City Council
and
Successor Agency to the Dinuba Redevelopment Agency
Joint Meeting Agenda

September 13, 2022
MINUTES

COUNCIL MEMBERS PRESENT:

Nerio-Guerrero, Reynosa, Longoria, Thusu

COUNCIL MEMBERS ABSENT:

Launer

STAFF MEMBERS PRESENT:

Alaniz, Hernandez, Hurtado, Iriarte, James, Solis Watts, Webster, Yanez

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

Vice Mayor Reynosa called the meeting to order at 6:30 p.m.

1.2. Invocation

The invocation was led by Chaplain Garcia.

1.3. Pledge of Allegiance

The pledge of allegiance was led by Fire Chief Webster.

2. AGENDA CHANGES OR DELETIONS

To better accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code section 54954.2(b).

None.

3. PRESENTATIONS/CEREMONIAL MATTERS

3.1. Legislative Update from Townsend Public Affairs (LP)

Consultant Eric O'Donnell from Townsend Public Affairs presented the legislative update to Council.

4. REQUEST TO ADDRESS COUNCIL

This portion of the meeting is reserved for any person who would like to address the Council on any item that is not on the agenda. Please be advised that State law does not allow the City Council to discuss or take any action on any issue not on the agenda. The City Council may direct staff to follow up on such item(s). Speakers are limited to three (3) minutes. If there is any person wishing to address the City Council at this time please approach the podium and state your name and nature of the request.

None.

5. NEW EMPLOYEES AND PROMOTIONS

5.1. Jose Aguayo, Sergeant (AI)

Interim Police Chief Iriarte presented Jose Aguayo, newly appointed Sergeant. Aguayo was raised in Dinuba and in 2016 he started his career with the City of Dinuba as a police officer. Aguayo was pinned by his spouse.

Council congratulated him and thanked him and his family for his service.

6. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

6.1. **SUBJECT**

Sponsorship for the 9th Annual CitiPAC Golf Tournament on October 28, 2022 (DJ)

RECOMMENDATION

Council approve bronze sponsorship in the amount of $1,000 for the 9th Annual Golf Tournament on scheduled to be held on Friday, October 28, 2022, at Ridge Creek Golf Course.

6.2. **SUBJECT**

Approval of City Council Meeting Minutes (MA)

RECOMMENDATION

Council to review and approve City Council meeting minutes of August 9, 2022 as presented.

6.3. **SUBJECT**

Authorization to Purchase John Deere Backhoe Loader (IH)

RECOMMENDATION

Council authorize the Public Works Director to purchase a new John Deere 310L Backhoe Loader in the amount of $135,605 from Pape Machinery.

6.4. SUBJECT

Proclamation No. 2022-03 Proclaiming September 2022 as Railroad Safety Month (IH)

RECOMMENDATION

Council to adopt Proclamation No. 2022-03 proclaiming September 2022 as Railroad Safety Month.

6.5. SUBJECT

Ordinance No. 2022-07 (Castlerock Homes Inc.) Second reading and Adoption (Ksch)

RECOMMENDATION

Council conduct the second reading, waive reading in full, and adopt Ordinance 2022-07 pertaining to a change of zoning on one 15.8-acre parcel located on the east side of Randle Avenue, the west side of the Road 92 alignment and south of El Monte Way.

6.6. SUBJECT

City Manager Employment Contract (DJ)

RECOMMENDATION

Council to approve a minor amendment to the City Manager's Employment Contract.

6.7. SUBJECT

Hollywood Productions Fall Car Show Event - October 15th, 2022 (SH)

RECOMMENDATION

Council approve the use of Rose Ann Vuich Park to Hollywood Productions for the "Fall Festival Car Show" on October 15th, and waive the park rental fee in the amount of $420.

6.8. SUBJECT

Request for Donation Kiwanis Bilingual Club of Dinuba (MA)

RECOMMENDATION

Council to approve sponsorship in the amount of $1,000 for the Kiwanis Bilingual Club Multi-Cultural event to be held on September 25, 2022.

6.9. SUBJECT

Authorization to Execute Indemnification Agreement with the Alta Irrigation District for closure of a Portion of Dinuba Town Ditch in connection with the Dinuba High School project. (JW)

RECOMMENDATION

Council to approve the Agreement with Alta Irrigation District (AID) to indemnify AID from potential losses and damages incurred by adjacent landowners in the event of a significant storm event or unexpected flood due to portions of the ditch being inoperable as part of the Dinuba High School project and authorize the City Manager or designee to execute the agreement, and any related documents.

A motion was made by Council Member Longoria, second by Council Member Thusu, to review and approve the Consent Calendar as presented.

Ayes: Longoria, Nerio-Guerrero, Reynosa, Thusu
Absent: Launer

7. WARRANT REGISTER

7.1. SUBJECT

Warrant Register August 12, 19, 26 & September 2 & 9, 2022 (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

A motion was made by Council Member Thusu, second by Council Member Longoria, to review and approve the Warrant Register as presented.

Ayes: Longoria, Nerio-Guerrero, Reynosa, Thusu
Absent: Launer

8. PUBLIC HEARING

8.1. SUBJECT

Public hearing for annexation, General Plan Amendment, prezoning, tentative subdivision map and environmental finding for four lots on the west side of Englehart Avenue and the north side of the Saginaw Avenue alignment, including Resolution No. 2022-51 (adopting a Mitigated Negative Declaration), Resolution No. 2022-52 (Initiating the Annexation of the four lots (containing 38.8±acres)), Resolution No. 2022-53 (approving a General Plan Amendment for a portion of the site), Ordinance No. 2022-11 (prezoning the parcels), and Resolution No. 2022-54 (approving a 102 lot single-family residential subdivision and 4.5-acre neighborhood park/temporary stormwater basin on one of the lots). (Ksch)

RECOMMENDATION

City Council to conduct a public hearing and take the following actions by one motion:

1. Adopt Resolution No. 2022-51 (Attachment “A”) approving adoption of a Mitigated Negative Declaration as the environmental finding for the project.

2. Adopt Resolution No. 2022-52 (Attachment "B") initiating the annexation (reorganization) of four parcels containing approximately 38.8± acres.

3. Adopt Resolution No. 2022-53 (Attachment “C”) approving a General Plan Amendment for a portion of the site.

4. Introduce and conduct the first reading, waive reading in full, of the Ordinance No. 2022-11 (Attachment “D”) prezoning the parcels.

5. Adopt Resolution No. 2022-54 (Attachment “E”) approving a Tentative Subdivision Map to create 102 single family residential lots and a 4.5-acre neighborhood park/temporary stormwater ponding basin.

6. Schedule second reading and adoption of Ordinance No. 2022-11 for the September 27, 2022 City Council meeting.

Karl Schoettler, Planning Consultant presented the Montebella Phase 2/3 project and location map. Schoettler shared that the Planning Commission voted 4-0 with one commissioner absent on September 6, 2022.

Vice Mayor Reynosa opened the public hearing.

Jim Robinson with the home developer stated they had finished the development on Nebraska and had built 300 houses in that area.

Dana Rager stated that he lives next to the development and his concern is that there are only two exit points. Rager also stated that the streets are narrow and there might be issues with accessibility.

Schoettler responded that the streets are the standard size and have been reviewed by staff.

Vice Mayor Reynosa closed the public hearing.

A motion was made by Council Member Thusu, second by Council Member Longoria, to adopt Resolution No. 2022-51 (Attachment "A") approving adoption of a Mitigated Negative Declaration as the environmental finding for the project; to adopt Resolution No. 2022-52 (Attachment "B") initiating the annexation (reorganization) of four parcels containing approximately 38.8± acres; to adopt Resolution No. 2022-53 (Attachment "C") approving a General Plan Amendment for a portion of the site; to introduce and conduct the first reading, waive reading in full, of the Ordinance No, 2022-11 (Attachment "D") prezoning the parcels; to adopt Resolution No. 2022-54 (Attachment "E") approving a Tentative Subdivision Map to create 102 single family residential lots and a 4.5-acre neighborhood park/temporary stormwater ponding basin; and to schedule reading

and adoption of Ordinance No. 2022-11 for the September 27, 2022 City Council meeting.

Ayes: Longoria, Nerio-Guerrero, Reynosa, Thusu
Absent: Launer

9. DEPARTMENT REPORTS

9.1. SUBJECT

Award of Contract to Agee Construction for the El Monte Sewer Main Replacement Project (JW)

RECOMMENDATION

Council to award the contract for the El Monte Sewer Main Replacement Project to Agee Construction Corporation in the amount of $199,654 and authorize the City Manager or designee to execute the contract documents.

City Engineer Watts presented Council with he bid information for the El Monte Sewer Main Replacement Project. Watts informed Council that Agee Construction was the lowest bid in the amount of $199,654. Agee Construction is currently working on the Nebraska and Alta roundabout.

A motion was made by Council Member Longoria, second by Vice Mayor Reynosa, to award the contract for the El Monte Sewer Main Replacement Project.

Ayes: Longoria, Nerio-Guerrero, Reynosa, Thusu
Absent: Launer

9.2. SUBJECT

Cash and Investment Report for the Year Ending June 30, 2022 (KS)

RECOMMENDATION

Council accept the City of Dinuba Cash and Investment report for the second half of fiscal year 2021/22 ending June 30, 2022.

Administrative Services Director Solis presented the Cash and Investments report ending June 30, 2022.

9.3. SUBJECT

Resolution No. 2022-48 of the Successor Agency to the Redevelopment Agency of the City of Dinuba authorizing the transfer of certain real property assets from the Successor Agency to the Redevelopment Agency of the City of Dinuba to the City of Dinuba, and approving related actions (DJ)

RECOMMENDATION

In its capacity as the Successor Agency to the Redevelopment Agency of the City of Dinuba, Council to adopt Resolution No. 2022-48, authorizing the transfer of certain real property assets from the Successor Agency to the Redevelopment Agency of the City of Dinuba to the City of Dinuba, and approving certain related actions.

Assistant City Manager James presented the information on authorizing the transfer of certain real property assets from the Successors Agency to the Redevelopment Agency to the City of Dinuba. James shared that authorizing the transfer would allow to implement a long range property management plan by the end of this December.

A motion was made by Council Member Nerio-Guerrero, second by Council Member Longoria, to authorize the transfer of certain real property assets from the Successor Agency to the Redevelopment Agency of the City of Dinuba to the City of Dinuba, and to approve certain related actions.

Ayes: Longoria, Nerio-Guerrero, Reynosa, Thusu
Absent: Launer

9.4. SUBJECT

Resolution No. 2022-49 of the City Council of the City of Dinuba authorizing the acceptance of certain real property assets from the Successor Agency to the Redevelopment Agency of the City of Dinuba to the City of Dinuba, and approving certain related actions (DJ)

RECOMMENDATION

Council to adopt Resolution No. 2022-49, authorizing the acceptance of certain real property assets from the Successor Agency to the Redevelopment Agency of the City of Dinuba to the City of Dinuba, and approving certain related actions.

Assistant City Manager James presented the information to Council on the acceptance of the property by Council is required to complete the transfer of the property from the Successor Agency to the City of Dinuba.

A motion was made by Council Member Longoria, second by Council Member Nerio-Guerrero, to authorize the acceptance of certain real property assets from the Successor Agency to the Redevelopment Agency of the City of Dinuba to the City of Dinuba and to approve certain related actions.

Ayes: Longoria, Nerio-Guerrero, Reynosa, Thusu
Absent: Launer

9.5. SUBJECT

Award a Professional Services Contract to RRM Design Group for the City Hall & Civic Square Conceptual Plan. (DJ)

RECOMMENDATION

Council award a Professional Services Contract to RRM Design Group for the City Hall & Civic Square Conceptual Plan in an amount not to exceed $250,000.

