

**ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE  
TURNED OFF IN THE COUNCIL CHAMBERS**

**A G E N D A  
REEDLEY CITY COUNCIL MEETING**

**7:00 P.M.**

**TUESDAY, February 14, 2023**

**Meeting Held in the Council Chambers  
845 "G" Street, Reedley, California  
[www.reedley.ca.gov](http://www.reedley.ca.gov)**

The Council Chambers are accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or to request translation services, should be made 48 hours prior to the meeting by contacting the City Clerk at 637-4200 ext. 212.

Any document that is a public record and provided to a majority of the City Council regarding an open session item on the agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such documents may be posted on the City's website.

Unless otherwise required by law to be accepted by the City at or prior to a Council meeting or hearing, no documents shall be accepted for Council review unless they are first submitted to the City Clerk by the close of business one day prior to said Council meeting/hearing at which the Council will consider the item to which the documents relate, pursuant to the adopted City Council Protocols.

**The meeting will be webcast and accessed at: <http://www.reedley.com/livestream.php>**

**\*PLEASE SEE LAST PAGE OF AGENDA FOR ZOOM PARTICIPATION INSTRUCTIONS\***

Anita Betancourt, Mayor

Matthew Tuttle, Mayor Pro Tem  
Mary Fast, Council Member

Suzanne Byers, Council Member  
Scott Friesen, Council Member

**MEETING CALLED TO ORDER**

**MOMENT OF SILENCE FOR SELMA POLICE OFFICER CARRASCO**

**INVOCATION-** Paul Melikian, Assistant City Manager

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**AGENDA APPROVAL – ADDITIONS AND/OR DELETIONS**

**PUBLIC COMMENT** – *Provides an opportunity for members of the public to address the City Council on items of interest to the public within the Council's jurisdiction and which are not already on the agenda this evening. It is the policy of the Council not to answer questions impromptu. Concerns or complaints will be referred to the City Manager's office. Speakers should limit their comments to not more than three (3) minutes. No more than ten (10) minutes per issue will be allowed. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the Council as each item is brought up for discussion.*

## **NOTICE TO PUBLIC**

**CONSENT AGENDA** items are considered routine and a recommended action for each item is included, and will be voted upon as one item. If a Councilmember has questions, requests additional information, or wishes to comment on an item, the vote should not be taken until after questions have been addressed or comments made, and the public has had an opportunity to comment on the **Consent Agenda** items. If a Councilmember wishes to have an item considered individually or change the recommended action, then the item should be removed and acted upon as a separate item. A Councilmember's vote in favor of the **Consent Agenda** is considered and recorded as a separate affirmative vote in favor of each action listed. Motions in favor of the **Consent Agenda** are deemed to include a motion to waive the full reading of any ordinance on the **Consent Agenda**. For adoption of ordinances, only those that have received a unanimous vote upon introduction are considered **Consent** items.

### **CONSENT AGENDA (Item 1-4)**

1. APPROVAL OF MINUTES OF THE REGULAR AND SPECIAL COUNCIL MEETINGS OF JANUARY 24, 2023 - (City Clerk)  
Staff Recommendation: Approve
2. APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN THE SIERRA KINGS HEALTH CARE DISTRICT MINI GRANT APPLICATION AND RELATED DOCUMENTS REQUESTING AND ACCEPTING FUNDING FOR LOW-INCOME SWIM LESSONS– (Community Services Department)  
Staff Recommendation: Approve
3. ADOPT RESOLUTION NO. 2023-010 APPROVING PARTICIPATION AND AUTHORIZING THE CITY MANAGER TO SIGN A THREE-YEAR JOINT POWERS AGREEMENT FOR FRESNO COUNTY'S URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR PROGRAM YEARS 2024-25, 2025-26, 2026-27 -(Engineering)  
Staff Recommendation: Approve
4. CONSIDER THE FOLLOWING ITEMS (A) AND (B) FOR THE EAST AVENUE REHAB 11<sup>TH</sup> STREET TO G STREET PROJECT
  - A. ADOPT RESOLUTION NO. 2023-011 AWARDING A CONSTRUCTION CONTRACT TO AGEE CONSTRUCTION CORPORATION



- B. ADOPT RESOLUTION NO. 2023-012 AMENDING THE FISCAL YEAR 2022-2023 BUDGET TO APPROPRIATE AVAILABLE FUNDS IN THE AMOUNT OF \$209,809

(Engineering)

Staff Recommendation: Approve

## **PUBLIC HEARING**

**ORDINANCES** - *With respect to the approval of ordinances, the reading of the title thereto shall be deemed a motion to waive a reading of the complete ordinance and unless there is a request by a Council Member that the ordinance be read in full, further reading of the ordinance shall be deemed waived by unanimous consent of the Council.*

5. CONSIDER THE FOLLOWING ITEMS ASSOCIATED WITH THE PROPOSED DEVELOPMENT OF 505 NORTH REED AVENUE:

- A. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2023-003, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADOPTING ENVIRONMENTAL ASSESSMENT NO. 2022-15, A FINDING OF NO POSSIBLE EFFECT; AND APPROVING REZONE APPLICATION NO. 2022-02 AND AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF REEDLEY
- B. ADOPTION OF RESOLUTION NO. 2023-006, ADOPTING ENVIRONMENTAL ASSESSMENT NO. 2022-16, A CATEGORICAL EXEMPTION DATED JANUARY 3, 2023 AND APPROVING CONDITIONAL USE PERMIT APPLICATION NO. 2022-06

Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. – (Community Development Department)

Staff Recommendation: Approve

## **ADMINISTRATIVE BUSINESS**

6. ADOPT CONSIDERATION OF ITEMS PERTAINING TO A FIVE PERCENT COST-OF-LIVING ADJUSTMENT FOR ALL FULL-TIME EMPLOYEES
- A. ADOPT RESOLUTION NO. 2023-008 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADOPTING REVISED MASTER SALARY TABLES
- B. ADOPT RESOLUTION NO. 2023-009 OF THE CITY COUNCIL OF THE CITY OF REEDLEY AMENDING THE SALARY AND BENEFIT SCHEDULE FOR UNREPRESENTED EMPLOYEES
- C. APPROVE AND AUTHORIZE CITY MANAGER TO EXECUTE A SIDE LETTER OF AGREEMENT WITH THE REEDLEY POLICE OFFICERS ASSOCIATION
- D. APPROVE AND AUTHORIZE CITY MANAGER TO EXECUTE A SIDE LETTER OF AGREEMENT WITH THE GENERAL SERVICES UNIT, INTERNATIONAL UNION OF OPERATING ENGINEERS STATIONARY LOCAL 39



E. ADOPT RESOLUTION NO. 2023-013 OF THE CITY COUNCIL OF THE CITY OF REEDLEY AUTHORIZING A ONE-TIME PAYMENT TO ELIGIBLE PART TIME CITY EMPLOYEES WHOSE POSITION IS PAID FOR BY THE EXPANDED LEARNING OPPORTUNITY PROGRAM FUNDING

Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. – (Administrative Services Department)

Staff Recommendation: Approve

## WORKSHOP

7. CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE COMMUNITY RESILIENCE CENTERS PROGRAM– Administrative Services

## COUNCIL REPORTS

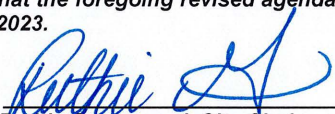
8. BRIEF REPORT BY COUNCIL MEMBERS ON CITY RELATED ACTIVITIES AS AUTHORIZED BY THE BROWN ACT AND REQUESTS FOR FUTURE AGENDA ITEMS.

## STAFF REPORTS

9. UPDATES AND/OR REPORTS BY CITY MANAGER AND/OR STAFF MEMBERS.

## ADJOURNMENT

*I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing revised agenda was posted in accordance with the applicable legal requirements. Dated this 9<sup>th</sup> day of February 2023.*

  
Ruthie Greenwood, City Clerk

### Zoom Participation:

The City Council is encouraging members of the public to observe and participate in the Council meeting virtually, to maximize the safety of all meeting participants. Reasonable efforts will be made to allow written and verbal comments from participants communicating with the host of the virtual meeting. To do so, participants may “raise their hand” during public comment portions of the meeting using the electronic feature on the zoom program, and the City Clerk will inform the Mayor of the participant’s desire to provide public comment. Due to the new, untested format of these meetings, the City cannot guarantee that participants who wish to provide public comment will occur as expected. The “chat” feature on Zoom will not be monitored or used during the meeting. Members of the public who wish to provide written comments are encouraged to submit their comments to the City Clerk at [ruthie.greenwood@reedley.ca.gov](mailto:ruthie.greenwood@reedley.ca.gov) by the close of business one day prior to the start of the meeting to ensure that the comments will be available to the City Council. Please indicate the agenda item number to which the comment pertains. Written comments that do not specify a particular agenda item will be marked for the general public comment portion of the meeting. A copy of any written comment will be provided to the City Council at the meeting. Please note that written comments received will not be read aloud during the meeting, but will be included with the meeting minutes.

#### Dates to Remember:

February 28, 2023 – Regular Council Meeting

March 14, 2023 – Regular Council Meeting



## REEDLEY CITY COUNCIL SPECIAL MEETING – January 24, 2023

# 1

The special meeting of the Reedley City Council was called to order by Mayor Betancourt at 5:45p.m. on Tuesday, January 24, 2023 in the City Hall Council Chambers, 845 “G” Street, Reedley, California.

### ROLL CALL

Council Members

Present: Suzanne Byers, Mary Fast, Scott Friesen, Matthew Tuttle, Anita Betancourt

Absent: None.

### WORKSHOP

ETHICS TRAINING AS REQUIRED BY AB1234

City Attorney Laurie Avedisian-Favini conducted the final session of the two hour bi-annual training as required by AB1234. Following the presentation by there was a period of questions and answers.

### ADJOURNMENT

Mayor Betancourt adjourned the special meeting at 6:45 p.m.

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Anita Betancourt, Mayor

ATTEST:

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Ruthie Greenwood, City Clerk

## **REEDLEY CITY COUNCIL MEETING – January 24, 2023**

*A complete audio record of the minutes is available at [www.reedley.ca.gov](http://www.reedley.ca.gov)*

The meeting of Reedley City Council called to order by Mayor Betancourt at 7:00 p.m. on Tuesday, January 24, 2023 in the City Hall Council Chambers, 845 “G” Street, Reedley, California.

**INVOCATION** – Russ Robertson, Public Works Director

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Byers

### **ROLL CALL**

Council Members

Present: Suzanne Byers, Mary Fast, Scott Friesen, Matthew Tuttle, Anita Betancourt

Absent: None.

### **AGENDA APPROVAL – ADDITIONS AND/OR DELETIONS**

Council Member Fast motioned, Council Member Tuttle seconded to accept and approve agenda.

Motion unanimously **carried**.

### **PUBLIC COMMENT**

Rene Nunez with Reedley Chamber of Commerce gave a brief update of events that will be coming up in the community.

Miguel Ramirez with Southern California Gas spoke regarding the natural gas prices

### **CONSENT AGENDA (Item 2-6)**

Council Member Fast asked for item 3 to be removed for further discussion prior to the vote. City Engineer, Marilu Morales answered Council Member Fast’s questions.

Rod Buckley provided public comment regarding item 3. Mr. Buckley stated that he lives in the area and is concerned about being able to access Kip Patrick if the proposed traffic light includes a center median. City Manager, Nicole Zieba answered Mr. Buckley’s question.

Council Member Friesen moved, Council Member Fast seconded to accept, approve and adopt all items listed under the **CONSENT AGENDA**.

1. APPROVAL OF MINUTES OF THE REGULAR AND SPECIAL COUNCIL MEETINGS OF JANUARY 10, 2023 - *Approved*
2. SECOND READING AND ADOPTION OF ORDINANCE 2023-002 REPEALING AND REPLACING TITLE 1 CHAPTER 5, ARTICLE A-2 OF THE REEDLEY MUNICIPAL CODE CONCERNING DISTRICT BOUNDARIES -*Approved*
3. ADOPTION OF RESOLUTION NO. 2023-005 APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH PETERS ENGINEERING GROUP FOR DESIGN CONSULTING SERVICES FOR A TRAFFIC SIGNAL ON REED AVENUE AND THE NORTHERNMOST ENTRANCE TO REEDLEY COLLEGE– *Approved*

### **PUBLIC HEARING**



## REEDLEY CITY COUNCIL MEETING – January 24, 2023

***ORDINANCES** - With respect to the approval of ordinances, the reading of the title thereto shall be deemed a motion to waive a reading of the complete ordinance and unless there is a request by a Council Member that the ordinance be read in full, further reading of the ordinance shall be deemed waived by unanimous consent of the Council.*

4. ADOPT ORDINANCE NO. 2023-001, GRANTING AN EXTENSION AND RENEWAL OF AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY, CALIFORNIA, TEMPORARILY PLACING A MORATORIUM ON THE ESTABLISHMENT OF ANY NEW SMOKE SHOPS/TOBACCO STORES WITHIN THE CITY

Community Development Director, Rodney Horton discussed the extension of the urgency ordinance granting an extension and renewal placing a moratorium on the establishment of any new smoke shops/tobacco stores within the City limits while the City of Reedley zoning code is under review.

**Public Hearing Opened: 7:29 p.m.**

**Public Hearing Closed: 7:30 p.m.**

Council Member Tuttle moved, Council Member Byers seconded to accept and approve to ADOPT ORDINANCE NO. 2023-001, GRANTING AN EXTENSION AND RENEWAL OF AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY, CALIFORNIA, TEMPORARILY PLACING A MORATORIUM ON THE ESTABLISHMENT OF ANY NEW SMOKE SHOPS/TOBACCO STORES WITHIN THE CITY  
Motion unanimously **carried**.

### ADMINISTRATIVE BUSINESS

5. REVIEW THE STATUS OF THE MID-YEAR CITY BUDGET AND CONSIDER ITEMS PERTAINING TO VARIOUS OPERATING PROGRAMS AND CAPITAL PROJECTS

- A. ADOPT RESOLUTION NO. 2023-003 AMENDING THE 2022-23 ADOPTED BUDGET APPROPRIATING \$1,556,526 IN MULTIPLE CITY FUNDS FOR VARIOUS OPERATING PROGRAMS, CAPITAL PROJECTS AND FUND TRANSFERS

Assistant City Manager Paul Melikian informed Council every year staff reviews the adopted budget at mid-year to make sure the budget is moving as expected based on assumptions that were made. Mid-year budget review is an opportunity to adjust if circumstances changed and also to update Council on any special needs. Mr. Melikian provided a summary of the City's Mid-Year-Budget Review to Council.

Council Member Fast moved, Council Member Tuttle seconded to accept and approve to ADOPT RESOLUTION NO. 2023-003 AMENDING THE 2022-23 ADOPTED BUDGET APPROPRIATING \$1,556,526 IN MULTIPLE CITY FUNDS FOR VARIOUS OPERATING PROGRAMS, CAPITAL PROJECTS AND FUND TRANSFERS  
Motion unanimously **carried**.

6. ADOPT RESOLUTION 2023-004 AMENDING THE 2022-23 ADOPTED BUDGET APPROPRIATING \$23,100 IN THE GENERAL FUND TO REMOVE AND REPLACE DETERIORATING BRICKS AND MORTAR IN THE INTERIOR AND EXTERIOR OF THE REEDLEY OPERA HOUSE

Community Services Director Sarah Reid explained that staff had noticed a section of brick and mortar in the lobby of the Reedley Opera House that had deteriorated to the point of causing a hole allowing light to come in from the outside. Staff walked the Opera House with the building official to get a better understanding of how far the deterioration extended. It was recommended to bring in a structural engineer for a recommendation of the best course of action. The recommendation was the structure is sound but the removal and replacing of the bricks and mortar should become part of the routine maintenance of the facility. It was stated that approximately 5% of the bricks were starting to fail.

Jeffery Lusk with River City Theater thanked Council for the support. Mr. Lusk discussed how River City Theater utilizes the building.

Council Member Tuttle moved, Council Member Byers seconded to accept and approve to ADOPT RESOLUTION 2023-004 AMENDING THE 2022-23 ADOPTED BUDGET APPROPRIATING \$23,100 IN THE GENERAL

## **REEDLEY CITY COUNCIL MEETING – January 24, 2023**

FUND TO REMOVE AND REPLACE DETERIORATING BRICKS AND MORTAR IN THE INTERIOR AND EXTERIOR OF THE REEDLEY OPERA HOUSE

Motion unanimously **carried**.

### **RECEIVE INFORMATION & REPORTS**

*These items are formal transmittals of information to the Reedley City Council. They are not voted upon by the Reedley City Council. Members of the public who have questions on these items are suggested to call City staff members during regular business hours.*

7. QUARTERLY EXPENSE & TRAVEL REPORT FOR ELECTED AND APPOINTED OFFICIALS-OCTOBER 01, 2022 THROUGH DECEMBER 31, 2022 – Administrative Services
8. RECEIVE, REVIEW & FILE THE QUARTERLY INVESTMENT REPORT FOR 2<sup>ND</sup> QUARTER ENDING DECEMBER 31, 2022 FOR FISCAL YEAR 2022-23-Administrative Services

### **COUNCIL REPORTS**

9. BRIEF REPORT BY COUNCIL MEMBERS ON CITY RELATED ACTIVITIES AS AUTHORIZED BY THE BROWN ACT AND REQUESTS FOR FUTURE AGENDA ITEMS.

#### Council Member Tuttle:

- Discussed the League of California Cities

#### Council Member Byers:

- Shared the Reedley High School Open House event that she attended

#### Council Member Fast:

- Thanked public works staff for making sure to repair parts of damaged road after the recent rain storm

#### Mayor Betancourt:

- Thanked public works staff for making sure that all the streets were draining after the recent rain storm

### **STAFF REPORTS**

10. UPDATES AND/OR REPORTS BY CITY MANAGER AND/OR STAFF MEMBERS.

#### Fire Chief Isaak:

- Thanked Council for the support and discussed the new fire pumper truck

#### Community Development Director, Rodney Horton:

- Discussed upcoming Reedley Street Eats event

#### Public Works Director, Russ Robertson:

- Mentioned the 54 trees that were planted on rails to trails

### **CLOSED SESSION**

11. GOVERNMENT CODE SECTION 54957.6

Conference with Labor Negotiators

Agency Representatives: City Manager & Assistant City Manager

Employee Organization: Reedley Public Safety Employees Association, General Services Unit & Unrepresented Group

*CLOSED SESSION at 9:07 p.m.*

*Meeting reconvened to OPEN SESSION at 10:01 p.m.*

City Attorney, Laurie Avedisian-Favini reported that no action was taken in closed session.



**REEDLEY CITY COUNCIL MEETING – January 24, 2023**

**ADJOURNMENT**

Mayor Betancourt adjourned the regular meeting at 10:01 p.m.

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Mayor Anita Betancourt

ATTEST:

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Ruthie Greenwood, City Clerk



## REEDLEY CITY COUNCIL

- ☒ Consent
- ☐ Regular Item
- ☐ Workshop
- ☐ Closed Session
- ☐ Public Hearing

ITEM NO: 2

**DATE:** February 14, 2023

**TITLE:** APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN THE SIERRA KINGS HEALTH CARE DISTRICT MINI GRANT APPLICATION AND RELATED DOCUMENTS REQUESTING AND ACCEPTING FUNDING FOR LOW-INCOME SWIM LESSONS.

**BY:** Madison Mitchell, Community Services Recreation Supervisor *mm*

**SUBMITTED:** Sarah Reid, Community Services Director *SR*

**APPROVED:** Nicole R. Zieba, City Manager *NZ*

### RECOMMENDATION

Approve and authorize the City Manager to sign the Sierra Kings Health Care District Mini Grant Application and related documents requesting and accepting funding for low-income swim lessons.

### EXECUTIVE SUMMARY

Every summer the Community Services Department offers a fee-based swim lesson program to the public. The fee to participate does create a challenge for low-income families. For the past two years the City of Reedley was awarded a Mini Grant from Sierra Kings Health Care District to offer one week of free swim lessons for low-income families. In 2021 there were 128 participants and in 2022 141 participants.

The Sierra Kings Health Care District is currently accepting Mini Grant Applications for funding projects up to \$5,000. Applications are due February 15, 2023 and staff is requesting the full grant amount to offer free swim lessons to low-income residents in the summer of 2023. If awarded, the grant funding will support 140 youth over a week period, meeting 30 minutes per day. The budget will include staff time, facility use fees and student recognition certificates.

Swimming has many positive results including supporting a healthy lifestyle, reducing stress and learning a lifesaving skill that youth will carry with them for a lifetime. During the swim instruction, staff will also provide water safety tips and literature based around exercising safe habits in the river.



**FISCAL IMPACT**

There is no negative fiscal impact to the General Fund. The Mini Grant will fund the operating expenditures and seasonal aquatics staff wages to offer the program. All costs are assumed in the 2021-22 Fiscal Year Budget. If the grant is not received the program will not be offered.

**ATTACHMENTS**

Sierra Kings Health Care District Request for Proposal No. 2023-11 Mini Grant



## ATTACHMENT A - COVER SHEET

<b>Organization Name:</b> City of Reedley Community Services Department		
<b>Name of Project:</b> Free Swim Lessons for Low Income Reedley Residents		
<b>Contact Person Name and Title:</b> Madison Mitchell, Recreation Supervisor		
<b>Address:</b> 100 N East Avenue		
<b>City:</b> Reedley	<b>State:</b> CA	<b>Zip Code:</b> 96354
<b>Telephone #:</b> 559-637-4203	<b>Cellular #:</b> 559-426-7906	<b>Email:</b> madison.mitchell@reedley.ca.gov
<b>Year Established:</b> 1913		<b>Federal ID #:</b> 94-6000402
<b>Type of Organization (check one):</b> <input type="checkbox"/> Corporation <input type="checkbox"/> Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Non-profit <input checked="" type="checkbox"/> Government <input type="checkbox"/> Faith-based <input type="checkbox"/> Education <input type="checkbox"/> Other (please describe) _____		
<b>Select the zone(s) you intend to target:</b> <div style="display: flex; justify-content: space-around;"> <div> <input checked="" type="checkbox"/> Zone 1  <input checked="" type="checkbox"/> Zone 2  <input checked="" type="checkbox"/> Zone 3         </div> <div> <input checked="" type="checkbox"/> Zone 4  <input checked="" type="checkbox"/> Zone 5          (See Page 11 for a map of the District's zones)       </div> </div>		
<b>Amount of Funding Requested:</b> \$5,000.00		
<b>Number of People to be Served/Impacted:</b> 140		
I certify that the information contained in this proposal is true and accurate to the best of my knowledge and belief. I further certify that this grant proposal is submitted with the full knowledge and endorsement of the governing board of this organization, which will act as fiscal agent and is empowered to enforce compliance with all contract conditions.		
<b>Name:</b>		<b>Title:</b>
<b>Signature:</b>		<b>Date:</b>
<b>NOTE:</b> If the agency/organization has a governing board, please attach a letter of authorization from the board.		





## **City of Reedley**

Community Services  
100 N. East Avenue  
Reedley, CA 93654  
(559) 637-4203  
FAX 637-7253

### Narrative

There are many physical and mental health benefits to swimming. It helps boost your mood, relieve stress, tone muscles and obtain a healthy weight. The City of Reedley offers multiple year-round aerobic programs at the Reedley High School pool, with a Joint Use Agreement in place with Kings Canyon Unified School District. The safety aspect is just as important as the health aspect of learning to swim, especially with the Kings River running through the backyard of Reedley. The specific District goals this project intends to impact will be 1c. Increase access to adequate nutrition and fitness to mitigate onset of obesity/diabetes. As well as 2a. Increase the availability of behavioral health education and awareness.

Data shows near drownings occur every year and drownings every other year in Reedley on the Kings River. Since Reedley has three parks the river runs through it is critical to have the skills of safety to swim. For the past two summers, the City of Reedley was awarded a \$5,000 Mini Grant from Sierra Kings Health Care District to offer a free swim lesson program for low-income families. The 2021 program served 128 children and in 2022 it served 141 children, for 1 week, 30 minutes a day. Qualifying families were based off the Income Eligibility Scales for School Year 2020-21. Offering free swim lessons again to children from low-income families will give participants the basic skills of swimming that can be used throughout their lifetime. Once participants know how to swim there are year-round aquatics options available in Reedley. The City of Reedley is one of the only cities in Fresno County that offers year-round public swim. Many neighboring towns have avid swimmers join the program during the winter months.



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**City of Reedley**

Community Services  
100 N. East Avenue  
Reedley, CA 93654  
(559) 637-4203  
FAX 637-7253

The City of Reedley offers fee-based swim lessons every summer. This limits people's ability who financially can't afford them. Because of this program already in place with lifeguards and staff, the ability to expand and offer free swim lessons is there. The grant funding will support 140 children over a week period, meeting 30 minutes per day.

The target population are children (4-12yrs) from low-income families in Reedley. With the swim lesson program structure already in place, adding an additional component to the summer season will be an easily supported transition. At the end of the program the only products to be purchased will be 140 program recognition supplies. The budget is focused on the cost of swim instructors and facility cost, with very limited supplies. The City of Reedley will know if this project is successful by having all 140 spots filled, seeing the progression of learning the skill of swimming, and seeing developed love and respect for the water. Every summer the City of Reedley hires aquatic staff to run a six-week swim program. Staff will be trained and have all the equipment they need to add an additional week to swim instruction, so this program can be offered again.

The only collaborative partner we will have for this program will be the Kings Canyon Unified School District. They will allow the City to operate at the Reedley High School pool with a Joint Use Agreement and with this relationship the facility fee is at a discounted rate for operating for public use. The school district will also help us organize the process of finding youth from low-income families who would benefit most to learn the skills of swimming.





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## **City of Reedley**

Community Services  
100 N. East Avenue  
Reedley, CA 93654  
(559) 637-4203  
FAX 637-7253

Offering free swim lessons to low-income families in the community provides a service that's not available. A need has been recognized through data of drownings. This supports a healthy lifestyle and will teach water aerobic skills that youth will carry throughout their lifetime.

## **Budget**

### 1. Project Supplies

- a. Student recognition- \$300.00

**Total: \$300.00**

### 2. Staff Cost

- a. Aquatics Manager (1)- \$742.50
- b. Lifeguards (6)- \$3,708.38

**Total: \$4,450.88**

### 3. Facility Cost

- a. Program days- \$249.00

**Total: \$249.00**

**Total Amount:**

**\$4,999.88**

**Total Amount Requested**

**\$5,000.00**





ATTACHMENT C – STATEMENT OF NON SUPPLANTATION

**Project Name:** Free Swim Lessons for Low Income Reedley Residents

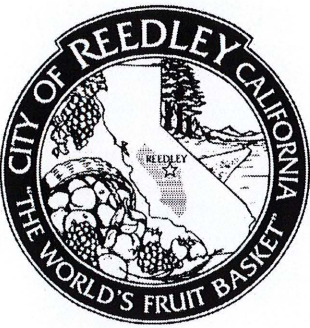
I, Madison Mitchell of City of Reedley, hereby  
Name Name of Agency

state that the funds requested in this application do not supplant any existing revenue sources.

M. Mitchell  
Signature

1/24/2023  
Date

Madison Mitchell  
Print Name  
  
Recreation Supervisor  
Title




## REEDLEY CITY COUNCIL

- ☒ Consent
- ☐ Regular Item
- ☐ Workshop
- ☐ Closed Session
- ☐ Public Hearing

ITEM NO: 3

DATE: February 14, 2023

TITLE: ADOPT RESOLUTION NO. 2023-010 APPROVING PARTICIPATION AND AUTHORIZING THE CITY MANAGER TO SIGN A THREE-YEAR JOINT POWERS AGREEMENT FOR FRESNO COUNTY'S URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR PROGRAM YEARS 2024-25, 2025-26, AND 2026-27.

SUBMITTED: Marilu S. Morales, P.E.   
City Engineer

APPROVED: Nicole R. Zieba   
City Manager

### **RECOMMENDATION**

Staff recommends that the City Council of the City of Reedley Adopt Resolution No. 2023-010 approving participation and authorizing the City Manager to sign a three-year Joint Powers Agreement for Fresno County's Urban County Community Development Block Grant program for program years 2024-25, 2025-26 and 2026-27.

### **EXECUTIVE SUMMARY**

The City of Reedley has participated in a Joint Powers Agreement (JPA) with the County of Fresno and other cities for Urban County entitlement status with the U.S. Department of Housing and Urban Development (HUD) in order to receive entitlement grant funds under the Federal Community Development Block Grant (CDBG) and related Home Investment Partnerships Act (HOME) Programs since its inception in Fresno County.

Every three years the County of Fresno and its partner cities must requalify and each city must send a Resolution notifying the County of the City's official decision to participate in the County's program.

### **BACKGROUND**

The City has partnered with the County under a JPA for many years dating back to 1977 and every three years has renewed this commitment with the understanding that this partnership provides the City the best opportunity to secure critical funds for the improvement of infrastructure and public facilities. This JPA has allowed the City to receive dedicated annual funding allocations through the County's entitlement program.

Under the current 2021 to 2024 JPA, the County has administered Reedley's funds received from the CDBG program. At the end of this Agreement the City will have processed, in conjunction with other funding sources, two projects which include:

- E Street Reconstruction from 10<sup>th</sup> Street to 12<sup>th</sup> Street. This project includes full reconstruction of existing pavement, replacement of non-ADA compliant curb ramps and driveway approaches within project limits and minor storm drainage improvements. This project has been designed and is awaiting the project agreement from the County. It is anticipated that the project will be released



for bid in the spring and construction will begin at the end of spring/beginning of summer. The funding of two CDBG cycles were combined to fund this project.

- North Avenue Improvements Project from Columbia Avenue to Haney Avenue. The project will grind the existing pavement, including the parking area adjacent to Camacho Park, pavement overlay, replace non-ADA compliant curb ramps and install an ADA compliant driveway approach and sidewalk on the northern side of North Avenue at the eastern edge of Camacho Park to create an ADA path of travel. The design for this project will begin in late fall of 2023 and construction is anticipated in the spring/summer of 2024.

At different times over the past year staff has reviewed the pavement management plan, heard the interests of Council and residents, received input from the Public Works Department and has taken that information as the basis for assembling a list of CDBG eligible projects for the next three year CDBG funding cycle. The projects below are not in priority order and the Council is not limited to these projects. The last project listed is general in nature to provide flexibility should a need be identified after execution of the JPA.

- Rupert Avenue and Church Avenue grind and overlay from Dinuba Avenue to Curtis Avenue
- Lincoln Avenue, Washington Avenue and Jefferson Avenue from East Avenue to Columbia Avenue and Sunset Avenue and Columbia Avenue from Dinuba Avenue to Duff Avenue grind, compact and overlay
- Slurry seal/grind and overlay at various locations within the eligible area

The proposed projects, depending on the final scope of required work, may require shortening of the limits of the project to fit within the allocations received from CDBG or additional funding may be required to construct them in their entirety. The pavement improvements to the streets around Jefferson Elementary School are proposed to be done after the sidewalks and curb ramps are installed on the streets with the active transportation program grant. This will eliminate ADA improvements, as those will have been completed with the grant allowing the CDBG funds to be dedicated solely to pavement improvements.

#### **FISCAL IMPACT**

The CDBG funding provides 100% reimbursement of staff time for design, construction management, and construction within the limits of the annual allocation.

#### **ATTACHMENT**

1. Resolution No. 2023-010
2. Exhibit A 2025-2027 Eligibility Area

## RESOLUTION NO. 2023-010

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING PARTICIPATION AND AUTHORIZING THE CITY MANAGER TO SIGN A JOINT POWERS AGREEMENT FOR FRESNO COUNTY'S URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR PROGRAM YEARS 2024-25, 2025-26, AND 2026-27**

**WHEREAS**, the Housing and Community Development Act of 1974 authorized federal funds to improve housing and neighborhood infrastructure for citizens with low and moderate income; and

**WHEREAS**, the Community Development Block Grant (CDBG) Program, which is on a three-year funding cycle (2025-2027) provides funding for such projects; and

**WHEREAS**, only projects that are within the City's CDBG eligible area can receive funds from the CDBG Program; and

**WHEREAS**, it is recommended that the City continues participation in the Joint Powers Agreement (JPA) with the County for the overall administration of the funds; and

**WHEREAS**, the JPA allows the County to administer the CDBG program on the City's behalf as the City participates in the CDBG program as a sub-recipient to the County of Fresno; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Reedley, using their independent judgment, approves Resolution No. 2023-010 based on the following:

1. That the above recitals are true and correct; and
2. The City Council hereby agrees to participate with the County of Fresno through the Joint Powers Agreement (JPA); and
3. The City Council hereby agrees to act as a sub-recipient for implementation of the Programs; and
4. The City Council hereby agrees to administer the CDBG Program for the next three-year term to end June 30, 2027; and
5. The City Council authorizes the City Manager and/or her designee to execute the necessary documents to implement this resolution; and
6. This resolution is effective immediately upon adoption.



The foregoing resolution is hereby approved and adopted at a regular meeting of the City Council of the City of Reedley held on this 14<sup>th</sup> day of February 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Anita Betancourt, Mayor

ATTEST:

\_\_\_\_\_  
Ruthie Greenwood, City Clerk

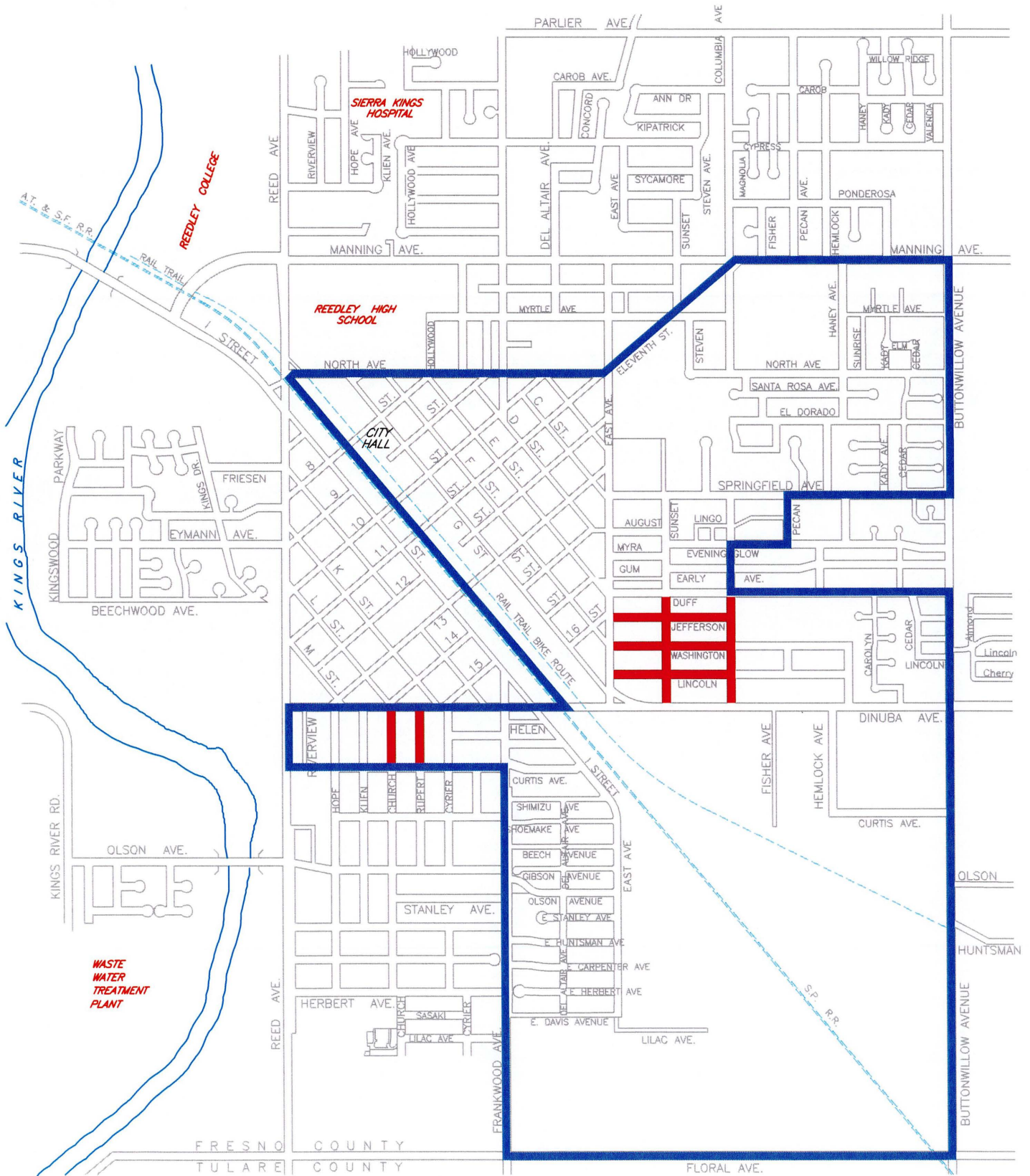
CITY OF REEDLEY  
CDBG PROJECT FY 2025 - 2027

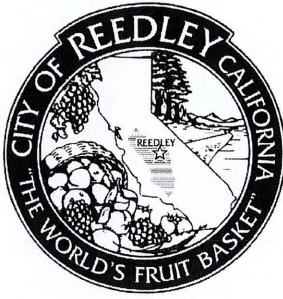
EXHIBIT A



LEGEND

- ELIGIBILITY AREA
- PROPOSED PROJECT AREA





## REEDLEY CITY COUNCIL

- ☒ Consent
- ☐ Regular Item
- ☐ Workshop
- ☐ Closed Session
- ☐ Public Hearing

ITEM NO: 4

**DATE:** February 14, 2023

**TITLE:** CONSIDER THE FOLLOWING ITEMS (A) AND (B) FOR THE EAST AVENUE HEAVY REHAB 11<sup>TH</sup> STREET TO G STREET PROJECT

(A) ADOPT RESOLUTION NO. 2023-011 AWARDDING A CONSTRUCTION CONTRACT TO AGEE CONSTRUCTION CORPORATION

(B) ADOPT RESOLUTION NO. 2023-012 AMENDING THE FISCAL YEAR 2022-2023 BUDGET TO APPROPRIATE AVAILABLE FUNDS IN THE AMOUNT OF \$209,809

**PREPARED:** Linda Xiong *LX*  
Assistant Engineer

**SUBMITTED:** Marilu S. Morales, P.E. *mm*  
City Engineer

**APPROVED:** Nicole Zieba *NZ*  
City Manager

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### **RECOMMENDATION**

Staff recommends that the City Council take the following actions:

(A) Adopt Resolution No. 2023-011, awarding a construction contract to Agee Construction Corporation for the East Avenue Heavy Rehab 11<sup>th</sup> Street to G Street project.

