17/20	5852	MID VALLEY DISPOSAL	OCT 2019	100.00
	101 - GENERAL FUND	01/17/20	4815	MUNICIPAL CODE CORP	WEBSITE,MAINT,SUPPO D	64,925.14
	101 - GENERAL FUND	01/17/20	4815	MUNICIPAL CODE CORP	WEBSITE,MAINT,SUPPO D	64,925.14
	552 - WATER	01/17/20	4815	MUNICIPAL CODE CORP	WEBSITE,MAINT,SUPPO	9,450.00
	553 - SEWER	01/17/20	4815	MUNICIPAL CODE CORP	WEBSITE,MAINT,SUPPO	9,450.00

16179						75.00
	400 - WELLNESS CENTER	01/17/20	3208	SHANNON PATTERSON	AQUA CLASS	75.00
16180						720.00
	779 - 00-HOME-0487	01/17/20	1400	STATE FARM	L204-02 JUAN ANDRAD	720.00
16181						170.00
	553 - SEWER	01/17/20	5691	STATE WATER RESOURC	GRADE 2 DINO VILLAN	170.00
16182						1,050.00
	400 - WELLNESS CENTER	01/17/20	4914	STEPHANIE OROSCO	ZUMBA CLASS	1,050.00
16183						644.34
	400 - WELLNESS CENTER	01/17/20	3396	THYSSENKRUPP ELEVAT	1/1/2020-1/31/2020	322.17
	400 - WELLNESS CENTER	01/17/20	3396	THYSSENKRUPP ELEVAT	1/1/2020-1/31/2020	322.17
16184						2,090.00
	101 - GENERAL FUND	01/17/20	430	US BANK TRUST NA	LFA BOND ADMIN FEE	2,090.00
16185						300.00
	400 - WELLNESS CENTER	01/17/20	6514	YVETTE HERNANDEZ	SECURITY COST REFUN	300.00
16236						100.00
	101 - GENERAL FUND	01/28/20	6516	ADELAIDA CABRERA	ARBOR DEPOSIT REFUN	100.00
16237						452.39
	101 - GENERAL FUND	01/28/20	2873	ADVANTAGE ANSWERING	12/1/19-12/31/19	452.39
16238						1,061.01
	552 - WATER	01/28/20	007	AG IRRIGATION SALES	MAINT SUPPLIES	283.27
	552 - WATER	01/28/20	007	AG IRRIGATION SALES	MAINT SUPPLIES	195.35
	552 - WATER	01/28/20	007	AG IRRIGATION SALES	OPERATING SUPPLIES	576.31
	552 - WATER	01/28/20	007	AG IRRIGATION SALES	OPERATING SUPPLIES	6.08
16239						386.83
	101 - GENERAL FUND	01/28/20	3898	AMERICAN INCORPORAT	SENIOR CENTER HEATE	386.83
16240						214.10
	101 - GENERAL FUND	01/28/20	6515	CA PERMITS	REFUND PERMIT 10259	214.10
16241						750.00
	552 - WATER	01/28/20	2839	CENTRAL VALLEY PROJ	2020 DUES	750.00
16244						2,197.73
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	30.64
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	30.64
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	30.64
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	21.50
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	21.50
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	21.50
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	12.27
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	12.27
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	12.27
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	23.59
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	23.59
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	23.59
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	35.89
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	35.89
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	35.89
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	25.95
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	58.68
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	25.95
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	25.95
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	58.68
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	53.99
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	53.99
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	53.99
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	51.43
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	51.43
	101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	51.43

101 - GENERAL FUND	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	58.68
552 - WATER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	12.27
552 - WATER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	21.50
552 - WATER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	23.59
552 - WATER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	25.95
552 - WATER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	30.64
552 - WATER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	35.89
552 - WATER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	51.43
552 - WATER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	54.00
552 - WATER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	58.68
553 - SEWER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	12.27
553 - SEWER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	21.50
553 - SEWER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	23.59
553 - SEWER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	25.95
553 - SEWER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	30.64
553 - SEWER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	35.89
553 - SEWER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	51.43
553 - SEWER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	54.00
553 - SEWER	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	58.68
554 - REFUSE	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	12.27
554 - REFUSE	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	21.50
554 - REFUSE	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	23.59
554 - REFUSE	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	25.95
554 - REFUSE	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	30.64
554 - REFUSE	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	35.89
554 - REFUSE	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	51.44
554 - REFUSE	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	54.00
554 - REFUSE	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	58.68
556 - VITA-PAKT	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	12.29
556 - VITA-PAKT	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	21.51
556 - VITA-PAKT	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	23.60
556 - VITA-PAKT	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	25.94
556 - VITA-PAKT	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	30.66
556 - VITA-PAKT	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	35.91
556 - VITA-PAKT	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	51.45
556 - VITA-PAKT	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	54.00
556 - VITA-PAKT	01/28/20	5832	CINTAS CORPORATION	OPERATING SUPPLIES	58.69
16245					596.00
553 - SEWER	01/28/20	279	CITY OF PORTERVILLE	30-016544 LAB 11/20	596.00
16246					3,395.33
883 - SIERRA VIEW ASSESSMENT	01/28/20	6090	CLEAN CUT LANDSCAPE	SIERRA VIEW	1,129.00
884 - HERITAGE ASSESSMENT DIST	01/28/20	6090	CLEAN CUT LANDSCAPE	HERITAGE	274.00
884 - HERITAGE ASSESSMENT DIST	01/28/20	6090	CLEAN CUT LANDSCAPE	HERITAGE	550.00
886 - SAMOA	01/28/20	6090	CLEAN CUT LANDSCAPE	SAMOA HOMES	133.00
887 - SWEETBRIER TOWNHOUSES	01/28/20	6090	CLEAN CUT LANDSCAPE	HERMOSA HOMES	475.00
888 - PARKSIDE	01/28/20	6090	CLEAN CUT LANDSCAPE	PARKSIDE	197.00
889 - SIERRA VISTA ASSESSMENT	01/28/20	6090	CLEAN CUT LANDSCAPE	SIERRA VISTA	83.33
890 - MAPLE VALLEY ASSESSMENT	01/28/20	6090	CLEAN CUT LANDSCAPE	MAPLE VALLEY	45.00
891 - PELOUS RANCH	01/28/20	6090	CLEAN CUT LANDSCAPE	PELOUS	509.00
16247					581.50
552 - WATER	01/28/20	102	CULLIGAN	18829 AVE 240	93.00
552 - WATER	01/28/20	102	CULLIGAN	18829 AVE 240	147.25
552 - WATER	01/28/20	102	CULLIGAN	18829 AVE 240	178.25
552 - WATER	01/28/20	102	CULLIGAN	23965 RD 188	69.75
552 - WATER	01/28/20	102	CULLIGAN	23965 RD 188	85.25
553 - SEWER	01/28/20	102	CULLIGAN	23611 RD 196	8.00

16248						1,346.94
	552 - WATER	01/28/20	5741	CUMMINS SALES & SER	WELLS OPERATING SUP	659.41
	553 - SEWER	01/28/20	5741	CUMMINS SALES & SER	WWTP SERVICE	687.53
16249						486.23
	261 - GAS TAX FUND	01/28/20	113	DEPT OF TRANSPORTAT	OCT19-DEC19 SIGNALS	486.23
16250						60.96
	261 - GAS TAX FUND	01/28/20	113	DEPT OF TRANSPORTAT	OCT19-DEC19 SIGNALS	24.97
	552 - WATER	01/28/20	119	DOUG DELEO WELDING	OPERATING SUPPLIES	29.26
	552 - WATER	01/28/20	119	DOUG DELEO WELDING	OPERATING SUPPLIES	6.73
16251						1,947.44
	552 - WATER	01/28/20	137	FRIANT WATER AUTHOR	SLDMWA JAN 2020	1,947.44
16252						1,178.99
	101 - GENERAL FUND	01/28/20	6010	FRONTIER COMMUNICAT	209-042-9309	1.99
	101 - GENERAL FUND	01/28/20	6010	FRONTIER COMMUNICAT	209-042-9309	28.65
	101 - GENERAL FUND	01/28/20	6010	FRONTIER COMMUNICAT	209-042-9309	28.65
	101 - GENERAL FUND	01/28/20	6010	FRONTIER COMMUNICAT	209-151-2650	45.83
	101 - GENERAL FUND	01/28/20	6010	FRONTIER COMMUNICAT	209-151-2656	45.81
	101 - GENERAL FUND	01/28/20	6010	FRONTIER COMMUNICAT	209-151-2662	60.60
	101 - GENERAL FUND	01/28/20	6010	FRONTIER COMMUNICAT	562-2512	133.75
	101 - GENERAL FUND	01/28/20	6010	FRONTIER COMMUNICAT	562-2512	83.41
	552 - WATER	01/28/20	6010	FRONTIER COMMUNICAT	209-151-2650	28.65
	552 - WATER	01/28/20	6010	FRONTIER COMMUNICAT	209-151-2650	94.36
	552 - WATER	01/28/20	6010	FRONTIER COMMUNICAT	209-151-2650	132.53
	553 - SEWER	01/28/20	6010	FRONTIER COMMUNICAT	209-150-3621	116.42
	553 - SEWER	01/28/20	6010	FRONTIER COMMUNICAT	209-150-3621	28.65
	553 - SEWER	01/28/20	6010	FRONTIER COMMUNICAT	209-151-2654	45.83
	553 - SEWER	01/28/20	6010	FRONTIER COMMUNICAT	209-151-2655	45.83
	553 - SEWER	01/28/20	6010	FRONTIER COMMUNICAT	562-7132	258.03
16253						1,308.00
	101 - GENERAL FUND	01/28/20	1970	GIOTTO'S	ANNUAL MONITOR	264.00
	552 - WATER	01/28/20	1970	GIOTTO'S	ANNUAL MONITOR	264.00
	552 - WATER	01/28/20	1970	GIOTTO'S	ANNUAL MONITOR	192.00
	553 - SEWER	01/28/20	1970	GIOTTO'S	ANNUAL MONITOR	264.00
	553 - SEWER	01/28/20	1970	GIOTTO'S	ANNUAL MONITOR	324.00
16254						2,100.11
	553 - SEWER	01/28/20	1970	GIOTTO'S	ANNUAL MONITOR	129.18
	553 - SEWER	01/28/20	1970	GIOTTO'S	ANNUAL MONITOR	144.18
	553 - SEWER	01/28/20	1970	GIOTTO'S	ANNUAL MONITOR	44.18
	553 - SEWER	01/28/20	1970	GIOTTO'S	ANNUAL MONITOR	29.18
	101 - GENERAL FUND	01/28/20	148	GOMEZ AUTO & SMOG	LIC1179749 OIL CHAN	215.72
	101 - GENERAL FUND	01/28/20	148	GOMEZ AUTO & SMOG	LIC1179749 OIL CHAN	95.92
	101 - GENERAL FUND	01/28/20	148	GOMEZ AUTO & SMOG	LIC1179749 OIL CHAN	479.83
	101 - GENERAL FUND	01/28/20	148	GOMEZ AUTO & SMOG	LIC1179749 OIL CHAN	64.17
	101 - GENERAL FUND	01/28/20	148	GOMEZ AUTO & SMOG	LIC1179749 OIL CHAN	439.53
	101 - GENERAL FUND	01/28/20	148	GOMEZ AUTO & SMOG	LIC1179749 OIL CHAN	70.68
	552 - WATER	01/28/20	148	GOMEZ AUTO & SMOG	#1456095 HEAD LIGHT	224.18
	552 - WATER	01/28/20	148	GOMEZ AUTO & SMOG	2019RAM EMERG LIGHT	144.18
	552 - WATER	01/28/20	148	GOMEZ AUTO & SMOG	2019RAM EMERG LIGHT	19.18
16255						272.00
	101 - GENERAL FUND	01/28/20	2307	RYAN HEINKS	MARCH 2-MARCH 6	272.00
16256						3,000.00
	261 - GAS TAX FUND	01/28/20	5541	JACK DAVENPORT SWEE	DEC 2019 BROOM SERV	3,000.00
16257						300.00
	101 - GENERAL FUND	01/28/20	6346	JEFF PFEIFFER	DEC SQUIRREL TREATM	300.00
16258						50.00
	101 - GENERAL FUND	01/28/20	2601	JOHN HIBLER WEATHER	DEC 2019	50.00

16259						1,600.00
	101 - GENERAL FUND	01/28/20	4378	JOSEPH H AVINA	1/7,1/10,1/14,1/17	1,600.00
16260						51,817.86
	101 - GENERAL FUND	01/28/20	6100	KEENAN & ASSOCIATES	COMPLETE CARE	895.57
	101 - GENERAL FUND	01/28/20	6100	KEENAN & ASSOCIATES	COMPLETE CARE	48,543.44
	101 - GENERAL FUND	01/28/20	6100	KEENAN & ASSOCIATES	RETIREE PLAN	2,378.85
16261						405.00
	887 - SWEETBRIER TOWNHOUSES	01/28/20	1442	LLOYD ANDERSON ELEC	PARKING LOT LIGHTS	405.00
16262						1,551.14
	887 - SWEETBRIER TOWNHOUSES	01/28/20	1442	LLOYD ANDERSON ELEC	PARKING LOT LIGHTS	169.25
	101 - GENERAL FUND	01/28/20	234	MARTIN'S TIRE & AUT	4 TIRES 06TOYO	769.70
	101 - GENERAL FUND	01/28/20	234	MARTIN'S TIRE & AUT	11 FORDFUS 1 TIRE	612.19
16263						1,444.70
	552 - WATER	01/28/20	6498	PACWEST DIRECT	DBP QTR NOTICE	1,444.70
16264						4,501.84
	101 - GENERAL FUND	01/28/20	399	QUAD KNOPF,INC.	12/1-12/28 ENGINEER	876.60
	101 - GENERAL FUND	01/28/20	399	QUAD KNOPF,INC.	12/1-12/28 ENGINEER	3,625.24
16265						533.78
	101 - GENERAL FUND	01/28/20	285	QUILL CORPORATION	OFFICE SUPPLIES	22.49
	101 - GENERAL FUND	01/28/20	285	QUILL CORPORATION	OFFICE SUPPLIES	414.40
	101 - GENERAL FUND	01/28/20	285	QUILL CORPORATION	TAX	39.80
	101 - GENERAL FUND	01/28/20	285	QUILL CORPORATION	TAX	17.98
	552 - WATER	01/28/20	285	QUILL CORPORATION	OFFICE SUPPLIES	39.11
16266						143.00
	101 - GENERAL FUND	01/28/20	3622	RLH FIRE PROTECTION	PUMP RUNS NOV 2019	143.00
16267						17,637.30
	101 - GENERAL FUND	01/28/20	3622	RLH FIRE PROTECTION	PUMP RUNS NOV 2019	41.07
	101 - GENERAL FUND	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	612.01
	101 - GENERAL FUND	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	9.31
	101 - GENERAL FUND	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	903.15
	101 - GENERAL FUND	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	920.94
	101 - GENERAL FUND	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	10.52
	101 - GENERAL FUND	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	6,183.44
	261 - GAS TAX FUND	01/28/20	310	SOUTHERN CA. EDISON	2-31-363-1293	106.56
	261 - GAS TAX FUND	01/28/20	310	SOUTHERN CA. EDISON	2-31-363-1293	51.95
	261 - GAS TAX FUND	01/28/20	310	SOUTHERN CA. EDISON	2-31-363-1293	34.90
	261 - GAS TAX FUND	01/28/20	310	SOUTHERN CA. EDISON	2-31-363-1293	49.28
	261 - GAS TAX FUND	01/28/20	310	SOUTHERN CA. EDISON	2-31-363-1293	23.89
	261 - GAS TAX FUND	01/28/20	310	SOUTHERN CA. EDISON	2-31-363-1293	18.08
	261 - GAS TAX FUND	01/28/20	310	SOUTHERN CA. EDISON	3-033-9591-42	85.51
	552 - WATER	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	5,965.65
	553 - SEWER	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	211.40
	553 - SEWER	01/28/20	310	SOUTHERN CA. EDISON	3-001-1837-87	1,436.66
	556 - VITA-PAKT	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	196.16
	883 - SIERRA VIEW ASSESSMENT	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	132.34
	884 - HERITAGE ASSESSMENT DIST	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	9.31
	886 - SAMOA	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	24.58
	887 - SWEETBRIER TOWNHOUSES	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	58.73
	888 - PARKSIDE	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	9.31
	889 - SIERRA VISTA ASSESSMENT	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	56.58
	890 - MAPLE VALLEY ASSESSMENT	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	77.17
	891 - PELOUS RANCH	01/28/20	310	SOUTHERN CA. EDISON	2-00-424-8134	408.80

16268	400 - WELLNESS CENTER	01/28/20	2250	CALIFORNIA DEPT OF	CY19 CDTFA PAYMENT	4.00
						4.00
16269						2,499.69
	101 - GENERAL FUND	01/28/20	144	THE GAS COMPANY	031-415-9000	273.87
	101 - GENERAL FUND	01/28/20	144	THE GAS COMPANY	031-415-9000	16.21
	101 - GENERAL FUND	01/28/20	144	THE GAS COMPANY	115-454-6222-5	16.21
	101 - GENERAL FUND	01/28/20	144	THE GAS COMPANY	115-454-6222-5	458.19
	101 - GENERAL FUND	01/28/20	144	THE GAS COMPANY	115-454-6222-5	438.11
	400 - WELLNESS CENTER	01/28/20	144	THE GAS COMPANY	098-628-2905	1,297.10
16270						424.33
	400 - WELLNESS CENTER	01/28/20	144	THE GAS COMPANY	098-628-2905	(0.30)
	400 - WELLNESS CENTER	01/28/20	144	THE GAS COMPANY	098-628-2905	(752.88)
	400 - WELLNESS CENTER	01/28/20	6436	THE HOME DEPOT PRO	MAINT SUPPLIES	121.22
	400 - WELLNESS CENTER	01/28/20	6436	THE HOME DEPOT PRO	MAINT SUPPLIES	261.29
	400 - WELLNESS CENTER	01/28/20	6436	THE HOME DEPOT PRO		795.00
16271						846.00
	779 - 00-HOME-0487	01/28/20	4922	TRAVELERS INDEMNITY	A.GIL HOMEOWNERS	846.00
16272						17,213.25
	101 - GENERAL FUND	01/28/20	3511	TULARE COUNTY SHERI	OCT 1 2019-DEC 3120	17,213.25
16273						2,497.68
	101 - GENERAL FUND	01/28/20	3511	TULARE COUNTY SHERI	OCT 1 2019-DEC 3120	75.00
	101 - GENERAL FUND	01/28/20	3511	TULARE COUNTY SHERI	OCT 1 2019-DEC 3120	14.99
	101 - GENERAL FUND	01/28/20	3511	TULARE COUNTY SHERI	OCT 1 2019-DEC 3120	14.99
	101 - GENERAL FUND	01/28/20	3511	TULARE COUNTY SHERI	OCT 1 2019-DEC 3120	14.99
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	ADOBE	9.99
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	ADOBE	149.06
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	ADOBE	115.00
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	ADOBE	34.98
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	DOLLAR TREE	21.85
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	11TH ANNUAL CONFER	101.72
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	LINDSAY FOOD	108.25
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	AMERICAN COUNCIL	19.07
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	AMERICAN COUNCIL	766.71
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	AMERICAN COUNCIL	263.31
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	AMERICAN COUNCIL	101.00
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	AMERICAN COUNCIL	38.04
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	AMERICAN COUNCIL	5.50
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	AMERICAN COUNCIL	8.00
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	AMERICAN COUNCIL	219.86
	101 - GENERAL FUND	01/28/20	6326	CORPORATE PAYMENT S	AMERICAN COUNCIL	65.41
	400 - WELLNESS CENTER	01/28/20	6326	CORPORATE PAYMENT S	ADOBE	14.99
	400 - WELLNESS CENTER	01/28/20	6326	CORPORATE PAYMENT S	ADOBE	48.40
	400 - WELLNESS CENTER	01/28/20	6326	CORPORATE PAYMENT S	LOWES	53.74
	553 - SEWER	01/28/20	6326	CORPORATE PAYMENT S	OWPSACSTATE	232.83