Assistant City Manager James presented the Professional Services Contract and

RRM Design Group was selected for the City Hall and Civic Square Conceptual Plan.

James stated that Cal Poly students worked on developing plans on the relocation of City Hall and the developments to the downtown Civil Square.

A motion was made by Council Member Nerio-Guerrero, second by Council Member Thusu, to award a Professional Services Contract to RRM Design Group for the City Hall and Civic Square Conceptual Plan.

Ayes: Longoria, Nerio-Guerrero, Reynosa, Thusu
Absent: Launer

10. MAYOR/COUNCIL REPORTS

Vice Mayor Reynosa wished that all Police and Fire enjoyed the lunches that Council had provided them.

Council Member Thusu shared that it was nice to see everyone at the League of California Cities Conference Long Beach. Thusu thanked Director Hernandez and Public Works department.

Council Member Nerio Guerrero attended the League of California Cities Conference last week.

Council Member Longoria stated that he handed out water to the homeless due to the high temperatures.

11. CITY MANAGER COMMUNICATIONS

Assistant City Manager James stated that League of California Cities Conference in Long beach and the conference was very productive. James shared that he will be out of the office on Friday through Tuesday.

12. CITY STAFF COMMUNICATIONS

Director Solis stated that the scheduled shutoffs for today were delayed due to a COVID incident with staff, The residents will have another month to pay before shutoffs start, shutoffs will be on October 10th. Solis shared that the Billing Clerk Oral Board Interviews are scheduled for this Thursday, the vacancy was from one Billing Clerk promoting to HR Technician.

City Engineer Watts shared about the Roundabout ribbon-cutting. Fiscal Analyst Patino sent out the invitations to the Council members.

Director Hurtado shared that the Soccer season has started and Fall Farmers Market started last Friday, Hurtado stated that her department has many recruitments open.

Interim Police Chief Iriarte thanked Council for the lunches for 9/11. Iriarte shared that they have recruitments going on for Records Technician and Dispatcher.

Fire Chief Webster handed out formal invitations and challenge coin for the 100 years celebration on October 15th to the Council members. Webster shared that there two fire personnel at the Mosquito fire, one Firefighter/ EMT is leaving employment and another employee is possibly leaving to City of Visalia. Webster also shared that he is working with Valley ROP on building a training facility.

City Attorney Yanez attended the League of California Cities Conference in Long Beach and made good connections. Yanez shared that he helped Director Hurtado on an issue with a vendor that was trying to raise the cost on an agreement.

13. ADJOURNMENT

Vice Mayor Reynosa adjourned the meeting at 8:00 p.m.

City Council Staff Report

Department: CITY MANAGER'S OFFICE

September 13, 2022

To: Mayor and City Council

From: Luis Patlan, City Manager

Subject: Legislative Update from Townsend Public Affairs (LP)

RECOMMENDATION

Council receive a verbal legislative update from Eric O'Donnell with Townsend Public Affairs.

EXECUTIVE SUMMARY

The City contracts with Townsend Public Affairs to track legislation and provide grant writing services. Eric O'Donnell with the firm will be providing an update on key legislation and status of grants.

OUTSTANDING ISSUES

DISCUSSION

FISCAL IMPACT

PUBLIC HEARING

City Council Staff Report

Department: CITY CLERK | September 13, 2022

To: Mayor and City Council

From: Abel Iriarte, Interim Police Chief

By: Maria Alaniz, City Clerk/Human Resources Director

Subject: Jose Aguayo, Sergeant (AI)

RECOMMENDATION

Recognition of Jose Aguayo on his recent promotion from Police Officer to Sergeant effective July 31, 2022.

EXECUTIVE SUMMARY

None.

OUTSTANDING ISSUES

None.

DISCUSSION

None.

FISCAL IMPACT

None.

PUBLIC HEARING

None.

City Council Staff Report

Department: CITY MANAGER'S OFFICE | September 13, 2022

To: Mayor and City Council

From: Daniel James, Assistant City Manager

Subject: Sponsorship for the 9th Annual CitiPAC Golf Tournament on October 28, 2022 (DJ)

RECOMMENDATION

Council approve bronze sponsorship in the amount of $1,000 for the 9th Annual Golf Tournament on scheduled to be held on Friday, October 28, 2022, at Ridge Creek Golf Course.

EXECUTIVE SUMMARY

The League of CA Cities South San Joaquin Valley Division Annual Golf Tournament holds an annual golf tournament at Dinuba Ridge Creek Golf Course as one of its fundraisers. The City of Dinuba typically supports Team Sponsorship in the amount of $1,000.

OUTSTANDING ISSUES

None.

DISCUSSION

The League of CA Cities South San Joaquin Valley Division will host the 9th annual golf tournament at Ridge Creek Golf Course. As highlighted in the flyer that is attached herein as Attachment 'A', the 2022 tournament is scheduled to be held on Friday, October 28, 2022.

The League of CA Cities South San Joaquin Valley Division organization dedicated to providing resources to advocate for local governments in the protection and preservation of limited resources. The League of California Cities Political Action Committee (CitiPAC) has been central to the success of protecting local democracy and tax dollars in previous elections. CITIPAC protects local democracy. For years cities worked to increase constitutional protections for local revenues.

The City participates in other golf tournaments for similar organizations and local non-profits. Staff recommends that the Council approve a $1000 Team sponsorship for the annual League of CA Cities South San Joaquin Valley Division CitiPAC golf tournament.

FISCAL IMPACT

The City's FY 2020-21 Community Grants / Miscellaneous Fund was budgeted at $10,000 and currently there remains a balance of $10,000 for these types of requests.

PUBLIC HEARING

None required.

City Council Staff Report

Department: CITY CLERK | September 13, 2022

To: Mayor and City Council

From: Maria Alaniz, City Clerk/Human Resources Director

Subject: Approval of City Council Meeting Minutes (MA)

RECOMMENDATION

Council to review and approve City Council meeting minutes of August 9, 2022 as presented.

EXECUTIVE SUMMARY

None.

OUTSTANDING ISSUES

None.

DISCUSSION

None.

FISCAL IMPACT

None.

PUBLIC HEARING

None required.

ATTACHMENTS:

Description

City Council Meeting Minutes, August 9, 2022

August 9, 2022
MINUTES

COUNCIL MEMBERS PRESENT:

Launer, Reynosa, Thusu, Nerio-Guerrero, Longoria via zoom

COUNCIL MEMBERS ABSENT:

None.

STAFF MEMBERS PRESENT:

Alaniz, Hernandez, Iriarte, James, Patlan, Solis, Webster, Yanez

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

Mayor Launer called the meeting to order at 6:30 p.m.

1.2. Invocation

The invocation was led by Chaplain Garcia.

1.3. Pledge of Allegiance

The pledge of allegiance was led by Council member Nerio-Guerrero.

2. AGENDA CHANGES OR DELETIONS

To better accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code section 54954.2(b).

None.

3. REQUEST TO ADDRESS COUNCIL

This portion of the meeting is reserved for any person who would like to address the Council on any item that is not on the agenda. Please be advised that State law does not allow the City Council to discuss or take any action on any issue not on the agenda. The City Council may direct staff to follow up on such item(s). Speakers are limited to three (3) minutes. If there is any person wishing to address the City Council at this time please approach the podium and state your name and nature of the request.

Ramon Rivera invited the Council and staff to a mixer partnered with the Downtown Association.

4. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

4.1. **SUBJECT**

Approval of City Council Meeting Minutes (MA)

RECOMMENDATION

Council to review and approve City Council meeting minutes of July 12, 2022 as presented.

4.2. **SUBJECT**

Resolution No. 2022-47 Approving Fiscal Year 2022-23 Salary Schedule (MA)

RECOMMENDATION

Council to adopt Resolution No. 2022-47 Approving the Fiscal Year 2022-23 Salary Schedule for compliance with the Public Employee's Retirement Law.

4.3. **SUBJECT**

Request for Excused Absence Council Member Rachel Nerio-Guerrero (MA)

RECOMMENDATION

Council to excuse the absence of Council Member Rachel Nerio-Guerrero from the City Council meeting of July 12, 2022.

4.4. **SUBJECT**

Request for Excused Absence Council Member Armando Longoria (MA)

RECOMMENDATION

Council to excuse the absence of Council Member Armando Longoria from the City Council meeting of July 12, 2022.

4.5. **SUBJECT**

Ordinance No. 2022-09 Second Reading and Adoption of zone change on west side of N. Alta, north of Lindera

RECOMMENDATION

Council conduct the second reading, waive reading in full, and adopt Ordinance No. 2022-09 pertaining to a change of zoning on two parcels on the west side of N. Alta Avenue, north of Lindera Avenue.

4.6. **SUBJECT**

UHC Foundation Sponsorship for the 7th Annual Golf Tournament on October 14, 2022 (DJ)

RECOMMENDATION

Council approve team sponsorship in the amount of $800 for the 7th Annual Golf Tournament on scheduled to be held on Friday, October 14, 2022, at Ridge Creek Golf Course.

A motion was made by Council Member Thusu, second by Vice Mayor Reynosa, to approve the Consent Calendar as presented.

Ayes: Launer, Longoria, Nerio-Guerrero, Reynosa, Thusu

5. WARRANT REGISTER

5.1. SUBJECT

Warrant Register July 15, 22, 29 & August 5, 2022 (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

A motion was made by Council Member Nerio-Guerrero, second by Council Member Thusu, to review and approve the Warrant Register as presented.

Ayes: Launer, Longoria, Nerio-Guerrero, Reynosa, Thusu

6. PUBLIC HEARING

6.1. SUBJECT

Resolution No. 2022-41 Authorization to Approve Castle Rock Vesting Tentative Subdivision Map No. 2021-01, Ordinance No. 2022-07 Authorizing a Zone Change, and Resolution No. 2022-40 adopting Mitigated Negative Declaration (KSch)

RECOMMENDATION

City Council conduct a public hearing and and take the following actions by one motion:

1. Adopt Resolution No. 2022-40 (Attachment 'A') approving adoption of a Mitigated Negative Declaration as the environmental finding for the project; and,

2. Introduce and conduct the first reading, waive reading in full, of the Ordinance No. 2022-07 (Attachment 'B') approving a zone change to apply the PUD (Planned Unit Development) zone to the site; and,

3. Adopt Resolution No. 2022-41 (Attachment 'C") approving a Vesting Tentative Subdivision Map to create 71 single family residential lots and a 1.2-acre neighborhood park.

Karl Schoettler, Planning Consultant presented maps of the area for the zone change and neighborhood park. Schoettler shared that staff recommended

upgrades to the neighborhood park, tree lined streets, decorative street lamps, the roundabout, and the building design.

Schoettler informed the Council that the Planning Commission reviewed the item on June 7, 2022, and voted 4 to 0 with one commissioner absent.

Mayor Launer opened the public hearing.

A representative from Castlerock development shared some items regarding the project.

Mayor Launer closed the public hearing.

The vote included adding the second reading to the September 13, 2022 Council meeting.

A motion was made by Council Member Thusu, second by Vice Mayor Reynosa, to adopt Resolution No. 2022-40 (Attachment 'A') approving adoption of a Mitigated Negative Declaration as the environmental finding for the project; and, to introduce and conduct the first reading, waive reading in full, of the Ordinance No. 2022-07 (Attachment 'B') approving a zone change to apply the PUD (Planned Unit Development) zone to the site; and, and to adopt Resolution No. 2022-41 (Attachment 'C') approving a Vesting Tentative Subdivision Map to create 71 single family residential lots and a 2.2- acre neighborhood park.