(B) Adopt Resolution No. 2023-012 amending the fiscal year 2022-2023 budget to appropriate available funds in the amount of \$209,809.

### **EXECUTIVE SUMMARY**

Staff is requesting that the City Council adopt Resolution No. 2023-012 to fully fund construction and contingencies for the East Avenue Heavy Rehab 11<sup>th</sup> Street to G Street (Project). In conjunction with the budget amendment, staff is requesting that the City Council adopt Resolution No. 2023-011 awarding the Project to Agee Construction Corporation in the amount of \$463,462.00 and authorize the City Manager to execute the Public Improvement Agreement for the Project with Agee Construction Corporation. Execution of the Agreement is subject to the submittal of the necessary bonds, insurance certificates and other necessary documents as required by the specifications, special provisions for this project and State law.

Staff is also requesting that a contingency of 10% of the total bid or \$46,346.20 be included in the Council action to cover any unforeseen incidentals.



## **PROJECT DESCRIPTION/BACKGROUND**

During the fiscal year 2021-2022 budget the East Avenue Heavy Rehabilitation Project from G Street to 14<sup>th</sup> Street was identified to be completed with Measure B Funds. Due to Kings Canyon Unified School District planning improvements along East Avenue at Grant Middle School and the installation of a new water main pipeline along East Avenue from 14<sup>th</sup> Street to 11<sup>th</sup> Street as part of the Municipal Water Well #12 Treatment Facility, Staff decided to postpone the proposed project to not inconvenience residents with multiple projects along East Avenue.

As a result of the Well #12 Project, the associated trench work and construction equipment on the road caused considerable damage and wear to East Avenue from 14<sup>th</sup> Street to 11<sup>th</sup> Street expediting the need for the road to be rehabilitated along this segment. In coordination with the Public Works Department, Staff expanded the limits of the original project to include this segment of roadway to save costs by creating one large project. An amount of \$209,809 is requested from the ground water treatment fund to cover the cost to rehabilitate that specific section of roadway.

On January 19, 2023, a Notice to Bidders for the Project was advertised in the City website and on local builders exchanges for a period of approximately three (3) weeks. During the bidding period, nine (9) contractors requested bid documents from the City for this project. One (1) addendum was issued during the project bidding period to address the mandatory 10-day federal wage check as required for Davis-Bacon Act prevailing wage compliance.

On February 7, 2023, City staff conducted the bid opening for this project where eight (8) bids were received, opened, and read aloud. The bids received for the total Base Bid ranged from \$463,462.00 to \$558,520.30 as shown in the attached Bid Tabulation. The engineer's estimate of probable cost for the Base Bid was \$526,171.00.

## **FISCAL IMPACT**

The total authorization request for the construction contract is \$463,462.00 with an additional contingency amount of \$46,346.20 for a total of \$509,808.20. The construction is funded by Measure B in the amount of \$300,000 and Groundwater Treatment in the amount of \$209,809.

## **ATTACHMENTS**

1. Resolution No. 2023-011
2. Budget Resolution No. 2023-012
3. Bid Tabulation

## RESOLUTION NO. 2023-011

### **A RESOLUTION TO THE CITY COUNCIL OF THE CITY OF REEDLEY AWARDING A CONSTRUCTION CONTRACT TO AGEE CONSTRUCTION CORPORATION FOR THE EAST AVENUE REHAB 11<sup>TH</sup> STREET TO G STREET PROJECT**

**WHEREAS**, the City of Reedley issued a Notice to Bidders for the East Avenue Heavy Rehab 11<sup>th</sup> Street to G Street Project; and

**WHEREAS**, the City received, opened and read aloud eight (8) bids which the total Base Bid ranged from \$463,462.00 to \$558,520.30; and

**WHEREAS**, the lowest, most responsive and responsible bid was submitted by Agee Construction Corporation; and

**WHEREAS**, the City Council, using their independent judgment desires to award a construction contract for the lowest responsible responsive bid for total Base Bid in the amount of \$463,462.00.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Reedley, using their independent judgment, hereby approves Resolution No. 2023-011 based on the following:

1. The above recitals are true and correct; and
2. That the contract for the East Avenue Heavy Rehab 11<sup>th</sup> Street to G Street Project is awarded to Agee Construction Corporation for the unit and lump sum prices as bid, the total amount of the contract being \$463,462.00.
3. That the City Manager is authorized and directed to promptly execute the contract for the subject work with Agee Construction Corporation subject to the submittal of the necessary bonds, insurance certificates and other necessary documents required by the specifications and special provisions for this project, all for the approval by and to the satisfaction of the City Engineer and the City Attorney.
4. The City Manager or her designee, is hereby authorized to execute contract change orders to the contract for this project and shall not exceed 10% of the total bid or \$43,346.20 without prior approval of this City Council.
5. The total construction budget for this project, including the construction contract and contingency costs, shall not exceed approximately \$509,808.20.
6. This resolution is effective immediately upon adoption.

This forgoing resolution is hereby approved at a regular meeting of the City Council of the City of Reedley held on the 14<sup>th</sup> day of February 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Anita Betancourt, Mayor

ATTEST:

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Ruthie Greenwood, City Clerk



# BUDGET AMENDMENT

## RESOLUTION 2023-012

The City Council of the City of Reedley does hereby amend the 2022-23 Budget as follows:

### SECTION I - ADDITIONS

Account Number	Account Description	Amount
047-4503.6303	East Avenue Heavy Rehab	\$ 209,809

Total	\$ 209,809
-------	------------

**Purpose:** Construction costs for extending the paving limits of the East Avenue Heavy Rehabilitation Project to include 14th Street to 11th Street due to associated trench work and damaged caused to East Avenue by the water main pipeline installed as part of the municipal water well #12 treatment facility construction project.

### SECTION II - SOURCE OF FUNDING

Account Number	Account Description	Amount
047-2710	Groundwater Treatment Unallocated Fund Balance	\$ 209,809

Total	\$ 209,809
-------	------------

**Impact:** Sufficient funds in the Groundwater Treatment Account for paving rehabilitation of East Avenue along the limits of water main pipeline that was installed in the roadway due to the municipal water well #12 treatment facility construction project.

REVIEWED:

  
Assistant City Manager

RECOMMENDED:

  
City Manager

The foregoing resolution was approved by the City Council of the City of Reedley on this 14th day of February 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

  
Anita Betancourt, Mayor

ATTEST:

  
Ruthie Greenwood, City Clerk



**Bid Tabulation**  
**East Ave Heavy Rehab (11th Street to G Street)**

				Agee Construction		Terra West Construction		Bush Engineering, Inc.		Toasted Asphalt, Inc.	
Item No.	Description	Quantity	Units	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
BASE BID											
1	Mobilization	1	LS	\$ 22,400.00	\$ 22,400.00	\$ 45,000.00	\$ 45,000.00	\$ 25,000.00	\$ 25,000.00	\$ 45,000.00	\$ 45,000.00
2	Insurance and Bonds	1	LS	\$ 7,500.00	\$ 7,500.00	\$ 12,000.00	\$ 12,000.00	\$ 9,275.00	\$ 9,275.00	\$ 8,500.00	\$ 8,500.00
3	Provide and Maintain Traffic Control	1	LS	\$ 34,000.00	\$ 34,000.00	\$ 29,000.00	\$ 29,000.00	\$ 50,000.00	\$ 50,000.00	\$ 15,000.00	\$ 15,000.00
4	Dust Control and BMP Compliance	1	LS	\$ 200.00	\$ 200.00	\$ 500.00	\$ 500.00	\$ 3,960.00	\$ 3,960.00	\$ 10,000.00	\$ 10,000.00
5	2" Grind	170,530	SF	\$ 0.15	\$ 25,579.50	\$ 0.25	\$ 42,632.50	\$ 0.25	\$ 42,632.50	\$ 0.49	\$ 83,100.00
6	Pavement Fabric	170,530	SF	\$ 0.25	\$ 42,632.50	\$ 0.25	\$ 42,632.50	\$ 0.25	\$ 42,632.50	\$ 0.29	\$ 50,000.00
7	Hot Mix Asphalt Concrete, Type A	2,165	TN	\$ 116.00	\$ 251,140.00	\$ 102.00	\$ 220,830.00	\$ 95.00	\$ 205,675.00	\$ 100.00	\$ 216,500.00
8	Adjust Manhole Frame and Cover to Grade	19	EA	\$ 680.00	\$ 12,920.00	\$ 1,100.00	\$ 20,900.00	\$ 1,860.00	\$ 35,340.00	\$ 900.00	\$ 17,100.00
9	Adjust Water Valve Frame and Cover to Grade	27	EA	\$ 670.00	\$ 18,090.00	\$ 950.00	\$ 25,650.00	\$ 1,280.00	\$ 34,560.00	\$ 200.00	\$ 5,400.00
10	Pavement Delineation and Signage	1	LS	\$ 34,500.00	\$ 34,500.00	\$ 32,000.00	\$ 32,000.00	\$ 33,708.00	\$ 33,708.00	\$ 36,000.00	\$ 36,000.00
11	Miscellaneous Facilities and Operations	1	LS	\$ 14,500.00	\$ 14,500.00	\$ 500.00	\$ 500.00	\$ 5,055.00	\$ 5,055.00	\$ 2,500.00	\$ 2,500.00
Total for Base Bid:					\$ 463,462.00		\$ 471,645.00		\$ 487,838.00		\$ 489,100.00

**Subcontractors**

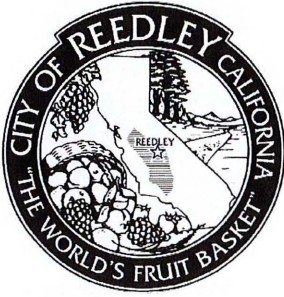
Striping and Signage	Safety Striping Service Inc	Safety Striping Service, Inc.	Safety Striping Service, Inc.	T&T Pavement Markings
Pavement Fabric	Talley Oil, Inc.	Talley Oil, Inc.	Talley Oil, Inc.	Pacific Northwest Oil
Traffic Control	Statewide Safety Systems	Safety Network	Safety Network	
Grinding		Pavement Recycling Systems	Pavement Recycling Systems	Pavement Recycling Systems
Trucking/Hauling Mat'l				Dragon Ashbrook Enterprises

				Avison Construction		Central Valley Asphalt		American Paving Co.		Jim Crawford Construction	
Item No.	Description	Quantity	Units	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
BASE BID											
1	Mobilization	1	LS	\$ 24,500.00	\$ 24,500.00	\$ 5,600.00	\$ 5,600.00	\$ 51,000.00	\$ 51,000.00	\$ 12,000.00	\$ 12,000.00
2	Insurance and Bonds	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 7,500.00	\$ 7,500.00	\$ 2,500.00	\$ 2,500.00	\$ 15,000.00	\$ 15,000.00
3	Provide and Maintain Traffic Control	1	LS	\$ 26,000.00	\$ 26,000.00	\$ 33,040.00	\$ 33,040.00	\$ 52,000.00	\$ 52,000.00	\$ 68,000.00	\$ 68,000.00
4	Dust Control and BMP Compliance	1	LS	\$ 1,200.00	\$ 1,200.00	\$ 6,760.00	\$ 6,760.00	\$ 100.00	\$ 100.00	\$ 4,500.00	\$ 4,500.00
5	2" Grind	170,530	SF	\$ 0.25	\$ 42,632.50	\$ 0.10	\$ 17,053.00	\$ 0.25	\$ 42,632.50	\$ 0.25	\$ 42,632.50
6	Pavement Fabric	170,530	SF	\$ 0.25	\$ 42,632.50	\$ 0.25	\$ 42,632.50	\$ 0.25	\$ 42,632.50	\$ 0.26	\$ 44,337.80
7	Hot Mix Asphalt Concrete, Type A	2,165	TN	\$ 115.00	\$ 248,975.00	\$ 103.00	\$ 222,995.00	\$ 109.00	\$ 235,985.00	\$ 110.00	\$ 238,150.00
8	Adjust Manhole Frame and Cover to Grade	19	EA	\$ 1,800.00	\$ 34,200.00	\$ 3,600.00	\$ 68,400.00	\$ 1,200.00	\$ 22,800.00	\$ 1,500.00	\$ 28,500.00
9	Adjust Water Valve Frame and Cover to Grade	27	EA	\$ 1,200.00	\$ 32,400.00	\$ 2,500.00	\$ 67,500.00	\$ 900.00	\$ 24,300.00	\$ 1,200.00	\$ 32,400.00
10	Pavement Delineation and Signage	1	LS	\$ 32,000.00	\$ 32,000.00	\$ 34,700.00	\$ 34,700.00	\$ 32,000.00	\$ 32,000.00	\$ 35,000.00	\$ 35,000.00
11	Miscellaneous Facilities and Operations	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 4,929.50	\$ 4,929.50	\$ 9,000.00	\$ 9,000.00	\$ 38,000.00	\$ 38,000.00
					\$ 499,540.00		\$ 511,110.00		\$ 514,950.00		\$ 558,520.30

**Subcontractors**

Striping and Signage	Safety Striping Service, Inc.	T&T Pavement Markings	Safety Striping Service, Inc.	Safety Striping Service, Inc.
Pavement Fabric	Talley Oil	Talley Oil, Inc.	Talley Oil, Inc.	Talley Oil, Inc.
Traffic Control		Safety Network	Safety Network	Safety Network
Grinding		Pavement Recycling		





## **REEDLEY CITY COUNCIL**

- ☐ Consent
- ☐ Regular Item
- ☐ Workshop
- ☐ Closed Session
- ☒ Public Hearing

ITEM NO: 5

**DATE:** February 14, 2023

**TITLE:** CONSIDER THE FOLLOWING ITEMS ASSOCIATED WITH THE PROPOSED DEVELOPMENT OF 505 NORTH REED AVENUE:

- A) INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2023-003, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADOPTING ENVIRONMENTAL ASSESSMENT NO. 2022-15, A FINDING OF NO POSSIBLE EFFECT; AND APPROVING REZONE APPLICATION NO. 2022-02 AND AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF REEDLEY
- B) ADOPTION OF RESOLUTION NO. 2023-006, ADOPTING ENVIRONMENTAL ASSESSMENT NO. 2022-16, A CATEGORICAL EXEMPTION DATED JANUARY 3, 2023 AND APPROVING CONDITIONAL USE PERMIT APPLICATION NO. 2022-06

**FROM:** Rodney Horton, Director   
Community Development Department

**APPROVED:** Nicole R. Zieba  
City Manager 

### **RECOMMENDATIONS**

Staff and the Planning Commission recommends that the City Council of the City of Reedley take the following actions:

- A. Hold a Public Hearing on the Introduction and First Reading of Ordinance No. 2023-003, an Ordinance of the City Council of the City of Reedley adopting Environmental Assessment No. 2022-15, a Finding of No Possible Effect; and Approving Rezone Application No. 2022-02 and authorizing the amendment of the official zoning map of the City of Reedley.
- b) Adopt Resolution No. 2023-006 adopting Environmental Assessment No. 2022-16, a



Categorical Exemption dated January 3, 2023 and approving Conditional Use Permit Application No. 2022-06, which would authorize the construction and operation of a 5,495 square foot car wash facility at 505 North Reed Avenue (368-021-69S & 368-021-44S).

### **EXECUTIVE SUMMARY**

The following entitlement applications and associated environmental documents are under consideration by the City Council:

**Rezone Application No. 2022-02** (Ordinance No. 2023-003) pertains to the reclassification of two contiguous parcels situated at 505 North Reed Avenue (368-021-69S & 368-021-44S) totaling 1.7 ± gross acres in size from the ML (*Light Industrial*) zone district to the CC (*Central and Community Commercial*) zone district designation. The proposed rezone application is consistent with the subject property's 2030 General Plan Community Commercial Planned Land Use Designation.

*Environmental Assessment No. 2022-15* (Attachment 1) determined that no new environmental document is required for Rezone Application No. 2022-02 (Ordinance No. 2023-003), pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(c)(2).

**Conditional Use Permit Application No. 2022-06** pertains to the construction and operation of a 5,495 sq. ft. car wash facility at 505 North Reed Avenue (368-021-69S & 368-021-44S).

*Environmental Assessment No. 2022-16* (Attachment 3) determined that Conditional Use Permit Application No. 2022-06 is Categorically Exempt under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

The proposed project is consistent with the Reedley 2030 General Plan and the Reedley Municipal Code proposed Central and Community Commercial (CC) zone district criteria and property development standards.

In accordance with Reedley Municipal Code Section 10-15-10, any project submitted to the City requiring multiple decisions, actions or permits involving both the City Council and the Planning Commission, the decision(s) of the Planning Commission pertaining to such project shall not be final but shall be advisory to the City Council. The City Council shall be vested with final decision making powers for all decisions pertaining to the project. An application requesting to rezone land within city limits must be approved by the City Council, which requires all entitlement activities associated with this project to be delivered to the City Council for final action.

### **PROJECT DESCRIPTION/BACKGROUND**

The subject properties consist of two contiguous parcels located on the northwest corner of North Reed Avenue and North Avenue. The subject properties are surrounded by the railroad, the Reedley Parkway, and other commercial uses. The existing building, which previously housed a truck and trailer business, will be demolished to allow for the construction of the proposed car wash facility. The subject properties with frontage on or near the Reed Avenue roundabout have full street improvements with existing curb, gutter, a driveway approach, and sidewalk. The owner's authorized representative submitted the following entitlement applications to develop the subject properties:

**Rezone Application No. 2022-02** (Ordinance No. 2023-003) pertains to the reclassification of two contiguous parcels situated at 505 North Reed Avenue (368-021-69S & 368-021-44S) totaling 1.7 ± gross acres in size from the ML (*Light Industrial*) zone district to the CC (*Central and Community*



*Commercial*) zone district designation. The proposed Rezone Application is consistent with the subject property's 2030 General Plan Community Commercial Planned Land Use Designation.

If recommended by the Planning Commission, Rezone Application No. 2022-02 would be introduced to the City Council of the City of Reedley as Ordinance No. 2023-003 at their February 14, 2023 regular meeting.

**Conditional Use Permit Application No. 2022-06** pertains to the subject properties consisting of two (2) contiguous parcels amounting to 1.7 ± gross acres located at 505 North Reed Avenue (368-021-69S & 368-021-44S) and such land is situated on the northwest corner of North Reed Avenue and North Avenue.

The project includes the construction of a 4,574 sq. ft. car wash building and a 921 sq. ft. pay station building inclusive of an office area with a restroom facility. The car wash facility proposes to have sixteen (16) vacuum parking stalls for customer usage and seven (7) standard parking stalls for facility employees to use. The site plan shows the development of a 36 ft. wide-three (3) lane one-way approach to the pay station to prevent vehicular stacking onto the North Reed Avenue roundabout.

The operator of the car wash facility will be Surf Thru Express Car Wash (Surf Thru). The operator of Surf Thru intends to operate seven days a week, only closing in observance of major holidays. The proposed operational hours for the car wash will be 7:00 a.m. to 9:00 p.m. during the non-rainy season, and 7:30 a.m. to 5:30 p.m. during the rainy season. There is expected be approximately five (5) employees working per shift.

#### General Plan Consistency

The subject property is located within the boundaries of the 2030 General Plan. The general plan land use designation for the property is Community Commercial, which is land designated for "a wide range of consolidated shopping opportunities near residential concentrations." The General Plan envisions such commercial uses to serve the entire community. In accordance with General Plan Policy LU 2.7.42, Community Commercial designations should be located along major streets where adequate vehicular access is available and where the uses will not adversely affect surrounding land uses (Reedley 2030 General Plan, page 43).

The Community Development Department has determined Rezone Application No. 2022-02 (Ordinance No. 2023-003) is consistent with the subject property's 2030 General Plan Community Commercial Planned Land Use Designation. The project involves the construction and operation of car wash facility, which is consistent with the objectives of the Community Commercial General Plan land use designation.

#### Zoning Ordinance Consistency

The property is proposed to be zoned from (ML) Light Industrial to (CC) Central and Community Commercial. The proposed rezone application is consistent with the subject property's 2030 General Plan Service Commercial Planned Land Use Designation. In addition, the overall guiding land use principles described in the General Plan are designed to provide an overall direction to assist decision-makers in determining the appropriateness of a request to changing either a planned land use or zone district designation. Those guiding principles are described in detailed statements of goals and policies outlined in the approved GPU (GPU, 2.3 Land Use Element Guiding Principles). There are specific Land Use Element goals and policies, which when applied, would further indicate the appropriateness of the rezone application. In this case, these goals and



policies further support the zone district reclassification, as well as, the potential development of the site for future business opportunities for the Reedley community. Below are those directly applicable goal and policy statements:

- LU 2.7L Provide for the compatibility of commercial land uses with surrounding land uses.
- LU 2.7.42 Community Commercial designations shall be primarily at arterial/arterial or arterial/collector intersections to ensure adequate surface transportation accessibility.
- LU 2.8.1 Ensure the availability of sites, land or buildings that are of sufficient size to accommodate potential new business.
- LU 2.8.8 Support existing businesses and recruit new business that can provide new jobs for residents of the City of Reedley.

Therefore, the appropriateness of the proposed project has been examined with respect to its consistency with guiding land use principles, goals and policies of the Reedley General Plan Update 2030 and regulatory standards set forth in the Reedley Municipal Code and its compatibility with surrounding existing or proposed uses. These factors have been evaluated as described above. Upon consideration of this evaluation, it can be concluded that Rezone Application No. 2022-02 is appropriate for the subject property.

A business operating a car wash facility, whether it be automated or self-service, is permitted by conditional use in the proposed (CC) Central and Community Commercial zone district, therefore upon submission and approval of Conditional Use Permit Application No. 2022-06, the proposed use will be consistent with the Reedley Municipal Code.

#### **BORDERING PROPERTY INFORMATION**

	<u>Planned Land Use</u>	<u>Existing Zoning</u>	<u>Existing Land Use</u>
North	Open Space	Resource Conservation & Open Space (RCO)	Reedley Parkway
East	N/A	N/A	San Joaquin Valley Railroad
South	N/A	N/A	San Joaquin Valley Railroad
West	Office Commercial	Commercial Service (CS)	Educational Employees Credit Union (EECU) financial institution building

#### **ENVIRONMENTAL REVIEW**

*Environmental Assessment No. 2022-15* (Attachment 1) determined that no new environmental document is required for Rezone Application No. 2022-02 (Ordinance No. 2023-003), pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(c)(2).

*Environmental Assessment No. 2022-16* (Attachment 3) determined that Conditional Use Permit



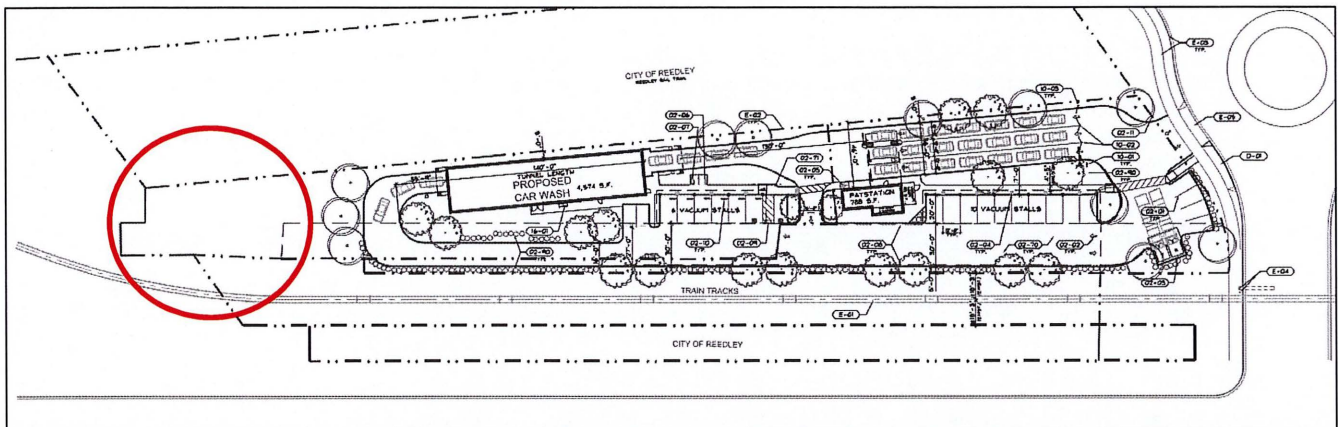
Application No. 2022-06 is Categorically Exempt under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

### **PUBLIC NOTICING**

After the above referenced entitlement applications were submitted, a Public Hearing was published in the Mid-Valley Times on Thursday, January 26, 2023. Additionally, Public Hearing Notices were mailed to property owners within 350' of the subject properties on January 20, 2023, as required by Section 10-18-1 of the Reedley Municipal Code. See Attachment 5.

### **COMMITTEE/COMMISSION REVIEW/ACTIONS**

On January 19, 2023, the Planning Commission held a Public Hearing on these applications. Public Hearing Notices were mailed to property owners within 350' of the subject properties on December 27, 2022. Additionally, a Public Hearing Notice was published in the Mid Valley Times on January 5, 2023. The Commission received a written staff report and presentation, and invited the public to comment. No person spoke in objection to the project. After hearing all of the testimony, the Planning Commission entered into discussion on the proposed project and asked questions of the project applicant.



The Commission expressed concern about the most westerly undevelopable portion of the parcel. The Commission expressed desire for some form of attractive landscaping instead of leaving that portion of the parcel empty. Subsequently, the applicant agreed to install landscaping to enhance the most westerly undevelopable portion of the project area. The City of Reedley Planning Commission, using their independent judgment, recommended to the City Council adoption of Environmental Assessment 2022-15, approval of Rezone Application No. 2022-02 (Ordinance No. 2023-003) and approval of Conditional Use Permit Application No. 2022-06.

### **FINANCIAL IMPACT**

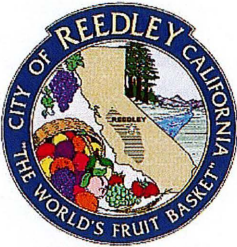
The project applicant has paid all applicable entitlement application fees.

### **ATTACHMENTS**

1. Environmental Assessment No. 2022-15
2. Ordinance No. 2023-003
  - a. Rezone Application No. 2022-02 Exhibit A
3. Environmental Assessment No. 2022-16
4. Resolution No. 2023-006

- a. Conditional Use Permit Application No. 2022-06, draft conditions of approval dated January 19, 2023 with the following exhibits:
  - i. Development Impact Fee Estimate
  - ii. KCUSD Developer Fee Certification Form
  - iii. Fresno County Department of Public Health Comment Letter dated December 5, 2022
  - iv. RTMF Fee Acknowledgment and Fee Information
  - v. SJVAPCD Comment Letter dated December 23, 2022
  - vi. PGE Comment Letter dated December 19, 2022
  - vii. Community Facilities District (CFD) Information and Sample Petition
  - viii. Construction Hours Handout
  - ix. Exhibit A – Site Plan dated May 19, 2022
  - x. Exhibit B – Floor Plan dated May 19, 2022
  - xi. Exhibit C – Elevations Plan dated May 19, 2022
5. Public Noticing and Mapping





## City of Reedley

Community Development Department  
1733 Ninth Street  
Reedley, CA 93654  
(559) 637-4200  
FAX 637-2139

**TO:** Reedley Planning Commission

**SUBMITTED:** Rodney L. Horton  
Community Development Department

**DATE:** January 19, 2023

**SUBJECT:** ENVIRONMENTAL ASSESSMENT NO. 2022-15 OF REZONE APPLICATION  
NO. 2022-02

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Rezone Application No. 2022-02, submitted by Bottom Line Development, proposes to change the zoning designation for two (2) contiguous parcels situated at 505 North Reed Avenue (APNs: 368-021-69S & 368-021-44S) from a zone district designation of ML (*Light Industrial*) to CC (*Central and Community Commercial*). The intent of this proposed rezone application is to be consistent with the approved General Plan and to position the property for redevelopment that will include operation of a car wash facility.

On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which has been prepared for the General Plan pursuant to the California Environmental Quality Act (CEQA). The EIR provides a comprehensive single programmatic environmental document that will allow the City of Reedley to carry out the proposed project and evaluates direct, indirect, and cumulative impacts of the proposed project, as well as project alternatives in accordance with the provisions set forth in CEQA and the CEQA Guidelines.

Pursuant to Section 15168(c)(2), the City as the lead agency, has determined that Rezone Application No. 2022-02 would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Rezone Application No. 2022-02. Staff provided a comprehensive analysis and review of the proposed amendments to the Reedley Municipal Code, and determined the results to be within the scope of the project described in the program EIR.

It has also been determined that no new effect could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106), and that no new mitigation measures are required for this project beyond those set forth in the program EIR (SCH No. 2010031106), pursuant to Section 15168(c)(2). Therefore, no new environmental document is required for this Project.

###



**ORDINANCE NO. 2023-003**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY  
ADOPTING ENVIRONMENTAL ASSESSMENT NO. 2022-15, A  
FINDING OF NO POSSIBLE EFFECT; AND APPROVING REZONE  
APPLICATION NO. 2022-02 AND AUTHORIZING THE AMENDMENT  
OF THE OFFICIAL ZONING MAP OF THE CITY OF REEDLEY**

WHEREAS, Rezone Application No. 2022-02 has been filed pertaining to two contiguous parcels situated at 505 North Reed Avenue (APNs: 368-021-69S & 368-021-44S) totaling 1.7 gross acres in size on the northwest corner of North Reed Avenue and North Avenue; and

WHEREAS, Rezone Application No. 2022-02 pertains to the reclassification of 505 North Reed Avenue (APNs: 368-021-69S & 368-021-44S) from the ML (*Light Industrial*) zone district to the CC (*Central and Community Commercial*) zone district designation; and

WHEREAS, the Reedley General Plan Update 2030 designates the subject properties with a Service Commercial Land Use Designation; and

WHEREAS, Rezone Application No. 2022-02 is consistent with the General Plan Planned Land Use designation, the overall guiding land use principles described in the General Plan Update 2030, Land Use Element, and specific Land Use Element goals and policies, which when applied, further support the zone district reclassification; and

WHEREAS, the proposed zoning designation identified in Rezone Application No. 2022-02, CC (*Central and Community Commercial*), is consistent with the GPU Planned Land Use and Zoning District Consistency Matrix; and

WHEREAS, Rezone Application No. 2022-02 is consistent with the Reedley Municipal Code, Title 10, Zoning Regulations, Chapter 3 (Zoning District and Map) and Chapter 22 (Amendments); and

WHEREAS, On February 25, 2014, the City Council certified the Final Environmental Impact Report (SCH No. 2010031106), which was prepared for the proposed General Plan 2030 Update (GPA No. 2012-02) pursuant to the California Environmental Quality Act; and

WHEREAS, The City as the lead agency, through Environmental Assessment No. 2022-15, has determined that Rezone Application No. 2022-02 would have no effects that were not examined in the program EIR and that no new effects could occur or no new mitigation measures would be required as a result of the implementation of Rezone Application No. 2022-02 pursuant to Section 15162 and Sections 15168(c)(2).

WHEREAS, the City of Reedley Planning Commission, at the regular meeting on January 19, 2023, held a public hearing, received a written staff report, invited public comment, independently deliberated, and recommended that the City Council of the City of Reedley approve Rezone Application No. 2022-02 by adopting Ordinance No. 2023-003; and

WHEREAS, the City Council of the City of Reedley, at the regular meeting on February 14, 2023, held a public hearing, received a written staff report, invited public comment, and independently deliberated.

**NOW, THEREFORE**, the City Council of the City of Reedley does hereby ordain as follows:

Section 1. The above recitals are true and correct; and

Section 2. The City Council of the City of Reedley FINDS that no new environmental document is required for this project, pursuant to Section 15162 and Section 15168(c)(2) of the CEQA Guidelines; and

Section 3. The City Council FINDS that Rezone Application No. 2022-02 is consistent with the Reedley General Plan Update 2030; and

Section 4. The City Council FINDS that Rezone Application No. 2022-02 is consistent with the Reedley Municipal Code, Title 10, Zoning Regulations, Chapter 3 (Zoning District and Map) and Chapter 22 (Amendments); and

Section 5. The City Council hereby APPROVES Rezone Application No. 2022-02 and incorporates the changes reflected therein into the zoning law and map of the City of Reedley, as reflected on Exhibit A; and

Section 6. The City Council hereby APPROVES the amendment to the Official Zoning Map and ADOPTS said updated map as the City's Official Zoning Map; and

Section 7. The City Clerk is hereby directed to cause a summary of this ordinance to be published by one insertion in a newspaper of general circulation in the community at least five (5) days prior to adoption and again within fifteen (15) days after its adoption.

Section 8. This Ordinance does not need to be codified because there is no text in the Municipal Code that needs to be revised; and

Section 9. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption, as certified by the City Clerk.

**ATTEST:**

I hereby certify that the foregoing Ordinance No. 2023-003 was introduced and given first reading by title only at a regular meeting of the City Council of the City of Reedley held on February 14, 2023, and was thereafter duly adopted at a regular meeting of said City Council held on February 28, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Anita Betancourt, Mayor  
City of Reedley

ATTEST:

---

Ruthie Greenwood, City Clerk  
City of Reedley

Attachment:

Exhibit A: Map of affected parcels related to Rezone Application No. 2022-02



City of Reedley  
Ordinance No. 2023-003  
Rezone Application No. 2022-2  
Exhibit A

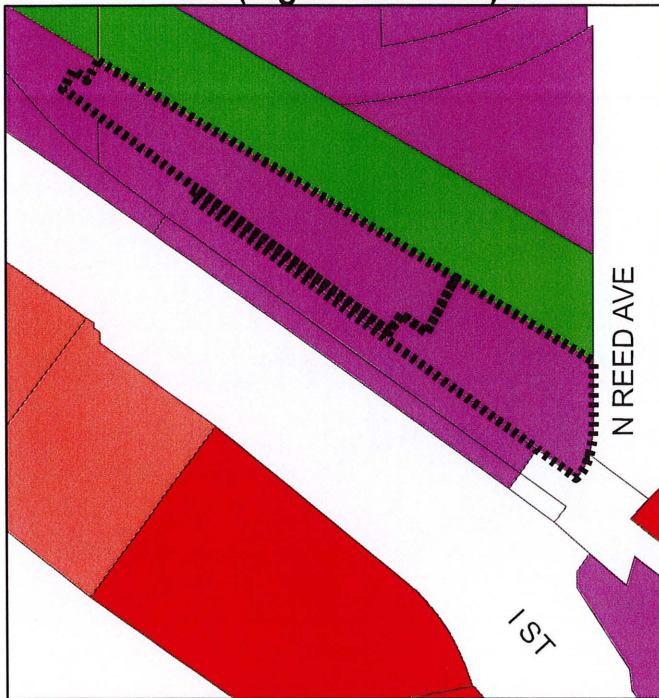
**Project Information**

APN(s): 368-021-69S; 368-021-44S

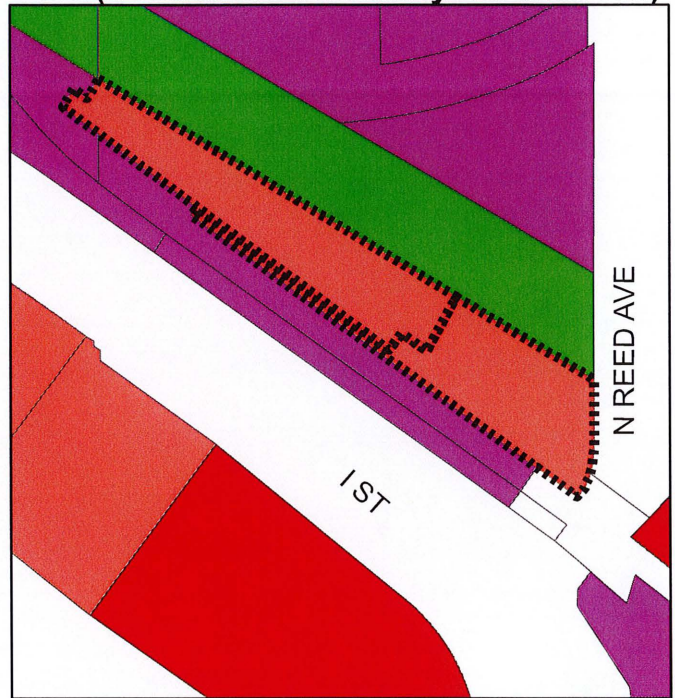
ADDRESS: 505 N. Reed Avenue, Reedley, CA

Existing General Plan Planned Land Use Designation: Community Commercial

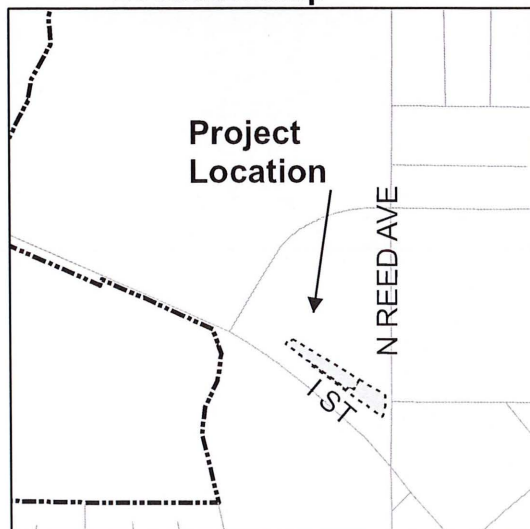
**Existing Zoning Designation:  
ML (Light Industrial)**



**Proposed Zoning Designation:  
CC (Central & Community Commercial)**



**Location Map**



0 65 130 260 Feet




**Legend**

 Subject Property


**Zoning Designations**

 CC (Central & Community Commercial)

 CN (Neighborhood Commercial)

 CS (Commercial Service)

 ML (Light Industrial)

 RCO (Resource Conservation & Open Space)



# NOTICE OF EXEMPTION

To: County Clerk  
County of Fresno  
2220 Tulare Street, 1<sup>st</sup> Floor  
Fresno, CA 93721

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

**LEAD AGENCY:** City of Reedley  
1733 Ninth Street  
Reedley, CA 93654  
Email: [Rodney.Horton@reedley.ca.gov](mailto:Rodney.Horton@reedley.ca.gov)  
Phone: 559-637-4200 x 286

**APPLICANT:** Bottom Line Development  
6781 North Palm, #100  
Fresno, CA 93704

**PROJECT TITLE:** Environmental Assessment No. 2022-16 prepared for Conditional Use Permit Application No. 2022-06

**PROJECT LOCATION:** 505 North Reed Avenue; Located on the northwest corner of North Reed Avenue and North Avenue (APNs: 368-021-69S & 368-021-44S)

**EXEMPT STATUS:** Categorical Exemption

**PROJECT DESCRIPTION:** **Conditional Use Permit Application No. 2022-06** pertains to the redevelopment of a gross 1.7-acre site for the construction and operation of a 5,495 sq. ft. car wash facility. The project includes the construction of a 4,574 sq. ft. car wash building, an equipment room, and a 921 sq. ft. pay station building inclusive of an office area with a restroom facility. The site plan shows sixteen (16) vacuum parking stalls for customer usage and seven (7) standard parking stalls for employee usage. Additionally, the site plan shows the usage of a 36 ft. wide-three (3) lane one-way approach to the pay station to prevent vehicular stacking onto the North Reed Avenue roundabout. The Community Development Department has determined that the proposed project is consistent with the Community Commercial General Plan Land Use Designation and the requirements and standards of the CC (*Central and Community Commercial*) Zone District.

