

**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, May 10, 2022

**Meeting Held in the Council Chambers
845 "G" Street, Reedley, California
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

Mary L. Fast, Mayor

Robert Beck, Mayor Pro Tem
Ray Soleno, Council Member

Anita Betancourt, Council Member
Matthew Tuttle, Council Member

MEETING CALLED TO ORDER

INVOCATION- Maribel Herrera
Volunteer Coordinator with Redeemers Church & Serve Reedley Program Director

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL – ADDITIONS AND/OR DELETIONS

PRESENTATION

1. KIDS TO PARK DAY PROCLAMATION

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 2-8)

Motion _____ 2nd _____

2. APPROVAL OF MINUTES OF THE REGULAR COUNCIL MEETING OF APRIL 26, 2022 - (City Clerk)
Staff Recommendation: Approve
3. RECOMMENDATION OF REJECTION OF CLAIM-NOURANVAR CALDWELL- (Administrative Services)
Staff Recommendation: Approve Claim Rejection
4. APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN A SERVICE AGREEMENT WITH KINGS CANYON UNIFIED SCHOOL DISTRICT FOR A SCHOOL RESOURCE OFFICER -(Police Department)
Staff Recommendation: Approve
5. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT ON BEHALF OF THE CITY OF REEDLEY, BETWEEN THE CITY OF REEDLEY AND KINGS CANYON UNIFIED SCHOOL DISTRICT FOR THE RESTORATIVE JUSTICE INITIATIVE (RPBI) FOR THE 2022-2023 FISCAL YEAR- (Police Department)
Staff Recommendation: Approve

6. APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN ON BEHALF OF THE CITY OF REEDLEY A SERVICE AGREEMENT WITH KINGS CANYON UNIFIED SCHOOL DISTRICT FOR NARCOTICS DETECTION, INTERVENTION AND PREVENTION FOR A PERIOD OF 3 YEARS BEGINNING JULY 1, 2022 THROUGH JUNE 30, 2025– (Police Department)
Staff Recommendation: Approve
7. ADOPT RESOLUTION 2022-036, A RESOLUTION OF THE CITY OF REEDLEY REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO TO CONSOLIDATE THE CITY OF REEDLEY ELECTION WITH THE STATEWIDE GENERAL ELECTION AND RENDER SPECIFIED SERVICES RELATING TO THE CONDUCT OF A MUNICIPAL ELECTION-(City Clerk)
Staff Recommendation: Approve
8. ADOPT RESOLUTION 2022-041 AMENDING THE 2021-22 ADOPTED BUDGET APPROPRIATING \$3,100 IN THE GENERAL FUND TO COVER THE COST FOR RELOCATING THE EXISTING SCOREBOARD AND THE INSTALL OF THE NEW SCOREBOARD AT CAMACHO PARK-(Community Services)
Staff Recommendation: Approve

PUBLIC HEARING

9. APPROVAL OF ITEMS PERTAINING TO A CHANGE IN THE PROCESS OF CALCULATING ANNUAL INFLATIONARY INCREASES TO UTILITY RATES
 - A. ADOPT RESOLUTION 2022-039 ADJUSTING THE PROCESS IN WHICH ANNUAL INFLATIONARY INCREASES TO SEWER UTILITY RATES ARE CALCULATED.
 - B. ADOPT RESOLUTION 2022-040 ADJUSTING THE PROCESS IN WHICH ANNUAL INFLATIONARY INCREASES TO WATER UTILITY RATES ARE CALCULATED

Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. – (Public Works)

10. ADOPT RESOLUTION NO. 2022-042, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CONDITIONAL USE PERMIT APPLICATION 2022-1 TENTATIVE PARCEL MAP APPLICATION NO. 2022-1, AND RELATED ENVIRONMENTAL ASSESSMENT NO. 2022-5 PERTAINING TO PROPOSED DEVELOPMENT LOCATED ON THE SOUTH SIDE OF EAST DINUBA AVENUE AT THE TERMINUS OF SOUTH ORANGE AVENUE - Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate. – (Community Development)

WORKSHOP

11. PROPOSED FY 2022-2023 BUDGET- No Action to be taken
The Reedley City Budget is available on the City website: www.reedley.ca.gov

- A. COMMENTS ON BUDGET PRESENTATION BY CITY MANAGER
- B. BUDGET SUMMARY AND OVERALL FISCAL POSITION FOR FY 2022/23
- C. DEPARTMENTAL BUDGET PRESENTATIONS
 - ADMINISTRATION
Council questions
 - ADMINISTRATIVE SERVICES
Council questions

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.

- 12. REEDLEY PLANNING COMMISSION MINUTES OF REGULAR MEETING OF DECEMBER 16, 2021, JANUARY 20, 2022 AND MARCH 17, 2022 – Community Development

COUNCIL REPORTS

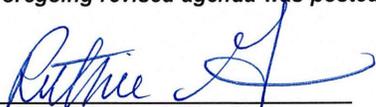
- 13. BRIEF REPORT BY COUNCIL MEMBERS ON CITY RELATED ACTIVITIES AS AUTHORIZED BY THE BROWN ACT AND REQUESTS FOR FUTURE AGENDA ITEMS.

STAFF REPORTS

- 14. 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 5th day of May 2022.


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, either in writing or verbally, 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 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.

Dates to Remember:

May 17, 2022-6pm Special Budget Meeting

May 24, 2022- 6pm Special Budget Meeting

May 24, 2022-Regular Council Meeting

Proclamation of the City of Reedley

WHEREAS, May 21, 2022, is the twelfth Kids to Parks Day organized and launches by the National Park Trust held annually on the third Saturday of May; and

WHEREAS, Kids to Parks Day empowers kids and encourages families to get outdoors and visit local parks, public lands, and waters; and

WHEREAS, we should encourage children to lead a more active lifestyle to combat issues of childhood obesity, diabetes, hypertension; and

WHEREAS, Kids to Parks Day will recognize the importance of recreating responsibly while enjoying the benefits of the outdoors; and

NOW THEREFORE, I, Mary L. Fast do hereby proclaim May 21, 2022, as **Kids to Parks Day**.

Dated this 10th day of May 2022



Mary L. Fast

Mary L. Fast, Mayor

REEDLEY CITY COUNCIL MEETING – April 26, 2022

A complete audio record of the minutes is available at www.reedley.ca.gov

The meeting of Reedley City Council called to order by Mayor Fast at 7:03 p.m. on Tuesday, April 26, 2022 in the City Hall Council Chambers, 845 “G” Street, Reedley, California.

INVOCATION – Horacio Aleman Sr, Cruising for Jesus

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Betancourt

ROLL CALL

Council Members

Present: Anita Betancourt, Ray Soleno, Matthew Tuttle, Mary Fast
Absent: Robert Beck.

AGENDA APPROVAL – ADDITIONS AND/OR DELETIONS

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

Motion unanimously **carried**.

PRESENTATION

1. SIERRA KINGS HEALTH CARE DISTRICT MENTAL HEALTH AWARENESS MONTH
Community Services Director, Sarah Reid discussed May is Mental Health Awareness Month. The City partnered up with Sierra Kings Health Care District and will be offering several free activities to promote different ways to relieve stress.

PUBLIC COMMENT

None.

CONSENT AGENDA (Item 2-11)

Mayor Fast requested items 3 and 4 be removed for further discussion.

Mayor Fast asked to discuss item 3 prior to the vote. Mayor Fast inquired about the size of the mural on the wall and if the existing trees would be in the way. Public Works Director, Russ Robertson said the size of the mural would depend on if it is painted or a wrap that is applied to the building. Mr. Robertson said once the mural is decided they would make sure that it is able to be seen and not obstructed by trees. Mayor Fast asked questions regarding the contract on item #4. Mr. Robertson answered the questions.

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

- 2. APPROVAL OF MINUTES OF THE REGULAR COUNCIL MEETING OF APRIL 12, 2022 - *Approved*
- 3. APPROVE AND AUTHORIZE THE USE OF AVAILABLE AND DONATED FUNDS FOR THE RE-PAINTING OF THE EXTERIOR OF THE REEDLEY MUSEUM BUILDING AND THE PAINTING OF A MURAL ON THE SOUTH WALL OF THE MUSEUM FACING THE PUBLIC PARKING LOT – *Approved*
- 4. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE AN UPDATED AGREEMENT WITH LIBERTY COMPOSTING, INC. FOR THE TRANSPORTATION AND DISPOSAL OF THE CITY OF REEDLEY WASTEWATER TREATMENT PLANT BIO-SOLIDS –*Approved*
- 5. APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REEDLEY AND FAMILY HEALING CENTER TO

REEDLEY CITY COUNCIL MEETING – April 26, 2022

CONDUCT FORENSIC INTERVIEWS WITH VICTIMS AND WITNESSES OF SEXUAL ASSAULTS–
Approved

6. 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 ACTIVITIES RELATED TO MAY MENTAL HEALTH AWARENESS MONTH–*Approved*
7. STAFF RECOMMENDS THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS TO FUND SUMMER AFTER SCHOOL AND SWIM PROGRAMS:
 - A. APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN A MEMORANDUM OF UNDERSTANDING WITH KINGS CANYON UNIFIED SCHOOL DISTRICT (KCUSD) TO PROVIDE 2022 SUMMER PROGRAMS AT WASHINGTON AND T L REED SCHOOL SITES INCLUDING SWIM INSTRUCTION FOR WASHINGTON AND JEFFERSON STUDENTS AND RECREATION SWIM DAYS FOR ALL KCUSD SUMMER SITES FOR A COMBINED AMOUNT NOT TO EXCEED \$263,606.
 - B. ADOPT RESOLUTION 2022-031 AMENDING THE 2021-22 ADOPTED BUDGET APPROPRIATING \$100,528 IN THE GENERAL FUND TO PROVIDE SUMMER PROGRAMS AT WASHINGTON AND T L REED SCHOOL SITES SWIM LESSONS, AND RECREATION SWIM DATES THROUGH JUNE 30, 2022.
 - C. APPROVE AND AUTHORIZE CITY MANAGER TO SIGN A SUMMER WORK EXPERIENCE PROGRAM (SWEP) AGREEMENT FORM WITH VALLEY REGIONAL OCCUPATIONAL PROGRAM (ROP) AND KINGS CANYON UNIFIED SCHOOL DISTRICT TO PROVIDE SUMMER INTERNS TO WORK FOR THE CITY OF REEDLEY WITHIN THE SUMMER PROGRAMS AT T L REED AND WASHINGTON SCHOOL SITES.

–*Approved*

8. ADOPT RESOLUTION 2022-032, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY IN SUPPORT OF THE COUNTY OF FRESNO HOMELESSNESS PRIORITIES FOR CALENDAR YEAR 2022–*Approved*
9. ADOPT RESOLUTION NO. 2022-037 APPROVING AN UPDATED CITY PERSONNEL POLICIES & PROCEDURES MANUAL–*Approved*
10. ADOPT RESOLUTION NO. 2022-038 ESTABLISHING THE FISCAL YEAR 2022-23 RATES FOR COMMUNITY FACILITY DISTRICT 2005-001 MAINTAINING RATES AT CURRENT LEVELS, AND SETTING DEPARTMENT ALLOCATIONS–*Approved*
11. SECOND READING AND ADOPTION OF ORDINANCE NUMBER 2022-003 OF THE CITY OF REEDLEY APPROVING A MILITARY EQUIPMENT USE POLICY PER CALIFORNIA ASSEMBLY BILL NUMBER 481–*Approved*

PUBLIC HEARING

12. HOLD A PUBLIC HEARING AND CONSIDER ADOPTING RESOLUTION NO. 2022-033 ORDERING THE DISSOLUTION OF ZONES B, D AND F FROM THE CITY OF REEDLEY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 COMMENCING IN FISCAL YEAR 2022-2023.

City Engineer, Marilu Morales explained in order to maintain and provide for ongoing costs for the existing landscaping, street trees, and street light utility costs within the public right of way zone DD was annexed into the City of Reedley Landscaping Lighting and Maintenance District on November 9, 2021. Property owners within zone DD are assessed an annual fee through their property tax for the maintenance costs associated with the items. Zones B, D, and F are encompassed by zone DD and therefore the dissolution of zones B, D, and F will ensure the property owners are not double assessed for the maintenance costs.

REEDLEY CITY COUNCIL MEETING – April 26, 2022

Public Hearing Opened: 7:24 p.m.

Public Hearing Closed: 7:24 p.m.

Council Member Soleno moved, Council Member Tuttle seconded to accept, and: HOLD A PUBLIC HEARING AND CONSIDER ADOPTING RESOLUTION NO. 2022-033 ORDERING THE DISSOLUTION OF ZONES B, D AND F FROM THE CITY OF REEDLEY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 COMMENCING IN FISCAL YEAR 2022-2023.

AYES: Soleno, Tuttle, Betancourt, Fast.

NOES: None.

ABSTAIN: None.

ABSENT: Beck.

ADMINISTRATIVE BUSINESS

13. APPROVE SECOND AMENDMENT TO AMENDED CITY MANAGER EMPLOYMENT AGREEMENT

-Approved

AYES: Tuttle, Soleno, Betancourt, Fast

NOES: None.

ABSTAIN: None.

ABSENT: Beck.

14. ADOPT RESOLUTION NO. 2022-034 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ESTABLISHING A DEFERRED COMPENSATION MATCHING PLAN FOR ALL ELIGIBLE FULL-TIME EMPLOYEES

Assistant City Manager, Paul Melikian explained the use of deferred compensation matching plans has been increasing since California Public Employees' Pension Reform Act of 2012 which limits pension benefits. Employees hired under the new retirement formulas will not have the opportunity to build the same level of retirement security. The City of Reedley currently does not contribute to a deferred compensation plan on behalf of employees. Staff surveyed 14 nearby and found that 10 have some type of matching program in place and is a proven tool for employee recruitment and retention.

Council Member Betancourt moved, Council Member Soleno seconded to accept, and: ADOPT RESOLUTION NO. 2022-034 OF THE CITY COUNCIL OF THE CITY OF REEDLEY ESTABLISHING A DEFERRED COMPENSATION MATCHING PLAN FOR ALL ELIGIBLE FULL-TIME EMPLOYEES

AYES: Betancourt, Soleno, Tuttle, Fast

NOES: None.

ABSTAIN: None.

ABSENT: Beck.

RECEIVE INFORMATION & REPORTS

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15. RECEIVE, REVIEW AND FILE THE QUARTERLY INVESTMENT REPORT FOR 3RD QUARTER ENDING MARCH 31, 2022 FOR FISCAL YEAR 2021-22

16. REEDLEY'S RIVER CITY THEATRE COMPANY, PROFIT & LOSS STATEMENT FOR THE PERIOD OF JANUARY 1, 2022-MARCH 31, 2022

COUNCIL REPORTS

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

Council Member Betancourt:

- Attended ribbon cutting ceremony at Trimble Park.

REEDLEY CITY COUNCIL MEETING – April 26, 2022

Mayor Fast

- Attended the Economic Development Corporation's Real Estate review
- Also attended the Trimble Park ribbon cutting ceremony
- Attended a luncheon for Congressman Jim Costa
- Discussed the Kings Basin meeting she attended and provided a brief update

STAFF REPORTS

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

City Manager, Nicole Zieba

- Discussed the ribbon cutting at Trimble Park and thanked the Melville Family for their generous donation
- Discussed upcoming budget and future meetings
- Mentioned the upcoming Measure C renewal meeting
- Shared about the upcoming Legislature Roundtable and how she will be attending and discussing aviation

ADJOURNMENT

Mayor Fast adjourned the regular meeting at 8:06 p.m.

Mayor Mary Fast

ATTEST:

Ruthie Greenwood, City Clerk



REEDLEY CITY COUNCIL

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

ITEM NO: 3

DATE: May 10, 2022

TITLE: RECOMMENDATION OF REJECTION OF CLAIM – NOURANVAR CALDWELL

SUBMITTED: Amar Bains, Accountant *AB*

REVIEWED: Paul A. Melikian, Assistant City Manager *PM*

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

RECOMMENDATION

That the City Council deny a claim received from Nouranvar Caldwell (claimant) on April 06, 2022. The claim has been tendered to the contractor for investigation and following up with the claimant.

BACKGROUND

The Claim Form for Nouranvar Caldwell alleges that on February 23, 2022, a construction crew, working on the water treatment facility next to their house at 1152 11th Street in Reedley, knocked down a powerline causing a power outage. The claimant states that they had to stay in a hotel and all their food in the refrigerator had to be thrown out. The claimant was seeking \$191.77 in damages from the City for the hotel and food.

Since the claim occurred at an active construction site, it has been tendered to the contractor for review and investigation.

Pursuant to Government Code Section 912.4, the City Council must act upon a claim within 45 days after receipt. If there is no official action by Council, the claim is deemed to be rejected on the last day. Denial by minute order action provides a clearly defined rejection date and allows AIMS to begin their investigation and take appropriate action to resolve the claim in a timely manner.

ATTACHMENTS

1. Claim Form and Supporting Documentation

CLAIM FORM

(Please Type Or Print)

CITY OF REEDEVLY

FORM 22 10/1/2004

CLAIM AGAINST Public Works (Name of Entity)

Claimant's name: NOURANVAR CALDWELL

SS#: [redacted] DOB: [redacted] Gender: Male _____ Female

Claimant's address: [redacted]

Address where notices about claim are to be sent, if different from above: Same as above

Date of incident/accident: 2/23/2022

Date injuries, damages, or losses were discovered: 2/24/2022

Location of incident/accident: Water treatment facility next to our house

What did entity or employee do to cause this loss, damage, or injury? The construction crew knocked down the Powerline at 7:30am 2/23, and the power was not restored till 3:30am on 2/24
(Use back of this form or separate sheet if necessary to answer this question in detail.)

What are the names of the entity's employees who caused this injury, damage, or loss (if known)? Unknown

What specific injuries, damages, or losses did claimant receive? Power outage from 7:30am 2/23 to 3:30am 2/24. We had to stay in motel overnight and all food in the fridge had to be thrown out.
(Use back of this form or separate sheet if necessary to answer this question in detail.)

What amount of money is claimant seeking or, if the amount is in excess of \$10,000, which is the appropriate court of jurisdiction. Note: If Superior and Municipal Courts are consolidated, you must represent whether it is a "limited civil case" [see Government Code 910(f)] motel: \$86.39, food had to be replaced \$105.38
TOTAL: \$191.77

How was this amount calculated (please itemize)? all the receipts are attached

(Use back of this form or separate sheet if necessary to answer this question in detail.)

Date Signed: 3-28-22 Signature: [Signature]

If signed by representative:
Representative's Name _____ Address _____
Telephone # _____
Relationship to Claimant _____

EdgeWater

1977 W. MANNING • REEDLEY, CALIFORNIA 93654
PHONE: 559/637-777 • FAX: 559/637-2228

1-800-479-5855

REGISTRATION CARD

ON WOOD

CUSTOMER COPY

NOTICE TO GUESTS - ADVANCE PAYMENT REQUESTED

NAME THOMAS A CALDWELL, JR.		NO PERSONS 2	ROOM NO. 109
STREET PO Box 311		CITY PARLIERS	STATE 93648
DATE IN 2-23		RATE \$ 79.99	
CAR LICENSE 6AJF402		STATE CALIFORNIA	MAKE CAR TOYOTA
SIGNATURE <i>[Signature]</i>		CHECK-IN TIME	
RENT FROM 2-23 TO 2-24		NO. DAYS 1	DAYS OCCUPIED
TELEPHONE 949-735-7034		SUN. <input type="checkbox"/>	
TAX 6.40		MON. <input type="checkbox"/>	
TOTAL 86.39		TUES. <input type="checkbox"/>	
RECEIVED PAYMENT BY <i>[Signature]</i>		WED. <input type="checkbox"/>	
THE MANAGEMENT		THURS. <input type="checkbox"/>	
		FRI. <input type="checkbox"/>	
		SAT. <input type="checkbox"/>	

This property is privately owned, and the management reserves the right to refuse service to anyone, and will not be responsible for accidents or injury to guest, or for the loss of money, jewelry, or other valuables of any kind.

CHECK-IN TIME: _____

\$86.39

SALE AMOUNT

Mode: _____
Entry Method: _____
Approval Code: _____
Batch #: _____
Room #: _____
Folio #: _____
Check Out: _____
Check In: _____
Seq #: _____
Invoice: _____
TC: _____
ARC: _____
Chip Card AID: _____
Chip Card: _____
CARD #: _____

MC SALE

CREDIT CARD

15:14:47 02/24/2022

REEDLEY, CA 936549247

1977 W. MANNING AVE.

EDGEWATER INN

Nouranban Caldwell

Inc. date 2/23/22

motel 86.39

food 105.35

TOTAL \$191.77

Loss of power
from 7:30 am 2/23
TO 3:30 am
2/24

Give us feedback @ survey.walmart.com
Thank you! ID #: 7RDNP31UDRLN

Walmart

559-591-0380 Mgr: JOSHUA
770 W EL MONTE WAY
DINUBA CA 93618

STN 05394 OPN 003883 TEN 06 TRN 04391
DELI CHKN 007874237411 5.97 T
CHKY BLU CHS 002100004268 F 2.24 0
RANCH DRESNG 002100064361 F 2.24 0
MAYONNAISE 004800135384 F 4.14 0
BEEF 302 019355571672 F 7.89 0
BEEF 302 019355571672 F 7.89 0
BV LG CF 18 007874239068 F 4.36 N
BP MT HD 30 005450019325 F 6.14 0
FIESTA SH 16 007874212277 F 3.58 0
BV ST TW 30Z 007874226290 F 7.94 0
O.M. BOLO 004470000857 F 2.32 0
COTTO SALAMI 004470000989 F 2.32 0
FATFR C SLC 007874237337 F 1.48 0
FZ TILAPIA 007874212664 F 19.54 0
5LB DRUM 068113109027 F 4.97 0
5LB DRUM 068113109027 F 4.97 0
CKOUT BAGTAX 000000001101K
5 AT 1 FOR 0.10 0.50 0
SUBTOTAL 88.49
TAX 1 8.500 % 0.51
TOTAL 89.00
DEBIT TEND 89.00
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
89.00 TOTAL PURCHASE
US DEBIT *****9564 I 0
REF # 205500094231
NETWORK ID. 0036 APPR CODE 094831
US DEBIT
AID A0000000980840
AAC 86220960F48A7FEC
TERMINAL # SC011004

02/24/22 09:56:44
ITEMS SOLD 21

TCN 9417 7348 5656 7535 2430



Walmart



Give them the gift
of membership

SAVE MART SUPERMARKETS

Save Mart

1580 E. Manning
559 636-3988

Save Mart
Store #27

Cashier: FastLane1

02/24/22

10:52:22

MEAT

BP BEEF PATTY ORIG 8.99F
JMYD HNS LINK TKY 7.39F
SUBTOTAL 16.38
TOTAL TAX .00
TOTAL 16.38

Visa TENDER 16.38

Acct:*****9564

APPRVL CODE 021947

Cas Ref# 21334

CASH CHANGE .00

NUMBER OF ITEMS 2

Save Mart #27
1580 East Manning
Reedley CA 93654
(559)636-3988

02/24/2022

10:52:59

US DEBIT Entry Method: Chip

CARD #: XXXXXXXXXXXX9564

PURCHASE APPROVED

AUTH CODE:021947

Mode:

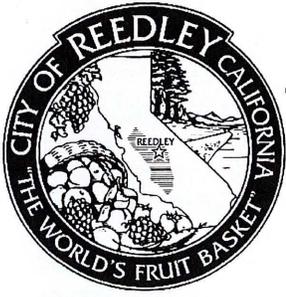
AID: A0000000980840 Issuer

TVR: 8000038000

IAD: 0606120360A000

TSI: 6800

ARC: 00



REEDLEY CITY COUNCIL

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

ITEM NO: 4

DATE: May 10, 2022

TITLE: APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN A SERVICE AGREEMENT WITH KINGS CANYON UNIFIED SCHOOL DISTRICT FOR A SCHOOL RESOURCE OFFICER

SUBMITTED: Hector Aleman, Police Commander *HA*

REVIEWED: Jose L. Garza, Chief of Police *JG*

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

RECOMMENDATION

That the City Council approves and authorizes the City Manager to sign on behalf of the City of Reedley a three (3) year service agreement with Kings Canyon Unified School District ("KCUSD") for a School Resource Officer commencing in the 2022/2023 school year and ending in the 2024/2025 school year.

BACKGROUND

The Reedley Police Department has provided a School Resource Officer to KCUSD for many years. Both parties believe that a School Resource Officer is essential for the students' security, provides positive interaction with students, and helps prevent crime. This partnership has had positive outcomes for all parties involved.

FISCAL IMPACT

KCUSD will fund the City of Reedley \$75,000 for a portion of one officer's time as the School Resource Officer for the 2022/2023 school year. A 5% rate increase for the subsequent two fiscal years. FY 23/24 District will fund City \$78,750, and FY 24/25 District will fund City \$82,687.50.

ATTACHMENTS

1. Services Agreement between the City of Reedley and the Kings Canyon Unified School District

SERVICES AGREEMENT

(Three Year MOU)

Between the City of Reedley and the Kings Canyon Unified School District
for **Police School Resources Officer**

This Services Agreement (Agreement) is entered into the 1st day of July 2022, by and between the City of Reedley, a municipal corporation, ("City"), and The Kings Canyon Unified School District ("District").

ROLES, CONTRIBUTIONS AND RESPONSIBILITIES

The City agrees to provide one (1) Police School Resource Officer assigned to Reedley High School and its feeder elementary and middle schools. The base of operations for the Reedley School Resource Officer will be Reedley High School, where it is understood that the officer will respond to non-school calls, as needed, and attend meetings and training, as required by the Reedley Police Department.

COMPENSATION

District agrees to fund City a total of \$75,000 for one (1) officer to provide these services. There is a 5% rate increase for the subsequent two fiscal years. FY 23/24 District will fund City \$78,750, and FY 24/25 District will fund City \$82,687.50. Payments will be made in two equal installments to be paid upon being invoiced by the City of Reedley in September and January of each respective fiscal year within this agreement. Payments will be made no later than 30 days from the invoice date.

EFFECTIVENESS, DURATION AND TERMINATION

This Agreement shall be effective as of the date first written above and shall remain in effect for an initial term running through June 30, 2025. Either party may at any time terminate this Agreement without cause at the party's convenience by giving not less than 30 days prior written notice to the other party. Upon such termination, all rights and obligations of each party under this Agreement shall cease as of the Effective Date of Termination, except for those specific obligations that shall survive termination as set forth herein. In the event of early termination, parties agree to pay or reimburse a pro-rated share of the compensation based upon a 12-month timeframe.

INDEMNIFICATION

The District shall indemnify, defend, and hold harmless the City, its officers, officials, employees, and volunteers from and against any and all liability, claims, damage, cost, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost) of every nature arising out of or in connection with the assigned officer's performance of work or his or her failure to comply with any of its obligations contained in the Agreement, except such loss or damage which was caused by the active negligence by the City, or the gross or willful misconduct of the assigned officer.

The City shall indemnify, defend, and hold harmless the District, its officers, officials, employees, and volunteers from and against any and all liability, claims, damage, cost, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost) of every nature arising out of the active negligence by the City or the gross or willful misconduct of the assigned officer during the performance of work hereunder.

If the District rejects a tender of defense by the City and/or the assigned officer under this Agreement, and it is later determined that the City and/or the officer breached no duty of care and/or was immune from liability, the District shall reimburse the City and/or officer for any and all litigation expenses (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost). A duty of care or immunity determination may be made by a jury or a court, including a declaratory relief determination by a court after the City and/or officer settles a liability claim, with or without participation by the District.

The Parties acknowledge that it is not the intent of the Agreement to create a duty of care by the City or its assigned officer that they would not owe in the absence of the Agreement. The Agreement does not create an affirmative duty of care (including, without limitation, a duty to protect, a duty to deter and/or a duty to intervene) by the City or the assigned officer and the absence of the assigned officer and/or the patrol vehicle is not a material breach of this Agreement. The Parties further acknowledge that by entering into this Agreement neither the City nor its assigned officer intends to waive any immunities to which they would be entitled in the absence of the Agreement.

INTEGRATION OF PRIOR TERMS AND CONDITIONS

This Agreement, including all recitals, constitutes the entire agreement of the Parties. This Agreement may be amended or modified only by the mutual written agreement of the Parties. This Agreement is invalid unless approved by the legislative body of each Party, although it may be executed by an authorized agent of each Party. An authorized agent of the City shall be a person specifically authorized by the legislative body of the City to execute this Agreement, at the level of City Manager or City Attorney or equivalent.

IN WITNESS THEREOF, the parties have caused their authorized agents to execute this Agreement as of the date first set forth above:

CITY OF REEDLEY,
a municipal corporation

By: _____
Nicole R. Zieba, Reedley City Manager

THE KINGS CANYON UNIFIED SCHOOL DISTRICT

By: _____
John Campbell, KCUSD Superintendent



REEDLEY CITY COUNCIL

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

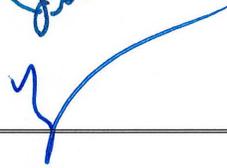
ITEM NO: 5

DATE: May 10, 2022

TITLE: APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT ON BEHALF OF THE CITY OF REEDLEY, BETWEEN THE CITY OF REEDLEY AND KINGS CANYON UNIFIED SCHOOL DISTRICT FOR THE RESTORATIVE JUSTICE INITIATIVE (RPBI) FOR THE 2022-2023 FISCAL YEAR.

PREPARED BY: Marc A. Ediger, Police Commander 

SUBMITTED: Jose L. Garza, Chief of Police 

APPROVED: Nicole R. Zieba, City Manager 

RECOMMENDATION

That the City Council approve and authorize the City Manager to execute an agreement on behalf of the City of Reedley, between the City of Reedley and Kings Canyon Unified School District for the Restorative Justice Initiative (RPBI) for the 2022-2023 fiscal year.

EXECUTIVE SUMMARY

The Reedley Police Department has historically partnered with KCUSD to provide a Restorative Justice Coordinator to manage RPBI cases under the jurisdiction of the Reedley Police Department during each fiscal year. This agreement will be executed solely between the City and KCUSD. The City has allocated \$20,000 as part of the FY 2022-2023 budget to assist KCUSD with compensation for the shared Restorative Justice Coordinator.

BACKGROUND

Jake Harder officially became the RPBI Director January 1, 2018 while working with MCC and was hired by KCUSD as a RJ Coordinator in 2021. He continues to be focused on efficiency, forward progress and maintenance of the case management system. He also serves as the "in house" trainer for Restorative Justice case mediation and conflict resolution. Additionally, John Swenning was also hired by KCUSD as a RJ Coordinator to work at Orange Cove High School. Jennifer Jantzen and Ruben Alvarez (current CYM employees) continue to be Case Managers for RPBI under Coordinator Jake Harder for all Reedley and Orange Cove KCUSD schools. The Case Managers are part of a separate

Services Agreement between CYM and KCUSD. As a team they have all proven to be effective and efficient in sustaining the RPBI and CYM continues to show commitment and partnership to Restorative Justice efforts.

FISCAL IMPACT

The City has previously budgeted \$20,000 annually as part of a services agreement to fund the Restorative Justice Coordinator position. Moving forward, the City will allocate \$20,000 toward funding of the Coordinator position.

The CITY will make two (2) payments in the amount of \$10,000 each to KCUSD under this agreement. The payments will be made in July 2022 and January 2023 respectively.

PRIOR COUNCIL ACTIONS

The City Council approved similar MOU's, beginning in 2013 and continuing through 2022 to fund the partnership of RPBI to manage Restorative Justice efforts.

1. Services Agreement 2022-2023 (CITY and KCUSD)

Services Agreement

Between the **City of Reedley (CITY)** and **Kings Canyon Unified School District (KCUSD)** for a *Restorative Justice Coordinator* to provide services and oversight for the **Reedley Peace Building Initiative Restorative Justice System (RPBI)**

This Services Agreement (Agreement) is entered into the 1st day of July 2022, by and between the CITY and KCUSD. The parties agree to the following:

ROLES, CONTRIBUTIONS AND RESPONSIBILITIES

KCUSD agrees to provide (1) one Restorative Justice Coordinator (COORDINATOR) to manage and oversee the Reedley Peace Building Initiative (RPBI), a joint-partnership restorative justice program with focus on juvenile crime and conflict within KCUSD schools in the Reedley and Orange Cove areas. The base of operations for COORDINATOR will be Reedley High School, to interact with staff and the School Resource Officer to determine involvement for restorative justice options for addressing juvenile crime and conflict situations. COORDINATOR will also oversee RPBI Case Managers assigned to focus on the junior high schools and middle schools within KCUSD.

KCUSD agrees that COORDINATOR will provide mediation services for qualified criminal cases provided by CITY (Police Department). Mediation services to include involvement from Case Managers and properly trained and certified volunteer mediators. COORDINATOR will also manage and oversee community service options for criminal offenders with assistance and input from CITY. KCUSD agrees that COORDINATOR will accurately document case mediations, to include victims, offenders, contract agreements and outcomes. Documentation will be recorded into an existing database which CITY agrees to provide and maintain.

CONFIDENTIALITY

During the course of providing services, COORDINATOR may be required to access information that is confidential to CITY or personal information about constituents, employees and/or contractors. COORDINATOR will keep all such information confidential and will collect, use and disclose such information only on a need-to-know basis in a manner consistent with the provision of the services. All writings, photographs, products and materials accessed by or delivered to COORDINATOR, including all information related to criminal cases or offenses will be the sole property of the CITY. COORDINATOR agrees to use / share confidential information only during official resolution of such cases as designated by City and KCUSD.

COMPENSATION

CITY agrees to pay DISTRICT a total of \$20,000 for (1) one Restorative Justice COORDINATOR to provide these services. Payment will be made in two installments of \$10,000 to be paid upon being invoiced by KCUSD in July 2022 and January 2023. Payments will be made no later than 30 days from the invoice date.