Ayes: Launer, Nerio-Guerrero, Reynosa, Thusu
Absent: Longoria

7. DEPARTMENT REPORTS

7.1. SUBJECT

Designation of League of California Cities Voting Delegate and Alternate(s) (MA)

RECOMMENDATION

Council to appoint a delegate and alternate delegate(s) to vote on matters pertaining to League policy on behalf of the City of Dinuba at the League of California Cities Annual Business Meeting.

Mayor Launer was selected as the voting delegate and Council member Reynosa and Nerio-Guerrero were selected as alternates for the League of California Cities' Business Meeting.

A motion was made by Council Member Nerio-Guerrero, second by Vice Mayor Reynosa, to appoint a delegate and alternate(s) to vote on matters pertaining to Leagué policy on behalf of the City of Dinuba at the League of California Cities Annual Business Meeting.

Ayes: Launer, Nerio-Guerrero, Reynosa, Thusu
Absent: Longoria

7.2. SUBJECT

Year in Review 2021-2022 (LP)

RECOMMENDATION

Council receive the Year in Review update for 2021-2022.

City Manager Patlan presented the year in review update for 2021-22. Patlan shared the projects that were completed, new positions that were added and new investments that were started.

Patlan shared that Assistant City Manger James put together the video, State of the City 2022 that was presented to Council, State of the City 2022. Patlan thanked James and stated he has been a support to staff.

Patlan told Council he is proud of what has been accomplished this year and thanked the Council for their support. Patlan stated that the focus will be on staffing levels in the upcoming years using the rate study to determine the staffing needs. Patlan shared that the city's focus will also be on issues out of our control as the CalPERS unfunded liability, organic waste recycling, the ongoing drought, strategies for water conservation, recession mixed signals with uncertain future, and the need of succession planning for the upcoming retirements.

8. MAYOR/COUNCIL REPORTS

Council member Thusu thanked Public Works staff for their hard work. Thusu shared he would be attending the Executive League meeting next Thursday

Council member Nerio-Guerrero shared she attended the summer nights event.

Mayor Launer thanked the recreation staff for their work.

9. CITY MANAGER COMMUNICATIONS

City Manager Patlan thanked Director Hernandez, City Engineer Watts, and Kyle Hunt for getting Euclid improvements done before school started and staying on schedule.

Patlan shared that Code Enforcement Officer Molina advised him that two of the homeless individuals are being provided housing and she is working with three others. Patlan stated that Molina is doing a great job. Patlan informed Council that he would be off Monday to Wednesday of next week.

10. CITY STAFF COMMUNICATIONS

City Attorney Yanez will bring to next Council meeting the introduction of the flood maintenance ordinance. Yanez also shared that the deadline for candidacy for elections is Friday.

Director Solis shared that staff is working on water shut off due to non-payment of more than 60 days. The department has not performed shutoffs for over two years and there are 406 accounts that are past due. Solis informed Council that staff has been notifying the customers about the upcoming shutoffs.

Interim Police Chief Iriarte shared the department's promotions, Eric Trevino promoted to acting Lieutenant, Jose Aguayo promoted to Sergeant, John Jobe and Marcos Nunez promoted to Acting Sergeants, Ryan Robison promoted to Detective Sergeant and Jacob Aguilar promoted to Detective. Iriarte informed Council that Thursday is back to school and police patrol will be out giving warnings and issuing citations.

Fire Chief Webster stated that it is a busy time of year. Webster shared that the Paramedic interns have moved forward to the clinical trials.

Director Hernandez shared that the Euclid project has been completed and the roundabout is on schedule. Hernandez shared that staff is working on many grant applications and more capital projects coming up.

11. CLOSED SESSION

11.1. Liability Claim (MA)

Pursuant to Government Code Section 54956.95; Claimant(s) Juan Guzman II. Agency Claimed Against: City of Dinuba.

The claim was rejected.

11.2. Public Employee Performance Evaluation Pursuant to GC Section 54957, Title: City Manager (LP)

The City will conduct the City Manager's annual performance evaluation.

12. ADJOURNMENT

Mayor Launer adjouned the meeting at 8:16 p.m.

CITY OF DINUBA
Together, A Better Community
CALIFORNIA • 1906

City Council Staff Report

Department: PUBLIC WORKS | September 13, 2022

To: Mayor and City Council

From: Ismael Hernandez, Public Works Director

By: George Avila, Business Manager

Subject: Authorization to Purchase John Deere Backhoe Loader (IH)

RECOMMENDATION

Council authorize the Public Works Director to purchase a new John Deere 310L Backhoe Loader in the amount of $135,605 from Pape Machinery.

EXECUTIVE SUMMARY

The Wastewater Treatment Facility and sewer utility operations utilize a backhoe loader for a variety of essential tasks. The existing backhoe has exceeded its useful life and requires replacement. Funding for the purchase of a new backhoe was included in the 2022/23 annual budget. Pape Machinery has provided a quote to the City for a new John Deere 310L Backhoe Loader in the amount of $135,605 and staff is seeking approval to purchase.

OUTSTANDING ISSUES

None.

DISCUSSION

The City of Dinuba uses a collection system and Wastewater Reclamation Facility to service its wastewater conveyance and treatment needs. The collection system includes approximately 73.8 miles of gravity sewer mains aided by 11 sanitary sewer system lift or pump stations to deliver wastewater to the Wastewater Reclamation Facility. The Facility currently processes wastewater in the range of 1.9 to 2.3 million gallons per day on weekdays and 1.5 to 1.6 million gallons per day on weekends.

Several pieces of heavy equipment are needed for sewer operations; one of these is a backhoe loader. A backhoe loader consists of a tractor, a loader and a backhoe. The existing backhoe used for sewer operations has exceeded its useful life and must be replaced. Funds to purchase a new backhoe were approved in the Fiscal Year 2022-23 Budget.

The City evaluated several models and determined that the John Deere 310L Backhoe Loader was the best choice. A brochure of the equipment is enclosed as Attachment 'A'. Staff solicited a proposal from Pape Machinery and in response received a quote in the amount of $135,605. A copy of the quote is enclosed herein as Attachment 'B'.

Pape Machinery is offering this proposal through the Sourcewell purchasing cooperative. Using this purchasing cooperative allows the City to "piggyback" on competitively procured contracts. This expedites the purchase process and ensures that the City is getting the best price for this large investment. Purchases using a purchasing cooperative are authorized in the City's purchasing policy.

FISCAL IMPACT

The cost for this purchase will be funded out of the money received from the American Rescue Plan Act (ARPA).

PUBLIC HEARING

None.

ATTACHMENTS:

Description

A. John Deere 310L Backhoe Loader Brochure

B. Pape Machinery Backhoe Loader Quote

L-SERIES

BACKHOES

JOHN DEERE

310L EP / 310L / 310SL / 310SL HL / 315SL / 410L / 710L



LIFT MORE AND MULTITASK


THE L-SERIES
LOOKING FOR MORE
RELIABILITY AND PRODUCTIVITY?
WE'VE GOT
YOUR BACKHO
AND YOUR


310SL HL
RELIABLE
PRODUCTIVE
E.
BACK.

UP TO
25%
MORE
LIFTING
CAPABILITY

TO BUILD A BETTER BACKHOE,

WE WENT TO YOU, OUR CUSTOMER.

Through our Customer Advocate Group (CAG), we collected invaluable input from owners and operators — the ones who know best what customers really need.

You spoke. And we listened and responded with our 710L with 13-percent more horsepower and improved rear backhoe controllability. Redesigned pilot controllers that provide a 16-percent hydraulic metering range. The popular, competitively priced 310L EP as well as our heavy-lift and side-shift models, all with a host of proven features to help you boost productivity and maximize uptime, while lowering daily operating costs. ***When it comes to delivering what you want, nobody responds like John Deere.***



SIDE-SHIFT FOR TIGHT SPACES WITH THE 315SL

Standard-equipped side-shift backhoes can be offset up to 21 inches right or left of center, making them ideal for work in crowded urban areas and around obstacles.

Not all features described are available for all models or configurations. Please review the Additional Equipment section and consult with your local dealer for the latest standard and optional offerings.

GET MORE DONE WITH ONE

MULTIFUNCTION VERSATILITY, UNRIVALED CAPABILITY.

Why run two machines when one will do? Whether you're loading trucks, busting up blacktop, placing pipe, digging trenches, or moving materials, an L-Series Backhoe is more than up to the task. Building upon our highly productive K-Series Backhoes, the L-Series features additional backhoe lift capability and pressure-compensated load-sensing (PCLS) hydraulics (on the 310SL HL, 410L, and 710L), for superb multifunction performance. The result: our most versatile backhoes ever.

Proven engine technology

You can feel confident in the performance, fuel efficiency, and reliability of the Deere 310L EP's proven Yanmar 3.3L engine. This IT4-equivalent diesel complies with FT4 emissions regulations without the need for aftertreatment components, minimizing machine complexity and the number of parts needed to maintain your fleet.

Powerful FT4 engines

Rugged FT4/Stage IV PowerTech™ Plus diesel engines* meet rigid emissions regulations, enabling you to work, wherever there's work — even in nonattainment areas. Our field-proven technology is simple, fluid efficient, fully integrated, and fully supported. It employs cooled exhaust gas recirculation (EGR), easy-to-maintain high-uptime exhaust filter (710L only), and selective catalytic reduction (SCR).

True four-wheel drive on command

Standard limited-slip mechanical-front-wheel drive (MFWD) (optional on the 310L EP and 310L) delivers surefooted traction in any ground condition. Engage momentary MFWD "on the fly" with the touch of a button on the loader control.

Powertrain performance

Responsive and productive five-speed transmission on the 310SL, 310SL HL, 315SL, and 410L provides transport speeds up to 25 mph. Add the AutoShift option and increase operator ease of use and comfort in any application.

Smooth gear changes

PowerShift™ transmission provides on-the-go clutchless gear changes for the operator.

Control the ride and the load

With optional ride control (standard on the 710L), front loader hydraulic cylinders act as a shock absorber, smoothing travel over rough terrain, helping full loads reach their destination, and reducing operator fatigue. Upgrade to auto ride control to automatically turn ride control on or off based on machine ground speed. Adjust speed activation through the monitor.

Better lifting capability

The 310SL HL, 410L, and 710L deliver 10- to 25-percent more backhoe lift under normal conditions.

Multifunction hydraulics

PCLS hydraulics on the heavy-lift 310SL HL, 410L, and 710L ensure superior multifunction capability at all engine rpm speeds.

FT4

EPA FINAL TIER 4 (FT4)/EU STAGE IV POWERTECH PLUS DIESEL ENGINES*

**EPA Interim Tier 4 (IT4)-equivalent Yanmar on the 310L EP.*





BIG LIFT. SMALL FOOTPRINT.

THE 310SL HL

HEAVY-LIFT BACKHOE

Managing an expanding workload and multiple tasks doesn't have to mean moving up to a larger backhoe. Boasting significantly more lifting capability than previous models, along with pressure-compensated load-sensing (PCLS) hydraulics, our 310SL HL is surprisingly adept — and may be the perfect addition to your equipment lineup.

UP TO

15%

INCREASE IN LIFTING POWER WITH LIFT MODE









More lift capacity at the push of a button

Along with the 410L, the 310SL HL can deliver up to 25-percent more backhoe-lift capacity than their comparable K-Series models. Lift mode provides an additional boost of 10 to 15 percent. Simply pushing a button on the sealed-switch module sets engine rpm at 1,400 and maximizes hydraulic pressure for increased lifting capability.

PCLS hydraulics for superb multifunction operation

The 310SL HL delivers all the advantages of PCLS hydraulics in the 14–15-ft. digging-depth category, enabling operator efficiency and productivity through improved multifunction control.