16274						3,151.45
	553 - SEWER	01/28/20	6326	CORPORATE PAYMENT S	OWPSACSTATE	113.64
	553 - SEWER	01/28/20	6326	CORPORATE PAYMENT S	OWPSACSTATE	113.64
	553 - SEWER	01/28/20	6326	CORPORATE PAYMENT S	OWPSACSTATE	113.64
	101 - GENERAL FUND	01/28/20	5747	UNITED STAFFING	NICK 12/23-12/29 C	113.45
	101 - GENERAL FUND	01/28/20	5747	UNITED STAFFING	NICK 12/23-12/29	113.44
	101 - GENERAL FUND	01/28/20	5747	UNITED STAFFING	NICK 12/23-12/29	113.45
	101 - GENERAL FUND	01/28/20	5747	UNITED STAFFING	NICK&MARIO 12/30-1/ A	178.28
	101 - GENERAL FUND	01/28/20	5747	UNITED STAFFING	MARIO 12/23-12/29 B	178.26
	101 - GENERAL FUND	01/28/20	5747	UNITED STAFFING	MARIO 12/23-12/29 B	178.28
	101 - GENERAL FUND	01/28/20	5747	UNITED STAFFING	MARIO 12/23-12/29 B	382.50
	101 - GENERAL FUND	01/28/20	5747	UNITED STAFFING	MARIO 12/23-12/29 B	382.50
	101 - GENERAL FUND	01/28/20	5747	UNITED STAFFING	MARIO 12/23-12/29 B	382.50
	101 - GENERAL FUND	01/28/20	5747	UNITED STAFFING	MARIO 12/23-12/29 B	113.64
	552 - WATER	01/28/20	5747	UNITED STAFFING	NICK 12/23-12/29	113.45
	552 - WATER	01/28/20	5747	UNITED STAFFING	NICK 12/23-12/29	178.28
	552 - WATER	01/28/20	5747	UNITED STAFFING	NICK 12/23-12/29	382.50
16275						4,794.25
	552 - WATER	01/28/20	2960	UNITED STATES BUREA		4,794.25
16276						2,420.00
	552 - WATER	01/28/20	2960	UNITED STATES BUREA		2,420.00
16277						92.70
	552 - WATER	01/28/20	2960	UNITED STATES BUREA		15.39
	552 - WATER	01/28/20	2960	UNITED STATES BUREA		15.39
	101 - GENERAL FUND	01/28/20	1041	VERIZON WIRELESS	642065758-00001	0.36
	101 - GENERAL FUND	01/28/20	1041	VERIZON WIRELESS	642065758-00001	15.39
	552 - WATER	01/28/20	1041	VERIZON WIRELESS	642065758-00001	15.39
	553 - SEWER	01/28/20	1041	VERIZON WIRELESS	642065758-00001	15.39
	554 - REFUSE	01/28/20	1041	VERIZON WIRELESS	642065758-00001	15.39
16278						201.82
	261 - GAS TAX FUND	01/28/20	382	ZUMAR INDUSTRIES IN	6 ONE WAY SIGN	201.82
16279						75.00
	101 - GENERAL FUND	01/28/20	1426	PAM KIMBALL	COUNCIL STIPEND	75.00
16280						50.00
	101 - GENERAL FUND	01/28/20	6103	LAURA CORTES	JAN 2020 STIPEND	50.00
16281						50.00
	101 - GENERAL FUND	01/28/20	4281	BRIAN E. WATSON	STIPEND	50.00
16282						50.00
	101 - GENERAL FUND	01/28/20	4068	YOLANDA FLORES	STIPEND	50.00
16283						50.00
	101 - GENERAL FUND	01/28/20	5511	ROSAENA SANCHEZ	STIPEND	50.00
16284						392.77
	101 - GENERAL FUND	01/31/20	3977	AFLAC	DED:015 AFLAC	392.77
16285						477.88
	101 - GENERAL FUND	01/31/20	3977	AFLAC	DED:015 AFLAC	12.47
	101 - GENERAL FUND	01/31/20	4660	CITY OF LINDSAY	DED:CDBG CDBG PMT	218.41
	101 - GENERAL FUND	01/31/20	4660	CITY OF LINDSAY	DED:L203 CDBG LOAN	247.00
16286						1,078.70
	101 - GENERAL FUND	01/31/20	4660	CITY OF LINDSAY	DED:052 WELLNESS	1,068.70
	101 - GENERAL FUND	01/31/20	451	CITY OF LINDSAY EMP	DED:0505 SEC 125	10.00
16287						130.95
	101 - GENERAL FUND	01/31/20	3192	SEIU LOCAL 521	DED:DUES UNION DUES	130.95
16288						5,522.59
	101 - GENERAL FUND	01/31/20	3192	SEIU LOCAL 521	DED:DUES UNION DUES	2,335.08
	101 - GENERAL FUND	01/31/20	6452	GREAT-WEST TRUST	DED:0555 DC LOANPAY	959.67
	101 - GENERAL FUND	01/31/20	6452	GREAT-WEST TRUST	DED:0500 DEF COMP	2,152.84
	101 - GENERAL FUND	01/31/20	6452	GREAT-WEST TRUST	DED:0500 DEF COMP	75.00

16289						82.74
	101 - GENERAL FUND	01/31/20	6409	BERNARD HEALTH LEGA	DED:MET MET LAW	82.74
16290						50.82
	101 - GENERAL FUND	01/31/20	2325	LINDSAY PUBLIC SAFE	DED:LPOA LPOA DUES	50.82
16291						124.58
	101 - GENERAL FUND	01/31/20	6246	MCDERMONT VENTURE I	DED:051 MCDERMONT	124.58
16292						437.07
	101 - GENERAL FUND	01/31/20	3042	STATE DISBURSEMENT	DED:0512 CHILD SUPT	437.07
16293						360.57
	101 - GENERAL FUND	01/31/20	1955	TEAMSTERS LOCAL 856	DED:0508 TEAMSTERS	360.57
EDD103						2,375.25
	101 - GENERAL FUND	01/10/20	687	STATE OF CALIFORNIA	EDD PRPD 1/3/2020	2,375.25
IRS103						19,066.68
	101 - GENERAL FUND	01/10/20	2011	INTERNAL REVENUE SE	PRPD 1/3/2020	13,135.22
	101 - GENERAL FUND	01/10/20	2011	INTERNAL REVENUE SE	PRPD 1/3/2020	5,931.46
IRS117						3,451.17
	101 - GENERAL FUND	01/17/20	2011	INTERNAL REVENUE SE	BAL PRPD 1.17.20 (C	3,451.17
SRV012						21,255.00
	101 - GENERAL FUND	01/17/20	2011	INTERNAL REVENUE SE	BAL PRPD 1.17.20 (C	630.77
	101 - GENERAL FUND	01/17/20	2011	INTERNAL REVENUE SE	BAL PRPD 1.17.20 (C	580.73
	101 - GENERAL FUND	01/17/20	2011	INTERNAL REVENUE SE	BAL PRPD 1.17.20 (C	1,261.12
	101 - GENERAL FUND	01/17/20	2011	INTERNAL REVENUE SE	BAL PRPD 1.17.20 (C	1,218.69
	101 - GENERAL FUND	01/29/20	457	PUBLIC EMPLOYEES RE	433 CTPD 12/29-1/1	3,861.44
	101 - GENERAL FUND	01/29/20	457	PUBLIC EMPLOYEES RE	433 MBPD 12/29-1/11	2,279.46
	101 - GENERAL FUND	01/29/20	457	PUBLIC EMPLOYEES RE	25355 MBPD 12/29-1/	7,936.42
	101 - GENERAL FUND	01/29/20	457	PUBLIC EMPLOYEES RE	25355 MBPD 12/29-1/	3,486.37
SRV012						21,102.62
	101 - GENERAL FUND	01/29/20	457	PUBLIC EMPLOYEES RE	25355 MBPD 12/29-1/	580.73
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	01/12-01/25 CTPD 43	3,898.08
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	01/12-01/25 CTPD 43	7,936.42
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	01/12-01/25 CTPD 43	630.77
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	01/12-01/25 CTPD263	1,153.68
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	01/12-01/25 MBPD 43	2,301.69
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	01/12-01/25 MBPD 43	3,486.38
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	01/12-01/25 MBPD263	1,114.87
UL0131						45,996.25
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	001/12-01/25 MBPD25	1,175.06
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	001/12-01/25 MBPD25	1,406.00
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	19,602.14
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	3,178.00
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	418.45
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	6,587.00
	101 - GENERAL FUND	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	988.00
	261 - GAS TAX FUND	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	1,010.69
	263 - TRANSPORTATION	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	321.11
	400 - WELLNESS CENTER	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	2,471.81
	552 - WATER	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	5,758.38
	553 - SEWER	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	1,115.44
	554 - REFUSE	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	1,573.68
	660 - RDA OBLIGATION RETIREMENT	02/04/20	457	PUBLIC EMPLOYEES RE	JAN 2020 UNFUND. LI	390.49



Monthly Treasurer's Report
January 31, 2020
Cash Balances Classified by Depository

CASH RESOURCES

LOCATION	GL ACCOUNT #	TYPE	BALANCE
Cash Register Funds (City Hall & Wellness)	100-102	RES	\$800
Bank of the Sierra- Depository Account	100-114	GEN	\$1,097,083
Bank of the Sierra - AP/Operating	100-100	GEN	\$149,959
Bank of the Sierra - Payroll	100-106	GEN	\$357,486
Bank of the Sierra - Wellness Center	100-500	GEN	\$31,129
Bank of the Sierra - Impound Account	100-120	RES	\$22,724
Bank of the Sierra - HOME & CALHOME	100-119	RES	\$328,725
Bank of the Sierra - CDBG	100-118	RES	\$281,774
LAIF Savings: City & Successor Agency	100-103	INV-RES	\$3,762,604
TOTAL			\$6,032,282

CASH EXPENDED

ACCOUNTS PAYABLE & PAYROLL	AMOUNT
Accounts Payable	\$1,533,226
Payroll (January 4th Payday)	\$185,856
Payroll (January 18th Payday)	\$207,602
TOTAL	\$ 1,926,684

DEBT SERVICE	AMOUNT
Wellness Center	\$42,137
RDA: RDLP	\$25,000
Fire Engine	\$91,143
TOTAL	\$ 158,280

INVESTMENTS

INVESTMENT POLICY COMPLIANCE

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

INVESTED FUNDS	\$3,762,604
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Respectfully submitted,

Juana Espinoza

Finance and Accounting Manager
 City of Lindsay

ABBREVIATIONS

GEN: GENERAL UNRESTRICTED
 RES: RESTRICTED ACTIVITY
 INV: INVESTMENT

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 3.4
FROM: Michael Camarena, Interim City Manager

Acceptance of 2019 Asphalt Rubber Cape Seal Road Projects

ACTION Council Accept Projects as Complete and Instruct City Clerk to File Notice of Completion; 2019 Asphalt Rubber Cape Seal Projects

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 the projects as complete and instruct City Clerk to file Notice of Completion with County Recorder.

BACKGROUND | ANALYSIS

VSS International, Inc., has completed the 2019 Asphalt Rubber Cape Seal Projects 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:	\$817,000.00
Contract Amendments:	\$ 0.00
Contract Change Orders:	\$ 0.00

Total Contract:	\$817,000.00
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Project Budget: \$898,700.00

Contract Change Orders Approved; \$0.00

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 3.4
FROM: Michael Camarena, Interim City Manager

ALTERNATIVES

- Accept the project as complete and authorize City Clerk to file Notice of Completion
- Do not accept project as complete and delay action and provide direction to staff.

BENEFIT TO OR IMPACT ON CITY RESOURCES

Completion of cape seal projects will extend service life of the streets completed. Regular surface maintenance (painting of street markings) will be provided for the expected life cycle of five to ten years.

ENVIRONMENTAL REVIEW

- Not required by CEQA
 If required by CEQA:

POLICY ISSUES

- No policy issues
 Policy issues: Policy requires that once Council accepts project, City Clerk will file Notice of Completion with County Recorder. After a period of 35 days (confirmation that contractor has no outstanding materials or supplier invoice's), final retention payment can be released.

PUBLIC OUTREACH

- Posted in this agenda
 Additional public outreach:

ATTACHMENTS

- Final Progress Billing
- Project Location Map

2019 Asphalt Rubber Cape Seal Projects
 ABSTRACT
 Bid Opening on August 14, 2019 at 1:30 pm

Item #	DESCRIPTION	Contract Quantity	UNIT	Contract Unit Price	Contract Total Unit Price	Previous Billed QTY	Retention		To Date Quantity	To Date Total	Balance to Finish
							Billing Quantity	Billing Amount			
1	Mobilization & Demobilization	1.00	L.S.	\$ 51,215.24	\$ 51,215.24	1.00	-	\$ -	\$ 1.00	\$ 51,215.24	\$ -

Area 1; Tulare Rd

Limits; Oak Ave to Foothill Ave

Item #	DESCRIPTION	Contract Quantity	UNIT	Contract Unit Price	Contract Total Unit Price	Previous Billed QTY	Billing Quantity	Billing Amount	To Date Quantity	To Date Total	Balance to Finish
2	Traffic Control	1.00	L.S.	\$ 19,420.00	\$ 19,420.00	1.00	-	\$ -	\$ 1.00	\$ 19,420.00	\$ -
3	Striping	1.00	L.S.	\$ 50,662.80	\$ 50,662.80	1.00	-	\$ -	\$ 1.00	\$ 50,662.80	\$ -
5	Asphalt Remove & Replace Area	7,000.00	S.F.	\$ 9.18	\$ 64,260.00	7,450.50		\$ -	\$ 7,450.50	\$ 68,395.59	\$ (4,135.59)
6	Cape Seal	44,350.00	YD ²	\$ 6.54	\$ 290,049.00	45,208.00		\$ -	\$ 45,208.00	\$ 295,660.32	\$ (5,611.32)
TOTAL AMOUNT AREA 1					\$ 424,391.80			\$ -		\$ 434,138.71	\$ (9,746.91)

Area 2; Downtown Area

Limits; Street Name

- Elmwood Ave Apia St (north crossgutter) TO North of Roundabout at Hermosa St (50 ft North of Island)
- Honolulu St Sweet Brier (from West RailRoad) TO Mirage Ave (East of crosswalk to Chevron DW)
- Mirage Ave South of Honolulu St TO North of Samoa St
- Samoa Ave Sweet Brier Ave TO East of Mirage Ave
- Sweet Brier Ave South of Hermosa TO South of Honolulu to South Property
- Hermosa St Alley West of Elmwood to Alley East of Elmwood

Item #	DESCRIPTION	Contract Quantity	UNIT	Contract Unit Price	Contract Total Unit Price	Previous Billed QTY	Billing Quantity	Billing Amount	To Date Quantity	To Date Total	Balance to Finish
2	Traffic Control	1.00	L.S.	\$ 14,180.00	\$ 14,180.00	1.00	-	\$ -	\$ 1.00	\$ 14,180.00	\$ -
3	Striping	1.00	L.S.	\$ 37,098.00	\$ 37,098.00	1.00	-	\$ -	\$ 1.00	\$ 37,098.00	\$ -
4	0.2 ft Grind -10 ft wide pass at each intersection	8,320.00	SF	\$ 3.56	\$ 29,619.20	6,220.00		\$ -	\$ 6,220.00	\$ 22,143.20	\$ 7,476.00
5	Asphalt Remove & Replace Area	1,097.00	S.F.	\$ 11.88	\$ 13,032.36	472.50		\$ -	\$ 472.50	\$ 5,613.30	\$ 7,419.06
6	Cape Seal	26,310.00	YD ²	\$ 6.54	\$ 172,067.40	26,310.00		\$ -	\$ 26,310.00	\$ 172,067.40	\$ -

TOTAL AMOUNT AREA 2

\$ 265,996.96

\$ -

\$ 251,101.90 \$ 14,895.06

Area 3; Harvard Ave
Hermosa St to Tulare Rd

Item #	DESCRIPTION	Contract Quantity	UNIT	Contract Unit Price	Contract Total Unit Price	Previous Billed QTY	Billing Quantity	Billing Amount	To Date Quantity	To Date Total	Balance to Finish
2	Traffic Control	1.00	L.S.	\$ 5,484.00	\$ 5,484.00	1.00	-	\$ -	\$ 1.00	\$ 5,484.00	\$ -
3	Striping	1.00	L.S.	\$ 6,696.00	\$ 6,696.00	1.00	-	\$ -	\$ 1.00	\$ 6,696.00	\$ -
4	Asphalt Remove & Replace Area	3,037.50	S.F.	\$ 10.80	\$ 32,805.00	3,319.00		\$ -	\$ 3,319.00	\$ 35,845.20	\$ (3,040.20)
5	Cape Seal	4,650.00	YD ²	\$ 6.54	\$ 30,411.00	4,911.00		\$ -	\$ 4,911.00	\$ 32,117.94	\$ (1,706.94)
TOTAL AMOUNT AREA 3					\$ 75,396.00			\$ -		\$ 80,143.14	\$ (4,747.14)

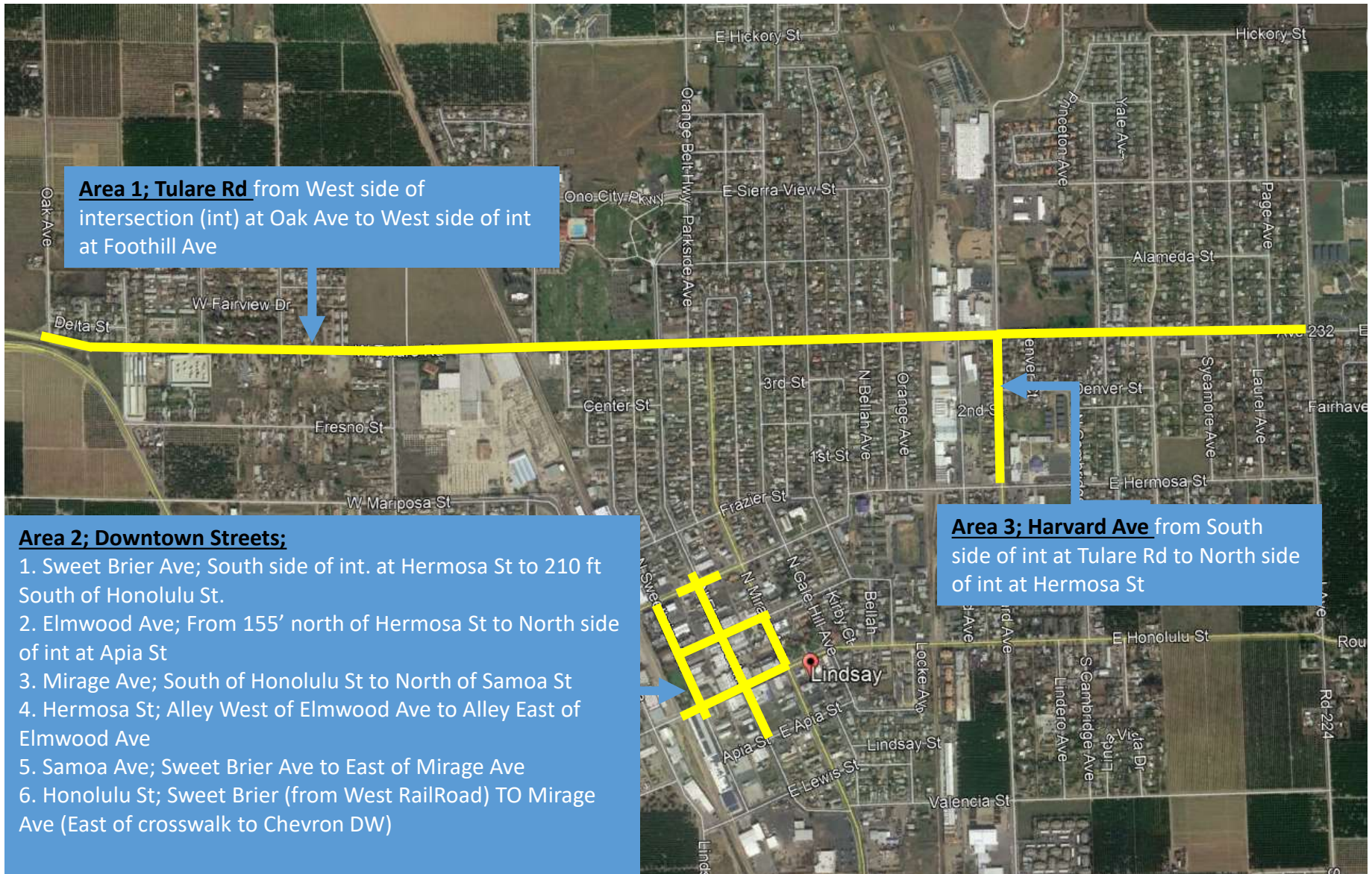
Contract=	\$ 817,000.00
10% Contingencies	\$ 81,700.00
Total Administrative Project Amount:	\$ 898,700.00

Project Budget

CCO #1											
Item No.	DESCRIPTION	Contract Quantity	UNIT	Contract Unit Price	Contract Total Unit Price	Previous Billed QTY	Billing Quantity	Billing Amount	To Date Quantity	To Date Total	Adjustments
1		1.00	LS	\$ -	\$ -	-	1.00	\$ -		\$0.00	\$0.00
					Subtotal			\$ -		\$0.00	\$0.00
CCO #2											
Item No.	DESCRIPTION	Contract Quantity	UNIT	Contract Unit Price	Contract Total Unit Price	Previous Billed QTY	Billing Quantity	Billing Amount	To Date Quantity	To Date Total	Adjustments
1		-	EA	\$ -	\$ -	-	-	\$ -	-	\$0.00	\$0.00
					Subtotal			\$ -		\$0.00	\$0.00
CCO #3											
Item No.	DESCRIPTION	Contract Quantity	UNIT	Contract Unit Price	Contract Total Unit Price	Previous Billed QTY	Billing Quantity	Billing Amount	To Date Quantity	To Date Total	Adjustments
1		-	SF	\$ -	\$ -	-	-	\$ -	-	\$0.00	\$0.00

Subtotal					\$ -		\$ -		\$0.00	\$0.00	
CCO #4											
Item No.	DESCRIPTION	Contract Quantity	UNIT	Contract Unit Price	Contract Total Unit Price	Previous Billed QTY	Billing Quantity	Billing Amount	To Date Quantity	To Date Total	Adjustments
1											
Subtotal					\$ -			\$ -		\$0.00	\$0.00
CCO #5											
Item No.	DESCRIPTION	Contract Quantity	UNIT	Contract Unit Price	Contract Total Unit Price	Previous Billed QTY	Billing Quantity	Billing Amount	To Date Quantity	To Date Total	Adjustments
1		-	LS		\$ -	-	-		-	\$0.00	\$0.00
Subtotal					\$ -			\$ -		\$0.00	\$0.00
Total Change Orders					\$0.00			\$0.00		\$0.00	\$0.00
Adjusted Contract Amount					<u><u>\$817,000.00</u></u>						
Progress to Date on Contract								\$817,000.00			
Less 5% Retention											
Less prior payments								\$ (775,769.04)			
Total Amount Requested this period Due								\$41,230.96			

CAPE SEAL PROJECTS



Area 1; Tulare Rd from West side of intersection (int) at Oak Ave to West side of int at Foothill Ave

Area 3; Harvard Ave from South side of int at Tulare Rd to North side of int at Hermosa St

- Area 2; Downtown Streets;**
1. Sweet Brier Ave; South side of int. at Hermosa St to 210 ft South of Honolulu St.
 2. Elmwood Ave; From 155' north of Hermosa St to North side of int at Apia St
 3. Mirage Ave; South of Honolulu St to North of Samoa St
 4. Hermosa St; Alley West of Elmwood Ave to Alley East of Elmwood Ave
 5. Samoa Ave; Sweet Brier Ave to East of Mirage Ave
 6. Honolulu St; Sweet Brier (from West Railroad) TO Mirage Ave (East of crosswalk to Chevron DW)

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: FEBRUARY 11, 2020
AGENDA #: 3.5
FROM: KIRA NOGUERA, CONTRACT CITY PLANNER

Temporary Use Permit 20-02 Valentine’s Day and Mother’s Day Flower & Balloon Stand

ACTION Minute Order Approval of Temporary Use Permit 20-02

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 Minute Order Approval of Temporary Use Permit 20-02.