EFFECTIVENESS, DURATION AND TERMINATION

This Agreement shall be effective as of July 1, 2022 and shall remain in effect for a term running through June 30, 2023. Either party may at any time terminate this Agreement without cause at the party's convenience by giving not less than 30 days prior written notice to the other party. Upon such termination, all rights and obligations of each party under this Agreement shall cease as of the Effective Date of Termination, except for those specific obligations that shall survive termination as set forth herein. In the event of early termination, parties agree to pay or reimburse a pro-rated share of the compensation based upon a 12-month timeframe.

INDEMNIFICATION

KCUSD shall indemnify, defend, and hold harmless the City, its officers, officials, employees, and volunteers from and against any and all liability, claims, damage, cost, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost) of every nature arising out of or in connection with COORDINATOR's performance of work or his or her failure to comply with any of its obligations contained in the Agreement, except such loss or damage which was caused by the active negligence by the City, or the gross or willful misconduct of COORDINATOR.

The City shall indemnify, defend, and hold harmless KCUSD, its officers, officials, employees, and volunteers from and against any and all liability, claims, damage, cost, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost) of every nature arising out of the active negligence by the City or the gross or willful misconduct of COORDINATOR during the performance of work hereunder.

If KCUSD rejects a tender of defense by the City and/or COORDINATOR under this Agreement, and it is later determined that the City and/or COORDINATOR breached no duty of care and/or was immune from liability, KCUSD shall reimburse the City and/or officer for any and all litigation expenses (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost). A duty of care or immunity determination may be made by a jury or a court, including a declaratory relief determination by a court after the City settles a liability claim, with or without participation by KCUSD.

INTEGRATION OF PRIOR TERMS AND CONDITIONS

This Agreement, including all recitals, constitutes the entire agreement of the Parties. This Agreement may be amended or modified only by the mutual written agreement of the Parties. This Agreement is invalid unless approved by the legislative body of each Party, although it may be executed by an authorized agent of each Party. An authorized agent of the City shall be a person

specifically authorized by the legislative body of the City to execute this Agreement, at the level of City Manager or City Attorney or equivalent.

IN WITNESS THEREOF, the parties have caused their authorized agents to execute this Agreement as of the date first set forth above:

CITY OF REEDLEY,
a municipal corporation

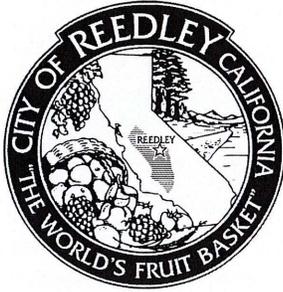
By: _____
Nicole R. Zieba, Reedley City Manager

Date: _____

THE KINGS CANYON UNIFIED SCHOOL DISTRICT

By: _____
John Campbell, KCUSD Superintendent

Date: _____



REEDLEY CITY COUNCIL

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

ITEM NO: 6

DATE: May 10, 2022

TITLE: APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN ON BEHALF OF THE CITY OF REEDLEY A SERVICE AGREEMENT WITH KINGS CANYON UNIFIED SCHOOL DISTRICT FOR NARCOTICS DETECTION, INTERVENTION AND PREVENTION FOR A PERIOD OF 3 YEARS BEGINNING JULY 1, 2022 THROUGH JUNE 30, 2025.

PREPARED: Marc A. Ediger, Operations Commander 

SUBMITTED: Jose L. Garza, Chief of Police 

APPROVED: Nicole R. Zieba, City Manager 

RECOMMENDATION

That the City Council approves and authorizes the City Manager to sign on behalf of the City of Reedley (CITY) a 3-year service agreement with Kings Canyon Unified School District (KCUSD) for Narcotics Detection, Intervention, and Prevention for the 2022-2025 school years.

BACKGROUND

The Reedley Police Department has provided Narcotics Detection, Intervention, and Prevention for KCUSD for many years. The purpose of the agreement is to continue a partnership between the City of Reedley and the Kings Canyon Unified School District to control possession of contraband by students in the school district.

The City of Reedley will be responsible for providing Narcotics Detection, Intervention, and Prevention utilizing contraband detection canines. These inspections are unannounced and are to detect "School Defined" contraband and legally defined contraband. School-defined contraband as defined by the District are; all drugs of abuse (in the broadest terms), alcoholic beverages, firearms and ammunition, prescription, and over the counter medication. Legally defined contraband is any illegal property for anyone to possess, such as but not limited to narcotics and stolen property.

The City of Reedley and the Kings Canyon Unified School District believe violations are detrimental to students' welfare and contrary to the desire to create, foster, and maintain

an atmosphere conducive to safety and education. This policy and partnership will not only detect contraband on the campuses impacted. However, it will also likely prevent many individuals from bringing contraband on campuses of KCUSD.

Historically, KCUSD has agreed to pay the CITY \$250.00 per search visit for the contract period. The CITY is proposing to increase the service fee to \$350 per search visit during first year of the agreement. This proposed increase has been calculated due to increases in personnel costs over the past several years. The service fee will increase by 5% in year 2 of the agreement (2023-2024 school year), resulting in a total of \$367.50 per visit. The service fee will increase by 5% in year 3 of the agreement (2024-2025 school year), resulting in a total of \$385.88 per visit.

KCUSD has tentatively requested a minimum of 14 searches to be billed monthly, but that number may fluctuate based on need and campus availability.

The City of Reedley believes this is an important partnership to combat criminal activity, possession of contraband on KCUSD campuses, and allow KCUSD to more effectively dispose of contraband by turning it over to the Reedley Police Department for destruction.

FISCAL IMPACT

The general fund will receive approximately \$4,900 from this agreement (2022-2023)

The general fund will receive approximately \$5,145 from this agreement (2023-2024)

The general fund will receive approximately \$5,402 from this agreement (2024-2025)

ATTACHMENTS

1. 3-year Services Agreement between the City of Reedley and KCUSD / 2022-2025

SERVICES AGREEMENT

Between the **CITY** of Reedley and the Kings Canyon Unified School **KCUSD**
for **Narcotics Detection Services**

This Services Agreement (Agreement) is entered into the 1st day of July, 2022, through June 30, 2025, for a period of 3 years, between the City of Reedley, a municipal corporation, ("**CITY**"), and The Kings Canyon Unified School KCUSD ("**KCUSD**").

ROLES, CONTRIBUTIONS AND RESPONSIBILITIES

It is understood that the **KCUSD** has established and communicated a policy clearly defining contraband as all drugs of abuse (in the broadest terms), alcoholic beverages, firearms and ammunition, prescription and over-the counter medication, and that this policy has been disseminated to all campus locations. Violations are considered detrimental to the welfare of students and contrary to the **KCUSD'S** desire to foster an atmosphere conducive to safety and education.

CITY shall provide contraband inspection services utilizing non-aggressive contraband detection canines. Such inspections may be conducted on an unannounced basis under the auspices and direction of the **KCUSD** administration with **CITY** acting as an agent of the **KCUSD** while conducting such inspections. Communal areas, lockers, gym areas, parking lots (automobiles), grounds, and other select areas as directed by **KCUSD** officials, shall be subject to inspection. School defined contraband detected on **KCUSD** property is the responsibility of the **KCUSD**. School contraband should be turned over to **CITY** depending on the level of action taken at the **KCUSD** discretion. All "Legally defined" contraband (ie, narcotics, stolen property) shall be turned over to **CITY** for destruction.

CITY will schedule **KCUSD** visits in conjunction with days designated by the **KCUSD** as appropriate for visits. **KCUSD** will provide a school calendar with inappropriate dates for service noted. This calendar will serve as an addendum to the Agreement. All other dates will be considered acceptable for visits. Service will NOT be scheduled until the calendar is received.

CITY is licensed and registered by the U.S. Department of Justice, Drug Enforcement Administration, and regional regulatory agencies as required. Detection canines are certified as reliable by the National Narcotic Detector Dog Association or equivalent independent agency. All employees are registered with the Department of Justice in accordance with California Education Code requirements.

CITY policy precludes the use of detection canines to "sniff" individuals under any circumstances.

COMPENSATION

CITY agrees to provide up to **14 visits per school year**, or the number requested by **KCUSD** for the contract period. The **KCUSD** may increase the total number of visits by notifying **CITY** in writing. The compensation rate during year 1 (2022-2023) will be **\$350.00 per** visit. **CITY** will invoice on a monthly basis for services provided during that month. The compensation rate during year 2 (2022-2023) will include a 5% increase adjustment, equaling a cost per visit of

\$367.50. The compensation rate during year 3 (2023-2024) will include a 5% increase adjustment, for a total cost per visit of **\$385.88**. The **KCUSD** agrees to pay for services within thirty (30) days of receipt of each invoice provided by **CITY**.

EFFECTIVENESS, DURATION AND TERMINATION

This Agreement shall be effective as of the date first written above and shall remain in effect for a 3-year term running through June 30, 2025. Either party may at any time terminate this Agreement without cause at the party's convenience by giving not less than 30 days prior written notice to the other party. Upon such termination, all rights and obligations of each party under this Agreement shall cease as of the Effective Date of Termination, except for those specific obligations that shall survive termination as set forth herein. In the event of early termination, parties agree to pay or reimburse a pro-rated share of the compensation based upon a 12-month timeframe.

INDEMNIFICATION

The **KCUSD** shall indemnify, defend, and hold harmless the **CITY**, its officers, officials, employees, and volunteers from and against any and all liability, claims, damage, cost, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost) of every nature arising out of or in connection with the assigned officer's performance of work or his or her failure to comply with any of its obligations contained in the Agreement, except such loss or damage which was caused by the active negligence by the **CITY**, or the gross or willful misconduct of the assigned officer.

The **CITY** shall indemnify, defend, and hold harmless the **KCUSD**, its officers, officials, employees, and volunteers from and against any and all liability, claims, damage, cost, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost) of every nature arising out of the active negligence by the **CITY** or the gross or willful misconduct of the assigned officer during the performance of work hereunder.

If the **KCUSD** rejects a tender of defense by the **CITY** and/or the assigned officer under this Agreement, and it is later determined that the **CITY** and/or the officer breached no duty of care and/or was immune from liability, the **KCUSD** shall reimburse the **CITY** and/or officer for any and all litigation expenses (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost). A duty of care or immunity determination may be made by a jury or a court, including a declaratory relief determination by a court after the **CITY** and/or officer settles a liability claim, with or without participation by the **KCUSD**.

The Parties acknowledge that it is not the intent of the Agreement to create a duty of care by the **CITY** or its assigned officer that they would not owe in the absence of the Agreement. The Agreement does not create an affirmative duty of care (including, without limitation, a duty to protect, a duty to deter and/or a duty to intervene) by the **CITY** or the assigned officer and the absence of the assigned officer and/or the patrol vehicle is not a material breach of this Agreement. The Parties further acknowledge that by entering into this Agreement neither the

CITY nor its assigned officer intends to waive any immunities to which they would be entitled in the absence of the Agreement.

INTEGRATION OF PRIOR TERMS AND CONDITIONS

This Agreement, including all recitals, constitutes the entire agreement of the Parties. This Agreement may be amended or modified only by the mutual written agreement of the Parties. This Agreement is invalid unless approved by the legislative body of each Party, although it may be executed by an authorized agent of each Party. An authorized agent of the **CITY** shall be a person specifically authorized by the legislative body of the **CITY** to execute this Agreement, at the level of **CITY** Manager or **CITY** Attorney or equivalent.

IN WITNESS THEREOF, the parties have caused their authorized agents to execute this Agreement as of the date first set forth above:

CITY OF REEDLEY,
a municipal corporation

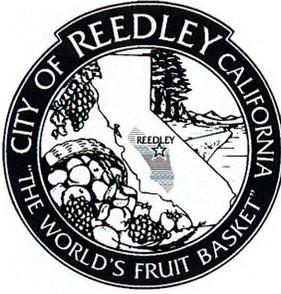
By: _____
Nicole R. Zieba, Reedley **CITY** Manager

Date: _____

THE KINGS CANYON UNIFIED SCHOOL KCUSD

By: _____
John Campbell, KCUSD Superintendent

Date: _____



REEDLEY CITY COUNCIL

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

ITEM NO: 7

DATE: May 10, 2022

TITLE: ADOPT RESOLUTION NO. 2022-036, A RESOLUTION OF THE CITY OF REEDLEY REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO TO CONSOLIDATE THE CITY OF REEDLEY ELECTION WITH THE STATEWIDE GENERAL ELECTION AND RENDER SPECIFIED SERVICES RELATING TO THE CONDUCT OF A MUNICIPAL ELECTION.

SUBMITTED: Ruthie Greenwood, City Clerk 

APPROVED: Nicole R. Zieba
City Manager 

RECOMMENDATION

Staff recommends that the Reedley City Council adopt Resolution No. 2022-036 requesting and authorizing the Fresno County Clerk to provide the election services for the upcoming November 8, 2022, consolidated general municipal election.

EXECUTIVE SUMMARY

Every election year, the Fresno County Clerk's office requires that Council adopt a resolution as their formal request to the Fresno County Board of Supervisors for the consolidation of the local and statewide elections, including a request for them to provide services relating to the conduct of the Municipal Election. The attached resolution would request the Board of Supervisors of the County of Fresno to consolidate said election with the Statewide General Election pursuant to Part 2 of Division 10 of the elections Code of the State of California and render specified services to the City of Reedley relating to the conduct of a Municipal Election.

FISCAL IMPACT

Staff estimates and has budgeted \$12,000 in the 2022-23 budget based on two District Candidates. Fresno County is unable to provide actual cost at this time because the city election will be consolidated with the statewide election and information is not available to them at this time.

ATTACHMENTS

Resolution No. 2022-036

Motion: _____ Second: _____

RESOLUTION NO. 2022-036

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD IN SAID CITY ON TUESDAY NOVEMBER 8, 2022, FOR THE ELECTION OF CERTAIN OFFICERS OF SAID CITY AND REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO TO CONSOLIDATE AND CANVASS THE GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 8, 2022 WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THAT DATE PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10400 ET SEQ.; TO PERMIT THE COUNTY CLERK/REGISTRAR OF VOTERS OF THE COUNTY OF FRESNO TO RENDER SPECIFIED SERVICES TO THE CITY OF REEDLEY RELATING TO THE CONDUCT OF SAID GENERAL MUNICIPAL ELECTION PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10002; AND AUTHORIZING REIMBURSEMENT FUNDS TO PAY FOR SAID SERVICES

WHEREAS, the next Statewide General Election to be held in the County of Fresno will take place on November 8, 2022; and

WHEREAS, the City of Reedley, intends to call and order a General Municipal Election on Tuesday, November 8, 2022, for the election of two (2) City Council Members, one each from Council Districts 2 and 4 and each for a full four-year term; and

WHEREAS, it is the desire of the City Council of the City of Reedley to adopt a Resolution requesting the Board of Supervisors of the County of Fresno to consolidate said election with the Statewide General Election pursuant to Part 3 of Division 10 of the Elections Code of the State of California (commencing with Section 10400) to be held on the same date and that, within the City of Reedley, the precincts, vote center locations, ballot drop box locations, and election officers of the two (2) elections be the same; the County Clerk/Registrar of Voters canvass the returns of the General Municipal Election; and the election be held in all respects as if there were only one (1) election; and

WHEREAS, it is the desire of the City Council of the City of Reedley to adopt a Resolution requesting the Board of Supervisors of the County of Fresno to render specified services to the City of Reedley relating to the conduct of a General Municipal Election pursuant to Section 10002 of the Elections Code of the State of California; and

WHEREAS, Section 10002 of the Elections Code of the State of California requires the City of Reedley to reimburse the County of Fresno in full for the services performed upon presentation of a bill to the city of Reedley.

WHEREAS, The City Council of the City of Reedley has determined that each candidate for elective office who submits a statement to be sent to the voters with the sample ballot shall be charged a sum not greater than the actual prorated cost of printing, handling and translating the candidate's statement, if any incurred by the agency as a result of providing this service.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REEDLEY as follows:

SECTION 1. A General Municipal Election is called and ordered for the City of Reedley to be held on November 8, 2022, for the purpose of the election of two members of the City Council to represent Council District 2 and 4 each for a full four-year term term.

SECTION 2. Pursuant to the requirements of Section 10403 of the Elections Code of the State of California, the Board of Supervisors of the County of Fresno is hereby requested to consent and agree to the consolidation of the General Municipal Election and the Statewide General Election on November 8, 2022.

SECTION 3. In accordance with the provisions of Section 10403 of the Elections Code of the State of California, the City Council of the City of Reedley acknowledges that the consolidated election will be held and conducted in accordance with the provisions of law regulating the Statewide General Election pursuant to Section 10418 of the Elections Code of the State of California.

SECTION 4. The Board of Supervisors of the County of Fresno is requested to direct the County Clerk/Registrar of Voters to take any and all steps necessary for and related to the holding of the consolidated election in a manner consistent with law, including, without limitation: the provision of all election materials and equipment; publication of notices; the hiring, training and supervision of election officers and other election personnel; the printing and distribution of ballot materials; the translation of ballot materials; the collection of submitted ballots; the tallying and canvassing of votes; and the certification of election results.

SECTION 5. Pursuant to Section 10002 of the Elections Code of the State of California, the City Council of the City of Reedley authorizes reimbursement to the County of Fresno in full for the services to be performed as herein requested and that said sum be paid to the County of Fresno upon demand and presentation of a bill to the City of Reedley

SECTION 6. The candidate shall, if he/she elects to submit a statement, of no more than 200 words, to be included with the sample ballot and sent to the registered voters, pay all costs associated with said election statement; Pursuant to California Elections Code Section 13307, the candidate is required to make an estimated pre-payment to the County at the time the candidate files the nomination papers.

THE FOREGOING RESOLUTION WAS APPROVED AND ADOPTED by the City Council of the City of Reedley at a regular meeting of the City Council held on May 10, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

APPROVED:

Ruthie Greenwood, City Clerk

Mary L. Fast, Mayor



REEDLEY CITY COUNCIL

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

ITEM NO: 8

DATE: May 10, 2022

TITLE: ADOPT RESOLUTION 2022-041 AMENDING THE 2021-22 ADOPTED BUDGET APPROPRIATING \$3,100 IN THE GENERAL FUND TO COVER THE COST FOR RELOCATING THE EXISTING SCOREBOARD AND THE INSTALL OF THE NEW SCOREBOARD AT CAMACHO PARK.

SUBMITTED: Sarah Reid, Community Services Director

APPROVED: Nicole R. Zieba, City Manager

RECOMMENDATION

Adopt Resolution 2022-041 amending the 2021-22 Adopted Budget appropriating \$3,100 in the General Fund to cover the cost for relocating the existing scoreboard and the install of the new scoreboard at Camacho Park.

EXECUTIVE SUMMARY

Camacho Park has been the home of Reedley Little League (RLL) since 1981. All RLL games are played on the two baseball fields within Camacho Park. The RLL Board along with many volunteers invest countless hours to making sure the fields and the amenities within the park stay in good working order. The scoreboard on the minors field is non-operational and broken beyond repair. RLL has purchased a new scoreboard in the amount of \$4,915 which will be installed on the majors field. The plan is to remove the existing majors field scoreboard and relocate it to the minors field. RLL approached the City of Reedley with the request to assist with the relocation and install of the scoreboards. The City's resources are stretched thin on other projects so staff asked RLL to receive a quote from an outside vendor to perform the work. The cost to relocate the one scoreboard and install the new scoreboard is \$3,100. This includes electrical work to get the scoreboards operational.

FISCAL IMPACT

The attached budget amendment requests \$3,100 in appropriations for the General Fund to cover the cost to relocate the existing scoreboard and install the new scoreboards at Camacho Park.

ATTACHMENTS

1. Budget Amendment Resolution No. 2022-041
2. Quote from Wolff Signs

**BUDGET AMENDMENT
RESOLUTION 2022-041**

The City Council of the City of Reedley does hereby amend the 2021-2022 Budget as follows:

SECTION I - ADDITIONS

Account Number	Account Description	Amount
001-4665.6440	Camacho Park Rehab Project	\$ 3,100
Total		\$ 3,100

Purpose: Staff is requesting appropriations to cover the cost to relocate one scoreboard and install one new scoreboard at Camacho Park.

SECTION II - SOURCE OF FUNDING

Account Number	Account Description	Amount
001-2710	General Fund Unallocated Fund Balance	\$ 3,100
Total		\$ 3,100

Impact: Staff is requesting \$3,100 from the General Fund unallocated fund balance to cover the cost for the relocation of one scoreboard and the install of a new scoreboard at Camacho Park. Unallocated fund balance is available for this purpose.

REVIEWED:


Assistant City Manager

RECOMMENDED:


City Manager

The foregoing resolution was approved by the City Council of the City of Reedley on May 10, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Mary L. Fast, Mayor

ATTEST:

Ruthie Greenwood, City Clerk

From

WOLFF SIGNS
576 E. ABBOTT
REEDLEY, CA 93654
559-999-8618

QUOTE

To

REEDLEY LITTLE LEAGUE
REEDLEY, CA 93654

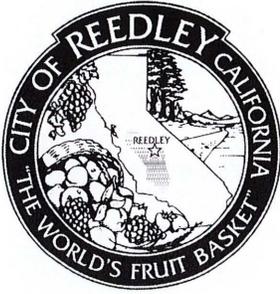
Quote # 0000001
Date 04/18/2022

Item	Description	Unit Price	Quantity	Amount
Service	REMOVE ONE SCOREBOARD, TAKE DOWN SCOREBOARD ON MAJORS FIELD AND MOVE TO MINORS FIELD. INSTALL NEW SCOREBOARD ON MAJORS FIELD	3100.00	1.00	3100.00

New Line

Notes

Subtotal 3100.00
 Total 3100.00
 Amount Paid 0.00
 Quote \$3100.00



REEDLEY CITY COUNCIL

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

ITEM NO: 9

DATE: May 10, 2022

TITLE: APPROVAL OF ITEMS PERTAINING TO A CHANGE IN THE PROCESS OF CALCULATING ANNUAL INFLATIONARY INCREASES TO UTILITY RATES

- A. ADOPT RESOLUTION 2022-039 ADJUSTING THE PROCESS IN WHICH ANNUAL INFLATIONARY INCREASES TO SEWER UTILITY RATES ARE CALCULATED.
- B. ADOPT RESOLUTION 2022-040 ADJUSTING THE PROCESS IN WHICH ANNUAL INFLATIONARY INCREASES TO WATER UTILITY RATES ARE CALCULATED.

SUBMITTED: Russ Robertson, Public Works Director *UR*

APPROVED: Nicole Zieba, City Manager *NZ*

RECOMMENDATION

That the City Council of the City of Reedley open the Public Hearing pursuant to Proposition 218 and adopt Resolution 2022-039 and Resolution 2022-040 adjusting the process in which annual inflationary increases to water and sewer utility rates are calculated.

EXECUTIVE SUMMARY

Per California State law, the City's water and sewer utility rates must be established through a comprehensive study of the City's water and sewer operations and costs. The established rates cannot exceed the actual cost of providing water and sewer services. After rates are established, the City must keep pace with new unfunded State mandates and rising costs to sewer and water operations in order to keep the funds solvent.

On July 12, 2016, the City Council passed Resolution 2016-070 approving water service rates based on a comprehensive water rate study performed by an outside engineering company, and established a process for future adjustments of water rates. On October 27, 2020, the City Council passed Resolution 2020-093 approving sewer service rates based on a comprehensive sewer rate study performed by an outside engineering company, and established a process for future adjustments of sewer rates. Both Resolutions included language that annual rate

adjustments would be based on the 10-year rolling average of the Consumer Price Index (CPI) and that no annual increase shall exceed 2.5%.

Over the course of the last 12 months, inflation has been at levels not seen in 40 years. National inflation has increased between 4%-8%. These increases are well above the existing cap of 2.50% on CPI adjustments to rates. Water and sewer operations costs have substantially increased and vendors have sent notifications to the City regarding increases in pricing. The majority of Sewer and Water operational costs are for materials and some services provided by vendors. For example, the vendor that provides disposal services for solids at the Waste Water Treatment Plant increased their rate by 31%. Staff solicited proposals from other vendors and they had all substantially increased their rates. The cost of frequently used chemicals such as polymer and chlorine increased 29% and 23% respectively. The cost of fuel has increased 36% over the last 12 months. The City has also received notifications of rate increases from other vendors that provide pipe, valves, fittings, asphalt, concrete, and other supplies frequently used for operations.

In an effort to keep pace with these cost increases, staff is recommending that the language in the current Resolutions be amended to state that future annual rate adjustments would be tied to the actual CPI during the 12 month period of December through December of the previous calendar year, and also that the annual maximum increase of 2.5% be removed in order for the Enterprise funds to remain solvent and avoid large rate increases in the future. It should be noted that although these changes would help the City keep pace with rising costs, Council will still have the discretion to reduce annual CPI increases if so desired.

The California Constitution, as amended by Proposition 218 in 1996, requires that the public stakeholders be noticed before utility rates are increased or rate calculating processes are changed. The City must provide notice of the proposed action, hold a public hearing on the proposed changes, and consider any protests received. Notice must be sent at least 45 days prior to the public hearing, and the proposed action can be approved at the public hearing and thereafter imposed unless written protests are submitted by a majority of the property owners. The notice was sent to all 6,134 utility customers. At the time that this staff report was written the City had received 6 letters of protest.

A copy of the Proposition 218 notice sent to utility customers is attached to this staff report.

FISCAL IMPACT

Approval may result in future increases to Water and Sewer Enterprise Fund revenues that will coincide with actual annual inflation.

ATTACHED

Resolution 2022-039
Resolution 2022-040
Resolution 2016-070
Resolution 2020-093
Proposition 218 Notice

RESOLUTION NO. 2022-039

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY
ESTABLISHING AN ANNUAL INFLATIONARY FORMULA FOR FUTURE
SEWER UTILITY RATE INCREASES.**

WHEREAS, Government Code Section 54344 authorizes the City Council to establish and fix rates and charges for the sewer utility and related services; and

WHEREAS, Reedley Municipal Code Section 8-1-5 provides for the establishment of sewer service rates by resolution of the City Council; and

WHEREAS, the City Council adopted Resolution No. 2020-093 establishing the annual increase to rates using the 10-year rolling average of the Department of Labor's Consumer Price Index (CPI), with the exception that no annual increase shall exceed 2.5% of the previous year's rates; and

WHEREAS, staff provided a presentation to the City Council on March 8, 2022, at a regularly scheduled City Council meeting proposing changes to how the annual inflationary increase to rates is calculated and received direction to send out a Proposition 218 notice to all sewer customers within the City; and

WHEREAS, a notice of Public Hearing to discuss the proposed language changes was mailed to each parcel in accordance with the requirements of Proposition 218 and Government Code section 53750 et seq.; and

WHEREAS, a public hearing to consider the proposed language changes was held at a public meeting on May 10, 2022, before the City Council of the City of Reedley, which meeting and hearing was more than 45 days after the notice to each parcel was mailed; and

WHEREAS, written protests to the proposed language changes were not presented by the majority of the owners of the identified parcels in the City of Reedley; and

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

1. Sewer rates will be adjusted annually each July 1st based on an annual inflationary adjustment. The annual inflationary adjustment will be based on the change in the San Francisco-Oakland-Hayward, CA CPI for All Urban Consumers from the 12 month period of December to December of the previous calendar year.

The foregoing resolution is hereby approved this May 10, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Mary L. Fast, Mayor of the City of Reedley

ATTEST:

Ruthie Greenwood, City Clerk

RESOLUTION NO. 2022-040

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY
ESTABLISHING AN ANNUAL INFLATIONARY FORMULA FOR FUTURE
WATER UTILITY RATE INCREASES.**

WHEREAS, Government Code Section 54344 authorizes the City Council to establish and fix rates and charges for the water utility and related services; and

WHEREAS, Reedley Municipal Code Section 8-1-5 provides for the establishment of water service rates by resolution of the City Council; and

WHEREAS, the City Council adopted Resolution No. 2016-070 establishing the annual increase to rates using the 10-year rolling average of the Department of Labor's Consumer Price Index (CPI), with the exception that no annual increase shall exceed 2.5% of the previous year's rates; and

WHEREAS, staff provided a presentation to the City Council on March 8, 2022, at a regularly scheduled City Council meeting proposing changes to how the annual inflationary increase to rates is calculated and received direction to send out a Proposition 218 notice to all water customers within the City; and

WHEREAS, a notice of Public Hearing to discuss the proposed language changes was mailed to each parcel in accordance with the requirements of Proposition 218 and Government Code section 53750 et seq.; and

WHEREAS, a public hearing to consider the proposed language changes was held at a public meeting on May 10, 2022, before the City Council of the City of Reedley, which meeting and hearing was more than 45 days after the notice to each parcel was mailed; and

WHEREAS, written protests to the proposed language changes were not presented by the majority of the owners of the identified parcels in the City of Reedley; and

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

1. Water utility rates will be adjusted annually each July 1st based on an annual inflationary adjustment. The annual inflationary adjustment will be based on the change in the San Francisco-Oakland-Hayward, CA CPI for All Urban Consumers from the 12 month period of December to December of the previous calendar year.

The foregoing resolution is hereby approved this May 10, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Mary L. Fast, Mayor of the City of Reedley

ATTEST:

Ruthie Greenwood, City Clerk

RESOLUTION NO. 2016-070

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY
APPROVING WATER RATE INCREASES AND ADJUSTMENTS EFFECTIVE
ON AUGUST 1, 2016, AND ESTABLISHING AN ANNUAL INFLATIONARY
FORMULA FOR FUTURE RATE INCREASES EACH JULY 1ST BEGINNING
JULY 1, 2017, AS NEEDED.**

WHEREAS, Government Code Section 54344 authorizes the City Council to establish and fix rates and charges for the water utility and related services; and

WHEREAS, Reedley Municipal Code Section 8-1-5 provides for the establishment of water service rates by resolution of the City Council; and

WHEREAS, HDR Engineering, Inc. prepared a Comprehensive Water Rate Study (“Study”) for the City which presented water rate alternatives; and

WHEREAS, the City Council conducted workshops on the water rate alternatives during City Council meetings on April 12, 2016, and May 10, 2016, during which the rate alternatives presented in the Study were discussed, and comments were received from the City Council and the public on the water rate alternatives; and

WHEREAS, notice of the proposed water rates was mailed to the record owners of each parcel in accordance with the requirements of Proposition 218 and Government Code section 53750 et seq.; and

WHEREAS, a public hearing to consider the proposed water rates and any protests to such rates was held at a public meeting on July 12, 2016, before the City Council of the City of Reedley, which meeting and hearing was more than 45 days after the notice to property owners was mailed; and

WHEREAS, written protests to the proposed water rates were not presented by a majority of the owners of the identified parcels in the City of Reedley; and

WHEREAS, the City Council deems it in the public interest to adjust the water service rates and charges as set forth in attached Exhibit “A”; and

WHEREAS, the proposed water rates set forth in Exhibit “A” are required to cover the cost of providing such services to the users thereof and the rates and charges set forth herein are non-discriminatory and do not exceed the cost of providing water services for which the rates and charges are imposed; and

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

1. The schedule of water rates set forth in Exhibit “A” attached hereto is hereby adopted, and the water rates shall be effective beginning on August 1, 2016, and all customers receiving City water service shall be billed the applicable water rate as set forth in Exhibit “A”.

2. The water rates set forth in Exhibit "A" attached hereto may be increased annually hereafter, beginning on July 1, 2017, and each July 1 thereafter, as calculated by using the 10 year running average of the Department of Labor's consumer price index (CPI), as determined and approved by City Council resolution, but no annual increase shall exceed 2.5% of the previous year's rates.

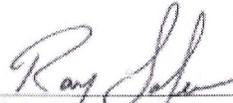
The foregoing resolution is hereby approved this July 12, 2016, by the following vote:

AYES: Beck, Betancourt, Fast, Rodriguez, Soleno.

NOES: None.

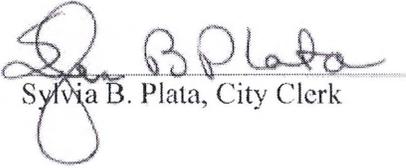
ABSTAIN: None.

ABSENT: None.

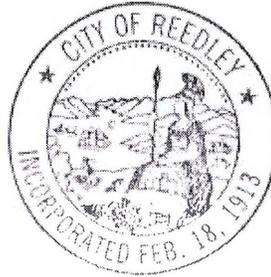


Ray Soleno, Mayor of the City of Reedley

ATTEST:



Sylvia B. Plata, City Clerk



RESOLUTION NO. 2020- 093

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY
APPROVING SEWER RATE INCREASES AND ADJUSTMENTS AS SET
FORTH IN ATTACHED EXHIBIT "A", BEGINNING DECEMBER 1, 2020.**

WHEREAS, Government Code Section 54344 authorizes the City Council to establish and fix rates and charges for Sewer collection and treatment services; and

WHEREAS, Reedley Municipal Code Section 8-4-2 provides for the establishment of sewer collection and treatment rates by resolution of the City Council; and

WHEREAS, the City Council authorized HDR Engineering, Inc. to prepare a Comprehensive Sewer Rate Study ("Study") for the City of Reedley sewer utility; and

WHEREAS, HDR Engineering, Inc. and City staff presented the analysis and findings of the sewer rate study to the City Council on August 25, 2020, at a regularly scheduled City Council meeting during which the rate adjustments presented in the Study were discussed, and comments and direction were received from the City Council; and

WHEREAS, notice of the proposed sewer rate increases and adjustments was mailed to each parcel in accordance with the requirements of Proposition 218 and Government Code section 53750 et seq.; and

WHEREAS, a public hearing to consider the proposed sewer rates and any protests to such rates was held at a public meeting on October 27, 2020, before the City Council of the City of Reedley, which meeting and hearing was more than 45 days after the notice to each parcel was mailed; and

WHEREAS, written protests to the proposed sewer rates were not presented by a majority of the owners of the identified parcels in the City of Reedley; and

WHEREAS, the City Council deems it in the public interest to adjust the sewer rates and charges as set forth in attached Exhibit "A"; and

WHEREAS, the proposed sewer rates set forth in Exhibit "A" are required to cover the cost of providing sewer collection and treatment services to the users thereof and the rates and charges set forth herein are non- discriminatory and do not exceed the cost of providing sewer services for which the rates and charges are imposed; and

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

The schedule of sewer rates set forth in Exhibit "A" attached hereto is hereby adopted, and the sewer rates shall be effective beginning on December 1, 2020.