Control in close quarters

Standard on the 310SL HL, 410L, and 710L, precision mode reduces the speed of hydraulic backhoe functions, for close work around underground utilities or jobsite obstacles, or when lifting. This control-enhancing feature is especially useful for less experienced operators or new trainees.

WHAT THE EXPERTS ARE SAYING:

"Thanks to Deere asking for my input, I get a better machine, and these improvements make all the difference in my day's productivity."

— Todd Heiderscheidt, Backhoe CAG Member



REDESIGNED PILOT TOWERS GIVE MORE LEGROOM AND SPACE TO ROTATE

MORE CONTROL AT YOUR FINGERTIPS

MAXIMUM PRODUCTIVITY IS CLOSE AT HAND.

Increased productivity is within easy reach in an L-Series Backhoe. Redesigned loader-control grip and pilot controllers provide effortless, fingertip operation of the backhoe and loader, while other machine functions are conveniently located on the steering column.



CLEAR SIGHTLINES TO FRONT LOADER BUCKET

More legroom and space to rotate

Redesigned pilot towers provide more legroom and additional space for transitioning between loader and backhoe operation.

Extend your workday

LED lighting kit includes choice of LED spot- or floodlights, enhancing visibility when your workday goes long.

Easy-to-use loader-control grip

Enhanced "palm-on-top" loader-control grip is even more comfortable and easy to use. Control clutch disconnect, transmission quick-shift, auxiliary proportional roller, and momentary mechanical-front-wheel drive.

Steering column controls

Exterior lights, wipers, and turn signals are conveniently located on the multifunction lever on the steering column — just like the family SUV — helping operators keep their eyes on the job at hand.

Excellent view to front loader bucket

Clear sightlines to the loader bucket corners have been maintained over the sloped hood, even with the addition of the aftertreatment components needed to meet FT4/Stage IV compliance.

Fatigue-beating comfort

L-Series Backhoes are loaded with creature comforts, including efficient HVAC system, adjustable mechanical or air-suspension seat, and optional premium radio with Bluetooth® and auxiliary input.

Have a seat — your way

Two seat options are available from the factory to maximize comfort and productivity. A heated, air-suspension seat helps keep the operator warm and comfortable even on the coldest days. An air-suspension seat smoothes the ride for open-canopy configurations.







UNSURPASSED RELIABILITY

WON'T BACK DOWN. OR LET YOU DOWN.

Built with state-of-the-art tools and technology by a quality-conscious workforce at our world-class facility in Dubuque, Iowa, U.S.A., L-Series Backhoes deliver unmatched reliability and uptime. When you know how they're built, you'll run a Deere.

4WD

OPTION AT YOUR COMMAND







More durable multipurpose bucket

Our rugged multipurpose bucket has been reinforced with thicker plates and stronger cylinder mountings to extend wear life.

Bias and radial tire options

Choose from a variety of factory-installed tire options, for the traction, performance, and long service life your specific application requires.

Diff-lock protection

Enabled through the monitor, differential-lock protection prevents engagement at high travel speeds and the resulting wear and tear on axle components.

Maintenance-free batteries

Standard maintenance-free batteries reduce periodic servicing, improve cold-starting reliability, and lengthen battery life.

Quick, clean filter changes

Vertical spin-on engine, transmission, and hydraulic filters and quick-release fuel filters allow fast, clean changes. Standard heavy-duty transmission oil filter enhances reliability.

Protect your investment

Machine-security system with touchpad passcode safeguards against unauthorized operation.

Get connected

Customer-inspired backhoe hydraulic quick-coupler option helps expand jobsite capabilities. When equipped, both front loader and rear backhoe hydraulic couplers are conveniently controlled, based on seat position, by a single button on the sealed-switch module.

Superior hydraulic oil

L-Series Backhoes come factory-filled with Hydrau™ premium all-season, anti-wear hydraulic oil specifically designed for construction equipment. For cold weather, opt for Hydrau™ XR, which offers all-season protection from –40 to 40 deg. C (–40 to 104 deg. F).



THE 710L

21-ft. 9-in.

MAXIMUM DIGGING DEPTH
(WITH OPTIONAL EXTENDABLE DIPPERSTICK)

UP TO 10%

INCREASE IN BACKHOE LIFT CAPACITY
(WITH LIFT MODE ACTIVATED)

13%

MORE HORSE-POWER THAN PREVIOUS MODEL

EASY MAINTENANCE

KEEP THE PEACE. AND YOUR PEACE OF MIND.

Save fuel with economy mode

Standard economy mode can be configured separately between loader and backhoe functions. Activate economy mode for backhoe functions while retaining full power for loader functions. This helps maximize fuel usage in lighter-work applications with minimal effect on machine performance.

Improved diagnostics

State-of-the-art multi-language monitor clearly displays machine diagnostics. Operators can quickly and easily program a multitude of time-specific functions such as auto shutdown and auto-idle.

DEF concentration sensor

Diesel exhaust fluid (DEF) concentration sensor measures fluid in the DEF tank and issues an alert of potential engine derate.



Minimize downtime and expense

Same-side ground-level service points speed daily checks and fills. Other common-sense features such as quick-change filters, extended service intervals, simple-to-read sight gauges, and easy-access grease zerks help increase uptime and lower daily operating costs.

Coolers allow easy cleanout

Hinged, stacked-assembly coolers tilt away from the radiator for convenient core cleanout.

Save fuel and reduce noise

Auto-idle decreases engine speed when hydraulics aren't in use, to help maintain quiet working conditions and conserve precious fuel. Auto shutdown turns off the engine after an operator-selected period of inactivity, further keeping noise and fuel consumption down.

Quiet, fuel-efficient fan

Variable-speed electronically controlled fan automatically speeds up or slows down, operating only as needed to keep things cool. Conserves power and fuel, while reducing noise.

Reliable engine technology

310L EP IT4-equivalent Yanmar engine requires no aftertreatment. 310SL HL and 410L FT4/Stage IV PowerTech Plus engines feature a diesel oxidation catalyst (DOC) and a selective catalytic reduction (SCR) system. 310L, 310SL, 315SL, and 710L FT4/Stage IV PowerTech Plus diesels include an SCR system. Only the 710L requires a diesel particulate filter (DPF).



Get valuable insight with

JOHN DEERE WORKSIGHT™

John Deere WorkSight is an exclusive suite of telematics solutions that increases uptime while lowering operating costs. At its heart, JDLink™ machine monitoring provides real-time utilization data and alerts to help you maximize productivity and efficiency while minimizing downtime. Remote diagnostics enable your dealer to read codes and record performance data without a trip to the jobsite.

Keep downtime down with

JOHN DEERE CONNECTED SUPPORT™

Standard JDLink telematics with five years of cellular service enables your dealer to monitor your machine's health and react quickly to alerts, often before you even know there is a problem. They can also leverage remote diagnostics and programming capability to further diagnose problems and even update some machine software without a time-consuming trip to the jobsite. At the same time, data from thousands of connected machines flows through John Deere's central Machine Health Monitoring Center, allowing our specialists to identify trends and develop new and improved preventative maintenance and repair protocols that help dealers keep you up and running.



310L EP / 310L SPECIFICATIONS

Engine	310L EP		310L	
Manufacturer and Model	Yanmar 4TNV98CT turbocharged		John Deere PowerTech™ Plus 4045HT096 turbocharged	
Non-Road Emission Standard	EPA Interim Tier 4 equivalent, EPA Final Tier 4 compliant		EPA Final Tier 4/EU Stage IV	
Displacement	3.3 L (203 cu. in.)		4.5 L (276 cu. in.)	
Gross Peak Power	54 kW (72 hp) at 2,330 rpm		71 kW (95 hp) at 2,240 rpm	
Power Ratings				
Net Peak Power (ISO 9249)	51 kW (69 hp) at 2,010 rpm		69 kW (93 hp) at 2,240 rpm	
Net Peak Torque (ISO 9249)	271 Nm (200 lb.-ft.) at 1,800 rpm		383 Nm (282 lb.-ft.) at 1,400 rpm	
Net Torque Rise	27%		28%	
Lubrication	Pressure system with spin-on filter and cooler		Pressure system with spin-on filter and cooler	
Air Cleaner	Dual-stage dry type with safety element and evacuator valve		Dual-stage dry type with safety element and evacuator valve	
Cooling				
Fan Type	Viscous variable-rate (temperature controlled) cooling fan standard		Electronically controlled, variable rate, suction-type cooling fan	
Engine Coolant Rating	–40 deg. C (–40 deg. F)		–40 deg. C (–40 deg. F)	
Engine Oil Cooler	Oil to water		Oil to water	
Powertrain				
Transmission	4-speed, helical-cut gears, full PowerShift™ transmission with hydraulic reverser standard; electric clutch cutoff on loader lever			
Torque Converter	Single stage, dual phase with 2.63:1 stall ratio, 280 mm (11 in.)			
Maximum Travel Speeds with Standard Engine, Measured with 19.5L-24 Rear Tires	*Forward*	*Reverse*	*Forward*	*Reverse*
Gear 1	5.3 km/h (3.3 mph)	6.7 km/h (4.2 mph)	5.4 km/h (3.4 mph)	6.8 km/h (4.2 mph)
Gear 2	9.7 km/h (6.0 mph)	12.3 km/h (7.6 mph)	9.9 km/h (6.2 mph)	12.6 km/h (7.8 mph)
Gear 3	20.1 km/h (12.5 mph)	—	20.5 km/h (12.7 mph)	—
Gear 4	36.4 km/h (22.6 mph)	—	36.9 km/h (22.9 mph)	—
Axles				
Axle Oscillation, Stop to Stop, Front Axle	22 deg.		22 deg.	
Axle Ratings	*Front*	*Rear*	*Front*	*Rear*
SAE J43	5000 kg (11,000 lb.)	6000 kg (13,200 lb.)	5000 kg (11,000 lb.)	6000 kg (13,200 lb.)
Dynamic	9000 kg (19,800 lb.)	10 000 kg (22,000 lb.)	9000 kg (19,800 lb.)	10 000 kg (22,000 lb.)
Static	23 500 kg (51,800 lb.)	26 500 kg (58,400 lb.)	24 500 kg (54,000 lb.)	26 500 kg (58,400 lb.)
Ultimate	37 000 kg (81,600 lb.)	39 500 kg (87,100 lb.)	41 500 kg (91,500 lb.)	41 500 kg (91,500 lb.)
Differentials				
Mechanical-Front-Wheel-Drive (MFWD) Axle	Open – standard; automatic, limited-slip traction control – custom or optional			
Rear Axle	Foot actuated, hydraulically engaged 100% mechanical lock		Foot actuated, hydraulically engaged 100% mechanical lock	
Steering (ISO 5010)	Hydrostatic power steering and emergency steering		Hydrostatic power steering and emergency steering	
Axle	*MFWD*	*Non-Powered Front*	*MFWD*	*Non-Powered Front*
Curb-Turning Radius				
With Brakes	3.57 m (11 ft. 9 in.)	3.55 m (11 ft. 8 in.)	3.57 m (11 ft. 9 in.)	3.55 m (11 ft. 8 in.)
Without Brakes	4.15 m (13 ft. 7 in.)	4.12 m (13 ft. 6 in.)	4.15 m (13 ft. 7 in.)	4.12 m (13 ft. 6 in.)
Bucket-Clearance Circle				
With Brakes	9.99 m (32 ft. 9 in.)	9.98 m (32 ft. 9 in.)	9.99 m (32 ft. 9 in.)	9.98 m (32 ft. 9 in.)
Without Brakes	10.86 m (35 ft. 8 in.)	10.84 m (35 ft. 7 in.)	10.86 m (35 ft. 8 in.)	10.84 m (35 ft. 7 in.)
Steering Wheel Turns (lock to lock)	2.7	3.2	2.7	3.2
MFWD and Rear Axle	Heavy duty, outboard planetary final drives distribute shock loads over 3 gears			
Brakes (ISO 3450)				
Service	Power assisted, hydraulic wet disc, mounted inboard, self-adjusting and self-equalizing			
Parking	Spring applied, hydraulically released, wet, multi-disc, independent of service brakes with electric switch control			
Hydraulics				
Main Pump	Open-center system; axial-piston pump		Open-center system; single-gear pump	
Pump Flow at 2,200 rpm				
Backhoe	128 L/m (33.7 gpm)		106 L/m (28 gpm)	
Loader	104 L/m (27.5 gpm)		106 L/m (28 gpm)	
System Relief Pressure				
Backhoe	24 993 kPa (3,625 psi)		24 993 kPa (3,625 psi)	
Loader	22 063 kPa (3,200 psi)		22 063 kPa (3,200 psi)	
Controls				
Backhoe	2-lever mechanical standard; pilot controls with pattern select and manual and/or electric auxiliary functions optional; field kits available for additional mechanical-control options			
Loader	Single-lever control with electric clutch cutoff switch and MFWD (momentary) standard; single-lever control with electric clutch cutoff switch, electrohydraulic (EH) proportional auxiliary roller, MFWD (momentary), and transmission quick-shift optional		Single-lever control with electric clutch cutoff switch standard; manual auxiliary function (2nd lever), single-lever control with electric clutch cutoff and EH proportional auxiliary control optional	