**This project is exempt under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.**


**EXPLANATION:** Section 15332 (In-Fill Development Projects) of the CEQA Guidelines exempts projects that are consistent with the General Plan and zoning; occur within the city limits on a site less than five acres; contain no habitat for endangered species; would not result in any significant effects relating to traffic, noise, air quality or water quality; and can be adequately served by all required utilities and public services.

The project site has a Community Commercial Planned Land Use Designation. The project site has a Central & Community Commercial Zoning Designation and is consistent with the General Plan Land Use Designation, which was previously analyzed

**City of Reedley**  
**Categorical Exemption**  
**Environmental Assessment No. 2022-16**

in the Reedley General Plan Program EIR. The project would be required to comply with general plan policies and mitigation measures addressed in the Reedley General Plan 2030 Program EIR (SCH# 2010031106), which would determine that the project would not result in any significant effects related to traffic, noise, air quality or water quality. The project is proposed to be a 5,495 square foot car wash facility in the city limits of Reedley and is on an approximately gross 1.7-acre site surrounded by urban uses, the Reedley Parkway, and an active rail line. This project would be considered local serving retail. Patrons of car wash facilities are typically people who live in the area of the car wash facility or who drive by the area regularly. Therefore, these patrons would not contribute to an increase in VMT. It is possible that the car wash facility may slightly reduce VMT in the city due to offering a closer option from some neighborhoods than others, thereby allowing customers to not drive as far to visit such an establishment. As such, the project would not significantly increase VMT in the surrounding area. In addition, the proposed car wash facility would not result in substantial adverse impacts to the existing circulation system or conflict with adopted policies, plans, or programs intended to facilitate the adequate operation of the City's circulation system. Because the project site is in an urban area, there is no habitat for endangered species on the site. The project site is in an urban area which has a high level of disturbance within and adjacent to the project area, therefore it lacks suitable habitat for endangered species. Public services and facilities are available for the site and the subject property is located at the intersection of two fully built out collector and major arterial streets.

The proposed project would involve the construction of a 5,495 square foot car wash facility on an approximately gross 1.7-acre infill site, which is an exemption characterized under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.



Date: January 3, 2023

Submitted by:

---

Rodney Horton, Director  
City of Reedley  
Community Development Department  
(559) 637-4200 ext. 289



## **RESOLUTION NO. 2023-006**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CONDITIONAL USE PERMIT APPLICATION NO. 2022-006 AND RELATED ENVIRONMENTAL ASSESSMENT NO. 2022-16**

WHEREAS, Conditional Use Permit Application No. 2022-06 was submitted for the purpose of developing a piece of land on the northwest corner of North Reed Avenue and North Avenue; and

WHEREAS, the project site is two contiguous parcels situated at 505 North Reed Avenue (APN 368-021-69S & 368-021-44S) totaling 1.7 gross acres in size; and

WHEREAS, Conditional Use Permit Application No. 2022-06 pertains to authorizing the construction and operation of a 5,495 square foot car wash facility; and

WHEREAS, the appropriateness of the proposed project has been examined with respect to its consistency with guiding land use principles, goals and policies of the Reedley General Plan Update 2030 and regulatory standards set forth in the Reedley Municipal Code and its compatibility with surrounding existing or proposed uses; and

WHEREAS, the project was evaluated and processed in accordance with provisions of the California Environmental Quality Act; and

WHEREAS, the City of Reedley Planning Commission, at the regular meeting on January 19, 2023, held a public hearing to review the conditional use permit application and environmental evaluation; and

WHEREAS, the Planning Commission received public testimony, oral and written staff report, and deliberated; and

WHEREAS, the City of Reedley Planning Commission determined that the proposed project is consistent with the general plan planned land use designation, proposed zone district designation and property development standards, pursuant to the Reedley Municipal Code; and

WHEREAS, Environmental Assessment No. 2022-16 determined that this project is categorically exempt under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, at a public hearing on January 19, 2023, the City of Reedley Planning Commission, using their independent judgment, recommended to the City Council adoption of Environmental Assessment 2022-15, approval of Rezone Application No. 2022-02, (Ordinance No. 2023-003), adoption of Environmental Assessment No. 2022-16, and approval of Conditional Use Permit Application No. 2022-06; and



WHEREAS, the City Council of the City of Reedley, at the regular meeting on February 14, 2023, held a public hearing to review the conditional use permit application and environmental evaluation; and

WHEREAS, the City Council of the City of Reedley received public testimony, oral and written staff report, and deliberated; and

WHEREAS, the City Council of the City of Reedley determined that the proposed project is consistent with the general plan planned land use designation, proposed zone district designation and property development standards, pursuant to the Municipal Code; and

WHEREAS, pursuant to California Environmental Quality Act, the City of Reedley Planning Commission hereby finds that an environmental evaluation was conducted for this project and declares that no evidence has emerged as a result of said evaluation to indicate that the proposed project will have any potential, either individually or cumulatively, for adverse effect on surrounding environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Reedley approves Conditional Use Permit Application No. 2022-06 and Environmental Assessment No. 2022-16 based on the following:

1. The above recitals are true and correct; and
2. The City Council of the City of Reedley approves of the attached conditions of approval for Conditional Use Permit Application No. 2022-06, dated January 19, 2023; and
3. The City Council of the City of Reedley finds that Conditional Use Permit Application No. 2022-06 is consistent with the goals and policies of the Reedley General Plan; and
4. The City Council finds pursuant to Reedley Municipal Code Section 10-18-7A that Conditional Use Permit Application No. 2022-06 conditions have been applied to the land necessary for the preservation and enjoyment of a substantial property right; and
5. The City Council finds pursuant to the Reedley Municipal Code Section 10-18-7B, that Conditional Use Permit Application No. 2022-06 is in accordance with the purposes of the proposed zone district in which the site is located; and
6. The City Council finds pursuant to the Reedley Municipal Code Section 10-18-7C, that the Conditional Use Permit Application No. 2022-06 proposed use will comply with each of the applicable provisions of this title; and
7. The City Council approves Environmental Assessment No. 2022-16, a Categorical Exemption under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, dated January 3, 2023; and

8. The City Council approves the attached conditions of approval for Conditional Use Permit Application No. 2022-06, dated January 19, 2023; and
9. This resolution is effective immediately upon adoption.

The foregoing resolution is hereby approved and adopted this 14th day of February, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Anita Betancourt, Mayor

ATTEST:

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Ruthie Greenwood, City Clerk



**CITY OF REEDLEY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**CONDITIONAL USE PERMIT APPLICATION No. 2022-06**  
**DRAFT CONDITIONS OF APPROVAL**  
**JANUARY 19, 2023**

**NOTICE TO PROJECT APPLICANT**

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project.

This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

**PROJECT INFORMATION**

Assessor's Parcel No.: 368-021-69S & 368-021-44S (Gross Site Area: approximately 1.7± acre parcel)

Address/Location: 505 North Reed Avenue, Northwest corner of North Reed Avenue and North Avenue

Planned Land Use: Community Commercial

Zoning Designation: CC (*Central and Community Commercial*)

Project Description: **Conditional Use Permit Application No. 2022-06** pertains to the redevelopment of a gross 1.7-acre site for the construction and operation of a car wash facility. The project includes the construction of a 4,574 sq. ft. car wash building, an equipment room, and a 921 sq. ft. pay station building inclusive of an office area with a restroom facility. The site plan shows sixteen (16) vacuum parking stalls for customer usage and seven (7) standard parking stalls for employee usage. Additionally, the site plan shows the usage of a 36 ft. wide-three (3) lane one-way approach to the pay station to prevent vehicular stacking onto the North Reed Avenue roundabout. The Community Development Department has determined that the proposed project is consistent with the Community Commercial General Plan Land Use Designation and the requirements and standards of the CC (*Central and Community Commercial*) Zone District.

**GENERAL CONDITIONS AND REQUIREMENTS**

1. Please note that this project may be subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through site plan review and environmental assessments essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are essential to health, safety, and welfare, but would, on the whole, enhance the project and its relationship to the neighborhood and environment.
2. All discretionary conditions of approval will ultimately be deemed mandatory unless appealed verbally or in writing to the City of Reedley Community Development Department.
3. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
  - a. All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property; and
  - b. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and
  - c. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for commercial use.
4. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. The Community Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
5. The applicant shall indemnify, hold harmless and defend the City of Reedley and each of its officers, officials, employees, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs arising from, resulting from, or in connection with a challenge or contest of the entitlement application and/or the project approvals; or claims or allegations of a violation of the California Environmental Quality Act (CEQA) or any other law, rule or regulations in connection with the granting issuance or approval by the City of any or all rights or benefits granted to the applicant under this entitlement. The City will promptly notify the Applicant of any such claim, action, or proceedings against the City and the Applicant will either undertake the defense of the matter or abandon the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney.



By a separate instrument, the parties will mutually address the defense of the matter, including but not limited to selection of attorney, attorney's fees, litigation expenses and administrative record preparation costs and deposits.

6. Estimated Development Impact Fees for this project are being provided to the applicant and are due at time of building permit issuance. See Attachment 1.
  - a. The Development Impact Fees provided for this project are only an estimate and subject to change based upon the square footage, residential type and number of dwelling units, submitted as part of the building permit application.
  - b. The developer may contact the Community Development Department - Building Division to request an estimate of building permit fees. At the time of request, the developer must provide at a minimum a site plan, floor plan and estimated building valuation.
  - c. The developer/property owner may elect to defer a portion of the payment of Development Impact Fees for any lot or parcel until the developer/owner makes a request for final inspection for a building(s) or structure(s) within a residential, commercial, industrial, professional, or institutional development by entering into an agreement with the City. For program details, contact Rodney Horton, Community Development Director, at (559) 637-4200 x 286 or via e-mail at [rodney.horton@reedley.ca.gov](mailto:rodney.horton@reedley.ca.gov) for more information prior to building permit application submittal.
7. No uses of land, buildings, or structures shall be permitted other than those specifically approved pursuant to Conditional Use Permit Application No. 2022-06, the Community Commercial General Plan Land Use Designation, and the requirements and standards of the CC (*Central and Community Commercial*) Zone District.
8. Prior to allowance of final occupancy, Developer shall petition and request that the City annex the subject properties (APNs 368-021-69S and 368-021-44S) into the City's Community Facilities District No. 2005-1 ("CFD") for the maintenance and operation of public services and facilities. Annexation of the property into the City's CFD is a condition precedent to the City's obligation to issue any certificate of final occupancy for development or improvement of the parcel within the scope of Conditional Use Permit Application No. 2022-06, and the Developer acknowledges and agrees that if this property were not part of the CFD, the City might lack the financial resources to operate facilities and provide adequate public services to the property.
  - a. Willdan Financial Services (WFS) will serve as the primary contact and liaison between the City of Reedley and the developer and coordinate the CFD annexation process from start to finish. A representative from Willdan can be reached at (951) 972-8106 or via e-mail at [cgano@willdan.com](mailto:cgano@willdan.com).
  - b. The infill non-residential assessment for these public services is currently \$0.13 per building square foot pursuant to City of Reedley, Resolution No.

2022-038. See Attachment 7 for more information, including a Sample Petition and Written Consent document to be signed by the property owner.

9. Development shall take place in accordance with all city, county, state and federal laws and regulations.
10. **The exercise of rights granted by this Conditional Use Permit shall commence on the date of City Council approval.**
  - a. The City Council shall be vested with final decision-making powers pursuant to Reedley Municipal Code Section 10-15-10.
11. Conditional Use Permit Application No. 2022-06 shall expire one year from the date the use permit is approved by City Council and becomes effective.
  - a. Approval may be extended for an additional period or periods of one year upon written application to the Community Development Department before expiration of the first approval.

#### **CITY OF REEDLEY DEPARTMENTAL REQUIREMENTS**

##### **Community Development Department**

##### **Planning Division**

12. Development shall take place in accordance with the Community Commercial Planned Land Use Designation, as defined in the Reedley 2030 General Plan.
13. Approval of Conditional Use Permit Application No. 2022-06 is contingent upon City Council approval of Rezone Application No. 2022-02 (Ordinance No. 2023-003).
14. Development shall take place in accordance with the CC (*Central and Community Commercial*) Zone District, as defined in Title 10, Chapter 8 of the Reedley Municipal Code.
15. The applicant shall have an acoustical analysis prepared by a licensed engineer prior to issuance of a certificate of occupancy, pursuant to General Plan Policies NE 6.1.2 and NE 6.13 because the subject project is adjacent to the San Joaquin Valley Railroad.
16. Development shall take place in substantial conformance with Exhibits A, B, C, D, E, & F, dated November 18, 2022.
17. Applicant shall obtain a City of Reedley business license prior to commencement of business. Thereafter, the applicant is required to keep the business license current and be in good standing with the City of Reedley.



18. An irrevocable cross-access easement, common driveway easement, cross-parking easement, and maintenance agreement shall be executed by all property owners of the subject properties (APNs 368-021-69S and 368-021-44S) and shall be recorded at the County of Fresno Recorder's Office prior to final map recordation. Said easements would not be required if a Lot Line Adjustment Application to merge the subject properties is submitted, processed and a Certificate of Compliance is recorded.

Engineering Department:  
General Conditions

19. All public improvements shall comply with the Reedley Municipal Code, the Standard Plans and Specifications of the City of Reedley and any addendums thereto. Public improvement plans shall be prepared by the Developer's engineer, for review and approval by the City Engineer.
20. All buildings and structures shall be located outside of existing or proposed easements.
21. An improvement plan check fee of \$650.00 shall be submitted to the City Engineer with the first submittal of improvement plans. Improvement plans will not be reviewed until the plan check fee is submitted to and processed by the City.
22. The cost of facilities, based on prevailing wages per California requirements, within the street rights-of-way and/or City easements shall be submitted to the City Engineer for calculation of fees predicated on the cost of all public improvements.
23. The Developer's contractor shall apply for an Encroachment Permit with the City of Reedley for all work within the right-of-way and easements. No work within the City right of way will begin until the inspection fees are received/processed and the City Engineer approves the encroachment permit. The inspection fee for the construction of public improvements for streets, water, sewer, storm drain and similar public improvement requirements shall be paid with the issuance of an encroachment permit. Inspection charge shall be 4.5% of the first \$10,000 plus 3% of the amount over \$10,000 of the approved engineer's cost estimate.
24. All Development Impact Fees (DIF) shall be paid at the time of building permit issuance in accordance with Reedley City Council No. Resolution No 2022-060, adopted June 28, 2022.
25. Any and all work performed in the City of Reedley Rights of Way shall be warranted for a period of 12 months from the date of installation.
26. The Developer shall abandon (removal of a portion of the casing and proper capping as per City Standard Plan W-11) any existing water wells within the boundary of the development according to standards and regulations as specified in Section 4-4-1 through 4-4-15 of the Reedley Municipal Code and Section 14.081160 of the Fresno County Code. The Public Works Department must verify either the nonexistence of such wells or the appropriate abandonment of an existing well prior to the issuance of building permits.

27. If required to abandon an onsite well, a demolition permit shall be obtained from the Building Official prior to the removal of any existing structures. All septic tanks, dry wells or seepage pits shall be pumped and filled. Inspection shall be made by the City Building Official prior to covering. Relative compaction of ninety percent (90%) is required for fill areas outside of existing or proposed City rights-of-way. All areas within existing and/or proposed City rights-of-way, relative compaction of ninety-five percent (95%) is required. Water supply wells shall be destroyed by a State Licensed C-57 Contractor in accordance with the requirements herein. A permit must be obtained from the Building Division before destroying any well. These above requirements shall be noted on the subdivision construction improvement plans.
28. The Developer shall remove any and all underground storage tank(s) existing on the property in accordance with the requirements of the County of Fresno Health Department and other applicable agencies. The Building Official must verify either the nonexistence of such tanks or the appropriate abandonment and/or removal, and provided with the copies of the Health Department certification prior to the issuance of building permits.
29. Developer's engineer shall establish his vertical control for this project to City (NAV88) Datum. Vertical control for this project shall be from City of Reedley Bench Mark No. 27H03, brass cap monument stamped BC at Station 158-31.12 in the vicinity of I Street and Reed alignment = 349.04. For the basis of bearings, see Fresno County Record of Survey Book 57, pgs. 41-47. All control points shall be approved by the City's contract City Surveyor, DJ Johnson Land Surveying (559) 275-4900.
30. The Developer shall file a preliminary soil analysis and report, as required by Section 17953 of the Health and Safety Code, with the City Engineer. The City Engineer shall have the authority to require Developer to take such corrective action or make such improvements as the City Engineer may determine necessary to prevent structural defects. The soil classification report must be submitted to the Building Official for approval for the building pads prior to the issuance of a building permit(s). Such report shall address soil bearing capacity, effects of moisture variation on soil bearing capacity, compressibility and expansiveness. No grading shall commence until a soil engineering report is submitted and approved by the City and a grading permit is obtained from the City of Reedley Building Official. All grades and property stakes (corners) shall be in place prior to obtaining building permits.
31. Developer shall incorporate dust and erosion control measures into the construction phase of the project. The City Engineer shall review and approve said measures prior to the issuance of building permits. Developer's contractor shall take all reasonable precautions to prevent silt and other sedimentation from entering the City of Reedley's storm drainage and sewer systems. Such precautions should generally conform to "California Storm Water Best Management Practice Handbooks" prepared by California Stormwater Quality Association (CASQA). Such precautions shall be noted or shown on the off-site and on-site construction improvements plans and are subject to the approval of the City Engineer. The developer shall make all reasonable efforts to incorporate post-construction storm water control measures into the final design of the project.



32. Consistent with the requirements of the federal Clean Water Act, Developer shall file a Notice of Intent to comply with the terms of the general discharge of storm water associated with construction activity (SWRCB Order No. 2009-0009-DWQ NPDES No. CAS000002) with the disturbance of more than one acre by this project. Developer shall also have a qualified professional prepare a site-specific Storm Water Pollution Prevention Plan (SWPPP) for this project and submit to the City Engineer, along with the Notice of Intent, for review of compliance before any construction begins. A copy of the SWPPP shall be made available at the construction site at all times.
33. If applicable, the Developer shall also comply with the Regional Water Quality Control Board Central Valley Region Order No. 5-00-175 construction activity requirements for all water discharges into the City's storm drain collection system, resulting from, but not limited to, pressure testing, leakage testing and disinfecting.
34. With the final submittal of construction improvement plans for this project, the Developer's engineer shall deliver to the City Engineer two (2) bond sets of the project civil improvement construction plans, and shall include a digital copy of the complete project plans, to include civil improvement construction and grading & drainage plans which shall include public utilities improvement plans.
35. Prior to issuance a Notice of Completion or Certificate of Occupancy, Developer's engineer shall provide a certified statement stating that all grades shown on the approved construction improvement plans have been constructed to grade. Any discrepancies in grade shall be noted and corrections made on "AS BUILT" plans for review and approval by the City Engineer. In addition, the Developer's engineer shall deliver a digital file (in AutoCAD format) of the projects civil plans to the City Engineer prior to issuance of a Notice of Completion and/or Certificate of Occupancy to the Developer.
36. All of the conditions of approval must be completed prior to the final inspection and/or the issuance of a "Certificate of Occupancy" by the Building Official.

*Streets*

37. Construction within street rights-of-way shall be done with proper signing for construction and maintenance work zones in accordance with the State of California Manual of Traffic Control Device and Work Area Traffic Control Handbook requirements. All work shall be in conformance with OSHA and other safety hazard prevention requirements.
38. Construction within off-site City streets, easements, alleys, and other City rights-of-way shall be subject to encroachment permit issued by the Engineering Department. All paving, repaving, and patching shall be done to the satisfaction of the City Engineer. The travel-way surface shall be restored to provide a safe travel-way within the City streets and/or alley area. A slurry seal shall be required to provide continuity for re-paved areas with original street cross-section. The travel-way surface shall be restored to provide a safe travel-way within the City street area. All proposed trench patches within Reed Avenue shall be patched as per City Standard Plan ST-46, Section "A" Detail. A heater-remix process will be required for all proposed trench patches.

39. All streets shall be fully constructed to current City & ADA standards including sidewalk, curb, gutter, and driveway approaches as directed by the City Engineer. Existing broken or not to grade (ADA non-compliant) sidewalk, curb, gutters and driveway approaches within the limits of this project shall be removed by the developer and reconstructed to City Standards.
40. The existing driveway approach on Reed Avenue can be reduced as shown on Site Plan dated 5-19-22. Removal shall be to nearest joint and existing driveway approach removed shall be replaced with curb, gutter, sidewalk and driveway approach wing per City Standards ST-8, ST-11, and ST-21 and shall be ADA compliant.

*General Utilities*

41. To enhance safety and aesthetics of the project all public utility services shall be installed underground in accordance with Section I 11-5-11(G) of the Reedley Municipal Code. All Pacific Gas & Electric (PG&E) transformers shall be installed in accordance with the Reedley Municipal Code. The Developer shall coordinate with PG&E to ensure that all utility boxes and other facilities are installed in accordance with City policies and standards.
42. Public utility plans and common trench utility plans for gas, electric, telephone and cable TV shall be prepared by the Developer's public utility engineer and submitted with the subdivision improvement plans for review and comment by the City Engineer. All public utilities shall be installed at back of sidewalk.
43. Ingress/egress rights shall be provided to the City for its employees and equipment to enter upon the property for the purpose of inspections related to water and sewer system maintenance as applicable.

*Water*

44. In accordance with City ordinances and resolutions, the Developer shall install water service assemblies with water meter, box and reduced pressure backflow preventer within the City right-of-way per City Standard Plan W-4 or W-5, W-6, and W-15 and Specifications of the City of Reedley and any amendments thereto as directed by the City Engineer. Water service(s) shall be installed at the time of issuance of building permit(s). The size and location of proposed water service(s) shall be noted on the construction improvement plans. The water service for this development shall connect to the existing 10-inch main located in Reed Avenue.
45. All connections to the existing City of Reedley water system must be made in the presence of a City employee authorized by the Public Works Department to inspect water connections. All connections must be cleaned and disinfected to the satisfaction of the City of Reedley. In the event a City employee is not present to witness the connection, all connection operations must be terminated and the contractor or developer will be required to show proof that the proper cleaning and disinfection procedures were taken to the satisfaction of the City Engineer. Otherwise, remedial action such as flushing, cleaning of lines by polyurethane pigs, or other actions may be required by the City Engineer.



46. On site water system shall be sized and designed so as to meet development demands as approved by the City of Reedley Fire Chief and City Engineer.
47. Backflow preventers shall be tested and certified prior to the utilization of water. The owner shall have the proposed backflow preventer tested (repaired if required) by a certified backflow plumber on a yearly basis at their expense and the results submitted to City of Reedley Public Works Department.
48. Fire hydrants shall be installed at 300 feet maximum spacing and in accordance with the requirements of the City Fire Chief, City Engineer, and City of Reedley Standard Specifications and Standard Plan W-1. All proposed fire hydrant locations shall be shown and noted on the construction improvement plans.
49. Upon building permit issuance, the necessary water meter(s) for the project shall be purchased and ordered from the City of Reedley. Larger sized water meters may require an extended lead time. The water meter(s) and anti-siphon device must be installed on each service line prior to utilization of water for any reason from the water service lines. An anti-siphon device is not necessary where a backflow preventer is required.
50. The Developer's contractor must apply for an Encroachment Permit Application and hydrant meter from the Public Works Department prior to any usage of water. Water trucks or water wagons must have appropriate air gap or Reduced Pressure Backflow prevention devices.

*Sewer*

51. Sewer facilities and services shall be installed in accordance with the Standard Plans and Specifications of the City of Reedley and any amendments thereto as directed by the City Engineer. The size and location of proposed sewer service shall be noted on the construction improvement plans. The service for this development shall connect to the existing 10-inch sewer main in Reed Avenue.
52. Any private sewer facilities located within the subject property(s) shall be removed.

*Grading & Drainage*

53. Developer shall submit to the City Engineer for his review and approval a grading and drainage plan prepared by a registered civil engineer employed by the Developer for site drainage grades in accordance with applicable standards.
54. The parking areas, aisles and access drives shall be paved with concrete or asphalt-concrete so as to provide a durable, dustless surface and shall be so graded and drained as to convey surface water into an appropriate collection and disposal system, with the design and specifications of such work subject to the approval of the City Engineer consistent with the purpose and intent of the City Municipal Code.

**OUTSIDE AGENCY REQUIREMENTS**

1. Kings Canyon Unified School District (KCUSD): Developer shall provide to the City written certification of payment of Kings Canyon Unified School District facilities fees prior to the

issuance of any building permit. New development on the subject property will be subject to the fee in place at the time school facilities are paid. See Attachment 2.

2. County of Fresno Department of Public Health: Development shall take place in accordance with the comment letter provided by the Fresno County Department of Public Health dated December 5, 2022. See Attachment 3.
3. County of Fresno Regional Transportation Mitigation Fees (RTMF): Acknowledgment of RTMF fees must be signed prior to issuance of building permits. Regional traffic impact fees must be paid (if required) prior to the issuance of a certificate of occupancy. See Attachment 4.
4. San Joaquin Valley Air Pollution Control District (SJVAPCD): Development shall take place in accordance with the comment letter provided by the SJVAPCD dated December 23, 2022. See Attachment 5.
5. Pacific Gas & Electric (PGE): Development shall take place in accordance with the comment letter provided by PGE dated December 19, 2022. See attachment 6.
6. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. If there are suspected human remains, the Fresno County Coroner Division shall be immediately contacted at (559) 600-3400. If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.

If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.

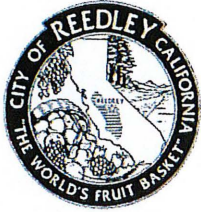
Enclosures: Attachment 1: Development Impact Fee Estimate  
Attachment 2: Community Facilities District (CFD) Information and Sample Petition  
Attachment 3: Fresno County Department of Public Health Comment Letter dated December 5, 2022  
Attachment 4: RTMF Fee Acknowledgment and Fee Information  
Attachment 5: SJVAPCD Comment Letter dated December 23, 2022  
Attachment 6: PGE Comment Letter dated December 19, 2022  
Attachment 7: KCUSD Developer Fee Certification Form  
Attachment 8: Construction Hours Handout



DRAFT Conditions of Approval  
Conditional Use Permit Application No. 2022-06  
January 19, 2023  
Page 11 of 11

Attachment 9: Exhibit A – Site Plan dated November 18, 2022  
Attachment 10: Exhibit B – Floor Plan dated November 18 2022  
Attachment 11: Exhibit C – Elevations Plan dated November 18, 2022

Attachment 1.



**Community Development Department**

1733 Ninth Street  
Reedley, CA 93654  
(559) 637-4200

**Development Impact Fees Estimate:**

**Commercial/Retail  
Infill Area**

Project Description: 5,495 5, 495 square foot car wash facility (Sur Thru).

Address: 505 North Reed Avenue

APN: 368-021-69S & 368-021-44S

Development Impact Fee Detail by Infrastructure Service Type:

Transportation Facilities	\$1,817.21	per 1,000 sf	x	5.50	=	\$9,985.57
Law Enforcement Facilities	\$21.22	per 1,000 sf	x	5.50	=	\$116.60
Fire Facilities	\$185.97	per 1,000 sf	x	5.50	=	\$1,021.91
General Government Facilities	\$12.20	per 1,000 sf	x	5.50	=	\$67.04
Storm Drain Facilities	\$1,268.29	per 1,000 sf	x	5.50	=	\$6,969.25
Wastewater Facilities	\$1,041.05	per 1,000 sf	x	5.50	=	\$5,720.57
Water Facilities	\$1,693.05	per 1,000 sf	x	5.50	=	\$9,303.31
Park and Recreational Facilities	\$1,150.35	per 1,000 sf	x	5.50	=	\$6,321.17

<b>Total Development Impact Fees:</b>	<b>\$7,189.34</b>	per 1,000 sf	x	5.50	=	<b>\$39,505.42</b>
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**Notes:**

1. The "Infill Area" is defined as the current city limit.
2. The estimated fees are based upon information provided by the applicant and calculated using the City of Reedley, Master Fee Schedule in place at the time of the estimate request.
3. All fees will be re-calculated using the current City of Reedley Master Fee Schedule when construction documents are submitted for permitting.
4. All fees will be re-calculated using the current City of Reedley Master Fee Schedule when construction documents are submitted for permitting. The Master Fee Schedule is reviewed annually by the City Council and is subject to change.
5. All fees shall be subject to automatic Consumer Price Index adjustment prior to June 30th of every year.
6. This estimate is only for the City of Reedley Development Impact Fees and does not include building permit fees or any fees for other City Departments or other jurisdictions (Kings Canyon Unified School District, County Impact Fees, RTMF Joint Powers Agency, San Joaquin Valley Air Pollution Control District, etc.)

Date Prepared: January 9, 2023



Attachment 2.

**RESOLUTION NO. 2022-038**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY  
DETERMINING SPECIAL TAX RATES FOR FISCAL YEAR 2022-2023 FOR  
THE CITY OF REEDLEY COMMUNITY FACILITIES DISTRICT NO. 2005-1  
(PUBLIC SERVICES)**

WHEREAS, in proceedings heretofore conducted by this Council pursuant to the Mello-Roos Community Facilities Act of 1982, Section 53311 et seq. of the California Government Code (the "Law"), this Council on November 8, 2005, adopted a resolution entitled "A Resolution of the City Council of the City of Reedley Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien" finalizing the formation of the City of Reedley Community Facilities District No. 2005-1 (Public Services) (the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, California Government Code Section 53311 et seq. (the "Law");

WHEREAS, the City Clerk executed and caused to be recorded in the office of the County Recorder of the County of Fresno a notice of special tax lien in the form required by the Law.

WHEREAS, Maximum Special Tax Rates were established as follows:

Category I includes each Developed Parcel within the District for which a building permit has been issued prior to July 1 of the current Fiscal Year. Said Maximum Special Tax shall increase each Fiscal Year thereafter by an inflation factor which is the Annual All Urban Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward area.

<b>TABLE 1</b> <b>MAXIMUM SPECIAL TAX FISCAL YEAR 2022-23</b> <b>CATEGORY I</b> <b>Special Tax Per Dwelling Unit / Acre</b>	
<b>DEVELOPMENT TYPE</b>	<b>SPECIAL MAXIMUM TAX RATE</b>
Single Family Residential (per dwelling unit)	\$ 1,130.7032
Multi-Family Residential (per dwelling unit)	\$ 840.3875
Non-Residential (per gross building square foot)	\$ 0.3056
Affordable Housing (per dwelling unit)	\$ 565.3516
Infill Non-Residential (per building square foot)	\$ 0.1528

Category II includes each Parcel within the District that is not included in Category I.

The Maximum Special Tax that may be levied annually on Taxable Property in Category II beginning with the Fiscal Year starting July 1, 2022 ending June 30, 2023 is as set forth in Table 2 below per Net Developable Acre (said amount to be levied pro-rata for any portion of an acre). Said special tax shall increase each Fiscal Year thereafter by an inflation factor which is the Annual All Urban Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward area.

<b>TABLE 2</b> <b>MAXIMUM SPECIAL TAX FISCAL YEAR 2022-23</b> <b>CATEGORY II</b> <b>Special Tax Per Net Developable Acre</b>
\$ 916.7864 per acre



NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REEDLEY AS FOLLOWS:

1. The following Special Tax Rates shall be levied for the ensuing 2022-2023 fiscal year on all eligible properties in the District per the Rate and Method of Special Tax.

ADOPTED SPECIAL TAX FISCAL YEAR 2022-23 CATEGORY I Special Tax Per Dwelling Unit / Acre	
DEVELOPMENT TYPE	SPECIAL TAX RATE
Single Family Residential (per dwelling unit)	\$ 963.00
Multi-Family Residential (per dwelling unit)	\$ 717.00
Non-Residential (per gross building square foot)	\$ 0.26
Affordable Housing (per dwelling unit)	\$ 486.00
Infill Non-Residential (per building square foot)	\$ 0.13
ADOPTED SPECIAL TAX FISCAL YEAR 2022-23 CATEGORY II Special Tax Per Net Developable Acre \$ 782.00 per acre	

2. This Resolution shall take effect upon its adoption.

This Resolution was duly passed, approved, and adopted by the City Council of the City of Reedley this 26<sup>th</sup> day of April 2022 by the following vote:

AYES: Soleno, Betancourt, Tuttle, Fast.

NOES: None.

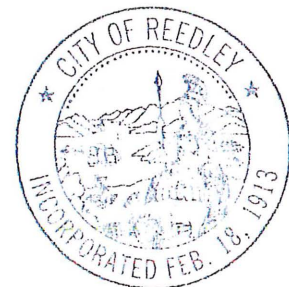
ABSENT: Beck.

ABSTAIN: None.

Mary L. Fast  
Mary Fast, Mayor

ATTEST:

Ruthie Greenwood  
Ruthie Greenwood, City Clerk



PETITION AND WAIVER

REGARDING PROCEEDINGS FOR ANNEXATION OF TERRITORY TO A  
COMMUNITY FACILITIES DISTRICT

To the Honorable City Council  
City of Reedley  
1733 9<sup>th</sup> Street  
Reedley, CA 93654

Re: Community Facilities District No. 2005-1 (Public Services)  
Annexation No. [REDACTED]

Members of the City Council:

The undersigned is the owner (or duly authorized representative thereof) of all of the real property identified below and hereby requests that the City of Reedley (the "City") institute proceedings to annex territory, including the property identified below, to the City's Community Facilities District No. 2005-1 (Public Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Sections 53311, *et seq.*, California Government Code) (the "Act"), and hereby respectfully petitions and shows as follows:

1. The property identified below be annexed to the CFD, that a map of the annexation boundaries will be filed with the City Clerk, and that you take all steps necessary to complete the annexation to the CFD and to levy a special tax therein for the purpose of financing certain public improvements (and public services) previously approved for the CFD (the "Facilities") (and the "Services"), all as more particularly specified in the proceedings for the creation of the CFD and the levy of the special tax.
2. To proceed as quickly as possible with the annexation to the CFD, the levy of said special tax, and it being further understood that, there being fewer than twelve registered voters residing within the area to be annexed to the CFD, the undersigned being the only expected qualified elector(s) for the annexation, hereby waives all otherwise applicable time periods for the election and notices of the conduct by you of the election under the Act, including all ballot arguments and analysis under the Act.
3. In furtherance of this waiver, the election may be conducted by mailed or hand delivered ballot to be returned as quickly as possible to the



City Clerk of the City and that the results of said election be canvassed and reported to you as soon as possible.