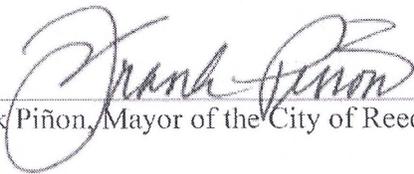
The foregoing resolution is hereby approved this October 27, 2020, by the following vote:

AYES: Betancourt, Beck, Fast, Soleno, Pinon.

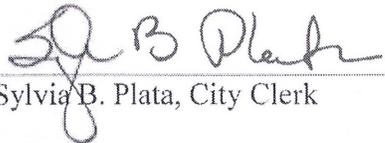
NOES: None.

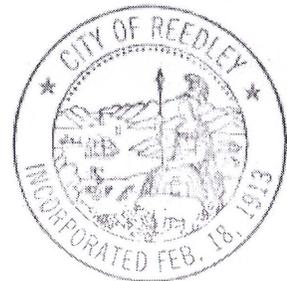
ABSTAIN: None.

ABSENT: None.


Frank Piñon, Mayor of the City of Reedley

ATTEST:


Sylvia B. Plata, City Clerk



City of Reedley
Proposed Sewer Rate Structure based
on Comprehensive Sewer Rate Study, 2020

Exhibit "A"

	Current Rates	Rate adjustments effective 12/1/2020*	% Change	7/1/2021 (and future years)
Fiat Rate Customers:				Rate increases in future years shall be effective each July 1, beginning July 1, 2021, and shall be based on the inflationary index, not to exceed 2.5% or less than 0.0%
Residential / Per Customer / Per Month	\$ 51.80	52.94	2.2%	
Duplex/Triplex / Per Unit / Per Month	46.10	45.23	-1.9%	
Unmetered Commercial / Per 1,000 sq. ft. / Per Month	46.10	47.02	2.0%	
Metered Customers:				
Base Rate Multi-Family, Commercial, Hospitals & Schools / Per Month				
3/4"	\$ 19.36	20.01	3.4%	
1"	32.32	33.41	3.4%	
1.5"	64.40	66.56	3.4%	
2"	103.13	106.59	3.4%	
3"	193.47	199.97	3.4%	
4"	322.51	333.34	3.4%	
6"	644.82	666.47	3.4%	
8"	1031.81	1066.45	3.4%	
Consumption (per 1,000 gallons)				
All water consumption	6.24	6.31	1.1%	
125% of Average Winter Water Usage (AWWU) Over Adjusted AWWU				
Category I Industrial:				
Discharge / Per 1,000 gallons	\$ 3.55	3.62	2.0%	
BOD / Per Pound	0.82	0.78	-4.9%	
SS / Per Pound	0.59	0.62	5.1%	

* Rate adjustments effective 12/1/2020 equate to an overall sewer system increase of 2%, however, the development of the rate adjustments meets the legal requirements of the California Constitution Article XIII D, Section 6, whereas rates must reflect the actual cost of providing sewer services to each customer class, i.e. Residential, Commercial, Multi Family, etc.

**CITY OF REEDLEY
NOTICE OF PUBLIC HEARING REGARDING
PROPOSED CHANGE IN WATER AND SEWER RATE SETTING APPROACH**

To comply with Proposition 218 (California Constitution Article XIID, Section 6), the City of Reedley gives the following notice:

1. Date, Time, Location and Purpose of Public Hearing:

PLEASE TAKE NOTICE THAT at 7:00 p.m., or shortly thereafter, on May 10, 2022, at the City of Reedley City Council Chambers located at 845 G Street, Reedley, CA 93654, the Reedley City Council will hold a public hearing regarding a proposed change in the City's water and sewer rate setting approach and to hear and consider objections and protests to the proposed change.

2. Proposed Change in Water and Sewer Rate Setting Approach:

The current water and sewer rates were adopted Resolution 2016-070 and Resolution 2020-093 respectively. Both Resolutions included language that annual rate adjustments would be based on the 10-year rolling average of the Consumer Price Index (CPI) and that no annual increase shall exceed 2.5%. This past year, inflation has been at levels not seen in 40 years and well above the existing cap of 2.5%. It is proposed that the water and sewer rates will be adjusted based on the actual change in the San Francisco-Oakland-Hayward, CA CPI for All Urban Consumers from December of the prior year to December of the most current year. This annual adjustment is proposed to reflect the current inflationary impacts on City operating and capital costs over the projected rate study period and help alleviate the need for large water and sewer rate increases in the future.

3. Basis of Rates:

Current rates were established by an independent engineering firm evaluating the status of the City's water and sewer enterprise funds, and the necessity for additional revenue to cover current debt obligations (the "Reports"). This information was presented and discussed during a public workshop at the City Council meeting held on August 25, 2020 for the sewer utility and on May 10, 2016 for the water utility. The Reports and supplemental presentations are on file with the Public Works Department, Reedley City Hall, 1733 Ninth Street, Reedley, CA. A copy of the Reports and supplemental presentations can be reviewed or obtained upon request.

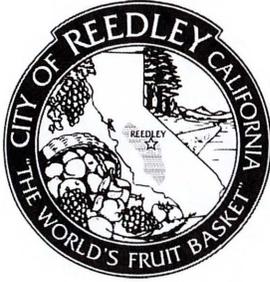
4. Reason for the Change in Water and Sewer Rate Setting Approach:

The City is responsible for providing water and wastewater services to the City's customers. Both enterprise funds continue to face inflationary increases in operational costs for materials, supplies, and labor. In addition to operational expenses, there are ongoing capital improvement project costs which include repairs, replacement facilities and equipment to improve the safety, efficiency, and reliability of each system. These include projects required to meet State regulatory treatment mandates. The proposed change in the calculation of the annual adjustment based on the actual change in the CPI will allow the City to maintain adequate funding for annual expenditures.

5. Procedure for Hearing and Protesting Proposed Rate Increase:

You have the right to submit a written protest against the proposed change in the water and sewer rate setting approach either by mailing or delivering the written protest to the City Clerk at 1717 Ninth Street, Reedley, CA 93654, or delivering the written protest at the public hearing. You have the right to withdraw a written protest that you previously submitted prior to the conclusion of the public hearing. At the time stated for the public hearing in paragraph 1 of this Notice, the Council will hear and consider all objections and written protests, if any, to the proposed change. The Council may continue the hearing from time to time. At the close of the hearing, Council will count all written protests timely submitted. Council will not count written protests submitted after the conclusion of the public hearing. Only one protest per parcel will be counted. A written protest must include (1) your name and original signature; (2) identification of the parcel by parcel number or address; (3) whether you are the owner of the parcel or the person receiving the service for which the rate is charged; and (4) your statement that you protest the change in the sewer and water rate setting approach. Written protests will not be accepted by e-mail or fax. Verbal protests will not be counted. If written protests against the proposed change in the rate setting approach water are presented and not withdrawn by a majority of the record owners of the parcels that would be subject to the change, the City may not impose the proposed change to the rate setting approach for water and sewer rates; instead, the rate setting approach would continue as previously approved. If, at the close of the public hearing, there is no majority protest as described above, the Council may approve the proposed change in the water and sewer rate setting approach to be effective commencing July 1, 2022. The approved change would be authorized for a period of five years from the date of approval pursuant to Government Code 53756. As outlined in California Government Code, there is a 120-day statute of limitations for challenging any new, increased, or extended fee or charge for water or sewer service.

For Additional Information or any questions, please contact the City of Reedley Public Works Department at (559) 637-4200 ext. 214.



REEDLEY CITY COUNCIL

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

ITEM NO: 10

DATE: May 10, 2022

TITLE: ADOPT RESOLUTION NO. 2022-042, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING CONDITIONAL USE PERMIT APPLICATION NO. 2022-1, TENTATIVE PARCEL MAP APPLICATION NO. 2022-1, AND RELATED ENVIRONMENTAL ASSESSMENT NO. 2022-5 PERTAINING TO PROPOSED DEVELOPMENT LOCATED ON THE SOUTH SIDE OF EAST DINUBA AVENUE AT THE TERMINUS OF SOUTH ORANGE AVENUE

SUBMITTED: Ellen Moore, City Planner 
Community Development Department

REVIEWED: Rodney L. Horton, Director 
Community Development Department

APPROVED: Nicole R. Zieba 
City Manager

RECOMMENDATION

Staff recommends that the City Council of the City of Reedley take the following actions through Resolution No. 2022-042:

- A. Approve Environmental Assessment No. 2022-5, a Categorical Exemption under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
- B. Approve Conditional Use Permit Application No. 2022-1 located on a portion of APN 370-240-66, on the south side of East Dinuba Avenue at the terminus of South Orange Avenue, authorizing the construction of a 4.2-acre horizontal mixed-use project that consists of 80 affordable residential units with a 1,500 square foot community room attached to a 1,000 square foot office/retail space for lease.
- C. Approve Tentative Parcel Map Application No. 2022-1, authorizing the subdivision of one 18.2-acre parcel (APN 370-240-66) into two parcels.

EXECUTIVE SUMMARY

The following entitlement applications proposed on a portion of APN 370-240-66, located on the south side of East Dinuba Avenue at the terminus of South Orange Avenue, are under consideration by the City Council:

Conditional Use Permit (CUP) Application No. 2022-1 pertains to the construction of a 4.2-acre horizontal mixed-use project that consists of 80 affordable residential units with a 1,500 square foot community building attached to a 1,000 square foot office/retail space for lease. There are two planned access points along East Dinuba Avenue. A total of 138 parking spaces are proposed to serve the office/commercial use and the residential use. A mixed use project is a conditional use in the ML (*Light Industrial*) zone district and is subject to the development standards in Reedley Municipal Code Section 10-19-13.

Tentative Parcel Map (TPM) Application No. 2022-1 pertains to the subdivision of land from one 18.2 acre parcel (APN 370-240-66) into two parcels, Parcel A and Parcel B. Proposed Parcel A would be approximately 4.2 acres in size to encompass a proposed mixed-use project (CUP 2022-1). Proposed Parcel B would be approximately 14 acres in size and is not proposed to be developed at this time. Both proposed parcels would have public right-of-way frontage access off of East Dinuba Avenue.

Environmental Assessment No. 2022-5 determined that the project is Categorically Exempt under Section 15303 (Class 3/New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

The proposed project is consistent with the Reedley 2030 General Plan and the Reedley Municipal Code ML (*Light Industrial*) zone district. The proposed project is also consistent with the Reedley Municipal Code, §10-13-9, Mixed Use. The Subdivision Map Act (California Government Code Section 66400 et. seq.) findings can be made to approve Tentative Parcel Map No. 2022-1.

Pursuant to Reedley Municipal Code, §10-13-9, Mixed Use, a mixed-use project proposed in the ML (*Light Industrial*) zone district requires a recommended action by the Planning Commission and final action by the City Council. On April 21, 2022, the Reedley Planning Commission voted 4-0 to recommend that the City Council approve Environmental Assessment No. 2022-5, Conditional Use Permit Application No. 2022-1, and Tentative Parcel Map Application No. 2022-1. Therefore, staff recommends that the City Council of the City of Reedley approve Environmental Assessment No. 2022-5, Conditional Use Permit Application No. 2022-1, and Tentative Parcel Map Application No. 2022-1.

BACKGROUND

The subject property is located in the southeastern section of the City of Reedley, on the south side of East Dinuba Avenue at the terminus of South Orange Avenue (APN 370-240-66). The Kings River Village project, also known as Vesting Tentative Tract Map No. 6096 and Conditional Use Permit Application No. 2014-05, was previously approved on this parcel and two contiguous parcels (APNs 370-240-24 & 370-240-67). The previously approved Kings River Village project consisted of a phased mixed use project with residential dwelling units of various types, medical and professional office, commercial/retail, and recreational land uses on a 38.7 acre project site. Those entitlements have since expired.

APN 370-240-66 is currently vacant fallow agricultural land. Development is proposed on approximately 4.2-acres in the northwestern portion of the 18.2-acre parcel. The current property owner authorized the applicant, Reedley I CIC, LP, to submit the following entitlement

applications:

Conditional Use Permit Application No. 2022-1 pertains to the construction of a 4.2-acre horizontal mixed-use project that consists of 80 affordable residential units with a 1,500 square foot community building attached to a 1,000 square foot office/retail space for lease. Of the 80 multi-family units, 20 would be 1 Bedroom/1 Bathroom, 40 units would be 2 Bedroom/1 Bathroom, and 20 units would be 3 Bedroom/1 Bathroom.

The “CIC” in the name of the applicant’s Limited Partnership (LP) stands for Chelsea Investment Corporation, which is a family owned, affordable housing developer that builds, owns and manages high quality affordable housing for over 35 years. CIC is vertically integrated with Emmerson Construction and CIC Management and has delivered over 12,000 units across California, New Mexico, Arizona, and Utah.

According to the applicant’s Operational Statement, the residential portion of the mixed use project would be affordable residential units for farmworkers with amenities including a half basketball court, BBQ and picnic area, play equipment area, community room with computer lab, and washer and dryers for residents. Proposed services provided to the residents include financial literacy, ESL classes, health and wellness and after school tutoring for school age children.

The office/retail space is located in the northwest portion of the project site and is attached to the proposed residential community building. A tenant has not been identified at this time, however according to the applicant’s Operational Statement, a potential office/retail tenant use being targeted is a professional office such as immigration attorney office, tax preparation, and an additional complementary use.

There are two planned access points along East Dinuba Avenue. The western access point driveway would be a full access driveway with the eastern access point driveway allowing only right-turn in/right-turn out movements. A total of 138 parking spaces are proposed to serve the office/commercial use and the residential use. Exterior fencing is proposed to be CMU block wall along the west, south, and east side of the project site and tubular steel fencing along the north side of the project along East Dinuba Avenue.

Tentative Parcel Map Application No. 2022-1 pertains to the subdivision of land from one 18.2 acre parcel (APN 370-240-66) into two parcels, Parcel A and Parcel B. Proposed Parcel A would be approximately 4.2 acres in size to encompass a proposed mixed-use project (CUP 2022-1) and would have approximately 384 feet of public right-of-way frontage access off of East Dinuba Avenue. Proposed Parcel B would be approximately 14 acres in size and would have approximately 83 feet of public right-of-way frontage access off of East Dinuba Avenue. Proposed Parcel B is not proposed to be developed at this time.

General Plan Consistency

The subject property is located within the boundaries of the Reedley 2030 General Plan. The overall guiding land use principles described in the General Plan Update are designed to provide an overall direction to assist decision-makers in determining the appropriateness of an entitlement application. Those guiding principles are described in detailed statements of goals and polices outlined in the approved GPU (GPU, 2.3 Land Use Element Guiding Principles).

The general plan land use designation for the property is Light Industrial, which is land designated for “restrictive, non-intensive manufacturing, processing and storage activities which do not have

the potential for detrimental impacts on surrounding properties." The Light Industrial Land Use section of the General Plan does not specifically mention mixed use projects, however there are multiple Land Use Element goals and policies, which when applied, would further indicate the appropriateness of the proposed entitlement applications at this location. Below are those directly applicable goal and policy statements:

- LU 2.5.12 New urban development should occur in an orderly manner with initial development occurring on the available undeveloped properties within the City's limits which would be considered in-fill, by-passed parcels or in parcels in close proximity to the urban core, places of employment and established neighborhoods.
- LU 2.5.17 The City shall propose plan areas and zone districts that can accommodate mixed use planning that will provide a combination of residential, commercial services and employment opportunities all within close proximity.
- LU 2.7A Provide for the distribution of varying residential densities throughout the community to ensure that residential development reflects various income and lifestyle options.
- LU 2.7G Ensure adequate commercial shopping opportunities and office space to meet anticipated need for economic development.
- LU 2.7.13 Architectural design of medium and high density development shall be compatible with the surrounding character of the residential area.
- LU 2.7.15 Multiple-family developments shall have adequate on-site parking designed to be aesthetically pleasing in a manner that does not distract from the residential character of the area.
- LU 2.7.18 Multiple-family residential projects shall include provisions to ensure the safety and security of residents, the maintenance of buildings and landscaped areas, and effective and responsible management.

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 Conditional Use Permit Application No. 2022-1 and Tentative Parcel Map Application No. 2022-1 is appropriate for the subject property.

Zoning Ordinance Consistency

In order to approve future development projects, each project must be substantially consistent with the Reedley Municipal Code. The legislative intent of RMC, §10-13-9 is to encourage more dense and orderly development of urban uses. Developments are consistent with this intent when they include gathering places where residents may interact, work, and obtain goods and services in the same general location and emphasize pedestrian activities and linkages, priority transit routes and facilities to serve the development. To accomplish these goals, the statute sets minimum density requirements and permits mixed use development. The statute defines "mixed use" as,

"A concept and/or design that is a finite development project within whose boundaries residential uses are introduced and fully integrated with office, commercial and light industrial land uses, designed to offer more intensification and concentration of urban uses, and promote a walkable environment in a locale where residential uses are in close proximity to places of employment and commerce."

As shown below, the Project satisfies each of the requisite elements and Findings set forth in RMC, §10-13-9.C.1.b(1) through §10-13-9.C.1.b(5)1.

1. The project shall be a minimum of four (4) acres. (RMC, §10-13-9.C.1.b(1).) As noted above, the project area is approximately 4.2 acres. Therefore, the project meets this minimum area requirement.
2. The integration of a residential use must be developed in accordance with a minimum residential planned land use density of 8 units per acre (based on the project's size being between 4-10 acres). (RMC, §10-13-9.C.1.b(2)) The proposed residential density is approximately 17.8 units per acre, which exceeds the required minimum residential density of 8 units/per acre.
3. The subject property shall not share a common property line on two (2) or more sides with a designated heavy industrial zone district. (RMC, §10-13-9.C.1.b(3)) There are no heavy industrial zoned properties adjoining the project. Therefore, this element is satisfied.
4. The project shall be architecturally unified throughout the entire site and compatible with surrounding development. (RMC, §10-13-9.C.1.b(4)) The building types within the mixed use project are uniform and the building elevations include architectural features that are visually appealing. The proposed architecture is compatible with the Kings River Commons affordable housing project immediately to the north. All other surrounding development is light industrial.
5. A project may be phased over time, however, each phase shall contain an integration of a minimum of two (2) of the mix of uses. (RMC, §10-13-9.C.1.b(5)) The project is proposed to be constructed in one phase. The office/retail space is located in the northwest portion of the project site and is attached to the proposed residential community building. The office/retail space, the residential community building, and the housing units are proposed to be constructed concurrently.

Mixed use developments must also satisfy the development standards set forth in RMC, §10-13-9.D.1 through §10-13-9.D.4, which the Project does as follows:

1. The development standards of the underlying zone district shall generally guide the development of the subject property. (Reedley Municipal Code § 10-13-9.D.1) As noted above, the project is consistent with the property development standards of the underlying ML (*Light Industrial*) zone district.
2. The mix of residential use with permitted office/commercial/industrial uses shall occur both in the horizontal and vertical axes except that the director may waive the requirement for a vertical mix of use, if the design of the project, or the inclusion of a residential component to an existing development illustrates performance standards that meet the intent of the section by providing an integrated, well designed network of pedestrian pathways connecting the places of residences with

¹ Only sections Reedley Municipal Code § 10-13-9.C.1.b(1) through 10-13-9.C.1.b(5) are discussed herein, as Reedley Municipal Code § 10-13-9.C.1.b(6) through 10-13-9.C.1.b(9) set forth affirmative obligations on the part of the City, and therefore are not relevant to the evaluation of the Project's consistency with Reedley Municipal Code § 10-13-9.

places of work, commerce, and open space areas. (RMC, §10-13-9.D.2.) The project is proposed as a horizontal mixed-use project, meaning that different uses are adjacent to each other on the same project site instead of on different stories of the same building. The vertical mix of use requirement is to be waived for this project because the office/retail space is attached to the proposed residential community building and the design of the building provides an opportunity for the integration of office/retail space with the proposed residential development.

3. Each building within a mixed use development project shall have a minimum of two (2) stories. Notwithstanding the foregoing, any use for seniors' independent or congregate care living shall be permitted to limit their buildings to one story conditioned upon architectural compatibility with the remainder of the two-story buildings in the mixed use development project. (RMC, §10-13-9.D.3.) With the exception of the community and office/retail building, which is proposed as one story, each residential building in the project is proposed to have two stories.
4. If modifications to the development standards are proposed, the applicant is required to provide supporting evidence for the modification of the general standards, which shall be submitted with the project application. (Ord. 2014-001, 5-13-2014 & RMC, §10-13-9.D.4.) The project is consistent with the property development standards of the underlying ML (*Light Industrial*) zone district, therefore no modifications to the development standards were proposed.

The proposed Reedley I project is consistent with the Reedley Municipal Code (RMC), the ML (*Light Industrial*) Zone District (RMC, §10-9A) and RMC, §10-13-9, Mixed Use.

Pursuant to Reedley Municipal Code Section 10-18-11, a conditional use permit shall lapse and become void one year following the date on which the use permit became effective unless by conditions of the use permit, a lesser or greater time is prescribed by the Planning Commission in accordance with RMC Section 10-18-12. Pursuant to Reedley Municipal Code Section 11-3-10, a tentative parcel map shall expire two years after its approval or conditional approval. Staff recommends that the expiration of Conditional Use Permit Application No. 2022-1 shall be two years from the effective date of the City Council's decision in order to establish the same expiration date for the Conditional Use Permit and the Tentative Parcel Map. If any approved CUP or TPM is set to expire, the applicant can file an extension request with the Community Development Department.

Tentative Parcel Map Findings

Pursuant to the Subdivision Map Act and Reedley Municipal Code Section 11-3-7, a tentative parcel map shall be approved if the following findings can be made:

1. That the proposed tentative map is consistent with the general plan or any applicable specific plan as specified in Government Code section 65451. As noted in the General Plan Consistency discussion above, the proposed parcel map is consistent with the 2030 General Plan. Further, pursuant to Title 11 (Subdivision Ordinance) of the RMC, the parcel design meets the zoning ordinance criteria for development in the proposed zone district classification.
2. That the design or improvement of the proposed subdivision of land is consistent with the general plan or any applicable specific plan. The proposed parcel map, with its design and improvements, is consistent with the Reedley General Plan Update 2030 because its design helps achieve many of the

- General Plan's adopted goals and policies, including encouraging in-fill development and providing commercial opportunities within the City of Reedley.
3. That the site of the proposed subdivision of land is physically suitable for the type of development.
This site is physically suitable for the proposed type and density of development, because both proposed lots have public street access; the conditions of approval prepared will ensure adequate access and drainage on and off the site; and that development shall occur in accordance with adopted standards, goals, objectives, and policies for development in the City of Reedley.
 4. That the site of the proposed subdivision of land is physically suitable for the proposed density of development.
The infill site is physically suitable for the proposed density of development set forth in the Reedley General Plan Planned Land Use Designations and property development standards of the proposed zoning designation.
 5. That the design of the proposed subdivision of land or the proposed improvements are not likely to cause significant and unavoidable impacts to fish, wildlife or their habitat.
The proposed parcel map design and improvements are not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because the site is located within fallow agricultural land that has previously been disturbed and is surrounded by urban uses.
 6. That the design of the proposed subdivision of land or type of improvements are not likely to cause serious public health problems.
The proposed parcel map design and improvements are not likely to cause serious public health and safety problems because the conditions of approval have shown and would ensure that the subdivision of land conforms to City health and safety standards, specifications, and policies.
 7. That the design of the proposed subdivision of land or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
The proposed parcel map design will not conflict with public easements within or through the site, because the project design and conditions of approval would assure noninterference with any existing or proposed easements on the subject property.
 8. That the tentative parcel map meets or performs any of the requirements or conditions imposed by the subdivision map act or the Reedley Municipal Code.
The tentative parcel map is subject to conditions of approval imposed by the subdivision map act and the Reedley Municipal Code, therefore the development of the tentative parcel map is required to comply with all conditions, standards, and policies.
 9. Pursuant to Government Code Section 66473.1, the design of a subdivision of land for which a tentative map is required pursuant to Section 66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
The design of the subdivision provides, to the extent feasible, for future passive and natural heating or cooling opportunities due to the large lot sizes and/or the spacing between buildings in the proposed CUP 2022-1.

The tentative parcel map, subject to the recommended conditions of approval, complies with the design and property development standards of the Zoning Ordinance and local Subdivision Ordinance. Based upon the plans and information submitted by the applicant and the

recommended conditions of project approval, staff has determined that these findings can be made.

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 Tentative Parcel Map Application No. 2022-1 is appropriate for the subject property.

BORDERING PROPERTY INFORMATION

	<u>Planned Land Use</u>	<u>Existing Zoning</u>	<u>Existing Land Use</u>
North	Neighborhood Commercial and High Density Residential	Neighborhood Commercial (CN and CN-SP) and Multi-Family Residential (RM-2)	Vacant land and multi-unit apartments
East	Light Industrial	Light Industrial (ML)	Vacant land
South	Light Industrial and Public/Institutional Facility	Planned Industrial (MP) and Resource Conservation and Open Space (RCO)	Cold Storage/Fruit Packing Facility and City owned storm water retention basin
West	Service Commercial and Light Industrial	Light Industrial (ML)	Single unit residential dwelling on large lot, Self storage facility and other light industrial uses

ENVIRONMENTAL REVIEW

Environmental Assessment No. 2022-5 determined that the project is Categorically Exempt under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. See Attachment 2.

PLANNING COMMISSION ACTION

On April 21, 2022, at a duly noticed public hearing, the Reedley Planning Commission, through Resolution No. 2022-04, voted 4-0 to recommend that the City Council approve Environmental Assessment No. 2022-5, Conditional Use Permit Application No. 2022-1, and Tentative Parcel Map Application No. 2022-1. In regards to Tentative Parcel Map Application No. 2022-1, some of the Planning Commissioners voiced concerns about the narrow width of proposed Parcel B's frontage on East Dinuba Avenue. Staff answered that there are no public street alignments at that location proposed at this time and the plans for the frontage would depend on the future development of proposed Parcel B. One Planning Commissioner also asked how long the proposed classes and services to the residents would be provided. David Davis, Development Manager, and Scott Schiffer, Development Associate, of Chelsea Investment Corporation attended the meeting and answered questions from the Planning Commission. There was no other public comment on the item.

PUBLIC NOTICING

After the above referenced entitlement applications were submitted, a Public Hearing Notice was published in the Mid-Valley Times on April 28, 2022. Reedley Municipal Code Section 10-13-9 requires that a Public Hearing Notice be sent to owners of property within 500 feet of the subject

property a minimum of ten days prior to the established public hearing. A Public Hearing Notice was mailed to owners of property within 550 feet of the project on April 28, 2022. See Attachment 3.

FISCAL IMPACT

There is no fiscal impact to the City at this time. All applicable application fees have been paid by the applicant prior to public hearings being scheduled.

ATTACHMENTS

1. City Council Resolution No. 2022-042
- 1a. Conditions of Approval, dated May 10, 2022
 - CUP 2022-1 Exhibit A – Site Plan dated April 5, 2022
 - CUP 2022-1 Exhibits B, C, D, E, F, G, and H – Floor Plans and Elevations, dated January 21, 2022
 - CUP 2022-1 Exhibit I – Operational Statement dated January 21, 2022
 - TPM 2022-1 Exhibit A & B dated March 18, 2022
2. Environmental Assessment No. 2022-5
3. Public Noticing and Mapping

Motion: _____

Second: _____

RESOLUTION NO. 2022-042

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY
APPROVING CONDITIONAL USE PERMIT APPLICATION NO. 2022-1,
TENTATIVE PARCEL MAP APPLICATION NO. 2022-1, AND RELATED
ENVIRONMENTAL ASSESSMENT NO. 2022-5 PERTAINING TO PROPOSED
DEVELOPMENT LOCATED ON THE SOUTH SIDE OF EAST DINUBA AVENUE AT
THE TERMINUS OF SOUTH ORANGE AVENUE**

WHEREAS, Conditional Use Permit Application No. 2022-1 and Tentative Parcel Map Application No. 2022-1 were submitted for the purpose of developing an 18.2-acre property located on the south side of East Dinuba Avenue at the terminus of South Orange Avenue; and

WHEREAS, Conditional Use Permit Application No. 2022-1 pertains to the construction of a 4.2-acre horizontal mixed-use project that consists of 80 affordable residential units with a 1,500 square foot community room attached to a 1,000 square foot office/retail space for lease; and

WHEREAS, Tentative Parcel Map Application No. 2022-1 pertains to the subdivision of land from one 18.2 acre parcel (APN 370-240-66) into two parcels, Parcel A and Parcel B. Proposed Parcel A would be approximately 4.2 acres in size to encompass a proposed mixed-use project (CUP 2022-1). Proposed Parcel B would be approximately 14 acres in size and is not proposed to be developed at this time; and

WHEREAS, Tentative Parcel Map Application No. 2022-1, subject to the recommended conditions of approval, complies with the design and property development standards of the Reedley General Plan, the Reedley Municipal Code, and the Subdivision Map Act as appropriate; 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 April 21, 2022, held a duly noticed public hearing to review the conditional use permit application, tentative parcel map application, and environmental assessment; 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 Municipal Code; and

WHEREAS, Environmental Assessment No. 2022-5 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 duly noticed public hearing on April 21, 2022, the City of Reedley Planning Commission, using their independent judgment, recommended that the City Council of the City of Reedley approve Conditional Use Permit Application No. 2022-1, Tentative Parcel Map Application No. 2022-1, and related Environmental Evaluation No. 2022-5; and

WHEREAS, the City Council of the City of Reedley, at the regular meeting on May 10, 2022, held a duly noticed public hearing to review the conditional use permit application, tentative parcel map application, and related environmental assessment; 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 Council of the City of Reedley 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 using their independent judgment hereby approves Conditional Use Permit Application No. 2022-1, Tentative Parcel Map Application No. 2022-1, and related Environmental Evaluation No. 2022-5 based on the following:

1. The above recitals are true and correct; and

2. The City Council finds that Conditional Use Permit Application No. 2022-1 is consistent with the goals and polices of the Reedley General Plan; and
3. The City Council finds that Conditional Use Permit Application No. 2022-1 is consistent with Reedley Municipal Code Section 10-13-9, Mixed Use; and
4. The City Council finds pursuant to the Reedley Municipal Code Section 10-18-7A, that the Conditional Use Permit Application No. 2022-1 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. 2022-1 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. 2022-1 proposed use will comply with each of the applicable provisions of this title; and
7. The City Council finds that the design or improvements of the proposed subdivision are consistent with the Reedley General Plan; and
8. The City Council finds that the site of the proposed subdivision of land is physically suitable for the type of development; and
9. The City Council finds that the site of the proposed subdivision of land is physically suitable for the proposed density of development; and
10. The City Council finds that the design of the proposed subdivision of land or the proposed improvements are not likely to cause significant and unavoidable impacts to fish, wildlife or their habitat; and
11. The City Council finds that the proposed subdivision design is not likely to cause serious public health problems; and
12. The City Council finds that the design of the proposed subdivision of land or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision; and
13. The City Council finds that the tentative map meets or performs any of the requirements or conditions imposed by the subdivision map act or this title; and
14. The City Council finds that pursuant to Government Code Section 66473.1, the design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and
15. The City Council approves Environmental Assessment No. 2022-5, a Categorical Exemption under Section 15303 (Class 3/New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines, dated April 21, 2022; and
16. The Planning Commission approves the attached conditions of approval; and
17. This resolution is effective immediately upon adoption.

This foregoing resolution is hereby approved and adopted this 10th day of May, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Mary L. Fast, Mayor

ATTEST:

Ruthie Greenwood, City Clerk

Attachment: Conditional Use Permit Application No. 2022-1 and Tentative Parcel Map Application No. 2022-1 Conditions of Approval dated May 10, 2022

CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT
CONDITIONAL USE PERMIT APPLICATION NO. 2022-1 AND
TENTATIVE PARCEL MAP APPLICATION NO. 2022-1
DRAFT CONDITIONS OF APPROVAL
MAY 10, 2022

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.: 370-240-66 (Gross Site Area: 4.50 acres of a 18.2 acre parcel)

Existing Planned Land Use: Light Industrial

Existing Zoning: ML (*Light Industrial*)

Project Description: **Conditional Use Permit No. 2022-1** pertains to the construction of a horizontal mixed-use project that consists of 80 affordable residential units and 1,000 square feet of office/retail space for lease. The residential portion would be two stories, Type V Construction with amenities including a half basketball court, BBQ and picnic area, community room with computer lab, and washer and dryers for residents. Of the 80 multi-family units, 20 would be 1 BR/1BA, 40 units would be 2 BR/1 BA, and 20 units would be 3 BR/1 BA. The commercial portion is located in the northwest portion of the project site and is attached to the proposed 1,500 square foot residential community building. There are two planned access points along East Dinuba Avenue. The western access point driveway would be a full access driveway with the eastern access point driveway allowing only right-turn in/right-turn out movements. A total of 138 parking spaces are proposed to serve the office/commercial use and the residential use, some of which would be covered parking. A mixed use project is a conditional use in the ML (*Light Industrial*) zone district and is subject to the development standards in Reedley Municipal Code Section 10-19-13.

Tentative Parcel Map Application No. 2022-1 pertains to the subdivision of land from one 18.2 acre parcel (APN 370-240-66) into two parcels, Parcel A and Parcel B. Proposed Parcel A would be approximately 4.2 acres in size to encompass a proposed mixed-use project (CUP 2022-1) and would have approximately 384 feet of public right-of-way frontage access off of East Dinuba Avenue. Proposed Parcel B would be approximately 14 acres in size and would have approximately 83 feet of public right-of-way frontage access off of East Dinuba Avenue. Proposed Parcel B is not proposed to be developed at this time.