310L EP / 310L SPECIFICATIONS



Cylinders	310L EP / 310L		
Heat-treated, chrome-plated, polished rods; hardened steel (replaceable bushings) pivot pins			
	Bore	*Rod Diameter*	*Stroke*
Loader Boom (2)	80 mm (3.15 in.)	50 mm (1.97 in.)	790 mm (31.10 in.)
Loader Bucket (1)	90 mm (3.54 in.)	50 mm (1.97 in.)	744 mm (29.29 in.)
Backhoe Boom (1)	110 mm (4.33 in.)	56 mm (2.20 in.)	821 mm (32.32 in.)
Backhoe Crowd (1)	110 mm (4.33 in.)	63 mm (2.48 in.)	553 mm (21.77 in.)
Backhoe Bucket (1)	80 mm (3.15 in.)	50 mm (1.97 in.)	892 mm (35.12 in.)
Backhoe Swing (2)	80 mm (3.15 in.)	45 mm (1.77 in.)	310 mm (12.20 in.)
Backhoe Extendable Dipperstick (1)	63 mm (2.48 in.)	32 mm (1.26 in.)	1062 mm (41.81 in.)
Backhoe Stabilizer (2)	80 mm (3.15 in.)	50 mm (1.97 in.)	500 mm (19.69 in.)
Non-Powered Axle (1)	70 mm (2.76 in.)	42 mm (1.65 in.)	210 mm (8.27 in.)
MFWD (1)	65 mm (2.56 in.)	40 mm (1.57 in.)	210 mm (8.27 in.)

Electrical	310L EP	310L
Voltage	12 volt	12 volt
Alternator Rating	120 amp with canopy and quarter cab / 130 amp with cab	120 amp with canopy and quarter cab / 160 amp with cab
Lights	10 halogen: 4 front, 4 rear, and 2 side docking (32,500 candlepower each); turn signals and flashers: 2 front and 2 rear; stop and taillights; and 2 rear reflectors; factory-installed option for 2 LED spotlights and 8 LED floodlights in lieu of standard halogen light package	

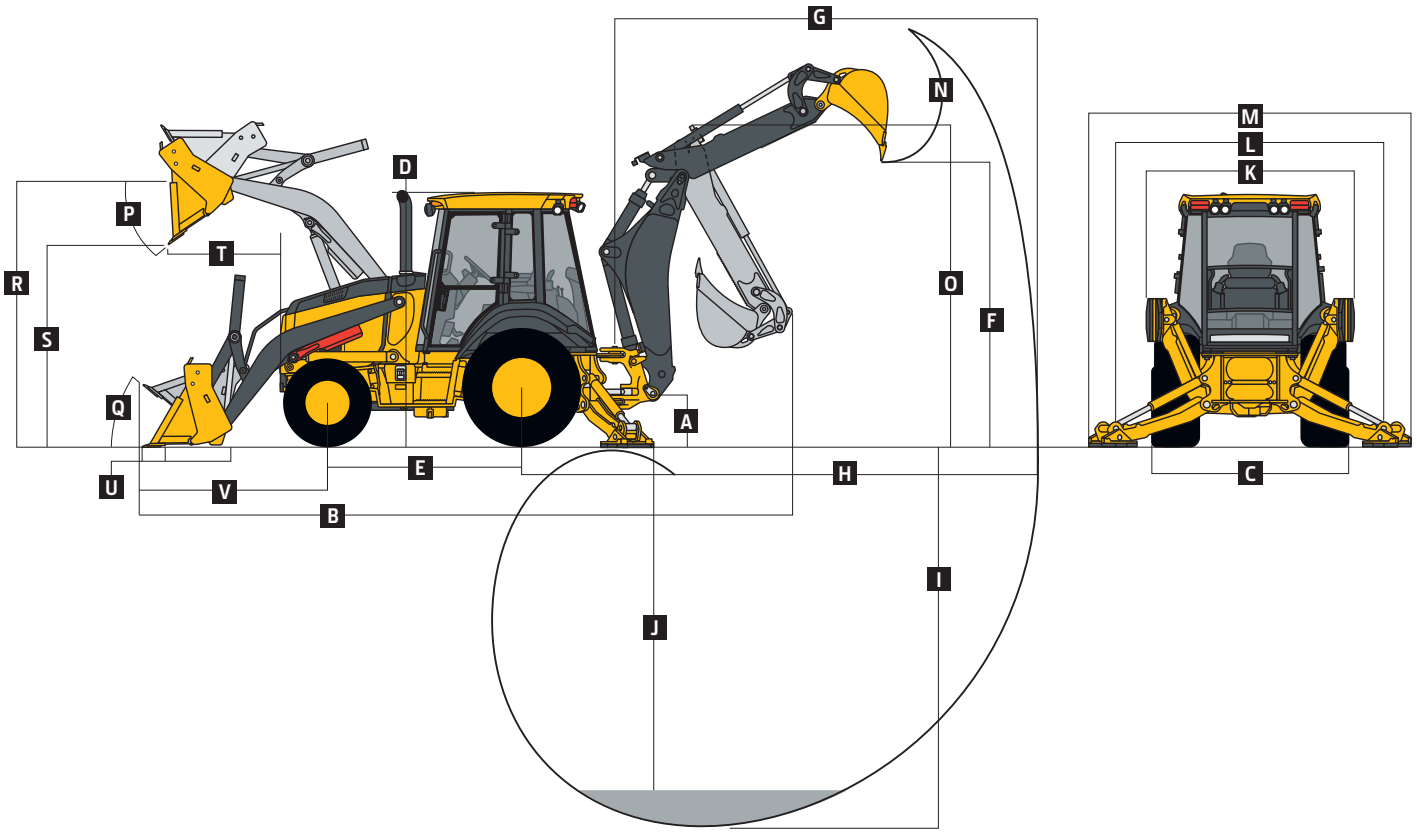
Operator Station	310L EP / 310L
Type (ISO 3471)	Canopy, isolation mounted, ROPS/FOPS, left/right access, with molded roof; optional quarter cab (front glass only) and fully enclosed cab

Tires/Wheels	310L EP		310L	
	Front	*Rear*	*Front*	*Rear*
Non-Powered Front Axle	12.5/80-18 F3 (12)	19.5L-24 R4 (12)	12.5/80-18 F3 (12)	19.5L-24 R4 (12)
	14.5/75-16.1 F3 (16)	19.5L-24 R4 (12)	14.5/75-16.1 F3 (16)	19.5L-24 R4 (12)
With MFWD	12-16.5 NHS (12)	19.5L-24 R4 (12)	12-16.5 NHS (12)	19.5L-24 R4 (12)
	—	—	12.5/80-18 I3 (12)	19.5L-24 R4 (10)
	—	—	12.5/80-18 R4 (10)	19.5L-24 R4 (12)
	—	—	12.5/80-18 I3 (12)	21L-24 R4 (12)
	—	—	12.5/80-18 R4 (10)	21L-24 R4 (12)
	—	—	340/80R18 XMCL	500/70R24 XMCL
	—	—	340/80R18 550	500/70R24 550
	—	—	340/80R18 580	500/70R24 580

Serviceability		
Refill Capacities		
Cooling System		
Cab	19.3 L (20.4 qt.)	30.0 L (31.7 qt.)
Canopy	17.4 L (18.4 qt.)	28.2 L (29.8 qt.)
Rear Axle	18 L (19 qt.)	18 L (19 qt.)
Engine Oil (including vertical spin-on filter)	10.5 L (11.1 qt.)	13 L (13.7 qt.)
Torque Converter and Transmission	15.1 L (16 qt.)	15.1 L (16 qt.)
Fuel Tank (with ground-level fueling)	128.7 L (34 gal.)	128.7 L (34 gal.)
Diesel Exhaust Fluid (DEF) Tank	—	13.7 L (3.6 gal.)
Hydraulic System	126.8 L (33.5 gal.)	126.8 L (33.5 gal.)
Hydraulic Reservoir	45 L (11.9 gal.)	45 L (11.9 gal.)
MFWD Housing		
Axle	6.5 L (6.9 qt.)	6.5 L (6.9 qt.)
Planetary (each)	0.9 L (1 qt.)	0.9 L (1 qt.)
Operating Weights		
With Full Fuel Tank, 79-kg (175 lb.) Operator, Standard Equipment, and Bumper	6270 kg (13,822 lb.)	6654 kg (14,669 lb.)
Typical with Cab, Extendable Dipperstick, MFWD, and 204-kg (450 lb.) Counterweight	7095 kg (15,642 lb.)	7311 kg (16,119 lb.)
Optional Components (weight difference between base equipment and option)		
Cab	263 kg (580 lb.)	263 kg (580 lb.)
MFWD with Tires	168 kg (370 lb.)	168 kg (370 lb.)
Extendable Dipperstick	191 kg (420 lb.)	191 kg (420 lb.)
Front Loader Coupler	257 kg (566 lb.)	257 kg (566 lb.)
Backhoe Bucket Coupler	59 kg (130 lb.)	59 kg (130 lb.)

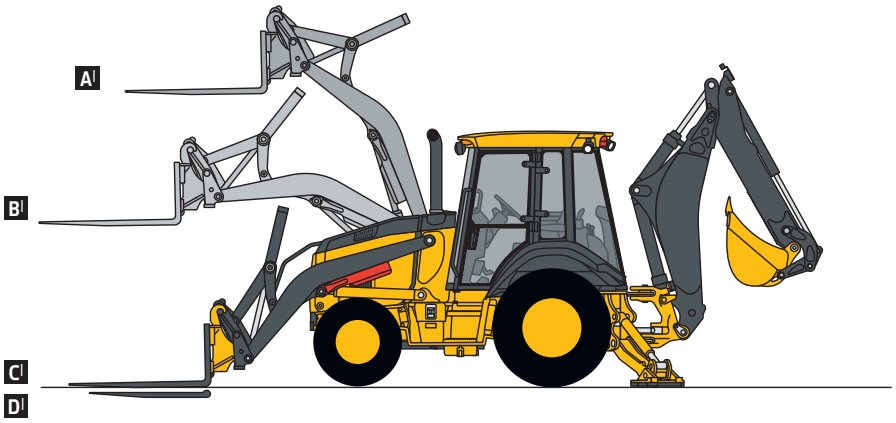
310L EP / 310L

Overall Dimensions		310L EP	310L
A	Ground Clearance, Minimum	318 mm (13 in.)	293 mm (12 in.)
B	Overall Length, Transport	7.24 m (23 ft. 9 in.)	7.24 m (23 ft. 9 in.)
C	Width Over Tires	2.20 m (7 ft. 3 in.)	2.20 m (7 ft. 3 in.)
D	Height to Top of ROPS/Cab	2.81 m (9 ft. 3 in.)	2.81 m (9 ft. 3 in.)
E	Length from Axle to Axle		
	Non-Powered Front Axle	2.16 m (7 ft. 1 in.)	2.16 m (7 ft. 1 in.)
	MFWD Axle	2.19 m (7 ft. 2 in.)	2.19 m (7 ft. 2 in.)