Respectfully submitted as of this [redacted] day of [redacted] 2022 by:

The properties that are the subject of this  
Petition are Fresno County Assessor Parcel  
No(s):

[redacted]

*Name of owner of Record*

[redacted]

and the property contains a total of  
approximately [redacted] acres

By:

Its:

[redacted]

[redacted]

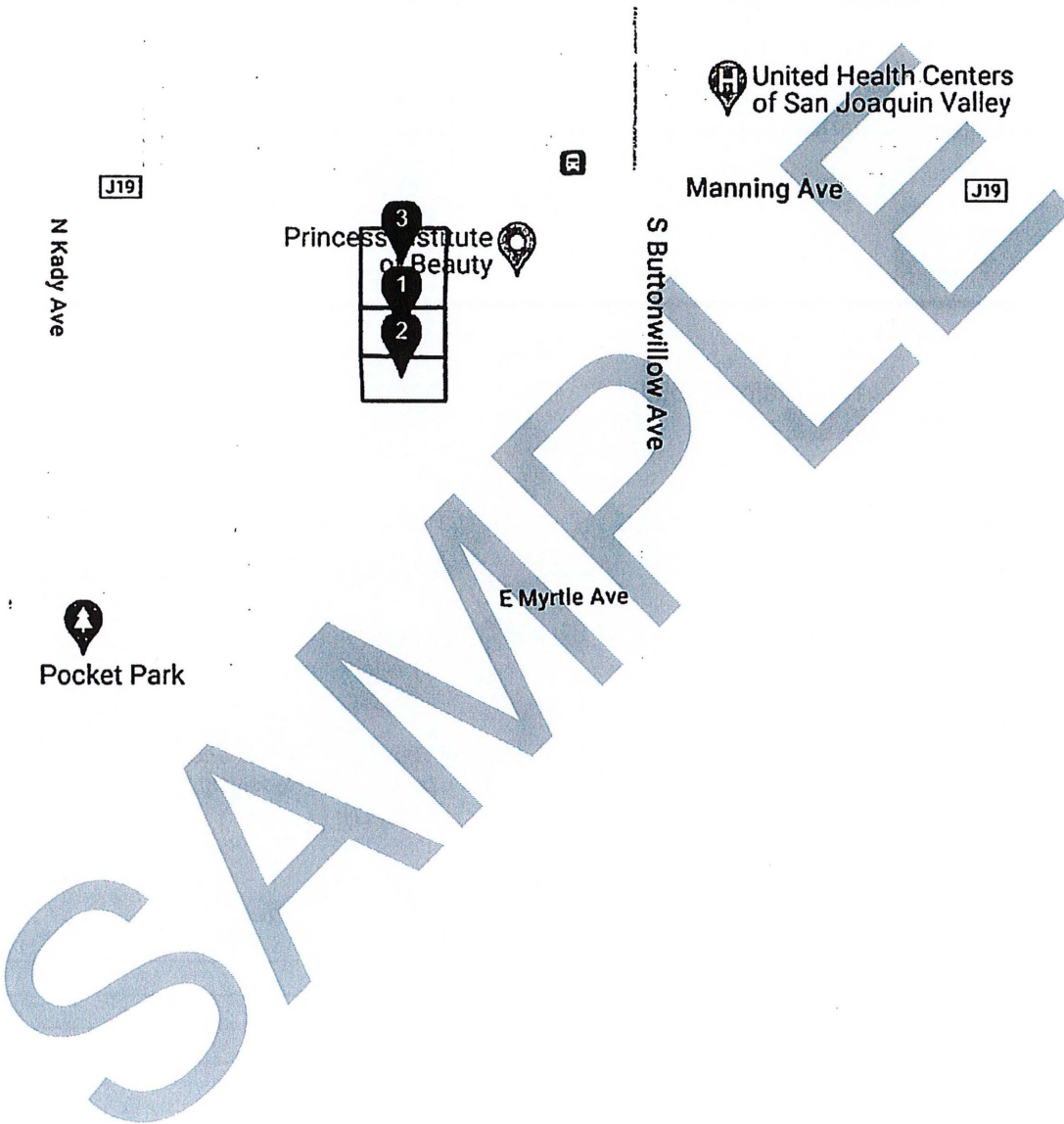
*The address of the above owner for  
purposes of Receiving all notices and  
ballots is:*

Indicate if different:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Proposed Boundary

The map below shows APN(s) [REDACTED] to be annexed into Community Facilities District No. 2005-1 (Public Services).







**County of Fresno**  
**DEPARTMENT OF PUBLIC HEALTH**

December 5, 2022

Laura Friesen, Assistant Planner  
City of Reedley  
Community Development Department  
1733 Ninth Street  
Reedley, CA 93654

LU0022037  
2600

Dear Ms. Friesen:

PROJECT NUMBER: R 2022-2, SPR 2022-6

**Rezone Application No. 2022-02** pertains to the reclassification of two parcels identified as APN 368-021-69S & 368-021-44S, and both located at 505 N Reed Avenue, which is currently zoned as ML (Light Industrial), to the CC (Central & Community Commercial) zone district designation. The purpose of this Rezone Application is to be consistent with the General Plan. The proposed CC (Central & Community Commercial) zone district designation is consistent with the General Plan Planned Land Use Designation.

**Conditional Use Permit No. 2022-06** pertains to the construction of a 4,574 square foot car wash building with associated car wash tunnel, equipment room, and a 921 square foot pay station building inclusive of an office area with restrooms. The project also includes a 10-stall and 6-stall remote vacuum canopies with solar panels. The proposed hours of operation for the carwash will be 7am-9pm (during non-rainy season) and 7:30am-5:30pm, (during rainy season, 7 days a week).

**APN: 368-021-69S, -44S**

**ZONING: IL to CC**

**ADDRESS: 505 N. Reed Avenue**

Recommended Conditions of Approval:

- Facilities that use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Due to the location of nearby residential receptors, it is recommended that the City require a noise study for the car wash vacuums/dryers to determine if mitigation measures may be required. Consideration should be given to your City's municipal code.

***Promotion, preservation and protection of the community's health***

1221 Fulton Street /P. O. Box 11867, Fresno, CA 93775

(559) 600-3271 □ FAX (559) 455-4646

The County of Fresno is an Equal Employment Opportunity Employer

[www.co.fresno.ca.us](http://www.co.fresno.ca.us) □ [www.fcdph.org](http://www.fcdph.org)

- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

The following comments pertain to the demolition of the existing structure:

- Should the structures have an active rodent or insect infestation, the infestation should be abated prior to the demolition of the structure in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structure, the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structure was constructed prior to 1979 or if lead-based paint is suspected to have been used in this structure, then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:
  - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
  - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
  - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

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REVIEWED BY:



Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-3271

---

KT

cc: Amy Arnold- Environmental Health Division (CT. 66.03)



The information given below is intended to provide general guidance related to the RTMF and is not intended to be, nor is, legal advice. Applicants for developments that might be subject to the RTMF should submit the details of their project to the RTMF Joint Powers Agency for determination of the amount due, if any.

## INFORMATIONAL SUMMARY

### REGIONAL TRANSPORTATION MITIGATION FEE

**Background:** Measure "C" Extension, passed by the voters of Fresno County in November 2006, included a provision for the establishment of a Regional Transportation Mitigation Fee (RTMF). The purpose of the fee is to create a mechanism for new development to pay its fair share of the cost of road improvements based on the expected traffic impacts generated by the development.

**Date of Effectiveness:** The RTMF is effective for all developments approved on or after January 1, 2010, unless the development is exempt for one of the reasons described below.

**Developments Subject to the Fee:** Generally, all new developments occurring in Fresno County are required to pay the RTMF, with amounts varying based on the expected traffic impact of the development, less the development falls into one or more of the following exempt categories:

- a) The development is to be used for public or non-profit education
- b) The development is for use by a government agency for a governmental function (government-owned commercial developments are not exempt)
- c) The development is the subject of an unexpired tentative map, vested tentative map, or subdivision map approved prior to January 1, 2010.
- d) Renovations or improvements to existing residential buildings are exempt if the number of dwelling units is not increased. Renovations or improvements to existing non-residential buildings are exempt if the floor space is not increased.

**Payment of the Fee:** The RTMF must be paid to the RTMF Joint Powers Agency, located at 2035 Tulare Street, Suite 201, Fresno, CA. Please call ahead to (559) 233-4148, extension 200, to ensure that staff will be on hand to process your payment. The amount to be paid is based on the number and type of dwelling unit(s) if any, and the square footage of floorspace and type of non-residential building(s) if any. The rate to be paid is the rate in effect at the time of payment.

Payment may be made at any time prior to issuance of a certificate of occupancy. A Record of Payment will be issued as proof that the RTMF obligations, if any, have been met. Developments exempt under points A, B, or C above require a Record of Payment from the RTMF Joint Powers Agency, even though the amount paid will be zero. A service fee may be charged for issuance of a Record of Payment.

**I acknowledge that I have read and understand this information, and am aware that the City or County will not issue a certificate of occupancy until I have fulfilled my obligations, if any, regarding the RTMF.**

---

Representative of the Applicant

---

Date

**RECORD OF PAYMENT OF REGIONAL TRANSPORTATION MITIGATION FEE****REGIONAL TRANSPORTATION MITIGATION FEE JOINT POWERS AGENCY**

2035 Tulare Street, Suite 201, Fresno, CA 93721  
(559) 233-4148, ext. 200 www.fresnocog.org

**APPLICANT**

Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**PROJECT**

Job Site Address \_\_\_\_\_  
Tract Number \_\_\_\_\_  
Lot/Parcel Number \_\_\_\_\_  
Building Permit Number \_\_\_\_\_  
Building Permit Issued \_\_\_\_\_  
Final Map Recorded \_\_\_\_\_

DATE

DATE

Parcel Map, Tentative Map filed, Deemed Complete by Agency \_\_\_\_\_

DATE

Rezone Approval (attach relevant documents if applicable) \_\_\_\_\_

DATE

Single-Family Dwelling		dwelling unit @ \$2,118/DU	\$
Multi-Family Dwelling		dwelling units @ \$1,642/DU	\$
Public School / Education		Exempt from RTMF	
Government		Exempt from RTMF	
Commercial/Retail		square feet @ \$1.85	\$
Commercial/Office/Service		square feet @ \$1.18	\$
Light Industrial		square feet @ \$0.30	\$
Heavy Industrial		square feet @ \$0.18	\$
Other Non-Residential		square feet @ \$0.80	\$
		Total Fee Due (subtotal)	\$
		Handling Fee	\$ 25.00
Check# _____		Total Amount Due	\$

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Representative of Permit Issuing Agency \_\_\_\_\_ Date \_\_\_\_\_ Issuing Agency \_\_\_\_\_

**DISPOSITION OF RTMF**

\_\_\_\_\_ RTMF Joint Powers Agency certifies that the above fees have been PAID IN FULL

\_\_\_\_\_ RTMF Joint Powers Agency certifies that the above project is EXEMPT from the requirement to pay the RTMF because \_\_\_\_\_

Representative of the RTMF JPA \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Note: The fees shown are those in effect as of March 1, 2020. Fees are subject to change. The amounts due will be based on the fees in effect on the day the fee is paid.

This form must be validated by the Fresno County Regional Transportation Mitigation Fee Joint Powers Agency and returned to the Permit Issuing Agency prior to final inspection or certificate of occupancy.



## NOTICE OF THE RIGHT TO APPEAL

You have the right to appeal the application of the RTMF to the Board of the RTMF Joint Powers Agency if you feel that the RTMF is being applied incorrectly. The procedure to file an appeal is:

- 1) The Applicant must first tender any required payment in full or provide satisfactory evidence of arrangements to pay the fee when due or ensure performance of the conditions necessary to meet the requirements of the imposition (Gov. Code § 66020(a)(1)). The JPA shall determine if the requirement under Gov. Code § 66020(a)(1)) has been satisfied.
- 2) The applicant then submits a letter to the JPA stating that payment was tendered or shall be tendered under protest along with the reasons they believe that the fee as calculated by JPA staff is not justified, and the amount of fee the applicant believes to be correct. This letter must be accompanied by a copy of the Record of Payment. The appeal must be filed within 90 days after the imposition of the fee (Gov. Code § 66020 (d)(1)). Failure to file a timely appeal will preclude a subsequent lawsuit.
- 3) If the appeal is based on some document other than the Record of Payment, such as a document issued by a local jurisdiction indicating the starting date of vesting rights or a document showing earlier payments for which the applicant wants credit, then copies of this document must be included in the additional documentation mentioned in the previous bullet point. The Applicant has the option to submit additional documentation to support their appeal.

The Applicant must submit at their own expense twenty-two copies of each supporting document they want considered. The copies are for the use of the JPA and will not be returned to the applicant.

- 4) If the appeal is based on a technical issue related to traffic or trip generation then the Applicant must submit a technical analysis for consideration by the JPA. The Applicant is responsible for the cost of this analysis.
- 5) The RTMF-JPA will act on appeals during the open portion of a Board meeting within 180 days of receipt of the written appeal. The Applicant will have a chance to speak on behalf of their request and to answer questions. Based on its consideration of the appeal, the Board may choose to set the RTMF for the Applicant's project at the amount stated in the appeal, the amount recommended by Staff based on the RTMF as generally applied, or some other amount deemed appropriate based on the information presented in the Appeal.

If you challenge the applicability or amount of the RTMF in court, you may be limited to raising only those issues you or someone else raised at the public hearing described above or in written correspondence delivered to the JPA at, or prior to, the public hearing.

December 23, 2022

Laura Friesen  
City of Reedley  
Community Development Department  
1733 Ninth Street  
Reedley CA 93654

**Project: Surf Thru Car Wash - CUP# 2022-06**

**District CEQA Reference No: 20221626**

Dear Ms. Friesen:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Conditional Use Permit (CUP) referenced above from the City of Reedley (City). Per the CUP, the project consists of constructing a 4,574 square foot car wash with an associated car wash tunnel, a 921 square foot pay station building, and a 10-stall and 6-stall remote vacuum canopies with solar panels (Project). The Project is located at 505 N. Reed Ave in Reedley CA.

The District offers the following comments regarding the Project:

**1) Project Related Emissions**

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM<sub>2.5</sub>) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM<sub>10</sub>, PM<sub>2.5</sub> standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://www.valleyair.org/transportation/GAMAQI.pdf>.

**Samir Sheikh**

Executive Director/Air Pollution Control Officer

Northern Region  
4800 Enterprise Way  
Modesto, CA 95358-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)  
1960 E. Gattysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-0000 FAX: (559) 230-0081

Southern Region  
34946 Flyover Court  
Bakersfield, CA 93308-9726  
Tel: (805) 392-5500 FAX: (805) 392-5585



### **1a) Construction Emissions**

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment, including the latest tier equipment.

### **2) Clean Lawn and Garden Equipment in the Community**

Since the Project consists of commercial development, gas-powered commercial lawn and garden equipment have the potential to result in an increase of NO<sub>x</sub> and PM<sub>2.5</sub> emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <http://www.valleyair.org/grants/cgym.htm> and <http://valleyair.org/grants/cgym-commercial.htm>.

### **3) Electric Vehicle Chargers**

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit [www.valleyair.org/grants/chargeup.htm](http://www.valleyair.org/grants/chargeup.htm) for more information.

### **4) District Rules and Regulations**

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm). To identify other District

rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

**4a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources**

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

**4b) District Rule 9510 - Indirect Source Review (ISR)**

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial development.

The purpose of District Rule 9510 is to reduce the growth in both NO<sub>x</sub> and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO<sub>x</sub> and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510. One AIA application should be submitted for the entire Project. It is preferable for the applicant to submit an AIA application as early as possible in the City's



approval process so that proper mitigation and clean air design under ISR can be incorporated into the City's analysis.

Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at [ISR@valleyair.org](mailto:ISR@valleyair.org).

**4c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)**

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at:

<http://www.valleyair.org/busind/comply/asbestosbultn.htm>.

**4d) District Rule 4601 (Architectural Coatings)**

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:

<http://www.valleyair.org/rules/currnrules/r4601.pdf>

**4e) District Regulation VIII (Fugitive PM10 Prohibitions)**

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-

acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at:

<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

[http://www.valleyair.org/busind/comply/pm10/compliance\\_pm10.htm](http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm)

#### **4f) Other District Rules and Regulations**

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

#### **5) District Comment Letter**

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Patrick Chimienti by e-mail at [patrick.chimienti@valleyair.org](mailto:patrick.chimienti@valleyair.org) or by phone at (559) 230-6139.

Sincerely,

Brian Clements  
Director of Permit Services



For: Mark Montelongo  
Program Manager





**Attachment 6.**

December 6, 2022

Laura Friesen  
City of Reedley  
1733 Ninth St  
Reedley, CA 93654

Ref: Gas and Electric Transmission and Distribution

Dear Laura Friesen,

Thank you for submitting the 505 N Reed Ave plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: [https://www.pge.com/en\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team  
Land Management

## Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ( $90^\circ \pm 15^\circ$ ). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



## Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.





December 19, 2022

Laura Friesen  
City of Reedley  
1733 Ninth St  
Reedley, CA 93654

Re: CUP 2022-06 Rezone 2022-02 505 N Reed  
505 N Reed Avenue, Reedley, CA 93654

Dear Laura Friesen,

Thank you for giving us the opportunity to review the subject plans. The proposed CUP 2022-06 Rezone 2022-02 505 N Reed is within the same vicinity of PG&E's existing facilities that impact this property.

PG&E has an overhead electric distribution facility currently serving the exiting building on this property. Please contact PG&E's Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) for any modification or relocation requests, or for any additional services you may require prior to any proposed demolition or new construction.

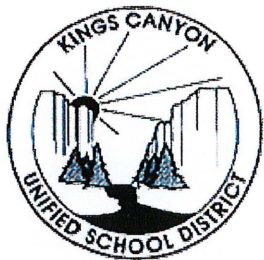
You may also contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at [alexa.gardea@pge.com](mailto:alexa.gardea@pge.com).

Sincerely,

Alexa Gardea  
Land Management  
916-760-5738



## DEVELOPER FEE CERTIFICATION Attachment 7.

Fees payable to:

**KINGS CANYON UNIFIED SCHOOL DISTRICT**  
BUSINESS OFFICE  
1801 10<sup>th</sup> St, Reedley CA 93654  
Mailing address: 1502 I St, Reedley CA 93654  
(559) 305-7010 FAX: (559) 637-1186

Date: \_\_\_\_\_ SUBDIVISION NO. \_\_\_\_\_ LOT NO. \_\_\_\_\_

### OWNER / DEVELOPER:

Name: \_\_\_\_\_

Address \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone: \_\_\_\_\_

### TYPE OF DEVELOPMENT:

☐ SFR ☐ Duplex ☐ Triplex ☐ PUD

☐ Apartment Complex [number of units] \_\_\_\_\_

☐ Mobile Home ☐ Addition to SFR

☐ Other \_\_\_\_\_

### DEVELOPMENT FEE APPLICABLE TO THE PROJECT: [check one]

☐ Government Code Section 65995(b)(1): Residential Development: \_\_\_\_\_ square feet @ \$4.79 sq. ft. = \_\_\_\_\_

☐ Government Code Section 65995(b)(2): Commercial or Industrial: \_\_\_\_\_ square feet @ \$0.78 sq. ft. = \_\_\_\_\_

Mini storage \_\_\_\_\_ square feet @ \$0.15 sq. ft. = \_\_\_\_\_

Development Address: \_\_\_\_\_

\_\_\_\_\_ Kings Canyon Unified School District certifies that the above fees have been **PAID IN FULL**

\_\_\_\_\_ Kings Canyon Unified School District certifies that the above project is **EXEMPT** from the  
above fees because \_\_\_\_\_

NOTICE: Pursuant to Assembly Bill 3081 (CHAP 549, STATS. 1996), this will serve to notify you that the 90-day period in which you may protest the fee or other payment identified above will begin to run from the date the fee is paid to the District, unless the fee was imposed by a City or County as a condition of your projects approval, in which case, the 90 day protest period began at the time your project was approved. You have 180 days from the delivery of the notice to file an action.

KCUSD Contact Persons: Adele Nikkel, CFO, Cassandra Cook (559) 305-7032, or Alma Zepeda (559) 305-7035

☐ City of Reedley  
Community Dev Dep't  
1733 9th Street  
Reedley, CA 93654  
(559) 637-4200

☐ City of Orange Cove  
Building Dept  
633 Sixth Street  
Orange Cove, CA 93646  
(559) 626-4488

☐ Fresno County  
Dev Services Division  
2220 Tulare, 6th Floor  
Fresno, CA 93721  
(559) 600-4560

☐ Tulare County  
Resource Management Agency  
5961 S. Mooney Blvd.  
Visalia, CA 93277  
(559) 624-7000

Unless an even shorter time is specified herein, this certificate is valid only if the permit to which it applies is actually issued no more than 180 days after its date.

\_\_\_\_\_  
District Signature KCUSD

Cc: City/County Owner/Developer KCUSD

Revised 8-13-2022





## **Construction Work Hours**

Excavation, demolition, alteration or repair of any building or structure at any time other than during the following hours, except by special permit granted by the Community Development Director or City Engineer:

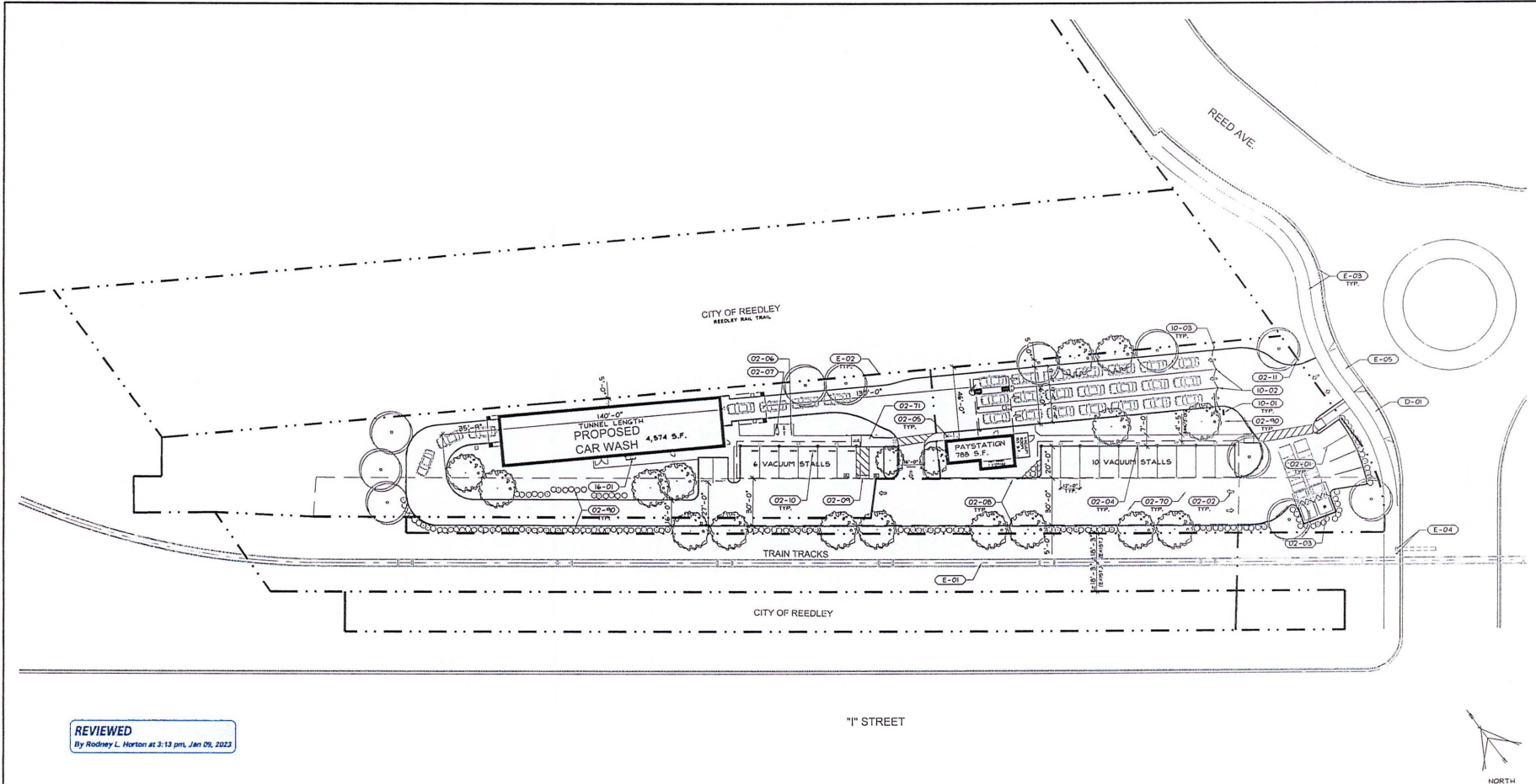
- **Monday – Friday** 7:00 a.m. – 5:00 p.m.
- **Saturday** 8:00 a.m. – 5:00 p.m.
- **Sunday** Not Allowed
- **Holidays (as listed below)** 8:00 a.m. – 5:00 p.m.
  - New Year's Day (January 1);
  - Memorial Day (the last Monday in May);
  - Labor Day (the first Monday in September);
  - Thanksgiving Day (the fourth Thursday in November);
  - Christmas Day (December 25);
  - Monday, when New Year's Day or Christmas Day Falls on the preceding Sunday; and
  - Friday, when New Year's Day or Christmas Day Falls on the succeeding Saturday.

To apply for a special permit to operate outside of the hours listed above, contact:

*City of Reedley Building Division – (559)637-4200 ext. 225*

OR

*City of Reedley Engineering Department – (559)637-4200 ext. 295*



**REVIEWED**  
By Rodney L. Horton at 3:13 pm, Jan 09, 2023

PROPOSED SITE PLAN

SCALE: 1"=30'-0" 3

<p>20 VICINITY MAP</p> <p>SCALE: N.T.S. 16</p>	<p>306-021-695 &amp; 306-021-445 1.56 ACRES (40,100 S.F.) ML - LIGHT INDUSTRIAL CC - COMMUNITY COMMERCIAL EXIST. WAREHOUSE</p> <p><b>BUILDING AREA:</b> CAR WASH BUILDING: 4,574 S.F. PAYSTATION BUILDING: 700 S.F. TOTAL: 5,274 S.F.</p> <p><b>BUILDING:</b> LANDSCAPE: 8,063 (5,495 S.F.) PAVING: 35,853 (24,427 S.F.) 54,096 (30,216 S.F.)</p> <p><b>PARKING:</b> EMPLOYEE: 6 STANDARD STALLS 1 ACCESSIBLE STALL</p> <p><b>CUSTOMER VACUUM STATIONS:</b> 15 STANDARD STALLS 1 VAN ACCESSIBLE STALL</p>	<p><b>KEYNOTES</b></p> <p>E-01 EXIST. TRAIN TRACKS TO REMAIN. E-02 EXIST. PROPERTY LINE TO REMAIN. E-03 EXIST. CONC. CURB &amp; SIDEWALK TO REMAIN. E-04 EXIST. TRAIN CROSSING SIGNAL &amp; ARMS TO REMAIN. E-05 EXIST. DRIVE APPROACH TO REMAIN.</p> <p>D-01 REMOVE AND/OR REDUCE THE SIZE OF THE (E) CONC. DRIVEWAY.</p> <p>02-01 NO PARKING LOT STRIPING PER CITY STANDARDS. 02-02 NO DIRECTIONAL ARROW STRIPING, PER CITY STANDARDS. 02-03 NO TRASH ENCLOSURE, PER CITY STANDARDS. 02-04 NO TRASH CONTAINER PROVIDED BY OWNER. 02-05 NO CONC. RAMP W/ TRUNCATED DOMES, SEE II &amp; 12(A)(1). 02-06 (2) 1-LOOP BIKE RACK, "LINE #1-2042", SEE 10(A)(1). 02-07 NO BIKE LOCKER - AMERICAN BICYCLE SECURITY COMPANY "BIKE-SHIELD" MODEL 301P. 02-08 PAINT CURB RED W/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX. 25" APART (SHOWN DASHED). 02-09 PAINT IN WHITE 12" HIGH LETTERS "NO PARKING"</p> <p>02-10 NO CONC. WHEEL STOP, SEE 7(A)(1). 02-11 NO "UNAUTHORIZED VEHICLE" SIGN, SEE 10(A)(1). 02-12 NO CONC. PAVING, SEE CIVIL DRAWINGS. 02-13 NO CONC. SIDEWALK, SEE CIVIL DRAWINGS. 02-14 NO LANDSCAPING, SEE LANDSCAPE DRAWINGS. 02-15 NO CAR WASH DISHAGE, UNDER SEPARATE REVIEW &amp; PERMIT. 02-16 NO EMERGENCY BREAKAWAY LOCK @ EA CHAIN. 02-17 NO REMOVABLE DOLLARD, PAINTED SAFETY YELLOW. 02-18 JENSEN #JPS0050 CONC. SAND/OIL SEPARATOR. 02-19 JENSEN #JPS000 CONC. HOLDING TANK. 02-20 MAIN ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS.</p>	<p>4</p>
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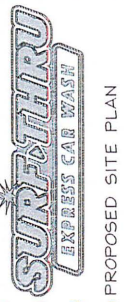
DATE	REVISION

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**V.A.**



**REEDLEY**  
505 N. REED ST.  
REEDLEY, CA 93654



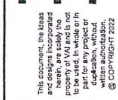
ISSUE DATE: 5-14-22  
REV. DATE:  
PROJECT NO.: 22002.7  
DRAWN BY: NL  
SHEET:

**A100**

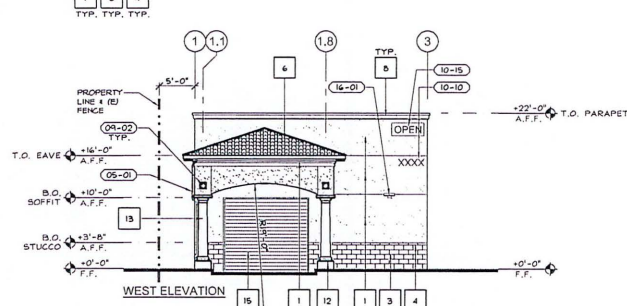
PROPOSED SITE PLAN







1 3 4  
TYP. TYP. TYP.



WEST ELEVATION

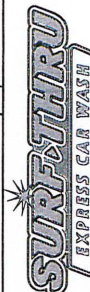


EXTERIOR ELEVATIONS - CAR WASH BUILDING

<p>1. ALL WALL-MOUNTED UTILITIES AND ROOF OR WALL PENETRATIONS, INCLUDING VENT STACKS, UTILITY BOXES, EXHAUST VENTS, GAS METERS AND SIMILAR EQUIPMENT, SHALL BE SCREENED BY APPROPRIATE MATERIALS AND COLORS. ADEQUATE SCREENING SHALL BE VERIFIED BY PLANNING STAFF PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.</p> <p>2. ALL PROPOSED SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE REVIEW &amp; PERMIT.</p>		KEY		MATERIAL	COLOR / FINISH	KEY	MATERIAL	COLOR / FINISH	05-01		RAIN GUTTER & DOWNSPOUT, PAINT TO MATCH ADJACENT COLOR.
		1	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS #S4610 MODERATE WHITE	9	MISC. METALS	MATCH ADJACENT COLOR	06-02		16"X6" HEAVY DUTY STAINLESS STEEL LOUVERED VENT, MOUNTED @ +5' A.F.F.	
		2	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - ACCENT	SHERWIN WILLIAMS #S4615 TOTALLY TAN	10	METAL CANOPIES	PAIN TO MATCH 1	08-01		CONCRETE DESIGN INC. "ORN 024".	
		3	SPLIT-FACED BLOCK	BLOCKLITE S-93(R) GRAFFITTI SEALED	11	CORBELS	FRAZEE #0764N "BLACK FINISH"	09-02		PINEAPPLE GROVE "125M-053", SCULPTSTONE FINISH, COLOR "BEACH STONE".	
		4	SMOOTH-FACED BLOCK	BLOCKLITE S-93(R)	12	CONC. COLUMN BASE	SEALED CONCRETE	09-03		PINEAPPLE GROVE "125M-112", SCULPTSTONE FINISH, COLOR "BEACH STONE".	
		5	CULTURED STONE VENEER	CULTURE STONE BY BORALI COUNTRY LEDGESTONE "CARMEL"	13	ARISTONE DESIGNS CT21-N COLUMN	PAIN TO MATCH 2	09-20		FRY REVEAL, PCS-75-50.	
		6	CONCRETE TILE ROOF	EAGLE ROOFING PRODUCTS - CAPSTRAND #3702 "CALABAR BLEND"	14	TILE	BEDROSUANS FANTASIA PECAN - P 25-20 #FISHPOUT GROUT, ALMOND	10-01		TACTILE RESTROOM SIGNAGE, SEE 12/G100.	
		7	STOREFRONT & GLAZING	DARK BRONZE ANODIZED FRAMES & DUAL CLEAR GLAZING	15	ROLL-UP DOOR	TUNNEL ENTER/EXIT: TAN VENDING AREA: BEIGE	10-02		FIRE EXTINGUISHER SIGNAGE TO READ "FIRE EXTINGUISHER INSIDE".	
		8	PARAPET CAP	MATCH ADJACENT COLOR	-			10-03		KNOX BOX KEY BOX, MOUNTED @ 7'-0" A.F.F.	
										10-10	1" HIGH ADDRESS NUMBERS ON CONTRASTING BACKGROUND, PER CITY STANDARDS.
								10-15	BUILDING SIGNAGE UNDER SEPARATE REVIEW & PERMIT.		
								15-01	HAND WASH SINK, SEE PLUMBING DRAWINGS.		
								16-01	LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.		
GENERAL NOTES		20	16	EXTERIOR FINISH SCHEDULE			8	KEYNOTES		4	



**REEDLEY**  
505 N. REED ST.  
REEDLEY, CA 93654



ISSUE DATE:	5-19-22
REV. DATE:	
PROJECT NO.:	22002.7
DRAWN BY:	NL
SHEET:	











## City of Reedley

Community Development Department  
1733 Ninth Street  
Reedley, CA 93654  
(559) 637-4200  
<https://reedley.ca.gov>

### COMMUNITY DEVELOPMENT DEPARTMENT

Proof of Service by Mail  
(required as per Reedley Municipal Code)

SUBJECT: Notice of Public Hearing (Planning Commission): for Environmental Assessment No. 2022-15; Rezone Application No. 2022-02 (Ordinance 2023-003); Environmental Assessment No. 2022-16; and Conditional Use Permit Application No. 2022-06

STATE OF CALIFORNIA     )  
COUNTY OF FRESNO       )  
CITY OF REEDLEY         )

I am an employee of the City of Reedley.

On January 20, 2023, I served the attached notice pursuant to Reedley Municipal Code on the persons named thereon or attached thereto by placing a true copy thereof with postage thereon fully prepaid in the United States mail.

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

Executed on January 20, 2023, at City of Reedley  
Community Development Department  
1733 9th Street  
Reedley, California 93654.

Attachments: 1. Notice of Public Hearing  
2. List of Addresses  
3. Vicinity Map

Rodney L. Horton  
Signature

# MID-VALLEY TIMES

1130 G STREET, REEDLEY, CA 93654  
TELEPHONE (559) 638-2244 / FAX (559) 638-5021

City of Reedley

1733 Ninth Street

Reedley, CA 93654

## SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF FRESNO

Notice of Public Hearing

EAN No. 2022-15

Case Number

DECLARATION OF PUBLICATION  
(2015.5 C.C.P)

### Declaration of Publication

STATE OF CALIFORNIA  
County of Fresno

Declarant says:

That at times herein mentioned is and was a citizen of the United States, over the age of twenty-one years, and not a party to nor interested in the within matter; that declarant is, now and was at all times herein mentioned, the Principal Clerk of the Printer of MID-VALLEY TIMES, a newspaper of general circulation (under Government Code Section 6024) by the Superior Court of the County of Fresno, State of California, under the date of June 19, 2019, by said Superior Court Case Number 19CEG01981; that the instrument of which the annexed is a printed copy; has been published in each regular and like issue of said newspaper (and not any supplement thereof on the following dates, to wit:

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

1/26/23

EXECUTED ON January 26, 2023 at  
Reedley, California.

Declarant

Para español por favor comuníquese con Jenny Reyes al (559) 637-4200 x 214  
CITY OF REEDLEY COMMUNITY DEVELOPMENT DEPARTMENT  
NOTICE OF PUBLIC HEARING CONCERNING THE FOLLOWING:  
1. Environmental Assessment No. 2022-15  
2. Rezone Application No. 2022-02 (Ordinance No. 2023-003)  
3. Environmental Assessment No. 2022-16  
4. Conditional Use Permit Application No. 2022-06  
On January 19, 2023, the Reedley Planning Commission recommended that the City Council approve Rezone Application No. 2022-02 and related Environmental Assessment No. 2022-15; and Conditional Use Permit Application No. 2022-06 and related Environmental Assessment No. 2022-16, all as described below.  
NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code; and, pursuant to the procedures of Title 10 of the Reedley Municipal Code, the Reedley City Council will conduct a public hearing to consider the following:  
1. Environmental Assessment No. 2022-15: pertains to the finding that no new environmental document is required for Rezone Application No. 2022-02 (Ordinance No. 2023-003), pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(c)(2).  
2. Rezone Application No. 2022-02 (Ordinance No. 2023-003): pertains to the reclassification of two contiguous parcels (368-021-69S & 368-021-44S) located at 505 North Reed Avenue totaling 1.7 acres in size from the ML (Light Industrial) zone

district to the CC (Central & Community Commercial) zone district designation.  
The proposed Rezone Application is consistent with the subject property's 2030 General Plan Community Commercial Planned Land Use Designation.  
3. Environmental Assessment No. 2022-16: pertains to the determination that Conditional Use Permit Application No. 2022-06 is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (Class 32/Initial Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.  
4. Conditional Use Permit Application No. 2022-06: pertains to the construction and operation of a car wash facility. The proposed application includes a 4,574 sq. ft. car wash building with an associated car wash tunnel, equipment room, and a 921 sq. ft. pay station building inclusive of an office area and restroom.  
REEDLEY CITY COUNCIL  
Date: Tuesday, February 14, 2023  
Time: 7:00 p.m., or thereafter  
Place: City Hall Council Chamber 845 "G" Street, Reedley, CA 93654  
The City Council Meeting Agenda will be available for review on the City of Reedley's website at <http://www.reedley.com/> at least 72 hours in advance of the meeting.  
Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. If you challenge the above applications in court, you may be limited

to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Reedley City Council at, or prior to, the public hearing.  
NOTE: Government Code Section 65091 (Planning and Zoning Law) requires that this notice be sent to owners of property within 300 feet of the subject property. The City of Reedley, Community Development Department has mailed this notice to the property owners within 350 feet of the project. Additional information on the proposed application, including the environmental assessment, is available for public review and may be obtained from the Community Development Department, 1733 Ninth Street, Reedley, California 93654. Please contact Community Development Director Rodney Horton at (559) 637-4200, ext. 286, or by email at [Rodney.Horton@reedley.ca.gov](mailto:Rodney.Horton@reedley.ca.gov) for more information.  
Zoom Participation: The meeting will be webcast and accessed at: <https://reedley.ca.gov/city-council/city-council-live-stream/>. Reasonable efforts will be made to allow written and verbal comments from participants communicating with the host of the virtual meeting. To do so, participants may "raise their hand" during public comment portions of the meeting using the electronic feature on the zoom program, and the City Clerk will inform the Chair of the participant's desire to provide public comment.  
Members of the public who wish to provide written comments are encouraged to submit their comments to the City Clerk at Ruthie Greenwood@reedley.ca.gov at least two (2) hours prior to the start of the meeting to ensure that the comments will be available to the City Council. Please indicate the agenda item number to which the comment pertains. Written comments that do not specify a particular agenda item will be marked for the general public comment portion of the meeting. A copy of any written comment will be provided to the City Council at the meeting. Please note that written comments received



will not be read aloud  
during the meeting, but  
will be included with  
the meeting minutes.  
Assessor's Parcel  
Number: 368-021-  
69S, 368-021-44S  
MVT 1/26/23

Para español por favor comuníquese con Jenny Reyes al (559) 637-4200 x 214

## **CITY OF REEDLEY COMMUNITY DEVELOPMENT DEPARTMENT**

### **NOTICE OF PUBLIC HEARING CONCERNING THE FOLLOWING:**

1. **Environmental Assessment No. 2022-15**
2. **Rezone Application No. 2022-02 (Ordinance No. 2023-003)**
3. **Environmental Assessment No. 2022-16**
4. **Conditional Use Permit Application No. 2022-06**

On January 19, 2023, the Reedley Planning Commission recommended that the City Council approve Rezone Application No. 2022-02 and related Environmental Assessment No. 2022-15; and Conditional Use Permit Application No. 2022-06 and related Environmental Assessment No. 2022-16, all as described below.