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 another 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 estimates 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 Ellen Moore, City Planner, at (559) 637-4200 x 222 or via e-mail at ellen.moore@reedley.ca.gov for more information prior to building permit application submittal.
 - d. Development Impact Fee (DIF) credits may be available to developers who fund construction of eligible facilities outside of the requirements of the proposed project pursuant to City Council Resolution No. 2015-022 dated March 24, 2015. The City shall determine which facilities will be eligible for developers to construct. Facilities must meet City standards for acquisition projects in order to be eligible for credits. Developers shall be responsible for complying with all applicable laws, codes, and regulations relating to contracting and construction procedures for publicly funded public works projects.

7. Prior to allowance of final occupancy, Developer shall petition and request that the City annex the subject property (APN 370-240-66) into the City's Community Facilities District No. 2005-1 ("CFD") for the maintenance and operation of public services and facilities. See Attachment 2 for more information, including a Sample Petition and Written Consent document to be signed by the property owner. 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 CUP 2022-1 and TPM 2022-1, 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.
 - b. If the units no longer qualify as affordable, then the property would be assessed at the multi-family residential rate. Said special tax shall be levied when a building permit has been issued prior to July 1 of the Fiscal Year and may increase each Fiscal Year thereafter by an inflation factor determined by City Council of the City of Reedley and adopted by resolution.
 - c. The affordable housing assessment for these public services is currently \$486.00 per dwelling unit pursuant to City of Reedley, Resolution No. 2021-036. Proof of affordability shall be submitted to the Community Development Department prior to building permit issuance in order for proposed dwelling units to be assessed at the affordable housing rate.
 - d. The non-residential assessment for these public services is currently \$0.26 per building square foot pursuant to City of Reedley, Resolution No. 2021-036.
8. No uses of land, buildings, or structures shall be permitted other than those specifically approved pursuant to Conditional Use Permit Application No. 2022-1 and Tentative Parcel Map Application No. 2022-1.
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 special permit shall commence on the date of City Council approval.**
11. Conditional Use Permit Application No. 2021-1 shall expire two years from City Council approval, pursuant to Reedley Municipal Code, Title 10, Section 10-18-12.
 - a. Time limits for development may be extended pursuant to Reedley Municipal Code Section 10-18-11.

12. Tentative Parcel Map Application No. 2021-1 shall expire two years from the date of City Council approval.
 - a. Time limits for development may be extended pursuant to Reedley Municipal Code Section 11-3-11.

CITY OF REEDLEY DEPARTMENTAL REQUIREMENTS

Community Development Department

Planning Division

13. Development shall take place in accordance with the Light Industrial Planned Land Use Designation, as defined in the Reedley 2030 General Plan.
14. Development shall take place in accordance with the ML (*Light Industrial*) zone district, as defined in Title 10, Chapter 8 of the Reedley Municipal Code.
15. Development shall take place in accordance with the City of Reedley's Mixed Use Ordinance, as defined in Title 10, Chapter 13, Section 9 of the Reedley Municipal Code.
16. Development of the proposed residential uses shall be concurrent with the proposed commercial use.
17. Development shall take place in substantial conformance with Exhibits A, B, C, D, E, F, G, H, & I, dated January 21, 2022.
 - a. Applicant shall transfer all red line notes, corrections, etc., shown on the original exhibit(s) to the final plans. Corrections shall include all those listed in the original exhibit(s), this document and its attachments, and those listed in the correction list provided by the plan check process.
18. Proposed lighting shall be so arranged as to deflect the light away from adjoining properties.
19. Signs advertising the proposed use(s) are not approved for installation as part of this permit. Signs shall be reviewed and approved pursuant to Reedley Municipal Code Title 10, Chapter 14, Signs and Outdoor Advertising. Please contact Ellen Moore, Senior Planner, at (559) 637-4200 ext. 222 or ellen.moore@reedley.ca.gov for more information.
20. A "right turn only" sign shall be installed on private property in close proximity to the eastern access point driveway.
21. Future tenants 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.

Building Division

22. All on-site construction shall comply with all applicable codes and standards as adopted by the City of Reedley, including, but not limited to, fire and building codes. All phases of construction must be inspected and passed by the City Building Official, and the structure shall not be occupied until a "Certificate of Occupancy" has been issued by the Building Official and the Community Development Director and City Engineer have certified that site conditions have been complied with.
23. Construction hours shall occur in accordance with the Construction Work Hours Handout. See Attachment 3.

Engineering Department:

Mapping

24. All subdivision and block corners, lot corners and street centerlines shall be monumented as per Subdivision Map Act and City of Reedley Standard Plan ST-41 & 42.
25. Parcel Map No. 2022-1 must be recorded with the County of Fresno prior to the issuance of a building permit.
26. An estimated deposit for final parcel map checking in the amount of \$1,000 shall be required with the submittal of the final parcel map to the City of Reedley. The total payment for final parcel map checking and all pertinent fees in accordance with City resolutions, ordinances and policies must be paid in full prior to the final parcel map being taken before the City Council for approval.

General Conditions

27. 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.
28. 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. Four (4) bond sets of improvement plans and an electronic copy shall be submitted with the first submittal.
29. 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.
30. 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.

31. All Development Impact Fees (DIF) shall be paid at the time of building permit issuance in accordance with Reedley City Council No. Resolution No 2015-030, adopted April 14, 2015.
32. 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.
33. 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.
34. All buildings and structures shall be located outside of existing or proposed easements.
35. 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. BM 25P02, TM = 343.03 (NAV88) [TM =342.2, Bates – for reference only], chiseled square top of curb, northerly return northerly corner of Buttonwillow Avenue and Dinuba Avenue. Developer's engineer shall deliver to the City of Reedley AutoCAD file of the development construction improvement plans drawn to City's Horizontal datum, NAD83(2007NSRS) Zone 35. All control points shall be approved by the City's contract City Surveyor.
36. The Developer shall file a preliminary soil analysis and report as required by Section 17953 of the Health and Safety Code. The City Engineer shall have the authority to require the Subdivider 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 of the building pads prior to recordation of the final map. 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.
37. 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.

38. 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) as a result of this Development's disturbance of more than one acre. 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.
39. 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.
40. 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.
41. 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.
42. All of the conditions of approval must be completed prior to the final inspection and the issuance of a "Certificate of Occupancy" by the Building Official.

Streets

43. 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.
44. 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 fog or 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 Dinuba Avenue shall be patched as per City Standard Plan ST-46, Section "A" Detail.
45. Dinuba Avenue within the limits of the project and in front of APN 370-240-67 shall be fully improved to current City ADA standards including sidewalk, curb, gutter, and permanent

asphalt concrete paving to ensure continuity of ADA path of travel. In addition, advisory/regulatory signs and streetlights shall be installed within the limits of the project directed by the City Engineer. Existing broken or not to grade (ADA non-compliant) curbs, gutters, sidewalk and driveway approaches within the limits of this project shall be removed by the developer and reconstructed to City standards.

46. Dinuba Avenue within the limits of the project and in front of APN 370-240-67 shall be constructed as fifty-three feet (53') south from the Section Line.
47. The geometric cross section for Dinuba Avenue within the limits of the project and in front of APN 370-240-67 shall have a width of forty-three feet (43') from Section Line to face of curb. An additional width of ten feet (10') from face of curb to property line shall be provide for landscape strip and meandering sidewalk for a total of fifty-three feet (53') from the Section Line to the property line. Sufficient right of way shall be dedicated to the City of Reedley to ensure a width of fifty-three feet (53') from Section Line. Dinuba Avenue shall be striped from south of the Section Line as follows: a seventeen foot (17') travel lane, a twelve foot (12') right turn lane, a six foot (6') bike lane and an eight foot (8') shoulder.
48. The City Engineer shall approve the number and locations of proposed driveway approaches within this development as shown on the site plan stamped as received by the City of Reedley on January 21, 2022. All proposed concrete driveway approaches shall conform to the City of Reedley Standard Plan ST-21 and shall be ADA compliant.

General Utilities

49. 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.
50. Existing overhead utility lines along Dinuba Avenue within the limits of the project and in front of APN 370-240-67 shall be removed or undergrounded.
51. 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 improvement plans for review and comment by the City Engineer.
52. 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

53. In accordance with City ordinances and resolutions, install water service assemblies with water meter and box within the City right-of-way per City of Reedley Water Standard Plan Drawings and Specifications 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 Dinuba Avenue.

54. 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.
55. 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.
56. 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.
57. 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.
58. The Developer's contractor must apply for a Fire Hydrant 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

59. Sanitary 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 15-inch sewer main in Dinuba Avenue. Depending on the size of the sewer service lateral a connection to said 15-inch sewer main may require to be made by manhole.

Grading & Drainage

60. 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.
61. All on-site surface drainage shall be designed to be collected on-site. The storm drainage collection system shall be designed, sized and constructed on the basis of the Rational Method or similar method approved by the City Engineer. No on-site surface drainage shall be allowed to drain over sidewalk, driveways or onto adjacent property.

62. The Developer shall incorporate dust and erosion control measures into the construction phase of the project according to the San Joaquin Valley Unified Air Pollution Control District requirements. The City Engineer shall review and approve said measures prior to the issuance of a grading and drainage permit by the City's Building Official. Failure of the Developer to appropriately incorporate adequate erosion and dust control measures shall constitute a material breach of these Conditions of Approval including the Subdivision Agreement for this project and may result in administrative or legal actions taken by local, state or federal government agencies.
63. 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.

Landscaping and Irrigation

64. Developer shall submit to the City Engineer for his review and approval landscaping and irrigation plans for landscaping and irrigation proposed within the City Right of Way.
65. All landscaping and irrigation 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.
66. The property owner shall provide written consent to the City of Reedley for preparation of annexing this property (APN: 370-240-66) into the Landscaping and Lighting Maintenance District No. 1 to provide for maintenance of the landscaping along the south side of Dinuba Avenue. The assessment shall be a proportionate share of the City Engineer's estimated cost for the District. A Landscape and Lighting formation fee in accordance with the City of Reedley Master Fee Schedule shall be paid with the signed Landscape and Lighting Maintenance District No. 1, Petition and Written Consent (including waiver).

Fire Department:

67. Two (2) on-site fire hydrants shall be provided in the approximate locations shown on Attachment 4.

Public Works Department:

68. Trash enclosure locations shall be reviewed and approved by the Public Works Department or their designee. Three (3) bin trash enclosures per City Standard ST-50 shall be required in order to comply with State of California solid waste and recycling laws.

OUTSIDE AGENCY REQUIREMENTS

69. Kings Canyon Unified School District: Development shall comply with the memorandum from the Kings Canyon Unified School District, dated February 8, 2022. See Attachment 5. Evidence of payment from the School District is required prior to the issuance of a City of Reedley building permit. Contact the K.C.U.S.D. at 675 W. Manning Avenue, Reedley, CA 93654, (559) 305-7024.
70. Pacific Gas and Electric Company (PG&E): Development shall take place in accordance with the comment letter provided by Pacific Gas and Electric Company dated February 15, 2022 and January 25, 2022. See Attachment 6.
71. 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 January 31, 2022. See Attachment 7.
72. 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 8.
73. San Joaquin Valley Air Pollution Control District (SJVAPCD): Development shall take place in accordance with the comment letter provided by the SJVAPCD dated February 7, 2022. See Attachment 9.
74. 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: CUP 2022-1 Exhibit A, dated April 5, 2022
CUP 2022-1 Exhibits B, C, D, E, F, G, H, & I, dated January 21, 2022
TPM 2022-1 Exhibits A & B, dated March 18, 2022
Attachment 1: Development Impact Fee Estimate
Attachment 2: Community Facilities District (CFD) Info and Sample Petition
Attachment 3: Construction Hours Handout
Attachment 4: Fire Department Required Fire Hydrant Locations on Site Plan
Attachment 5: Kings Canyon Unified School District Comment Letter dated
February 8, 2022 and Developer Fee Certification Form
Attachment 6: PG&E Comment Letter dated February 15, 2022 and January 25,
2022
Attachment 7: Fresno County Department of Public Health Comment Letter dated
January 31, 2022
Attachment 8: RTMF Fee Acknowledgment and Fee Information
Attachment 9: SJVAPCD Comment Letter dated February 7, 2022

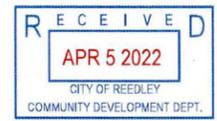
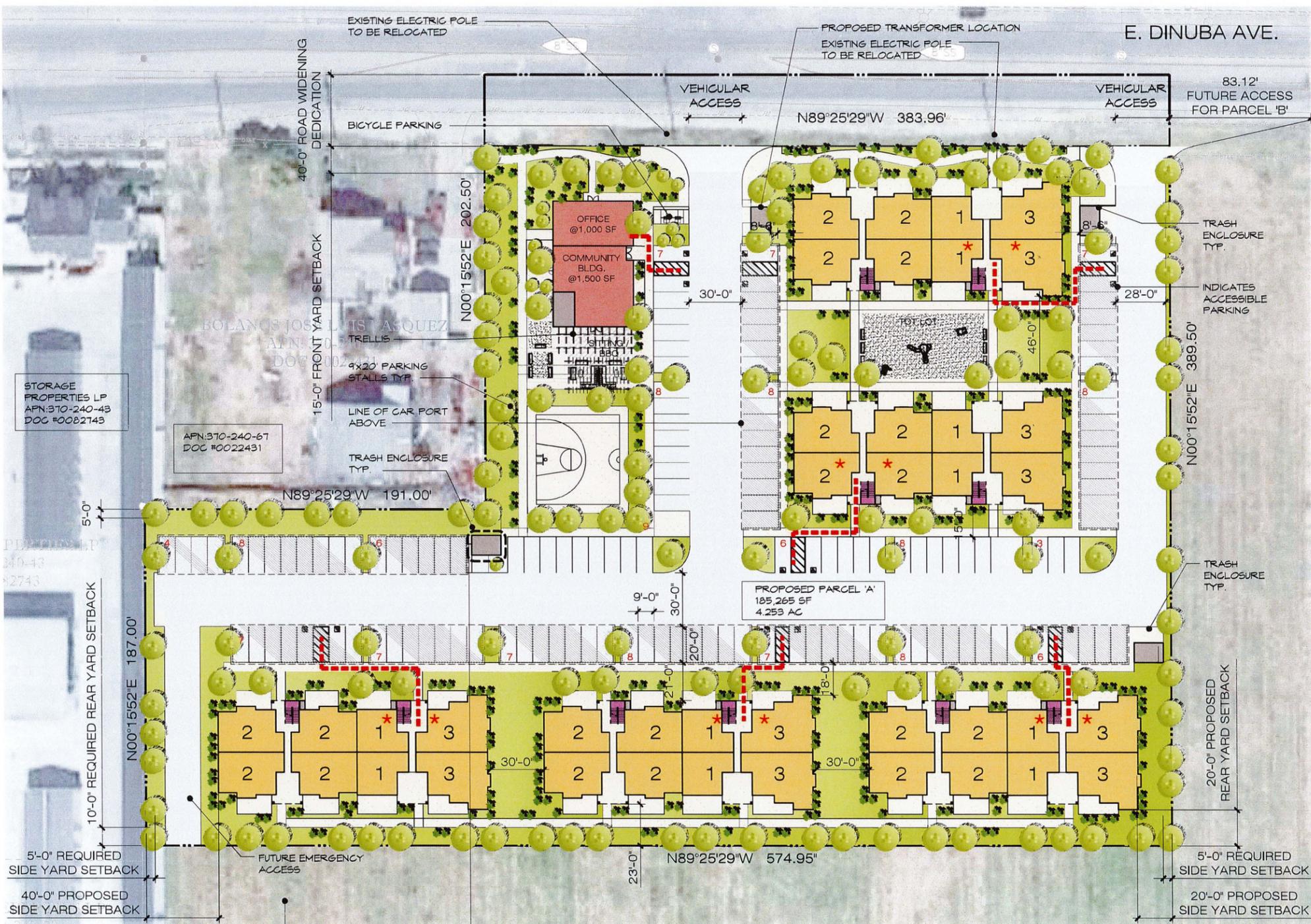


EXHIBIT: A
 APP #: CUP 2022-1
 DATE: 4/5/2022
 APPROVED: *Elle Mone*



PROJECT SUMMARY

SITE SUMMARY
 ZONING: ML - LIGHT INDUSTRIAL MIXED USE
 PROPOSED USE: (PART OF) 370-240-66
 APN: 185,265 SF (4.253 AC)
 GROSS SITE AREA: 80 UNITS
 DWELLING UNITS: 18.8 DU/AC
 GROSS DENSITY: TYPE -VB
 CONSTRUCTION:

DEVELOPMENT STANDARD

SETBACK	REQUIRED	PROVIDED
FRONT SETBACK	15'-0"	20'-0"
SIDE SETBACK	5'-0"	15'-0"
REAR SETBACK	10'-0"	20'-0"
HEIGHT		2 STORY (±30'-0")

UNIT SUMMARY

PLAN	TYPE	AREA	COUNT
1	1 BR / 1 BA	606 SF	20 UNITS
2	2 BR / 1 BA	820 SF	40 UNITS
3	3 BR / 2 BA	1,020 SF	20 UNITS
			80 UNITS

PARKING SUMMARY

PROPOSED:
 OFFICE @ 1,000 SF: 4 SPACES

RESIDENTIAL 1.2 SPACES PER UNITS:
 (80 X 1.2 space / units): 96 SPACES

GUEST 0.2 SPACES PER 3 BR UNITS:
 (80 X 0.2 spaces / unit): 16 SPACES

TOTAL PROPOSED: 116 SPACES

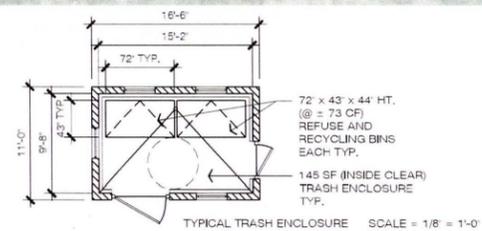
PROVIDED:
 ON-GRADE: 140 SPACES
 TOTAL PROPOSED: 140 SPACES
 1.75 SPACES PER UNIT

LEGEND

- RESIDENTIAL UNITS
- COMMUNITY / OFFICE BUILDING
- TRASH / UTILITY CLOSET
- LANDSCAPE
- PAVED AREA
- EXISTING FIRE HYDRANT
- COLORED STAMPED CONCRETE DRIVE
- ACCESSIBLE ROUTE
- ADAPTABLE UNITS
- PROPOSED TRANSFORMER

PROPOSED PARCEL 'B'
 617,708 SF
 14.181 AC

4 TRASH BIN ENCLOSURE (145 SF EACH) TOTAL OF 580 SF TRASH AREA PROVIDED FOR THIS PROJECT - SEE ENLARGED PLAN ON THIS SHEET FOR TRASH ENCLOSURE DIMENSION.



REEDLEY ONE (E. DINUBA)

CONCEPTUAL SITE / PLOT PLAN - OPTION

APPLICANT:
 PACIFIC SOUTHWEST COMMUNITY DEVELOPMENT CORPORATION
 16835 WEST BERNARDO DRIVE, STE. 238
 T. 958.675.0506



WITHEE MALCOLM ARCHITECTS
 A BSB DESIGN STUDIO
 2251 West 150th Street Torrance, CA 90504
 T. 310.217.6885 F. 310.217.0425
 JOB: REEDLEY
 PREPARED: March 25, 2022

EXHIBIT: B
 APP #: CUP 2022-1
 DATE: 1/21/2022
 APPROVED: *Elle M...*



REEDLEY ONE (E. DINUBA)

4455 GARDEN
 CHELSEA INVESTMENT CORPORATION
 2825 FREDERICK LANE, CHELSEA, MI 48118
 734.284.0000

CONCEPTUAL IMAGERY

WITHEE MALCOLM ARCHITECTS
 A BSB DESIGN STUDIO
 2511 West Main Street, Suite C-1, Reedley, CA 95224
 P. 510.317.1886 F. 510.317.1882
 WWM
 2011 West Main Street, Suite C-1, Reedley, CA 95224
 P. 510.317.1886 F. 510.317.1882
 01/21/2022

EXHIBIT: C
APP #: CUP 2022-1
DATE: 1/21/2022
APPROVED: *Olga Nunez*



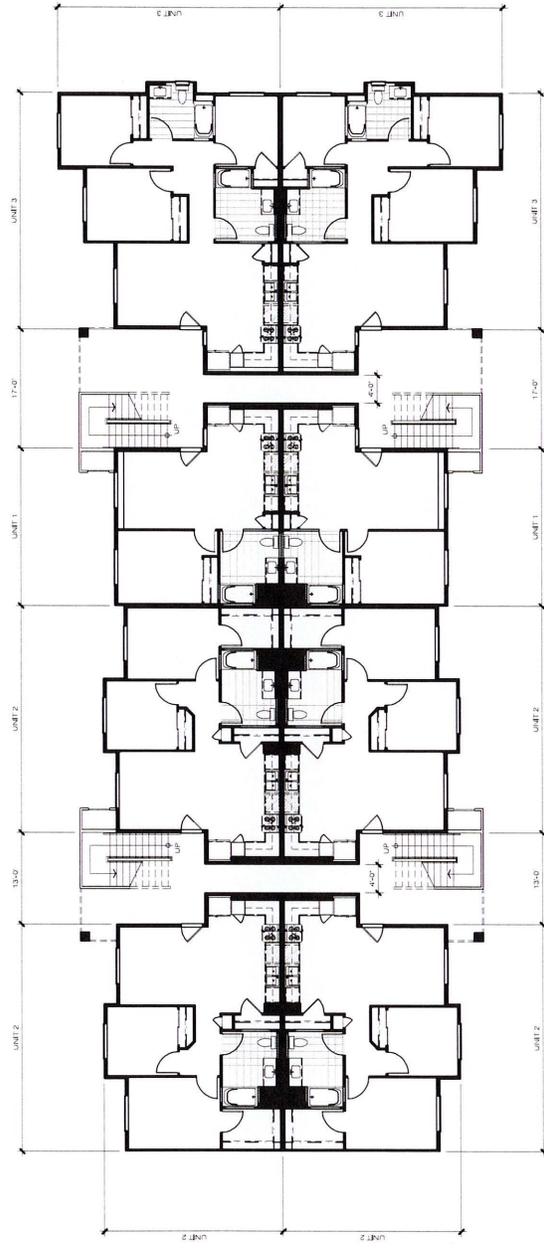
REEDLEY ONE (E. DINUBA)

APPLICANT:
CHELSEA INVESTMENT CORPORATION
2320 PROJECT DEL EMBROIDERED T-SHIRT
P. 700.400.9962

CONCEPTUAL IMAGERY

WM WITHEE MALCOLM ARCHITECTS
A BSB DESIGN STUDIO
2021 4th Street, Suite 100, Reedley, CA 95224
P. 510.217.9885 F. 510.217.9822
JOB: REEDLEY
PK: ITEC Date: 04.2021 0.2

EXHIBIT: D
 APP #: CUP 2022-1
 DATE: 1/21/2022
 APPROVED: W. Mac



REEDLEY ONE (E. DINUBA)

PREPARED BY:
 CHELSEA INVESTMENT CORPORATION
 1000 W. MAIN ST., SUITE 100
 REEDLEY, CA 95368

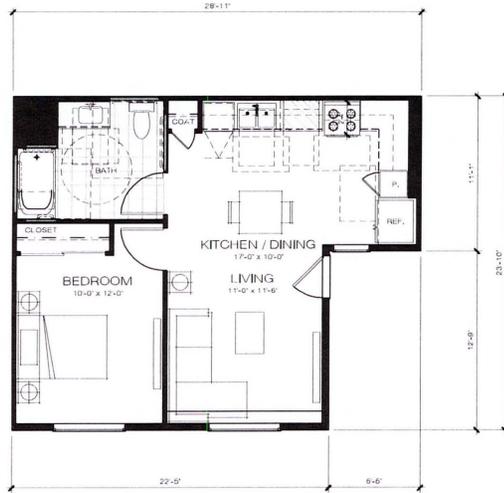
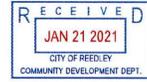


WITH THE MALCOLM ARCHITECTS
 A BSB DESIGN STUDIO
 1334 27th Street, Suite 100
 Reedley, CA 95368
 (562) 866-6644



TYPICAL BUILDING PLANS

EXHIBIT: E
 APP #: CUP 2022-1
 DATE: 1/21/2022
 APPROVED: *Elle Mac*



UNIT TYPE 1
1 BEDROOM / 1 BATH
UNIT AREA = 606 S.F.



UNIT TYPE 2
2 BEDROOM / 1 BATH
UNIT AREA = 820 S.F.



UNIT TYPE 3
3 BEDROOM / 2 BATH
UNIT AREA = 1,020 S.F.

REEDLEY ONE (E. DINUBA)

PREPARED BY:
 CHELSEA INVESTMENT CORPORATION
 5420 PASEO DEL LAGO, CHLSEA, CA 95015
 1.760.499.0067



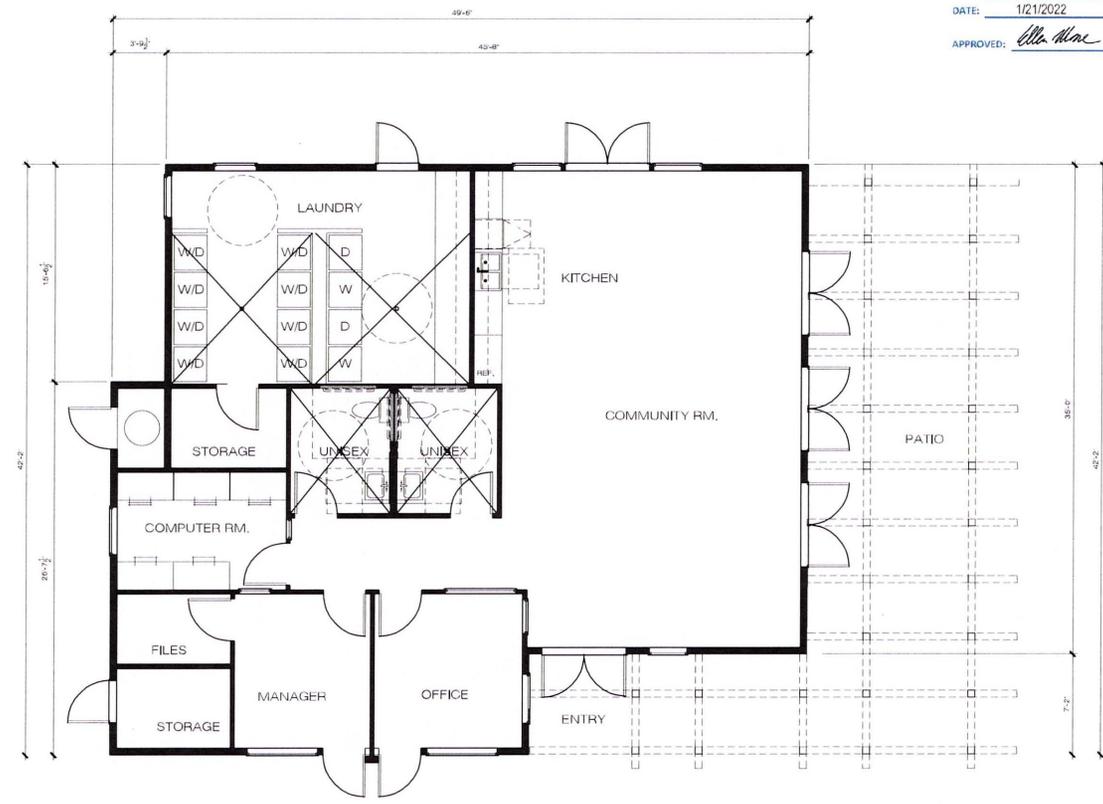
WITHEE MALCOLM ARCHITECTS
 A BSB DESIGN STUDIO

2021 West 142nd Street Torrance, CA 90504

T.313.217.2892 F.313.217.4422

PROJECT: REEDLEY ONE
 DATE: October 04, 2021

EXHIBIT: F
 APP #: CUP 2022-1
 DATE: 1/21/2022
 APPROVED: *Elia Nae*



COMMUNITY BUILDING
COMMUNITY AREA = 1,500 S.F.
LAUNDRY = 340 S.F.
TOTAL = 1,840 S.F.

REEDLEY ONE (E. DINUBA)

COMMUNITY BUILDING PLAN

APPLICANT:
 CHELSEA INVESTMENT CORPORATION
 5420 PARKWAY DEL LAKES CHILDESSA TX 76011
 1-780-450-0667



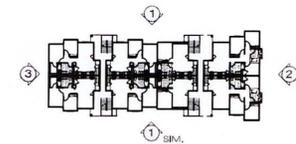
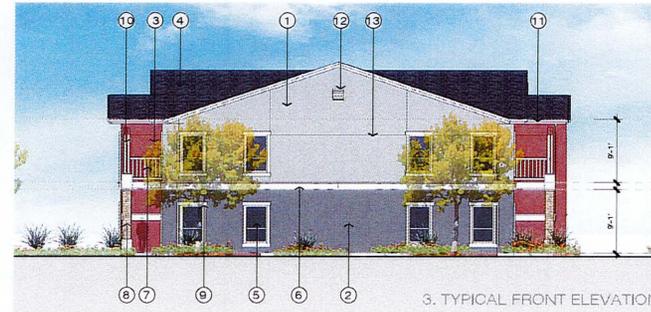
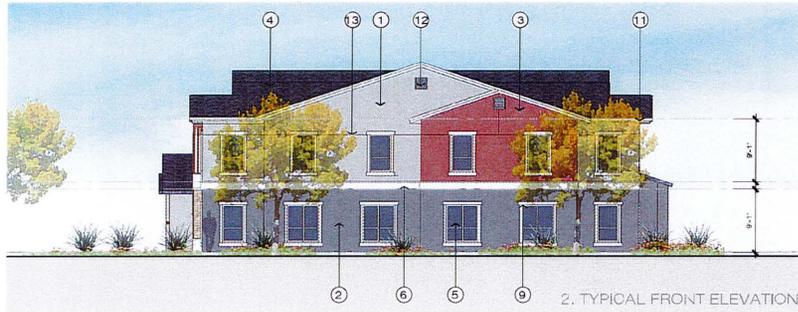
WITHEE MALCOLM ARCHITECTS
 A BSB DESIGN STUDIO
 2051 West 140th Street Torrance, CA 90504
 310.217.2885 310.217.4422
 JWC: REEDLEY
 FPR/TEC OUTSIDE: EDC1 2/3

EXHIBIT: G
 APP #: CUP 2022-1
 DATE: 1/21/2022
 APPROVED: *Elle Mae*



MATERIAL LEGEND

- ① EXTERIOR CEMENT STUCCO COLOR 1
- ② EXTERIOR CEMENT STUCCO COLOR 2
- ③ EXTERIOR CEMENT STUCCO COLOR 3
- ④ CLASS 'A' ASPHALT SHINGLE ROOF CERTANTIED ROOFING/LANDMARK SOLARIS-WEATHERED WOOD
- ⑤ DUAL GLAZED VINYL WINDOWS WHITE COLORED FRAME
- ⑥ STUCCO COVERED FOAM BELLY BAND
- ⑦ WOOD RAILING
- ⑧ STONE VENEER
- ⑨ PAINTED FOAM TRIM
- ⑩ HEAVY TIMBER COLUMN
- ⑪ PAINTED WOOD FACIA
- ⑫ PAINTED METAL ROOF VENT
- ⑬ SCREED LINE



REEDLEY ONE (E. DINUBA)

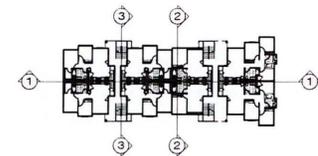
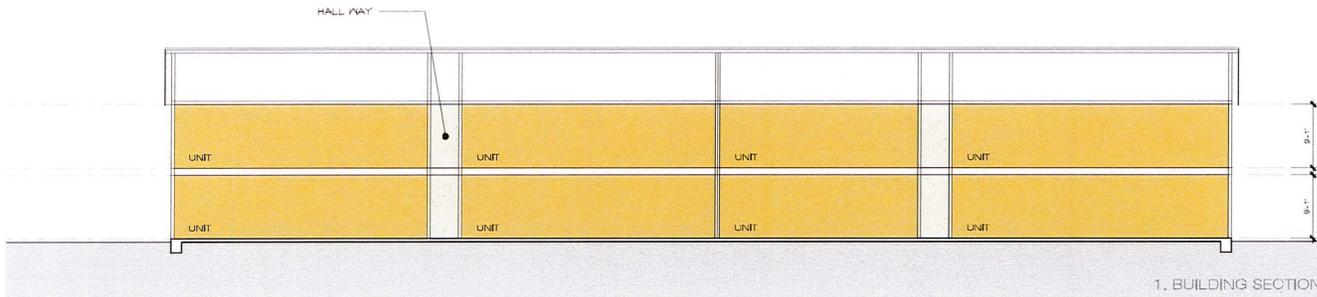
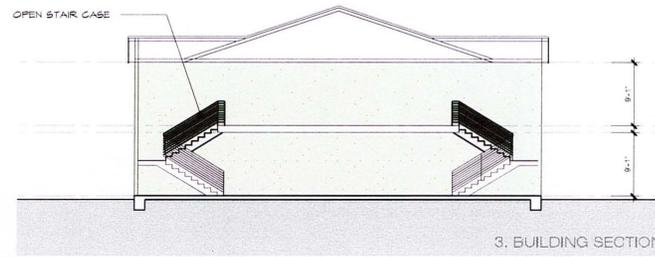
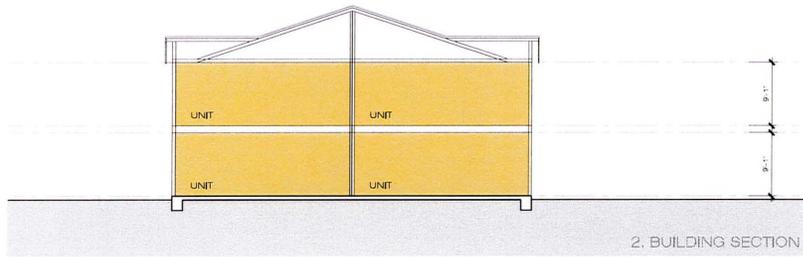
APPLICANT:
 CHELSEA INVESTMENT CORPORATION
 2525 PASEO DEL ESTADO, CHASE-DE-LOS-REYES, CA 95111
 916.480.0000

TYPICAL BUILDING ELEVATIONS



WITHEE MALCOLM ARCHITECTS
 A BSB DESIGN STUDIO
 2053 West 146th Street, Torrance, CA 90504
 310.317.2885 310.317.6400
 JLC REEDLEY
 PRINTED: October 04, 2021

EXHIBIT: H
 APP #: CUP 2022-1
 DATE: 1/21/2022
 APPROVED: *Elle Mac*



REEDLEY ONE (E. DINUBA)

APPLICANT:
 CHELSEA INVESTMENT CORPORATION
 2425 PINEWOOD LANE, REEDLEY, CA 95211
 1-708-455-1000



BUILDING SECTIONS

WITHEE MALCOLM ARCHITECTS
 A BSB DESIGN STUDIO
 2051 Woodlawn Street, Suite 200, CA 95224
 415.318.2170 (BSC) 415.318.2171 (WMS)
 JAC. REEDLEY
 October 04, 2021



EXHIBIT: I
 APP #: CUP 2022-1
 DATE: 1/21/2022
 APPROVED: *Abbie Hawkins*

City of Reedley

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



Operational Statement Template

Our goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. This is your opportunity to communicate in detail the important characteristics of your project/property that should be to consider when your project is reviewed for completeness. Please use this template as a guide to explaining the scope of your project.