Backhoe Dimensions and Performance		310L EP / 310L		
Backhoe specifications are with 610-mm x 0.18-m³ (24 in. x 6.5 cu. ft.) bucket; dipper lift specs are with a boom angle of 65 deg.				
Bucket Range		305–762 mm (12–30 in.)		
Digging Force				
	Bucket Cylinder	48.2 kN (10,844 lb.)		
	Crowd Cylinder	31.1 kN (6,992 lb.)		
Swing Arc		180 deg.		
Operator Control		2 levers		
			With Optional Extendable Dipperstick	
		With Standard Backhoe	*Retracted*	*Extended*
F	Loading Height, Truck Loading Position	3.38 m (11 ft. 1 in.)	3.46 m (11 ft. 4 in.)	4.12 m (13 ft. 6 in.)
G	Reach from Center of Swing Pivot	5.42 m (17 ft. 9 in.)	5.49 m (18 ft. 0 in.)	6.51 m (21 ft. 4 in.)
H	Reach from Center of Rear Axle	6.49 m (21 ft. 3 in.)	6.55 m (21 ft. 6 in.)	7.57 m (24 ft. 10 in.)
I	Digging Depth (SAE maximum)	4.30 m (14 ft. 1 in.)	4.38 m (14 ft. 4 in.)	5.43 m (17 ft. 10 in.)
J	Digging Depth (SAE)			
	610-mm (2 ft.) Flat Bottom	4.27 m (14 ft. 0 in.)	4.34 m (14 ft. 3 in.)	5.40 m (17 ft. 9 in.)
	2440-mm (8 ft.) Flat Bottom	3.93 m (12 ft. 11 in.)	4.01 m (13 ft. 2 in.)	5.15 m (16 ft. 11 in.)
K	Stabilizer Width, Transport	2.18 m (7 ft. 2 in.)	2.18 m (7 ft. 2 in.)	2.18 m (7 ft. 2 in.)
L	Stabilizer Spread, Operating	3.10 m (10 ft. 2 in.)	3.10 m (10 ft. 2 in.)	3.10 m (10 ft. 2 in.)
M	Stabilizer Overall Width, Operating	3.53 m (11 ft. 7 in.)	3.53 m (11 ft. 7 in.)	3.53 m (11 ft. 7 in.)
N	Bucket Rotation	190 deg.	190 deg.	190 deg.
O	Transport Height	3.39 m (11 ft. 1 in.)	3.39 m (11 ft. 1 in.)	3.39 m (11 ft. 1 in.)

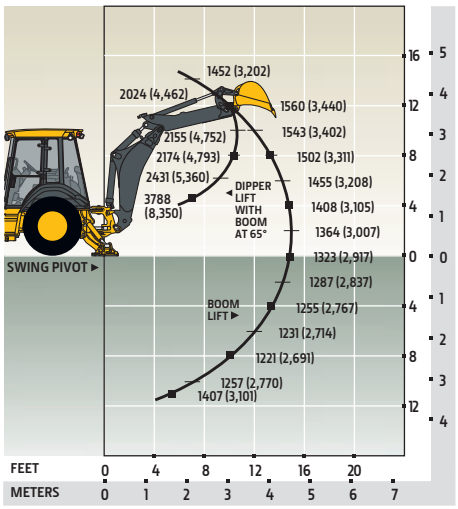
Loader Dimensions and Performance	310L EP / 310L			
P Bucket Dump Angle, Maximum	45 deg.			
Q Rollback Angle at Ground Level	40 deg.			
	Heavy-duty	*Heavy-duty*	*Heavy-duty long lip*	*Multipurpose*
Bucket Capacity	0.77 m^3 (1.00 cu. yd.)	0.86 m^3 (1.12 cu. yd.)	0.96 m^3 (1.25 cu. yd.)	0.96 m^3 (1.25 cu. yd.)
Width	2184 mm (86 in.)	2184 mm (86 in.)	2184 mm (86 in.)	2184 mm (86 in.)
Weight	363 kg (800 lb.)	390 kg (860 lb.)	405 kg (892 lb.)	794 kg (1,750 lb.)
Breakout Force	41.6 kN (9,361 lb.)	42.3 kN (9,512 lb.)	40.0 kN (8,983 lb.)	37.0 kN (8,321 lb.)
Lift Capacity, Full Height	2919 kg (6,435 lb.)	2995 kg (6,602 lb.)	2760 kg (6,085 lb.)	2427 kg (5,352 lb.)
R Height to Bucket Hinge Pin, Maximum	3.48 m (11 ft. 5 in.)	3.48 m (11 ft. 5 in.)	3.48 m (11 ft. 5 in.)	3.48 m (11 ft. 5 in.)
S Dump Clearance, Bucket at 45 deg.	2.74 m (9 ft. 0 in.)	2.78 m (9 ft. 1 in.)	2.68 m (8 ft. 9 in.)	2.68 m (8 ft. 9 in.)
T Reach at Full Height, Bucket at 45 deg.	702 mm (27.7 in.)	667 mm (26.3 in.)	793 mm (31.2 in.)	705 mm (27.8 in.)
U Digging Depth Below Ground, Bucket Level	70 mm (2.8 in.)	71 mm (2.8 in.)	51 mm (2.0 in.)	111 mm (4.4 in.)
V Length from Front Axle Centerline to Bucket Cutting Edge	2.02 m (6 ft. 8 in.)	1.97 m (6 ft. 6 in.)	2.12 m (6 ft. 11 in.)	2.10 m (6 ft. 11 in.)
Lift Capacity with Quick-Coupler Forks				
Hydraulic Capacity	*1219-mm (48 in.) Tines*	*1524-mm (60 in.) Tines*		
A[l] Maximum Height	1711 kg (3,772 lb.)	1592 kg (3,510 lb.)		
B[l] Maximum Reach	2690 kg (5,931 lb.)	2530 kg (5,578 lb.)		
C[l] At Ground Line	3393 kg (7,480 lb.)	3203 kg (7,061 lb.)		
D[l] Below Ground Line	185 mm (7.3 in.)	185 mm (7.3 in.)		



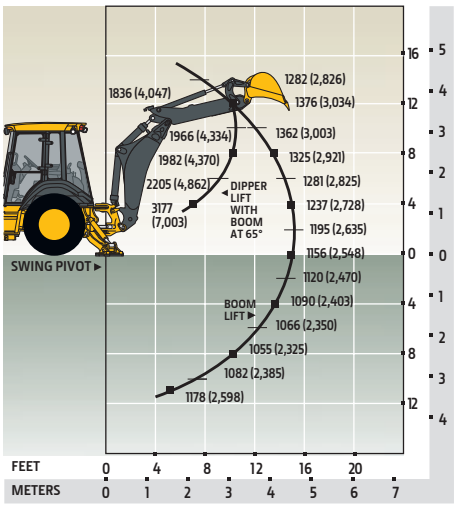
Lift Capacities

Lift capacities are over-end values in kg (lb.). Figures listed are 100% of the maximum lift force available.

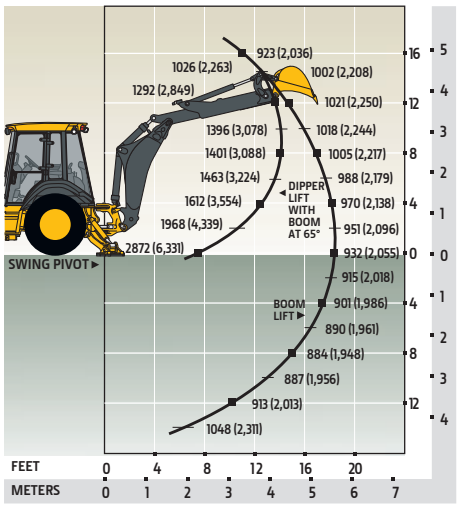
STANDARD LIFT
With Standard Dipperstick



STANDARD LIFT
With 1.06-m (3 ft. 6 in.)
Extendable Dipperstick, Retracted



STANDARD LIFT
With 1.06-m (3 ft. 6 in.)
Extendable Dipperstick, Extended



**Indicates capacity is stability limited. Lift capacities are over end with stabilizers down and tires tangent to ground.*



310SL SPECIFICATIONS

Engine	**310SL**	
Manufacturer and Model	John Deere PowerTech™ Plus 4045HT096 turbocharged	
Non-Road Emission Standard	EPA Final Tier 4/EU Stage IV	
Displacement	4.5 L (276 cu. in.)	
Gross Peak Power	75 kW (101 hp) at 2,240 rpm	
Net Peak Power (ISO 9249)	74 kW (99 hp) at 2,240 rpm	
Net Peak Torque (ISO 9249)	417 Nm (307 lb.-ft.) at 1,400 rpm	
Net Torque Rise	30%	
Lubrication	Pressure system with spin-on filter and cooler	
Air Cleaner	Dual-stage dry type with safety element and evacuator valve	
Cooling		
Fan Type	Electronically controlled, variable-rate, suction-type cooling fan	
Engine Coolant Rating	–40 deg. C (–40 deg. F)	
Engine Oil Cooler	Oil to water	
Powertrain		
Transmission	5-speed, helical-cut gears, full PowerShift™ transmission with hydraulic reverser standard; electric clutch cutoff on loader lever; AutoShift transmission optional	
Torque Converter	Single stage, dual phase with 2.63:1 stall ratio, 280 mm (11 in.)	
Maximum Travel Speeds with Standard Engine, Measured with 19.5L-24 Rear Tires	*Forward*	*Reverse*
Gear 1	5.4 km/h (3.4 mph)	6.8 km/h (4.2 mph)
Gear 2	9.9 km/h (6.2 mph)	12.5 km/h (7.8 mph)
Gear 3	20.4 km/h (12.7 mph)	20.2 km/h (12.6 mph)
Gear 4	37.2 km/h (23.1 mph)	—
Gear 5	40.0 km/h (24.9 mph)	—
Axles		
Axle Oscillation, Stop to Stop, Front Axle	22 deg.	
Axle Ratings	*Front*	*Rear*
SAE J43	5500 kg (12,100 lb.)	7000 kg (15,400 lb.)
Dynamic	9000 kg (19,800 lb.)	10 000 kg (22,000 lb.)
Static	24 500 kg (54,000 lb.)	26 500 kg (58,400 lb.)
Ultimate	39 500 kg (87,100 lb.)	41 500 kg (91,500 lb.)
Differentials		
Mechanical-Front-Wheel-Drive (MFWD) Axle	Automatic, limited-slip traction control	
Rear Axle	Foot actuated, hydraulically engaged 100% mechanical lock	
Steering (ISO 5010)	Hydrostatic power steering and emergency steering	
Axle	*MFWD*	*Non-Powered Front*
Curb-Turning Radius		
With Brakes	3.58 m (11 ft. 9 in.)	3.56 m (11 ft. 8 in.)
Without Brakes	4.20 m (13 ft. 9 in.)	4.17 m (13 ft. 8 in.)
Bucket-Clearance Circle		
With Brakes	10.23 m (33 ft. 7 in.)	10.22 m (33 ft. 6 in.)
Without Brakes	11.15 m (36 ft. 7 in.)	11.13 m (36 ft. 6 in.)
Steering Wheel Turns (lock to lock)	2.7	3.2
MFWD and Rear Axle	Heavy duty, outboard planetary final drives distribute shock loads over 3 gears	
Brakes (ISO 3450)		
Service	Power assisted, hydraulic wet disc, mounted inboard, self-adjusting and self-equalizing	
Parking	Spring applied, hydraulically released, wet, multi-disc, independent of service brakes with electric switch control	
Hydraulics		
Main Pump	Open-center system; tandem gear pump with unloader	
Pump Flow at 2,200 rpm		
Backhoe	136 L/m (36 gpm)	
Loader	106 L/m (28 gpm)	
System Relief Pressure		
Backhoe	24 993 kPa (3,625 psi)	
Loader	24 993 kPa (3,625 psi)	
Controls		
Backhoe	2-lever mechanical standard; pilot controls with pattern select and auxiliary functions optional; field kits available for additional mechanical control options	
Loader	Single-lever control with electric clutch cutoff switch and MFWD (momentary) standard; single-lever control with electric clutch cutoff switch, electrohydraulic (EH) proportional auxiliary roller, MFWD (momentary), and transmission quick-shift optional	