BACKGROUND | ANALYSIS

Temporary Use Permit 20-02 is a request by Maria Gutierrez to operate a flower and balloon stand in the northern area of the property located at 460 W. Hermosa. The project site is bordered by commercial use to the north and east, industrial to the south, and residential to the west.

The duration of the temporary use would be from February 12, 2020 – February 15, 2020; & May 6, 2020—May 11, 2020. Hours of operation would be between 8 am and 8 pm, daily.

ALTERNATIVES

- Approve with revisions.
- Table item and direct staff to gather additional information.
- Deny Temporary Use Permit

BENEFIT TO OR IMPACT ON CITY RESOURCES

Approval of this request will benefit the City of Lindsay as it assists in meeting the Council Objectives Identified.

No impacts are anticipated.

ENVIRONMENTAL REVIEW

Not required by CEQA
 If required by CEQA:

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: FEBRUARY 11, 2020
AGENDA #: 3.5
FROM: KIRA NOGUERA, CONTRACT CITY PLANNER

POLICY ISSUES

No policy issues

Policy issues:

The project site is zoned Mixed-Use. The proposed use is permitted, subject to approval of a temporary use permit by the City Council. Requirements for temporary use permits are listed in Zoning Ordinance Section 18.17.180:

SECTION 18.17.180 TEMPORARY USE PERMITS

Temporary use permits may be approved by the City Council. Temporary uses are defined as non-permanent, special promotional or seasonal land uses which are similar in nature and intensity to land uses in the underlying zone. The city council may approve temporary use permits, subject to the following findings and guidelines:

- A. Temporary use permits shall be for a fixed period of time, not to exceed thirty calendar days per year for each outdoor temporary use, and six months for all other uses or structures.
- B. 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 personnel may also be required for promotional events.
- C. Adequate parking facilities shall be provided for each temporary use.
- D. The proposed temporary use will not adversely impact traffic circulation or result in traffic congestion in the project area.
- E. Upon termination of a temporary use, or abandonment of the site, the applicant shall remove materials and equipment, and restore the premises to its original condition.
- F. Reasonable time limits for hours of operation may be set by the city council as a condition of permit approval.
- G. Applicants for temporary use permits shall secure all other applicable licenses and permits prior to issuance of a temporary use permit.
- H. Signing for temporary uses shall be subject to the approval of the community development department.
- I. The city council may deny an application for a temporary use permit if conditions exist which would be injurious or detrimental to existing improvements, land uses, or surrounding areas.

Access: The project site provides safe access via two parking lot entrances on Hermosa Street and Ashland Avenue. Staff believes that these accesses meet the required criteria for a temporary use permit.

Parking: While there are no marked parking spaces, planning staff is satisfied that there is adequate parking space for this requested use due to the size of the paved parking area and the available on-street parking availability.

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: FEBRUARY 11, 2020
AGENDA #: 3.5
FROM: KIRA NOGUERA, CONTRACT CITY PLANNER

Hours of Operation: Reasonable hours of operation are proposed for this type of use: 8 am to 10 pm, daily.

Duration of Permit: Council may approve this temporary use permit request for a time period not exceeding a cumulative total of 6 months. The applicant is allowed up to six months.

Site Cleanup: The applicant would be required to maintain the site and surrounding area in a clean and neat condition, free of all trash and debris. Upon the conclusion of operation, the site would be returned to its original condition.

Restroom Facilities: Restroom access for employees is located within the existing structure at the site.

PUBLIC OUTREACH

- Posted in this agenda
 Additional public outreach:

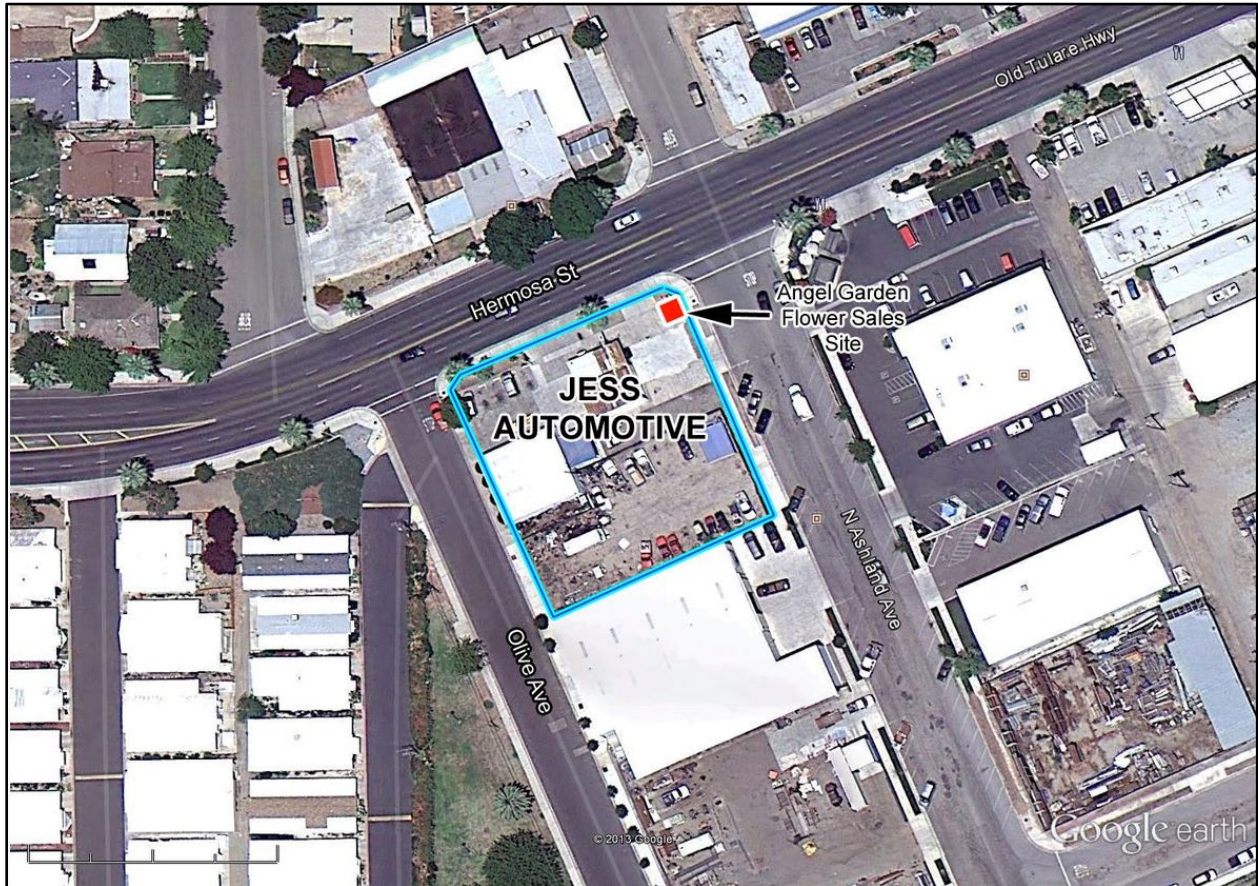
ATTACHMENTS

- Aerial of proposed site

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: FEBRUARY 11, 2020
AGENDA #: 3.5
FROM: KIRA NOGUERA, CONTRACT CITY PLANNER



STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 6
FROM: Mario Zamora, City of Lindsay Attorney

City Charter and Municipal Code Review

ACTION Review of City Charter and Municipal Code as requested

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.

BACKGROUND | ANALYSIS

As requested by Councilwoman Flores, City Attorney Zamora will lead discussion regarding current City Charter and Municipal Code.

ENVIRONMENTAL REVIEW

Not required by CEQA
 If required by CEQA:

POLICY ISSUES

No policy issues
 Policy issues: Revisions to City Charter and/or Municipal Code will also be reviewed, if needed.

PUBLIC OUTREACH

Posted in this agenda
 Additional public outreach:

ATTACHMENTS

- None

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 7
FROM: Kira Noguera, Contract Planner

Resolution 20-06 , General Plan Amendment; Ordinance 581, Zone Change 19-26

ACTION

Approval of:

- Resolution 20-06, a General Plan Amendment from Low Density Residential to Medium Density Residential and
- Ordinance 581, a Zone Change from R-1-7 to RM-3

Applicant: Jim Shropshire
P. O. Box 65
Lindsay CA 93247

Location: APN 199-140-026 and 034 and 199-200-005 and 023

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 approval of the draft Resolution 20-06 and Ordinance 581.

BACKGROUND | ANALYSIS

General Plan Amendment and Zone Change 19-26 is a request by Shropshire Properties to change the General Plan land use designation from low density residential to medium density residential and to change the zoning designation from R-1-7 to RM-3 of 4.3 acres of land adjacent to both sides (west-east) of Westmore Court, a portion of North Westwood Avenue, and both sides (north-south) of the entrance of Burem Lane at Westwood Avenue.

A General Plan Amendment and Zone Change are discretionary approvals. Council may deny the requests or approve the requests or approve the requests with modifications.

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 7
FROM: Kira Noguera, Contract Planner

ALTERNATIVES

- Approve with modifications.
- Deny request.
- Table request for staff to present additional information.

BENEFIT TO OR IMPACT ON CITY RESOURCES

There are no anticipated benefits or impacts to City resources.

ENVIRONMENTAL REVIEW

- Not required by CEQA
 If required by CEQA:

Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Initial Study (IS) and Mitigated Negative Declaration (MND) with Mitigation Monitoring and Reporting Program (MMRP) was prepared for the project. Mitigation measures to reduce impacts to biological, cultural, hydrology and tribal resources have been provided within the MND and MMRP.

POLICY ISSUES

- No policy issues
 Policy issues:

General Plan Amendment: The General Plan Land Use Element does not dictate specific procedures to amend land use designations for residential land uses. Instead, the Plan relies on the land use diagram (map) and basic allocations of land areas between various existing and future land uses. The land use diagram provides a framework for future growth and development that provides for a balanced range of land uses in locations that are compatible and consistent with City goals. Any amendment to the Plan should consider impacts of the proposed amendment on other Plan goals, policies, objectives, and standards (such as the Circulation Element). State law allows the City Council to amend any element of the Plan up to four times per year. A new State law prohibits cities from lowering the allowed density through a general plan amendment; however, in this case the allowed density will be increasing. An increased allowed density has the potential to better help the City achieved State-assigned housing goals.

Change of Zone: Since the General Plan relies on the land use diagram (map) and basic allocations of land areas between various existing and future land uses as a resource in determining land use amendments, the proposed amendment would not be in conflict with the policies, objectives, and standards of the General Plan.

Zoning Ordinance Section 18.22.050.A provides criteria for review of zone changes:

“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 Ordinance prescribed in Section 18.01.020, and how or why

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 7
FROM: Kira Noguera, Contract Planner

the proposed change is consistent with the General Plan and the stated purposes and application intended for the zone classification proposed."

The proposed land use designation and zoning designation of medium density residential (RM-3) would allow for the site to develop with residential uses at a higher density than what is currently planned for. Approval of the project would allow for development of the site that is consistent with the goals and policies of the General Plan.

Circulation: Access to the subject property can be provided via Westwood Avenue, Westmore Court, and/or Burem Lane.

Public Services: The site is within a convenient response time of public safety services, and the existing and available water supply and conveyance facilities provide adequate fire suppression capabilities. Sanitary sewer and municipal water services are available at the site.

Environmental Setting:

Flood Potential: The subject property, like the immediate area surrounding it, is not within a flood hazard area.

PUBLIC OUTREACH

- Posted in this agenda
- Additional public outreach: Direct mail delivered to property owners within 300 feet.

ATTACHMENTS

- Aerial Photo
- Draft Resolution 20-06
- Draft Ordinance 581
- ISMND

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: January 28, 2020
AGENDA #: 5
FROM: Kira Noguera, Contract Planner

Aerial Photo





RESOLUTION OF THE CITY OF LINDSAY

NUMBER **20-06**

TITLE **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY APPROVING GENERAL PLAN AMENDMENT NO. 19-26, A REQUEST BY SHROPSHIRE PROPERTIES TO CHANGE THE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, FOR A 4.3 ACRE SITE BOUND BY WESTMORE COURT, A PORTION OF WESTWOOD AVENUE, AND ACROSS BOTH SIDES OF THE ENTRANCE OF BUREM LANE (APN: 199-140-026 & -034 and 199-200-005 & -023)**

MEETING At a regularly scheduled meeting of the City of Lindsay City Council held on January 28, 2020 at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

WHEREAS, General Plan Amendment Application No. 19-26 was filed by Shropshire Properties (23494 Rd. 196, Lindsay, CA 93247); and

WHEREAS, the City Council, after twenty (20) days published notice, did hold a public hearing before said Council on January 28, 2020; and

WHEREAS, Planning staff has prepared necessary investigations and prepared a staff report of information bearing upon the General Plan Amendment application; and

WHEREAS, the City has evaluated potential environmental effects of the project through the preparation and circulation of a Mitigated Negative Declaration ("MND") incorporated herein by this reference, consistent with the provisions of the California Environmental Quality Act, Article 19, §15063,

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

- SECTION 1. The MND and Mitigation Monitoring and Reporting Program has been prepared in accordance with CEQA and CEQA Guidelines.
- SECTION 2. The City Council finds that the proposed General Plan Amendment would be consistent with the policies and intent of the General Plan.
- SECTION 3. That City Council considered public testimony and a staff report and analysis pertaining to this request.
- SECTION 4. That the City Council of the City of Lindsay hereby approves General Plan Amendment No. 19-26.



RESOLUTION OF THE CITY OF LINDSAY

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

MEETING DATE	January 28, 2020
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.

Juana Espinoza, Interim City Clerk

Pamela Kimball

Mayor



ORDINANCE OF THE CITY OF LINDSAY

ORDINANCE NO. 581

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINDSAY AMENDING THE ZONING DESIGNATION FROM R-1-7 to R-3 FOR A 4.3 ACRE SITE BOUND BY WESTMORE COURT, A PORTION OF WESTWOOD AVENUE, AND ACROSS BOTH SIDES OF THE ENTRANCE OF BUREM LANE (APN: 199-140-026 & -034 and 199-200-005 & -023), AND THE LINDSAY ZONING MAP AS ADOPTED BY ORDINANCE 437 OF THE CITY OF LINDSAY.

THE CITY COUNCIL OF THE CITY OF LINDSAY DOES ORDAIN AS FOLLOWS:

ARTICLE 1: The real property located in the City of Lindsay and described as follows: APN 199-140-026 & -034 and 199-200-005 & -023 shall be and is hereby designated as R-3.

ARTICLE 2: The Director of City Services and Planning of the City of Lindsay is hereby authorized, instructed and directed to make the changes to the official Zoning Map of the City of Lindsay made by Article One of this Ordinance, by outlining the boundaries of the described parcel of the Zoning Map adopted by Ordinance 437 of the City of Lindsay.

ARTICLE 3: This Ordinance shall be in full force and effect on and after the 30th day after its adoption by the City Council. Within 15 days after its adoption by the City Council, this Ordinance shall be published in full text or in summary in a newspaper of general circulation in the City of Lindsay.

The foregoing ordinance, read by title only with waiving of the reading in full, was introduced at a regularly scheduled meeting on the 11th day of February 2020.

APPROVED at a regular meeting of the City Council held the 11th day of February 2020.

ATTEST:

CITY COUNCIL OF THE CITY OF LINDSAY

Juana Espinoza, Interim City Clerk

Pamela Kimball, Mayor

Initial Study/Mitigated Negative Declaration

Shropshire Properties Project

Prepared for:



City of Lindsay
251 E. Honolulu St.
Lindsay, CA 93247
(559) 562-7102 ext. 4
Contact: Mike Camarena

Prepared by:



Crawford & Bowen Planning, Inc.
113 N. Church Street, Suite 302
Visalia, CA 93291
(559) 840-4414
Contact: Emily Bowen, LEED AP

December 2019

TABLE OF CONTENTS

PROJECT INFORMATION4

 Project title.....4

 Lead agency name and address4

 Contact person and phone number4

 Project location4

 Project sponsor’s name/address.....7

 General plan designation7

 Zoning7

 Project Description.....7

 Surrounding Land Uses/Existing Conditions7

 Other Public Agencies Involved8

 Tribal Consultation8

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED9

DETERMINATION.....9

ENVIRONMENTAL CHECKLIST11

 I. AESTHETICS.....11

 II. AGRICULTURE AND FOREST RESOURCES.....15

 III. AIR QUALITY18

 IV. BIOLOGICAL RESOURCES.....24

 V. CULTURAL RESOURCES29

 VI. ENERGY.....32

 VII. GEOLOGY AND SOILS.....34

VIII. GREENHOUSE GAS EMISSIONS.....39

IX. HAZARDS AND HAZARDOUS MATERIALS41

X. HYDROLOGY AND WATER QUALITY45

XI. LAND USE AND PLANNING49

XII. MINERAL RESOURCES.....51

XIII. NOISE52

XIV. POPULATION AND HOUSING55

XV. PUBLIC SERVICES.....57

XVI. RECREATION60

XVII. TRANSPORTATION/TRAFFIC.....61

XVIII. TRIBAL CULTURAL RESOURCES63

XX. WILDFIRE.....68

XXI. MANDATORY FINDINGS OF SIGNIFICANCE70

LIST OF PREPARERS72

 Persons and Agencies Consulted.....72

PROJECT INFORMATION

This document is the Initial Study/Mitigated Negative Declaration on the potential environmental effects of the City of Lindsay's (City) Shropshire Properties Project (Project). The City of Lindsay will act as the Lead Agency for this project pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Copies of all materials referenced in this report are available for review in the project file during regular business hours at 251 E. Honolulu Street, Lindsay, CA 93247.

Project title

Shropshire Properties Project

Lead agency name and address

City of Lindsay

251 E. Honolulu St.

Lindsay, CA 93247

Contact person and phone number

Mike Camarena, Director of City Services and Planning

City of Lindsay (559) 562-7102 ext. 4

Project location

The City of Lindsay is located in Tulare County in the southern part of the San Joaquin Valley. The 4.3-acre Project site is located in the western portion of the City, adjacent to both sides (west-east) of the dead-ended Westmore Court, a portion of North Westwood Avenue, and across both sides (north-south) of the entrance of Burem Lane. See Figure 1. Lindsay is bounded to the west by State Route (SR) 65.

Figure 1 – Location

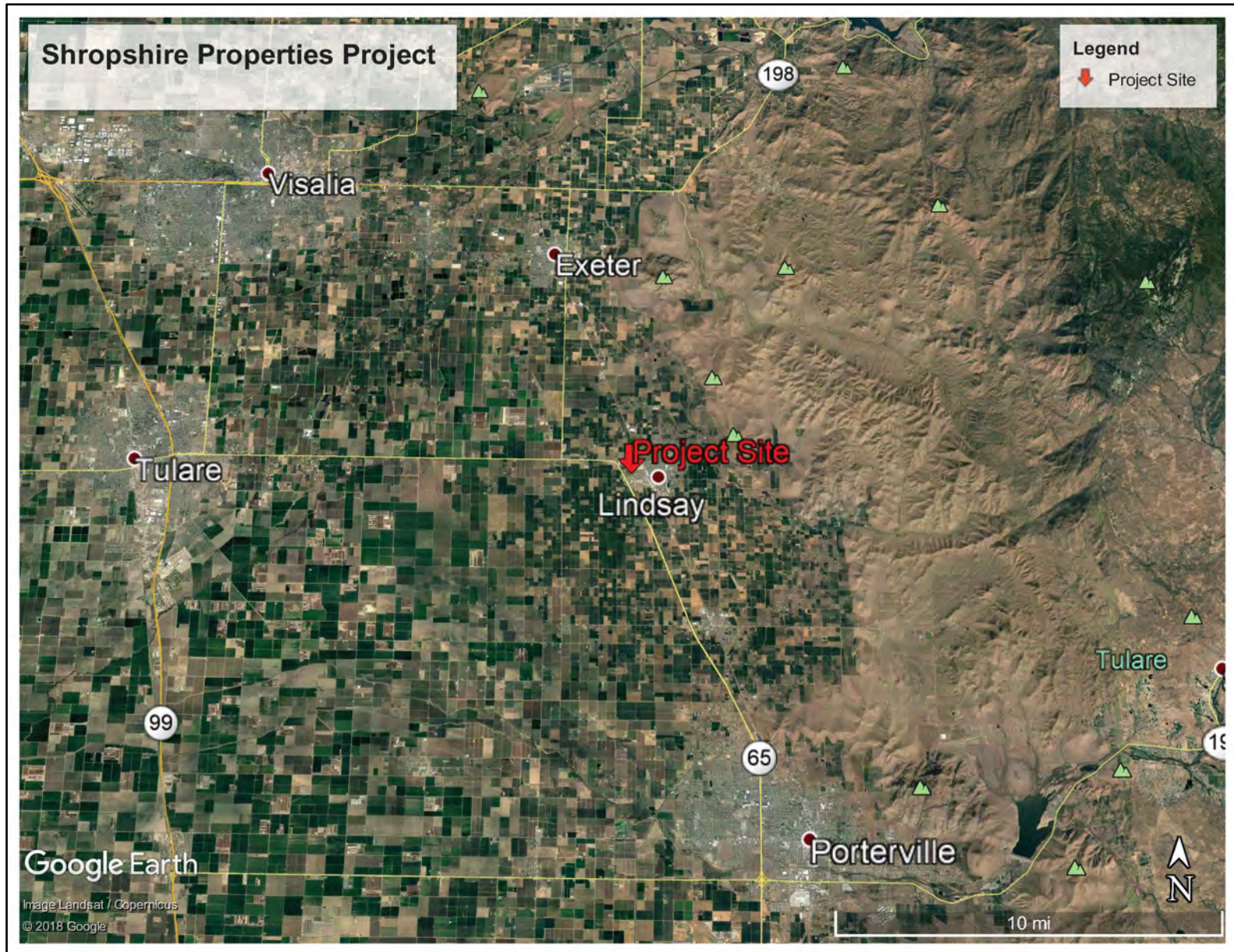


Figure 2 – Site Aerial



Project sponsor's name/address

Shropshire Properties
23494 Rd. 196
Lindsay, CA 93247

General plan designation

Low Density Residential

Zoning

R-1-7

Project Description

The proposed Project consists of approximately 4.3 acres, 0.77 acres of which are previously developed with multi-family units. The change of land use and zone designation to the remaining 3.5 acres would allow for the future development of multi-family residential units. Assessor Parcel Numbers 199-140-026 and -34 and 199-200-005 and -023 are currently designated as low density residential and zoned as R-1-7 (single-family residential). As a part of the Project, the Land Use Map of the Lindsay General Plan would be amended to change the land use designation of the parcels to medium density residential and the zone would be changed to RM-3 (multi-family residential) which would be consistent with the General Plan land use designation. The RM-3 zone on 3.5 acres of land would allow for the development of up to 60 multi-family units at full buildout.