This template will assist you, various City departments and outside agencies, in their review, crafting of comments and conditions. If you have any questions about the requested information or need help completing any portions of this form please call the Community Development Department at (559) 637-4200 ext. 286. This form must be completed and submitted in order to process your application. If this operational statement is not submitted or incomplete, your application will not be accepted for processing.

1. Project Description: Reedley I application is being submitted by Abbie Hawkins on behalf of Reedley I CIC, LP and pertains to 4.5 acres of property located at E. Dinuba Ave.

2. Operational Narrative: (Describe your proposed operational/development in detail, including information such as name of business, product or service, anticipated traffic and deliveries, and special events, required equipment, on-site storage, demolition or adaptive reuse of existing structures, etc.).
This mixed use project of 80 unit of affordable residential for Farmworkers with a Community Building and 1,000 SF of Office/Retail Space. Services will be provided to residents that includes financial literacy, ESL classes, health and wellness and after school tutoring for school age children. Amenities for residents include tot lot, community room with computer lab, half court basketball area, BBQ and picnic facilities, and on site laundry. Office tenant use being targeted is professional office such as immigration attorney office, tax preparation, or additional complementary use.

3. List the hours of operation: Monday though Friday Number of Days per Week: 5
 If Seasonal, list the months of operation: _____

4. Number of Customers or Visitors per day: TBD Maximum per Day: _____
 During what hours will customers visit your property? 8am - 5pm

5. Number of current employees: _____ Future employees: 2
 Will any live on site? YES / NO

6. Will the operation or equipment used generate noise above existing levels in the area? YES / NO
 If yes, explain _____

7. Will hazardous materials or waste be produced as part of this business? YES / NO
 If yes, explain _____

8. Explain which building(s) or what portion of the building(s) will be used in your operation: Please see Site Plan

Abbie Hawkins
 Applicant's Signature

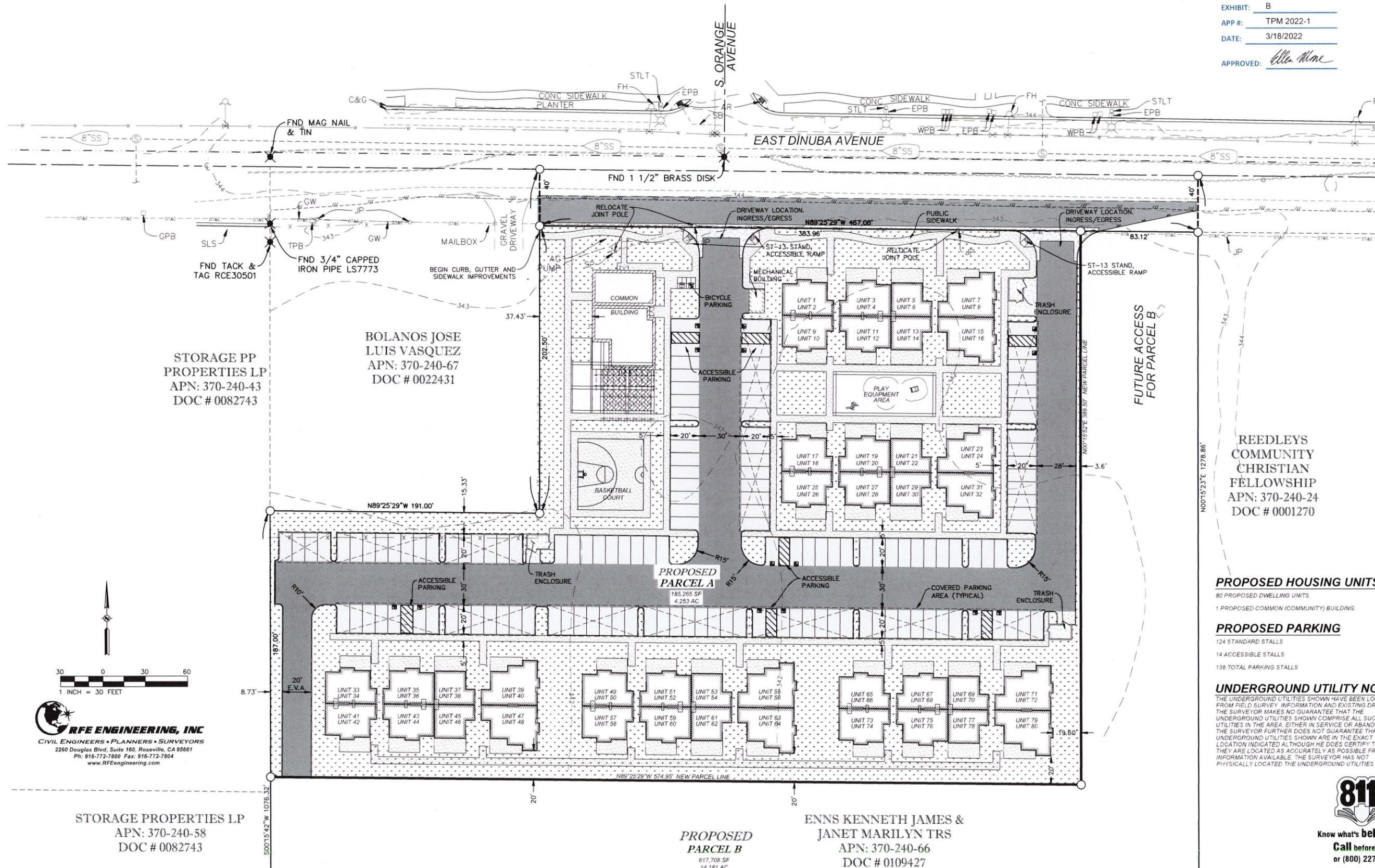
1/10/22

Date

TENTATIVE PARCEL MAP
 OF THE PLAT OF "PRODUCERS COLONY" 2 MAPS 39
 CITY OF REEDLEY, COUNTY OF FRESNO, CALIFORNIA
 MARCH, 2022 SCALE: 1" = 30'
 RFE ENGINEERING INC.
 SHEET 2 OF 2



EXHIBIT: B
 APP #: TPM 2022-1
 DATE: 3/18/2022
 APPROVED: *Alta Mone*



- PROPOSED HOUSING UNITS**
 80 PROPOSED DWELLING UNITS
 1 PROPOSED COMMON (COMMUNITY) BUILDING
- PROPOSED PARKING**
 124 STANDARD STALLS
 14 ACCESSIBLE STALLS
 138 TOTAL PARKING STALLS

UNDERGROUND UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

RFE ENGINEERING, INC
 CIVIL ENGINEERS • PLANNERS • SURVEYORS
 2260 Douglas Blvd, Suite 160, Roseville, CA 95661
 Ph: 916-772-7800 Fax: 916-772-7804
 www.RFEengineering.com



Z:\2021 Projects\21-178 Reedley_Dm\MapPlan\Tentative Parcel Map\21-178 Reedley_Dm_TPM.dwg Mar 18, 2022-11:21 am

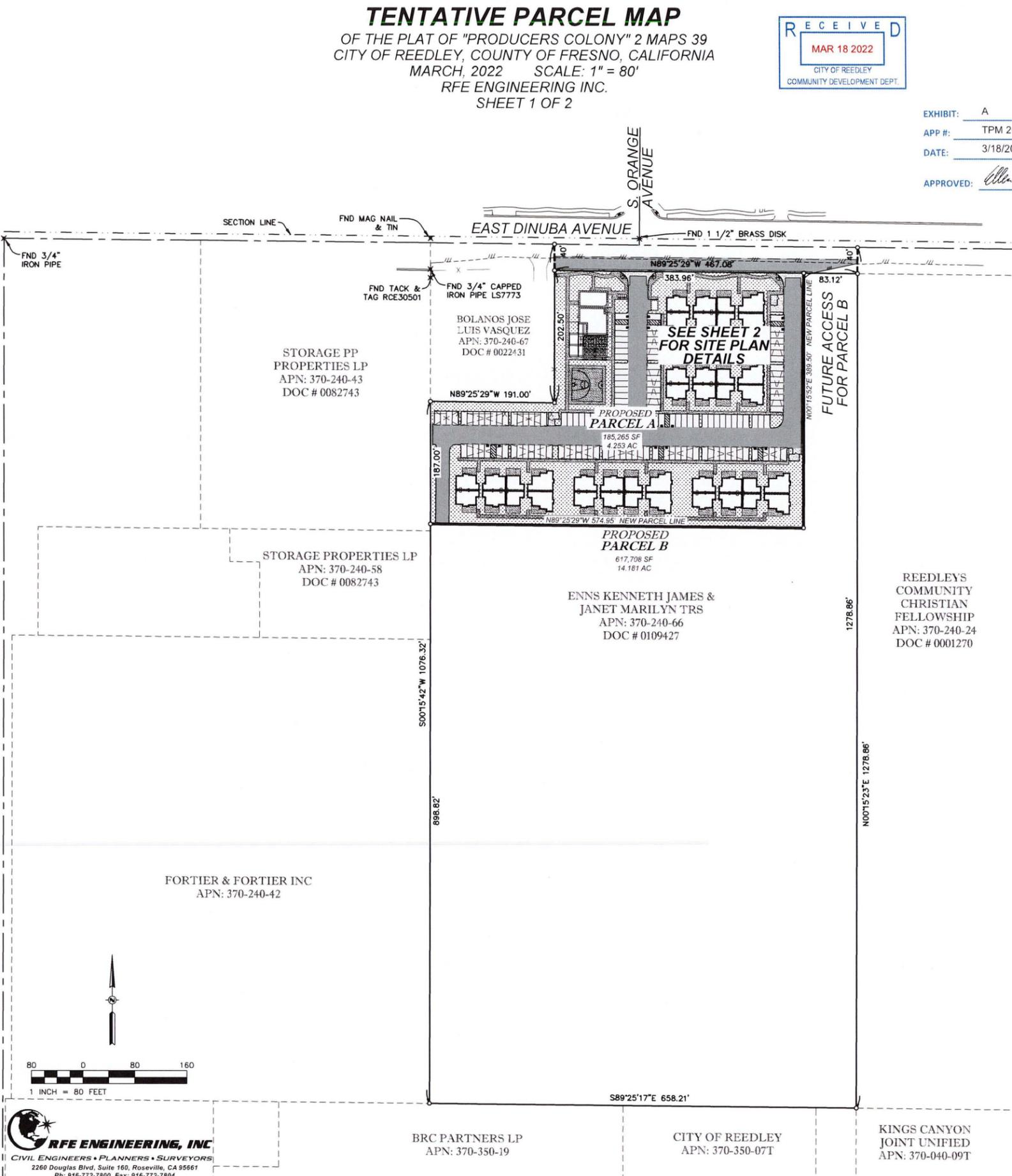
DESCRIPTION	LEGEND	
	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
SECTION	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
CURB	---	---
EP	---	---
STORM DRAIN	XX"SD	---
SANITARY SEWER	XX"SS	---
WATER	XX"W	---
SDMH	---	---
DROP INLET	---	---
SSMH	---	---
SSCO	---	---
FIRE HYDRANT	---	---
P/V	---	---
FDC	---	---
WATER VALVE	---	---
WATER METER	---	---
UTILITY POLE	---	---
SITE LIGHTING	---	---
FENCE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOURS	---	---
JUNCTION/PULL BOX	---	---
SIGN	---	---
TREE & DRIP	---	---
ACCESSIBLE RAMP	---	---
TRUNCATED DOMES	---	---
BUILDING	---	---
FOUND MONUMENT AS DESCRIBED	---	---
DIMENSION POINT	---	---
NOTHING FOUND OR SET	---	---
CEMENT - LIGHT DUTY PEDESTRIAN	---	---
CEMENT - HEAVY DUTY VEHICLE TRAFFIC	---	---
ASPHALT - LIGHT DUTY PARKING AREAS	---	---
ASPHALT - HEAVY DUTY DRIVE AISLES	---	---
LANDSCAPE AREA	---	---

ABBREVIATIONS:

AC	ASPHALT
BO	WATER BLOW OFF VALVE
BFP	BACK FLOW PREVENTER
CONC	CONCRETE
EL	ELEVATION
EUC	EUCALYPTUS TREE
E.V.A.	EMERGENCY VEHICLE ACCESS
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
JP	JOINT POLE
M.C.R.O.	MONTEREY COUNTY RECORDS OFFICE
PP	POWER POLE
R	RADIUS OF CURVE
SDDI	STORM DRAIN / DROP INLET
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TG	TOP OF GRATE

UTILITY CONTACT INFORMATION

UTILITY	UTILITY CO.	REPRESENTATIVE	PHONE
PARK DISTRICT	CITY OF REEDLEY - COMMUNITY SERVICES OFFICE		559-637-4203
FIRE	REEDLEY FIRE DEPARTMENT		559-637-4230
WATER	CITY OF REEDLEY - PUBLIC WORKS DEPARTMENT	JOHN ORNELLAS (WATER SUPERVISOR)	559-637-4200 (EXT. 267)
SEWER	CITY OF REEDLEY - PUBLIC WORKS DEPARTMENT - WASTEWATER TREATMENT PLANT	MARTHA CARDOSO (WWTP SUPERVISOR)	559-637-4200 (EXT. 256)
SCHOOL DISTRICT	KINGS CANYON UNIFIED SCHOOL DISTRICT		559-305-7010
DRAINAGE	CITY OF REEDLEY - PUBLIC WORKS DEPARTMENT		559-637-4200 (OPTION 2)
U.S.A.	UNDERGROUND SERVICE ALERT		1-800-227-2600



TENTATIVE PARCEL MAP
 OF THE PLAT OF "PRODUCERS COLONY" 2 MAPS 39
 CITY OF REEDLEY, COUNTY OF FRESNO, CALIFORNIA
 MARCH, 2022 SCALE: 1" = 80'
 RFE ENGINEERING INC.
 SHEET 1 OF 2

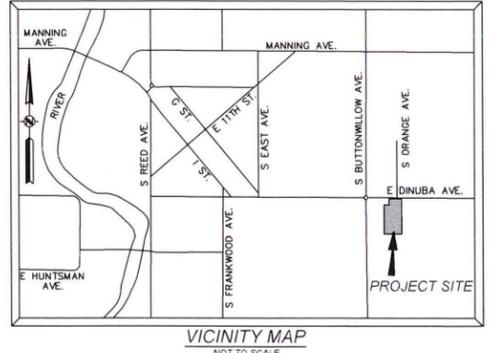
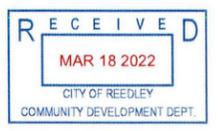


EXHIBIT: A
 APP #: TPM 2022-1
 DATE: 3/18/2022
 APPROVED: *Elle Mae*

DEVELOPER
 CHELSEA INVESTMENT CORPORATION
 6339 PASEO DEL LAGO
 CARLSBAD, CA 92011
 PH. 760-456-6000

ENGINEER & SURVEYOR
 RFE ENGINEERING, INC.
 2260 DOUGLAS BLVD., SUITE 160
 ROSEVILLE, CA 95661
 PH. (916) 772-7800

OWNER
 ENNS KENNETH JAMES & JANET MARILYN TRS
 MAILING ADDRESS: P O BOX 485 PISMO BEACH, CA 93448

ASSESSOR'S PARCEL NUMBER:
 APN 370-240-66

SITUS ADDRESS:
 VACANT LAND - NO ADDRESS
 EAST DINUBA AVENUE,
 REEDLEY, CALIFORNIA

JURISDICTION:
 CITY OF REEDLEY

NUMBER OF PARCELS:
 ONE (1) EXISTING PARCEL IS PROPOSED TO BE SPLIT INTO TWO (2) PARCELS

PARCEL SIZES:
 PROPOSED PARCEL A: 185,265 SF 4.253 ACRES
 PROPOSED PARCEL B: 617,708 SF 14.181 ACRES

SET BACKS:
 FRONT: 15'
 SIDE: 5'
 REAR: 10'
 MAX HEIGHT: 35'

EXISTING USE:
 VACANT - AGRICULTURE

PROPOSED USE:
 MULTI-FAMILY RESIDENTIAL

EXISTING ZONING:
 ZONING: ML - LIGHT INDUSTRIAL

PROPOSED ZONING:
 RESIDENTIAL

PROPOSED IMPROVEMENTS:
 AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS

DATE OF FIELD SURVEY:
 JANUARY 31, 2022

FLOOD PLAIN:
 SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06019C2685H DATED: 02-18-2009

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36, T. 15 S., R. 23 E., M.D.B. & M., WHICH IS ALSO THE CENTERLINE OF EAST DINUBA AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD IN BOOK 50 OF RECORD OF SURVEYS, AT PAGE 91 AND 92, THE BEARING OF WHICH IS NORTH 89° 25' 29" WEST AND WAS ESTABLISHED FROM MONUMENTS SHOWN THEREON

BENCHMARK:
 THE BENCHMARK USED FOR THIS SURVEY WAS NGS CONTROL POINT DESIGNATED "REEDLEY, PID GT1289" WHICH IS A BENCH MARK DISK STAMPED "REEDLEY 1934" SET IN THE TOP OF A CONCRETE POST LOCATED IN REEDLEY IN THE CITY PARK AT THE CORNER OF G AND NINTH STREETS, 15 FEET EAST OF AN AMERICAN LEGION MONUMENT, 6.5 FEET NORTH OF A FLAGPOLE AND 2.5 FEET ABOVE GROUND.
 ELEVATION = 350.3 FEET (NAVD 88 DATUM)

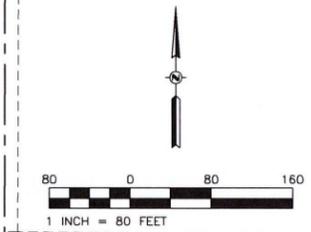
SURVEYOR'S STATEMENT:
 I HEREBY STATE THAT THIS IS A CORRECT REPRESENTATION OF A TOPOGRAPHIC SURVEY MADE UNDER MY DIRECTION IN JANUARY, 2022

WILLIAM F. MCKINNEY, PLS 4715
 EXPIRATION: SEP 30, 2023



UNDERGROUND UTILITY NOTE:
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811
 Know what's below.
 Call before you dig.
 or (800) 227-2600



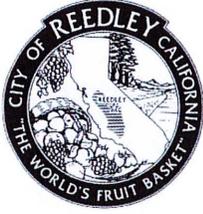
RFE ENGINEERING, INC.
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 2260 Douglas Blvd, Suite 160, Roseville, CA 95661
 Ph: 916-772-7800 Fax: 916-772-7804
 www.RFEEngineering.com

BRC PARTNERS LP
 APN: 370-350-19

CITY OF REEDLEY
 APN: 370-350-07T

KINGS CANYON
 JOINT UNIFIED
 APN: 370-040-09T

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Community Development Department

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

Development Impact Fees Estimate:

Multiple Family Residential

Project Description: 80 Multi-Family Units (CUP 2022-1)

Address: APN: 370-240-66

Development Impact Fee Breakdown:

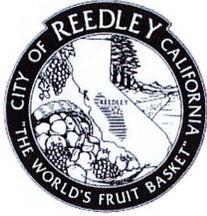
Transportation Facilities	\$3,377.00	per unit	x	80	units	=	\$270,160.00
Law Enforcement Facilities	\$80.00	per unit	x	80	units	=	\$6,400.00
Fire Facilities	\$666.00	per unit	x	80	units	=	\$53,280.00
General Government Facilities	\$63.00	per unit	x	80	units	=	\$5,040.00
Storm Drain Facilities	\$2,931.00	per unit	x	80	units	=	\$234,480.00
Wastewater Facilities	\$1,680.00	per unit	x	80	units	=	\$134,400.00
Water Facilities	\$1,323.00	per unit	x	80	units	=	\$105,840.00
Park and Recreational Facilities	\$866.00	per unit	x	80	units	=	\$69,280.00
Total Development Impact Fees:	\$10,986.00	per unit	x	80	units	=	\$878,880.00

Common space buildings (laundry rooms, rental offices, etc.) are not included in this estimate and may be subject to DIFs at the commercial rate. Rates will be calculated based on square footage of proposed common space buildings.

Notes:

1. Development Impact Fees are paid at the time of building permit issuance based on the square footage within the scope of the building permit application.
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. The Master Fee Schedule is reviewed annually by the City Council and subject to change.
5. 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: February 23, 2022



Community Development Department

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

Development Impact Fees Estimate: Commercial

Project Description: 2,500 square foot retail building and apartment complex
 community building
 Address: APN: 370-240-66

Development Impact Fee Breakdown:

Transportation Facilities	\$2.220	per sf	x	2,500	sq ft	=	\$5,550.000
Law Enforcement Facilities	\$0.050	per sf	x	2,500	sq ft	=	\$125.000
Fire Facilities	\$0.440	per sf	x	2,500	sq ft	=	\$1,100.000
General Government Facilities	\$0.040	per sf	x	2,500	sq ft	=	\$100.000
Storm Drain Facilities	\$1.922	per sf	x	2,500	sq ft	=	\$4,805.000
Wastewater Facilities	\$1.104	per sf	x	2,500	sq ft	=	\$2,760.000
Water Facilities	\$0.869	per sf	x	2,500	sq ft	=	\$2,172.500
Park and Recreational Facilities	\$0.569	per sf	x	2,500	sq ft	=	\$1,422.500
Total Development Impact Fees:	\$7.214	per sf	x	2,500	sq ft	=	\$18,035.00

Notes:

1. Development Impact Fees are paid at the time of building permit issuance based on the square footage within the scope of the building permit application.
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Date Prepared:
 February 23, 2022

RESOLUTION NO. 2021-036

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY DETERMINING SPECIAL TAX RATES FOR FISCAL YEAR 2021-2022 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-San Jose area.

TABLE 1 MAXIMUM SPECIAL TAX FISCAL YEAR 2021-22 CATEGORY I Special Tax Per Dwelling Unit / Acre	
DEVELOPMENT TYPE	SPECIAL MAXIMUM TAX RATE
Single Family Residential (per dwelling unit)	\$ 1,095.5213
Multi-Family Residential (per dwelling unit)	\$ 814.2388
Non-Residential (per gross building square foot)	\$ 0.2961
Affordable Housing (per dwelling unit)	\$ 547.7606
Infill Non-Residential (per building square foot)	\$ 0.1480

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, 2021 ending June 30, 2022 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-San Jose area.

TABLE 2 MAXIMUM SPECIAL TAX FISCAL YEAR 2021-22 CATEGORY II Special Tax Per Net Developable Acre	
\$ 890.8912 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 2021-2022 fiscal year on all eligible properties in the District per the Rate and Method of Special Tax.

ADOPTED SPECIAL TAX FISCAL YEAR 2021-22 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 2021-22 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 11th day of May, 2021 by the following vote:

AYES: Soleno, Tuttle, Beck, Betancourt, Fast.

NOES: None

ABSENT: None.

ABSTAIN: None.

Mary E. Fast

Mary E. Fast, Mayor

ATTEST:

Ruthie Greenwood
Ruthie Greenwood, City Clerk



**PETITION AND WRITTEN CONSENT
(INCLUDING WAIVER)**

**REQUESTING COMMENCEMENT OF PROCEEDINGS UNDER
THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982
TO ANNEX CERTAIN TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2005-1
(PUBLIC FACILITIES)**

To the Council of the City of Reedley
c/o the City Clerk of the City of Reedley
Reedley City Hall
1717 Ninth Street
Reedley, California 93654

Re: Request to Commence with Proceedings for
Assessor's Parcel Nos. [REDACTED]

Members of the City Council:

The Council on November 8, 2005 finalized the formation of the City of Reedley Community Facilities District No. 2005-1. This Special Tax is for the sole purpose of funding increasing demands on essential and timely Police, Fire and Park Maintenance services as a direct result of new development within the City. Because of this special tax, Reedley continues to be one of the safest communities in Fresno County. Without this funding source, which is based on direct causes and effects of new development, the level of public safety services will be impacted, response times to emergency situations will be affected and the public's general health will be affected by lack of park maintenance.

The levy of said proposed special tax shall be subject to approval of the qualified electors of the District at a special election. In no event shall the special taxes be levied on any parcel within the District in excess of the maximum tax specified in the Rate and Method of Apportionment.

The undersigned is the duly owner or authorized representative of the owner of all the territory of real property initiating the commencement of proceedings regarding certain properties, as described on attached Exhibit A and shown by the map in Exhibit B-1 (the "Territory"). The owner, or authorized representative, hereby petitions and requests that you commence proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5, commencing with Section 53311, of Part 1, Division 2, Title 5 of the California Government Code) (the "Act") to annex and add all the territory in the Parcel to the real property included within the boundaries of the City's Community Facilities District No. 2005-1 (Public Facilities) ("CFD No. 2005-1).

The owner or authorized representative further petitions and requests that the Council proceed as quickly as possible with all proceedings necessary to accomplish such annexation and levy. In that regard, to the greatest extent allowed by law, **the owner hereby expressly waives all notices,**

procedures and requirements otherwise required under the Act, including without limitation (i) the time limit specified by Section 53326 of the Act, including but not limited to the requirement that the special election be held at least 90 but not more than 180 days following the adoption of the resolution calling the election and any other requirement pertaining to the conduct of the election; (ii) the requirement contained in Section 53327 of the Act for preparation and delivery to voters of an impartial analysis, arguments and rebuttals relating to the proposition submitted at the election; and (iii) any notice requirements relating to the special election, whether contained in the California Government Code, the California Elections Code, the California Streets & Highways Code or elsewhere, and expressly consents to the commencement of proceedings without completion of or compliance with such notices, procedures or requirements. The owner or authorized representative further agrees that the election may be conducted by mailed or personally-delivered ballot, to be returned as promptly as practicable to the office of the City Clerk of the City of Reedley, and that the results of the elections be canvassed and reported to you as promptly as practicable thereafter.

In consideration for the Council conducting the annexation and levy proceedings requested herein, the owner will immediately execute and deliver to the City any documents the City deems necessary to accomplish the annexation and levy proceedings and to further evidence the consent and waivers in this Petition, including but not limited to ballots and receipts for notice.

Also in consideration for the Council conducting such annexation and levy proceedings, the owner will remain the sole owner of all real property in the Parcel and will not transfer title to any such real property to any other person or entity until completion of the proceedings by the City.

Respectfully submitted by:

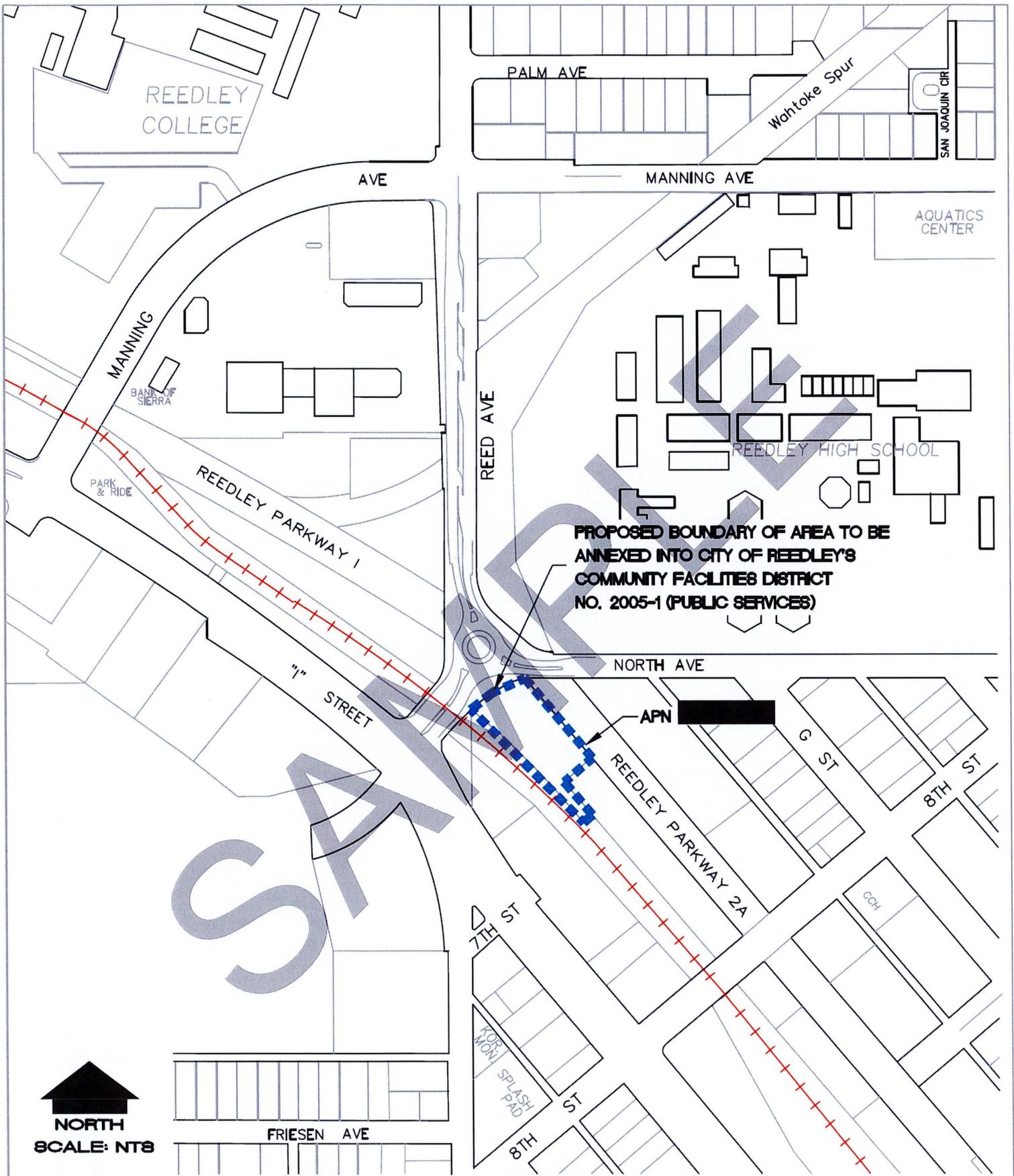
PROPERTY OWNER(S):

██████████
████████████████████

By: _____

Date _____

Title: _____



PROPOSED BOUNDARY OF AREA TO BE ANNEXED INTO CITY OF REEDLEY'S COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES)



CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT
1733 NINTH STREET
REEDLEY, CA 93654
PHONE (559)637-4200

EXHIBIT 'B'-1
DIAGRAM OF APN [REDACTED]
COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES)

DATE: JULY 23, 2020 DRWN BY: SR



City of Reedley

1733 Ninth Street
Reedley, CA 93654
(559) 637-4200
<http://www.reedley.com>

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:

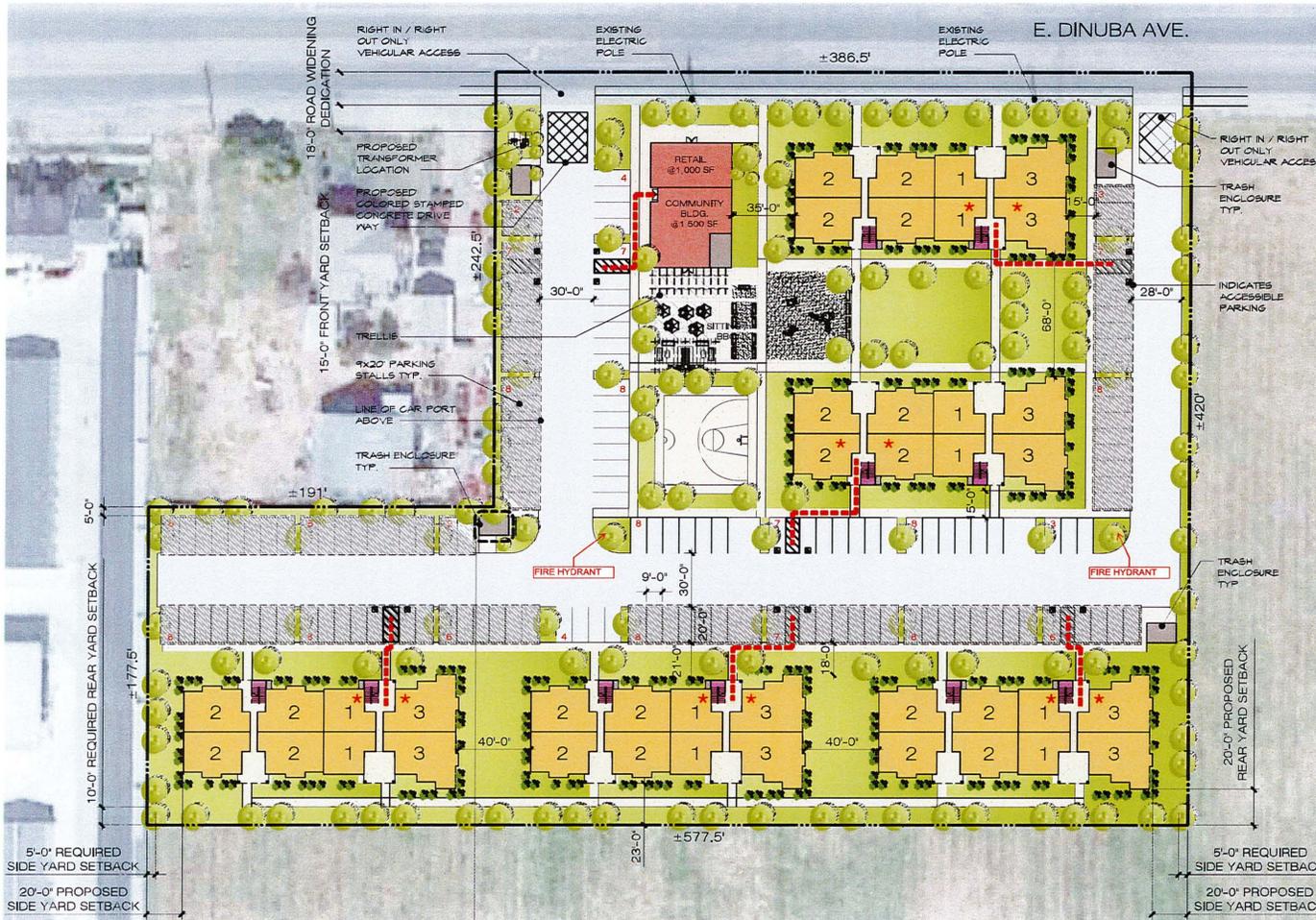
City of Reedley Building Division – (559)637-4200 ext. 225

OR

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



Reedley Fire Department
Required Fire Hydrant Locations



PROJECT SUMMARY

SITE SUMMARY	
ZONING:	ML Light Industrial
APN:	(PART OF) 370-240-66
GROSS SITE AREA:	196,020 SF (4.50 AC)
DWELLING UNITS:	80 UNITS
GROSS DENSITY:	17.8 DU/AC
CONSTRUCTION:	TYPE -VB

DEVELOPMENT STANDARD		
SETBACK	REQUIRED	PROVIDED
FRONT SETBACK	15'-0"	20'-0"
SIDE SETBACK	5'-0"	15'-0"
REAR SETBACK	10'-0"	20'-0"
HEIGHT		2 STORY (±30'-0")

UNIT SUMMARY			
PLAN	TYPE	AREA	COUNT
1	1 BR / 1 BA	606 SF	20 UNITS
2	2 BR / 1 BA	820 SF	40 UNITS
3	3 BR / 2 BA	1,020 SF	20 UNITS
			80 UNITS

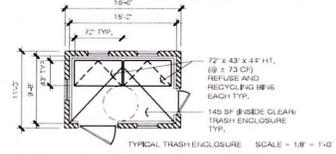
PARKING SUMMARY		
PROPOSED:		
RETAIL @ 1,000 SF		4 SPACES
RESIDENTIAL 1.2 SPACES PER UNITS:	(80 X 1.2 space / units)	96 SPACES
GUEST 0.2 SPACES PER 3 BR UNITS:	(80 X 0.2 spaces / unit)	16 SPACES
TOTAL PROPOSED		116 SPACES

PROVIDED:		
ON-GRADE:		150 SPACES
TOTAL PROPOSED		150 SPACES
		1,825 SPACES PER UNIT

LEGEND

- RESIDENTIAL UNITS
- COMMUNITY BUILDING
- TRASH / UTILITY CLOSET
- LANDSCAPE
- PAVED AREA
- EXISTING FIRE HYDRANT
- COLORED STAMPED CONCRETE DRIVE
- ACCESSIBLE ROUTE
- ADAPTABLE UNITS
- PROPOSED TRANSFORMER

4 TRASH BIN ENCLOSURE (145 SF EACH) TOTAL OF 580 SF TRASH AREA PROVIDED FOR THIS PROJECT
* SEE ENLARGED PLANS ON THIS SHEET FOR TRASH ENCLOSURE DIMENSION.