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code; and, pursuant to the procedures of Title 10 of the Reedley Municipal Code, the Reedley City Council will conduct a public hearing to consider the following:

1. **Environmental Assessment No. 2022-15:** pertains to the finding that no new environmental document is required for Rezone Application No. 2022-02 (Ordinance No. 2023-003), pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(c)(2).
2. **Rezone Application No. 2022-02 (Ordinance No. 2023-003):** pertains to the reclassification of two contiguous parcels (368-021-69S & 368-021-44S) located at 505 North Reed Avenue totaling 1.7 acres in size from the ML (*Light Industrial*) zone district to the CC (*Central & Community Commercial*) zone district designation. The proposed Rezone Application is consistent with the subject property's 2030 General Plan Community Commercial Planned Land Use Designation.
3. **Environmental Assessment No. 2022-16:** pertains to the determination that Conditional Use Permit Application No. 2022-06 is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
4. **Conditional Use Permit Application No. 2022-06:** pertains to the construction and operation of a car wash facility. The proposed application includes a 4,574 sq. ft. car wash building with an associated car wash tunnel, equipment room, and a 921 sq. ft. pay station building inclusive of an office area and restroom.

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Time: 7:00 p.m., or thereafter

Place: City Hall Council Chamber  
845 "G" Street, Reedley, CA 93654

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Additional information on the proposed application, including the environmental assessment, is available for public review and may be obtained from the Community Development Department, 1733 Ninth Street, Reedley, California 93654. Please contact Community Development Director Rodney Horton at (559) 637-4200, ext. 286, or by email at [Rodney.Horton@reedley.ca.gov](mailto:Rodney.Horton@reedley.ca.gov) for more information.

#### **Zoom Participation:**

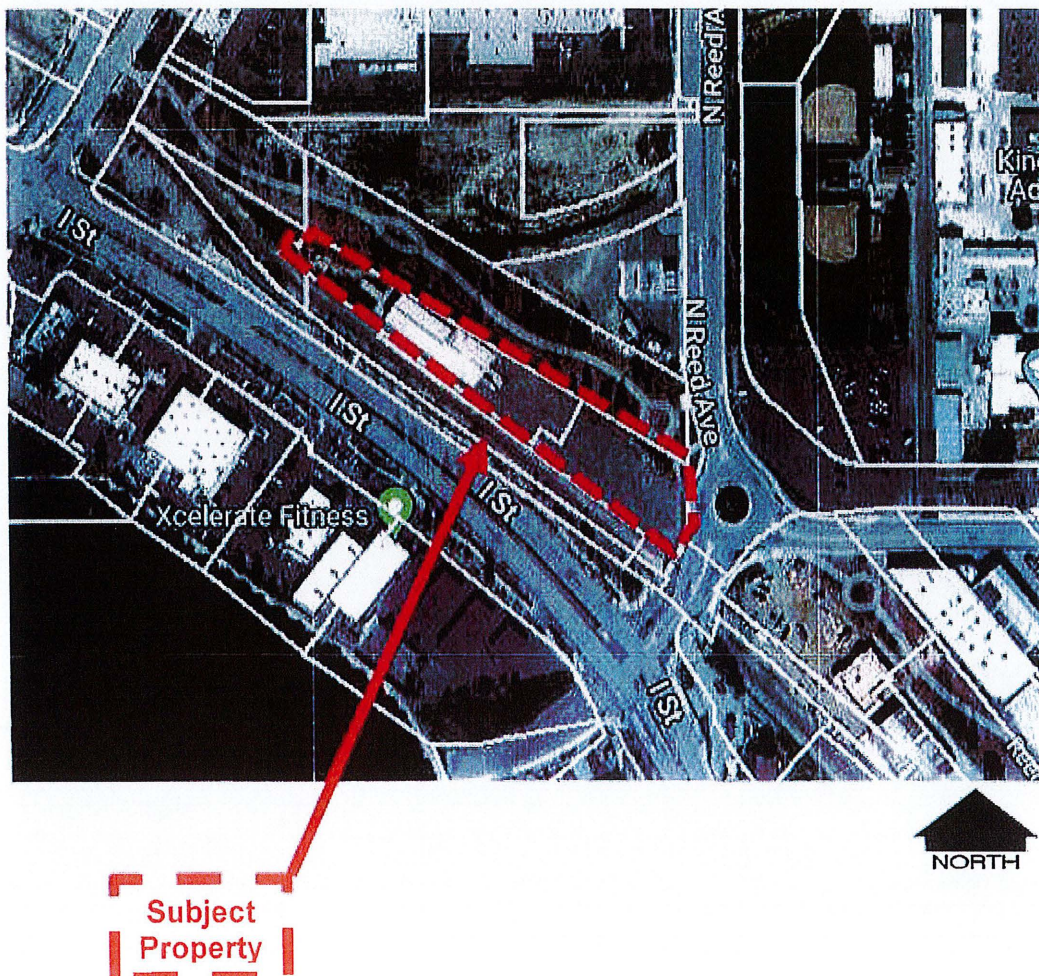
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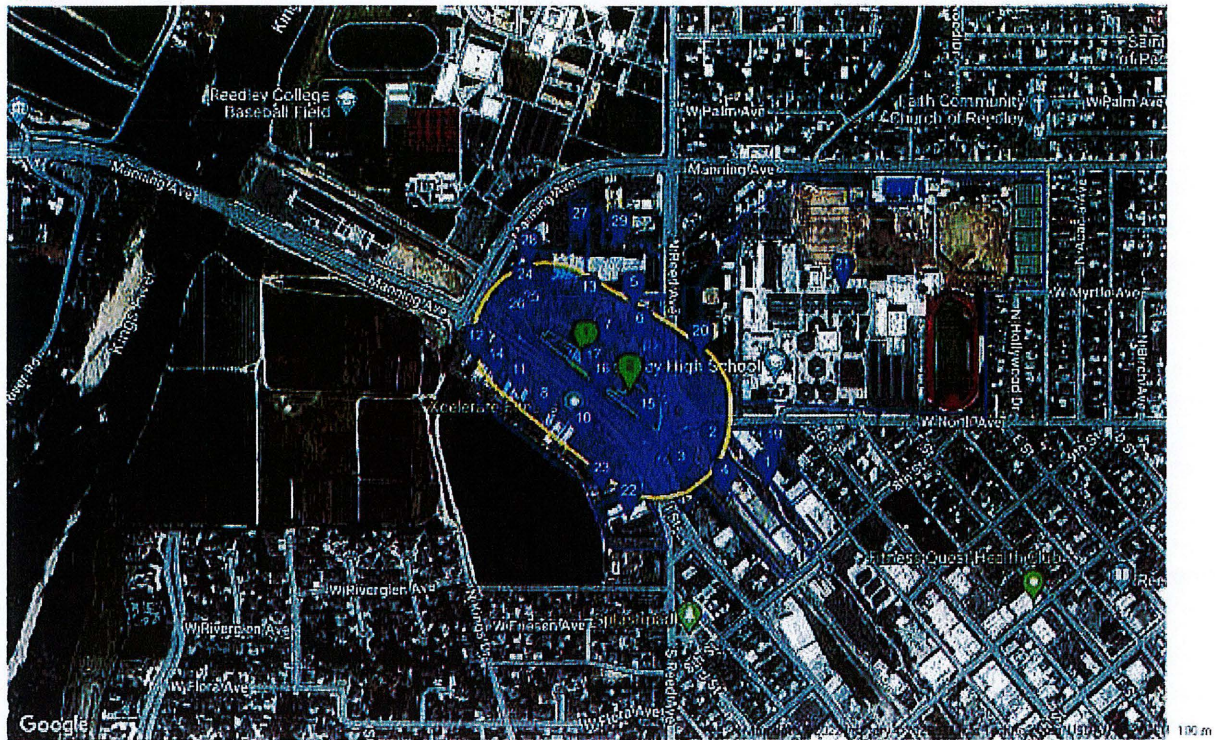
Assessor's Parcel Number: 368-021-69S; 368-021-44S

#### **Vicinity Map**



REEDLEY CITY OF	EDUCATIONAL EMPLOYEES CREDIT UNION P O BOX 5242 FRESNO CA 93711	JAMES DOUGLAS WATSON 131 COUNTRY RD 1862 YANTIS TX 75497
U PARCEL	OTANI PROPERTIES 6475 N PALM #101 FRESNO CA 93704	WJD L P P O BOX 146 REEDLEY CA 93654
REEDLEY CITY OF	RTOWN INVESTORS LLC 265 E RIVER PARK #465 FRESNO CA 93720	FADHI N MOHSIN 10712 S CRAWFORD DINUBA CA 93618
CHERI R BERTELSEN P O BOX 645 KINGSBURG CA 93631	KRISTI FUJISAWA 2120 PARK PL 2ND FL EL SEGUNDO CA 90245	WINNERFRED INC 720 HILLCREST LN FALLBROOK CA 92028
OTANI PROPERTIES 1960 13TH ST REEDLEY CA 93654	RTOWN INVESTORS II LP 265 E RIVER PARK #465 FRESNO CA 93720	REEDLEY CITY OF
REEDLEY CITY OF	U PARCEL	FADHI N MOHSIN 10712 S CRAWFORD DINUBA CA 93618
GREGORY JOHN & ROBIN BETHANY PABOOJIAN 13198 E ASHLAN SANGER CA 93657	CANYON JOINT UNIFIED KINGS 1801 10th Street Reedley, CA 93654	CANYON JOINT UNIFIED KINGS
SFP-E LLC ATTN B MCCOY BEND OR 97708	EDWARD M TESTAMENTARY OTANI P O BOX 790 REEDLEY CA 93654	REEDLEY CITY OF
U PARCEL	REEDLEY CITY OF	LONGS DRUG STORES CALIFORNIA INC P O BOX 71130 PHOENIX AZ 85050
OTANI PROPERTIES 6475 N PALM #101 FRESNO CA 93704	OTANI PROPERTIES 6475 N PALM #101 FRESNO CA	








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 中国医药博物馆

USFQ

## DETAIL

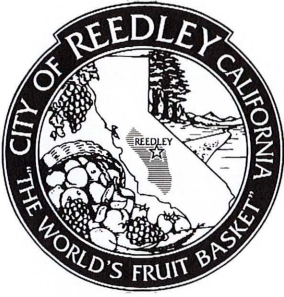
					S City														
	P	Co	APH	Owner	S Street Address	State Zip	Assessment Year	Assessor	Census Tract	Construction Type	Distance Feet	Distance Miles	Impr. Value	Land Value	Lot Acres	Lot SqFt	Use Code	Use Type	Value
	2	FRE	368-021-442	MOHSIN FACHIN ALI MOHAMED H	505 N REED AVE	REEDLEY CA 93654-2412	2022	PAUL DICTOS, ASSESSOR	66.03/2				\$5,255	\$115,629	0.860	37,461	CPSL000	AUTOMOTIVE USES	
	1	FRE	368-021-095	MOHSIN FACHIN ALI MOHAMED H	505 N REED AVE	REEDLEY CA 93654-2412	2022	PAUL DICTOS, ASSESSOR	66.03/2				\$183,955	\$115,629	0.850	37,026	IWAH000	INDUSTRIAL	



<input checked="" type="checkbox"/>		Co	APN	Owner	S Street Address	S City State Zip	Assessment Year	Assessor	Census Tract	Construction Type	Distance Feet	Distance Miles	Impr. Value	Land Value	Lot Acres	Lot SqFt	Use Code	Use Desc
<input checked="" type="checkbox"/>	1	FRE	368-021-3951	REEDLEY CITY OF				PAUL DICTOS, ASSESSOR	67.00/2						1.480	64,468		
<input checked="" type="checkbox"/>	2	FRE	368-021-745	EDUCATIONAL EMPLOYEES CREDIT UNION	873 W NORTH	REEDLEY CA 93654	2022	PAUL DICTOS, ASSESSOR	66.02/3				\$2,200,000	\$407,073	1.070	46,609	CFH000	BANI
<input checked="" type="checkbox"/>	3	FRE	368-021-765	WATSON JAMES DOUGLAS	312 N REED AVE	REEDLEY CA 93654-2842	2022	PAUL DICTOS, ASSESSOR	67.00/2				\$148,315	\$126,857	0.585	25,500	INURRES	NUR
<input checked="" type="checkbox"/>	4	FRE	368-021-780	U PARCEL				PAUL DICTOS, ASSESSOR	66.02/3						11.200	487,872		
<input checked="" type="checkbox"/>	5	FRE	368-021-21	OTANI PROPERTIES	667 N REED AVE	REEDLEY CA 93654-2433	2022	PAUL DICTOS, ASSESSOR	66.03/2					\$143,371	0.650	28,314	CPND000	MISC
<input checked="" type="checkbox"/>	6	FRE	368-021-295	WJD LP WJD L P	609 N REED AVE	REEDLEY CA 93654-2433	2022	PAUL DICTOS, ASSESSOR	66.03/2				\$231,264	\$197,841	1.170	50,965	IRESOIL	REST.
<input checked="" type="checkbox"/>	7	FRE	368-021-3951	REEDLEY CITY OF				PAUL DICTOS, ASSESSOR	67.00/1						1.690	73,616		
<input checked="" type="checkbox"/>	8	FRE	368-021-38	RTOWN INVESTORS LLC	561 E	REEDLEY CA 93654-2431	2022	PAUL DICTOS, ASSESSOR	67.00/1				\$535,000	\$340,000	1.090	47,480	CCS3000	RETA
<input checked="" type="checkbox"/>	9	FRE	368-021-445	MOHSIN FADHI ALI MOHAMED H	505 N REED AVE	REEDLEY CA 93654-2412	2022	PAUL DICTOS, ASSESSOR	66.03/2				\$5,255	\$115,629	0.860	37,461	C45L000	INDU USES
<input checked="" type="checkbox"/>	10	FRE	368-021-55	BERTENSEN CHERRIE TRUSTEE INFORMATION KEVIN & AMY	555 N I	REEDLEY CA 93654-2411	2022	PAUL DICTOS, ASSESSOR	67.00/1				\$875,000	\$475,000	1.690	73,616	CREC000	RECR
<input checked="" type="checkbox"/>	11	FRE	368-021-50	FUJISAWA KRISTI TRS ELEANOR KATHY TRS	577 E	REEDLEY CA 93654-2411	2022	PAUL DICTOS, ASSESSOR	67.00/1				\$1,617,218	\$346,545	0.923	40,248	CCS1SCQ	RETA
<input checked="" type="checkbox"/>	12	FRE	368-021-59	WINNERFRED INC	605 N I	REEDLEY CA 93654-2411	2022	PAUL DICTOS, ASSESSOR	67.00/2				\$579,328	\$434,489	0.780	33,976	CRES000	REST.
<input checked="" type="checkbox"/>	13	FRE	368-021-635	OTANI PROPERTIES	470 N REED	REEDLEY CA 93654	2022	PAUL DICTOS, ASSESSOR	67.00/1					\$127,157	1.970	85,813	I000000	VAC
<input checked="" type="checkbox"/>	14	FRE	368-021-64	RTOWN INVESTORS II LP	580 E	REEDLEY CA 93654-2411	2022	PAUL DICTOS, ASSESSOR	67.00/1				\$544,457	\$284,061	0.900	39,204	CCS3000	RETA
<input checked="" type="checkbox"/>	15	FRE	368-021-651	REEDLEY CITY OF				PAUL DICTOS, ASSESSOR	66.03/2						0.650	15,246		
<input checked="" type="checkbox"/>	16	FRE	368-021-675	REEDLEY CITY OF				PAUL DICTOS, ASSESSOR	66.03/2						0.640	1,742		
<input checked="" type="checkbox"/>	17	FRE	368-021-680	U PARCEL				PAUL DICTOS, ASSESSOR	66.03/2						0.654	14,978		
<input checked="" type="checkbox"/>	18	FRE	368-021-685	MOHSIN FADHI ALI MOHAMED H	505 N REED AVE	REEDLEY CA 93654-2412	2022	PAUL DICTOS, ASSESSOR	66.03/2				\$183,555	\$115,629	0.850	37,026	IWAH000	INDU



			APN	Owner	S Street Address	S City State Zip	Assessment Year	Assessor	Census Tract	Construction Type	Distance Feet	Distance Miles	Impr. Value	Land Value	Lot Acres	Lot SqFt	Use Code	Use 1
<input checked="" type="checkbox"/>	19	FRE	368-101-155	PABOQJIAN GREGORY JOHN & ROBIN BENJAMIN	787 W NORTH AVE	REEDLEY CA 93654-2417	2022	PAUL DICTOS, ASSESSOR	66.02/3				\$335,070	\$185,483	1.520	66,211	IPAHCOS	INDL
<input checked="" type="checkbox"/>	20	FRE	368-330-2757	KINGS CANYON JOINT UNITED				PAUL DICTOS, ASSESSOR	67.00/2						1.970	85,813		
<input checked="" type="checkbox"/>	21	FRE	368-330-291	KINGS CANYON JOINT UNITED				PAUL DICTOS, ASSESSOR	67.00/2						42.450	1,849,122		
<input checked="" type="checkbox"/>	22	FRE	368-330-34	SFP-E LLC	379 I	REEDLEY CA 93654-2437	2022	PAUL DICTOS, ASSESSOR	67.00/2				\$1,840,605	\$1,062,530	1.610	70,131	CCAGPDR	PARK
<input checked="" type="checkbox"/>	23	FRE	368-330-35	OTANI EDWARD M TESTAMENTARY TRUST			2022	PAUL DICTOS, ASSESSOR	67.00/2					\$44,471	0.370	16,117	CCOGBRD	WAGE
<input checked="" type="checkbox"/>	24	FRE	368-330-1057	REEDLEY CITY OF				PAUL DICTOS, ASSESSOR	66.03/2						0.680	29,628		
<input checked="" type="checkbox"/>	25	FRE	368-330-290	U PARCEL				PAUL DICTOS, ASSESSOR	66.03/2						0.377	16,423		
<input checked="" type="checkbox"/>	26	FRE	368-330-3057	REEDLEY CITY OF				PAUL DICTOS, ASSESSOR	66.03/2						0.610	26,571		
<input checked="" type="checkbox"/>	27	FRE	368-330-315	LONGS DRUG STORES CALIFORNIA INC	1065 W MANNING AVE	REEDLEY CA 93654-2446	2022	PAUL DICTOS, ASSESSOR	66.03/2				\$2,548,326	\$606,740	1.840	80,150	CCS1SCN	RETA
<input checked="" type="checkbox"/>	28	FRE	368-330-325	OTANI PROPERTIES	1095 W MANNING AVE	REEDLEY CA 93654-2446	2022	PAUL DICTOS, ASSESSOR	66.03/2				\$998,012	\$123,241	0.900	39,204	CCUSCN	BANJ
<input checked="" type="checkbox"/>	29	FRE	368-330-345	OTANI PROPERTIES	931 W MANNING AVE	REEDLEY CA 93654-2446	2022	PAUL DICTOS, ASSESSOR	66.03/2				\$3,800,000	\$1,100,000	2.550	111,078	CCS9SCN	RETA



## REEDLEY CITY COUNCIL


- ☐ Consent Calendar
- ☒ Regular Item
- ☐ Workshop
- ☐ Closed Session
- ☐ Public Hearing

ITEM NO: 16

**DATE:** February 14, 2023

**TITLE:** CONSIDERATION OF ITEMS PERTAINING TO A FIVE PERCENT COST-OF-LIVING ADJUSTMENT FOR ALL FULL-TIME EMPLOYEES

- A) ADOPT RESOLUTION NO. 2023-008 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ADOPTING REVISED MASTER SALARY TABLES
- B) ADOPT RESOLUTION NO. 2023-009 OF THE CITY COUNCIL OF THE CITY OF REEDLEY AMENDING THE SALARY AND BENEFIT SCHEDULE FOR UNREPRESENTED EMPLOYEES
- C) APPROVE AND AUTHORIZE CITY MANAGER TO EXECUTE A SIDE LETTER OF AGREEMENT WITH THE REEDLEY POLICE OFFICERS ASSOCIATION
- D) APPROVE AND AUTHORIZE CITY MANAGER TO EXECUTE A SIDE LETTER OF AGREEMENT WITH THE GENERAL SERVICES UNIT, INTERNATIONAL UNION OF OPERATING ENGINEERS STATIONARY LOCAL 39
- E) ADOPT RESOLUTION NO. 2023-013 OF THE CITY COUNCIL OF THE CITY OF REEDLEY AUTHORIZING A ONE-TIME PAYMENT TO ELIGIBLE PART TIME CITY EMPLOYEES WHOSE POSITION IS PAID FOR BY THE EXPANDED LEARNING OPPORTUNITY PROGRAM FUNDING

**SUBMITTED:** Paul A. Melikian, Assistant City Manager 

**APPROVED:** Nicole R. Zieba, City Manager 

### RECOMMENDATION

That the City Council adopt the attached Resolutions No. 2023-008 and 2023-009, amending the current Master Salary Tables and the salary and benefit schedule for full-time Unrepresented employees, respectively. In addition, staff recommends that the City Council approve and authorize the City Manager to execute Side Letters of Agreement with the Reedley Police Officers Association and General Services Unit. These actions collectively serve the purpose of granting all full-time City employees a five percent cost-of-living adjustment retroactive to January 1, 2023. Lastly, Resolution No. 2023-013 authorizes a one-time payment to part-time staff working in the Expanded Learning Opportunity After School Program to stay consistent with other service providers.



## **BACKGROUND**

In June 2022, the annual rate of U.S. inflation grew to 9.1%—the highest it's been in four decades, according to the Bureau of Labor Statistics. Inflation for individual categories of food, gasoline and rent have far outpaced the top line inflation number. This rapid run up in prices for critical things like childcare, food, fuel, transportation, and housing have all come together to negatively impact existing employees and the City's recruitment and retention efforts.

Although the City has granted annual cost of living adjustments (COLA) to employees during this time period, these historically conservative increases simply have not kept up with inflation. In addition to impacts to existing employees, the City has experienced abnormally high staff turnover rate and increasing difficulty in recruiting qualified candidates for job openings.

These are not unique problems for Reedley as the City is impacted by a historically tight labor market and competition for specialized skillsets of positions such as in law enforcement, water system operations, streets maintenance, and governmental accounting. Some positions in the City have remained vacant for several years, which adversely impacts service levels to the community and workloads of staff. Many nearby public agencies have recently increased salaries or are planning to do so. For example, the Kings Canyon Unified School District (KCUSD) Board recently authorized an across the board 9.50% salary increase retroactive to July 1, 2022.

Negative effects to existing staffing and community service levels from inflation and a tight labor market are beginning to reach a point that long-term impacts may be unavoidable. It is at this time that staff recommend a mid-year COLA of 5.0% for all full-time employees effective January 1, 2023. Although this is an unfortunate development, it is not unprecedented. Reedley's salary history goes back 35 years, to 1988, which just so happens to be the last time the U.S. economy had high inflation. Between FY 1988-89 and FY 1991-92, City staff received a cumulative 24% pay increase. In three of those four years, staff received COLAs twice during the year (July and January) to keep pace with high inflation at that time.

### **After School Program Part-Time Employees**

Last year, the Governor's budget included significant additional funding for after school programs known as Expanded Learning Opportunities Programs (ELOP). The City is the after school service provider at Thomas Law Reed and Washington Elementary, with KCUSD and Community Youth Ministries providing these services at the other school sites.

Due to the aforementioned recent and ongoing high inflation, management at KCUSD and Community Youth Ministries have provided their part-time employees with retroactive pay increases. To stay consistent with compensation levels of the other service providers, City staff are recommending that part-time employees who work in the City operated Expanded Learning Programs receive a one-time payment of 8.0% of the employee's gross wages from the start of the 2022-23 school year through the end of the first payroll in December 2022. This one-time payment will be 100% funded through ELOP funding, and will not exceed \$22,170 for all employees with no impact to the General Fund.

## **FISCAL IMPACT**

This action is anticipated to be mostly cost neutral to the City. The additional cost of the cost-of living salary adjustment is anticipated to be offset by cumulative salary savings from position vacancies across all City funds. The one-time payment to part-time after school program employees will be 100% reimbursed by State grant funding and will not adversely impact the City.

## **ATTACHMENTS**

Resolution No. 2023-008 Master Salary Tables  
Resolution No. 2023-009 Unrepresented Employees Salary & Benefit Schedule  
Side Letter of Agreement with the Reedley Police Officers Association  
Side Letter of Agreement with the General Services Unit  
Resolution No. 2023-013 ELOP Part-Time Employees One-Time Payment

**RESOLUTION NO. 2023-008**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF REEDLEY ADOPTING MASTER SALARY TABLES  
FOR ALL EMPLOYEES OF THE CITY OF REEDLEY**

WHEREAS, Section 36506 of the Government Code of the State of California provides that the City Council shall, by Resolution or Ordinance, fix the compensation for all appointive officers and employees; and

WHEREAS, the Master Salary Tables are attached as Exhibit 'A' to this Resolution has been reviewed and considered by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Reedley as follows:

1. The Master Salary Tables attached hereto as Exhibit 'A' are hereby adopted.
2. All prior resolutions concerning compensation for City employees that are in conflict with this Resolution or the attached Master Salary Tables are hereby repealed, and this Resolution shall be effective January 1, 2023.

The foregoing Resolution was duly passed, approved, and adopted on the 14<sup>th</sup> day of February 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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Anita Betancourt, Mayor

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Ruthie Greenwood, City Clerk



**EXHIBIT "A"**

# Salary Table

## Unrepresented Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
37-U	Fire Administrative Clerk Staff Assistant	Hourly	\$ 20.0058	\$ 21.0063	\$ 22.0567	\$ 23.1596	\$ 24.3178
		Bi-weekly	\$ 1,600	\$ 1,681	\$ 1,765	\$ 1,853	\$ 1,945
		Monthly	\$ 3,468	\$ 3,641	\$ 3,823	\$ 4,014	\$ 4,215
		Annual	\$ 41,612	\$ 43,693	\$ 45,878	\$ 48,172	\$ 50,581
38-U	Accounting Technician I	Hourly	\$ 20.5058	\$ 21.5313	\$ 22.6077	\$ 23.7380	\$ 24.9250
		Bi-weekly	\$ 1,640	\$ 1,723	\$ 1,809	\$ 1,899	\$ 1,994
		Monthly	\$ 3,554	\$ 3,732	\$ 3,919	\$ 4,115	\$ 4,320
		Annual	\$ 42,652	\$ 44,785	\$ 47,024	\$ 49,375	\$ 51,844
39-U		Hourly	\$ 21.0183	\$ 22.0692	\$ 23.1726	\$ 24.3313	\$ 25.5476
		Bi-weekly	\$ 1,681	\$ 1,766	\$ 1,854	\$ 1,947	\$ 2,044
		Monthly	\$ 3,643	\$ 3,825	\$ 4,017	\$ 4,217	\$ 4,428
		Annual	\$ 43,718	\$ 45,904	\$ 48,199	\$ 50,609	\$ 53,139
40-U		Hourly	\$ 21.5438	\$ 22.6212	\$ 23.7524	\$ 24.9399	\$ 26.1870
		Bi-weekly	\$ 1,724	\$ 1,810	\$ 1,900	\$ 1,995	\$ 2,095
		Monthly	\$ 3,734	\$ 3,921	\$ 4,117	\$ 4,323	\$ 4,539
		Annual	\$ 44,811	\$ 47,052	\$ 49,405	\$ 51,875	\$ 54,469
41-U	Facilities Coordinator (FLSA Exempt) Recreation Coordinator (FLSA Exempt) Senior Citizens Coordinator (FLSA Exempt)	Hourly	\$ 22.0822	\$ 23.1865	\$ 24.3457	\$ 25.5630	\$ 26.8413
		Bi-weekly	\$ 1,767	\$ 1,855	\$ 1,948	\$ 2,045	\$ 2,147
		Monthly	\$ 3,828	\$ 4,019	\$ 4,220	\$ 4,431	\$ 4,653
		Annual	\$ 45,931	\$ 48,228	\$ 50,639	\$ 53,171	\$ 55,830
42-U	Accounting Technician II Administrative Assistant Human Resources Technician	Hourly	\$ 22.6341	\$ 23.7659	\$ 24.9543	\$ 26.2019	\$ 27.5120
		Bi-weekly	\$ 1,811	\$ 1,901	\$ 1,996	\$ 2,096	\$ 2,201
		Monthly	\$ 3,923	\$ 4,119	\$ 4,325	\$ 4,542	\$ 4,769
		Annual	\$ 47,079	\$ 49,433	\$ 51,905	\$ 54,500	\$ 57,225
43-U	CAD Technician	Hourly	\$ 23.2000	\$ 24.3601	\$ 25.5779	\$ 26.8567	\$ 28.1995
		Bi-weekly	\$ 1,856	\$ 1,949	\$ 2,046	\$ 2,149	\$ 2,256
		Monthly	\$ 4,021	\$ 4,222	\$ 4,434	\$ 4,655	\$ 4,888
		Annual	\$ 48,256	\$ 50,669	\$ 53,202	\$ 55,862	\$ 58,655
44-U	Building Permit Technician	Hourly	\$ 23.7798	\$ 24.9688	\$ 26.2173	\$ 27.5284	\$ 28.9048
		Bi-weekly	\$ 1,902	\$ 1,998	\$ 2,097	\$ 2,202	\$ 2,312
		Monthly	\$ 4,122	\$ 4,328	\$ 4,544	\$ 4,772	\$ 5,010
		Annual	\$ 49,462	\$ 51,935	\$ 54,532	\$ 57,259	\$ 60,122



**EXHIBIT "A"**

# Salary Table

## Unrepresented Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
45-U	Life Safety / Code Officer	Hourly	\$ 24.3745	\$ 25.5933	\$ 26.8731	\$ 28.2168	\$ 29.6279
		Bi-weekly	\$ 1,950	\$ 2,047	\$ 2,150	\$ 2,257	\$ 2,370
		Monthly	\$ 4,225	\$ 4,436	\$ 4,658	\$ 4,891	\$ 5,136
		Annual	\$ 50,699	\$ 53,234	\$ 55,896	\$ 58,691	\$ 61,626
46-U	Community Development Technician	Hourly	\$ 24.9837	\$ 26.2327	\$ 27.5442	\$ 28.9216	\$ 30.3678
		Bi-weekly	\$ 1,999	\$ 2,099	\$ 2,204	\$ 2,314	\$ 2,429
		Monthly	\$ 4,331	\$ 4,547	\$ 4,774	\$ 5,013	\$ 5,264
		Annual	\$ 51,966	\$ 54,564	\$ 57,292	\$ 60,157	\$ 63,165
47-U		Hourly	\$ 25.6082	\$ 26.8885	\$ 28.2327	\$ 29.6442	\$ 31.1264
		Bi-weekly	\$ 2,049	\$ 2,151	\$ 2,259	\$ 2,372	\$ 2,490
		Monthly	\$ 4,439	\$ 4,661	\$ 4,894	\$ 5,138	\$ 5,395
		Annual	\$ 53,265	\$ 55,928	\$ 58,724	\$ 61,660	\$ 64,743
48-U		Hourly	\$ 26.2486	\$ 27.5611	\$ 28.9389	\$ 30.3861	\$ 31.9053
		Bi-weekly	\$ 2,100	\$ 2,205	\$ 2,315	\$ 2,431	\$ 2,552
		Monthly	\$ 4,550	\$ 4,777	\$ 5,016	\$ 5,267	\$ 5,530
		Annual	\$ 54,597	\$ 57,327	\$ 60,193	\$ 63,203	\$ 66,363
49-U	Building Inspector I Engineering Technician Executive Assistant / Deputy City Clerk (FLSA Exempt) Senior Life Safety / Code Officer	Hourly	\$ 26.9048	\$ 28.2500	\$ 29.6625	\$ 31.1457	\$ 32.7029
		Bi-weekly	\$ 2,152	\$ 2,260	\$ 2,373	\$ 2,492	\$ 2,616
		Monthly	\$ 4,664	\$ 4,897	\$ 5,142	\$ 5,399	\$ 5,669
		Annual	\$ 55,962	\$ 58,760	\$ 61,698	\$ 64,783	\$ 68,022
50-U		Hourly	\$ 27.5774	\$ 28.9563	\$ 30.4038	\$ 31.9240	\$ 33.5202
		Bi-weekly	\$ 2,206	\$ 2,317	\$ 2,432	\$ 2,554	\$ 2,682
		Monthly	\$ 4,780	\$ 5,019	\$ 5,270	\$ 5,534	\$ 5,810
		Annual	\$ 57,361	\$ 60,229	\$ 63,240	\$ 66,402	\$ 69,722
51-U	Accountant (FLSA Exempt) Assistant Planner Facilities Supervisor (FLSA Exempt) Human Resources Analyst Management Analyst (FLSA Exempt)	Hourly	\$ 28.2668	\$ 29.6803	\$ 31.1644	\$ 32.7226	\$ 34.3587
		Bi-weekly	\$ 2,261	\$ 2,374	\$ 2,493	\$ 2,618	\$ 2,749
		Monthly	\$ 4,900	\$ 5,145	\$ 5,402	\$ 5,672	\$ 5,956
		Annual	\$ 58,795	\$ 61,735	\$ 64,822	\$ 68,063	\$ 71,466
52-U		Hourly	\$ 28.9736	\$ 30.4221	\$ 31.9433	\$ 33.5404	\$ 35.2173
		Bi-weekly	\$ 2,318	\$ 2,434	\$ 2,555	\$ 2,683	\$ 2,817
		Monthly	\$ 5,022	\$ 5,273	\$ 5,537	\$ 5,814	\$ 6,104
		Annual	\$ 60,265	\$ 63,278	\$ 66,442	\$ 69,764	\$ 73,252



EXHIBIT "A"

# Salary Table

## Unrepresented Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
53-U	Building Inspector II	Hourly	\$ 29.6981	\$ 31.1832	\$ 32.7423	\$ 34.3793	\$ 36.0981
		Bi-weekly	\$ 2,376	\$ 2,495	\$ 2,619	\$ 2,750	\$ 2,888
		Monthly	\$ 5,148	\$ 5,405	\$ 5,675	\$ 5,959	\$ 6,257
		Annual	\$ 61,772	\$ 64,861	\$ 68,104	\$ 71,509	\$ 75,084
54-U	Police Support Services Supervisor (FLSA Exempt) Recreation Supervisor (FLSA Exempt)	Hourly	\$ 30.4404	\$ 31.9625	\$ 33.5606	\$ 35.2385	\$ 37.0005
		Bi-weekly	\$ 2,435	\$ 2,557	\$ 2,685	\$ 2,819	\$ 2,960
		Monthly	\$ 5,276	\$ 5,540	\$ 5,817	\$ 6,108	\$ 6,413
		Annual	\$ 63,316	\$ 66,482	\$ 69,806	\$ 73,296	\$ 76,961
55-U	Engineering Assistant	Hourly	\$ 31.2014	\$ 32.7615	\$ 34.3995	\$ 36.1197	\$ 37.9255
		Bi-weekly	\$ 2,496	\$ 2,621	\$ 2,752	\$ 2,890	\$ 3,034
		Monthly	\$ 5,408	\$ 5,679	\$ 5,963	\$ 6,261	\$ 6,574
		Annual	\$ 64,899	\$ 68,144	\$ 71,551	\$ 75,129	\$ 78,885
56-U		Hourly	\$ 31.9813	\$ 33.5803	\$ 35.2591	\$ 37.0221	\$ 38.8731
		Bi-weekly	\$ 2,559	\$ 2,686	\$ 2,821	\$ 2,962	\$ 3,110
		Monthly	\$ 5,543	\$ 5,821	\$ 6,112	\$ 6,417	\$ 6,738
		Annual	\$ 66,521	\$ 69,847	\$ 73,339	\$ 77,006	\$ 80,856
57-U	Associate Planner City Clerk (FLSA Exempt) Senior Building Inspector Senior Human Resources Analyst (FLSA Exempt) Senior Management Analyst (FLSA Exempt)	Hourly	\$ 32.7808	\$ 34.4197	\$ 36.1409	\$ 37.9481	\$ 39.8457
		Bi-weekly	\$ 2,622	\$ 2,754	\$ 2,891	\$ 3,036	\$ 3,188
		Monthly	\$ 5,682	\$ 5,966	\$ 6,264	\$ 6,578	\$ 6,907
		Annual	\$ 68,184	\$ 71,593	\$ 75,173	\$ 78,932	\$ 82,879
58-U		Hourly	\$ 33.6005	\$ 35.2803	\$ 37.0442	\$ 38.8966	\$ 40.8413
		Bi-weekly	\$ 2,688	\$ 2,822	\$ 2,964	\$ 3,112	\$ 3,267
		Monthly	\$ 5,824	\$ 6,115	\$ 6,421	\$ 6,742	\$ 7,079
		Annual	\$ 69,889	\$ 73,383	\$ 77,052	\$ 80,905	\$ 84,950
59-U		Hourly	\$ 34.4404	\$ 36.1625	\$ 37.9707	\$ 39.8692	\$ 41.8625
		Bi-weekly	\$ 2,755	\$ 2,893	\$ 3,038	\$ 3,190	\$ 3,349
		Monthly	\$ 5,970	\$ 6,268	\$ 6,582	\$ 6,911	\$ 7,256
		Annual	\$ 71,636	\$ 75,218	\$ 78,979	\$ 82,928	\$ 87,074
60-U		Hourly	\$ 35.3014	\$ 37.0663	\$ 38.9197	\$ 40.8659	\$ 42.9091
		Bi-weekly	\$ 2,824	\$ 2,965	\$ 3,114	\$ 3,269	\$ 3,433
		Monthly	\$ 6,119	\$ 6,425	\$ 6,746	\$ 7,083	\$ 7,438
		Annual	\$ 73,427	\$ 77,098	\$ 80,953	\$ 85,001	\$ 89,251