Surrounding Land Uses/Existing Conditions

The largest portion of the proposed Project site, on the west side of Westmore Court, is currently vacant land. The area between the east side of Westmore Court and the west side of North Westwood Avenue appears to be mostly vacant, with a corrugated steel roofed structure bordering the south side. The portion of the Project site on either side of Burem Lane is developed with multi-family residences. The vacant parts of the property are highly disturbed and have minimal vegetation cover of non-native weeds and grasses.

Lands surrounding the proposed Project are described as follows:

- North: Residential homes, identified by the General Plan as "Low Density Residential."
- South: Residential homes and Jefferson Elementary School, identified as "Low Density Residential" and "Public and Semi-Public Facility", respectively.
- East: Residential homes, identified as "Low Density Residential".

- West: Open/vacant land and a soccer field, identified as “Park and Recreation” and “Public and Semi-Public Facility,” respectively.

Other Public Agencies Involved

- The adoption of a Mitigated Negative Declaration by the City of Lindsay
- Approval of a General Plan Amendment by the City of Lindsay
- Approval of a Zone Change by the City of Lindsay
- Approval of Building Permits by the City of Lindsay
- Approval of a Stormwater Pollution Prevention Plan by the Central Valley Regional Water Quality Control Board
- Dust Control Plan Approval letter from the San Joaquin Valley Air Pollution Control District
- Compliance with other federal, state and local requirements.

Tribal Consultation

The City of Lindsay has not received any requests from any Tribes in the geographic area with which it is traditionally and culturally affiliated with or otherwise to be notified about projects in the City of Lindsay.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

Mike Camarena

Date

Director of City Services and Planning

City of Lindsay

ENVIRONMENTAL CHECKLIST

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

RESPONSES

a. Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. The proposed Project consists of a change of land use and zone designation to allow for the future development of up to 60 multi-family residential units on 3.5 acres of land. The proposed Project includes improvements associated with a new residential development, including lighting and site landscaping. The structures will conform to design standards set forth by the City’s General Plan and Zoning Ordinance. The proposed Project site is located in an area that is

substantially surrounded by urban uses and will not result in a use that is visually incompatible with the surrounding area.

The City of Lindsay General Plan does not identify any scenic vistas within the proposed Project area. A scenic vista is generally considered a view of an area that has remarkable scenery or a resource that is indigenous to the area. The Project is located in an area of minimal topographic relief, and views of the site are easily obscured by buildings, other structures and trees.

Construction activities will be visible from the adjacent roadsides; however, the construction activities will be temporary in nature and will not affect a scenic vista. The impact will be *less than significant*.

Mitigation Measures: None are required.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less than Significant Impact. There are no state designated scenic highways within the immediate proximity to the Project site. California Department of Transportation Scenic Highway Mapping System identifies SR 190 east of SR 65 as an Eligible State Scenic Highway. This is the closest highway, located approximately 11 miles south of the Project site; however, the Project site is both physically and visually separated from SR 190 by intervening land uses. In addition, no scenic highways or roadways are listed within the Project area in the City of Lindsay's General Plan or Tulare County's General Plan. Based on the National Register of Historic Places (NRHP) no historic buildings exist on the Project site. The proposed Project would not cause damage to rock outcroppings or historic buildings within a State scenic highway corridor. Any impacts would be considered *less than significant*.

Mitigation Measures: None are required.

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

Less than Significant Impact. Site construction will include residences, internal access roads, lighting and site landscaping. The residences will be multi-family and will conform to design standards set forth by the City's General Plan and Zoning Ordinance. The proposed Project site is located in an area that is

substantially surrounded by urban uses, primarily residential and public land, and as such, will not result in a use that is visually incompatible with the surrounding area. The proposed Project will not substantially degrade the existing visual character or quality of the area or its surroundings.

The impact will be *less than significant*.

Mitigation Measures: None are required.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Nighttime lighting is necessary to provide and maintain safe, secure, and attractive environments; however, these lights have the potential to produce spillover light and glare and waste energy, and if designed incorrectly, could be considered unattractive. Light that falls beyond the intended area is referred to as “light trespass.” Types of light trespass include spillover light and glare. Minimizing all these forms of obtrusive light is an important environmental consideration. A less obtrusive and well-designed energy efficient fixture would face downward, emit the correct intensity of light for the use, and incorporate energy timers.

Spillover light is light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited. Spillover light can adversely affect light-sensitive uses, such as residential neighborhoods at nighttime. Because light dissipates as it travels from the source, the intensity of a light fixture is often increased at the source to compensate for the dissipated light. This can further increase the amount of light that illuminates adjacent uses. Spillover light can be minimized by using only the level of light necessary, and by using cutoff type fixtures or shielded light fixtures, or a combination of fixture types.

Glare results when a light source directly in the field of vision is brighter than the eye can comfortably accept. Squinting or turning away from a light source is an indication of glare. The presence of a bright light in an otherwise dark setting may be distracting or annoying, referred to as discomfort glare, or it may diminish the ability to see other objects in the darkened environment, referred to as disability glare. Glare can be reduced by design features that block direct line of sight to the light source and that direct light downward, with little or no light emitted at high (near horizontal) angles, since this light would travel long distances. Cutoff-type light fixtures minimize glare because they emit relatively low-intensity light at these angles.

Currently, the sources of light in the Project area are from residential homes and Jefferson Elementary School, street lights, and the vehicles traveling along Westmore Court, North Westwood Avenue, Burem

Lane and potentially Kern Street, which T's into North Westwood Avenue. The Project would necessitate street lighting. Such lighting would be subject to the requirements of the City of Lindsay. Accordingly, the Project would not create substantial new sources of light or glare. Potential impacts are *less than significant*.

Mitigation Measures: None are required.

II. AGRICULTURE AND FOREST RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RESPONSES

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

No Impact. The Project site is located in an area of the City considered urban, built up land by the State Farmland Mapping and Monitoring Program.¹ The change in land use designation and zoning would update the area to allow development of multi-family homes. No *Prime Farmland, Unique Farmland, or Farmland of Statewide Importance* or land under the Williamson Act contracts occurs in the Project area. Therefore, no land conversion from Farmland would occur for the Project. Immediate surrounding land uses include residential, park and recreation, and public and semi-public facilities. The proposed site is planned for development and as such, the proposed Project does not have the potential to result in the conversion of Farmland to non-agricultural uses or forestland uses to non-forestland. There is *no impact*.

Mitigation Measures: None are required.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project site is not zoned for agriculture nor is the site covered by a Williamson Act contract; no impacts would occur. The Project is not zoned for forestland and does not propose any zone changes related to forest or timberland. There is *no impact*.

Mitigation Measures: None are required.

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

No Impact. The Project is not zoned for forestland and does not propose any zone changes related to forest or timberland. There is *no impact*.

Mitigation Measures: None are required.

¹California Department of Conservation, California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFE/> Accessed October 2019.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. No conversion of forestland, as defined under Public Resource Code or General Code, as referenced above, would occur as a result of the Project. There is *no impact*.

Mitigation Measures: None are required.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. No land conversion from Farmland would occur for the Project. Immediate surrounding land uses include residential, park and recreational, and public and semi-public facilities. The proposed Project site is planned for residential development and as such, does not have the potential to result in the conversion of Farmland to non-agricultural uses or forestland uses to non-forestland. There is *no impact*.

Mitigation Measures: None are required.

III. AIR QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors or adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES

a. Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. The San Joaquin Valley Air Basin (SJVAB) is designated nonattainment of state and federal health-based air quality standards for ozone and PM_{2.5}. The SJVAB is designated nonattainment of state PM₁₀. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple air quality attainment plan (AQAP) documents, including:

- Extreme Ozone Attainment Demonstration Plan (EOADP) for attainment of the 1-hour ozone standard (2004);
- 2007 Ozone Plan for attainment of the 8-hour ozone standard;
- 2007 PM₁₀ Maintenance Plan and Request for Redesignation; and
- 2008 PM_{2.5} Plan.

Because of the region’s non-attainment status for ozone, PM_{2.5}, and PM₁₀, if the project-generated emissions of either of the ozone precursor pollutants (ROG or NO_x), PM₁₀, or PM_{2.5} were to exceed the SJVAPCD’s significance thresholds, then the project uses would be considered to conflict with the

attainment plans. In addition, if the project uses were to result in a change in land use and corresponding increases in vehicle miles traveled, they may result in an increase in vehicle miles traveled that is unaccounted for in regional emissions inventories contained in regional air quality control plans.

As discussed in Impact c), below, predicted construction and operational emissions would not exceed the SJVAPCD's significance thresholds for ROG, NO_x, PM₁₀, and PM_{2.5}. As a result, the Project uses would not conflict with emissions inventories contained in regional air quality attainment plans and would not result in a significant contribution to the region's air quality non-attainment status. Additionally, the Project would comply with all applicable rules and regulations. Therefore, this impact is *less than significant*.

Mitigation Measures: None are required.

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

Less than Significant Impact. Because ozone is a regional pollutant², the pollutants of concern for localized impacts are CO and fugitive PM₁₀ dust from construction. Ozone and PM₁₀ exhaust impacts are addressed under Impact c), below. The proposed Project would not result in localized CO hotspots or PM₁₀ impacts, as discussed below. Therefore, the proposed Project would not violate an air quality standard or contribute to a violation of an air quality standard in the Project area.

Localized PM₁₀

Localized PM₁₀ would be generated by proposed Project construction activities, which would include earth-disturbing activities. The SJVAPCD indicates that all control measures in Regulation VIII are required for all construction sites by regulation. The SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) lists additional measures that may be required of very large projects or projects close to sensitive receptors.³ If all appropriate "enhanced control measures" in the GAMAQI are not implemented for very large projects or those close to sensitive receptors, then construction impacts would be considered significant (unless the Lead Agency provides a satisfactory detailed explanation as to why a specific measure is unnecessary). The GAMAQI also lists additional control measures (Optional Measures) that may be implemented if further emission reductions are deemed necessary by the Lead

² San Joaquin Valley Air Pollution Control District. Air Quality Plans. Ozone Plans, 8-hour ozone standard. https://www.valleyair.org/Air_Quality_Plans/Ozone_Plans.htm. Accessed October 2019.

³ San Joaquin Valley Air Pollution Control District. Guidance for Assessing and Mitigating Air Quality Impacts. March 19, 2015. http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf. Accessed October 2019.

Agency. The SJVAPCD's Regulation VIII (Fugitive PM₁₀ Prohibitions) has been updated and expanded since the GAMAQI guidance was written in 2002. Regulation VIII now includes the "enhanced control measures" contained in the GAMAQI.

The proposed Project would comply with the SJVAPCD's Regulation VIII dust control requirements during any proposed construction (including Rules 8011, 8031, 8041, and 8071). Compliance with this regulation would reduce the potential for significant localized PM₁₀ impacts to *less than significant* levels.

CO Hotspot

Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. The SJVAPCD provides screening criteria to determine when to quantify local CO concentrations based on impacts to the level of service (LOS) of roadways in the Project vicinity.

As further discussed in the Transportation/Traffic checklist evaluation, the Project would substantially contribute to additional traffic that would reduce the level of service on local roadways. Therefore, the Project would not significantly contribute to an exceedance that would exceed state or federal CO standards. Impacts are considered *less than significant*.

Mitigation Measures: None are required.

c. Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. The nonattainment pollutants for the SJVAPCD are ozone, PM₁₀ and PM_{2.5}. Therefore, the pollutants of concern for this impact are ozone precursors, regional PM₁₀, and PM_{2.5}. 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.

The annual significance thresholds to be used for the Project for construction and operational emissions are as follows⁴:

- 10 tons per year NO_x;
- 10 tons per year ROG/VOC;

⁴ San Joaquin Valley Air Pollution Control District. March 19, 2015. Guide for Assessing and Mitigating Air Quality Impacts. http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf. Page 80. Accessed October 2019.

- 15 tons per year PM₁₀; and
- 15 tons per year PM_{2.5}.

The estimated annual operational emissions are shown below. The California Emissions Estimator (CalEEMod), Version 2016.3.2, was used to estimate construction and operational (vehicle trips) emissions resulting from the development of up to 60 multi-family residential units. The CalEEMod standard defaults were applied for the emissions estimates except for the following:

- Land use was changed to accommodate 60 residential units;
- Demolition construction phase was removed as the existing buildings will remain and the rest of the Project site is open land;
- Reduce construction vehicle speed to less than 15 miles per hour per SJVAPCD Rule 8021;
- No wood burning fireplaces per SJVAPCD Rule 4901.

The modeling results are provided in Table 1 and the CalEEMod output files are provided in Appendix A.

Table 1
Proposed Project Construction and Operation Emissions

	VOC/ROG (Tons/Year)	NOx (Tons/Year)	PM ₁₀ (Tons/Year)	PM _{2.5} (Tons/Year)	Total CO ₂ (MT/Year)
Maximum annual construction emissions 2019-2020	0.8329	2.3265	0.1747	0.1345	325.4570
Annual Operational Emissions	0.4404	1.4573	0.3888	0.1145	671.8026
Annual Threshold of Significance	10	10	15	15	--
Significant?	No	No	No	No	--

Source: CalEEMod results (Appendix A). Crawford & Bowen Planning (2019)

As demonstrated in Table 1, any impacts would be considered *less than significant*.

Mitigation Measures: None are required.

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

Less than Significant Impact. The proposed Project would not expose sensitive receptors to substantial concentrations of localized PM₁₀, carbon monoxide, diesel particulate matter, or hazardous pollutants, naturally occurring asbestos, or valley fever, as discussed below.

Localized PM₁₀

As shown in Response III-b, above, the Project would not generate a significant impact for construction-generated, localized PM₁₀. Therefore, the Project would not expose sensitive receptors to unhealthy levels of PM₁₀.

PM Hotspot

A PM_{2.5} and PM₁₀ Hotspot Analysis is not required for the Project because it is not a Project of Air Quality Concern (POAQC).

Carbon Monoxide Hotspot

As shown in Impact b), above, the Project would not generate a CO hotspot. The 1-hour and 8-hour CO standard are 20 ppm and 9 ppm, respectively. Therefore, the Project would not expose sensitive receptors to unhealthy levels of CO.

Naturally Occurring Asbestos

The Department of Conservation, Division of Mines and Geology published a guide entitled A General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, for generally identifying areas that are likely to contain naturally occurring asbestos. The guide includes a map of areas where formations containing naturally occurring asbestos in California are likely to occur. Foothill areas within Tulare County are identified as areas with ultramafic rocks. As demonstrated in the Location Guide, the proposed Project site is not located within an area that could contain naturally occurring asbestos.⁵ For this reason, the Project is not anticipated to expose workers or nearby receptors to naturally occurring asbestos.

Odors

If the proposed Project were to result in a sensitive odor receptor being located in the vicinity of an undesirable odor generator, the impact would be considered significant. The SJVAPCD regulates odor sources through its nuisance rule, Rule 4102, but has no quantitative standards for odors. The SJVAPCD presents a list of project screening trigger levels for potential odor sources in its GAMAQI, which is displayed in Table 2. If the project were to result in sensitive receptors being located closer to an odor generator in the list in Table 2 than the recommended distances, a more detailed analysis including a review of SJVAPCD odor complaint records is recommended.

⁵ California Department of Conservation. Open-File Report 2000-19. August 2000. A General Location Guide for Ultramafic Rocks in California – Areas More Likely To Contain Naturally Occurring Asbestos. [file:///C:/Users/Emily%20Bowen/Downloads/ofr_2000-019%20\(1\).pdf](file:///C:/Users/Emily%20Bowen/Downloads/ofr_2000-019%20(1).pdf). Accessed October 2019.

Table 2
Screening Levels for Potential Odor Sources⁶

Odor Generator	Distance (Miles)
Wastewater Treatment Facilities	2
Sanitary Landfill	1
Transfer Station	1
Composting Facility	1
Petroleum Refinery	2
Asphalt Batch Plant	1
Chemical Manufacturing	1
Fiberglass Manufacturing	1
Painting/Coating Operations (e.g., auto body shop)	1
Food Processing Facility	1
Feed Lot/Dairy	1
Rendering Plant	1

Significant odor problems are defined as:

- More than one confirmed complaint per year averaged over a three-year period; or
- Three unconfirmed complaints per year averaged over a three-year period.

The proposed Project would allow for a change in land use designation and zoning to develop multi-family units within the Project area. These land uses are not considered sources of objectionable odors. Therefore, objectionable odors are not expected to be a significant concern during either proposed Project construction related or operational emissions. As such, any impacts would be considered *less than significant*.

Mitigation Measures: None are required.

⁶ San Joaquin Valley Air Pollution Control District. Current District Rules and Regulations. <http://www.valleyair.org/rules/1ruleslist.htm#reg8>. Accessed October 2019.

IV. BIOLOGICAL RESOURCES

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

RESPONSES

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than Significant Impact.

Less than Significant Impact with Mitigation. The City of Lindsay’s General Plan states that there are no rare or endangered species of plants located within the urban area. Additionally, there are no known species of rare or endangered wildlife known to inhabit the Lindsay planning area. Tulare County is considered to be a portion of the larger regional habitat of the San Joaquin Kit Fox, a species whose habitat extends along the Sierra Nevada foothills and down to the Coast.⁷ According to the Tulare County Planning Department, kit foxes have been observed foraging in orange groves west of Lindsay City Limits many years previous. However, it is not known if any recent sightings have been documented.

The potential for San Joaquin Kit Fox occurrence in the proposed Project area is considered to be quite low and the fact that the open land portions of the Project are surrounded by a chain-link fence precludes the ability of the San Joaquin Kit Fox to be on-site.

Common species of birds likely to be found within the urban planning area include morning dove, sparrow, meadowlark, blackbird, robin and jay. Potential for endangered or threatened bird species

⁷ Lindsay General Plan, 1989. Biological Resources, page 14.

within the Project area is unlikely. However, in the event that avian species are nesting within or adjacent to the proposed Project area at the time of construction, construction activities could result in nest abandonment and/or direct mortality to individual birds. Project activities that injure or kill native birds or lead to nest abandonment would violate the California Fish and Game Code. As such, implementation of BIO-1 through BIO-6 will ensure that potential impacts would remain *less than significant*.

Mitigation Measures:

- BIO-1:** *Avoidance.* If feasible, Project construction will occur outside of the avian nesting season, typically defined as February 1st through August 31st. If construction takes place entirely outside of the nesting season, impacts to nesting tricolored blackbirds will be absent and no other action is necessary.
- BIO-2:** *Pre-construction Surveys.* If Project construction must occur during the nesting season, a pre-construction survey shall be conducted by a qualified biologist for nesting tricolored blackbirds within 15 days of the onset of construction. All suitable habitats of the BSA will be covered during this survey.
- BIO-3:** *Establish Buffers.* If active nests are identified within or near construction zones, an appropriate construction-free buffer will be established around the nests (as determined by a qualified biologist) and maintained until the nesting season is over, or until the biologist determines the nests are no longer active.
- BIO-4:** *Avoidance.* In order to avoid impacts to nesting birds, Project construction will take place between September 1 and January 31, outside of the typical avian nesting season.
- BIO-5:** *Pre-construction Surveys.* If Project construction must occur between February 1 and August 31, a qualified biologist will conduct pre-construction surveys for active bird nests within 15 days of the onset of these activities.
- BIO-6:** *Establish Buffers.* Should any active nests be discovered in or near proposed construction zones, the biologist will identify a suitable construction-free buffer around the nest. This buffer will be identified on the ground with flagging or fencing, and will be maintained until the biologist has determined that the young have fledged.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than Significant Impact. There is no riparian habitat or other sensitive natural community on site or adjacent to the Project. As such, any impacts would be *less than significant*.

Mitigation Measures: None are required.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less than Significant Impact. According to the National Wetlands Inventory⁸, no wetlands occur in or near the Project site. Impacts would be *less than significant*.

Mitigation Measures: None are required.

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

Less than Significant Impact. The proposed Project area consists of an actively maintained vacant field, a corrugated steel structure next to a concrete pad, and four existing multi-family homes. The Project site is zoned for development and any impacts to native species movement would be *less than significant*.

Mitigation Measures: None are required.

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

⁸ US Department of Fish and Wildlife. National Wetlands Inventory. <https://www.fws.gov/wetlands/data/Mapper.html>. Accessed October 2019.

Less than Significant Impact. All areas of the Project site have been previously graded and very little vegetation, including trees, are in the vicinity. The proposed Project would not conflict with any of the adopted policies and any impacts would be considered *less than significant*.

Mitigation Measures: None are required.

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

Less than Significant Impact. The proposed Project would not conflict with any adopted Habitat Conservation or any Natural Community Conservation Plans. As such, any impacts would be *less than significant*.