310SL SPECIFICATIONS



Cylinders	310SL		
Heat-treated, chrome-plated, polished rods; hardened steel (replaceable bushings) pivot pins			
	Bore	*Rod Diameter*	*Stroke*
Loader Boom (2)	80 mm (3.15 in.)	50 mm (1.97 in.)	789 mm (31.08 in.)
Loader Bucket (1)	90 mm (3.54 in.)	50 mm (1.97 in.)	744 mm (29.29 in.)
Backhoe Boom (1)	120 mm (4.72 in.)	56 mm (2.20 in.)	794 mm (31.26 in.)
Backhoe Crowd (1)	115 mm (4.53 in.)	63 mm (2.48 in.)	602.5 mm (23.72 in.)
Backhoe Bucket (1)	90 mm (3.54 in.)	56 mm (2.20 in.)	810 mm (31.89 in.)
Heavy-Duty Option	100 mm (3.94 in.)	63 mm (2.48 in.)	810 mm (31.89 in.)
Backhoe Swing (2)	90 mm (3.54 in.)	50 mm (1.97 in.)	278 mm (10.94 in.)
Backhoe Extendable Dipperstick (1)	70 mm (2.76 in.)	40 mm (1.57 in.)	1062 mm (41.81 in.)
Backhoe Stabilizer (2)			
Standard	90 mm (3.54 in.)	50 mm (1.97 in.)	500 mm (19.69 in.)
Optional Extended Leg	100 mm (3.94 in.)	50 mm (1.97 in.)	500 mm (19.69 in.)
Non-Powered Axle (1)	70 mm (2.76 in.)	42 mm (1.65 in.)	210 mm (8.27 in.)
MFWD (1)	65 mm (2.56 in.)	40 mm (1.57 in.)	210 mm (8.27 in.)

Electrical	
Voltage	12 volt
Alternator Rating	120 amp with canopy and quarter cab / 160 amp with cab
Lights	10 halogen: 4 front, 4 rear, and 2 side docking (32,500 candlepower each); turn signals and flashers: 2 front and 2 rear; stop and taillights; and 2 rear reflectors; factory-installed option for 2 LED spotlights and 8 LED floodlights in lieu of standard halogen light package

Operator Station	
Type (ISO 3471)	Canopy, isolation mounted, ROPS/FOPS, left/right access, with molded roof; optional quarter cab (front glass only) and fully enclosed cab

Tires/Wheels	*Front*	*Rear*
Non-Powered Front Axle	12.5/80-18 F3 (12)	19.5L-24 R4 (12)
	14.5/75-16.1 F3 (16)	19.5L-24 R4 (12)
With MFWD	12.5/80-18 I3 (12)	19.5L-24 R4 (10)
	12.5/80-18 R4 (10)	19.5L-24 R4 (12)
	12.5/80-18 I3 (12)	21L-24 R4 (12)
	12.5/80-18 R4 (10)	21L-24 R4 (12)
	340/80R18 XMCL	500/70R24 XMCL
	340/80R18 550	500/70R24 550
	340/80R18 580	500/70R24 580

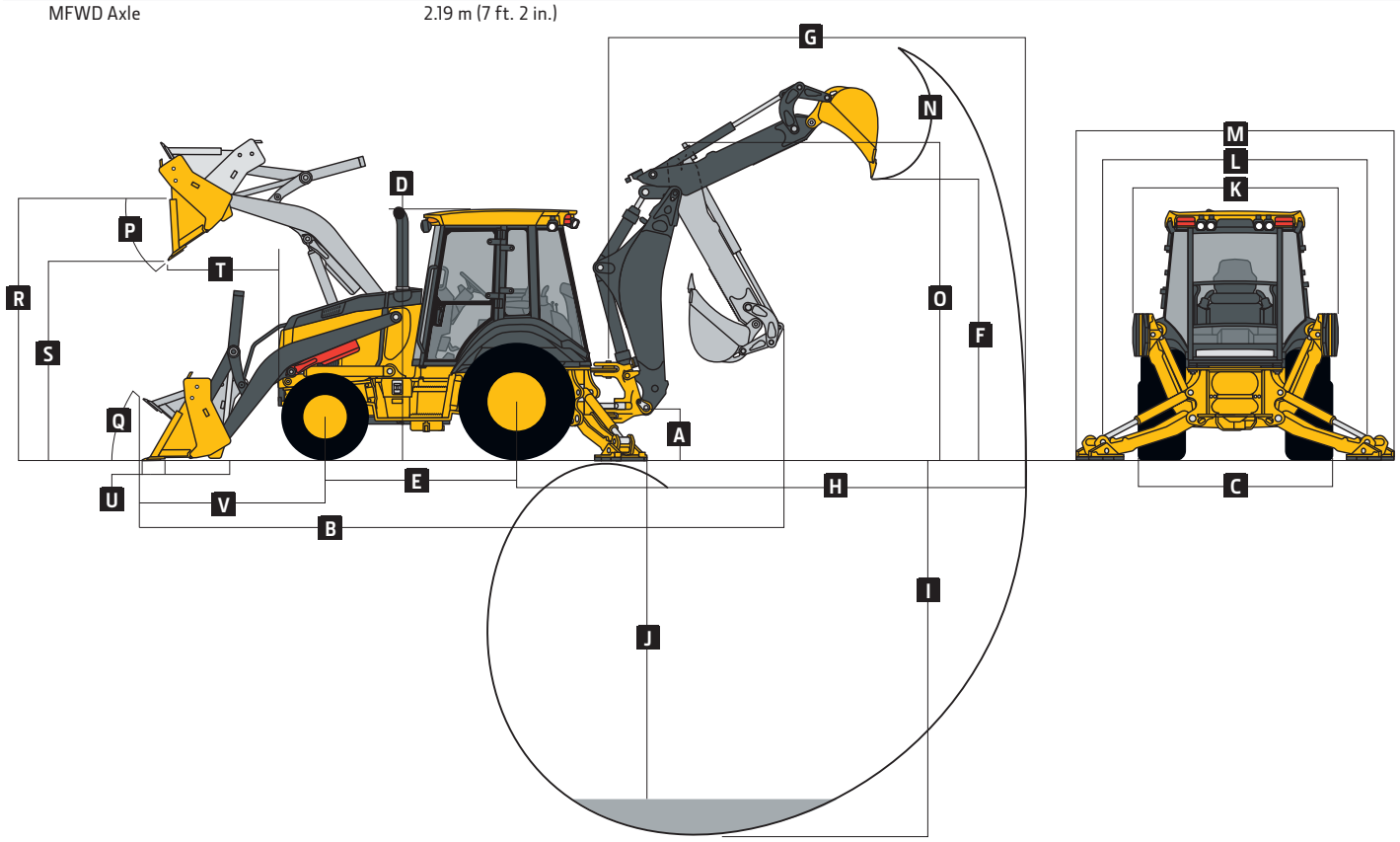
Serviceability	
Refill Capacities	
Cooling System	
Cab	30.0 L (31.7 qt.)
Canopy	28.2 L (29.8 qt.)
Rear Axle	18 L (19 qt.)
Engine Oil (including vertical spin-on filter)	13 L (13.7 qt.)
Torque Converter and Transmission	15.1 L (16 qt.)
Fuel Tank (with ground-level fueling)	128.7 L (34 gal.)
Diesel Exhaust Fluid (DEF) Tank	13.7 L (3.6 gal.)
Hydraulic System	126.8 L (33.5 gal.)
Hydraulic Reservoir	45 L (11.9 gal.)
MFWD Housing	
Axle	6.5 L (6.9 qt.)
Planetary (each)	0.9 L (1 qt.)

Operating Weights	
With Full Fuel Tank, 79-kg (175 lb.) Operator, Standard Equipment, and Bumper	7199 kg (15,872 lb.)
Typical with Cab, Extendable Dipperstick, and 340-kg (750 lb.) Counterweight	8025 kg (17,692 lb.)

Optional Components (weight difference between base equipment and option)			
Cab	263 kg (580 lb.)	Front Loader Coupler	257 kg (566 lb.)
MFWD with Tires	220 kg (485 lb.)	Backhoe Bucket Coupler	63 kg (138 lb.)
Extendable Dipperstick	222 kg (490 lb.)		

310SL

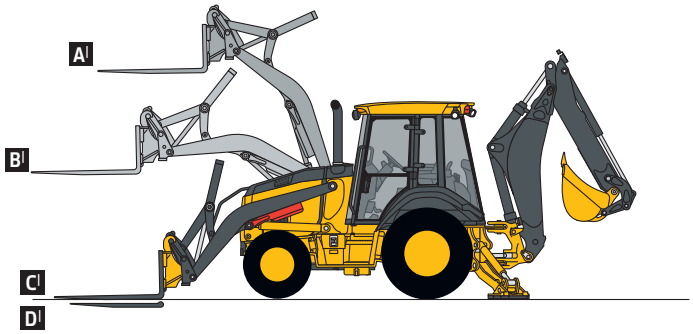
Overall Dimensions		310SL
A	Ground Clearance, Minimum	330 mm (13 in.)
B	Overall Length, Transport	7.28 m (23 ft. 11 in.)
C	Width Over Tires	2.20 m (7 ft. 3 in.)
D	Height to Top of ROPS/Cab	2.79 m (9 ft. 2 in.)
E	Length from Axle to Axle	
	Non-Powered Front Axle	2.16 m (7 ft. 1 in.)
	MFWD Axle	2.19 m (7 ft. 2 in.)