**EXHIBIT "A"**

# Salary Table

## Unrepresented Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
61-U	Senior Accountant (FLSA Exempt) Senior Engineering Assistant (FLSA Exempt)	Hourly	\$ 36.1841	\$ 37.9933	\$ 39.8928	\$ 41.8875	\$ 43.9817
		Bi-weekly	\$ 2,895	\$ 3,039	\$ 3,191	\$ 3,351	\$ 3,519
		Monthly	\$ 6,272	\$ 6,586	\$ 6,915	\$ 7,261	\$ 7,624
		Annual	\$ 75,263	\$ 79,026	\$ 82,977	\$ 87,126	\$ 91,482
62-U	City Clerk / Executive Assistant (FLSA Exempt) Senior Planner (FLSA Exempt)	Hourly	\$ 37.0889	\$ 38.9433	\$ 40.8904	\$ 42.9351	\$ 45.0817
		Bi-weekly	\$ 2,967	\$ 3,115	\$ 3,271	\$ 3,435	\$ 3,607
		Monthly	\$ 6,429	\$ 6,750	\$ 7,088	\$ 7,442	\$ 7,814
		Annual	\$ 77,145	\$ 81,002	\$ 85,052	\$ 89,305	\$ 93,770
63-U		Hourly	\$ 38.0163	\$ 39.9173	\$ 41.9130	\$ 44.0087	\$ 46.2091
		Bi-weekly	\$ 3,041	\$ 3,193	\$ 3,353	\$ 3,521	\$ 3,697
		Monthly	\$ 6,590	\$ 6,919	\$ 7,265	\$ 7,628	\$ 8,010
		Annual	\$ 79,074	\$ 83,028	\$ 87,179	\$ 91,538	\$ 96,115
64-U	Assistant Engineer (FLSA Exempt) Assistant Water System Supervisor Capital Projects / Airport Manager (FLSA Exempt) City Building Official (FLSA Exempt) Public Works Manager (FLSA Exempt)	Hourly	\$ 38.9668	\$ 40.9154	\$ 42.9611	\$ 45.1091	\$ 47.3644
		Bi-weekly	\$ 3,117	\$ 3,273	\$ 3,437	\$ 3,609	\$ 3,789
		Monthly	\$ 6,754	\$ 7,092	\$ 7,447	\$ 7,819	\$ 8,210
		Annual	\$ 81,051	\$ 85,104	\$ 89,359	\$ 93,827	\$ 98,518
65-U		Hourly	\$ 39.9409	\$ 41.9380	\$ 44.0351	\$ 46.2370	\$ 48.5490
		Bi-weekly	\$ 3,195	\$ 3,355	\$ 3,523	\$ 3,699	\$ 3,884
		Monthly	\$ 6,923	\$ 7,269	\$ 7,633	\$ 8,014	\$ 8,415
		Annual	\$ 83,077	\$ 87,231	\$ 91,593	\$ 96,173	\$ 100,982
66-U	Fire Battalion Chief (FLSA Exempt)	Hourly	\$ 40.9394	\$ 42.9865	\$ 45.1361	\$ 47.3928	\$ 49.7625
		Bi-weekly	\$ 3,275	\$ 3,439	\$ 3,611	\$ 3,791	\$ 3,981
		Monthly	\$ 7,096	\$ 7,451	\$ 7,824	\$ 8,215	\$ 8,626
		Annual	\$ 85,154	\$ 89,412	\$ 93,883	\$ 98,577	\$ 103,506
67-U	Roads & Grounds Supervisor (FLSA Exempt) Wastewater System Supervisor (FLSA Exempt) Water System Supervisor (FLSA Exempt)	Hourly	\$ 41.9630	\$ 44.0611	\$ 46.2639	\$ 48.5769	\$ 51.0058
		Bi-weekly	\$ 3,357	\$ 3,525	\$ 3,701	\$ 3,886	\$ 4,080
		Monthly	\$ 7,274	\$ 7,637	\$ 8,019	\$ 8,420	\$ 8,841
		Annual	\$ 87,283	\$ 91,647	\$ 96,229	\$ 101,040	\$ 106,092
68-U	City Planner (FLSA Exempt) Human Resources Manager (FLSA Exempt)	Hourly	\$ 43.0120	\$ 45.1625	\$ 47.4207	\$ 49.7918	\$ 52.2813
		Bi-weekly	\$ 3,441	\$ 3,613	\$ 3,794	\$ 3,983	\$ 4,183
		Monthly	\$ 7,455	\$ 7,828	\$ 8,220	\$ 8,631	\$ 9,062
		Annual	\$ 89,465	\$ 93,938	\$ 98,635	\$ 103,567	\$ 108,745



## EXHIBIT "A"

# Salary Table

## Unrepresented Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
69-U		Hourly	\$ 44.0875	\$ 46.2918	\$ 48.6063	\$ 51.0365	\$ 53.5885
		Bi-weekly	\$ 3,527	\$ 3,703	\$ 3,889	\$ 4,083	\$ 4,287
		Monthly	\$ 7,642	\$ 8,024	\$ 8,425	\$ 8,846	\$ 9,289
		Annual	\$ 91,702	\$ 96,287	\$ 101,101	\$ 106,156	\$ 111,464
70-U	Accounting Manager (FLSA Exempt) Associate Engineer (FLSA Exempt)	Hourly	\$ 45.1899	\$ 47.4495	\$ 49.8221	\$ 52.3135	\$ 54.9293
		Bi-weekly	\$ 3,615	\$ 3,796	\$ 3,986	\$ 4,185	\$ 4,394
		Monthly	\$ 7,833	\$ 8,225	\$ 8,636	\$ 9,068	\$ 9,521
		Annual	\$ 93,995	\$ 98,695	\$ 103,630	\$ 108,812	\$ 114,253
71-U	Police Lieutenant (FLSA Exempt)	Hourly	\$ 46.3197	\$ 48.6356	\$ 51.0673	\$ 53.6207	\$ 56.3019
		Bi-weekly	\$ 3,706	\$ 3,891	\$ 4,085	\$ 4,290	\$ 4,504
		Monthly	\$ 8,029	\$ 8,430	\$ 8,852	\$ 9,294	\$ 9,759
		Annual	\$ 96,345	\$ 101,162	\$ 106,220	\$ 111,531	\$ 117,108
72-U		Hourly	\$ 47.4779	\$ 49.8519	\$ 52.3447	\$ 54.9620	\$ 57.7101
		Bi-weekly	\$ 3,798	\$ 3,988	\$ 4,188	\$ 4,397	\$ 4,617
		Monthly	\$ 8,230	\$ 8,641	\$ 9,073	\$ 9,527	\$ 10,003
		Annual	\$ 98,754	\$ 103,692	\$ 108,877	\$ 114,321	\$ 120,037
73-U	City Engineer (Division Head FLSA Exempt)	Hourly	\$ 48.6649	\$ 51.0981	\$ 53.6529	\$ 56.3356	\$ 59.1524
		Bi-weekly	\$ 3,893	\$ 4,088	\$ 4,292	\$ 4,507	\$ 4,732
		Monthly	\$ 8,435	\$ 8,857	\$ 9,300	\$ 9,765	\$ 10,253
		Annual	\$ 101,223	\$ 106,284	\$ 111,598	\$ 117,178	\$ 123,037
74-U	Fire Chief (FLSA Exempt)	Hourly	\$ 49.8817	\$ 52.3760	\$ 54.9947	\$ 57.7442	\$ 60.6313
		Bi-weekly	\$ 3,991	\$ 4,190	\$ 4,400	\$ 4,620	\$ 4,851
		Monthly	\$ 8,646	\$ 9,079	\$ 9,532	\$ 10,009	\$ 10,509
		Annual	\$ 103,754	\$ 108,942	\$ 114,389	\$ 120,108	\$ 126,113
75-U	Community Services Director (FLSA Exempt)	Hourly	\$ 51.1288	\$ 53.6851	\$ 56.3692	\$ 59.1875	\$ 62.1471
		Bi-weekly	\$ 4,090	\$ 4,295	\$ 4,510	\$ 4,735	\$ 4,972
		Monthly	\$ 8,862	\$ 9,305	\$ 9,771	\$ 10,259	\$ 10,772
		Annual	\$ 106,348	\$ 111,665	\$ 117,248	\$ 123,110	\$ 129,266
76-U		Hourly	\$ 52.4072	\$ 55.0274	\$ 57.7788	\$ 60.6678	\$ 63.7010
		Bi-weekly	\$ 4,193	\$ 4,402	\$ 4,622	\$ 4,853	\$ 5,096
		Monthly	\$ 9,084	\$ 9,538	\$ 10,015	\$ 10,516	\$ 11,042
		Annual	\$ 109,007	\$ 114,457	\$ 120,180	\$ 126,189	\$ 132,498



## EXHIBIT "A"

# Salary Table

## Unrepresented Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
77-U		Hourly	\$ 53.7173	\$ 56.4034	\$ 59.2236	\$ 62.1846	\$ 65.2938
		Bi-weekly	\$ 4,297	\$ 4,512	\$ 4,738	\$ 4,975	\$ 5,224
		Monthly	\$ 9,311	\$ 9,777	\$ 10,265	\$ 10,779	\$ 11,318
		Annual	\$ 111,732	\$ 117,319	\$ 123,185	\$ 129,344	\$ 135,811
78-U		Hourly	\$ 55.0601	\$ 57.8130	\$ 60.7038	\$ 63.7389	\$ 66.9260
		Bi-weekly	\$ 4,405	\$ 4,625	\$ 4,856	\$ 5,099	\$ 5,354
		Monthly	\$ 9,544	\$ 10,021	\$ 10,522	\$ 11,048	\$ 11,601
		Annual	\$ 114,525	\$ 120,251	\$ 126,264	\$ 132,577	\$ 139,206
79-U		Hourly	\$ 56.4365	\$ 59.2582	\$ 62.2212	\$ 65.3322	\$ 68.5990
		Bi-weekly	\$ 4,515	\$ 4,741	\$ 4,978	\$ 5,227	\$ 5,488
		Monthly	\$ 9,782	\$ 10,271	\$ 10,785	\$ 11,324	\$ 11,891
		Annual	\$ 117,388	\$ 123,257	\$ 129,420	\$ 135,891	\$ 142,686
80-U		Hourly	\$ 57.8476	\$ 60.7399	\$ 63.7769	\$ 66.9659	\$ 70.3139
		Bi-weekly	\$ 4,628	\$ 4,859	\$ 5,102	\$ 5,357	\$ 5,625
		Monthly	\$ 10,027	\$ 10,528	\$ 11,055	\$ 11,607	\$ 12,188
		Annual	\$ 120,323	\$ 126,339	\$ 132,656	\$ 139,289	\$ 146,253
81-U	City Engineer (Department Head FLSA Exempt) Community Development Director (FLSA Exempt) Director of Finance & Administrative Services (FLSA Exempt) Police Chief (FLSA Exempt) Public Works Director (FLSA Exempt)	Hourly	\$ 59.2938	\$ 62.2587	\$ 65.3716	\$ 68.6404	\$ 72.0726
		Bi-weekly	\$ 4,744	\$ 4,981	\$ 5,230	\$ 5,491	\$ 5,766
		Monthly	\$ 10,278	\$ 10,792	\$ 11,331	\$ 11,898	\$ 12,493
		Annual	\$ 123,331	\$ 129,498	\$ 135,973	\$ 142,772	\$ 149,911
82-U		Hourly	\$ 60.7760	\$ 63.8149	\$ 67.0058	\$ 70.3563	\$ 73.8740
		Bi-weekly	\$ 4,862	\$ 5,105	\$ 5,360	\$ 5,629	\$ 5,910
		Monthly	\$ 10,535	\$ 11,061	\$ 11,614	\$ 12,195	\$ 12,805
		Annual	\$ 126,414	\$ 132,735	\$ 139,372	\$ 146,341	\$ 153,658
83-U		Hourly	\$ 62.2952	\$ 65.4101	\$ 68.6808	\$ 72.1149	\$ 75.7207
		Bi-weekly	\$ 4,984	\$ 5,233	\$ 5,494	\$ 5,769	\$ 6,058
		Monthly	\$ 10,798	\$ 11,338	\$ 11,905	\$ 12,500	\$ 13,125
		Annual	\$ 129,574	\$ 136,053	\$ 142,856	\$ 149,999	\$ 157,499
84-U		Hourly	\$ 63.8524	\$ 67.0452	\$ 70.3976	\$ 73.9173	\$ 77.6130
		Bi-weekly	\$ 5,108	\$ 5,364	\$ 5,632	\$ 5,913	\$ 6,209
		Monthly	\$ 11,068	\$ 11,621	\$ 12,202	\$ 12,812	\$ 13,453
		Annual	\$ 132,813	\$ 139,454	\$ 146,427	\$ 153,748	\$ 161,435



## EXHIBIT "A"

# Salary Table

## Unrepresented Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
85-U	Assistant City Manager (FLSA Exempt)	Hourly	\$ 65.4486	\$ 68.7212	\$ 72.1572	\$ 75.7649	\$ 79.5534
		Bi-weekly	\$ 5,236	\$ 5,498	\$ 5,773	\$ 6,061	\$ 6,364
		Monthly	\$ 11,344	\$ 11,912	\$ 12,507	\$ 13,133	\$ 13,789
		Annual	\$ 136,133	\$ 142,940	\$ 150,087	\$ 157,591	\$ 165,471
86-U		Hourly	\$ 67.0846	\$ 70.4389	\$ 73.9611	\$ 77.6591	\$ 81.5423
		Bi-weekly	\$ 5,367	\$ 5,635	\$ 5,917	\$ 6,213	\$ 6,523
		Monthly	\$ 11,628	\$ 12,209	\$ 12,820	\$ 13,461	\$ 14,134
		Annual	\$ 139,536	\$ 146,513	\$ 153,839	\$ 161,531	\$ 169,608
87-U		Hourly	\$ 68.7615	\$ 72.1995	\$ 75.8096	\$ 79.6000	\$ 83.5798
		Bi-weekly	\$ 5,501	\$ 5,776	\$ 6,065	\$ 6,368	\$ 6,686
		Monthly	\$ 11,919	\$ 12,515	\$ 13,140	\$ 13,797	\$ 14,487
		Annual	\$ 143,024	\$ 150,175	\$ 157,684	\$ 165,568	\$ 173,846
88-U		Hourly	\$ 70.4808	\$ 74.0048	\$ 77.7053	\$ 81.5904	\$ 85.6697
		Bi-weekly	\$ 5,638	\$ 5,920	\$ 6,216	\$ 6,527	\$ 6,854
		Monthly	\$ 12,217	\$ 12,828	\$ 13,469	\$ 14,142	\$ 14,849
		Annual	\$ 146,600	\$ 153,930	\$ 161,627	\$ 169,708	\$ 178,193
89-U		Hourly	\$ 72.2428	\$ 75.8548	\$ 79.6476	\$ 83.6298	\$ 87.8115
		Bi-weekly	\$ 5,779	\$ 6,068	\$ 6,372	\$ 6,690	\$ 7,025
		Monthly	\$ 12,522	\$ 13,148	\$ 13,806	\$ 14,496	\$ 15,221
		Annual	\$ 150,265	\$ 157,778	\$ 165,667	\$ 173,950	\$ 182,648
90-U		Hourly	\$ 74.0490	\$ 77.7514	\$ 81.6389	\$ 85.7207	\$ 90.0067
		Bi-weekly	\$ 5,924	\$ 6,220	\$ 6,531	\$ 6,858	\$ 7,201
		Monthly	\$ 12,835	\$ 13,477	\$ 14,151	\$ 14,858	\$ 15,601
		Annual	\$ 154,022	\$ 161,723	\$ 169,809	\$ 178,299	\$ 187,214
91-U		Hourly	\$ 75.9005	\$ 79.6957	\$ 83.6803	\$ 87.8644	\$ 92.2577
		Bi-weekly	\$ 6,072	\$ 6,376	\$ 6,694	\$ 7,029	\$ 7,381
		Monthly	\$ 13,156	\$ 13,814	\$ 14,505	\$ 15,230	\$ 15,991
		Annual	\$ 157,873	\$ 165,767	\$ 174,055	\$ 182,758	\$ 191,896
92-U		Hourly	\$ 77.7981	\$ 81.6880	\$ 85.7726	\$ 90.0611	\$ 94.5639
		Bi-weekly	\$ 6,224	\$ 6,535	\$ 6,862	\$ 7,205	\$ 7,565
		Monthly	\$ 13,485	\$ 14,159	\$ 14,867	\$ 15,611	\$ 16,391
		Annual	\$ 161,820	\$ 169,911	\$ 178,407	\$ 187,327	\$ 196,693

## EXHIBIT "A"

# Salary Table

## Unrepresented Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
93-U		Hourly	\$ 79.7433	\$ 83.7303	\$ 87.9168	\$ 92.3125	\$ 96.9284
		Bi-weekly	\$ 6,379	\$ 6,698	\$ 7,033	\$ 7,385	\$ 7,754
		Monthly	\$ 13,822	\$ 14,513	\$ 15,239	\$ 16,001	\$ 16,801
		Annual	\$ 165,866	\$ 174,159	\$ 182,867	\$ 192,010	\$ 201,611
94-U		Hourly	\$ 81.7370	\$ 85.8240	\$ 90.1154	\$ 94.6212	\$ 99.3524
		Bi-weekly	\$ 6,539	\$ 6,866	\$ 7,209	\$ 7,570	\$ 7,948
		Monthly	\$ 14,168	\$ 14,876	\$ 15,620	\$ 16,401	\$ 17,221
		Annual	\$ 170,013	\$ 178,514	\$ 187,440	\$ 196,812	\$ 206,653
CM-U	City Manager (FLSA Exempt)	Hourly					\$ 100.1563
		Bi-weekly					\$ 8,013
		Monthly					\$ 17,360
		Annual					\$ 208,325



**EXHIBIT "A"**

# Salary Table

## Reedley Public Safety Association "RPOA"

### Non-Sworn Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
36-P	Police Records Specialist	Hourly	\$ 19.6149	\$ 20.5957	\$ 21.6255	\$ 22.7067	\$ 23.8423
		Bi-weekly	\$ 1,569	\$ 1,648	\$ 1,730	\$ 1,817	\$ 1,907
		Monthly	\$ 3,400	\$ 3,570	\$ 3,748	\$ 3,936	\$ 4,133
		Annual	\$ 40,799	\$ 42,839	\$ 44,981	\$ 47,230	\$ 49,592
37-P	Community Services Officer Dispatcher I	Hourly	\$ 20.1053	\$ 21.1106	\$ 22.1663	\$ 23.2745	\$ 24.4385
		Bi-weekly	\$ 1,608	\$ 1,689	\$ 1,773	\$ 1,862	\$ 1,955
		Monthly	\$ 3,485	\$ 3,659	\$ 3,842	\$ 4,034	\$ 4,236
		Annual	\$ 41,819	\$ 43,910	\$ 46,106	\$ 48,411	\$ 50,832
38-P		Hourly	\$ 20.6077	\$ 21.6380	\$ 22.7197	\$ 23.8558	\$ 25.0486
		Bi-weekly	\$ 1,649	\$ 1,731	\$ 1,818	\$ 1,908	\$ 2,004
		Monthly	\$ 3,572	\$ 3,751	\$ 3,938	\$ 4,135	\$ 4,342
		Annual	\$ 42,864	\$ 45,007	\$ 47,257	\$ 49,620	\$ 52,101
39-P		Hourly	\$ 21.1231	\$ 22.1793	\$ 23.2885	\$ 24.4529	\$ 25.6755
		Bi-weekly	\$ 1,690	\$ 1,774	\$ 1,863	\$ 1,956	\$ 2,054
		Monthly	\$ 3,661	\$ 3,844	\$ 4,037	\$ 4,239	\$ 4,450
		Annual	\$ 43,936	\$ 46,133	\$ 48,440	\$ 50,862	\$ 53,405
40-P		Hourly	\$ 21.6510	\$ 22.7337	\$ 23.8702	\$ 25.0639	\$ 26.3173
		Bi-weekly	\$ 1,732	\$ 1,819	\$ 1,910	\$ 2,005	\$ 2,105
		Monthly	\$ 3,753	\$ 3,941	\$ 4,138	\$ 4,344	\$ 4,562
		Annual	\$ 45,034	\$ 47,286	\$ 49,650	\$ 52,133	\$ 54,740
41-P	Animal Control Officer Dispatcher II Senior Community Services Officer	Hourly	\$ 22.1923	\$ 23.3019	\$ 24.4668	\$ 25.6904	\$ 26.9750
		Bi-weekly	\$ 1,775	\$ 1,864	\$ 1,957	\$ 2,055	\$ 2,158
		Monthly	\$ 3,847	\$ 4,039	\$ 4,241	\$ 4,453	\$ 4,676
		Annual	\$ 46,160	\$ 48,468	\$ 50,891	\$ 53,436	\$ 56,108
42-P		Hourly	\$ 22.7471	\$ 23.8846	\$ 25.0788	\$ 26.3327	\$ 27.6495
		Bi-weekly	\$ 1,820	\$ 1,911	\$ 2,006	\$ 2,107	\$ 2,212
		Monthly	\$ 3,943	\$ 4,140	\$ 4,347	\$ 4,564	\$ 4,793
		Annual	\$ 47,314	\$ 49,680	\$ 52,164	\$ 54,772	\$ 57,511
43-P		Hourly	\$ 23.3159	\$ 24.4817	\$ 25.7058	\$ 26.9909	\$ 28.3404
		Bi-weekly	\$ 1,865	\$ 1,959	\$ 2,056	\$ 2,159	\$ 2,267
		Monthly	\$ 4,041	\$ 4,244	\$ 4,456	\$ 4,678	\$ 4,912
		Annual	\$ 48,497	\$ 50,922	\$ 53,468	\$ 56,141	\$ 58,948



## EXHIBIT "A"

# Salary Table

## Reedley Public Safety Association "RPOA"

## Non-Sworn Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
44-P		Hourly	\$ 23.8986	\$ 25.0933	\$ 26.3481	\$ 27.6654	\$ 29.0486
		Bi-weekly	\$ 1,912	\$ 2,007	\$ 2,108	\$ 2,213	\$ 2,324
		Monthly	\$ 4,142	\$ 4,350	\$ 4,567	\$ 4,795	\$ 5,035
		Annual	\$ 49,709	\$ 52,194	\$ 54,804	\$ 57,544	\$ 60,421
45-P		Hourly	\$ 24.4962	\$ 25.7212	\$ 27.0072	\$ 28.3577	\$ 29.7755
		Bi-weekly	\$ 1,960	\$ 2,058	\$ 2,161	\$ 2,269	\$ 2,382
		Monthly	\$ 4,246	\$ 4,458	\$ 4,681	\$ 4,915	\$ 5,161
		Annual	\$ 50,952	\$ 53,500	\$ 56,175	\$ 58,984	\$ 61,933
46-P	Police Records & Com Supervisor	Hourly	\$ 25.1087	\$ 26.3639	\$ 27.6822	\$ 29.0663	\$ 30.5197
		Bi-weekly	\$ 2,009	\$ 2,109	\$ 2,215	\$ 2,325	\$ 2,442
		Monthly	\$ 4,352	\$ 4,570	\$ 4,798	\$ 5,038	\$ 5,290
		Annual	\$ 52,226	\$ 54,837	\$ 57,579	\$ 60,458	\$ 63,481
47-P		Hourly	\$ 25.7365	\$ 27.0236	\$ 28.3745	\$ 29.7933	\$ 31.2832
		Bi-weekly	\$ 2,059	\$ 2,162	\$ 2,270	\$ 2,383	\$ 2,503
		Monthly	\$ 4,461	\$ 4,684	\$ 4,918	\$ 5,164	\$ 5,422
		Annual	\$ 53,532	\$ 56,209	\$ 59,019	\$ 61,970	\$ 65,069
48-P		Hourly	\$ 26.3798	\$ 27.6990	\$ 29.0841	\$ 30.5385	\$ 32.0654
		Bi-weekly	\$ 2,110	\$ 2,216	\$ 2,327	\$ 2,443	\$ 2,565
		Monthly	\$ 4,573	\$ 4,801	\$ 5,041	\$ 5,293	\$ 5,558
		Annual	\$ 54,870	\$ 57,614	\$ 60,495	\$ 63,520	\$ 66,696
49-P		Hourly	\$ 27.0394	\$ 28.3913	\$ 29.8111	\$ 31.3014	\$ 32.8663
		Bi-weekly	\$ 2,163	\$ 2,271	\$ 2,385	\$ 2,504	\$ 2,629
		Monthly	\$ 4,687	\$ 4,921	\$ 5,167	\$ 5,426	\$ 5,697
		Annual	\$ 56,242	\$ 59,054	\$ 62,007	\$ 65,107	\$ 68,362
50-P		Hourly	\$ 27.7154	\$ 29.1010	\$ 30.5563	\$ 32.0841	\$ 33.6885
		Bi-weekly	\$ 2,217	\$ 2,328	\$ 2,445	\$ 2,567	\$ 2,695
		Monthly	\$ 4,804	\$ 5,044	\$ 5,296	\$ 5,561	\$ 5,839
		Annual	\$ 57,648	\$ 60,530	\$ 63,557	\$ 66,735	\$ 70,072



## EXHIBIT "A"

# Salary Table

## Reedley Public Safety Association "RPOA"

## Sworn Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
50-P	Police Officer	Hourly	\$ 28.1173	\$ 29.5231	\$ 30.9990	\$ 32.5490	\$ 34.1764
		Bi-weekly	\$ 2,249	\$ 2,362	\$ 2,480	\$ 2,604	\$ 2,734
		Monthly	\$ 4,874	\$ 5,117	\$ 5,373	\$ 5,642	\$ 5,924
		Annual	\$ 58,484	\$ 61,408	\$ 64,478	\$ 67,702	\$ 71,087
51-P		Hourly	\$ 28.8202	\$ 30.2611	\$ 31.7740	\$ 33.3630	\$ 35.0313
		Bi-weekly	\$ 2,306	\$ 2,421	\$ 2,542	\$ 2,669	\$ 2,803
		Monthly	\$ 4,996	\$ 5,245	\$ 5,508	\$ 5,783	\$ 6,072
		Annual	\$ 59,946	\$ 62,943	\$ 66,090	\$ 69,395	\$ 72,865
52-P	Police Corporal	Hourly	\$ 29.5409	\$ 31.0178	\$ 32.5688	\$ 34.1971	\$ 35.9072
		Bi-weekly	\$ 2,363	\$ 2,481	\$ 2,606	\$ 2,736	\$ 2,873
		Monthly	\$ 5,120	\$ 5,376	\$ 5,645	\$ 5,928	\$ 6,224
		Annual	\$ 61,445	\$ 64,517	\$ 67,743	\$ 71,130	\$ 74,687
53-P		Hourly	\$ 30.2793	\$ 31.7933	\$ 33.3832	\$ 35.0524	\$ 36.8048
		Bi-weekly	\$ 2,422	\$ 2,543	\$ 2,671	\$ 2,804	\$ 2,944
		Monthly	\$ 5,248	\$ 5,511	\$ 5,786	\$ 6,076	\$ 6,380
		Annual	\$ 62,981	\$ 66,130	\$ 69,437	\$ 72,909	\$ 76,554
54-P		Hourly	\$ 31.0365	\$ 32.5885	\$ 34.2178	\$ 35.9288	\$ 37.7255
		Bi-weekly	\$ 2,483	\$ 2,607	\$ 2,737	\$ 2,874	\$ 3,018
		Monthly	\$ 5,380	\$ 5,649	\$ 5,931	\$ 6,228	\$ 6,539
		Annual	\$ 64,556	\$ 67,784	\$ 71,173	\$ 74,732	\$ 78,469
55-P		Hourly	\$ 31.8125	\$ 33.4034	\$ 35.0736	\$ 36.8274	\$ 38.6688
		Bi-weekly	\$ 2,545	\$ 2,672	\$ 2,806	\$ 2,946	\$ 3,094
		Monthly	\$ 5,514	\$ 5,790	\$ 6,079	\$ 6,383	\$ 6,703
		Annual	\$ 66,170	\$ 69,479	\$ 72,953	\$ 76,601	\$ 80,431
56-P		Hourly	\$ 32.6077	\$ 34.2380	\$ 35.9500	\$ 37.7476	\$ 39.6351
		Bi-weekly	\$ 2,609	\$ 2,739	\$ 2,876	\$ 3,020	\$ 3,171
		Monthly	\$ 5,652	\$ 5,935	\$ 6,231	\$ 6,543	\$ 6,870
		Annual	\$ 67,824	\$ 71,215	\$ 74,776	\$ 78,515	\$ 82,441
57-P		Hourly	\$ 33.4231	\$ 35.0942	\$ 36.8490	\$ 38.6913	\$ 40.6260
		Bi-weekly	\$ 2,674	\$ 2,808	\$ 2,948	\$ 3,095	\$ 3,250
		Monthly	\$ 5,793	\$ 6,083	\$ 6,387	\$ 6,707	\$ 7,042
		Annual	\$ 69,520	\$ 72,996	\$ 76,646	\$ 80,478	\$ 84,502

## EXHIBIT "A"

# Salary Table

## Reedley Public Safety Association "RPOA"

## Sworn Positions

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
58-P		Hourly	\$ 34.2587	\$ 35.9716	\$ 37.7702	\$ 39.6587	\$ 41.6418
		Bi-weekly	\$ 2,741	\$ 2,878	\$ 3,022	\$ 3,173	\$ 3,331
		Monthly	\$ 5,938	\$ 6,235	\$ 6,547	\$ 6,874	\$ 7,218
		Annual	\$ 71,258	\$ 74,821	\$ 78,562	\$ 82,490	\$ 86,615
59-P	Police Sergeant	Hourly	\$ 35.1149	\$ 36.8707	\$ 38.7144	\$ 40.6500	\$ 42.6827
		Bi-weekly	\$ 2,809	\$ 2,950	\$ 3,097	\$ 3,252	\$ 3,415
		Monthly	\$ 6,087	\$ 6,391	\$ 6,711	\$ 7,046	\$ 7,398
		Annual	\$ 73,039	\$ 76,691	\$ 80,526	\$ 84,552	\$ 88,780



## EXHIBIT "A"

# Salary Table

## General Services Unit

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
28-G		Hourly	\$ 15.9918	\$ 16.7913	\$ 17.6308	\$ 18.5125	\$ 19.4380
		Bi-weekly	\$ 1,279	\$ 1,343	\$ 1,410	\$ 1,481	\$ 1,555
		Monthly	\$ 2,772	\$ 2,911	\$ 3,056	\$ 3,209	\$ 3,369
		Annual	\$ 33,263	\$ 34,926	\$ 36,672	\$ 38,506	\$ 40,431
29-G		Hourly	\$ 16.3918	\$ 17.2115	\$ 18.0721	\$ 18.9760	\$ 19.9250
		Bi-weekly	\$ 1,311	\$ 1,377	\$ 1,446	\$ 1,518	\$ 1,594
		Monthly	\$ 2,841	\$ 2,983	\$ 3,133	\$ 3,289	\$ 3,454
		Annual	\$ 34,095	\$ 35,800	\$ 37,590	\$ 39,470	\$ 41,444
30-G		Hourly	\$ 16.8014	\$ 17.6413	\$ 18.5236	\$ 19.4495	\$ 20.4221
		Bi-weekly	\$ 1,344	\$ 1,411	\$ 1,482	\$ 1,556	\$ 1,634
		Monthly	\$ 2,912	\$ 3,058	\$ 3,211	\$ 3,371	\$ 3,540
		Annual	\$ 34,947	\$ 36,694	\$ 38,529	\$ 40,455	\$ 42,478
31-G		Hourly	\$ 17.2216	\$ 18.0827	\$ 18.9870	\$ 19.9365	\$ 20.9332
		Bi-weekly	\$ 1,378	\$ 1,447	\$ 1,519	\$ 1,595	\$ 1,675
		Monthly	\$ 2,985	\$ 3,134	\$ 3,291	\$ 3,456	\$ 3,628
		Annual	\$ 35,821	\$ 37,612	\$ 39,493	\$ 41,468	\$ 43,541
32-G	Parks Maintenance Worker I	Hourly	\$ 17.6524	\$ 18.5351	\$ 19.4620	\$ 20.4351	\$ 21.4567
		Bi-weekly	\$ 1,412	\$ 1,483	\$ 1,557	\$ 1,635	\$ 1,717
		Monthly	\$ 3,060	\$ 3,213	\$ 3,373	\$ 3,542	\$ 3,719
		Annual	\$ 36,717	\$ 38,553	\$ 40,481	\$ 42,505	\$ 44,630
33-G		Hourly	\$ 18.0938	\$ 18.9986	\$ 19.9486	\$ 20.9462	\$ 21.9933
		Bi-weekly	\$ 1,448	\$ 1,520	\$ 1,596	\$ 1,676	\$ 1,759
		Monthly	\$ 3,136	\$ 3,293	\$ 3,458	\$ 3,631	\$ 3,812
		Annual	\$ 37,635	\$ 39,517	\$ 41,493	\$ 43,568	\$ 45,746
34-G	Maintenance Worker I (Water, WWTP, Streets) Water System Utility Worker WWTP Maintenance Worker	Hourly	\$ 18.5462	\$ 19.4736	\$ 20.4471	\$ 21.4697	\$ 22.5433
		Bi-weekly	\$ 1,484	\$ 1,558	\$ 1,636	\$ 1,718	\$ 1,803
		Monthly	\$ 3,215	\$ 3,375	\$ 3,544	\$ 3,721	\$ 3,908
		Annual	\$ 38,576	\$ 40,505	\$ 42,530	\$ 44,657	\$ 46,890
35-G		Hourly	\$ 19.0096	\$ 19.9601	\$ 20.9582	\$ 22.0063	\$ 23.1067
		Bi-weekly	\$ 1,521	\$ 1,597	\$ 1,677	\$ 1,761	\$ 1,849
		Monthly	\$ 3,295	\$ 3,460	\$ 3,633	\$ 3,814	\$ 4,005
		Annual	\$ 39,540	\$ 41,517	\$ 43,593	\$ 45,773	\$ 48,062



**EXHIBIT "A"**

# Salary Table

## General Services Unit

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
36-G	Parks Maintenance Worker II WWTP Operator Trainee	Hourly	\$ 19.4851	\$ 20.4591	\$ 21.4822	\$ 22.5563	\$ 23.6841
		Bi-weekly	\$ 1,559	\$ 1,637	\$ 1,719	\$ 1,805	\$ 1,895
		Monthly	\$ 3,377	\$ 3,546	\$ 3,724	\$ 3,910	\$ 4,105
		Annual	\$ 40,529	\$ 42,555	\$ 44,683	\$ 46,917	\$ 49,263
37-G		Hourly	\$ 19.9721	\$ 20.9707	\$ 22.0192	\$ 23.1202	\$ 24.2764
		Bi-weekly	\$ 1,598	\$ 1,678	\$ 1,762	\$ 1,850	\$ 1,942
		Monthly	\$ 3,462	\$ 3,635	\$ 3,817	\$ 4,008	\$ 4,208
		Annual	\$ 41,542	\$ 43,619	\$ 45,800	\$ 48,090	\$ 50,495
38-G	Maintenance Worker II	Hourly	\$ 20.4716	\$ 21.4952	\$ 22.5702	\$ 23.6986	\$ 24.8837
		Bi-weekly	\$ 1,638	\$ 1,720	\$ 1,806	\$ 1,896	\$ 1,991
		Monthly	\$ 3,548	\$ 3,726	\$ 3,912	\$ 4,108	\$ 4,313
		Annual	\$ 42,581	\$ 44,710	\$ 46,946	\$ 49,293	\$ 51,758
39-G		Hourly	\$ 20.9837	\$ 22.0327	\$ 23.1341	\$ 24.2909	\$ 25.5053
		Bi-weekly	\$ 1,679	\$ 1,763	\$ 1,851	\$ 1,943	\$ 2,040
		Monthly	\$ 3,637	\$ 3,819	\$ 4,010	\$ 4,210	\$ 4,421
		Annual	\$ 43,646	\$ 45,828	\$ 48,119	\$ 50,525	\$ 53,051
40-G	Senior Parks Maintenance Worker Water Systems Specialist I WWTP Operator I WWTP Operator-In-Training / Lab Tech Trainee	Hourly	\$ 21.5082	\$ 22.5837	\$ 23.7130	\$ 24.8986	\$ 26.1433
		Bi-weekly	\$ 1,721	\$ 1,807	\$ 1,897	\$ 1,992	\$ 2,091
		Monthly	\$ 3,728	\$ 3,915	\$ 4,110	\$ 4,316	\$ 4,532
		Annual	\$ 44,737	\$ 46,974	\$ 49,323	\$ 51,789	\$ 54,378
41-G		Hourly	\$ 22.0457	\$ 23.1481	\$ 24.3053	\$ 25.5207	\$ 26.7966
		Bi-weekly	\$ 1,764	\$ 1,852	\$ 1,944	\$ 2,042	\$ 2,144
		Monthly	\$ 3,821	\$ 4,012	\$ 4,213	\$ 4,424	\$ 4,645
		Annual	\$ 45,855	\$ 48,148	\$ 50,555	\$ 53,083	\$ 55,737
42-G	Senior Maintenance Worker Sewer Collection System Maintenance Worker	Hourly	\$ 22.5966	\$ 23.7264	\$ 24.9130	\$ 26.1587	\$ 27.4668
		Bi-weekly	\$ 1,808	\$ 1,898	\$ 1,993	\$ 2,093	\$ 2,197
		Monthly	\$ 3,917	\$ 4,113	\$ 4,318	\$ 4,534	\$ 4,761
		Annual	\$ 47,001	\$ 49,351	\$ 51,819	\$ 54,410	\$ 57,131
43-G		Hourly	\$ 23.1615	\$ 24.3197	\$ 25.5356	\$ 26.8125	\$ 28.1534
		Bi-weekly	\$ 1,853	\$ 1,946	\$ 2,043	\$ 2,145	\$ 2,252
		Monthly	\$ 4,015	\$ 4,215	\$ 4,426	\$ 4,648	\$ 4,880
		Annual	\$ 48,176	\$ 50,585	\$ 53,114	\$ 55,770	\$ 58,559