Mitigation Measures: None are required.

V. CULTURAL RESOURCES

Would the project:

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

RESPONSES

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Less than Significant Impact with Mitigation. The records search conducted at the SSJVIC (Appendix B) indicated that there are no recorded cultural resources within the Project area and two resources are recorded within a ½ radius, one being the Butterfield State Route which is California State Historic Landmark #471. It is unknown if any other resources exist. There are no recorded cultural resources within the Project area or within ½ mile that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, or the California Inventory of Historic Resources.

Subsurface construction activities associated with the proposed Project could potentially damage or destroy previously undiscovered historic resources. This is considered a potentially significant impact; however, implementation of Mitigation Measure CUL-1 will ensure that significant impacts remain *less than significant with mitigation incorporation*.

CUL-1 The following measures shall be implemented:

- Before initiation of construction or ground-disturbing activities associated with the Project, the developer shall require all construction personnel to be alerted to the

possibility of buried cultural resources, including historic, archeological and paleontological resources;

- The general contractor and its supervisory staff shall be responsible for monitoring the construction Project for disturbance of cultural resources; and
- If a potentially significant historical, archaeological, or paleontological resource, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains or trash deposits are encountered during subsurface construction activities (i.e., trenching, grading), all construction activities within a 100-foot radius of the identified potential resource shall cease until a qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) forms. The archaeologist shall determine whether the item requires further study. If, after the qualified archaeologist conducts appropriate technical analyses, the item is determined to be significant under California Environmental Quality Act, the archaeologist shall recommend feasible mitigation measures, which may include avoidance, preservation in place or other appropriate measure, as outlined in Public Resources Code section 21083.2. The City of Lindsay shall implement said measures.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than Significant Impact with Mitigation. The possibility exists that subsurface construction activities may encounter undiscovered archaeological resources. This would be a potentially significant impact. Implementation of Mitigation Measure CUL-1 would require inadvertently discovery practices to be implemented should previously undiscovered archeological resources be located. As such, impacts to undiscovered archeological resources would be *less than significant with mitigation incorporation*.

c. Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact with Mitigation. There are no unique geological features or known fossil-bearing sediments in the vicinity of the proposed Project site. However, there remains the possibility for previously unknown, buried paleontological resources or unique geological sites to be uncovered during subsurface construction activities. Therefore, this would be a potentially significant impact. Mitigation is proposed requiring standard inadvertent discovery procedures to be implemented to reduce this impact to a level of *less than significant with mitigation incorporation*.

CUL-2

The developer shall incorporate into the construction contract(s) a provision that in the event a fossil or fossil formations are discovered during any subsurface construction activities for the proposed Project (i.e., trenching, grading), all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at the City of Lindsay, who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the City shall implement those measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code section 21083.2.

VI. ENERGY

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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- a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

RESPONSES

- a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The proposed Project consists of approximately 4.3 acres, 0.77 acres of which are previously developed with multi-family units. The change of land use and zone designation to the remaining 3.5 acres would allow for the future development of multi-family residential units and the associated improvements. The Project would introduce energy usage on a site that is currently demanding minimal energy. By comparison, at buildout, the Project would consume large amounts of energy in both the short-term during Project construction and in the long-term during Project operation.

During construction, the Project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Title 24 Building Energy Efficiency Standards provide guidance on construction techniques to maximize energy conservation and it is expected that contractors and owners have a strong financial incentive to use recycled materials and products originating from nearby sources in order to reduce materials costs. As such, it is anticipated that materials used in construction and construction vehicle fuel energy would not involve the wasteful, inefficient, or unnecessary consumption of energy.

Operational Project energy consumption would occur for multiple purposes, including but not limited to, building heating and cooling, refrigeration, lighting and electronics. Operational energy would also

be consumed during each vehicle trip associated with the proposed use. CalEEMod was utilized to generate the estimated energy demand of the proposed Project, and the results are provided in Table 3 and in Appendix A.

Land Use	Electricity Use in kWh/year	Natural Gas Use in kBTU/year
Condo/Townhouse	330,484	1,077,930

The proposed Project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of Title 24 standards significantly increases energy savings, and it is generally assumed that compliance with Title 24 ensures projects will not result in the inefficient, wasteful, or unnecessary consumption of energy.

As discussed in Impact XVII – Transportation/Traffic, the proposed Project at full buildout would generate approximately 349 daily vehicle trips. The length of these trips and the individual vehicle fuel efficiencies are not known; therefore, the resulting energy consumption cannot be accurately calculated. Adopted federal vehicle fuel standards have continually improved since their original adoption in 1975 and assists in avoiding the inefficient, wasteful, and unnecessary use of energy by vehicles.

As discussed previously, the proposed Project would be required to implement and be consistent with existing energy design standards at the local and state level. The Project would be subject to energy conservation requirements in the California Energy Code and CALGreen. Adherence to state code requirements would ensure that the Project would not result in wasteful and inefficient use of non-renewable resources due to building operation.

Therefore, any impacts are *less than significant*.

Mitigation Measures: None are required.

VII. GEOLOGY AND SOILS

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii. Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

iii. Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

iv. Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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creating substantial risks to life or property?

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

RESPONSES

a-i. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The proposed Project site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. There are no known active faults in Tulare County. Since no known surface expression of active faults is believed to cross the site, fault rupture through the site is not anticipated. *No impacts* would occur.

Mitigation Measures: None are required.

a-ii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Less than Significant Impact. The California Geological Survey maintains a web-based computer model that estimates probabilistic seismic ground motions for any location with California. The computer model estimates the “Design Basis Earthquake” ground motion, which is defined as the peak ground acceleration with a 10-percent chance of exceedance in 50 years (475-year return period). For an alluvium soil type, the Project site’s estimated peak ground acceleration is approximately 0.22g.

Project related building construction will conform to the latest standards for seismic design as adopted by the Uniform Building Code. Therefore, the impact is *less than significant*.

Mitigation Measures: None are required.

a-iii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Less than Significant Impact. See Response a-ii. The Project's Valley location has a low risk of liquefaction. No Subsidence prone soils or oil or gas production is involved with the proposed Project. Therefore, the impact is *less than significant*.

Mitigation Measures: None are required.

a-iv. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Less than Significant Impact. The Project site is located on relatively flat topography and is not located adjacent to any steep slopes or areas that would otherwise be subject to landslides. Therefore, the impact is *less than significant*.

Mitigation Measures: None are required.

b. Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. According to the Lindsay General Plan, the City of Lindsay sits on top of three integrations of alluvial fans and streams, which drain from the Sierra Nevada mountain range. ⁹The soils found in Lindsay are variable; most consist of permeable and fertile alluvium with clay subsoil and hardpan. Exeter loam and Honcut loam, are similar to the alluvium except they have a hardpan layer. These soils have excellent drainage and are generally well suited to urban development. The Project site has a primarily flat topography, is in an established urban area and does not include any Project features that would result in soil erosion or loss of topsoil. Therefore, the impact is *less than significant*.

⁹ Lindsay General Plan, 1989. Land Resources, page 12.

Mitigation Measures: None are required.

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

No Impact. The City of Lindsay sits on top of alluvial fans and streams, including Cross Creek, Cottonwood Creek and Lewis Creek. The soil in the proposed Project area is characterized as moderately deep, well-drained, loam underlain by clay and hardpan. Adjacent to the eastern edge of the City Limits lie foothills which are known to experience dip slopes and fracturing. This area is at moderate risk for landslides, but is nowhere near the vicinity of the Project site, which is in western Lindsay. See also Response a-ii. There is *no impact*.

Mitigation Measures: None are required.

- d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?

Less than Significant Impact. See Responses (c) and (a-ii). The impact is *less than significant*.

Mitigation Measures: None are required.

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The project will tie into the City's existing wastewater system and will not require installation of a septic tank or alternate wastewater disposal system. There is *no impact*.

Mitigation Measures: None are required.

- f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. As identified in the cultural evaluation performed for the project site, there are no known paleontological resources on or near the site (See Section V. for more details).

Mitigation measures have been added that will protect unknown (buried) resources during construction, including paleontological resources. There are no unique geological features on site or in the area. Therefore, there is a *less than significant impact*.

Mitigation Measures: None are required.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

RESPONSES

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Greenhouse gas emissions would generate from long-term area and mobile sources as well as indirectly from energy consumption. Mobile sources would include residential vehicle trips and area source emissions would result from consumption of natural gas and electricity. As discussed above, projects implementing BPS would not require quantification of specific greenhouse gas emissions and such projects would be determined to have a less than significant individual and cumulative impact for greenhouse gas emissions; however, GHG gas emissions are also quantified and provided in Table 1. As such, the proposed Project’s greenhouse gas emissions would not be considered a significant impact if the Project would implement BPS strategies, in accordance with SJVAPCD recommendations. Exact project feature details are not yet available, therefore, the implementation of **GHG-1** would ensure that any impacts remain *less than significant*.

Mitigation Measures

GHG-1: The project developer shall demonstrate compliance with the applicable BPS strategies to the Planning Division prior to the issuance of a building permit. The following PBS strategies are considered to be applicable, feasible, and effective in reducing greenhouse gas emissions generated by the project:

- The project developer shall provide a pedestrian access network that internally links all residential units and connects to the existing surrounding external streets and pedestrian facilities.

- The project developer shall ensure site design and building placement minimize barriers to pedestrian access and interconnectivity. Physical barriers such as wells, berms, landscaping, and slopes between residential uses that impede bicycle or pedestrian circulation shall be eliminated. In addition, barriers to pedestrian access of neighboring facilities and sites shall be minimized.
- Any transit stops associated with the project shall be provided with safe and convenient bicycle/pedestrian access and provide essential transit stop improvements (i.e., shelters, route information, benches, and lighting).
- The project developer shall install energy efficient roofing materials.
- The project developer shall plant trees to provide shade.
- The project developer shall install only natural gas or electric stoves in residences. The project developer shall install energy efficient heating and cooling systems, appliances and equipment, and control systems.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant. As discussed above, the SJVAPCD adopted guidance that relies on the use of BPS strategies to assess significance of project-specific greenhouse gas emissions impacts. Project implementing BPS strategies in accordance with SJVAPCD's guidance would be determined to have a less than significant impact on greenhouse gas emissions and would not require project specific quantification of greenhouse gas emissions. With implementation of GHG-1, the proposed Project would implement BPS strategies as discussed in the SJVAPCD's Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA. Therefore, the proposed Project would not conflict with policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Any impacts would be *less than significant*.

Mitigation Measures: None are required.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

response plan or emergency evacuation plan?

- g. Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?

RESPONSES

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The proposed Project consists of the change of land use and zone designation to allow for the future development of multi-family residential units on 3.5 acres of land. Proposed Project construction activities may involve the use and transport of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. In addition, the Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit program through the submission and implementation of a Stormwater Pollution Prevention Plan during construction activities to prevent contaminated runoff from leaving the project site. Therefore, no significant impacts would occur during construction activities.

The operational phase of the proposed Project would occur after construction is completed and residents move in to occupy the structures on a day-to-day basis. The proposed Project includes land uses that are considered compatible with the surrounding uses. None of these land uses routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common residential grade hazardous materials such as household and commercial cleaners, paint, etc. The proposed Project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, nor would a significant hazard to the public or to the environment through the reasonably foreseeable upset and accidental conditions involving the likely release of hazardous materials into the environment occur. Therefore, the proposed Project will not create a significant hazard to the public or the environment and any impacts would be *less than significant*.

Mitigation Measures: None are required.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact. See Response a. above. Any accumulated hazardous construction or operational wastes will be collected and transported away from the site in compliance with all federal, state and local regulations. Any impacts would be *less than significant*.

Mitigation Measures: None are required.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Jefferson Elementary School is within a quarter of a mile south of the proposed Project site. As the proposed Project includes a land use designation change and zone change for the development of multi-family residences, it is not reasonably foreseeable that the proposed Project will cause a significant impact by emitting hazardous waste or bringing hazardous materials within one-quarter mile of an existing or proposed school. Residential land uses do not generate, store, or dispose of significant quantities of hazardous materials. Such uses also do not normally involve dangerous activities that could expose persons onsite or in the surrounding areas to large quantities of hazardous materials. See also Responses a. and b. regarding hazardous material handling. The impact is *less than significant*.

Mitigation Measures: None are required.

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

No Impact. The proposed Project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Geotracker and DTSC Envirostor databases – accessed in October 2019). The nearest Department of Toxic Substances Control listed site is the American Can Company site on North Mount Vernon Avenue, located approximately 0.3-miles northwest of the proposed Project site. There are no hazardous materials sites that impact the Project. As such, *no impacts* would occur that would create a significant hazard to the public or the environment.

Mitigation Measures: None are required.

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

No Impact. The proposed Project site is approximately 3.7 miles southeast of the Exeter Airport. Land use controls for this area are provided by the Tulare County General Plan and Zoning Ordinance, Part 77.21 and the Tulare County Comprehensive Airport Land Use Plan, 2012. The Project site is outside the height and safety restriction zones imposed by these plans. There is *no impact*.

Mitigation Measures: None are required.

- f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The Project will not interfere with any adopted emergency response or evacuation plan. There is *no impact*.

Mitigation Measures: None are required.

- g. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. There are no wildlands on or near the Project site. There is *no impact*.

Mitigation Measures: None are required.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RESPONSES

- a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. The State Water Resources Control Board requires any new construction project over an acre to complete a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP involves site planning and scheduling, limiting disturbed soil areas, and determining best management practices to minimize the risk of pollution and sediments being discharged from construction sites. Implementation of the SWPPP will minimize the potential for impacts associated with erosion or siltation onsite or offsite.

The proposed Project will result in wastewater from residential units that will be discharged into the City’s existing wastewater treatment system. The wastewater will be typical of other urban/residential developments consisting of bathrooms, kitchen drains and other similar features. The project will not discharge any unusual or atypical wastewater. At site buildout the Project will be developed with multi-family homes instead of single-family homes. However, the number of allowable multi-family units will be reflective of the City’s anticipated water usage for that designated area. Therefore, the proposed Project will not result in additional production of wastewater that was not already accounted for in the City’s infrastructure planning documents.

Additionally, there will be no discharge to any surface or groundwater source. As such, the proposed Project will not violate any water quality standards and will not impact waste discharge requirements. The impact will be *less than significant*.

Mitigation Measures: None are required.

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

The City of Lindsay (and proposed Project site) is located the Tulare Lake Basin, an area significantly affected by overdraft. The Department of Water Resources (DWR) has estimated the groundwater by hydrologic region and for the Tulare Lake Basin; the total overdraft is estimated at 820,000 acre-feet per year, the greatest overdraft projected in the state, and 56 percent of the statewide total overdraft (Tulare County General Plan, 2012). The proposed project will connect to the City's water system, which is served by a mix of both ground and surface water.

The site is currently mostly vacant land, with minimal current water use from the existing multi-family homes. Project demands for groundwater resources in connection with the proposed Project would not substantially deplete groundwater supplies and/or otherwise interfere with groundwater recharge efforts being implemented by the City of Lindsay. The site has been planned and designated for urban development and while the change in designation from low density residential to medium density residential would slightly increase the water demand, all potential development 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. As such, there is *a less than significant impact* to this impact area.

Mitigation Measures: None are required.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
- i. result in substantial erosion or siltation on- or offsite;
 - ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

iv. impede or redirect flood flows?

Less than Significant Impact. The site is mostly vacant ground, with a corrugated steel roofed structure and mutli-family homes on either side of Burem Lane. The site will be designed so that storm water is collected and deposited in the City’s existing storm drain basins, which have adequate capacity. The storm water collection system design will be subject to review and approval by the City Services Department. Storm water during construction will be managed as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP is retained on-site during construction.

Impacts regarding the alteration of drainage patterns to increase runoff that will potentially induce flooding have been discussed in the impact analysis for Response IX-c. Storm water during construction will be managed as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP is retained on-site during construction. All other on-site drainage will be collected and deposited in the City’s storm drain system.

Implementation of the proposed Project will not require expansion of the City’s existing stormwater system (other than onsite collection system), nor will it result in additional sources of polluted runoff. The Project would not otherwise degrade water quality and therefore the impact is *less than significant*.

Mitigation Measures: None are required.

d. In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact. The Project site is not within a 100-year or 500-year flood zone, as discussed on page 13 of the General Plan. The site will be designed for adequate storm drainage.

There are no inland water bodies that could be potentially susceptible to a seiche in the Project vicinity. This precludes the possibility of a seiche inundating the Project site. The Project site is more than 100 miles from the Pacific Ocean, a condition that precludes the possibility of inundation by tsunami. There are no steep slopes that would be susceptible to a mudflow in the Project vicinity, nor are there any volcanically active features that could produce a mudflow in the City of Lindsay. This precludes the possibility of a mudflow inundating the Project site.

As such, impacts related to exposure of people or structures to a risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam would be *less than significant*.

Mitigation Measures: None are required.

XI. LAND USE AND PLANNING

Would the project:

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

RESPONSES

a. Physically divide an established community?

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The proposed Project is located along the western edge of the City of Lindsay, in an area of primarily suburban residential and public land uses. The majority of the proposed Project site is vacant but has a residential land use designation and zone. As a part of the Project, the Land Use Map of the Lindsay General Plan would be amended to change the land use designation of the parcels to medium density residential and the zone would be changed to RM-3 (multi-family residential), which would be consistent with the General Plan land use designation. The RM-3 zone on 3.5 acres of land would allow for the development of up to 60 multi-family units at full buildout. The construction and operation of the Project would not divide an established community.

The Project has no characteristics that would physically divide the City of Lindsay. Access to the existing surrounding areas will be improved. Upon approval of the land use change and zone change, the Project

will be subject to strict adherence to the Development Policies and Standards for Medium- and High-Density Areas, as outlined by the City of Lindsay General Plan.¹⁰

The proposed project is located in an area that is planned for intense residential development, and is located within and near existing communities.

The proposed project will be constructed in an area planned for residential development where existing infrastructure is available, including an elementary school, neighborhood commercial shopping centers and a recreational park, all within 0.5 miles.

It is determined that the proposed project is consistent with respective general plan objectives and policies and will not significantly conflict with applicable land use plans, policies or regulations of the City of Lindsay.

No impacts would occur as a result of this Project.

Mitigation Measures: None are required.

¹⁰ Lindsay General Plan, 1989. Housing Element, page 56.

XII. MINERAL RESOURCES

Would the project:

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

RESPONSES

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. There are no known mineral resources or mineral resource recovery sites on or adjacent to the project site. Soil disturbance for the proposed Project would be limited site ground work such as grading, foundations, and installation of infrastructure. Therefore, there is *no impact*.

Mitigation Measures: None are required.

XIII. NOISE

Would the project:

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

RESPONSES

- a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact With Mitigation. According to the City’s General Plan EIR, the major noise sources in Lindsay are related to roadways and vehicle traffic. ¹¹The most significant source of noise located near the Project site would be SR 65. This dominant transportation route is less than a quarter of a mile west of the Project site and is described as producing noise levels of around 75 db. Other noise

¹¹ Lindsay General Plan, Draft EIR, 1989. The Noise Environment, page 91.

sources would include traffic on nearby residential roads, as well as noise associated with Jefferson Elementary School and the surrounding residences.

Noise from the proposed Project will be similar to existing conditions and will generally include noise from vehicles, air conditioner units and other similar equipment. Because of its location near a heavily used highway, it is not expected that the proposed Project will result in a discernable increase in noise to surrounding land uses.

Proposed Project construction related activities will involve temporary noise sources. Typical construction related equipment include graders, trenchers, small tractors and excavators. During the proposed Project construction, noise from construction related activities will contribute to the noise environment in the immediate vicinity. Activities involved in construction will generate maximum noise levels, as indicated in Table 4, ranging from 79 to 91 dBA at a distance of 50 feet, without feasible noise control (e.g., mufflers) and ranging from 75 to 80 dBA at a distance of 50 feet, with feasible noise controls.

Table 4
Typical Construction Noise Levels

Type of Equipment	dBA at 50 ft	
	Without Feasible Noise Control	With Feasible Noise Control
Dozer or Tractor	80	75
Excavator	88	80
Scraper	88	80
Front End Loader	79	75
Backhoe	85	75
Grader	85	75
Truck	91	75

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.

Typical outdoor sources of perceptible ground borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. Construction vibrations can be transient, random, or continuous. Construction associated with the proposed Project includes the construction of residences and roadways.

The approximate threshold of vibration perception is 65 VdB, while 85 VdB is the vibration acceptable only if there are an infrequent number of events per day. Table 5 describes the typical construction equipment vibration levels.

Table 5
Typical Construction Vibration Levels

Equipment	VdB at 25 ft
Small Bulldozer	58
Jackhammer	79

Vibration from construction activities will be temporary and not exceed the FTA threshold for the nearest residences which are located approximately 50 feet from the development.

Although impacts are considered less than significant, implementation of Mitigation Measure NO-1 through NO-4 will ensure that impacts remain *less than significant with mitigation incorporation*.

NO-1 During the construction period, delivery trucks serving the Project shall be limited to between 6:00 A.M. and 9:00 P.M. Monday through Friday and between 7:00 A.M. and 5:00 PM on Saturday or Sunday to avoid noise-sensitive hours of the day.

NO-2 Construction activities shall be limited to between 6:00 A.M. and 9:00 P.M. Monday through Friday and between 7:00 A.M. and 5:00 PM on Saturday or Sunday to avoid noise-sensitive hours of the day. Construction activities shall be prohibited on holidays (President’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Day after Thanksgiving, Christmas Day, and New Year’s Day).

NO-3 The construction contract shall require the construction contractor to ensure that construction equipment noise is minimized by muffling and shielding intakes and exhaust on construction equipment (in accordance with the manufacturer’s specifications) and by shrouding or shielding impact tools.

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

No Impact. The Project is not located within an airport land use plan. Therefore, there is *no impact*.

Mitigation Measures: None are required.