REEDLEY ONE (E. DINUBA)

APPPLICANT: PACIFIC SOUTHWEST COMMUNITY DEVELOPMENT CORPORATION
 PROJECT: WEST DINUBA DRIVE SITE, 234
 1.966.375.0001

CONCEPTUAL SITE / PLOT PLAN - OPTION



WITHEE MALCOLM ARCHITECTS
A BSB DESIGN STUDIO
 2021 Woodlawn Street, Suite 500
 1.913.217.1965 • 1.913.217.1402
 JMS: REEDLEY
 PFR: IEE
 December 14, 2021 1.1



Kings Canyon Unified School District
1801 10th Street ~ Reedley CA 93654
1502 "I" Street ~ Reedley CA 9365 (mailing)

(559) 305-7024

Fax (559) 637-1186

February 8, 2022

Ellen Moore, City Planner
City of Reedley
Community Development Department
1733 Ninth Street
Reedley, CA 93654

Subject: Conditional Use Permit No. 2022-1 and Tentative Parcel Map No. 2022-1
South Side of E. Dinuba Avenue at the southern terminus of E. Tobu Avenue

Dear Ms. Moore:

This letter is in response to your request for comment on the above-referenced project, which would consist of a horizontal mixed-use project that includes 80 affordable residential units and 1,000 square feet of office/retail space for lease. The project site encompasses approximately 4.5 acres located south side of E. Dinuba Avenue at the southern terminus of E. Tobu Avenue.

New residential development will generate students that will need to be housed in District schools. The District's current student generation rates for multiple family units are .594 per unit in grades TK-8 and .244 per unit in grades 9-12. Based on these generation rates, it is estimated that the project would generate 48 students in grades TK-8 and 20 students in grades 9-12.

The project site is currently within the attendance area of Silas Bartsch School (serves grades K-8) and Reedley High School. Silas Bartsch School has a 2021-22 school year enrollment of 610 students and an operational capacity of 600. Reedley High School has a 2021-22 school year enrollment of 1,773 and an operational capacity of 1,500.

The District has acquired a site for a new high school and new elementary school in the south Reedley area. The District will potentially construct additional facilities within the next five years, but timing will ultimately be dependent on funding availability.

The District currently levies a school facilities fee of \$4.08 per square foot for residential development and \$0.66 per square foot for commercial/industrial development. New development on the subject property will be subject to the fees in place at the time school facilities fees are paid.

Thank you for the opportunity to comment. Please contact me if you have any questions on this letter.

Sincerely,



John Campbell
Superintendent



DEVELOPER FEE CERTIFICATION

Fees payable to: KINGS CANYON UNIFIED SCHOOL DISTRICT
BUSINESS OFFICE
1801 10th St, Reedley CA 93654
Mailing address: 1502 I St, Reedley CA 93654
(559) 305-7020 FAX: (559) 637-1186

In an effort to comply with social distancing, please MAIL developer fees to above address and a receipt will be returned to you by mail. Thank you for your

Date: _____

OWNER/DEVELOPER: SUBDIVISION NO. _____ LOT NO. _____

Name: _____

TYPE OF DEVELOPMENT:

Address: _____

- SFR Duplex Triplex PUD
Apartment Complex [number of units]

Contact Person: _____

- Mobile Home Addition to SFR

Telephone: _____

- Other _____

DEVELOPMENT FEE APPLICABLE TO THE PROJECT: [check one]

- Government Code section 65995(b)(1): Residential Development: _____ square feet @ \$4.08 sq. ft. = _____
Government Code section 65995 (b)(2): Commercial or Industrial: _____ square feet @ \$0.66 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



February 15, 2022

Ellen Moore
City of Reedley
1733 Ninth St
Reedley, CA 93654

Re: CUP 2022-1/TPM 2022-1
E Dinuba Avenue, Reedley, CA 93654

Dear Hello Ellen:

Thank you for providing PG&E the opportunity to review your proposed plans for CUP 2022-1/TPM 2022-1 dated 1-21-2022. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

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 the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management



January 25, 2022

Ellen Moore
City of Reedley
1733 Ninth St
Reedley, CA 93654

Ref: Gas and Electric Transmission and Distribution

Dear Ellen Moore,

Thank you for submitting the CUP 2022-1 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.
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 12 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 12 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 12 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) 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.



County of Fresno
DEPARTMENT OF PUBLIC HEALTH

January 31, 2022

Ellen Moore, Senior Planner
City of Reedley
Community Development Department
1733 Ninth Street
Reedley, CA 93654

LU00021599
2600

Dear Ms. Moore:

PROJECT NUMBER: **CUP 2022-1, TPM 2022-1**

Site Conditional Use Permit No. 2022-1; pertains to the construction of a horizontal mixed-use project that consists of 80 affordable residential units and 1,000 square feet of office/retail space for lease. The residential portion would be two stories, Type V Construction with amenities including a half basketball court, BBQ and picnic area, community room with computer lab, and washer and dryers for residents. Of the 80 multi-family units, 20 would be 1 BR/1BA, 40 units would be 2 BR/1 BA, and 20 units would be 3 BR/1 BA. The commercial portion is located in the northwest portion of the project site and is attached to the proposed 1,500 square foot residential community building. The project would have two right in/right out only vehicle access points off of East Dinuba Avenue. A total of 150 parking spaces are proposed to serve the office/commercial use and the residential use, 104 of which would be covered parking. A mixed-use project is a conditional use in the ML (Light Industrial) zone district and is subject to the development standards in Reedley Municipal Code Section 10-19-13.

Tentative Parcel Map Application No. 2022-1; It is the intent of the applicant to subdivide the existing 18.2-acre parcel (APN 370-240-66) into two parcels. The existing parcel has approximately 466.5 feet of public right-of-way frontage access off of East Dinuba Avenue. One proposed parcel would be approximately 4.50-acres in size to encompass the proposed project and would have approximately 386.5 feet of public right-of-way frontage access off of East Dinuba Avenue. The second proposed parcel would be approximately 13.7-acres in size and would have approximately 80 feet of public right-of-way frontage access off of East Dinuba Avenue.

APN: 370-240-66

ZONING: ML (Light Industrial)

ADDRESS: East Dinuba Avenue at the Southern terminus of East Tobu Avenue

Recommended Conditions of Approval for Residential Housing:

- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the development should be subject to assurance that the City of Reedley community water system has the capacity and quality to serve this project. Concurrence should

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 □ www.fcdph.org

be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.

- The applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. The applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
- 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 construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- 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 the project, 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 Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

Recommended Conditions of Approval for Office/Retail Building:

- Should a food facility be proposed, prior to issuance of building permits the applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Should a food facility be proposed, the applicant shall apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Should alcohol sales be proposed, the applicant shall first obtain their license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.

Ellen Moore
January 31, 2022
CUP 2022-1, TPM 2022-1
Page 2 of 2

- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the conformance with the Noise Element of the City of Reedley Municipal Code.
- Facilities that use and/or store hazardous materials and/or hazardous wastes 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. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

REVIEWED BY:



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

(559) 600-3271

KT

cc: Rogers, Moreno, Sandoval, Arnold & Oung- Environmental Health Division (CT. 63.00)

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
 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
		Total Amount Due	\$

Check# _____

 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.

February 7, 2022

Ellen Moore
City of Reedley
Community Development Department
1733 Ninth Street
Reedley, CA, 93654

Project: Conditional Use Permit No. 2022-1

District CEQA Reference No: 20220061

Dear Ms. Moore:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Reedley (City). The project consists of a proposal to construct mixed-use buildings that will contain 80 affordable residential units and a 1,000-square feet of office/retail space for lease (Project). The Project is located at East Dinuba Avenue at the southern terminus of East Tobu Avenue, in Reedley, CA (APN 370-240-66).

Project Scope

The Project consists of a proposal to construct mixed-use buildings that will contain 80 affordable residential units and a 1,000-square feet of office/retail space for lease. The residential portion would be two stories with amenities including a half basketball court, BBQ and picnic area, community room with a computer lab, and washers and dryers for residents.

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, Hazards and Odors, may require assessments and mitigation. More information can be

Samir Sheikh

Executive Director/Air Pollution Control Officer

Northern Region

4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)

1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region

34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: <https://www.valleyair.org/transportation/GAMAQI.pdf>

The District offers the following comments:

1) Project Related Criteria Pollutant Emissions

1a) Construction Emissions:

Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the City advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

1b) Operational Related Emissions – Under-fired Charbroilers

Projects for restaurants with under-fired charbroilers may pose the potential for immediate health risk, particularly when located in densely developed locations near sensitive receptors. Since the cooking of meat can release carcinogenic PM_{2.5} species like polycyclic aromatic hydrocarbons, controlling emissions from new under-fired charbroilers will have a substantial positive impact on public health.

Charbroiling emissions often occur in populated areas, near schools and residential neighborhoods, resulting in high exposure levels for sensitive Valley residents. The air quality impacts on neighborhoods near restaurants with under-fired charbroilers can be significant on days when meteorological conditions are stable, when dispersion is limited and emissions are trapped near the surface within the surrounding neighborhoods. This potential for neighborhood-level concentration of emissions during evening or multi-day stagnation events raises environmental concerns.

Furthermore, reducing commercial charbroiling emissions is essential to achieving attainment of multiple federal PM_{2.5} standards and associated health benefits in the Valley. Therefore, the District recommends that the environmental document/assessment include a measure requiring the assessment and potential installation, as technologically feasible, of particulate matter emission control systems for new large restaurants operating under-fired charbroilers. The District is available to assist the City and project proponents with this assessment. Additionally, to ease the financial burden for Valley businesses, the District is currently offering substantial incentive funding that covers the full cost of

purchasing, installing, and maintaining the system for up to two years. Please contact the District at (559) 230-5800 or technology@valleyair.org for more information.

1c) **Health Risk Screening/Assessment**

There is a sports park to the east of the Project, and industrial/agricultural development adjacent to the south and west of the Project. Additionally, there is residential housing to the north of the Project. The Health Risk Assessment should evaluate the risk associated with sensitive receptors in the area and mitigate any potentially significant risk to help limit emission exposure to sensitive receptors.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TACs are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TACs identified by OEHHA/CARB can be found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

The District recommends the development project(s) be evaluated for potential health impacts to surrounding receptors (on-site and off-site) resulting from operational and multi-year construction TAC emissions.

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using the latest approved California Air Pollution Control Officer's Association (CAPCOA) methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at: http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS.

- ii) The District recommends a refined HRA for development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that development project applicants contact the District to review the proposed modeling protocol. A development project would be considered to have a significant health risk if the HRA demonstrates that the

project related health impacts would exceed the Districts significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that development projects which result in a significant health risk not be approved.

For HRA submittals, please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: hramodeler@valleyair.org; or
- Contacting the District by phone for assistance at (559) 230-6000; or
- Visiting the Districts website (Modeling Guidance) at:
http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.

1d) Ambient Air Quality Analysis

An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. For development projects the District recommends that an AAQA be performed for the project if emissions exceed 100 pounds per day of any pollutant.

If an AAQA is performed, the analysis should include emissions from both project specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance is available online at the District's website www.valleyair.org/ceqa.

2) Vegetative Barriers and Urban Greening

There is a sports park to the east of the Project, and industrial/agricultural development adjacent to the south and west of the Project. Additionally, there is residential housing to the north of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (i.e. residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought resistant low maintenance greenery.

3) Solar Deployment in the Community

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider the feasibility of incorporating solar power systems, as an emission reduction strategy for this Project.

4) Clean Lawn and Garden Equipment in the Community

Since the Project consists of residential and commercial development, gas-powered residential and commercial lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 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>.

5) Charge Up! Electric Vehicle Charger

To support further installation of electric vehicle charging equipment and development of such 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 this incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District suggests that the City and Project proponent consider the feasibility of installing electric vehicle chargers for this Project.

Please visit www.valleyair.org/grants/chargeup.htm for more information.

6) District Rules and Regulation

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. For example, *Regulation II - Permits* encompasses multiple rules associated with the permitting of emission sources such as Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), and others.

6a) 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 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 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 commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

6b) District Rule 9510 (Indirect Source Review)

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NO_x and PM₁₀ emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The proposed 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 9,000 square feet of space. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

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>

6c) 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*.

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

6d) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The list of rules above is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

7) 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 Matt Crow by e-mail at Matt.Crow@valleyair.org or by phone at (559) 230-5931.

Sincerely,

Brian Clements
Director of Permit Services



For Mark Montelongo
Program Manager

NOTICE OF EXEMPTION

To: County Clerk
County of Fresno
2220 Tulare Street, 1st 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: ellen.moore@reedley.ca.gov
Phone: 559-637-4200 x 222

APPLICANT: Reedley I CIC, LP
6339 Paseo del Lago
Carlsbad CA 92011
Email: Ahawkins@chelseainvestco.com
Phone: 303-829-5394

PROJECT TITLE: Environmental Assessment No. 2022-5
Reedley I Affordable Housing Project

PROJECT LOCATION: Located on the south side of East Dinuba Avenue at the terminus of South Orange Avenue, Reedley, CA 93654 (APN: 370-240-66)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: **Conditional Use Permit No. 2022-1** pertains to the construction of a horizontal mixed-use project that consists of 80 affordable residential units and 1,000 square feet of office/retail space for lease. The residential portion would be two stories, Type V Construction with amenities including a half basketball court, BBQ and picnic area, community room with computer lab, and washer and dryers for residents. Of the 80 multi-family units, 20 would be 1 BR/1BA, 40 units would be 2 BR/1 BA, and 20 units would be 3 BR/1 BA. The commercial portion is located in the northwest portion of the project site and is attached to the proposed 1,500 square foot residential community building. There are two planned access points along East Dinuba Avenue. The western access point driveway would be a full access driveway with the eastern access point driveway allowing only right-turn in/right-turn out movements. A total of 138 parking spaces are proposed to serve the office/commercial use and the residential use, some of which would be covered parking. A mixed use project is a conditional use in the ML (*Light Industrial*) zone district and is subject to the development standards in Reedley Municipal Code Section 10-19-13.

Tentative Parcel Map Application No. 2022-1 pertains to the subdivision of land from one 18.2 acre parcel (APN 370-240-66) into two parcels, Parcel A and Parcel B. Proposed Parcel A would be approximately 4.2 acres in size to encompass a proposed mixed-use project (CUP 2022-1) and would have approximately 384 feet of public right-of-way frontage access off of East Dinuba Avenue. Proposed Parcel B would be approximately 14 acres in size

**City of Reedley
Categorical Exemption
Environmental Assessment No. 2022-5**

and would have approximately 83 feet of public right-of-way frontage access off of East Dinuba Avenue. Proposed Parcel B is not proposed to be developed at this time.

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 Light Industrial Planned Land Use Designation. The proposed project is consistent with the Reedley 2030 General Plan, which was previously analyzed in the Reedley General Plan Program EIR, and the Reedley Municipal Code ML (*Light Industrial*) zone district. The proposed project is also consistent with the Reedley Municipal Code, §10-13-9, Mixed Use. The Subdivision Map Act (California Government Code Section 66400 et. seq.) findings can be made to approve Tentative Parcel Map No. 2022-1. 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 proposed project is a 100% affordable housing project and the commercial component would be local serving retail, therefore a Vehicle Miles Traveled (VMT) analysis is not required. The project is proposed in the city limits of Reedley and is on a 4.2-acre project site surrounded by urban uses. 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 in the street frontage of East Dinuba Avenue within the limits of the project site.

The proposed project will involve the construction of a mixed use project with affordable housing on a 2.50-acre infill project site and the subdivision of land to accommodate for said mixed use development, which is an exemption characterized under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Date: April 21, 2022

Submitted by:



Ellen Moore, City Planner
City of Reedley
Community Development Department
(559) 637-4200 ext. 222
Ellen.moore@reedley.ca.gov

Mid-Valley Times

1130 G Street
Reedley CA
(559) 638-2244

(Space below for use of County Clerk only)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

Notice of Public Hearing-City of Reedley

Conditional Use Permit Application No. 2022-1, Tentative
Parcel Map Application No. 2022-1, and Environmental

Assessment No. 2022-5

CASE NO. _____

DECLARATION OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA

STATE OF CALIFORNIA

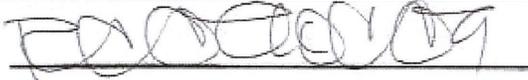
County of Fresno

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the MID -VALLEY TIMES a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of July 4, 2019, Case Number 19CECG01981; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 28, 2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

on April 28, 2022



**CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT**

**NOTICE OF PUBLIC HEARING
Conditional Use Permit Application No. 2022-1, Tentative Parcel Map Application No. 2022-1, and Environmental Assessment No. 2022-5**

On April 21, 2022, the Reedley Planning Commission recommended that the City Council approve Conditional Use Permit Application No. 2022-1, Tentative Parcel Map Application No. 2022-1, and Environmental Assessment No. 2022-5, 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 City Council of the City of Reedley will conduct a public hearing to consider the following:

1. **Environmental Assessment No. 2022-5:** pertains to the determination that Conditional Use Permit No. 2022-1 and Tentative Parcel Map Application No. 2022-1 are 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.
2. **Conditional Use Permit Application No. 2022-1:** pertains to the construction of a 4.2-acre horizontal mixed-use project located on the south side of East Dinuba Avenue at the terminus of South Orange Avenue, that consists of 80 affordable residential units with a 1,500 square foot community room attached to a 1,000 square foot office/retail space for lease. The residential portion would be two stories, with amenities including a half basketball court, BBQ and picnic area, play equipment area, community room with computer lab, and washer and dryers for residents. The office/retail space is located in the northwest portion of the project site and is attached to the proposed residential community building. There are two planned access points along East Dinuba Avenue. A total of 138 parking spaces are proposed to serve the office/commercial use and the residential use. A mixed use project is a conditional use in the ML (Light Industrial) zone district and is subject to the development standards in Reedley Municipal Code Section 10-19-13.
3. **Tentative Parcel Map Application No. 2022-1:** pertains to the subdivision of land from one 18.2 acre parcel (APN 370-240-66) into two parcels, Parcel A and Parcel B. Proposed Parcel A would be approximately 4.2 acres in size to encompass a proposed mixed-use project (CUP 2022-1) and would have approximately 384 feet of public right-of-way frontage access off of East Dinuba Avenue. Proposed Parcel B would be approximately 14 acres in size and would have approximately 83 feet of public right-of-way frontage access off of East Dinuba Avenue.

REEDLEY CITY COUNCIL

Date: Tuesday, May 10, 2022

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 <https://reedley.ca.gov/> at least 72 hours in advance of the meeting.

Any interested person may appear at the public hearing and present testimony, or speak in favor or against the project. 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 prior to the public hearing.

NOTE: Reedley Municipal Code Section 10-13-9 requires that this notice be sent to owners of property within 500 feet of the subject property. The City of Reedley, Community Development Department has mailed this notice to the property owners within 550 feet of the subject property.

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 Ellen Moore, City Planner at (559) 637-4200, ext. 222, or by email at ellen.moore@reedley.ca.gov for more information.

SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19

Hand sanitizer will be available at the entrance to the Council Chambers for use upon entering and exiting the room. If you are sick, please do not attend the meeting in person.

Zoom Participation:

The meeting will be webcast and accessed at: <https://reedley.ca.gov/city-council/city-council-live-stream/>

The City Council is encouraging members of the public to observe and participate in the City 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 clerk will inform the Chair 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, either in writing or verbally, 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 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.



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 (City Council): for Conditional Use Permit 2022-1, Tentative Parcel Map Application 2022-1, Environmental Assessment No. 2022-5

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

I am an employee of the City of Reedley.

On April 28, 2022, 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 April 28, 2022, at City of Reedley
 Community Development Department
 1733 Ninth Street
 Reedley, California 93654.

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

Signature

Para español por favor comuníquese con Marlen Pimentel al (559) 637-4200 x 289

**CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT**

NOTICE OF PUBLIC HEARING

**Conditional Use Permit Application No. 2022-1, Tentative Parcel Map Application No. 2022-1, and
Environmental Assessment No. 2022-5**

On April 21, 2022, the Reedley Planning Commission recommended that the City Council approve Conditional Use Permit Application No. 2022-1, Tentative Parcel Map Application No. 2022-1, and Environmental Assessment No. 2022-5, all as described below.

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1. **Environmental Assessment No. 2022-5:** pertains to the determination that Conditional Use Permit No. 2022-1 and Tentative Parcel Map Application No. 2022-1 are 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.
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3. **Tentative Parcel Map Application No. 2022-1:** pertains to the subdivision of land from one 18.2 acre parcel (APN 370-240-66) into two parcels, Parcel A and Parcel B. Proposed Parcel A would be approximately 4.2 acres in size to encompass a proposed mixed-use project (CUP 2022-1) and would have approximately 384 feet of public right-of-way frontage access off of East Dinuba Avenue. Proposed Parcel B would be approximately 14 acres in size and would have approximately 83 feet of public right-of-way frontage access off of East Dinuba Avenue.

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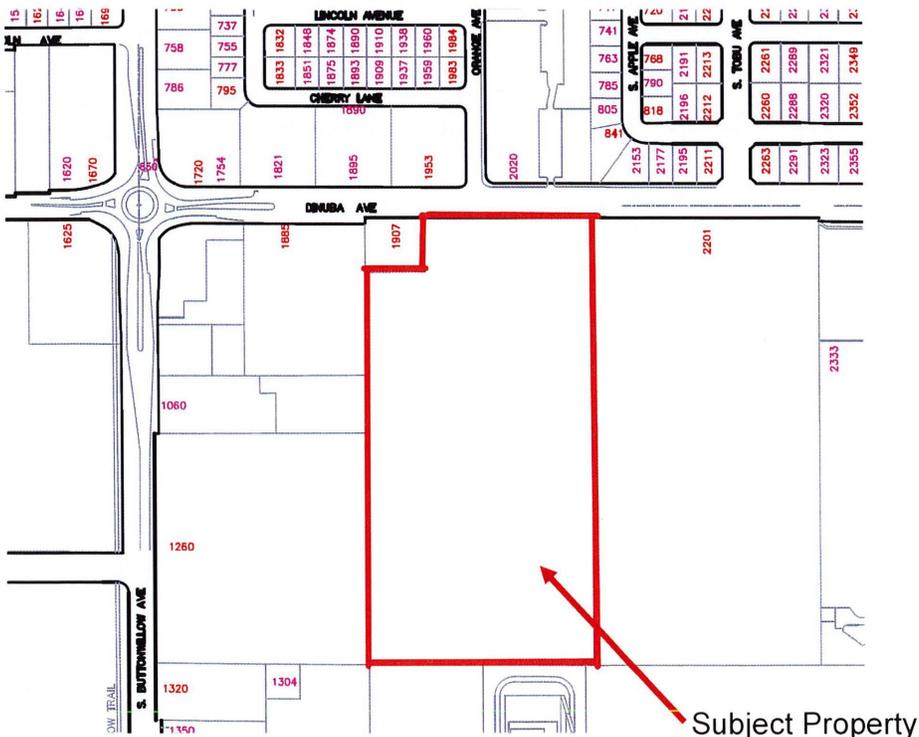
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Assessor’s Parcel Number: 370-240-66 (Gross Site Area: 4.20 acres of a 18.2 acre parcel)
Date Published: April 28, 2022



REEDLEYS COMMUNITY
CHRISTIAN FELLOWSHIP
1547 13TH
REEDLEY CA 93654

FORTIER & FORTIER INC
P O BOX 592
REEDLEY CA 93654

STORAGE PROPERTIES LP
1624 W OLIVE AVE #A
BURBANK CA 91506

JABER AUTO GROUP INC
597 I ST
REEDLEY CA 93654

SHARIEF MD D & BP IMRAN
5114 E CRESCENT DR
ANAHEIM CA 92807

JABER AUTO GROUP INC
597 I ST
REEDLEY CA 93654

STORAGE PROPERTIES LP
1624 W OLIVE AVE #A
BURBANK CA 91506

STORAGE PROPERTIES LP
1624 W OLIVE AVE #A
BURBANK CA 91506

JABER AUTO GROUP INC
597 I ST
REEDLEY CA 93654

KENNETH JAMES & JANET
MARILYN ENNS
P O BOX 485
PISMO BEACH CA 93448

JOSE LUIS VASQUEZ BOLANOS
20137 E DINUBA
REEDLEY CA 93654

BILLIE SANCHEZ
1320 S BUTTONWILLOW
REEDLEY CA 93654

REEDLEY CITY OF

REEDLEY CITY OF

MAXCO SUPPLY INC
P O BOX 814
PARLIER CA 93648

BRC PARTNERS LP
2216 W HYDE
VISALIA CA 93291

ROGER K BOOS
741 S APPLE
REEDLEY CA 93654

KAZUKO TATAMI
763 S APPLE
REEDLEY CA 93654

MARCOS GODINEZ & MARIA D
AGABO GONZALEZ
785 S APPLE
REEDLEY CA 93654

BLANCA E FLORES
805 S APPLE
REEDLEY CA 93654

AIDA HERRERA
841 S APPLE
REEDLEY CA 93654

JUAN R & LINDA RUVALCABA
BARAJAS
2153 E CHERRY
REEDLEY CA 93654

IRMA & TRINIDAD LUNA
RODRIGUEZ
2177 E CHERRY
REEDLEY CA 93654

EFRAIN YANEZ CONSTRUCTION
INC
42931 ROAD 52
REEDLEY CA 93654

FREDDIE B & JUDY M GUZMAN
2211 E CHERRY
REEDLEY CA 93654

SHERYL L POWELL
2263 E CHERRY
REEDLEY CA 93654

TOMAS JIMENEZ REYES
768 S APPLE
REEDLEY CA 93654

CARLOS VELASCO & REYNA
VELASCO CASTRO
790 S APPLE
REEDLEY CA 93654

ADAM GRANT AUGUSTA
818 S APPLE
REEDLEY CA 93654

AHMAD GHANNAM
2196 E CHERRY
REEDLEY CA 93654

MATHEW BRLETIC
2212 E CHERRY
REEDLEY CA 93654

WILLIAM J & MICHELLE L
MONTAG
2260 E CHERRY
REEDLEY CA 93654

JENIFER GAMBOA
2213 E LINCOLN
REEDLEY CA 93654

JOSE A & MARIA G ZAMBRANO
2191 E LINCOLN
REEDLEY CA 93654

LUCIO LOPEZ FERREYRA
1984 E LINCOLN
REEDLEY CA 93654

JOSE GUADALUPE & MARIBEL
GARCIA LOPEZ
1960 E LINCOLN
REEDLEY CA 93654

BULMARO AGUILAR
1938 E LINCOLN
REEDLEY CA 93654

ANTONIO & JOSEFINA
RODRIGUEZ PICENO
1910 E LINCOLN
REEDLEY CA 93654

MIGUEL FERREYRA
1890 E LINCOLN
REEDLEY CA 93654

ROSEMARY R LUZANIA
1874 E LINCOLN
REEDLEY CA 93654

BERTHA ARROYO
1833 E CHERRY
REEDLEY CA 93654

JOSE G & MINERVA S
HERNANDEZ
1851 E CHERRY
REEDLEY CA 93654

EDWARD & ROSEMARY
GONZALEZ
1875 E CHERRY LN
REEDLEY CA 93654

GORDON L & KAREN E WIEBE
1893 E CHERRY
REEDLEY CA 93654

ALFONSO & ANA MARTINEZ
1909 E CHERRY LN
REEDLEY CA 93654

MAYRA GOMEZ
1937 E CHERRY
REEDLEY CA 93654

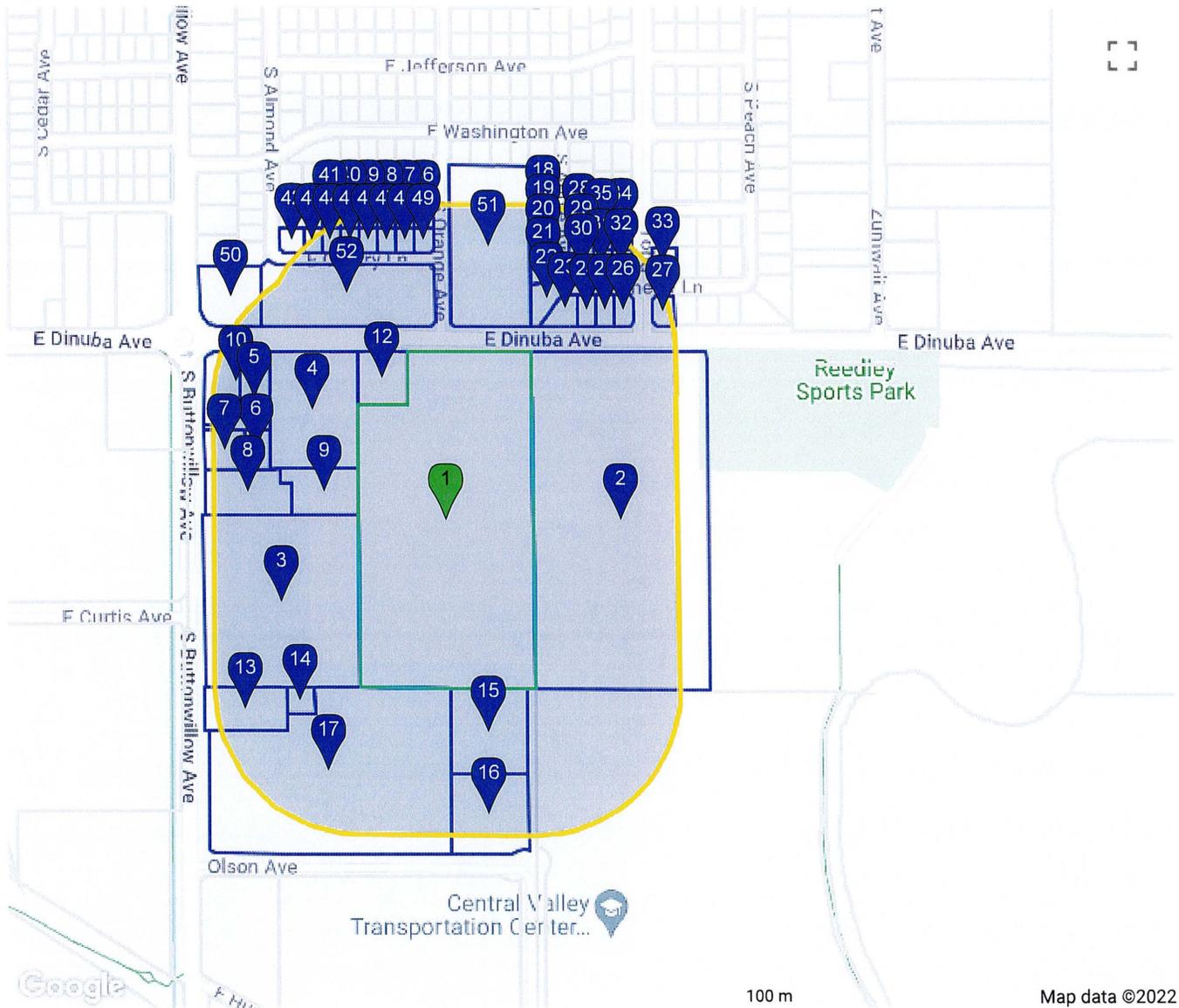
CARMEN NERI
1959 E CHERRY
REEDLEY CA 93654

PABEL R & ANA L ANDRADE
1983 E CHERRY
REEDLEY CA 93654

ROYAL PETROLEUM LLC
2580 S PURDUE
FRESNO CA 93727

REEDLEY KINGS RIVER
COMMONS LP
1331 FULTON MALL
FRESNO CA 93721

ST OF CA



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REEDLEY PLANNING COMMISSION REGULAR MEETING – December 16, 2021

The regular meeting of the Reedley Planning Commission was held Thursday, December 16, 2021, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Chair Hudson called the meeting to order at 5:01 p.m.