## EXHIBIT "A"

# Salary Table

## General Services Unit

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
44-G	Water Systems Specialist II WWTP Operator II WWTP Operator / Lab Tech	Hourly	\$ 23.7404	\$ 24.9274	\$ 26.1736	\$ 27.4822	\$ 28.8563
		Bi-weekly	\$ 1,899	\$ 1,994	\$ 2,094	\$ 2,199	\$ 2,309
		Monthly	\$ 4,115	\$ 4,321	\$ 4,537	\$ 4,764	\$ 5,002
		Annual	\$ 49,380	\$ 51,849	\$ 54,441	\$ 57,163	\$ 60,021
45-G	Equipment Mechanic	Hourly	\$ 24.3341	\$ 25.5510	\$ 26.8284	\$ 28.1697	\$ 29.5784
		Bi-weekly	\$ 1,947	\$ 2,044	\$ 2,146	\$ 2,254	\$ 2,366
		Monthly	\$ 4,218	\$ 4,429	\$ 4,650	\$ 4,883	\$ 5,127
		Annual	\$ 50,615	\$ 53,146	\$ 55,803	\$ 58,593	\$ 61,523
46-G	Environmental Compliance Officer Senior Sewer Collection System Maintenance Worker	Hourly	\$ 24.9423	\$ 26.1894	\$ 27.4990	\$ 28.8740	\$ 30.3178
		Bi-weekly	\$ 1,995	\$ 2,095	\$ 2,200	\$ 2,310	\$ 2,425
		Monthly	\$ 4,323	\$ 4,540	\$ 4,767	\$ 5,005	\$ 5,255
		Annual	\$ 51,880	\$ 54,474	\$ 57,198	\$ 60,058	\$ 63,061
47-G		Hourly	\$ 25.5659	\$ 26.8442	\$ 28.1865	\$ 29.5957	\$ 31.0755
		Bi-weekly	\$ 2,045	\$ 2,148	\$ 2,255	\$ 2,368	\$ 2,486
		Monthly	\$ 4,431	\$ 4,653	\$ 4,886	\$ 5,130	\$ 5,386
		Annual	\$ 53,177	\$ 55,836	\$ 58,628	\$ 61,559	\$ 64,637
48-G	Senior Water System Specialist WWTP Operator II / Lab Technician WWTP Operator III	Hourly	\$ 26.2048	\$ 27.5149	\$ 28.8909	\$ 30.3356	\$ 31.8524
		Bi-weekly	\$ 2,096	\$ 2,201	\$ 2,311	\$ 2,427	\$ 2,548
		Monthly	\$ 4,542	\$ 4,769	\$ 5,008	\$ 5,258	\$ 5,521
		Annual	\$ 54,506	\$ 57,231	\$ 60,093	\$ 63,098	\$ 66,253
49-G	Heavy Equipment Mechanic	Hourly	\$ 26.8601	\$ 28.2029	\$ 29.6130	\$ 31.0938	\$ 32.6486
		Bi-weekly	\$ 2,149	\$ 2,256	\$ 2,369	\$ 2,488	\$ 2,612
		Monthly	\$ 4,656	\$ 4,889	\$ 5,133	\$ 5,390	\$ 5,659
		Annual	\$ 55,869	\$ 58,662	\$ 61,595	\$ 64,675	\$ 67,909
50-G	Senior Environmental Compliance Officer	Hourly	\$ 27.5317	\$ 28.9082	\$ 30.3534	\$ 31.8712	\$ 33.4649
		Bi-weekly	\$ 2,203	\$ 2,313	\$ 2,428	\$ 2,550	\$ 2,677
		Monthly	\$ 4,772	\$ 5,011	\$ 5,261	\$ 5,524	\$ 5,801
		Annual	\$ 57,266	\$ 60,129	\$ 63,135	\$ 66,292	\$ 69,607
51-G		Hourly	\$ 28.2202	\$ 29.6313	\$ 31.1130	\$ 32.6688	\$ 34.3024
		Bi-weekly	\$ 2,258	\$ 2,371	\$ 2,489	\$ 2,614	\$ 2,744
		Monthly	\$ 4,892	\$ 5,136	\$ 5,393	\$ 5,663	\$ 5,946
		Annual	\$ 58,698	\$ 61,633	\$ 64,715	\$ 67,951	\$ 71,349



**EXHIBIT "A"**

# Salary Table

## General Services Unit

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
52-G	Electrician	Hourly	\$ 28.9255	\$ 30.3716	\$ 31.8904	\$ 33.4851	\$ 35.1591
		Bi-weekly	\$ 2,314	\$ 2,430	\$ 2,551	\$ 2,679	\$ 2,813
		Monthly	\$ 5,014	\$ 5,264	\$ 5,528	\$ 5,804	\$ 6,094
		Annual	\$ 60,165	\$ 63,173	\$ 66,332	\$ 69,649	\$ 73,131
53-G		Hourly	\$ 29.6486	\$ 31.1308	\$ 32.6875	\$ 34.3221	\$ 36.0385
		Bi-weekly	\$ 2,372	\$ 2,490	\$ 2,615	\$ 2,746	\$ 2,883
		Monthly	\$ 5,139	\$ 5,396	\$ 5,666	\$ 5,949	\$ 6,247
		Annual	\$ 61,669	\$ 64,752	\$ 67,990	\$ 71,390	\$ 74,960
54-G		Hourly	\$ 30.3899	\$ 31.9096	\$ 33.5053	\$ 35.1808	\$ 36.9399
		Bi-weekly	\$ 2,431	\$ 2,553	\$ 2,680	\$ 2,814	\$ 2,955
		Monthly	\$ 5,268	\$ 5,531	\$ 5,808	\$ 6,098	\$ 6,403
		Annual	\$ 63,211	\$ 66,372	\$ 69,691	\$ 73,176	\$ 76,835
55-G		Hourly	\$ 31.1495	\$ 32.7072	\$ 34.3428	\$ 36.0601	\$ 37.8630
		Bi-weekly	\$ 2,492	\$ 2,617	\$ 2,747	\$ 2,885	\$ 3,029
		Monthly	\$ 5,399	\$ 5,669	\$ 5,953	\$ 6,250	\$ 6,563
		Annual	\$ 64,791	\$ 68,031	\$ 71,433	\$ 75,005	\$ 78,755
56-G	Electrician II	Hourly	\$ 31.9284	\$ 33.5250	\$ 35.2014	\$ 36.9615	\$ 38.8096
		Bi-weekly	\$ 2,554	\$ 2,682	\$ 2,816	\$ 2,957	\$ 3,105
		Monthly	\$ 5,534	\$ 5,811	\$ 6,102	\$ 6,407	\$ 6,727
		Annual	\$ 66,411	\$ 69,732	\$ 73,219	\$ 76,880	\$ 80,724
57-G		Hourly	\$ 32.7264	\$ 34.3630	\$ 36.0813	\$ 37.8851	\$ 39.7793
		Bi-weekly	\$ 2,618	\$ 2,749	\$ 2,887	\$ 3,031	\$ 3,182
		Monthly	\$ 5,673	\$ 5,956	\$ 6,254	\$ 6,567	\$ 6,895
		Annual	\$ 68,071	\$ 71,475	\$ 75,049	\$ 78,801	\$ 82,741
58-G		Hourly	\$ 33.5447	\$ 35.2221	\$ 36.9832	\$ 38.8322	\$ 40.7740
		Bi-weekly	\$ 2,684	\$ 2,818	\$ 2,959	\$ 3,107	\$ 3,262
		Monthly	\$ 5,814	\$ 6,105	\$ 6,410	\$ 6,731	\$ 7,068
		Annual	\$ 69,773	\$ 73,262	\$ 76,925	\$ 80,771	\$ 84,810
59-G		Hourly	\$ 34.3832	\$ 36.1024	\$ 37.9077	\$ 39.8029	\$ 41.7933
		Bi-weekly	\$ 2,751	\$ 2,888	\$ 3,033	\$ 3,184	\$ 3,343
		Monthly	\$ 5,960	\$ 6,258	\$ 6,571	\$ 6,899	\$ 7,244
		Annual	\$ 71,517	\$ 75,093	\$ 78,848	\$ 82,790	\$ 86,930



EXHIBIT "A"

Salary Table  
General Services Unit

RANGE	POSITION		STEP A	STEP B	STEP C	STEP D	STEP E
60-G	Electrician III	Hourly	\$ 35.2428	\$ 37.0048	\$ 38.8553	\$ 40.7981	\$ 42.8380
		Bi-weekly	\$ 2,819	\$ 2,960	\$ 3,108	\$ 3,264	\$ 3,427
		Monthly	\$ 6,109	\$ 6,414	\$ 6,735	\$ 7,072	\$ 7,425
		Annual	\$ 73,305	\$ 76,970	\$ 80,819	\$ 84,860	\$ 89,103

**EXHIBIT "A"**

# Salary Table Part-Time Employees

DEPT	POSITION	PAY FREQUENCY ~ PAY RANGE ~ SPECIAL TERMS			
Elected Officials					
Council	Councilmember	Monthly	Stipend		\$ 150.00
Community Services - Adult Sports Programs					
CSD	Adult Sports Field / Court Monitor	Hourly	\$ 15.00	Range Depending Upon Qualification	\$ 17.00
CSD	Adult Sports Scorekeeper	Hourly	\$ 15.00	Range Depending Upon Qualification	\$ 17.00
CSD	Adult Sports Umpire / Referees (Paid Per Game)	Per Game	\$ 20.00	Range Depending Upon Qualification	\$ 35.00
Community Services - After School Programs					
CSD	After School Assistant Site Coordinator	Hourly	\$ 16.00	Range Depending Upon Qualifications	\$ 20.00
CSD	After School Literacy Coordinator	Hourly	\$ 16.00	Range Depending Upon Qualifications	\$ 20.00
CSD	After School Recreation Leader	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00
CSD	After School Site Coordinator	Hourly	\$ 19.00	Range Depending Upon Qualifications	\$ 28.00
Community Services - Aquatics Programs					
CSD	Aquatics Lead Guard	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00
CSD	Aquatics Lifeguard	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00
CSD	Aquatics Senior Guard	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 19.00
CSD	Aquatics Manager	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 19.00
Community Services - Enrichment Programs					
CSD	Enrichment Recreation Leader	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00
CSD	Enrichment Site Coordinator	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00
CSD	Program Instructor <small>(i.e. Tumbling Instructor, Dance Instructor, etc.)</small>	Program	70% of Program Revenue		
CSD	Tiny Tots Recreation Leader	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00
CSD	Recreation Assistant	Hourly	\$ 15.00	Range Depending Upon Qualification	\$ 18.00
Community Services - Preschool Program					
CSD	Preschool Teacher	Hourly	\$ 16.00	Range Depending Upon Qualifications	\$ 20.00
CSD	Preschool Teachers Aide	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00
Community Services - Youth Sports Programs					
CSD	Youth Sports Field / Court Monitor	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00
CSD	Youth Sports Scorekeeper	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00
CSD	Youth Sports Umpire / Referees (Paid Per Game)	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00
Community Services - Other Part-Time Positions					
CSD	Community Center Event Coordinator	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00
CSD	River Cashier	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 18.00



## EXHIBIT "A"

# Salary Table

## Part-Time Employees

DEPT	POSITION	PAY FREQUENCY ~ PAY RANGE ~ SPECIAL TERMS			
Fire Department - Part-Time Positions					
Fire	Assistant Life Safety / Code Officer	Hourly	\$ 16.00	Range Depending Upon Qualification	\$ 21.00
Police Department - Part-Time Reserve Positions					
Police	Contract Reserve Officer (40 hours per week)	Hourly	* Ties to 50-P for Police Officer for RPOA Schedule		\$ 28.1173
Police	Reserve Officer	Hourly			\$ 20.00
Police	Reserve Community Service Officer	Hourly	\$ 15.00	Range Depending Upon Minimum Wage	\$ 18.00
Police	Reserve Dispatcher	Hourly	\$ 20.00	Range Depending Upon Qualification	\$ 35.00
Part-Time Positions in Multiple Departments					
All Dept's	Office Assistant	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 20.00
All Dept's	Laborer	Hourly	\$ 15.00	Range Depending Upon Qualification	\$ 20.00
Public Works - Part-Time Positions					
Public Works	Equipment Operator	Hourly	\$ 17.00	Range Depending Upon Qualification	\$ 24.00
Public Works	Mechanic Assistant	Hourly	\$ 15.00	Range Depending Upon Qualification	\$ 20.00
Part-Time Retired Annuitants					
All Dept's	CalPERS Retired Annuitants (TBD by Job Duties)	Hourly	\$ 15.00	Range Depending Upon Qualifications	\$ 26.00

**RESOLUTION NO. 2023-009**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY  
AMENDING THE SALARY & BENEFIT SCHEDULE FOR UNREPRESENTED EMPLOYEES  
TO PROVIDE A COST-OF-LIVING SALARY ADJUSTMENT EFFECTIVE JANUARY 1, 2023**

**WHEREAS**, Section 36506 of the Government Code of the State of California provides that the City Council shall, by Resolution or Ordinance, fix the compensation for all appointive officers and employees; and

**WHEREAS**, the City Council has heretofore by Resolution No. 2022-096 established salary and benefit schedules for management, and all other unrepresented employees of the City ("Unrepresented Group"); and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Reedley that Article 1, Section 2, paragraph (9.) of Resolution No. 2022-096 shall be amended and replaced as follows:

**ARTICLE 1:**

**SECTION 2:**

...9. **Salary & Stipends**

Employees shall receive a 5.0% COLA effective January 1, 2023.

This foregoing Resolution was duly passed, approved, and adopted this 14<sup>th</sup> day of February, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

\_\_\_\_\_  
ANITA BETANCOURT, Mayor

ATTEST:

\_\_\_\_\_  
Ruthie Greenwood, City Clerk



**Side Letter Agreement to the Memorandum of  
Understanding Between the City of Reedley and Reedley Police Officers  
Association**

The City of Reedley and the Reedley Police Officers Association mutually agree to the following changes in the 2022-2024 Memorandum of Understanding between the City of Reedley and the Reedley Police Officers Association ("MOU").

1. Section 22. Salaries of the MOU will be replaced in its entirety with the following:


**22. SALARIES:**

- a. City shall provide all members with a 6.0% COLA effective July 1, 2022, a 5.0% COLA effective January 1, 2023, and a 5.0% COLA effective July 1, 2023.
- b. The City shall provide all members with a one-time non-pensionable stipend equivalent to 2.0% of annual base wages on the first pay period of January 2024.

**CITY OF REEDLEY**

**REEDLEY POLICE OFFICERS  
ASSOCIATION**

By: \_\_\_\_\_  
NICOLE R. ZIEBA  
City Manager

By:  1/5/23  
STEVEN PURYEAR  
President

**ATTESTED:**

By: \_\_\_\_\_  
RUTHIE GREENWOOD  
City Clerk

**Side Letter Agreement to the Memorandum of  
Understanding Between the City of Reedley and General Services Unit,  
INTERNATIONAL UNION OF OPERATING ENGINEERS STATIONARY LOCAL 39**

The City of Reedley and the General Services Unit, International Union of Operating Engineers Stationary Local 39, mutually agree to the following changes in the 2020-2024 Memorandum of Understanding between the City of Reedley and the General Services Unit ("MOU").

1. Article 24 (a) of the MOU will be amended as follows:

**ARTICLE 24. WAGES, MERIT INCREASES, PAYDAYS, AND RECORDS:**

....a. Wage Rates

Members shall receive a 3.0% wage increase July 1, 2020, a 2.5% wage increase July 1, 2021, a 5.0% wage increase July 1, 2022, a 5.0% wage increase January 1, 2023, and a 4.0% wage increase July 1, 2023.

CITY OF REEDLEY

INTERNATIONAL UNION OF  
OPERATING ENGINEERS STATIONARY  
LOCAL 39 ("UNION")

By: \_\_\_\_\_  
NICOLE ZIEBA  
City Manager

By: \_\_\_\_\_  
BART FLORENCE  
Business Manager

By: \_\_\_\_\_  
BRANDY JOHNSON  
Director of Public Employees

By: \_\_\_\_\_  
JENNIFER OSBORN  
Business Representative

By: \_\_\_\_\_  
ERIKA BARBA  
Shop Steward

By: \_\_\_\_\_  
JAMES MONTFORD  
Shop Steward



**RESOLUTION NO. 2023-013**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY  
AUTHORIZING A ONE-TIME PAYMENT TO ELIGIBLE PART TIME  
CITY EMPLOYEES WHOSE POSITION IS PAID FOR BY THE EXPANDED  
LEARNING OPPORTUNITY PROGRAM FUNDING**

**WHEREAS**, State of California has approved additional funding to further support Expanded Learning Opportunities Programs (ELOP); and

**WHEREAS**, the City of Reedley is the service provider at two schools located within Kings Canyon Unified School District; Thomas Law Reed and Washington Elementary; and

**WHEREAS**, due to recent and ongoing high inflation and the need to stay consistent with other service providers and the local school district salaries and compensation, part time employees who work in the Expanded Learning Programs will receive a one-time payment; and

**WHEREAS**, the one-time payment is 8.0% of the employee's gross wages from the first City of Reedley payroll in August 2022 through the end of the first payroll in December 2022; and

**WHEREAS**, this one-time payment will be 100% funded through ELOP funding with no impact to the General Fund; and

**WHEREAS**, the one-time payment will not exceed \$22,170 for all employees.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Reedley authorizes the use of ELOP funding to be used for a one-time payment, as defined by this resolution, on the first regular payroll following adoption, to eligible part time City employees working in the City of Reedley Expanded Learning Programs.

This foregoing resolution is hereby adopted this 14<sup>th</sup> day of February, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

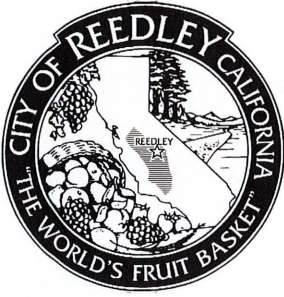
ATTEST:

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Anita Betancourt, Mayor

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Ruthie Greenwood, City Clerk




## REEDLEY CITY COUNCIL

- ☐ Consent Calendar
- ☐ Regular Item
- ☒ Workshop
- ☐ Closed Session
- ☐ Public Hearing

ITEM NO: 7

**DATE:** February 14, 2023

**TITLE:** CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE COMMUNITY RESILIENCE CENTERS PROGRAM

**SUBMITTED:** Paul A. Melikian, Assistant City Manager 

**APPROVED:** Nicole R. Zieba, City Manager

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### **RECOMMENDATION**

That the City Council receive information concerning a grant opportunity that directly addresses pressing community needs, with a short turnaround time to submit an application.

### **BACKGROUND**

In late December 2022, staff was made aware of a grant opportunity that could potentially construct a new gymnasium and community meeting facility that would also serve a dual purpose of having emergency preparedness capabilities such as a heating/cooling center or an Emergency Operations Center with full backup power. The Request for Applications was released on December 27, 2022, with applications due no later than February 27, 2023.

Governor Newsom and the State Legislature allocated \$150 million from fiscal year 2021-2022 to the California Department of Food and Agriculture (CDFA) for two resilience-focused infrastructure programs: one focused on fairgrounds (\$94.5 million), the other focused on other neighborhood-level Community Resilience Centers (CRC) (\$38 million). This grant application focuses on the latter.

The CRC Program focuses on improving community facilities to enhance the state's emergency preparedness capabilities, "particularly in response to climate change". Funding shall be used to support infrastructure for emergency evacuation, shelter, base camps during emergency events, and critical deferred maintenance. Elements for this infrastructure may include cooling and heating centers, clean air centers, and extended emergency evacuation response centers, equipped with community kitchens, shower facilities, broadband, back-up power, and other community needs during an emergency or climate events.<sup>1</sup>

A secondary goal of the CRC Program is to equip facilities to provide long-term, year-round community services and activities to enhance the community's resilience through civic, social, educational, and economic development programming. The CRC Program will award \$38 million to neighborhood-level CRCs within California. The minimum grant award is \$5,000,000 and awarded projects must be complete

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<sup>1</sup> CDFA Community Resilience Centers Program Request for Grant Applications



and operational no later than 36 months after the start of the grant agreement, anticipated for Summer 2023.

Staff immediately recognized this grant program as a unique opportunity that Reedley is well positioned for. Discussions regarding acute needs for 1) more gymnasium and community meeting spaces, 2) backup power at the community center, and 3) upgrades to the aging kitchen facility have been occurring for years.

Due to the short turnaround time to submit a comprehensive application, staff have been working on the application materials for the last several weeks, which include professionally developed site and floor plans of the anticipated facility, and obtaining preliminary construction cost estimates, including costs to upgrade the existing kitchen at the Community Center. Support for the project has already been secured by State Senator Anna Caballero, Sierra Kings Healthcare District, Kings Canyon Unified School District, Reedley College and most importantly, our local community, including a Spanish speaking group of mothers at Jefferson Elementary School.

Past discussions surrounding developing additional gymnasium and meeting space have included both utilizing existing park space and obtaining land for future development. Given that awarded projects under the CRC Program must be complete and operational no later than 36 months after the start of the grant agreement, anticipated for Summer 2023, the new facility would need to be completed by Summer 2026. This leaves little time for land acquisition and construction of possible offsite improvements that would be required to develop a vacant parcel. Also, in discussion with the City's grant writing team at Townsend Public Affairs, use of an existing owned parcel is potentially viewed as more favorable for consideration.

C.F. Mueller Park was identified as the ideal site for the new facility because it is already owned by the City, is in a central location of town, and has room for development with little impact to existing park amenities and uses. In addition, there are demonstrable operational and cost benefits of having the existing Community Center in close proximity, such coordination of recreation/sports, enrichment programs, and community events. All day-to-day uses and emergency preparedness capabilities will be able to utilize existing amenities at the Community Center, such as access to the commercial grade kitchen, building maintenance staff, use of existing parking, and sharing of one back-up generator. These are all support amenities that would have to be built separately at great cost if the facility were built at another location.

If the grant is awarded, the site plan, floor plan, and building elevations will be brought back to the Council for a full review and approval before proceeding.

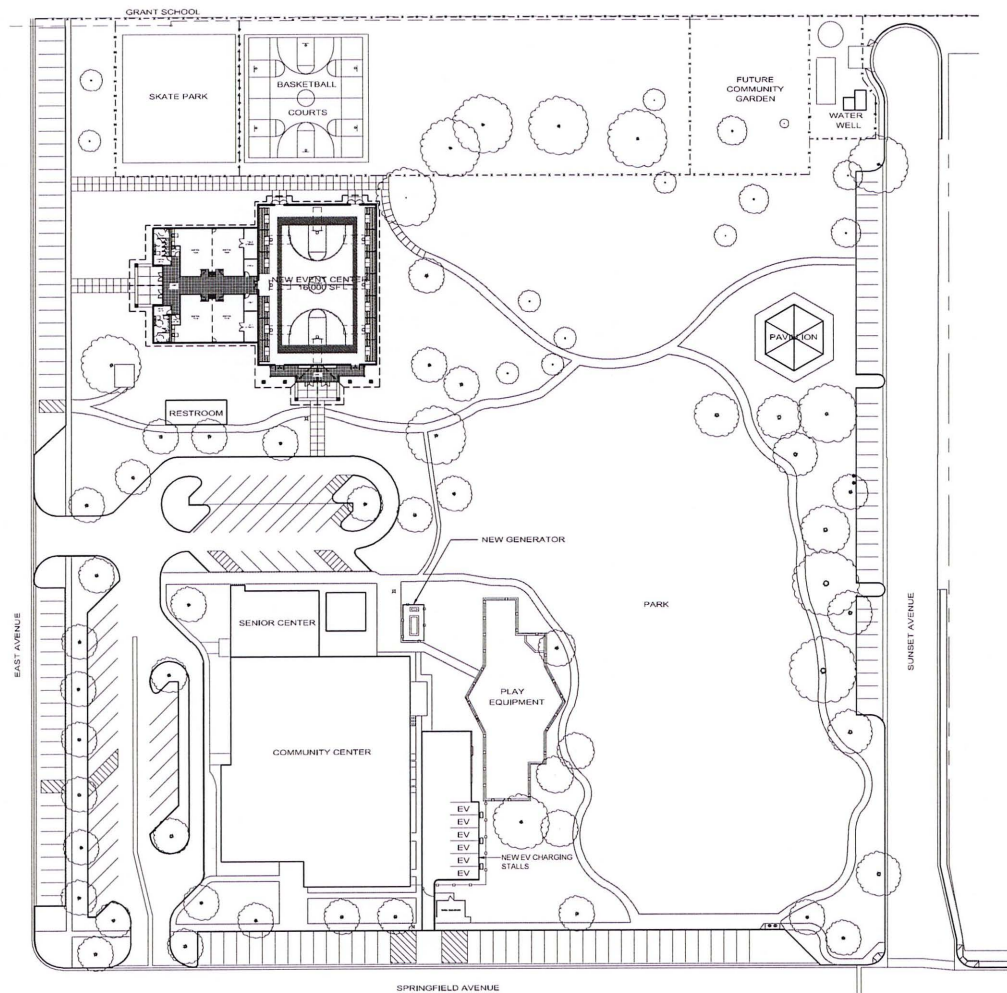
### **FISCAL IMPACT**

It is anticipated that if awarded, the grant would cover most of the costs of design, engineering, project management and construction. Once built, the City will need to commit ongoing resources from the General Fund to staff, operate and maintain the facility, which are available to be allocated. Looking beyond these costs, there is a tremendous 'dual value' to the community by having this facility be available for day-to-day community use and gatherings, sorely needed gymnasium space, as well as a facility that can be used on short notice for numerous emergency preparedness capabilities, such as a heating/cooling center or an Emergency Operations Center with full backup power.

### **ATTACHMENTS**

DRAFT Site Plan

CDFA Request for Grant Applications



**NEW EVENT CENTER**  
CITY OF REEDLEY

SCALE: 1" = 40'



**CITY OF REEDLEY**

845 G ST,  
REEDLEY, CA

Project Name

**NEW EVENT CENTER**

Project Address

**REEDLEY COMMUNITY CENTER**

101 N. EAST AVE,  
REEDLEY, CA



**integrated designs**  
by SOMM, Inc.

ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN

6011 N. FRESNO STREET, SUITE 130  
FRESNO CALIFORNIA 93710  
P (559) 435-0881 F (559) 435-0887  
E design@somm.com  
integrateddesigns.com

Issuance of Documents

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Stamp

Sheet Title

**SITE PLAN**

Job No.

**5.0**

Sheet No.

**A1.00**

Release

Project A000000003



# CDFA 2022 Community Resilience Centers Program

## Request for Grant Applications

Released: December 27, 2022

Grant Applications Due:  
By 5:00 p.m. on February 27, 2023  
No late submissions accepted.



California Department of Food and Agriculture  
Fairs and Expositions Branch  
[crcprogram@cdfa.ca.gov](mailto:crcprogram@cdfa.ca.gov)  
1220 N Street  
Sacramento, CA 95814

## **Background and Purpose**

Recent and ongoing climate events and public health emergencies impact every part of California. Such events encompass shorter-term events like earthquakes, extreme heat, mudslides, flood, wildfires, power outages, and disruptions; they also include longer-term events like the COVID pandemic, sea level rise, drought, and rising temperatures. Due to historic redlining and cycles of underinvestment, communities across California face differential access to local community resilience opportunities including public health resources, clean energy infrastructure, and emergency response services. Given California's range of geographies and biomes, diverse populations and their needs, and existing infrastructure, building local community resilience offers the most appropriate, comprehensive, and relevant approach for each community to achieve equitable outcomes in the face of climate impacts and disruptions. Since projects developed for and by community residents have greater success and are better designed to meet and effectively respond to unique challenges and opportunities, community resilience center projects and programming must demonstrate robust, inclusive, consistent, and effective engagement with residents throughout the ideation, development, implementation, and feedback processes.

The California Department of Food and Agriculture's (CDFA) Community Resilience Centers (CRC) Program described here builds on this foundation, in alignment with California's Statewide Adaptation Strategy and other efforts, to build local resilience across California communities. It is a priority of the CRC program to fund resilience center projects in disadvantaged communities and disadvantaged unincorporated communities, or sites serving these communities.

## **Budget Overview**

In the historic 2021-2022 climate budget, Governor Newsom and the Legislature allocated \$150 million from fiscal year (FY) 2021-2022 to CDFA for two resilience-focused infrastructure programs: one focused on fairgrounds (\$94.5 million), the other focused on other neighborhood-level CRC (\$38 million). This program focuses on the latter.

The CRC Program will focus on improving community facilities to enhance the state's emergency preparedness capabilities, particularly in response to climate change. Funding shall be used to support infrastructure for emergency evacuation, shelter, base camps during emergency events, and critical deferred maintenance. Elements for this infrastructure may include cooling and heating centers, clean air centers, and extended emergency evacuation response centers, equipped with community kitchens, shower facilities, broadband, back-up power, and other community needs during an emergency or climate events.

A secondary goal of the CRC Program is to equip facilities to provide long-term, year-round community services and activities to enhance the community's resilience through civic, social, educational, and economic development programming.

## **Funding and Duration**

The CRC Program will award \$38 million to neighborhood-level CRCs within California.

- The application submission period will begin in December 2022 and close in February 2023.
- The minimum grant award is \$5,000,000
- The maximum grant duration is 36 months.



- Awarded projects must be complete and operational no later than 36 months after the start of the grant agreement. The anticipated grant agreement start date is Summer 2023.
- Costs incurred before the beginning of the grant agreement will not be reimbursed.
- CDFA reserves the right to offer an award different than the amount requested.
- Grants are paid out on a reimbursement basis following invoice submission by awardee.

#### Technical Assistance Resources

To support the development of competitive proposals, CDFA will offer application technical assistance (TA) from a third-party provider to eligible applicants for the CRC program.

TA providers will support all eligible grant applicants with technical assistance. Application TA activities may include, but are not limited to:

- Direct application assistance, including clarification of application requirements, financial analysis, review of responses and application coordination.
- Compilation/development of all application materials (project proposal, estimated timeline, budget, pre-development documents (if available);
- Identification of project area, integration of projects, and
- Assessment of project readiness

Important points about application technical assistance:

- Applicants are not required to receive TA.
- Receiving application TA does not guarantee that an applicant will be awarded a grant.

#### Eligibility

All applicants must be based in California and demonstrate how residents and local community members helped shape the proposed project and will be involved in all phases of the project moving forward.

- Tribal communities, regardless of state or federal recognition status e.g., California Native American Tribes, Tribal governments, and tribally led organizations.
- Community-based organizations and non-government organizations (NGOs) with a principal mission of serving or advocating for disadvantaged communities.
  - NGOs may include community-based organizations and may be supported by fiscal sponsors. NGOs need not be 501(c)(3) organizations but must be legal entities authorized and empowered to enter into agreements and hold funds.
- Community development finance institutions or community development corporations
- Foundations, private or non-profit
- Private sector/small business entities with clear demonstration of community commitment, specifically as resilience center
- Public entities can include:
  - California cities, whether chartered or not
  - California counties
  - Local and state public entities such as, public libraries, city police departments, community colleges, public schools, and county governments. Fairgrounds within the Network of California Fairs are not eligible applicants in this round of funding.

### Priority Funding

The CRC program focuses investment on disadvantaged communities and disadvantaged unincorporated communities. To keep the CRC program in alignment with California's Statewide Adaptation Strategy efforts, priority communities will be identified as defined by Section 39711 of the Health and Safety Code and identified through [CalEnviroScreen 4.0](#) and by Section 65302.10 of the California Government Code and identified through the [Disadvantaged Communities Mapping Tool for Transformative Climate Communities \(TCC\)](#). The CalEnviroScreen Tool and the TCC Mapping Tool will be used to identify these priority communities. These two tools help identify communities in which more than half of the area overlaps with census tracts designated as a disadvantaged community per CalEnviroScreen or the TCC Mapping Tool: within the top 25% of disadvantaged communities per CalEnviroScreen 4.0, all federally recognized tribal boundaries, or an eligible disadvantaged unincorporated area. The remaining area (49% or less) must overlap with census tracts in the top 25 percent (25%) of CES rankings, or with AB 1550 low-income tracts.

### Program Objectives

The CRC program has the following objectives:

- Improve community facilities to enhance the state's emergency preparedness capabilities, particularly in response to climate change;
- Support current and new infrastructure used during emergency/evacuations events, such as shelter and base camps, and critical deferred maintenance of such infrastructure;
- Build social infrastructure and long-term resilience of facilities that support social services and advance workforce development;
- Offer multi-benefit physical spaces and resources, resilient to both current and future climate hazards, such as droughts, floods, rising sea levels, and wildfires.
- Offer comprehensive, multi-benefit and holistic projects that support year-round community services and activities, with sustained benefits beyond emergency/evacuation events.
- Prioritize community resiliency, equity, and social infrastructure, especially for disadvantaged communities and disadvantaged unincorporated communities.

The CRC program intends to balance both shorter-term emergency response needs, as well as longer-term ongoing community needs and services. This table provides real-world examples from stakeholder input:

<b>Shorter-Term Emergency Response</b>	<b>Ongoing Community Needs &amp; Services</b>
Heating	Workforce development training opportunities
Cooling	Small business incubation
Food distribution	Community garden
PPE distribution, COVID testing and vaccinations	Community meetings, gatherings, and education
Backup power, electricity, water, and broadband	In-language programming and youth services
Emergency presentations and town hall meetings	Service provision and celebrations

The Fairs and Expositions Branch of CDFA (F&E) will administer the CRC Program. The \$38 million of the FY 2021-2022 budget appropriation from the General Fund will support the CRC



Program to better prepare disadvantaged communities and disadvantaged unincorporated communities for CRC implementation projects and activities. The CRC program will award one (1) type of grant:

### **Direct Implementation Grants**

- Implementation grants fund project proposals that will increase the community's resilience during emergency/evacuation events.
- Implementation grants will require California Environmental Quality Act (CEQA) documentation, site control, permits, project maps and designs with approved engineer stamp, project schedules, operations, and maintenance plans, if available.
- Up to 20% of the total grant award amount and up to one year may be allowed for pre-development activities once the project has been awarded. Pre-development activities must be clearly identified in the project proposal and budget, if necessary for project completion.
- Implementation costs may not exceed 80% of the total CRC grant award if pre-development work is required, included in the proposal, and awarded.
- Minimum grant award is \$5,000,000 each.
- For more information about the program framework, eligibility, application, and grant administration, see below under "Program Requirements".

### **Eligible Costs and Activities**

CRC Implementation Grants may support pre-development activities that lead to the development of a new, or updated neighborhood-resilience center. Plans for resilience centers should focus on priorities that directly benefit disadvantaged communities and disadvantaged unincorporated communities. Pre-development activities should additionally seek to promote, where relevant, clean energy access and energy efficiency, public health, reducing emissions, and supporting climate adaptation and resiliency.

Examples of direct implementation activities include, but not limited to:

- Activities associated with the construction of new facilities
- Activities associated with the retrofit of existing buildings, such as:
  - Heating and Cooling
  - Commercial Kitchens
  - Shower Facilities
  - Broadband
  - Back-up Power
  - Fire Prevention and Structure Hardening/ Retrofits
- Activities associated with community engagement to ensure projects ultimately generate direct and meaningful benefits for the community, close engagement should occur from project start to finish.

Examples of pre-development include, but not limited to:

- Identifying and preparing project sites for development into Resilience Centers, such as vulnerability or risk assessments, feasibility studies, energy audits, site identification, and planning for project readiness
- Conducting or funding a project site analysis demonstrating road capacity around the proposed CRC project site, a land-use analysis for compatibility, and consultation with emergency service providers about site location, especially for emergency ingress and

egress. Receiving confirmation that land use around proposed Resilience Center building is compatible with purpose of building and not an obstacle

- Identifying and scoping resiliency projects (e.g., mobility plan to connect residents to resilience center)
- Completing fiscal analyses and studies, such as conducting a fiscal impact analysis to understand long-term service costs of future development and to determine fee structures
- Supportive planning activities (e.g., community engagement, scoping, CEQA analysis, and pre-planning activities) that advance the development of resilience centers

## **Program Requirements**

### **Application**

1. Fully completed application.
2. Only one application can be submitted per grant applicant.
3. Properly labeled, structured, and stored required application documents.
4. Sufficiently detailed budgets accompanied by necessary supporting documentation.