XIV. POPULATION AND HOUSING

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

RESPONSES

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. The proposed Project would include the construction of up to 60 multi-family residences and internal access roads, pending approval of the previously mentioned land use designation and zoning changes. According to the Tulare County Regional Housing Needs Assessment (RHNA), the City of Lindsay needs a total 692 net new housing units between 1/1/2014 and 9/30/23.¹² Project implementation will result in a projected increase of approximately 237 residents, based on the 3.95 persons per household rate for the City of Lindsay.¹³ As the proposed Project would assist the City in reaching its RHNA goal, any impacts are *less than significant*.

Mitigation Measures: None are required.

¹² Tulare County Associated of Governments. Final Regional Housing Needs Plan for Tulare County 2014-2023. May 2014. <https://www.tularecog.org/wp-content/uploads/2015/07/Final-Regional-Housing-Needs-Plan-for-Tulare-County-2014-2023.pdf>. Accessed October 2019.

¹³ State of California Department of Finance. E-5 Population and Housing Estimates for Cities, Counties, and the State: 2010-2019 with 2010 Census Benchmark. Cities and Counties 2019. <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>. Accessed October 2019.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less than Significant. The 0.77 acres on either side of Burem Lane are previously developed with residential structures. These homes will remain. The remainder of 3.5 acres of land, which is primarily vacant, will be developed into up to 60 multi-family residences. The Project will not displace any housing and therefore there is *less than significant*.

Mitigation Measures: None are required.

XV. PUBLIC SERVICES

Would the project:

		Less than Significant		
Potentially Significant Impact		With Mitigation Incorporation	Less than Significant Impact	No Impact

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

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES

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

Fire protection?

Less than Significant Impact. The proposed Project site will continue to be served by the City of Lindsay’s combined police/fire facility, located approximately 0.7 miles east of the site at 185 North Gale Hill Avenue. The Project developer would be required to submit plans to the City Fire Department for review and approval prior to the issuance of building permits to ensure the Project would conform to

applicable building codes and would provide an on-site fire hydrant system in the event of an on-site fire. The Project may also include new internal access roads that would provide access to emergency vehicles in the event of a fire and would connect to the larger circulation system to ensure adequate provision of emergency access to the Project site. As such, any impacts would be less *than significant*.

Police Protection?

Less than Significant Impact. The proposed Project site will continue to be served by the City of Lindsay's Police Department, located at the previously mentioned combined police/fire facility. Implementation of the proposed Project would result in an increase in demand for police services; however, this increase would be minimal compared to the number of officers currently employed by the Lindsay Police Department and would not trigger the need for new or physically altered police facilities. Additionally, the proposed Project site is in an area of the City planned for residential development. No additional police personnel or equipment is anticipated. The impact is *less than significant*.

Schools?

Less than Significant Impact. The proposed Project site is located within the Lindsay Unified School District, which provides public school services to the community of Lindsay and the surrounding areas. Jefferson Elementary School is located less than a quarter of a mile south of the proposed Project site. Other elementary schools in the district include Washington Elementary, Reagan Elementary, Roosevelt Elementary, Kennedy Elementary (K-8), and Lincoln Elementary. The Project site would be served by Lindsay High School or John J. Cairns Continuation High School for upper grades. Pursuant to California Education Code Section 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of school facilities. The project developer would be required to pay such fees to reduce any impacts of new residential development of school services. Payment of the developer fees will offset the addition of school-age children within the district. As such, any impacts would be *less than significant*.

Parks?

Less than Significant Impact. The nearest City park to the proposed Project site is Olive Bowl Park, approximately 0.4 miles southeast of the Project site. Northeast of the site is the City Park, approximately 0.5 miles away. The General Plan of Lindsay states that the community level recreational sites provided by school and park sites in the City ensure recreational opportunity above the maximum level that can be applied under State Law (known as the Quimby Act). This State Law enforces 5.0 developed acres of recreational land per 1,000 residents. Developer impact fees are collected by the City to ensure compliance with the Quimby Act. As such, any impacts would remain *less than significant*.

Other public facilities?

Less than Significant Impact. The proposed Project is within the land use and growth projections identified in the City's General Plan and other infrastructure studies. As such, the Project would not result in increased demand on other public facilities such as library services that has not already been planned for. Any impacts would be *less than significant*.

Mitigation Measures: None are required.

XVI. RECREATION

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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RESPONSES

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

Less than Significant Impact. As described in Impact XV(a), the City collects developer impact fees to ensure that any impacts related to recreation remain *less than significant*.

Mitigation Measures: None are required.

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

Less than Significant Impact. The proposed Project does not include the construction of recreation facilities. *Less than significant impacts* would occur.

Mitigation Measures: None are required.

XVII. TRANSPORTATION/TRAFFIC

Would the project:

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

RESPONSES

- a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d. Result in inadequate emergency access?

Less than Significant Impact. The proposed Project consists of the change of land use and zone designation to allow for the future development of multi-family residential units on 3.5 acres of land. The Project Developer intends to construct up to 60 multi-family residential homes. Project components will likely include interior access roads, street lighting and landscaping.

According to the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 9th Edition, the proposed Project of 60 multi-family residential units are estimated to generate 349 daily vehicle trips and

31 peak PM trips; however, the project is located within ¼ mile of a grocery store, restaurants and other services which would reduce Vehicle Miles Traveled. In addition, the Project site is located within ¼ mile of an established bus transit stop.

The Project will not conflict with any congestion management programs, as none are applicable to the Project. No roadway design features associated with this proposed Project would result in an increase in hazards due to a design feature or be an incompatible use. Any impacts would be considered *less than significant*.

Mitigation Measures: None are required.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

	Less than Significant			
Potentially Significant Impact	With Mitigation Incorporation	Less than Significant Impact	No Impact	

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

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

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

RESPONSES

a-i, a-ii. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant Impact. A Tribal Cultural Resource (TCR) is defined under Public Resources Code section 21074 as a site, feature, place, cultural landscape that is geographically defined in terms of size and scope, sacred place, and object with cultural value to a California Native American tribe that are either included and that is listed or eligible for inclusion in the California Register of Historic Resources or in a local register of historical resources, or if the City of Lindsay, acting as the Lead Agency, supported by substantial evidence, chooses at its discretion to treat the resource as a TCR. As discussed above, under Section V, Cultural Resources, criteria (b) and (d), no known archeological resources, ethnographic sites or Native American remains are located on the proposed Project site. As discussed under criterion (b) implementation of Mitigation Measure CULT-1 would reduce impacts to unknown archaeological deposits, including TCRs, to a less than significant level. As discussed under criterion (d), compliance with California Health and Safety Code Section 7050.5 would reduce the likelihood of disturbing or discovering human remains, including those of Native Americans. Any impacts to TCR would be considered *less than significant*.

Mitigation Measures: No additional measures are required.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

RESPONSES

- a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact. Implementation of the proposed Project would include up to 60 multi-family residential units on the Project site. The Project site is located within the service territory of the City of Lindsay's wastewater treatment plant and the City Services Department will regularly monitor the waste discharge to meet City requirements.

As discussed in Section IX, Hydrology and Water Quality, with an increase in the area of impervious surfaces on the Project site, an increase in the amount of storm water runoff is anticipated. The site will be designed so that storm water is collected and deposited in one of the City's six existing storm drain drainage basins. The storm water collection system design will be subject to review and approval by the City Services Department. Storm water during construction will be managed as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP is retained on-site during construction. Thus, the proposed Project would have a *less than significant impact*.

Mitigation Measures: None are required.

- b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact. The Friant-Kern Canal is the primary source of water for the City of Lindsay. A secondary water supply is drawn from two wells located west of the City, which pull from subsurface aquifers and are primarily used to satisfy peak demands, low system pressures and during times when surface water is not available from the Friant-Kern Canal. Entitlements have been made available with the U.S. Bureau of Reclamation to ensure adequate supply to the City of Lindsay at all times. The City will have sufficient supply to serve the proposed Project with the proposed entitlements. As such, the proposed Project will have a *less than significant impact*.

Mitigation Measures: None are required.

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

Less Than Significant Impact. As discussed in Section XVIII(a), implementation of the proposed Project would result in wastewater being discharged to the City's existing wastewater treatment plant. There will be no need for additional wastewater treatment service. Additionally, the Project developer would be required to comply with any applicable City and WWTF regulations and would be subject to applicable development impact fees and wastewater connection charges. Therefore, with compliance to applicable standards and payment of required fees and connection charges, the Project would not result in a significant impact related to construction or expansions of existing wastewater treatment facilities.

Mitigation Measures: None are required.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. Disposal services in the City are provided by a contracted private disposal company. All solid waste is anticipated to be delivered to the county landfill near Woodville. The Project would comply with federal, state and local statutes and regulations related to solid waste.

Implementation of the proposed Project would result in an increase in solid waste disposal needs; however, this increase would be minimal. The proposed Project would result in *less than significant* impacts to solid waste and landfill facilities.

Mitigation Measures: None are required.

e. Comply with federal, state, and local statutes and regulations related to solid waste?

Less than Significant Impact. See Response d, above. The proposed Project would be required to comply with all federal, State, and local regulations related to solid waste. Furthermore, the proposed Project would be required to comply with all standards related to solid waste diversion, reduction, and recycling during project construction and operation. As such, any impacts would be *less than significant*.

Mitigation Measures: None are required.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

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

RESPONSES

- a. Substantially impair an adopted emergency response plan or emergency evacuation plan?
- b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

- d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. The proposed Project is located in an area developed with residential and commercial uses, which precludes the risk of wildfire. The area is flat in nature which would limit the risk of downslope flooding and landslides, and limit any wildfire spread.

To receive building permits, the proposed Project would be required to be in compliance with the adopted emergency response plan. As such, any wildfire risk to the project structures or people would be *less than significant*.

Mitigation Measures: None are required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

	Less than Significant		
Potentially Significant Impact	With Mitigation Incorporation	Less than Significant Impact	No Impact

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

RESPONSES

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict

the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant Impact With Mitigation. The analyses of environmental issues contained in this Initial Study indicate that the proposed Project is not expected to have substantial impact on the environment or on any resources identified in the Initial Study. Mitigation measures have been incorporated in the project design to reduce all potentially significant impacts to *less than significant*.

b. Does the project have impacts that are individually limited, but cumulatively considerable?

(“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than Significant Impact. CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the Project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. The proposed Project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc.). The impact is *less than significant*.

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

Less than Significant Impact With Mitigation. The analyses of environmental issues contained in this Initial Study indicate that the project is not expected to have substantial impact on human beings, either directly or indirectly. Mitigation measures have been incorporated in the Project design to reduce all potentially significant impacts to *less than significant*.

LIST OF PREPARERS

Crawford & Bowen Planning, Inc.

- Emily Bowen, LEED AP, Principal Environmental Planner
- Travis Crawford, AICP, Principal Environmental Planner

Persons and Agencies Consulted

City of Lindsay

- Mike Camarena, Director of City Services and Planning

California Historic Resources Information System

- Celeste Thomson, Coordinator

Appendix A

CALEEMOD RESULTS

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

Shropshire Properties Reorganization
San Joaquin Valley Unified APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	60.00	Dwelling Unit	3.75	60,000.00	190

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2021
Utility Company					
CO2 Intensity (lb/MW hr)	0	CH4 Intensity (lb/MW hr)	0	N2O Intensity (lb/MW hr)	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Energy Mitigation -

Area Mitigation -

Construction Phase -

Construction Off-road Equipment Mitigation -

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblWoodstoves	NumberCatalytic	3.75	0.00
tblWoodstoves	NumberNoncatalytic	3.75	0.00

2.0 Emissions Summary

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0346	0.3378	0.2175	3.8000e-004	0.0741	0.0181	0.0922	0.0390	0.0168	0.0558	0.0000	34.1420	34.1420	9.0800e-003	0.0000	34.3691
2020	0.8329	2.3265	2.1411	3.7400e-003	0.0443	0.1305	0.1747	0.0119	0.1226	0.1345	0.0000	325.4570	325.4570	0.0694	0.0000	327.1919
Maximum	0.8329	2.3265	2.1411	3.7400e-003	0.0741	0.1305	0.1747	0.0390	0.1226	0.1345	0.0000	325.4570	325.4570	0.0694	0.0000	327.1919

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0346	0.3378	0.2175	3.8000e-004	0.0741	0.0181	0.0922	0.0390	0.0168	0.0558	0.0000	34.1420	34.1420	9.0800e-003	0.0000	34.3690
2020	0.8329	2.3265	2.1411	3.7400e-003	0.0443	0.1305	0.1747	0.0119	0.1226	0.1345	0.0000	325.4567	325.4567	0.0694	0.0000	327.1916
Maximum	0.8329	2.3265	2.1411	3.7400e-003	0.0741	0.1305	0.1747	0.0390	0.1226	0.1345	0.0000	325.4567	325.4567	0.0694	0.0000	327.1916

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

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	11-1-2019	1-31-2020	0.6293	0.6293
2	2-1-2020	4-30-2020	0.7194	0.7194
3	5-1-2020	7-31-2020	0.7350	0.7350
4	8-1-2020	9-30-2020	0.4873	0.4873
		Highest	0.7350	0.7350

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3068	0.0276	0.4560	1.7000e-004		4.2800e-003	4.2800e-003		4.2800e-003	4.2800e-003	0.0000	26.7202	26.7202	1.2000e-003	4.8000e-004	26.8923
Energy	5.8100e-003	0.0497	0.0211	3.2000e-004		4.0200e-003	4.0200e-003		4.0200e-003	4.0200e-003	0.0000	57.5227	57.5227	1.1000e-003	1.0500e-003	57.8645
Mobile	0.1278	1.3801	1.3281	6.2600e-003	0.3748	5.7500e-003	0.3805	0.1008	5.4300e-003	0.1062	0.0000	580.7170	580.7170	0.0385	0.0000	581.6793
Waste						0.0000	0.0000		0.0000	0.0000	5.6026	0.0000	5.6026	0.3311	0.0000	13.8801
Water						0.0000	0.0000		0.0000	0.0000	1.2402	0.0000	1.2402	0.1274	3.0100e-003	5.3211
Total	0.4404	1.4573	1.8052	6.7500e-003	0.3748	0.0141	0.3888	0.1008	0.0137	0.1145	6.8428	664.9599	671.8026	0.4993	4.5400e-003	685.6373

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3068	0.0276	0.4560	1.7000e-004		4.2800e-003	4.2800e-003		4.2800e-003	4.2800e-003	0.0000	26.7202	26.7202	1.2000e-003	4.8000e-004	26.8923
Energy	5.8100e-003	0.0497	0.0211	3.2000e-004		4.0200e-003	4.0200e-003		4.0200e-003	4.0200e-003	0.0000	57.5227	57.5227	1.1000e-003	1.0500e-003	57.8645
Mobile	0.1278	1.3801	1.3281	6.2600e-003	0.3748	5.7500e-003	0.3805	0.1008	5.4300e-003	0.1062	0.0000	580.7170	580.7170	0.0385	0.0000	581.6793
Waste						0.0000	0.0000		0.0000	0.0000	5.6026	0.0000	5.6026	0.3311	0.0000	13.8801
Water						0.0000	0.0000		0.0000	0.0000	1.2402	0.0000	1.2402	0.1274	3.0100e-003	5.3211
Total	0.4404	1.4573	1.8052	6.7500e-003	0.3748	0.0141	0.3888	0.1008	0.0137	0.1145	6.8428	664.9599	671.8026	0.4993	4.5400e-003	685.6373

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

3.0 Construction Detail

Construction Phase

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/29/2019	12/5/2019	5	5	
2	Grading	Grading	12/6/2019	12/17/2019	5	8	
3	Building Construction	Building Construction	12/18/2019	11/3/2020	5	230	
4	Paving	Paving	11/4/2020	11/27/2020	5	18	
5	Architectural Coating	Architectural Coating	11/28/2020	12/23/2020	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 121,500; Residential Outdoor: 40,500; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	43.00	6.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.1 Mitigation Measures Construction

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0108	0.1139	0.0552	9.0000e-005		5.9800e-003	5.9800e-003		5.5000e-003	5.5000e-003	0.0000	8.5422	8.5422	2.7000e-003	0.0000	8.6097
Total	0.0108	0.1139	0.0552	9.0000e-005	0.0452	5.9800e-003	0.0512	0.0248	5.5000e-003	0.0303	0.0000	8.5422	8.5422	2.7000e-003	0.0000	8.6097

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.2 Site Preparation - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.4800e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3334	0.3334	1.0000e-005	0.0000	0.3337
Total	2.1000e-004	1.5000e-004	1.4800e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3334	0.3334	1.0000e-005	0.0000	0.3337

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0108	0.1139	0.0552	9.0000e-005		5.9800e-003	5.9800e-003		5.5000e-003	5.5000e-003	0.0000	8.5422	8.5422	2.7000e-003	0.0000	8.6097
Total	0.0108	0.1139	0.0552	9.0000e-005	0.0452	5.9800e-003	0.0512	0.0248	5.5000e-003	0.0303	0.0000	8.5422	8.5422	2.7000e-003	0.0000	8.6097

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.2 Site Preparation - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.4800e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3334	0.3334	1.0000e-005	0.0000	0.3337
Total	2.1000e-004	1.5000e-004	1.4800e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3334	0.3334	1.0000e-005	0.0000	0.3337

3.3 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0103	0.1134	0.0652	1.2000e-004		5.5900e-003	5.5900e-003		5.1400e-003	5.1400e-003	0.0000	10.6569	10.6569	3.3700e-003	0.0000	10.7412
Total	0.0103	0.1134	0.0652	1.2000e-004	0.0262	5.5900e-003	0.0318	0.0135	5.1400e-003	0.0186	0.0000	10.6569	10.6569	3.3700e-003	0.0000	10.7412

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.3 Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.0000e-004	1.9700e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4449
Total	2.8000e-004	2.0000e-004	1.9700e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4449

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0103	0.1134	0.0652	1.2000e-004		5.5900e-003	5.5900e-003		5.1400e-003	5.1400e-003	0.0000	10.6569	10.6569	3.3700e-003	0.0000	10.7412
Total	0.0103	0.1134	0.0652	1.2000e-004	0.0262	5.5900e-003	0.0318	0.0135	5.1400e-003	0.0186	0.0000	10.6569	10.6569	3.3700e-003	0.0000	10.7412

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.3 Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.0000e-004	1.9700e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4449
Total	2.8000e-004	2.0000e-004	1.9700e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4449

3.4 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0118	0.1054	0.0858	1.3000e-004		6.4500e-003	6.4500e-003		6.0600e-003	6.0600e-003	0.0000	11.7552	11.7552	2.8600e-003	0.0000	11.8268
Total	0.0118	0.1054	0.0858	1.3000e-004		6.4500e-003	6.4500e-003		6.0600e-003	6.0600e-003	0.0000	11.7552	11.7552	2.8600e-003	0.0000	11.8268

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.4 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.5000e-004	4.0000e-003	8.0000e-004	1.0000e-005	2.0000e-004	3.0000e-005	2.3000e-004	6.0000e-005	3.0000e-005	9.0000e-005	0.0000	0.8170	0.8170	7.0000e-005	0.0000	0.8187
Worker	1.0000e-003	7.0000e-004	7.0600e-003	2.0000e-005	1.7200e-003	1.0000e-005	1.7300e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.5929	1.5929	5.0000e-005	0.0000	1.5941
Total	1.1500e-003	4.7000e-003	7.8600e-003	3.0000e-005	1.9200e-003	4.0000e-005	1.9600e-003	5.2000e-004	4.0000e-005	5.6000e-004	0.0000	2.4098	2.4098	1.2000e-004	0.0000	2.4128

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0118	0.1054	0.0858	1.3000e-004		6.4500e-003	6.4500e-003		6.0600e-003	6.0600e-003	0.0000	11.7552	11.7552	2.8600e-003	0.0000	11.8268
Total	0.0118	0.1054	0.0858	1.3000e-004		6.4500e-003	6.4500e-003		6.0600e-003	6.0600e-003	0.0000	11.7552	11.7552	2.8600e-003	0.0000	11.8268

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.4 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.5000e-004	4.0000e-003	8.0000e-004	1.0000e-005	2.0000e-004	3.0000e-005	2.3000e-004	6.0000e-005	3.0000e-005	9.0000e-005	0.0000	0.8170	0.8170	7.0000e-005	0.0000	0.8187
Worker	1.0000e-003	7.0000e-004	7.0600e-003	2.0000e-005	1.7200e-003	1.0000e-005	1.7300e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.5929	1.5929	5.0000e-005	0.0000	1.5941
Total	1.1500e-003	4.7000e-003	7.8600e-003	3.0000e-005	1.9200e-003	4.0000e-005	1.9600e-003	5.2000e-004	4.0000e-005	5.6000e-004	0.0000	2.4098	2.4098	1.2000e-004	0.0000	2.4128

3.4 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2332	2.1105	1.8533	2.9600e-003		0.1229	0.1229		0.1155	0.1155	0.0000	254.7710	254.7710	0.0622	0.0000	256.3249
Total	0.2332	2.1105	1.8533	2.9600e-003		0.1229	0.1229		0.1155	0.1155	0.0000	254.7710	254.7710	0.0622	0.0000	256.3249

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.4 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6200e-003	0.0803	0.0152	1.9000e-004	4.3800e-003	4.4000e-004	4.8200e-003	1.2600e-003	4.2000e-004	1.6900e-003	0.0000	17.8213	17.8213	1.4100e-003	0.0000	17.8565
Worker	0.0200	0.0136	0.1379	3.8000e-004	0.0378	2.7000e-004	0.0381	0.0101	2.5000e-004	0.0103	0.0000	33.9581	33.9581	9.7000e-004	0.0000	33.9825
Total	0.0226	0.0939	0.1532	5.7000e-004	0.0422	7.1000e-004	0.0429	0.0113	6.7000e-004	0.0120	0.0000	51.7794	51.7794	2.3800e-003	0.0000	51.8389

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2332	2.1105	1.8533	2.9600e-003		0.1229	0.1229		0.1155	0.1155	0.0000	254.7707	254.7707	0.0622	0.0000	256.3246
Total	0.2332	2.1105	1.8533	2.9600e-003		0.1229	0.1229		0.1155	0.1155	0.0000	254.7707	254.7707	0.0622	0.0000	256.3246