Pledge of Allegiance - led by Commissioner Perez.

ROLL CALL

- Commissioners Present: William Conrad, Alberto Custodio, Rosemary Luzania, Pete Perez, Ron Hudson.
- Commissioners Excused: None.
- City Staff Present: Rob Terry, Community Development Director, Ellen Moore, City Planner.

PUBLIC COMMENT

Chair Hudson opened the public comment period at 5:03 p.m. and closed the public comment period at 5:03 p.m. after noting there was no public comment.

CONSENT AGENDA

1. Minutes of Regular Meeting, September 16, 2021

Commissioner Custodio moved, Commissioner Perez seconded, to approve the minutes of Regular Meeting, September 16, 2021, as amended. Motion carried by the following vote:

- AYES: Custodio, Perez, Conrad, Luzania, Hudson.
- NOES: None.
- ABSTAIN: None.
- ABSENT: None.

PUBLIC HEARING

2. Consideration of Environmental Assessment No. 2021-9, General Plan Amendment Application No. 2021-1, and Change of Zone Application No. 2021-1, Associated with the Redesignation of the Southwest and Northwest Corner of North Sunset Avenue and East Manning Avenue and a Site located northeast of the intersection of North Sunset Avenue and East Springfield Avenue

Through Resolution No. 2021-16, staff recommends that the Planning Commission take the following actions:

- a) RECOMMEND TO THE CITY COUNCIL ADOPTION of Environmental Assessment No. 2021-9, an Addendum to the City of Reedley certified Program Environmental Impact Report, prepared for the Reedley General Plan Update 2030, dated December 16, 2021, to assess General Plan Amendment Application No. 2021-1 and Change of Zone Application No. 2021-1.

Through Resolution No. 2021-17, staff recommends that the Planning Commission take the following actions:

- b) RECOMMEND TO THE CITY COUNCIL APPROVAL of General Plan Amendment Application No. 2021-1, redesignating APNs 363-091-05 (645 E Manning Avenue), 370-091-06 (677 E Manning Avenue), 370-093-13 (729 E Manning Avenue) from the High Density Residential General Plan Planned Land Use Designation to the Neighborhood Commercial General Planned Land Use Designation, and redesignating APNs 370-093-02 (767 East Manning Avenue), 370-093-03 (799 East Manning Avenue), and 370-093-04 (799 East Manning Avenue) from the High Density Residential General Plan Planned Land Use Designation to the Community Commercial General Plan Planned Land Use Designation, and redesignating APN 370-131-29 from the Low Density Residential General Plan Planned Land Use Designation to the High Density Residential General Plan Planned Land Use Designation.

Through Resolution No. 2021-18, staff recommends that the Planning Commission take the following actions:

REEDLEY PLANNING COMMISSION REGULAR MEETING – December 16, 2021

- c) RECOMMEND TO THE CITY COUNCIL APPROVAL of Change of Zone Application No. 2021-1 (Ordinance No. 2021-005), redesignating APNs (370-091-05, 370-091-06 & 370-093-13) from the RM-2 (*Multi-Family Residential*) zone district designation to the CN (*Neighborhood Commercial*) zone district designation.

City Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. Chair Hudson opened the public comment period at 5:31 p.m. Charlie Brown, representative of the applicant, spoke in support of the project. Patrick Kellogg, resident at Sunset & Linden Avenue, expressed his concerns and spoke in opposition to the project. City staff responded to questions. Sunny Ghai, Burger King & Taco Bell Franchisee, spoke in support of the project. The Planning Commission asked questions of staff. City Staff responded to questions. Vanessa Kellogg, resident at Sunset & Linden Avenue, expressed her concerns and spoke in opposition to the project. Chair Hudson closed the public comment period at 5:53 p.m.

Commissioner Perez moved, Commissioner Conrad seconded, whereas the Planning Commission, using their independent judgement, recommended to the City Council adoption of Environmental Assessment No. 2021-9 through Resolution No. 2021-16. Motion carried by the following vote:

AYES:	Perez, Conrad, Custodio, Luzania.
NOES:	Hudson.
ABSTAIN:	None.
ABSENT:	None.

Commissioner Custodio moved, Commissioner Perez seconded, whereas the Planning Commission, using their independent judgement, recommended to the City Council approval of General Plan Amendment Application No. 2021-1 through Resolution No. 2021-17. Motion carried by the following vote:

AYES:	Custodio, Perez, Conrad, Luzania.
NOES:	Hudson.
ABSTAIN:	None.
ABSENT:	None.

Commissioner Conrad moved, Commissioner Luzania seconded, whereas the Planning Commission, using their independent judgement, recommended to the City Council approval of Change of Zone Application No. 2021-1 through Resolution No. 2021-18. Motion carried by the following vote:

AYES:	Conrad, Luzania, Custodio, Perez.
NOES:	Hudson.
ABSTAIN:	None.
ABSENT:	None.

DIRECTOR'S REPORT

Director R. Terry provided an update on community development activity.

Planning Commission and City Staff took a break at 6:22 p.m. Planning Commission and City Staff returned from break at 6:42 p.m.

FUTURE AGENDA ITEMS

- January 6, 2022 – None at this time
- January 20, 2022 – Tentative Map Extensions
- February 3, 2022 – None at this time
- February 17, 2022 – Conditional Use Permit

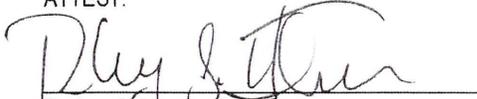
City Planner E. Moore recognized Ron Hudson, Chair, for being on the Planning Commission for 11 years.

ADJOURNMENT

REEDLEY PLANNING COMMISSION REGULAR MEETING – December 16, 2021

Commissioner Conrad made a motion to adjourn the meeting. Commissioner Perez seconded. Motion carried unanimously. Meeting adjourned at 6:50 p.m.

ATTEST:



Rodney L. Horton, Secretary



Alberto Custodio, Chair
Reedley Planning Commission

REEDLEY PLANNING COMMISSION REGULAR MEETING – January 20, 2022

The regular meeting of the Reedley Planning Commission was held Thursday, January 20, 2022, in the Reedley Community Center, 100 N. East Avenue, Reedley. Chair Custodio called the meeting to order at 5:07 p.m.

Pledge of Allegiance - led by Commissioner Perez.

ROLL CALL

Commissioners Present: Jayne Clark, Alberto Custodio, Rosemary Luzania, Pete Perez, Patrick Turner.

Commissioners Excused: None.

City Staff Present: Rob Terry, Community Development Director, Ellen Moore, City Planner.

ELECTION OF OFFICERS

1. Election of Chair

Commissioner Perez nominated Chair Custodio for the position of Chair. Commissioner Turner made the motion, Commissioner Luzania seconded. Motion carried by the following vote:

AYES: Turner, Clark, Luzania, Perez, Custodio.
NOES: None.
ABSTAIN: None.
ABSENT: None.

2. Election of Vice-Chair

Chair Custodio nominated Commissioner Perez for the position of Vice-Chair. Commissioner Custodio made the motion, Commissioner Luzania seconded. Motion carried by the following vote:

AYES: Custodio, Luzania, Clark, Turner, Perez.
NOES: None.
ABSTAIN: None.
ABSENT: None.

PUBLIC COMMENT

Chair Custodio opened the public comment period at 5:14 p.m. and closed the public comment period at 5:14 p.m. after noting there was no public comment.

ADMINISTRATIVE BUSINESS

3. Consideration of a One-Year Extension of Time for Blossom Trail, Vesting Tentative Subdivision Map No. 6129
Through Resolution No. 2022-01, staff recommends that the Planning Commission take the following actions:

- a) APPROVE a One-Year Extension of Time for Blossom Trail, Vesting Tentative Subdivision Map No. 6129, for a 68-Lot Subdivision Located on the Southwest Corner of Manning Avenue and Zumwalt Avenue

City Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. Chair Custodio opened the public hearing at 5:20 p.m. Chair Custodio closed the public hearing at 5:20 p.m. after hearing no public comment.

Commissioner Luzania moved, Commissioner Turner seconded, whereas the Planning Commission, using their independent judgement, approved the One-Year extension of Time for Blossom Trail, Vesting Tentative Subdivision Map No. 6129, for a 68-Lot Subdivision Located on the Southwest Corner of Manning Avenue and Zumwalt Avenue. Motion carried by the following vote:

AYES: Luzania, Turner, Clark, Perez, Custodio.
NOES: None.

REEDLEY PLANNING COMMISSION REGULAR MEETING – January 20, 2022

ABSTAIN: None.
ABSENT: None.

DIRECTOR'S REPORT

Director R. Terry provided an update on community development activity.

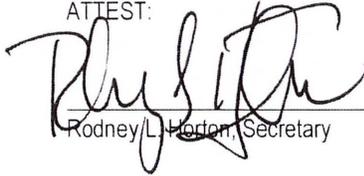
FUTURE AGENDA ITEMS

- January 25, 2022 – Joint City Council and Planning Commission Workshop
- February 3, 2022 – None at this time
- February 17, 2022 – Conditional Use Permit
- March 3, 2022 – None at this time
- March 17, 2022 – Conditional Use Permit

ADJOURNMENT

Chair Custodio made a motion to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 5:39 p.m.

ATTEST:



Rodney L. Horton, Secretary



Alberto Custodio, Chair
Reedley Planning Commission

REEDLEY PLANNING COMMISSION REGULAR MEETING – March 17, 2022

The regular meeting of the Reedley Planning Commission was held Thursday, March 17, 2022, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Chair Custodio called the meeting to order at 5:00 p.m.

Pledge of Allegiance - led by Commissioner Turner.

ROLL CALL

Commissioners Present: Jayne Clark, Rosemary Luzania, Pete Perez, Patrick Turner, Alberto Custodio.
Commissioners Excused: None.
City Staff Present: Rodney Horton, Community Development Director, Ellen Moore, Senior Planner, Paul Melikian, Assistant City Manager.

PUBLIC COMMENT

Chair Custodio opened the public comment period at 5:07 p.m. and closed the public comment period at 5:08 p.m. after noting there was no public comment.

CONSENT AGENDA

1. Minutes of Regular Meeting, January 20, 2022 – *Recommend Commission Approve*

Commissioner Luzania moved, Commissioner Turner seconded, to approve the minutes of Regular Meeting, January 20, 2022, as amended. Motion carried by the following vote:

AYES: Luzania, Turner, Clark, Perez, Custodio.
NOES: None.
ABSTAIN: None.
ABSENT: None.

PUBLIC HEARING

2. Consideration of Environmental Assessment No. 2022-2 and Conditional Use Permit Application No. 2022-3 *Through Resolution No. 2022-02, staff recommends that the Planning Commission take the following actions:*
 - a) APPROVE Environmental Assessment No. 2022-3, a Categorical Exemption under Section 15332 (Class 32/In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
 - b) APPROVE Conditional Use Permit Application No. 2022-3, authorizing the installation of a new telecommunication tower on the northeast corner of C.F. Mueller Park at 219 Sunset Ave.

Eric VonBerg, City of Reedley Contract Supervising Planner, presented the staff report to the Planning Commission. Paul Melikian, Assistant City Manager, made a comment to provide background on the City Project. The Planning Commission asked questions of staff. City Staff responded to questions. Chair Custodio opened the public comment period at 5:22 p.m. and closed the public comment period at 5:23 p.m. after noting there was no public comment.

Commissioner Perez moved, Commissioner Turner seconded, whereas the Planning Commission, using their independent judgement, approved Environmental Assessment No. 2022-2 and Conditional Use Permit Application No. 2022-3 through Resolution No. 2022-02. Motion carried by the following vote:

AYES: Perez, Turner, Clark, Luzania, Custodio.
NOES: None.
ABSTAIN: None.
ABSENT: None.

REEDLEY PLANNING COMMISSION REGULAR MEETING – March 17, 2022

3. Consideration of the 2021 Annual Progress Report for the Reedley General Plan and Housing Element
Through Resolution No. 2022-03, staff recommends that the Planning Commission take the following actions:
- a) RECOMMEND that the City Council of the City of Reedley accept the 2021 Annual Progress Report for the Reedley General Plan and Housing Element and direct the Community Development Department to submit said report with the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

Senior Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. Chair Custodio opened the public comment period at 5:33 p.m. and closed the public comment period at 5:34 p.m. after noting there was no public comment.

Commissioner Clark moved, Commissioner Luzania seconded, whereas the Planning Commission, using their independent judgement, recommended that the City Council of the City of Reedley accept the 2021 Annual Progress Report for the Reedley General Plan and Housing Element and direct the Community Development Department to submit said report with the Governor's Office of Planning and Research and the California Department of Housing and Community Development through Resolution No. 2022-03. Motion carried by the following vote:

AYES:	Clark, Luzania, Perez, Turner, Custodio.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None

DIRECTOR'S REPORT

Director R. Horton provided an update on community development activity.

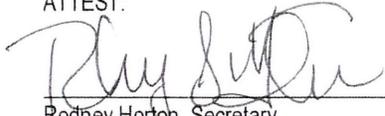
FUTURE AGENDA ITEMS

- April 7, 2022 – Conditional Use Permit
- April 21, 2022 – Conditional Use Permit and Tentative Parcel Map
- May 5, 2022 – Conditional Use Permit
- May 19, 2022 – None at this time

ADJOURNMENT

Chair Custodio adjourned the meeting at 5:46 p.m.

ATTEST:



Rodney Horton, Secretary



Alberto Custodio, Chair
Reedley Planning Commission



Proposed language changes in the process in which annual inflationary increases to Water and Sewer utility Rates are calculated

Current Water and Sewer Rate Resolutions

- ▶ Water Rates – Resolution 2016-070
- ▶ Sewer Rates – Resolution 2020-093
- ▶ Annual increases will be based upon the 10 year running average of the Consumer Price Index but no increase shall exceed 2.5%
- ▶ The last 12 months inflation has increased between 4%-8% nationally



Operational Cost Increases

- ▶ Over the course of the last 12 months there has been Substantial increases in services and supplies for water and sewer operations

Examples:

- ▶ **Solids disposal at Waste Water Treatment Plant increased 31%**
- ▶ **Cost of fuel has increased 36%**
- ▶ **Pipe, valves, fittings, asphalt, concrete have all increased over 15%**



Proposed Change to Rate Setting Approach

- ▶ Proposing that annual rate adjustments be based on the ACTUAL change in the Consumer Price Index for the 12 month period of the previous year.
- ▶ Reflect current inflationary impacts on City operations and capital costs and help alleviate the need for large water and sewer rate increases in the future.



Action Requested

- ▶ Council approval this evening would change the process of calculating annual inflationary increases to water and sewer utility rates to match actual annual inflation.
- ▶ Approval of the items before you this evening will not change water or sewer utility rates.

Reedley City Council

May 10, 2022



ITEM NO. 10

**PUBLIC HEARING FOR CONSIDERATION OF
ENVIRONMENTAL ASSESSMENT 2022-5 &
CONDITIONAL USE PERMIT 2022-1 &
TENTATIVE PARCEL MAP APPLICATION NO. 2022-1**

General Plan Designation



- Property Designated as Light Industrial
- APN 370-240-66
- Site Area: 18.2 acres
- Project Area: 4.2 acres



Zoning Designation



- Existing Zoning is ML (Light Industrial)
- Mixed-use project is a conditional use in ML Zone District
- RMC 10-13-9, “Mixed Use”



Conditional Use Permit Application No. 2022-1



Partial Site Plan

Commercial Component



Open Space



Project Description



- **Residential Component: 80 affordable dwelling units**
 - 20 units 1BR/1BA
 - 40 units 2BR/1BA
 - 20 units 3BR/2BA
- **Community Room amenities include computer lab, washer & dryers**
- **Resident services include financial literacy, ESL classes, health and wellness and after school tutoring for school age children**

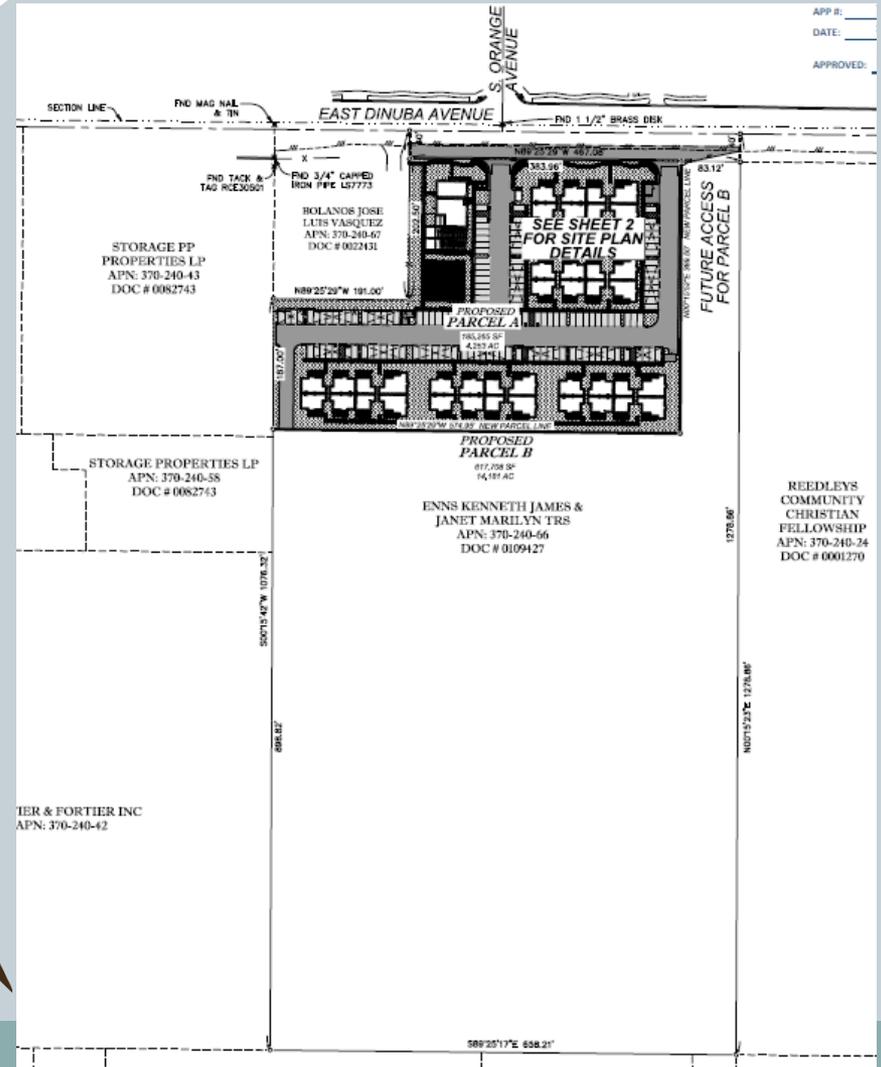


1. TYPICAL FRONT ELEVATION

Tentative Parcel Map Application No. 2022-1



- Subdivision of land of 1 parcel into 2 parcels for commercial development
- Existing right of way is appropriate for proposed subdivision of land
- TPM 2022-1 is Consistent with the Subdivision Map Act and Reedley Municipal Code



Noted Conditions of Approval



- Sidewalk proposed to be constructed within the limits of the project and in front of APN 370-240-67 in order to connect project to existing sidewalk to the west
- Existing overhead utility lines along Dinuba Avenue within the limits of the project and in front of APN 370-240-67 shall be undergrounded

Public Noticing and Outreach



- **Public Noticing was:**
 - Published in the Mid-Valley Times on April 28, 2022
 - Mailed via USPS to all property owners within 550' radius of the proposed site on April 28, 2022
 - ✦ RMC 10-13-9-C-6 requires notices to be issued to all property owners within 500' of the subject property (beyond project site)

Environmental Assessment



- Environmental Assessment No. 2022-5 determined that the project is Categorical Exempt under Section 15332 (Class 32/In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Reedley Municipal Code Section 10-13-9



- The Planning Commission shall review the mixed use application proposed within a light industrial zone district and make a recommendation to the City Council.
- The City Council shall receive a recommendation from the Planning Commission and the decision of the City Council shall be final.

Planning Commission Action



- On April 21, 2022, Planning Commission voted 4-0 to adopt Resolution No. 2022-04, which recommended that the City Council approve EA 2022-5, CUP 2022-1, and TPM 2022-1.

RECOMMENDATION



Staff recommends that the Planning Commission through Resolution No. 2022-042, take the following actions:

- a) APPROVE Environmental Assessment No. 2022-5, a Categorical Exemption under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
- b) APPROVE Conditional Use Permit Application No. 2022-1 located on a portion of APN 370- 240-66, on the south side of East Dinuba Avenue at the terminus of South Orange Avenue, authorizing the construction of a 4.2-acre horizontal mixed-use project that consists of 80 affordable residential units with a 1,500 square foot community room attached to a 1,000 square foot office/retail space for lease.
- c) APPROVE Tentative Parcel Map Application No. 2022-1, authorizing the subdivision of one 18.2-acre parcel (APN 370-240-66) into two parcels.

City of **REEDLEY**

2022-23 *Budget*



Michael J Miller
@reedley_ca_93654

Document Highlights

Continued Refinement to Improve Accessibility & Understandability

- ▶ Transparency is Better Governance
- ▶ Five Year Capital Improvement Plan
- ▶ Using charts & graphs to tell the story

Government Finance Officer Association *National Distinguished Budget Award* (7th Year Running)

California Society of Municipal Finance Officers *Excellence Budget Award* (5th Year Running)

Acknowledgements

Overall Themes

- ▶ **Prudent use of one-time resources to focus on facility repairs, equipment replacement and capital projects**
- ▶ **Leverage outside resources where available**
- ▶ **Performance Measures**
- ▶ **Full deployment of available funding for road rehabilitation**
- ▶ **CalPERS Pension Contributions**
- ▶ **Retention of Qualified Staff**
- ▶ **Continue Building the Reserve**

City Fund Overview

- ▶ **Section 19, page 330**
- ▶ **46 Active Operating & Capital Funds**
- ▶ **Specific or restricted use, tracking, transparency**
 - ❑ Number of Funds principle
 - ❑ New Fund 006 GF Capital Set Aside
 - ❑ Convert Fund 053 Solid Waste Enterprise to Special Revenue
 - ❑ Close out of Fund 054 Solid Waste Capital Set Aside and Fund 055 Vehicle Impact Fee

- ▶ **Overview of City Departments and their associated funding sources**

- ▶ **Types of Funds:**

- ❖ Unrestricted (General Fund)
- ❖ Enterprise
- ❖ RDA Successor Agency
- ❖ Internal Service Funds
- ❖ Fiduciary Trust
- ❖ Special Revenue
- ❖ Capital

Proposed Budget Highlights

- ❖ **Budget Balanced in accordance with Reedley's *Balanced Budget Policy***
- ❖ **All obligations fully funded, debt, labor agmts etc.**
- ❖ **2 New Positions Requested / 2 conversions of P/T to F/T**
- ❖ **Add \$250K to the Reserve, maintains 90 days \approx \$2.9M**
- ❖ **\$18.2M in planned capital projects**
- ❖ **Part-time wage increases due to inflation & labor force**
- ❖ **Pandemic & Inflation sales tax bump**
- ❖ **Measure B General Sales Tax = Majority one-time uses**

Proposed Budget Highlights

Central San Joaquin Valley Risk Management Authority

- ❑ **\$1,820,498 total coverage cost, 17% increase (\$261,718)**
- ❑ **Workers' Compensation rates up 12%**
- ❑ **Liability coverage increasing 20%**
- ❑ **Property coverage is increasing 26%**
 - ❑ Continuing overall 'hardening' of the insurance market - ongoing number and severity of natural disasters
 - ❑ 97% increase last year; and 45% two years ago
- ❑ **Auto Physical Damage increasing 15%**
 - ❑ City will pay \$61,405 next year to insure 97 vehicles with a combined replacement value of \$7.9 million

Proposed Budget Highlights

Total Proposed Budget for All 46 Active Funds = \$55,084,218

- \$16,508,271 Personnel & Benefit Costs
- \$20,341,475 Maintenance & Operations
- \$18,234,473 Capital Expenditures

2022-23 General Fund = \$18,940,606

- \$9,901,670 Personnel & Benefit Costs
- \$5,185,799 Maintenance & Operations
- \$3,853,137 Capital Expenditures

Current Year Amended Budget = \$18,259,119

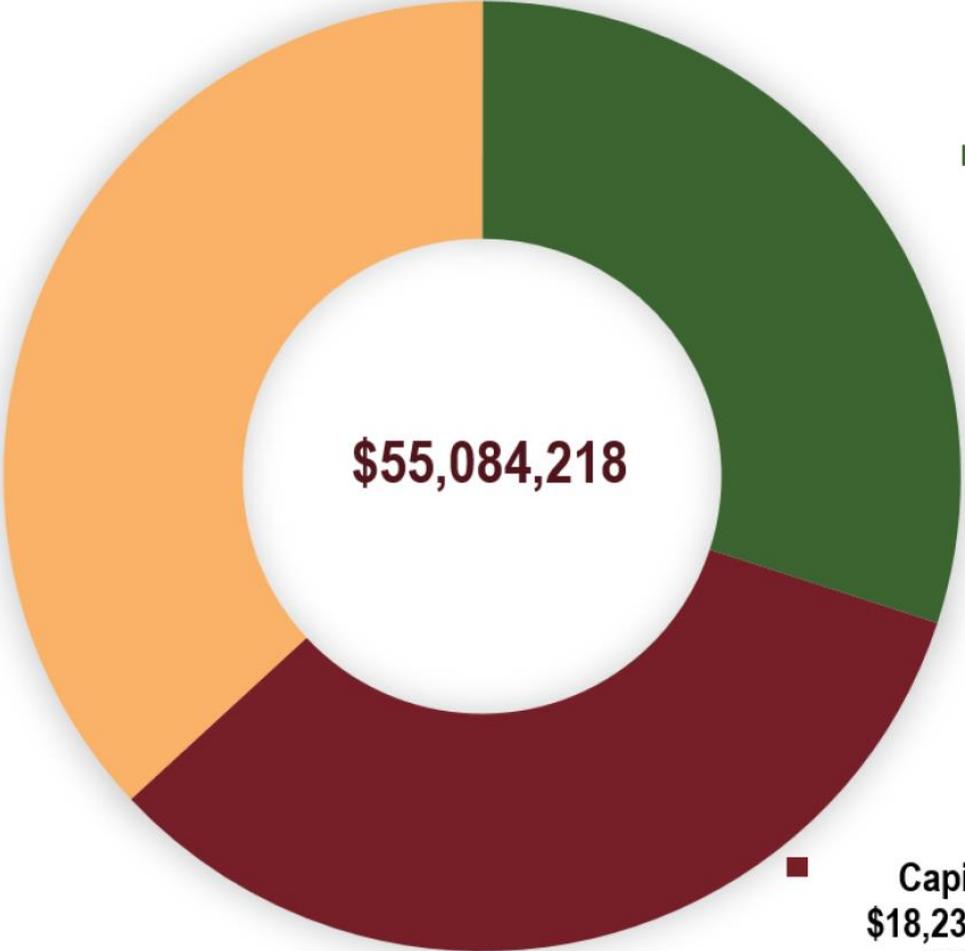
2022-23 Public Safety Sales Tax Proposed Budget = \$1,931,738

- \$1,043,037 Personnel & Benefit Costs
- \$ 340,701 Maintenance & Operations
- \$ 548,000 Capital Expenditures

2022-23 Citywide Total Expenditure Budget by Type

This is what the money is used for ... how much is budgeted for the year

Maintenance & Operation
\$20,341,475
37%



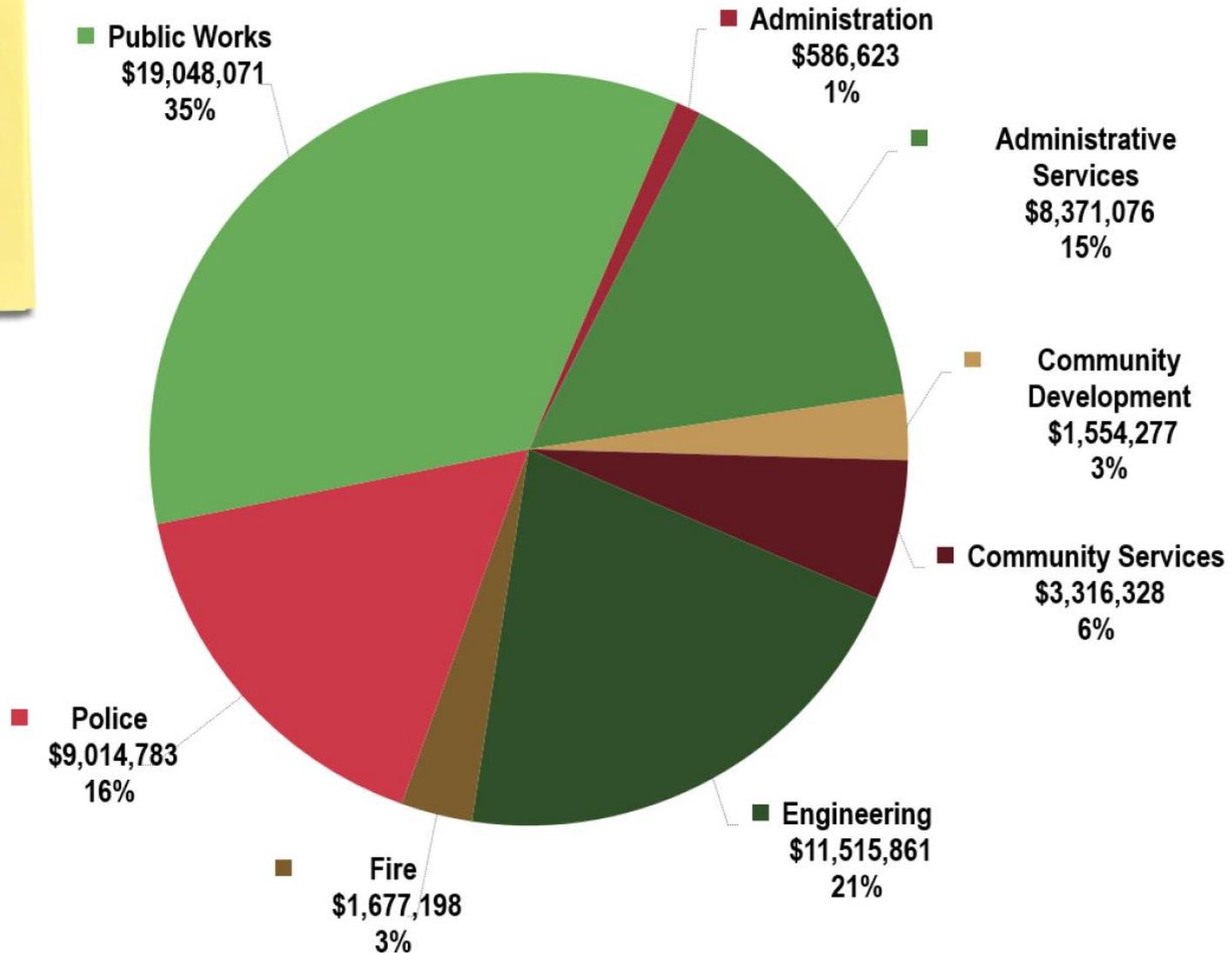
Personnel
\$16,508,271
30%

Capital
\$18,234,473
33%

2022-23 Citywide Total Expenditure Budget by Department

\$55,084,218

Shows how much is being budgeted for the year and which departments oversee the spending



General Fund Health

\$ 3,173,451 **Actual Carryover From 2020-21**

\$ 14,666,911 Add: Total Projected 2020-21 Revenue

(\$ 15,641,881) Less: Total Projected 2021-22 Expenditures

\$ 2,198,481 **Est. Fund Balance June 30, 2022**

\$17,123,295 Total Projected 2022-23 Revenue

(\$18,940,606) Less: Total Proposed 2022-23 Expenses

\$ 381,170 **Est. Fund Balance June 30, 2023**

One-time Capital Projects = \$3,853,137

General Fund Reserve Status

Reserve Policy = 90 Days Operating Expenditures
\$2,756,038 current minimum target*