Verification of eligibility (applicant and activities). If selected for an award, execution of the Grant Agreement is conditional upon applicants agreeing to the following program requirements:

- Pre-project consultation conducted by CDFA staff to confirm project information and discuss implementation plans. During the pre-project consultation the awardee may be required to provide additional information on the proposed project (e.g., assessors maps, photographs of the site, or quotes).
- Post-project verification project site visit with the awardee conducted by CDFA staff, or in partnership with a third-party, to evaluate the completed project.
- Projects must begin serving the residents of their communities within one year of the project completion.
- Expectation to use and maintain the community center for a minimum of 10 years.

### **How to Apply**

Grants will be evaluated and awarded through a competitive process. CDFA will use an electronic application platform to receive CRC applications. The application can be accessed on the F&E CRC webpage: <https://www.cdfa.ca.gov/FairsAndExpositions/fcrclp/>. Applicants must create a user account to submit the grant application. All applications, supporting documents, and submissions are subject to public disclosure including posting on the F&E website.

Prior to completing the online application, applicants are encouraged to review the Preview of Grant Application Questions and gather all required information and documents listed below to facilitate effective and timely submission of the grant application. Applicants are required to submit the following attachments:

- Financial documents
- Completed budget template
- Project design, if complete
- Three letters of support from community decision makers/leaders.

### **Considerations for Scoring and Prioritizing Projects**

CDFA staff will score and prioritize CRC grant applications according to these proposed categories:



- Project Proposal
- Project Budget
- Community Need/Benefit
- Applicant's Financial and Management Capacity
- Letters of Support/Recommendation

CRC Grant applications should include narrative descriptions of the following:

#### **Project Proposal**

- Description of the proposed project area/location, specifically if serving disadvantaged communities and disadvantaged unincorporated communities. Include population size/reach and demographic information (e.g., populations, race/ethnicity, and income). Additionally, describe the process used to select the project area.
- Detailed description of the proposed project. The work plan must include clear timelines, discrete tasks, and detailed deliverables to demonstrate the Applicant's readiness and capacity to implement the proposed project on time and within budget.
- Description of how the proposed project aligns with the Community Resilience Centers Program's objectives and priorities.

#### **Community Need/Benefit**

- Description of how the proposed project directly addresses needs that have been identified by disadvantaged communities and disadvantaged unincorporated communities.
- Description of how the proposed project will enhance the state's emergency preparedness capabilities, particularly in response to climate change, both short-term and long-term.
- Description of how the proposed project will offer comprehensive, multi-benefit, and holistic projects that support year-round community services and activities, with sustained benefits beyond emergency/evacuation events. In addition, provide a plan to advance workforce development program within the community using the resilience center.
- Description of how the proposed project will serve the residents of their communities within one year of project completion.

#### **Applicant's Financial and Management Capacity**

- Provide a description and appropriate financial documents to demonstrate the experience, financial stability, and capacity to manage program funds.
- Demonstrate organizational capacity to implement the CRC program proposal and serve the residents of their communities within one year of project completion.
- To meet program requirements, describe how the proposed project will be used and maintained for a minimum of 10 years.

Application Attachments:

#### **Financial Documents**

Applicants must submit financial documents to determine the applicant's financial capacity to successfully complete the awarded project. Financial documents include financial audit/review, and/or financial compilation, i.e., balance sheets, income statements, statements of cash flow, and tax returns.

### **Letters of Support**

Submit three (3) letters of support/recommendation from community decision makers/leaders to demonstrate strong partnerships with their communities. The documented engagement should include community-identified climate resiliency needs, with a focus on engagement conducted with disadvantaged communities and disadvantaged unincorporated communities.

### **Project Design**

Applicants for only implementation grants are required to submit project plans/design, if available, for the proposed CRC project. Projects will be reviewed and scored for completion and feasibility.

### **Budget Template**

Applicants are required to download and complete a CRC Budget Template from the CDFA CRC [website](#). The Budget Template includes a breakdown of grant funds budgeted for each of the categories described below and itemization of all costs included in the proposed project. The Budget Template must be attached in Microsoft Excel format and be consistent with the project design. Failure to submit the required Budget Template, including submission of an alternate template/file type or corrupted file, may result in disqualification.

### **Budget Cost Categories:**

#### **Supplies**

Itemize the estimated cost of supplies and equipment by providing a description and quantity to be purchased. Supplies include all consumable materials with an acquisition cost less than \$5,000 per unit. Supplies must be used exclusively for the project.

#### **Equipment**

Equipment is an article of nonexpendable, tangible personal property with a useful life of more than two years and an acquisition cost which equals or exceeds \$5,000 per unit.

#### **Labor**

Labor costs cannot exceed 25 percent of the total CRC grant request. Labor costs in excess of 25 percent of the total CRC grant request must be covered by cost share. Estimate the cost for any work on the project that will be performed by individuals associated with a contractor. Provide a brief description of services and the cost per hour for installation (e.g., labor for electrician, concrete work).

#### **Other Costs**

Cost of any other allowable expenses not covered in the previous budget categories necessary for project implementation.

Examples include, but not limited to:

- Permits
- Equipment rental
- Printing



### Allowable Costs

Project costs must be itemized and clearly support pre-development or implementation of facility upgrades at community centers. Allowable costs must be allocable, necessary, and reasonable to the project. All funds must be accounted for and shall only be used for pre-authorized purposes.

Examples include, but not limited to:

- Project design costs (e.g., engineering, consultants, and architects)
- Supplies
- Equipment with useful life of more than two years and a per-unit acquisition cost of \$5,000 or more
- Building and construction costs
- Land acquisition costs
- Labor costs, within the 25 percent threshold
- Costs associated with technical assistance and/or project management, including drive time and fuel cost
- Community Engagement

### Unallowable Costs

A cost is unallowable if it does not comply with the description of the project as provided in the Scope of Work or the terms of the Agreement. Unallowable costs will not be reimbursed.

Examples of unallowable costs include, but not limited to:

- Pre-award and post-project service charges and maintenance costs associated with the facility upgrades
- Labor costs in excess of 25 percent of the total CRC grant request
- Supplies and equipment costs not related to the facility upgrade
- Tools and equipment with useful life of less than two years
- Costs related to land acquisition

### Assistance and Questions

CDFA will host at least one informational workshop to provide an overview of program guidelines and resources. For CDFA grant application workshop schedule, visit the CRC website at <https://www.cdfa.ca.gov/FairsAndExpositions/frcrp/>. During the informational workshops, CDFA staff will be available to answer programmatic questions but, to uphold the competitive grant process, will not provide one-on-one assistance. Potential applicants are also encouraged to visit CDFA's CRC [website](#) for more information.

To maintain the integrity of the grant process, CDFA is unable to advise and/or provide applicants with any information regarding specific grant applications during the solicitation process.

### Review Process and Notification of Application Status

#### Administrative and Technical Review

CDFA will conduct multiple levels of review during the grant application review process. The first level is an administrative review to determine whether application requirements were met. The second level is a technical review to evaluate the merits of the application and overall expected

success of the project, including the potential for the project to enhance the state's emergency preparedness capabilities, particularly in response to climate change.

#### Scoring Criteria

State staff will review and score applications according to these proposed categories:

CRITERIA	POINTS
Project Proposal	30
Project Budget	10
Community Need/Benefit	20
Applicant's Financial and Management Capacity	30
Letters of Support/Recommendation	10
<b>TOTAL</b>	<b>100</b>

#### Disqualifications

During the administrative review, the following will result in the disqualification of a grant application:

- Incomplete grant applications: applications with one or more unanswered questions necessary for administrative or technical review.
- Incomplete grant applications: applications with missing, blank, unreadable, corrupt, or otherwise unusable attachments.
- Applications requesting funding for less than the minimum award amount.
- Applications that include activities outside the grant duration.
- Applications with unallowable costs or activities necessary to complete the project objectives.
- Applications that do not comply with Eligibility or meet Program Requirements and Restrictions.

APPEAL RIGHTS: Any discretionary action taken by the Fairs and Expositions Branch (F&E) may be appealed to CDFA's Office of Hearings and Appeals Office within ten (10) calendar days of receiving a notice of disqualification from CDFA. The appeal must be in writing and signed by the responsible party named on the grant application or their authorized agent. It must state the grounds for the appeal and include any supporting documents and a copy of the F&E decision being challenged. The submissions must be emailed to [CDFA.LegalOffice@cdfa.ca.gov](mailto:CDFA.LegalOffice@cdfa.ca.gov) or sent to the California Department of Food and Agriculture, Office of Hearings and Appeals, 1220 N Street, Sacramento, CA 95814. If submissions are not received within the time frame provided above the appeal will be denied.

#### Notification and Feedback

- All successful applicants will be notified of their grant award by email and will enter the grant agreement execution process.
- Applications that are not selected for an award will receive feedback on their grant application within 30 business days after receiving notification.



## Award Process

### Grant Agreement Execution

CDFA will initiate the Grant Agreement process with applicants selected to receive a grant award. A CDFA CRC staff member will contact each recipient to schedule a pre-project consultation to confirm project site information and discuss implementation plans. Applicants who are selected for awards may be required to provide an assessor's parcel number (APN) map(s) of the impacted acreage and aerial map(s) to confirm the location of the project, photographs of the project site [and/] or additional quotes. Applicants with projects selected for award of funds will then receive a Grant Agreement package with specific instructions regarding award requirements including information on project implementation, verification, and payment process.

### Award Timeline

Grant Agreement Stage	Estimated Time for Completion
Grant packet is completed – During this step, CDFA will work with selected applicants to get the information required to execute the grant. The timeline for this step is dependent on how quickly information is provided to CDFA staff.	Variable
Grant Execution	Up to 120 days
Processing advance payments – If awardees request and are granted an advance payment, please be aware that it will take up to 4 weeks to process this payment once the grant is executed.	Up to 4 weeks

### Project Implementation

Once a Grant Agreement is executed, the grant recipient can begin implementation of the project if it is after or on the official project start date, once the Grant Agreement has been fully executed. During project implementation, grant recipients must maintain frequent communication with CDFA staff about the CRC project. During the project implementation, grant recipient must be in frequent communication and maintain a clear communication channel with CDFA staff regarding the CRC project. CDFA staff may regularly send emails and/or surveys to gauge the progress of the project in addition to quarterly invoicing. Recipients must be responsive.

Recipients are responsible for the overall management of their awarded project to ensure all project activities, including labor associated with installation, are completed on time and within the Grant Agreement term. For projects involving utility interconnection, recipients must take the necessary steps to begin the interconnection process after execution of the Grant Agreement to ensure utility interconnection work is complete by this date. Awardees must complete all proposed activities including activities related to cost share by this deadline. All communications (verbal or written) related to grant activities including reimbursements must originate from grant awardee, grant awardee's authorized representative or CDFA staff.

Project implementation must occur on the parcels (APNs) identified in the Grant Agreement's Scope of Work (SOW). Failure to install a project on the APNs identified in the SOW may result in withholding of all or any portion of the grant funding or termination of the Grant Agreement.

CDFA may conduct a Critical Project Review, which may involve an on-site visit, upon reasonable notice at any time during the project term. The purpose is to determine whether deliverables are being met and evaluate project progress to ensure installation will be completed within the grant term. Recipients may be required to submit financial records and project documentation to ensure CRC funds are used in compliance with the Grant Agreement terms and conditions.

#### **Payment Process**

The CRC is a reimbursement grant program. CDFA will provide the grant recipient with the necessary grant award and invoicing documents for reimbursement process. CDFA will withhold 10 percent from the total grant award reimbursement until the verification requirement is complete and meets the expectations agreed upon in the SOW.

#### **Advanced Payments**

If selected for funding, recipients may be eligible for an advance payment of up to 25 percent of the total grant award, subject to the provisions of section 316.1 "Advance Payments" of the [California Code of Regulations, Division 1, Chapter 5](#). If appropriate justification is submitted and awardee is in compliance with grant management requirements, additional advance payments may be issued in accordance with CDFA's Grant Administration regulations.

#### **Project Verification**

Following project implementation, the grant awardee must inform the assigned grant specialist that the project is complete and operational as proposed. CDFA staff, or a CDFA-contracted third party, will then initiate the verification process. The verifier will visit the project site and inspect the completed project to ensure design specifications were met and the system is working effectively. In addition, the verifier will take photographs to document project completion. The grant awardee or a documented authorized representative must be present during the time of verification. If CDFA determines that remote verification is required, the grant awardee will submit geotagged photos of critical project components so that the project can be verified as complete on the intended APN.

#### **Post-Project Requirements**

##### **State Audit and Accounting Requirements**

In addition to CRC program requirements, awarded projects may be subject to State Audit and Accounting Requirements listed below.

##### **Audit Requirements**

Projects are subject to audit by the State annually and for three (3) years following the final payment of grant funds. If the project is selected for audit, the Grantee will be contacted in advance. The audit shall include all books, papers, accounts, documents, or other records of Grantee, as they relate to the project. All documentation related to project expenditures should be available for an audit, whether paid with grant funds or other funds. Grantee must have project records, including source documents and evidence of payment, readily available and must provide an employee or representative with knowledge of the project to assist the auditor.



Grantee must provide a copy of any document or related documentation requested by the auditor.

#### Accounting Requirements

Grantee must maintain an accounting system that:

- Accurately reflects fiscal transactions, with the necessary controls and safeguards.
- Provides a good audit trail, including original source documents such as purchase orders, receipts, progress payments, invoices, employee paystubs and timecards, evidence of payment, etc.
- Provides accounting data that can be used to readily determine the total cost of each individual project.

#### Records Retention

Records must be retained for a period of three (3) years following the final payment of grant funds. Grantee must retain all project records at least one (1) year following an audit.

# Reedley City Council

## February 14, 2023

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### Public Hearing for Consideration of:

1. Introduction and First Reading of Ordinance No. 2023-003 (Adopting Environmental Assessment No. 2022-15 and approving Rezone Application No. 2022-02)
2. Adoption of Resolution No. 2023-006 (Adopting Environmental Assessment No. 2023-16 and Approving Conditional Use Permit Application No. 2022-06)



# Reedley Municipal Code Section 10-15-10

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Notwithstanding any other provision of this title to the contrary, if any project submitted to the City requires multiple decisions, actions or permits involving **both** the City Council and the Planning Commission, and in all projects which involve and/or require the preparation of an environmental impact report under the statutes and guidelines pertaining to the California Environmental Quality Act, then the decisions of the Planning Commission pertaining to such project shall not be final but shall be **advisory** to the City Council, which shall be vested with final decision making powers for all decisions pertaining to the project. (Ord. 2000-07, 4-11-2000)

# Typical Process

<u>Entitlement Type</u>	<u>Staff Action</u>	<u>Planning Commission Action</u>	<u>City Council Action</u>
Rezone Application	Recommendation	Recommendation	Final
Conditional Use Permit Application	Recommendation	Final, unless appealed	Final
Environmental Assessment	Same as entitlement	Same as entitlement	Same as entitlement

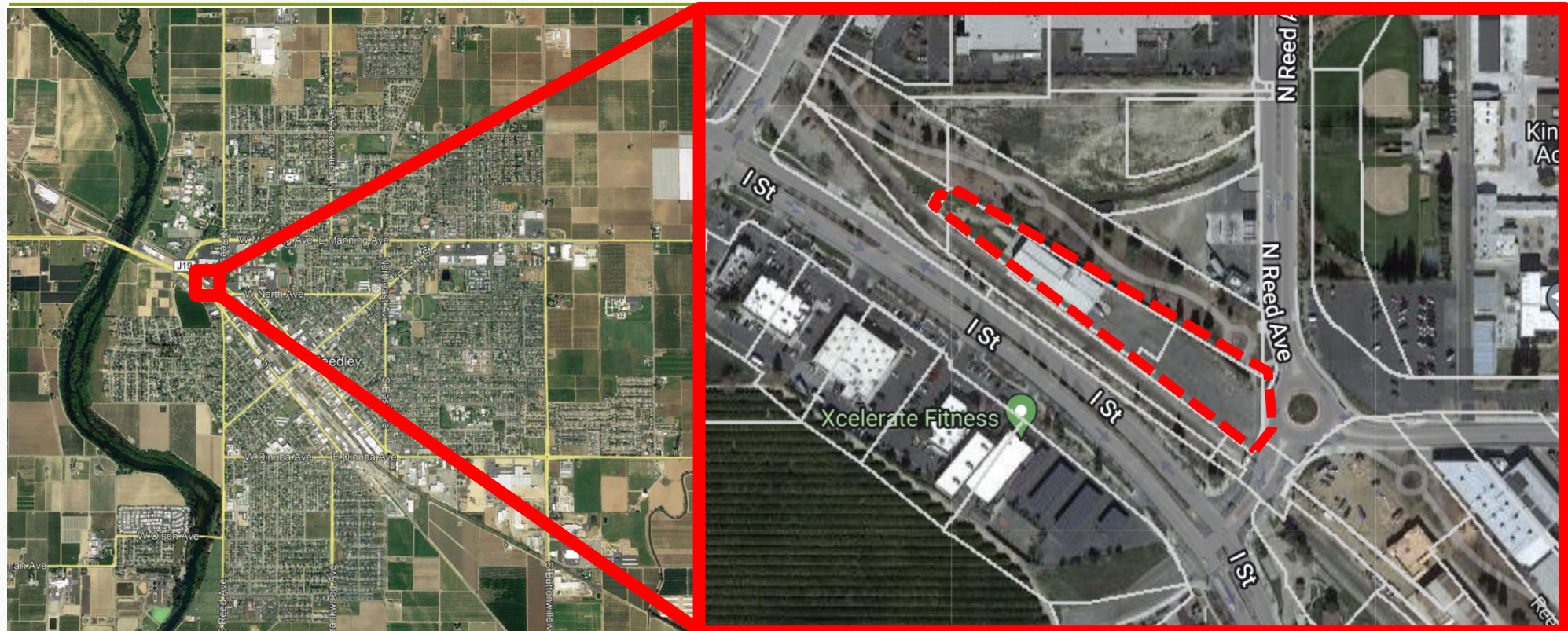


# Pursuant to RMC 10-15-10

<u>Entitlement Type</u>	<u>Staff Action</u>	<u>Planning Commission Action</u>	<u>City Council Action</u>
Rezone Application	Recommendation	Recommendation	Final
Conditional Use Permit Application	Recommendation	<i>Recommendation</i>	Final
Environmental Assessment	Same as entitlement	Same as entitlement	Same as entitlement



# Project Location – 505 North Reed Ave





# Project Description

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This project pertains to the redevelopment of a gross 1.7-acre site for the construction and operation of a car wash facility.

The project includes the following:

1. Construction of a 4,574 sq. ft. car wash building, an equipment room, and a 921 sq. ft. pay station building inclusive of an office area with a restroom facility
2. Sixteen (16) vacuum parking stalls for customer usage and seven (7) standard parking stalls for employee usage
3. Usage of 36 ft. wide-three (3) lane one-way approach to the pay station to prevent vehicular stacking onto the North Reed Avenue roundabout

# General Plan Planned Land Use Designation

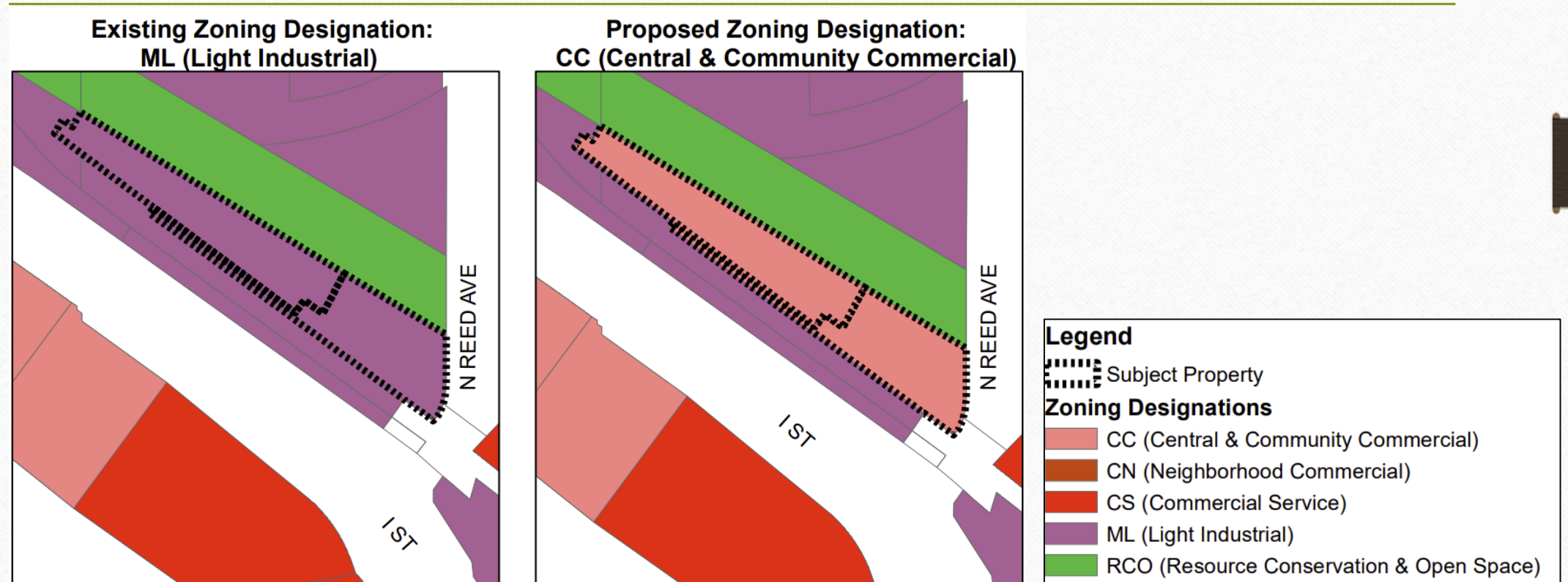
- Property designated as Community Commercial





# Rezone Application No. 2022-02

## (Ordinance No. 2023-003)



# Environmental Assessment No. 2022-15

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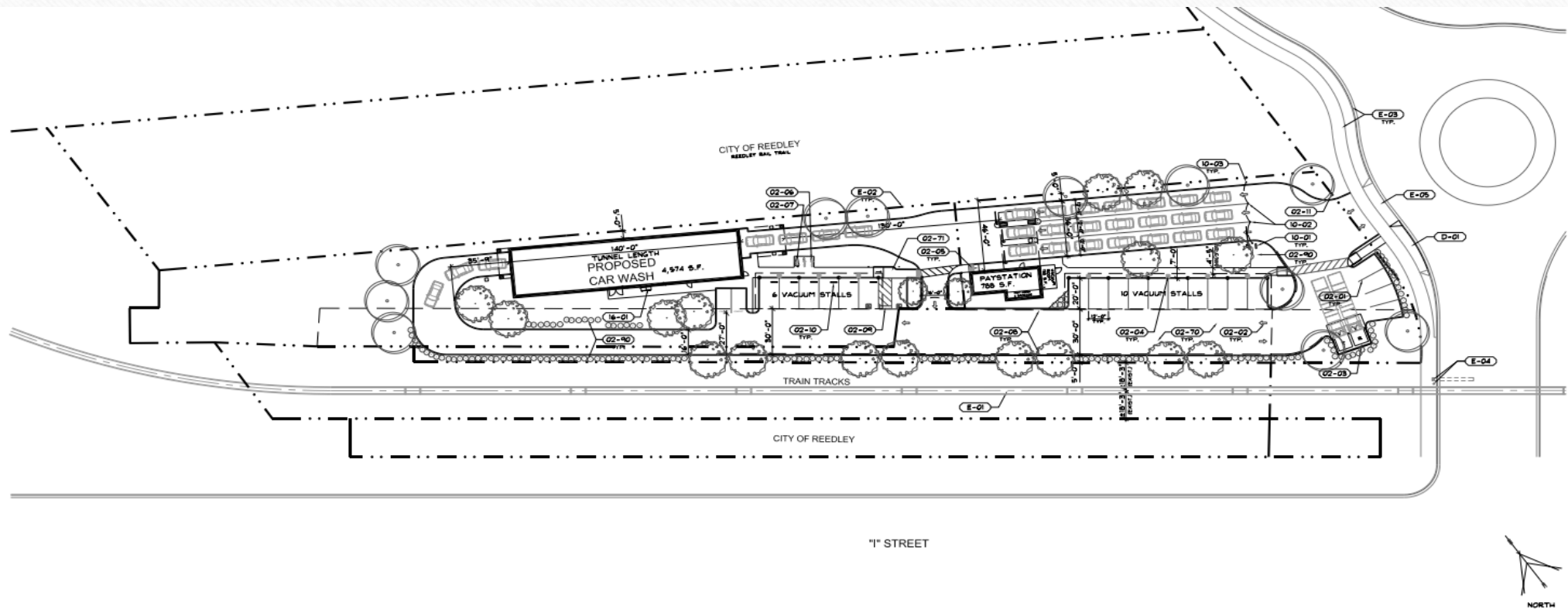
Environmental Assessment No. 2022-15 determined that no new environmental document is required for Rezone Application No. 2022-02 (Ordinance No. 2023-003), pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(c)(2).



# Conditional Use Permit Application No. 2022-06

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- Demolish existing building
- Construct and operate a 5,495 sq. ft. car wash facility (Surf Thru Express Car Wash) that will include the following:
  - i. Sixteen (16) vacuum parking stalls; seven (7) standard parking stalls
  - ii. Pay station building

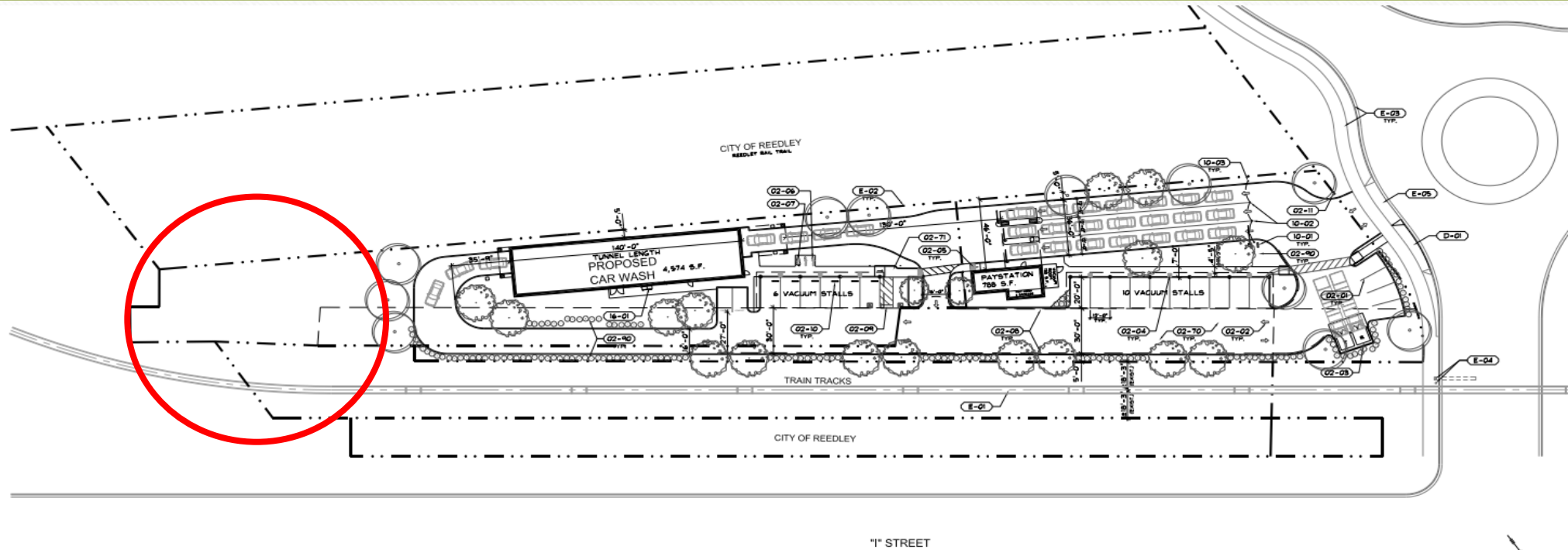


PROPOSED SITE PLAN

SCALE: 1"=50'-0" 3

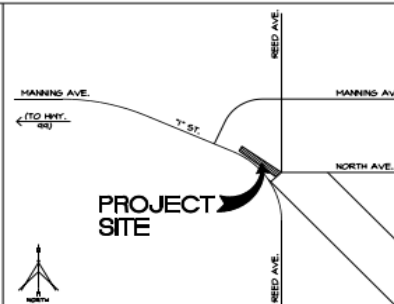
<p>20 VICINITY MAP</p> <p>SCALE: N.T.S. 16</p>	<p>12 SITE INFORMATION</p> <p>ADDRESS: 325 N. REED AVE. REEDLEY, CALIFORNIA 93654</p> <p>SITE INFORMATION: APN: 368-021-675 &amp; 368-021-445 PROPOSED SITE AREA: 1.56 ACRES (68,130 S.F.) EXIST. ZONING: PL - LIGHT INDUSTRIAL PROPOSED ZONING: CC - COMMUNITY COMMERCIAL GENERAL PLAN 2030: COMMUNITY COMMERCIAL EXIST. LAND USE: EXIST. WAREHOUSE</p> <p>BUILDING AREA: CAR WASH BUILDING: 4,974 S.F. PAYSTATION BUILDING: 700 S.F. TOTAL: 5,674 S.F.</p> <p>BUILDING: LANDSCAPE: 5.06% (5,495 S.F.) PAVING: 35.05% (24,427 S.F.) 56.09% (38,216 S.F.)</p> <p>PARKING: EMPLOYEE: 15 STANDARD STALLS &amp; STANDARD STALLS 1 ACCESSIBLE STALL</p> <p>CUSTOMER VACUUM STATIONS: 1 VAN ACCESSIBLE STALL</p>	<p>12 KEYNOTES</p> <p>(E-01) EXIST. TRAIN TRACKS TO REMAIN. (E-02) EXIST. PROPERTY LINE TO REMAIN. (E-03) EXIST. CONC. CURB &amp; SIDEWALK TO REMAIN. (E-04) EXIST. TRAIN CROSSING SIGNAL &amp; ARMS TO REMAIN. (E-05) EXIST. DRIVE APPROACH TO REMAIN.</p> <p>(D-01) REMOVE AND/OR REDUCE THE SIZE OF THE (E) CONC. DRIVEWAY.</p> <p>(02-01) 40' PARKING LOT STRIPS PER CITY STANDARDS. (02-02) 40' DIRECTIONAL ARROW STRIPS, PER CITY STANDARDS. (02-03) 40' TRASH ENCLOSURE, PER CITY STANDARDS. (02-04) 40' TRASH CONTAINER, PROVIDED BY OWNER. (02-05) 40' CONC. RAMP W/ TRUNCATED DOMES, SEE II &amp; 12/101. (02-06) (2) 1-LOOP BIKE RACK, "LINE #4-2042", SEE 18/101. (02-07) 40' BIKE LOCKER - AMERICAN BICYCLE SECURITY COMPANY "BIKE-SHELL MODEL 301". (02-08) PAINT CURB RED W/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX. 25' APART (SHOWN DASHED). (02-09) PAINT IN WHITE 12" HIGH LETTERS "NO PARKING".</p> <p>(02-10) 40' CONC. WHEEL STOP, SEE 1/101. (02-11) 40' "UNAUTHORIZED VEHICLE" SIGN, SEE 18/101. (02-12) 40' CONC. PAVING, SEE CIVIL DRAWINGS. (02-13) 40' CONC. SIDEWALK, SEE CIVIL DRAWINGS. (02-14) 40' LANDSCAPING, SEE LANDSCAPE DRAWINGS. (02-15) 40' CAR WASH SIGNAGE, UNDER SEPARATE REVIEW &amp; PERMIT. (02-16) NEW CHAIN &amp; BOLLARD, W/ YELLOW BOLLARD COVERS - PROVIDE EMERGENCY BREAKAWAY LOCK @ 24' CHAIN. (02-17) NEW REMOVABLE BOLLARD, PAINTED SAFETY YELLOW. (02-18) JENSEN #P15000 CONC. SAND/VOID SEPARATOR. (02-19) JENSEN #P15000 CONC. HOLDING TANK. (02-20) MAIN ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS.</p>
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PROPOSED SITE PLAN

SCALE: 1"=30'-0" 3



20 VICINITY MAP

SCALE: N.T.S. 16

ADDRESS:  
505 N. REED AVE.  
REEDLEY, CALIFORNIA 93654

SITE INFORMATION:  
APN: 365-021-645 & 365-021-445  
PROPOSED SITE AREA: 1.56 ACRES (68,136 S.F.)  
EXIST. ZONING: LI - LIGHT INDUSTRIAL  
PROPOSED ZONING: CC - COMMUNITY COMMERCIAL  
GENERAL PLAN 2050: COMMUNITY COMMERCIAL  
EXIST. LAND USE: EXIST. WAREHOUSE

BUILDING AREA:  
CAR WASH BUILDING: 4,574 S.F.  
PAYSTATION BUILDING: 788 S.F.  
TOTAL: 5,362 S.F.

BUILDING LANDSCAPE PAVING:  
8.06% (5,495 S.F.)  
35.05% (24,427 S.F.)  
56.08% (38,214 S.F.)

PARKING:  
EMPLOYEE: 15 STANDARD STALLS  
6 STANDARD STALLS  
1 ACCESSIBLE STALL

CUSTOMER VACUUM STATIONS:  
15 STANDARD STALLS  
1 VAN ACCESSIBLE STALL

12 SITE INFORMATION

- |         |   |         |  |
|---------|---|---------|--|
| (E-01)  | EXIST. TRAIN TRACKS TO REMAIN.  | (G2-10) | 40 CONC. WHEEL STOP. SEE TIA/OI.   |
| (E-02)  | EXIST. PROPERTY LINE TO REMAIN.   | (G2-11) | 40 "UNAUTHORIZED VEHICLE" SIGN. SEE I3/A/OI.   |
| (E-03)  | EXIST. CONC. CURB & SIDEWALK TO REMAIN.   | (G2-12) | 40 CONC. PAVING. SEE CIVIL DRAWINGS.   |
| (E-04)  | EXIST. TRAIN CROSSING SIGNAL & ARMS TO REMAIN.  | (G2-13) | 40 CONC. SIDEWALK. SEE CIVIL DRAWINGS.   |
| (E-05)  | EXIST. DRIVE APPROACH TO REMAIN.  | (G2-14) | 40 LANDSCAPING. SEE LANDSCAPE DRAWINGS.  |
|         |   | (G2-15) | 40 CAR WASH SIGNAGE. UNDER SEPARATE REVIEW & PERMIT.   |
| (D-01)  | REMOVE AND/OR REDUCE THE SIZE OF THE (E) CONC. DRIVEWAY.                              | (G2-16) | NEW CHAIN & BOLLARD w/ YELLOW BOLLARD COVERS - PROVIDE EMERGENCY BREAKAWAY LOCK @ EA. CHAIN. |
|         |   | (G2-17) | NEW REMOVABLE BOLLARD, PAINTED SAFETY YELLOW.  |
| (G2-01) | 40 PARKING LOT STRIPS PER CITY STANDARDS.   | (G2-18) | JENSEN KIPSICO CONC. SAND/OIL SEPARATOR.   |
| (G2-02) | 40 DIRECTIONAL ARROW STRIPS, PER CITY STANDARDS.                                      | (G2-19) | JENSEN KIPSICO CONC. HOLDING TANK.   |
| (G2-03) | 40 TRASH ENCLOSURE, PER CITY STANDARDS.   | (G2-20) | MAIN ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS.  |
| (G2-04) | 40 TRASH CONTAINER, PROVIDED BY OWNER.  |         |  |
| (G2-05) | 40 CONC. RAMP w/ TRUNCATED DOWNS, SEE I1 & I2/A/OI.                                   |         |  |
| (G2-06) | (2) 1-LOOP BIKE RACK, "ULINE RH-2842", SEE I3/A/OI.                                   |         |  |
| (G2-07) | 40 BIKE LOCKER - AMERICAN BICYCLE SECURITY COMPANY "BIKE-SHELL" MODEL 301P.           |         |  |
| (G2-08) | PAIN CURB RED w/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX 25' APART (SHOWN DASHED). |         |  |
| (G2-09) | PAIN IN WHITE 12" HIGH LETTERS "NO PARKING"   |         |  |

12 KEYNOTES

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# Environmental Assessment No. 2022-16

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Environmental Assessment No. 2022-16 determined Conditional Use Permit Application No. 2022-06 is Categorically Exempt under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act Guidelines.



# Public Noticing

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## **Public Hearing Notice for the 1/19 Planning Commission meeting was:**

- Published in the Mid-Valley Times on January 5, 2023
- Notices were mailed on December 27, 2022, to all property owners within 350' radius of the project site

## **Public Hearing Notice for tonight's City Council meeting was:**

- Published in the Mid-Valley Times on January 26, 2023
- Notices were mailed on January 20, 2023, to all property owners within 350' radius of the project site

# Staff Recommendation

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- A. Hold a Public Hearing on the Introduction and First Reading of Ordinance No. 2023-003, an Ordinance of the City Council of the City of Reedley adopting Environmental Assessment No. 2022-15, a Finding of No Possible Effect; and Approving Rezone Application No. 2022-02 and authorizing the amendment of the official zoning map of the City of Reedley.
- B. Adopt Resolution No. 2023-006 adopting Environmental Assessment No. 2022-16, a Categorical Exemption dated January 3, 2023 and approving Conditional Use Permit Application No. 2022-06, which would authorize the construction and operation of a 5,495 square foot car wash facility at 505 North Reed Avenue (368-021-69S & 368-021-44S).