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.4 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6200e-003	0.0803	0.0152	1.9000e-004	4.3800e-003	4.4000e-004	4.8200e-003	1.2600e-003	4.2000e-004	1.6900e-003	0.0000	17.8213	17.8213	1.4100e-003	0.0000	17.8565
Worker	0.0200	0.0136	0.1379	3.8000e-004	0.0378	2.7000e-004	0.0381	0.0101	2.5000e-004	0.0103	0.0000	33.9581	33.9581	9.7000e-004	0.0000	33.9825
Total	0.0226	0.0939	0.1532	5.7000e-004	0.0422	7.1000e-004	0.0429	0.0113	6.7000e-004	0.0120	0.0000	51.7794	51.7794	2.3800e-003	0.0000	51.8389

3.5 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0107	0.1062	0.1105	1.7000e-004		5.8600e-003	5.8600e-003		5.4000e-003	5.4000e-003	0.0000	14.7348	14.7348	4.6300e-003	0.0000	14.8506
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0107	0.1062	0.1105	1.7000e-004		5.8600e-003	5.8600e-003		5.4000e-003	5.4000e-003	0.0000	14.7348	14.7348	4.6300e-003	0.0000	14.8506

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.5 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.6000e-004	5.2000e-004	5.2500e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2923	1.2923	4.0000e-005	0.0000	1.2932
Total	7.6000e-004	5.2000e-004	5.2500e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2923	1.2923	4.0000e-005	0.0000	1.2932

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0107	0.1062	0.1105	1.7000e-004		5.8600e-003	5.8600e-003		5.4000e-003	5.4000e-003	0.0000	14.7348	14.7348	4.6300e-003	0.0000	14.8506
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0107	0.1062	0.1105	1.7000e-004		5.8600e-003	5.8600e-003		5.4000e-003	5.4000e-003	0.0000	14.7348	14.7348	4.6300e-003	0.0000	14.8506

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.5 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.6000e-004	5.2000e-004	5.2500e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2923	1.2923	4.0000e-005	0.0000	1.2932
Total	7.6000e-004	5.2000e-004	5.2500e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2923	1.2923	4.0000e-005	0.0000	1.2932

3.6 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5632					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1800e-003	0.0152	0.0165	3.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003	0.0000	2.2979	2.2979	1.8000e-004	0.0000	2.3024
Total	0.5653	0.0152	0.0165	3.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003	0.0000	2.2979	2.2979	1.8000e-004	0.0000	2.3024

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.6 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.3000e-004	2.3600e-003	1.0000e-005	6.5000e-004	0.0000	6.5000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5815	0.5815	2.0000e-005	0.0000	0.5819
Total	3.4000e-004	2.3000e-004	2.3600e-003	1.0000e-005	6.5000e-004	0.0000	6.5000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5815	0.5815	2.0000e-005	0.0000	0.5819

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5632					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1800e-003	0.0152	0.0165	3.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003	0.0000	2.2979	2.2979	1.8000e-004	0.0000	2.3024
Total	0.5653	0.0152	0.0165	3.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003	0.0000	2.2979	2.2979	1.8000e-004	0.0000	2.3024

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

3.6 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.3000e-004	2.3600e-003	1.0000e-005	6.5000e-004	0.0000	6.5000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5815	0.5815	2.0000e-005	0.0000	0.5819
Total	3.4000e-004	2.3000e-004	2.3600e-003	1.0000e-005	6.5000e-004	0.0000	6.5000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5815	0.5815	2.0000e-005	0.0000	0.5819

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1278	1.3801	1.3281	6.2600e-003	0.3748	5.7500e-003	0.3805	0.1008	5.4300e-003	0.1062	0.0000	580.7170	580.7170	0.0385	0.0000	581.6793
Unmitigated	0.1278	1.3801	1.3281	6.2600e-003	0.3748	5.7500e-003	0.3805	0.1008	5.4300e-003	0.1062	0.0000	580.7170	580.7170	0.0385	0.0000	581.6793

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	348.60	340.20	290.40	982,608	982,608
Total	348.60	340.20	290.40	982,608	982,608

4.3 Trip Type Information

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.506092	0.032602	0.169295	0.124521	0.019914	0.005374	0.021664	0.110051	0.001797	0.001623	0.005307	0.000969	0.000792

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	5.8100e-003	0.0497	0.0211	3.2000e-004		4.0200e-003	4.0200e-003		4.0200e-003	4.0200e-003	0.0000	57.5227	57.5227	1.1000e-003	1.0500e-003	57.8645
NaturalGas Unmitigated	5.8100e-003	0.0497	0.0211	3.2000e-004		4.0200e-003	4.0200e-003		4.0200e-003	4.0200e-003	0.0000	57.5227	57.5227	1.1000e-003	1.0500e-003	57.8645

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	1.07793e+006	5.8100e-003	0.0497	0.0211	3.2000e-004		4.0200e-003	4.0200e-003		4.0200e-003	4.0200e-003	0.0000	57.5227	57.5227	1.1000e-003	1.0500e-003	57.8645
Total		5.8100e-003	0.0497	0.0211	3.2000e-004		4.0200e-003	4.0200e-003		4.0200e-003	4.0200e-003	0.0000	57.5227	57.5227	1.1000e-003	1.0500e-003	57.8645

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	1.07793e+006	5.8100e-003	0.0497	0.0211	3.2000e-004		4.0200e-003	4.0200e-003		4.0200e-003	4.0200e-003	0.0000	57.5227	57.5227	1.1000e-003	1.0500e-003	57.8645
Total		5.8100e-003	0.0497	0.0211	3.2000e-004		4.0200e-003	4.0200e-003		4.0200e-003	4.0200e-003	0.0000	57.5227	57.5227	1.1000e-003	1.0500e-003	57.8645

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	330486	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	330484	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

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Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3068	0.0276	0.4560	1.7000e-004		4.2800e-003	4.2800e-003		4.2800e-003	4.2800e-003	0.0000	26.7202	26.7202	1.2000e-003	4.8000e-004	26.8923
Unmitigated	0.3068	0.0276	0.4560	1.7000e-004		4.2800e-003	4.2800e-003		4.2800e-003	4.2800e-003	0.0000	26.7202	26.7202	1.2000e-003	4.8000e-004	26.8923

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0563					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2343					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	2.6300e-003	0.0224	9.5500e-003	1.4000e-004		1.8100e-003	1.8100e-003		1.8100e-003	1.8100e-003	0.0000	25.9924	25.9924	5.0000e-004	4.8000e-004	26.1469
Landscaping	0.0135	5.1500e-003	0.4465	2.0000e-005		2.4600e-003	2.4600e-003		2.4600e-003	2.4600e-003	0.0000	0.7277	0.7277	7.1000e-004	0.0000	0.7454
Total	0.3068	0.0276	0.4560	1.6000e-004		4.2700e-003	4.2700e-003		4.2700e-003	4.2700e-003	0.0000	26.7202	26.7202	1.2100e-003	4.8000e-004	26.8923

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0563					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2343					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	2.6300e-003	0.0224	9.5500e-003	1.4000e-004		1.8100e-003	1.8100e-003		1.8100e-003	1.8100e-003	0.0000	25.9924	25.9924	5.0000e-004	4.8000e-004	26.1469
Landscaping	0.0135	5.1500e-003	0.4465	2.0000e-005		2.4600e-003	2.4600e-003		2.4600e-003	2.4600e-003	0.0000	0.7277	0.7277	7.1000e-004	0.0000	0.7454
Total	0.3068	0.0276	0.4560	1.6000e-004		4.2700e-003	4.2700e-003		4.2700e-003	4.2700e-003	0.0000	26.7202	26.7202	1.2100e-003	4.8000e-004	26.8923

7.0 Water Detail

7.1 Mitigation Measures Water

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.2402	0.1274	3.0100e-003	5.3211
Unmitigated	1.2402	0.1274	3.0100e-003	5.3211

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	3.90924 / 2.46452	1.2402	0.1274	3.0100e-003	5.3211
Total		1.2402	0.1274	3.0100e-003	5.3211

Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	3.90924 / 2.46452	1.2402	0.1274	3.0100e-003	5.3211
Total		1.2402	0.1274	3.0100e-003	5.3211

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	5.6026	0.3311	0.0000	13.8801
Unmitigated	5.6026	0.3311	0.0000	13.8801

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8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	27.6	5.6026	0.3311	0.0000	13.8801
Total		5.6026	0.3311	0.0000	13.8801

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	27.6	5.6026	0.3311	0.0000	13.8801
Total		5.6026	0.3311	0.0000	13.8801

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Shropshire Properties Reorganization - San Joaquin Valley Unified APCD Air District, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Appendix B

CHRIS RESULTS



To: Emily Bowen
Crawford Bowen Planning, Inc.
113 N. Church Street, Suite 302
Visalia, CA 93291

Record Search 19-424

Date: October 29, 2019

Re: City of Lindsay Shropshire Property Project

County: Tulare

Map(s): Lindsay 7.5'

CULTURAL RESOURCES RECORDS SEARCH

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

The following are the results of a search of the cultural resource files at the Southern San Joaquin Valley Information Center. These files include known and recorded cultural resources sites, inventory and excavation reports filed with this office, and resources listed on the National Register of Historic Places, Historic Property Directory, California State Historical Landmarks, California Register of Historical Resources, California Inventory of Historic Resources, and California Points of Historical Interest. Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area.

PRIOR CULTURAL RESOURCE STUDIES CONDUCTED WITHIN THE PROJECT AREA AND THE ONE-HALF MILE RADIUS

According to the information in our files, there have been no previous cultural resource studies within the project area. There have been 12 studies conducted within the one-half mile radius, TU-00010, 00441, 00691, 00951, 01103, 01181, 01301, 01331, 01337, 01598, 01673, and 01840.

KNOWN/RECORDED CULTURAL RESOURCES WITHIN THE PROJECT AREA AND THE ONE-HALF MILE RADIUS

There are no recorded cultural resources within the project area, and it is not known if any exist there. There are two recorded resources within the one-half mile radius, P-15-004626 and California State Historic Landmark #471.

California State Historic Landmark #471 is the Butterfield Stage Route. There are no other recorded cultural resources within the project area that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

COMMENTS AND RECOMMENDATIONS

We understand this project consists of a change of land use and zone designation to allow for the future development of multi-family residential units on 3.5 acres of land. Further, we understand a 1.36 acre portion of the proposed site is developed with a metal building and broken concrete, and the remaining 2.17 acres of the proposed site is vacant and undeveloped. Because a cultural resources study has never been completed on this property, it is unknown if any exist there. Additionally, the age of the metal structure was not provided. If it is more than 45 years old, we recommend it be recorded and evaluated for historical significance by a qualified, professional consultant prior to alteration or demolition. We also recommend a qualified, professional cultural resources consultant conduct a field survey of the vacant land prior to ground disturbance activities to determine if any cultural resources are present. A list of qualified consultants can be found at www.chrisinfo.org.

We also recommend that you contact the Native American Heritage Commission in Sacramento. They will provide you with a current list of Native American individuals/organizations that can assist you with information regarding cultural resources that may not be included in the CHRIS Inventory and that may be of concern to the Native groups in the area. The Commission can consult their "Sacred Lands Inventory" file in order to determine what sacred resources, if any, exist within this project area and the way in which these resources might be managed. Finally, please consult with the lead agency on this project to determine if any other cultural resource investigation is required. If you need any additional information or have any questions or concerns, please contact our office at (661) 654-2289.

By:

Celeste M. Thomson, Coordinator

Date: October 29, 2019

Please note that invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Lindsay's Shropshire Properties Project (proposed Project). The MMRP lists mitigation measures recommended in the IS/MND for the proposed Project and identifies monitoring and reporting requirements as well as conditions recommended by responsible agencies who commented on the project.

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

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
<p>BIO-1 Avoidance. If feasible, Project construction will occur outside of the avian nesting season, typically defined as February 1st through August 31st. If construction takes place entirely outside of the nesting season, impacts to nesting tricolored blackbirds will be absent and no other action is necessary.</p>	Project Developer	Prior to and during construction	Project Developer / City of Lindsay	
<p>BIO-2 Pre-construction Surveys. If Project construction must occur during the nesting season, a pre-construction survey shall be conducted by a qualified biologist for nesting tricolored blackbirds within 15 days of the onset of construction. All suitable habitats of the BSA will be covered during this survey.</p>	Project Developer	Prior to and during construction	Project Developer / City of Lindsay	
<p>BIO-3 Establish Buffers. If active nests are identified within or near construction zones, an appropriate construction-free buffer will be established around the nests (as determined by a qualified biologist) and maintained until the nesting season is over, or until the biologist determines the nests are no longer active.</p>	Project Developer	Prior to and during construction	Project Developer / City of Lindsay	
<p>BIO-4 Avoidance. In order to avoid impacts to nesting birds, Project construction will take place between September 1 and January</p>	Project Developer	Prior to and during construction	Project Developer / City of Lindsay	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
31, outside of the typical avian nesting season.				
BIO-5 Pre-construction Surveys. If Project construction must occur between February 1 and August 31, a qualified biologist will conduct pre-construction surveys for active bird nests within 15 days of the onset of these activities.	Project Developer	Prior to and during construction	Project Developer / City of Lindsay	
BIO-6 Establish Buffers. Should any active nests be discovered in or near proposed construction zones, the biologist will identify a suitable construction-free buffer around the nest. This buffer will be identified on the ground with flagging or fencing, and will be maintained until the biologist has determined that the young have fledged.	Project Developer	Prior to and during construction	Project Developer / City of Lindsay	
CUL-1 <ul style="list-style-type: none"> Before initiation of construction or ground-disturbing activities associated with the Project, the Project proponent for all Project phases shall require all construction personnel to be alerted to the possibility of buried cultural resources, including historic, archeological and paleontological resources; 	City of Lindsay	Prior to and during construction	Project Applicant	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
<ul style="list-style-type: none"> The general contractor and its supervisory staff shall be responsible for monitoring the construction Project for disturbance of cultural resources; and If a potentially significant historical, archaeological, or paleontological resource, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains or trash deposits are encountered during subsurface construction activities (i.e., trenching, grading), all construction activities within a 100-foot radius of the identified potential resource shall cease until a qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) forms. The archaeologist shall determine whether the item requires further study. If, after the qualified archaeologist conducts appropriate technical analyses, the item is determined to be significant under California Environmental Quality Act, the archaeologist shall recommend feasible mitigation measures, which may include avoidance, preservation in place or other 				

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
appropriate measure, as outlined in Public Resources Code section 21083.2. .				
<p>CUL-2</p> <p>The developer shall incorporate into the construction contract(s) a provision that in the event a fossil or fossil formations are discovered during any subsurface construction activities for the proposed Project (i.e., trenching, grading), all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at the City of Lindsay, who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the City shall implement those measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code section 21083.2.</p>	Project Developer	During construction	Project Developer	
<p>GHG-1</p> <p>The project developer shall demonstrate compliance with the applicable BPS strategies to the Planning Division prior to the issuance of a building permit. The following PBS strategies are considered to be</p>				

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
<p>applicable, feasible, and effective in reducing greenhouse gas emissions generated by the project:</p> <ul style="list-style-type: none"> • The project developer shall provide a pedestrian access network that internally links all residential units and connects to the existing surrounding external streets and pedestrian facilities. • The project developer shall ensure site design and building placement minimize barriers to pedestrian access and interconnectivity. Physical barriers such as wells, berms, landscaping, and slopes between residential uses that impede bicycle or pedestrian circulation shall be eliminated. In addition, barriers to pedestrian access of neighboring facilities and sites shall be minimized. • Any transit stops associated with the project shall be provided with safe and convenient bicycle/pedestrian access and provide essential transit stop improvements (i.e., shelters, route information, benches, and lighting). • The project developer shall install energy efficient roofing materials. • The project developer shall plant trees to provide shade. • The project developer shall install only natural gas or electric stoves in residences. The project developer shall install energy efficient heating and 				

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
cooling systems, appliances and equipment, and control systems.				
NO-1 During construction activities, delivery trucks serving the Project shall be limited to between 6:00 A.M. and 9:00 P.M. Monday through Friday and between 7:00 A.M. and 5:00 PM on Saturday or Sunday to avoid noise-sensitive hours of the day.	Project Developer	During construction and operation	Project Developer	
NO- 2 Construction activities shall be limited to between 6:00 A.M. and 9:00 P.M. Monday through Friday and between 7:00 A.M. and 5:00 PM on Saturday or Sunday to avoid noise-sensitive hours of the day. Construction activities shall be prohibited on holidays (President's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Day after Thanksgiving, Christmas Day, and New Year's Day).	Project Developer	During construction and operation	Project Developer	
NO-3 The Project Developer shall require the construction contractor to ensure that construction equipment noise is minimized by muffling and shielding intakes and exhaust on construction equipment (in accordance with the manufacturer's specifications) and by shrouding or shielding impact tools.	Project Developer	During construction	Project Developer	

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 9
FROM: Michael Camarena, Interim City Manager

Public Hearing for Ordinance 580, Adoption of 2019 Building Codes

ACTION Approval and First Reading of Ordinance No. 580, Adoption of the 2019 Building Codes

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 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 Council:

1. Conduct a Public Hearing to receive input regarding the adoption of the 2019 Editions of the California Administrative, Building, Residential, Electrical, Mechanical, Plumbing, Energy, Green Building Standards, Historical Buildings, Existing Buildings, and Referenced Standards Codes;
2. Approve for first reading the draft Ordinances adopting the 2019 Editions of the California Administrative, Building, Residential, Electrical, Mechanical, Plumbing, Energy, Green Building Standards, Historical Buildings, Existing Buildings, and Referenced Standards Codes; and
3. Waive further reading and order the Ordinances to print.

BACKGROUND | ANALYSIS

Public Hearing for Ordinance No. 580, First Reading is a request by the City of Lindsay to amend the Lindsay Municipal Code for the adoption of the 2019 California Building Standards. This requested amendment was legally noticed as a public hearing in the Porterville Recorder on January 8, 2020.

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

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

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 9
FROM: Michael Camarena, Interim City Manager

BACKGROUND

The State of California adopts the California Building Codes (Building, Mechanical, Electrical and Plumbing) as part of the California Building Standards every three years. The 2016 California Building Codes were published July 2016 and became effective January 2017 on a statewide basis.

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

California will be enforcing the following;

- California Administrative Code, 2019 Edition
- California Building Code 2019 Edition
- California Residential Code 2019 Edition
- California Electrical Code 2019 Edition
- California Mechanical Code 2019 Edition
- California Plumbing Code 2019 Edition
- California Energy Code 2019 Edition
- California Fire Code based on the 2019 IFC
- California Green Building Standards Code, 2019 Edition
- California Referenced Standards Code 2019 Edition
- California Historical Building Code 2019 Edition
- California Existing Building Code 2019 Edition

ALTERNATIVES

- Approve the first reading of the attached ordinance authorizing adoption of the amendment of the Lindsay Municipal Code.
- Disapprove and do not adopt the attached ordinance and direct staff to pursue some other action. Lindsay would be out of compliance with State mandate regarding regulation of building codes.

BENEFIT TO OR IMPACT ON CITY RESOURCES

City Services staff provides full building permit services, including plan check and inspection. There is no anticipated change to city resources.

ENVIRONMENTAL REVIEW

- Not required by CEQA
 If required by CEQA:

POLICY ISSUES

- No policy issues
 Policy issues: Continue to provide current code standards for all permitted building activity.
-

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 9
FROM: Michael Camarena, Interim City Manager

PUBLIC OUTREACH

- Posted in this agenda
- Additional public outreach: Porterville Recorder Public Notice on January 8, 2020

ATTACHMENTS

- Ordinance No. 580

ORDINANCE NO. 580
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINDSAY
AMENDING SECTIONS 15.04.010, 15.04.020, 15.04.030, 15.04.040,
15.04.050, 15.04.060, 15.04.070, 15.04.080, 15.04.090, AND 15.04.120
AND ADDING SECTIONS 15.04.130 and 15.04.140 OF CHAPTER 15.04,
TITLE 15 OF THE LINDSAY MUNICIPAL CODE

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

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

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

15.04.010 Building Code

That certain code in book form to which more particular reference is herein made, regulating the construction, erection, alteration, repair, removal, demolition, conversion, equipment, use, height, area and maintenance of buildings in the City of Lindsay, together with the amendments thereof, herein specifically set forth, together with the penalty herein set forth to be known as the Building Code compiled by and adopted by the International Code Council, Inc., together with the following appendix Chapters A, B, C, D, F, G, H, I, K, L; the entire Chapter of California Part 8 Historical Building with Appendix A and the 2019 California Existing Building Code Part 10, thereto is hereby adopted and enacted by the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents know as the Building Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department), and shall be available for public inspection during normal business hours of the City of Lindsay.

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

15.04.020 Mechanical Code

That certain code in book form to which more particular reference is herein made regulating the installation and maintenance of heating, ventilating, cooling and refrigeration systems, to be known and referred to as the 2019 California Mechanical Code is hereby adopted and enacted by the Council of the City of Lindsay as an ordinance of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, comma, paragraph, work, phrase, and clause in said code mentioned or referred to herein or herein were and each thereof was fully and specifically set forth herein. A copy of these documents know as the Mechanical Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department), and shall be available for public inspection during normal business hours of the City of Lindsay.