\$2,171,971 Ending Fund Balance 6/30/2021

- + 300,000 FY 2021-22 Budgeted contribution
- + 100,000 Mid Year contribution (February 2022)
- + 199,969 Airport Loan Payoff
- (107,024) Estimated Interest Earnings

\$2,664,916 Estimated Fund Balance 6/30/2022

- + 250,000 General Fund contribution
- + 7,500 Estimated Interest Earnings

\$2,922,416 Estimated Fund Balance 6/30/2023

*** Will be recalculated in August 2022 based on prior year expenditures**

General Fund Carryover

Carryover was \$1.4M higher than anticipated

\$679,144 was approved for the following one-time uses:

- ▶ \$ 171,320 – Payoff of Reedley Municipal Airport Interfund Loan
- ▶ 37,870 – Payoff of final remaining City equipment loan (GF portion)
- ▶ 146,504 – Purchase of new Fire Pumper truck (GF portion)
- ▶ 64,600 – Additional pavement maintenance work
- ▶ 4,850 – Facilities Management software
- ▶ 100,000 – Mid-year contribution to General Fund Reserve
- ▶ 89,000 – Pioneer Park safety improvements
- ▶ 65,000 – Additional road improvements

Sales Tax

General Sales Tax

- ❖ This year revenue is forecast at \$2,234,000
 - 12% Increase from the Adopted Budget
- ❖ Next year revenue estimate = \$2,337,000
 - 4.6% growth estimate

Public Safety Sales Tax (Restricted Use)

- ❖ This year revenue estimate is \$1,635,000
 - 16.7% increase from the Adopted Budget
- ❖ Next year estimate = \$1,695,000
 - 3.7% growth estimate

Measure B Sales Tax

- ▶ **0.75% General Sales Tax Measure approved by Reedley voters March 2020**
- ▶ **Maintain essential and critical services**
- ▶ **Effective July 1, 2020**
- ▶ **Separate revenue account for tracking 001-3124**
- ▶ **This year, revenue estimate = \$2,399,000**
- ▶ **Next year = \$2,511,000**

Measure B Sales Tax Projects

- ▶ **\$586,294 Police Services, including Animal Shelter**
- ▶ **\$715,000 Neighborhood Street Improvements**
- ▶ **\$272,070 Parks Maintenance & Facility Improvements, including Community Center**
- ▶ **\$336,839 CalPERS Unfunded Actuarial Liability**
- ▶ **\$600,000 Future Capital Set Aside:**
 - ❑ **Future Park, Fire Station, Deferred Maintenance items**
 - ❑ **Fire Station #2 currently unfunded @ \$5,500,000**
 - ❑ **Basic park = \$300,000 per acre, not including land purchase**
 - ❑ **Measure B will be a critical piece of the funding mix**

Property Tax

❖ Secured Property Tax is Estimated to End the Year at \$1,221,710

- ❑ Slightly below the Budgeted Amount
- ❑ Next year assumes 2.0% growth
- ❑ Low inventory = Fewer properties to reassess to FMV

❖ Property Tax in Lieu of Vehicle License Fee

- ❑ Year end estimate = \$2,329,980, up 6.4%
- ❑ Increases annually in proportion to growth in overall assessed valuation
- ❑ Budget assumes 1% growth for next year

Community Facilities District

- ❖ **Established November 2005 applying to all new development**
- ❖ **Restricted use**
- ❖ **Partial offset for Police, Fire and Parks Maintenance costs within CFD boundary**
- ❖ **\$900,000 forecasted for next year**
- ❖ **No CPI Increase to rates 2018-2023 (5 years)**
 - **May recommend adjustment next year if inflation persists**
- ❖ **4rd largest revenue in General Fund after Property and Sales Taxes, and Franchise Fees**

Debt Discussion

- ▶ No new debt is proposed
- ▶ All capital purchases planned with available fund balances
- ▶ All existing Debt Service Obligations are Fully Funded
 - Section 22 / page 366

Loans paid off this year:

- ▶ 2018 Equipment Financing
- ▶ Reedley Municipal Airport Interfund

Loans paid off last year:

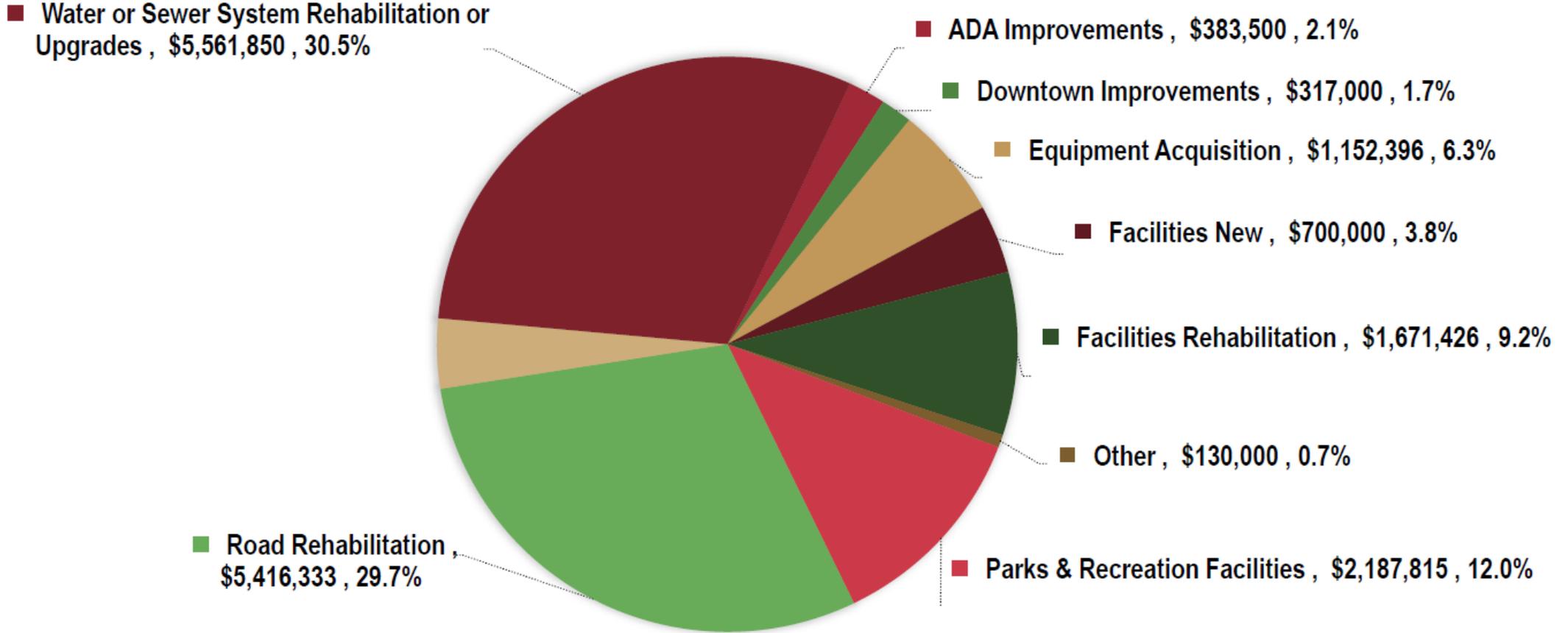
- ▶ 2015 Equipment Purchase
- ▶ 2019 Equipment Purchase (Solid Waste)

Capital Improvement Program

- ▶ Valuable tool for council, staff and community
- ▶ Next year 69 projects. \$18,234,473 page xiii
- ▶ Criteria used, page 166
- ▶ Process to identify projects
- ▶ Unfunded projects
 - ❑ Important planning exercise, develops over time
 - ❑ Grant opportunities / one-time resources
 - ❑ Currently \$59.8M over 5 year planning horizon
- ▶ Summary of CIP by category

2022-23 CAPITAL IMPROVEMENT PROGRAM BY CATEGORY

\$18,234,473



Staff Positions

▶ **New Positions**

- ❑ Police Officer (Traffic Safety, Measure B funded)
- ❑ Engineering Assistant (grant funded)

▶ **Conversions of Part-time to Full-time (no new bodies)**

- ❑ 40 hour Office Assistant to Accounting Technician I
- ❑ 40 hour Office Assistant to Staff Assistant

Staff Positions

▶ **Reclassifications based on business need**

- ❑ (1) Electrician II to Electrician III
- ❑ (1) Park Maintenance I to Park Maintenance II
- ❑ (1) Life Safety/Code Officer to Senior Life Safety/Code Officer
- ❑ (1) Management Analyst to Senior Management Analyst
- ❑ (1) Sewer Collection Maint Worker to Senior Sewer Collection Maint Worker

▶ **Master Salary Table Adjustments**

- ❑ Roads & Grounds Division Supervisor from Range 65-U to 67-U
- ❑ Water System Division Supervisor from Range 65-U to 67-U
- ❑ Aligns positions with the Wastewater System Division Supervisor position

Personnel & Benefits

Two Year MOU with the RPOA ends June 30, 2022

- ❑ 3.0% COLA July 1, 2020
- ❑ 3.0% COLA July 1, 2021

The City is still in negotiations with RPOA for a successor agreement

Four Year MOU with the GSU through June 30, 2024

- ❑ 3.0% COLA July 1, 2020
- ❑ 2.5% COLA July 1, 2021
- ❑ 5.0% COLA July 1, 2022
- ❑ 4.0% COLA July 1, 2023

Unrepresented Employees

- ❑ 3.5% COLA July 1, 2021
- ❑ 5.0% COLA July 1, 2022 (Proposed)

Personnel & Benefits

Retiree Medical Benefit

- ▶ **Established by Council Resolution**
- ▶ **Fully Funds estimated OPEB medical premiums**
- ▶ **\$320,096**

Continued Pre-Funding to the CalPERS California Employers' Retiree Benefit Trust

- ▶ **Pre-funding now at 25% of budgeted premiums**
 - ✓ FY 2022-23 = \$80,024 Contribution
 - ✓ Represents 8th Year of Pre-Funding
 - ✓ Plan is 3.3% Funded, updated valuation this year
 - ✓ \$545,631 in CERBT as of March 2022

Personnel & Benefits

Part-Time Hourly Increases

- ▶ Inflation and labor force availability
- ▶ Impacts Community Services Programs
- ▶ Adjustments to part-time pay ranges

8% Medical Premium Increase Assumed

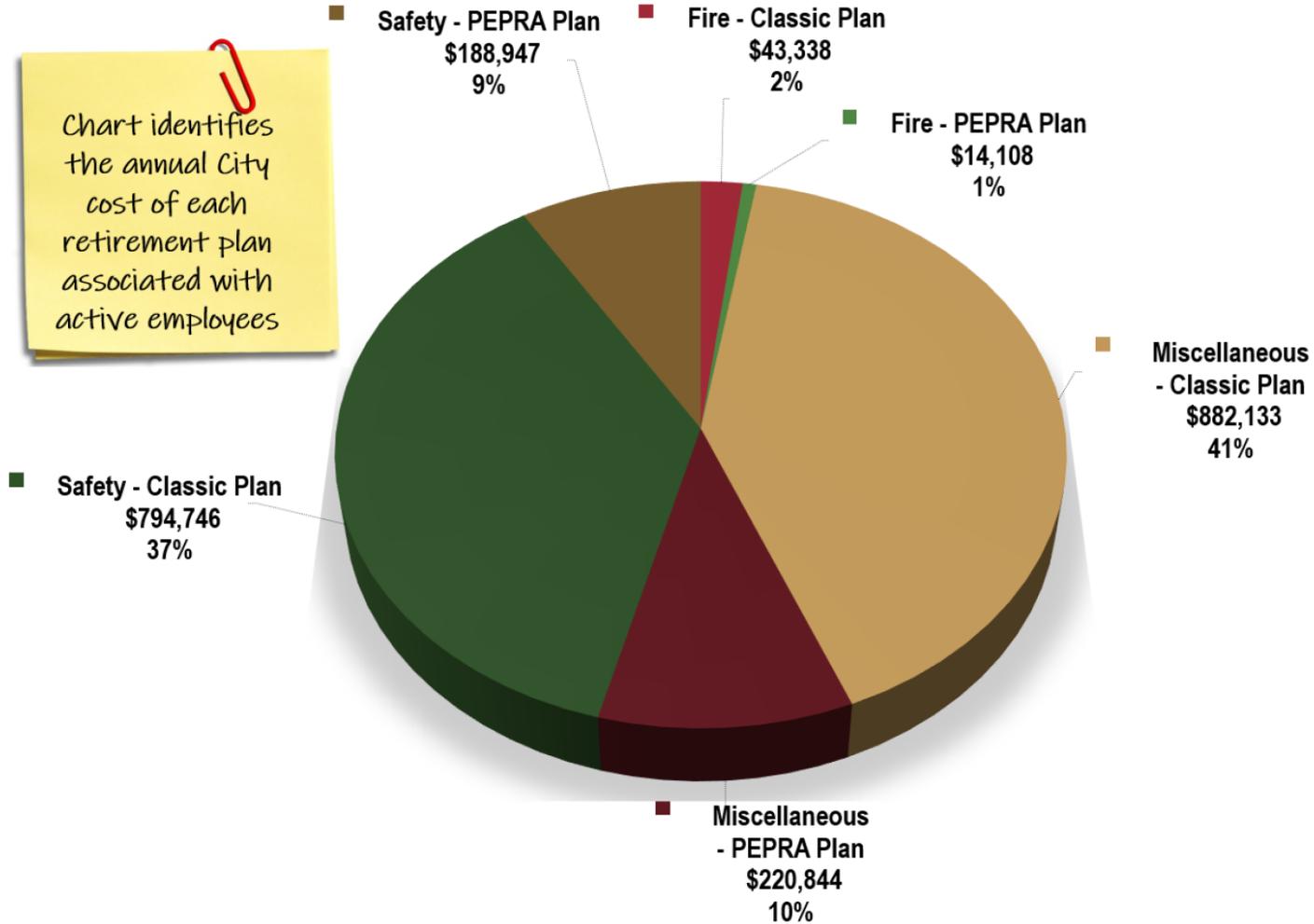
- ▶ Plans will be put out to the marketplace late Summer 2022 and taken before the Council in the Fall
- ▶ Last year, City faced with 9% and worked solutions to a 4.89% increase
 - Overall 3.91% increase in employee contributions

Pension Contributions

- ❖ **Pension cost burden has shifted from investment earnings to local City coffers**
- ❖ **Next year Unfunded Accrued Liability (UAL) payment is \$1,393,716**
 - ❑ 14.4% increase
 - ❑ Reedley plans are 71.7% funded = \$16,486,480 UAL (up 9%)
 - ❑ Budget assumes continued Pre-Pay option saving \$47,386 (3.40% savings)
- ❖ **Additional Discretionary Payment**
 - ❑ Pension & Other Post-Employment Benefits Policy
 - ❑ 25% of UAL = \$336,839
 - ❑ Similar pre-funding strategy as Retiree medical
 - ❑ Generates over \$400K in long term savings, \$17K-\$20K annually
- ❖ **Lowered CalPERS Discount Rate, 7.00% → 6.8%**

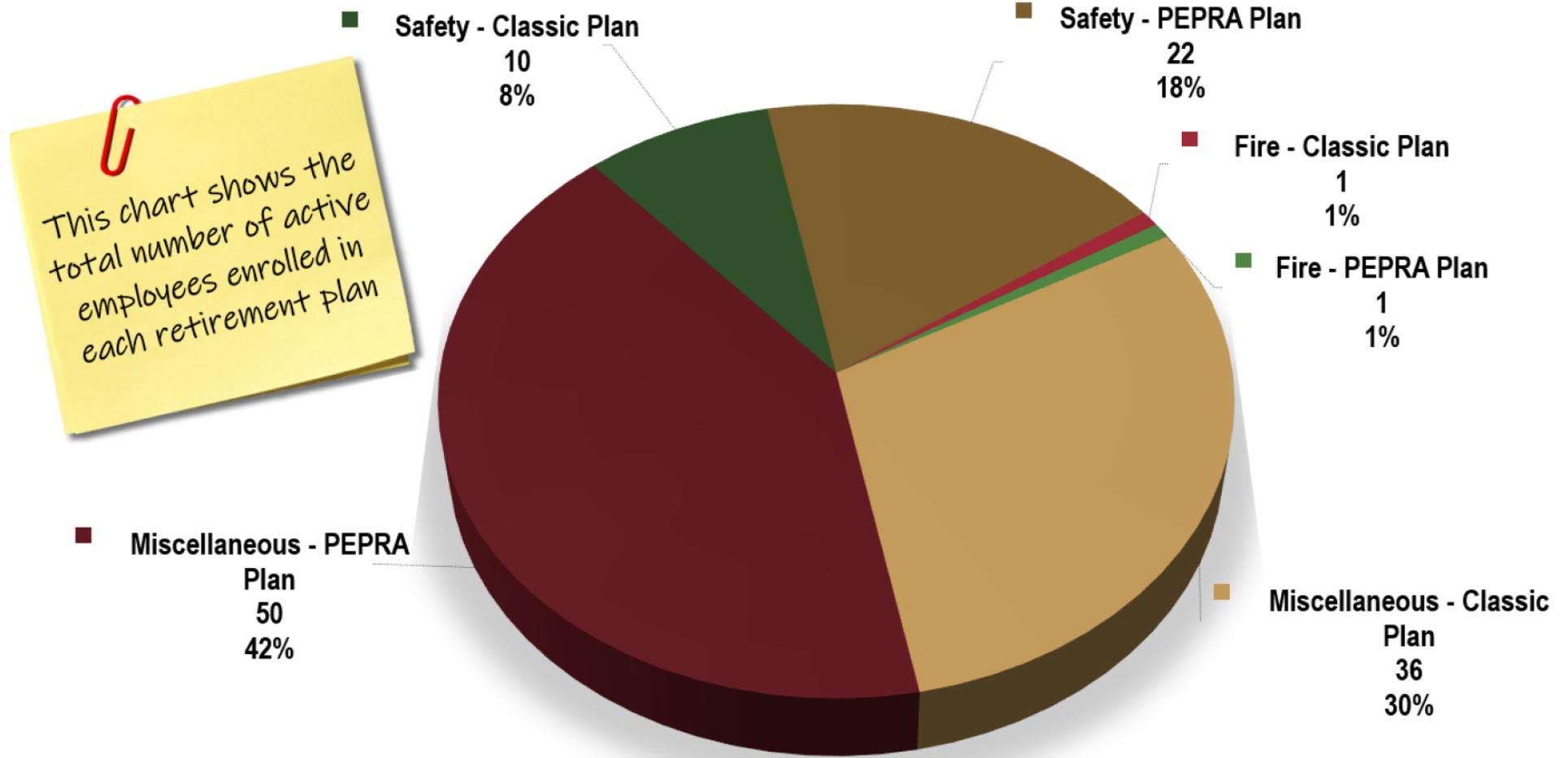
2022-23 CalPERS Retirement Active Employees

Annual Cost by Retirement Plan \$2,144,116

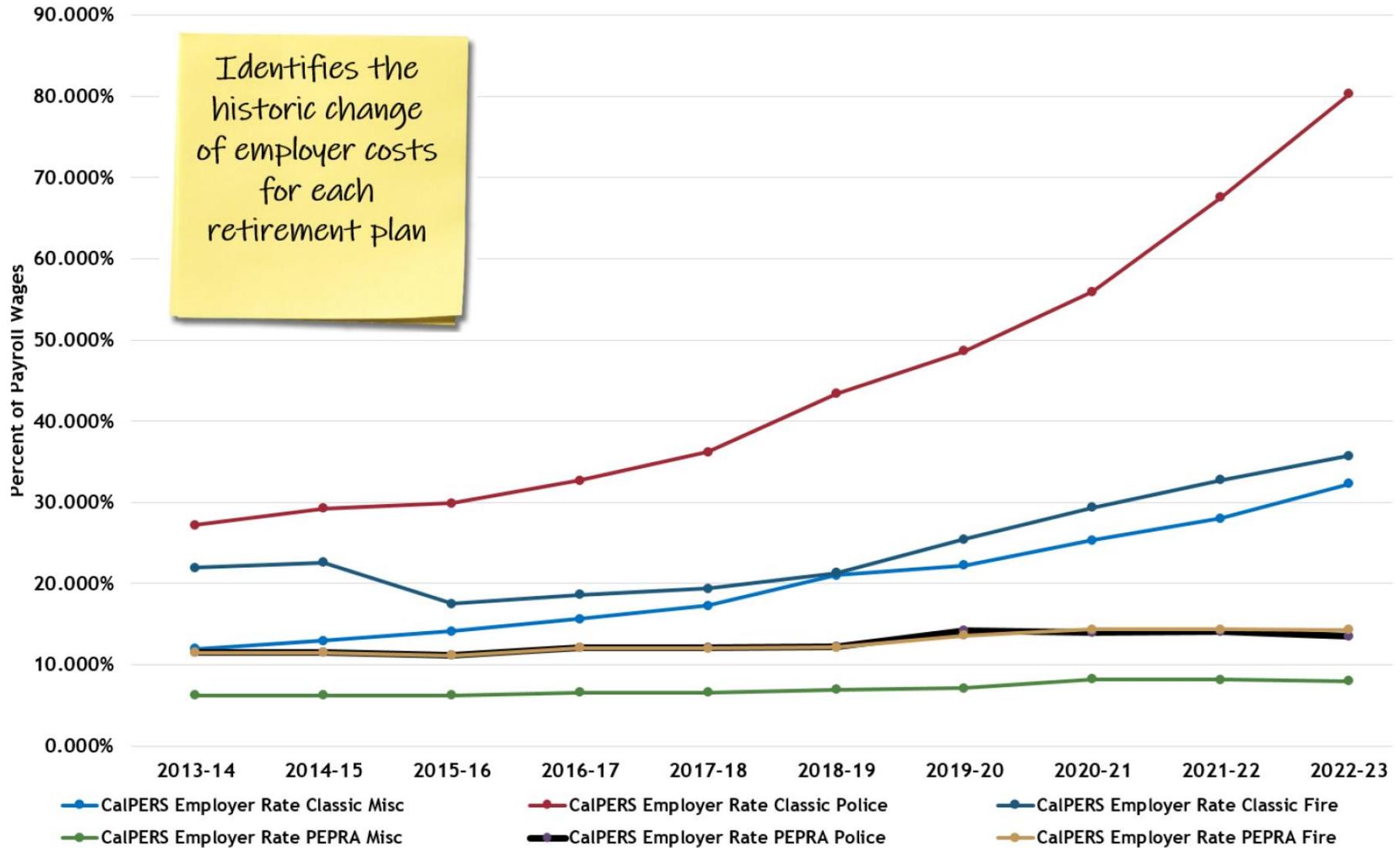


2022-23 CalPERS Retirement Active Employees

CalPERS Plan Enrollment Employee Count 120

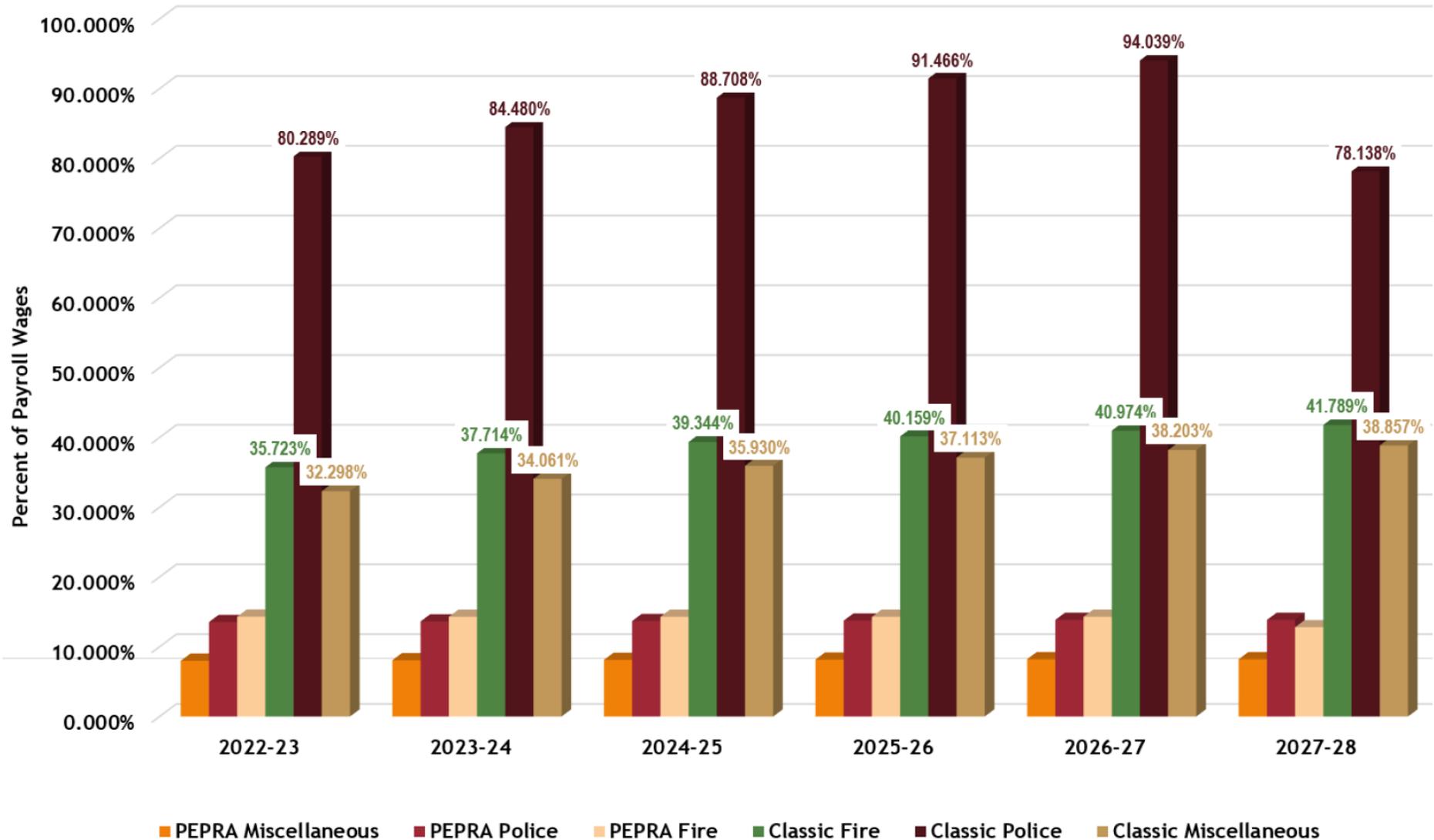


CalPERS Employer Rates for Retirement Plans



CalPERS Employer Rates for Retirement Plans

Forecasted Rates for each Retirement Plan



Concerns

- ▶ **Local Control, Jurisdictional Land Use Authority**
- ▶ **Staff recruitment and retention**
 - ❑ Law enforcement
 - ❑ Specialized knowledge (i.e. water, wastewater, land use)
- ▶ **Supply chain delays for critical parts**
- ▶ **Persistent Inflation**
 - ❑ City dollars don't go as far
- ▶ **CalPERS investment losses**
- ▶ **Measure "C" Renewal**
 - ❑ Current Pavement Condition Index = 49

City Budget Delivers...

- ▶ **Maintains essential services to the community**
- ▶ **Meets all financial policies**
- ▶ **Continues to position the City to weather a downturn**
- ▶ **Addresses critical deferred maintenance items, emphasis on public health and safety**
- ▶ **Deploys all available funding to streets maintenance projects**
- ▶ **Bolsters staffing in critical areas**
- ▶ **Council & Staff committed to accountability and transparency**

Next Steps...

May 10, 2022 7:00PM

- ▶ Budget Rollout
- ▶ Administration
- ▶ Administrative Services

May 17, 2022 6:00PM

- ▶ Community Services
- ▶ Engineering
- ▶ Fire
- ▶ Police

May 24, 2022 6:00PM

- ▶ Community Development
- ▶ Public Works

June 14, 2022 7:00PM

- ▶ Tentative: Budget Adoption

Dinner @ 5:30pm May 17th & May 24th

Administrative Services Department

2022-23 BUDGET PRESENTATION

ASD Responsibilities



Recognition



“Unmodified” Audit Report for the Fiscal Year Ended June 30, 2021



National Distinguished Budget Presentation Award GFOA



California Budget Excellence Award CSMFO

Finance, Accounting & Budgeting

- Created a *Pension & Other Post Employment Benefits Funding Policy*
- Completed the annual review and update of fees in the Citywide Master Fee Schedule
- Submitted \$31,377 in additional claims as provided for under State law SB 90
- Managed the City's investments in compliance with the City's Investment Policy
- Pre-paid CalPERS unfunded actuarial liability (UAL), resulting in savings to the City of \$42,651 across all City funds
- Began video-based department procedures

Risk Management

- **Citywide Safety Committee & Injury & Illness Prevention Program (IIPP)**
- **Reviewed all incidents of workplace injuries and unsafe work practices**
- **Reviewed City construction contracts for compliance with insurance & bond requirements**
- **Administered liability and property claims against the City**
- **Recovered damages from private parties:**

Category	Number	Amount
Total Claims Filed	13	\$ 75,046.28
Claims Recovered	6	\$ 9,941.85
Claims sent to Collections	2	\$ 5,966.18
Claim in a payment arrangement	1	\$ 979.47
Claims under Insurance Review	4	\$ 58,158.78
Claims waiting to be Filed	5	Unknown

Human Resources, Payroll & Benefits

- **Conducted 40 recruitments, hired 53 people**
- **Implemented special work rules and benefits for COVID-19**
- **Medical Plan increases 9.1% --> 4.89%**
- **Annual comprehensive review of personnel policies for legal compliance**

Utilities

- **Hired and trained a new staff member to head up utility billing and collections**
- **Successfully transitioned solid waste collections billing practices and procedures to implement the Franchise Agreement with Mid Valley Disposal, LLC**

Community Facilities District & DIF

- **Completed annexation #19 for new property**
- **No change to assessment rates for 5th year**
- **Published the annual Developer Impact Fee report as required by AB 1600**

Information Technology

- **Completed Fiber Installation at the Wastewater Treatment Plant**
- **A/V upgrades completed at the Senior Room at the Community Center**
- **Development of a communications tower site behind C.F. Mueller Park to provide critical public safety radio communications**
- **Computer Replacement Program**

ASD Performance Measures

Performance Measures	Actual 2020	Actual 2021	Target 2022
Receive GFOA (National) and CSMFO (State) Budget Awards	Yes	Yes	Yes
Receive an Unmodified Audit Opinion with no material findings	Yes	Yes	Yes
Hire Qualified Candidates for 100% of the positions	90%	90%	100%
Increase the annual percentage of recurring billing accounts that choose online electronic payments	49%	54%	58%

2022-23 Budget Specifics

- **Conversion of (1) 40 hour PT Office Assistant to Accounting Technician I**
- **All City Debt Obligations are Fully Funded**
- **Retiree Medical fully funded and 25% CERBT Prefunding**
- **CalPERS UAL Prepayment resulting in significant savings**
- **Continued Discretionary Payment of 25% of UAL to CalPERS in accordance with City's adopted *Pension & Other Post Employment Benefits Funding Policy***
- **No major operational changes or other budget requests**

2022-23 ASD Appropriations

Department - Expenditure Type		FY 2020-21 Actual Expenditures	FY 2021-22 Budgeted Expenditures	FY 2021-22 Estimated Expenditures	FY 2022-23 Budgeted Expenditures
Administrative Services					
Citywide Benefit To All City Departments	Capital Outlay	\$ 311,322	\$ 309,995	\$ 299,128	\$ 1,000,000
	Employer Costs & Benefits	\$ 260,390	\$ 364,519	\$ 362,579	\$ 360,579
	Internal Service Fund Charges	\$ 351,072	\$ 15,174	\$ 15,174	\$ 23,458
	Other	\$ 4,192,316	\$ 2,017,245	\$ 1,970,652	\$ 2,426,069
	Principal & Interest Payments	\$ 3,802,100	\$ 2,871,570	\$ 2,871,581	\$ 2,682,560
	Professional & Contracted Services	\$ 311,068	\$ 334,801	\$ 345,416	\$ 352,660
ASD Specific Costs	Salaries & Wages	\$ 564,049	\$ 1,020,263	\$ 994,172	\$ 793,278
	Services & Supplies	\$ 722,149	\$ 746,126	\$ 742,554	\$ 720,142
	Utilities	\$ 10,754	\$ 11,226	\$ 12,406	\$ 12,330
Administrative Services Total		\$ 10,525,220	\$ 7,690,919	\$ 7,613,662	\$ 8,371,076

2022-23 Goals

- ✓ **Maintain National and State level budget excellence awards**
- ✓ **Continue work on written and video-based procedures for all department functions**
- ✓ **Continue cross-training staff in departmental functions**
- ✓ **Complete the required biennial actuarial valuation for the City's OPEB plan**
- ✓ **Continue departmental assistance with admin & reporting for operating and capital grants**
- ✓ **Manage American Rescue Plan Act of 2021 (ARPA) funds in compliance with Federal regulations**
- ✓ **Finalize the development of a citywide purchasing policy**
- ✓ **Complete the actuarial valuation of the City's Retiree Healthcare Plan**
- ✓ **Complete the annual review and update of the Citywide Policies & Procedures Manual**

2022-23 Goals

- ✓ **Reedley 'U' training seminars and Annual Employee Appreciation & Service Award Event**
- ✓ **Offer continuing supervisor training in specialized areas of HR and employment topics**
- ✓ **Continue to review and update job descriptions**
- ✓ **Work towards full cost recovery for City Property Damage Claims**
- ✓ **Citywide Safety Committee to facilitate safe work environments and practices**
- ✓ **Public Safety communications tower and supporting infrastructure**
- ✓ **Completion of cyber security posture assessment**
- ✓ **Audio/video system upgrade in the California Room at the Community Center**
- ✓ **Implement QR codes on utility bills to speed up payment processing**

Unmet Needs & Challenges

- ✓ **Document institutional knowledge, policies and procedures**
- ✓ **Ever increasing reporting requirements**
- ✓ **Complexity of the public-sector finance and human resources environment**
- ✓ **Staff coverage for long term absences**

Thank You.