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

15.04.030 Plumbing Code

A. That certain code in book form to which more particular reference is hereinafter made, regulating the business of plumbing, and the installation of plumbing fixtures and appliances, to be known and referred to as the 2019 California Plumbing Code, is hereby adopted and enacted by the Council of the City of Lindsay as an ordinance of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, comma, paragraph, work, phrase, and clause in said code mentioned or referred to herein or herein were and each thereof was fully and specifically set forth herein. A copy of these documents know as the Plumbing Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

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

15.04.040 Electrical Code

The 2019 Edition California Electrical Code, published by the California Building Standards Commission, including all amendments and appendices, is hereby adopted by reference as the Electrical Code of the City. This shall be the code for regulating and providing minimum standards for the protection of the public health, safety and welfare regarding the installation, alteration, addition, repair, relocation, replacements maintenance or use of electrical systems in the City of Lindsay, and providing for the issuance of permits and collection of fees as hereinafter set forth and adopted by the governing body. A copy of these documents, known as the Electrical Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

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

15.04.050 Fire Code

There is hereby adopted by the Council of the City of Lindsay for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the California Fire Code, published by the International Code Council, Inc. being particularly the 2019 Edition thereof together with the following appendices thereto. A copy of these documents, known as the Fire Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

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

15.02.060 Energy Code

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2019 Edition of the California Energy Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Energy Code of the City of Lindsay, shall be on file in the office of the Building Official

(City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

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

15.04.070 Green Building Code

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2019 California Green Building Standards, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Green Building Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

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

15.04.080 Residential Code

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2019 California Residential Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Residential Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

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

15.04.090 Referenced Standards Code

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2019 California Referenced Standards Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Referenced Standards Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

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

15.04.120 Rename Penalty for Violation to California Administrative Code

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2019 Administrative Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Administrative Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

K. Title 15, Chapter 15.04, Section 15.04.130 is hereby added with the following:

15.04.130 Historical Building Code

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2019 Historical Building Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Historical Building Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

L. Title 15, Chapter 15.04, Section 15.04.140 is hereby added with the following:

15.04.140 Existing Building Code

That certain code in book form to which more particular reference is made, together with the amendments thereof, herein specifically set forth, known as the 2019 Existing Building Code, compiled by and adopted by the International Code Council, Inc., thereto is hereby adopted and enacted the Council of the City of Lindsay, to all intents and purposes and to the same effect as if each and every sentence, paragraph, work and clause in said code mentioned are referred to herein or therein were fully and specifically set forth herein, with the exception of the penalty provision thereof. A copy of these documents, known as the Existing Building Code of the City of Lindsay, shall be on file in the office of the Building Official (City Services Department) of the City of Lindsay, and shall be available for inspection and review by the public during normal business hours.

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

The foregoing ordinance read by title only with waiving of the reading in full was introduced at a regularly scheduled meeting of the City Council on the 28th day of January 2020.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the 11th day of February 2020.

ATTEST:

CITY COUNCIL OF THE CITY OF LINDSAY

Juana Espinoza Interim City Clerk

Pamela Kimball, Mayor

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 10
FROM: Michael Camarena, Interim City Manager

Resolution 20-08, Building Permit and Related Activities Schedule of Fee Update

ACTION Approval of Resolution 20-08, Updating Building Permit and Related Activities Schedule of Fees

PURPOSE

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

OBJECTIVE(S)

<input type="checkbox"/>	Live in a safe, clean, comfortable and healthy environment.
<input type="checkbox"/>	Increase our keen sense of identity in a connected and involved community.
<input 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 Approval of Resolution 20-08, Updating Building Permit Schedule of Fees.

BACKGROUND | ANALYSIS

A user fee, or service fee, is a payment made by an individual for a service that primarily benefits the individual. User fees may not exceed the reasonable cost of the service for which they are collected.

Included in the costs of the service are three components:

1. Direct Labor. Employee hours spent directly on the fee related service. This rate includes the employee's salary and fringe benefits.
2. Departmental Indirect Labor. Departmental employees not directly working on the fee related service, but responsible for supervision and administrative activities. This cost layer includes secretarial support staff and a portion of the department head's time.
3. Central Overhead. This component includes those departments that provide support to other City departments (examples: City Attorney, City Manager, Finance and Human Resources) and other costs to provide service.

In this particular case, the user fees referred to here are building permit fees.

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 10
FROM: Michael Camarena, Interim City Manager

TYPICAL BUILDING PERMIT PROCESS

The building permit process involves many City staff in several departments. An example of the process for a new single-family residential building permit would be as follows;

- Applicant fills out permit application;
- Applicant submits plans, energy calculations, fire suppression system plans, truss design and calculations and engineering calculations (if needed).

City Services staff receives and reviews application. Plans are forwarded to City Planning staff for review of site requirements (setback, proper zoning, height, flood zone and coverage conformance). Fire department review may be required based on type of project application received (primarily commercial applications).

Plans are then reviewed by building inspector for building code compliance. In more complex commercial applications, the plans are forwarded to outside consultants for plan check process. The plan check fee is based on a percentage of the valuation of project. In cases of low valuation or single item projects, no plan check fee is charged.

Once the plans are approved, the building permit is prepared and applicant alerted that the permit is ready to be issued.

Applicant then pays for the permit, a receipt prepared with journal of where to route the collected permit fee revenue (general fund, water enterprise, sewer enterprise, parks funds, etc.).

Applicant then commences construction and schedules required inspections.

In all, there are three departments, minimum, required to accept, review, process and inspect the permitted construction. In the case of commercial applications, a fourth departmental review is required.

With less complicated or single item permits (re-roof or water heater replacement for example), there are still 2 departments involved (City Services and Finance). These types of permits are considerate “flat rate” permits.

The existing building permit fee schedule was approved in 2014. Each jurisdiction must provide estimated reasonable cost of providing the service for which the fee is charged.

Included with this staff report is a side by side chart showing the current fee schedule and the proposed fee schedule. As noted above, the proposed fees are based on time considerations and other direct or indirect costs associated to process respective building permits. The permit issuance fee covers the initial contact, application, reviews and processing of the prospective permit. The plan check fee covers the time to review the submitted plans for code compliance. The inspection fee covers time and number of inspections necessary to complete the project, including project final or close out documentation.

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 10
FROM: Michael Camarena, Interim City Manager

ALTERNATIVES

- Council approve the Building Permit Resolution of Fees as proposed;
- Council not approve the Building Permit Resolution of Fees and maintain the current fee structure;
- Council not approve the Building Permit Resolution of Fees and provide direction to staff

BENEFIT TO OR IMPACT ON CITY RESOURCES

Proposed Building Permit and Related Activities Schedule of Fees update will allow the City to increase revenues directly associated with providing

ENVIRONMENTAL REVIEW

- Not required by CEQA
 If required by CEQA:

POLICY ISSUES

- No policy issues
 Policy issues:

PUBLIC OUTREACH

- Posted in this agenda
 Additional public outreach: Direct contact to Builders In

ATTACHMENTS

- Resolution 20-08, Updating Building Permit and Related Activities Schedule of Fees
- Existing Building Permit Fees and Proposed Building Permit Fees
- Attachment A, New Construction or Additions to Structure Permit Fee Schedule



RESOLUTION OF THE CITY OF LINDSAY

NUMBER **20-08**

TITLE **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY UPDATING FEES RELATING TO BUILDING PERMIT AND RELATED ACTIVITIES**

MEETING At a regularly scheduled meeting of the City of Lindsay City Council held on February 11, 2020 at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

WHEREAS, the City Services Department has requested to update existing fees relating to building permits and related activities and;

WHEREAS, the City of Lindsay has the responsibility to provide building permit and related activity services to those individuals requesting such service; and

WHEREAS, it is necessary from time to time to review costs associated with providing building permit and related activity services to individuals; and

WHEREAS, the City Council of the City of Lindsay last updated fees relating to building permits, inspections and related activities on March 11, 2014; 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 building permit and related activities and 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 Building Permit and Related Activities 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 Building Permit and Related Activities Fees Schedule

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 Building Permit and Related Activities Fees Schedule attached hereto as Exhibit "A" and made part hereof by this reference.
- SECTION 2. This Resolution amending the Building Permit and Related Activities Fees 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	February 11, 2020
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.

Juana Espinoza, Interim City Clerk

Pamela Kimball, Mayor

CITY OF LINDSAY FEE SCHEDULE

<u>FLAT RATES MISCELLANEOUS</u>	<u>CURRENT FEE</u>	<u>PROPOSED FEE</u>
Effective 2014		
HVAC A/C unit	\$280.00	\$300.00
Building sewer	\$130.00	\$200.00
Demolition fee	\$130.00	\$200.00
Electrical Service (<200 amp)	\$130.00	\$200.00
Evaporative cooler	\$130.00	\$200.00
Excavation/Encroachment of Right of Way	\$180.00	\$250.00
Utility Company Annual Encroachment of Right of Way		\$1,000.00
Septic tank abandonment	\$130.00	\$200.00
Signs (No Electrical)	\$230.00	\$200.00
Signs (Electrical)		\$250.00
Solar	\$180.00	
Above-ground swimming pool	\$230.00	\$250.00
Temporary power service	\$180.00	\$200.00
Tub/Shower	\$130.00	\$200.00
Wall furnace	\$130.00	\$200.00
Water heater	\$130.00	\$200.00
Patio and carport	\$280.00	\$325.00
Reroof single family residential	\$180.00	\$250.00
Reroof multifamily/commercial	\$280.00	\$300.00

<u>OTHER INSPECTION FEES</u>	<u>CURRENT FEE</u>	<u>PROPOSED FEE</u>
Special inspections (Compliance) \$50.00 per ho	\$100.00	\$100.00
Re-inspection fees	\$80.00	\$120.00
Work without Permit	2x Permit Fees each applicable category	

New Construction or Additions to Structure (Electrical, Plumbing & Mechanical Fees)

(See Attachment A for permit fee & plan check fee based on total valuation)

<u>ELECTRICAL PERMIT FEES</u>	<u>CURRENT FEE</u>	<u>PROPOSED FEE</u>
Permit fee	See Attachment A	See Attachment A
Residential wiring system (includes one & two fa	0.112¢ per sq ft	0.112¢ per sq ft
Multifamily wiring system	0.100¢ per sq ft	0.100¢ per sq ft
Light fixtures, plugs, switches	First 20, each...\$2.20	\$78.40 First 20
	Additional each...\$1.46	Additional each...\$1.60
Signs with lights	\$150.00	
Electric meter up to 200 amp	\$50.00	\$100.00

Photovoltaic System--Set by Assembly Bill AB1414 & Shall remain in effect until 1-1-25)

Residential 1-15 Kilowatts		\$450 each
Residential for each kilowatt above 15 kw		\$15 per kw
Commercial 1-50 Kilowatts		\$1,000 each
Commercial for each kilowatt between 51 kw and 250 kw		\$7 per kw
Commercial for eachkilowatt above 250 kw		\$5 per kw

PLUMBING PERMIT FEES	CURRENT FEE	PROPOSED FEE
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Permit fee	See Attachment A	See Attachment A
Water heater and/or vent	\$24.60	\$80.00
Gas piping one to five outlets	\$12.30	\$80.00
Each additional gas piping, per outlet	\$2.20	\$50.00
Water piping	\$9.50	\$10.50
Building sewer and each trailer park sewer	\$50.00	\$50.00
Each fixture on one trap or set of fixtures on one trap	\$19.60	\$25.00
Grease trap	\$50.00	\$100.00
Landscape sprinkler system. New MWELO Lawn sprinkler system	\$29.60	\$160.00
In-ground spa/pool Private spa and pool	\$200.00	\$350.00
Fire & Hood Suppression/Alarm Sytem/Detection System		
New Sprinkler System		\$215.00
Sprinkler System Expansion		\$110.00

Protection Devices		
Residential Backflow Preventer or Vacum Breakers: One to Five Devices		\$140.00
Residential Backflow Preventer or Vacum Breakers: over five devices; each		\$70.00
Commercial Backflow Preventer or Vacum Breakers		\$275.00

MECHANICAL PERMIT FEES	CURRENT FEE	PROPOSED FEE
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Permit fee	See Attachment A	See Attachment A
Wall furnace/HVAC AC unit	\$50.00	\$95.00
Cooler	\$21.30	\$25.00
Fan ventilation	\$14.50	\$25.00
Duct system	\$21.30	\$25.00
Hood (including duct)	\$21.30	\$25.00

This change shall be implemented immediately with the appropriate SDI and SB1473 fees applied.

LEGEND	
AAA	Proposed increase
AAA	New Fee
AAA	Deletion of Fee or Correction

CITY OF LINDSAY FEE SCHEDULE

ATTACHMENT A

TOTAL VALUATION	CURRENT FEES		PROPOSED FEES	
	BUILDING PERMIT	PLAN CHECK FEE	BUILDING PERMIT	PLAN CHECK FEE
\$1	\$500	\$80.00	\$80.00	
\$501	\$600	\$83.55	\$83.55	
\$601	\$700	\$87.10	\$87.10	
\$701	\$800	\$90.65	\$90.65	
\$801	\$900	\$94.20	\$94.20	
\$901	\$1,000	\$97.75	\$97.75	
\$1,001	\$1,100	\$101.30	\$101.63	\$66.06
\$1,101	\$1,200	\$104.85	\$105.51	\$68.58
\$1,201	\$1,300	\$108.40	\$109.39	\$71.11
\$1,301	\$1,400	\$111.95	\$113.27	\$73.63
\$1,401	\$1,500	\$115.50	\$117.15	\$76.16
\$1,501	\$1,600	\$119.05	\$121.03	\$78.68
\$1,601	\$1,700	\$122.60	\$124.91	\$81.21
\$1,701	\$1,800	\$126.15	\$128.79	\$83.73
\$1,801	\$1,900	\$129.70	\$132.67	\$86.26
\$1,901	\$2,000	\$133.25	\$136.55	\$88.78
		For every \$1,000 increase in the valuation the Building Permit increases by \$3.55 and the Plan Check Fee increases by \$2.31 up to \$500,000. For valuation above \$500,000 please see the formulas below;	For every \$1,000 increase in the valuation the Building Permit increases by \$3.88 and the Plan Check Fee increases by \$2.52 up to \$500,000. For valuation above \$500,000 please see the formulas below;	
<u>TOTAL VALUATION</u>	<u>BUILDING PERMIT</u>	<u>BUILDING PERMIT</u>	<u>BUILDING PERMIT</u>	
\$500,001 to \$1,000,000	\$1,897.60 for the first \$500,000 plus \$2.98 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00	\$2,057.39 for the first \$500,000 plus \$3.26 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00		
\$1,000,001 and up	\$3,672.60 for the first \$1,000,000 plus \$1.96 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00	\$3,685.96 for the first \$1,000,000 plus \$2.14 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00		
	Plan Check Fee is 65% x Building Permit Fees	Plan Check Fee is 65% x Building Permit Fees		

*Current fees adopted 2014

9.30% increase based on Historical CPI increase

Historical CPI increase		
2014	236.7	1.60%
2015	237	0.10%
2016	240	1.30%
2017	245.1	2.10%
2018	251.1	2.40%
2019*	255.7	1.80%
Total increase		9.30%
	Current Fee	Proposed Fee
	\$ 3.55	\$ 3.88
	\$ 2.31	\$ 2.52

CITY OF LINDSAY FEE SCHEDULE

DEVELOPMENT FEES		
Engineering Development/Public Improvement Plan Check and Inspection, percent by value		5.00% \$1-\$10,000
		3.50% \$10,001-\$100,000
		3.00% \$100,001-\$200,000
		2.50% \$200,001 and above
Water Acreage Fee	\$ 400.00	per acre
Sewer Acreage Fee	\$ 300.00	per acre
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
Parkland Fee	\$ 650.00	Per house
Grading Permit Fee	\$ 0.20	per Cubic Yard

In addition to the above fees that relate to the subdivision/commercial development, there are fees that shall be payable upon issuance of building permits for each lot/project. The list of required fees includes

Building Permit	Based on building value per UBC	
Building Permit Plan Check Fee	65% of Building Permit Fee	
Electrical Permit	See Electrical Permit Fees	
Plumbing Permit	See Plumbing Permit Fees	
Mechanical Permit	See Mechanical Permit Fees	
Water Connection Fee	\$ 245.00	per connection
Water Meter Fee	See Water Fees. Depends on Size and number of connections	
Wastewater Treatment Fee	\$ 150.00	per connection
Sewer Connection Fee	\$ 700.00	per connection
Sewer Treatment Plant Fee	\$ 250.00	per connection
Seismic Fee	Based on building value (x 0.0001)	
SB 1473	Based on building value	
School Fees	To be paid directly to LUSD	

CITY OF LINDSAY FEE SCHEDULE

WATER CONNECTION & INSTALLATION FEES

Residential Service:

Size	Connection Fee		Materials/Labor		Total Fees	
	Current	Proposed	Current	2020 Proposed	Current	2020 Proposed
5/8"	\$ 245.00	\$ 245.00	\$ 636.07	\$ 1,746.15	\$ 881.07	\$ 1,991.15
3/4"	\$ 245.00	\$ 245.00	\$ 659.98	\$ 1,865.65	\$ 904.98	\$ 2,110.65
1"	\$ 245.00	\$ 245.00	\$ 815.34	\$ 1,962.15	\$ 1,060.34	\$ 2,207.15
1-1/2"	\$ 245.00	\$ 245.00	\$ 1,163.41	\$ 2,371.15	\$ 1,408.41	\$ 2,616.15
2"	\$ 245.00	\$ 245.00	\$ 1,441.96	\$ 2,633.76	\$ 1,686.96	\$ 2,878.76
3" and Up	\$ 245.00	\$ 245.00	Developer to pay fees and install required meter. City to order meter and box and			

*Proposed Fees to increase based on Sensus pricing. See attached 2019 Sensus pricing for meters

Commerical Service:

Size	Connection Fee		Materials Only		Total Fees	
	Current	Proposed	Current	Proposed	Current	Proposed
1-1/2"	\$ 245.00	\$ 245.00	\$ 1,471.71	Based on current pricing*	\$ 1,716.71	To be determined
2"	\$ 245.00	\$ 245.00	\$ 1,723.87	Based on current pricing*	\$ 1,968.87	To be determined
2" Compound	\$ 245.00	\$ 245.00	\$ 2,890.00	Based on current pricing*	\$ 3,135.00	To be determined
3"	\$ 245.00	\$ 245.00	\$ 3,580.49	Based on current pricing*	\$ 3,825.49	To be determined
3" Compound	\$ 245.00	\$ 245.00	\$ 5,211.37	Based on current pricing*	\$ 5,456.37	To be determined
4"	\$ 245.00	\$ 245.00	\$ 5,456.42	Based on current pricing*	\$ 5,701.42	To be determined
4" Compound	\$ 245.00	\$ 245.00	\$ 7,200.22	Based on current pricing*	\$ 7,445.22	To be determined
6"	\$ 245.00	\$ 245.00	\$ 7,916.78	Based on current pricing*	\$ 8,161.78	To be determined
6" Compound	\$ 245.00	\$ 245.00	\$ 10,566.77	Based on current pricing*	\$ 10,811.77	To be determined
8"	\$ 245.00	\$ 245.00	\$ 5,921.79	Based on current pricing*	\$ 6,166.79	To be determined
8" Compound	\$ 245.00	\$ 245.00	\$ 9,921.79	Based on current pricing*	\$ 10,166.79	To be determined
10"	\$ 245.00	\$ 245.00	\$ 7,653.27	Based on current pricing*	\$ 7,898.27	To be determined
16"	\$ 245.00	\$ 245.00	\$ 18,279.86	Based on current pricing*	\$ 18,524.86	To be determined

*See attached 2019 Sensus pricing for meters. The City will only provide meter to developer/contractor to assure right meter is install.

Water Connection Fees set per Resolution 04-74 dated December 14, 2004

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 11
FROM: Michael Camarena, Interim City Manager

Public Hearing for Resolution 20-09, Amended Planning and Development Fee Schedule

ACTION Approval of Resolution 20-09 Amending Planning and Development Fees

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 20-09, amending Planning and Development Fee Schedule

BACKGROUND | ANALYSIS

On August 26, 2019, Resolution 19-60 amending the planning and development fee schedule was approved by Council. Staff discovered there were several errors within the fee schedule. Resolution 20-09 proposes to amend the current fee schedule for Planning and Development to remedy the errors.

The revisions proposed are:

1. Revise Site Plan Review cost from \$2,000 to \$1,800.
2. Revise "Conditional Use Review" to "Conditional Use Permit".
3. Revise the fee of Conditional Use Permit from \$250 to \$2,000. The process is similar to a site plan review with the one significant difference of posting a public notice.
4. Remove "Zone Change and Amendment Review" in its entirety.
5. Revise "General Plan Review & Revision" to "General Plan Amendment".
6. Revise "Temporary Use Permit" value to add the following:
 - a. \$400 – for up to three (3) events in a calendar year for an established applicant and good standing history on past events.
 - b. \$600 – for up to three (3) events in a calendar year for new applicants.
7. Remove "Addition of Permitted Uses" in its entirety.

STAFF REPORT



TO: LINDSAY CITY COUNCIL
DATE: February 11, 2020
AGENDA #: 11
FROM: Michael Camarena, Interim City Manager

8. Remove all items below “Zoning Code Enforcement” as they are identified (duplicated) on other sections of the City’s schedule of fees.

ALTERNATIVES

- Approve and Adopt Resolution 20-09, amending Planning and Development Fee Schedule
- No not adopt the proposed fee schedule for Planning and Development and provide direction to staff.

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; 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).

If required by CEQA:

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 20-09
- Exhibit “A”, Amended Planning and Development Fee Schedule



RESOLUTION OF THE CITY OF LINDSAY

NUMBER 20-09

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.

Juana Espinoza, Interim City Clerk

Pamela Kimball, Mayor

PLANNING AND DEVELOPMENT FEE SCHEDULE

Exhibit "A"

Amended February 11, 2020

Preliminary Plan Review	\$ 250.00	
Site Plan Review	\$ 1,800.00	
Variance Review	\$ 2,000.00	
Conditional Use Permit	\$ 2,000.00	
Home Occupation Permit	\$ 150.00	
Sign Review	\$ 150.00	
Zoning Text Amendment Request	\$ 3,500.00	
Zone Change	\$ 3,900.00	
General Plan Amendment	\$ 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	\$ 400.00	for up to 3 events in a calendar year for an established applicant & good standing history on past events
	\$ 600.00	for up to 3 events in a calendar year for a new applicant
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
Special Business Permit	\$ 100.00	
Zoning Code Enforcement	\$ 100.00	Infraction
	\$ 340.00	Misdemeanor