Backhoe Dimensions and Performance				
Backhoe specifications are with 610-mm x 0.21-m³ (24 in. x 7.5 cu. ft.) bucket; dipper lift specs are with a boom angle of 65 deg.				
Bucket Range		305–762 mm (12–30 in.)		
Digging Force				
	Bucket Cylinder	55.0 kN (12,356 lb.)		
	With Heavy-Duty Cylinder Option	67.8 kN (15,254 lb.)		
	Crowd Cylinder	36.6 kN (8,229 lb.)		
Swing Arc		180 deg.		
Operator Control		2 levers		
			With Optional Extendable Dipperstick	
		With Standard Backhoe	*Retracted*	*Extended*
F	Loading Height, Truck Loading Position	3.42 m (11 ft. 3 in.)	3.54 m (11 ft. 7 in.)	4.16 m (13 ft. 8 in.)
G	Reach from Center of Swing Pivot	5.52 m (18 ft. 1 in.)	5.61 m (18 ft. 5 in.)	6.62 m (21 ft. 9 in.)
H	Reach from Center of Rear Axle	6.58 m (21 ft. 7 in.)	6.68 m (21 ft. 11 in.)	7.68 m (25 ft. 2 in.)
I	Digging Depth (SAE maximum)	4.35 m (14 ft. 3 in.)	4.50 m (14 ft. 9 in.)	5.55 m (18 ft. 2 in.)
J	Digging Depth (SAE)			
	610-mm (2 ft.) Flat Bottom	4.32 m (14 ft. 2 in.)	4.45 m (14 ft. 7 in.)	5.51 m (18 ft. 1 in.)
	2440-mm (8 ft.) Flat Bottom	3.99 m (13 ft. 1 in.)	4.13 m (13 ft. 7 in.)	5.25 m (17 ft. 3 in.)
K	Stabilizer Width, Transport	2.18 m (7 ft. 2 in.)	2.18 m (7 ft. 2 in.)	2.18 m (7 ft. 2 in.)
L	Stabilizer Spread, Operating			
	Standard Stabilizers	3.10 m (10 ft. 2 in.)	3.10 m (10 ft. 2 in.)	3.10 m (10 ft. 2 in.)
	Optional Extended Leg	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)
M	Stabilizer Overall Width, Operating			
	Standard Stabilizers	3.53 m (11 ft. 7 in.)	3.53 m (11 ft. 7 in.)	3.53 m (11 ft. 7 in.)
	Optional Extended Leg	4.03 m (13 ft. 3 in.)	4.03 m (13 ft. 3 in.)	4.03 m (13 ft. 3 in.)
N	Bucket Rotation	190 deg.	190 deg.	190 deg.
O	Transport Height	3.49 m (11 ft. 5 in.)	3.49 m (11 ft. 5 in.)	3.49 m (11 ft. 5 in.)

Loader Dimensions and Performance	310SL			
P Bucket Dump Angle, Maximum	45 deg.			
Q Rollback Angle at Ground Level	40 deg.			
	Heavy-duty	*Heavy-duty long lip*	*Heavy-duty*	*Multipurpose*
Bucket Capacity	0.86 m^3 (1.12 cu. yd.)	0.96 m^3 (1.25 cu. yd.)	1.00 m^3 (1.31 cu. yd.)	1.00 m^3 (1.31 cu. yd.)
Width	2184 mm (86 in.)	2184 mm (86 in.)	2337 mm (92 in.)	2337 mm (92 in.)
Weight	390 kg (860 lb.)	405 kg (892 lb.)	521 kg (1,148 lb.)	863 kg (1,902 lb.)
Breakout Force	49.2 kN (11,052 lb.)	46.4 kN (10,442 lb.)	46.9 kN (10,541 lb.)	43.2 kN (9,722 lb.)
Lift Capacity, Full Height	3492 kg (7,698 lb.)	3224 kg (7,108 lb.)	3352 kg (7,390 lb.)	2862 kg (6,309 lb.)
R Height to Bucket Hinge Pin, Maximum	3.47 m (11 ft. 5 in.)	3.47 m (11 ft. 5 in.)	3.47 m (11 ft. 5 in.)	3.47 m (11 ft. 5 in.)
S Dump Clearance, Bucket at 45 deg.	2.76 m (9 ft. 1 in.)	2.66 m (8 ft. 9 in.)	2.70 m (8 ft. 10 in.)	2.67 m (8 ft. 9 in.)
T Reach at Full Height, Bucket at 45 deg.	678 mm (26.7 in.)	804 mm (31.7 in.)	675 mm (26.6 in.)	716 mm (28.2 in.)
U Digging Depth Below Ground, Bucket Level	83 mm (3.3 in.)	64 mm (2.5 in.)	128 mm (5.0 in.)	124 mm (4.9 in.)
V Length from Front Axle Centerline to Bucket Cutting Edge	1.96 m (6 ft. 5 in.)	2.10 m (6 ft. 11 in.)	2.03 m (6 ft. 8 in.)	2.08 m (6 ft. 10 in.)

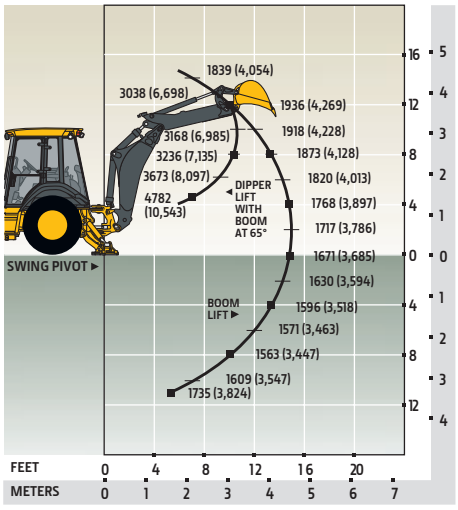
Lift Capacity with Quick-Coupler Forks		
Hydraulic Capacity	*1219-mm (48 in.) Tines*	*1524-mm (60 in.) Tines*
A[I] Maximum Height	2067 kg (4,558 lb.)	1932 kg (4,260 lb.)
B[I] Maximum Reach	3183 kg (7,017 lb.)	3001 kg (6,617 lb.)
C[I] At Ground Line	4020 kg (8,863 lb.)	3768 kg (8,306 lb.)
D[I] Below Ground Line	198 mm (7.8 in.)	198 mm (7.8 in.)



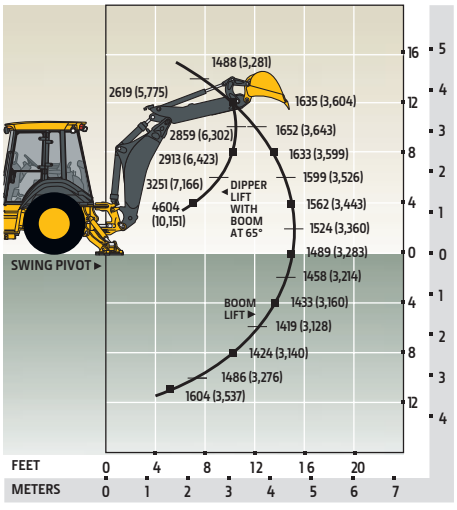
Lift Capacities

Lift capacities are over-end values in kg (lb.). Figures listed are 100% of the maximum lift force available.

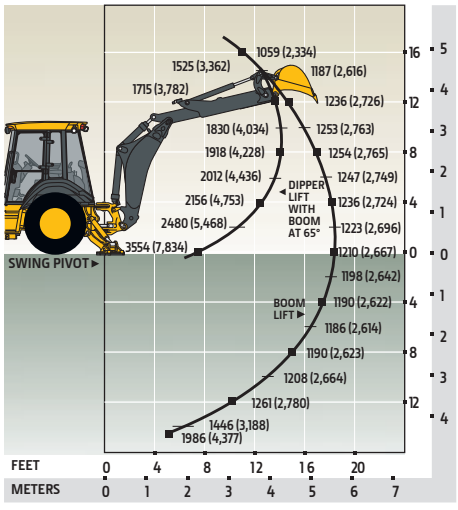
STANDARD LIFT
With Standard Dipperstick



STANDARD LIFT
With 1.06-m (3 ft. 6 in.)
Extendable Dipperstick, Retracted



STANDARD LIFT
With 1.06-m (3 ft. 6 in.)
Extendable Dipperstick, Extended



**Indicates capacity is stability limited. Lift capacities are over end with stabilizers down and tires tangent to ground.*



310SL HL SPECIFICATIONS

Engine	310SL HL	
Manufacturer and Model	John Deere PowerTech™ Plus 4045HT096 turbocharged	
Non-Road Emission Standard	EPA Final Tier 4/EU Stage IV	
Displacement	4.5 L (276 cu. in.)	
Gross Peak Power	83 kW (112 hp) at 2,240 rpm	
Net Peak Power (ISO 9249)	82 kW (110 hp) at 2,240 rpm	
Net Peak Torque (ISO 9249)	428 Nm (315 lb.-ft.) at 1,400 rpm	
Net Torque Rise	21%	
Lubrication	Pressure system with spin-on filter and cooler	
Air Cleaner	Dual-stage dry type with safety element and evacuator valve	
Cooling		
Fan Type	Electronically controlled, variable rate, suction-type cooling fan	
Engine Coolant Rating	–40 deg. C (–40 deg. F)	
Engine Oil Cooler	Oil to water	
Powertrain		
Transmission	5-speed, helical-cut gears, full PowerShift™ transmission with hydraulic reverser standard; electric clutch cutoff on loader lever; AutoShift transmission optional	
Torque Converter	Single stage, dual phase with 2.63:1 stall ratio, 280 mm (11 in.)	
Maximum Travel Speeds with Standard Engine, Measured with 21L-24 Rear Tires	*Forward*	*Reverse*
Gear 1	5.6 km/h (3.5 mph)	7.0 km/h (4.3 mph)
Gear 2	10.2 km/h (6.3 mph)	12.9 km/h (8.0 mph)
Gear 3	21.0 km/h (13.0 mph)	20.7 km/h (12.9 mph)
Gear 4	38.2 km/h (23.7 mph)	—
Gear 5	40.0 km/h (24.9 mph)	—
Axles		
Axle Oscillation, Stop to Stop, Front Axle	22 deg.	
Axle Ratings	*Front*	*Rear*
SAE J43	5500 kg (12,100 lb.)	7000 kg (15,400 lb.)
Dynamic	9000 kg (19,800 lb.)	10 000 kg (22,000 lb.)
Static	26 500 kg (58,400 lb.)	26 500 kg (58,400 lb.)
Ultimate	43 500 kg (95,900 lb.)	43 500 kg (95,900 lb.)
Differentials		
Mechanical-Front-Wheel-Drive (MFWD) Axle	Automatic, limited-slip traction control	
Rear Axle	Foot actuated, hydraulically engaged 100% mechanical lock	
Steering (ISO 5010)	Hydrostatic power steering and emergency steering	
Axle	*MFWD*	*Non-Powered Front*
Curb-Turning Radius		
With Brakes	3.60 m (11 ft. 10 in.)	3.57 m (11 ft. 9 in.)
Without Brakes	4.20 m (13 ft. 9 in.)	4.17 m (13 ft. 8 in.)
Bucket-Clearance Circle		
With Brakes	10.27 m (33 ft. 8 in.)	10.26 m (33 ft. 8 in.)
Without Brakes	11.17 m (36 ft. 8 in.)	11.15 m (36 ft. 7 in.)
Steering Wheel Turns (lock to lock)	2.6 to 3.6	3.1 to 4.3
MFWD Axle	Heavy duty, outboard planetary final drives distribute shock loads over 3 gears	
Rear Axle	Heavy duty, outboard planetary final drives distribute shock loads over 4 gears	
Brakes (ISO 3450)		
Service	Power assisted, hydraulic wet disc, mounted inboard, self-adjusting and self-equalizing	
Parking	Spring applied, hydraulically released, wet, multi-disc, independent of service brakes with electric switch control	
Hydraulics		
Main Pump	Pressure compensated load sensing (PCLS), axial-piston pump	
Pump Flow at 2,200 rpm		
Backhoe	159 L/m (42 gpm)	
Loader	159 L/m (42 gpm)	
System Relief Pressure		
Backhoe	24 993 kPa (3,625 psi)	
Lift Mode	27 579 kPa (4,000 psi)	
Loader	24 993 kPa (3,625 psi)	
Controls		
Backhoe	Pilot controls with pattern select standard; electrohydraulic (EH) auxiliary functions optional	
Loader	Single-lever control with electric clutch cutoff switch and MFWD (momentary) standard; single-lever control with electric clutch cutoff switch, EH proportional auxiliary roller, and transmission quick-shift optional	

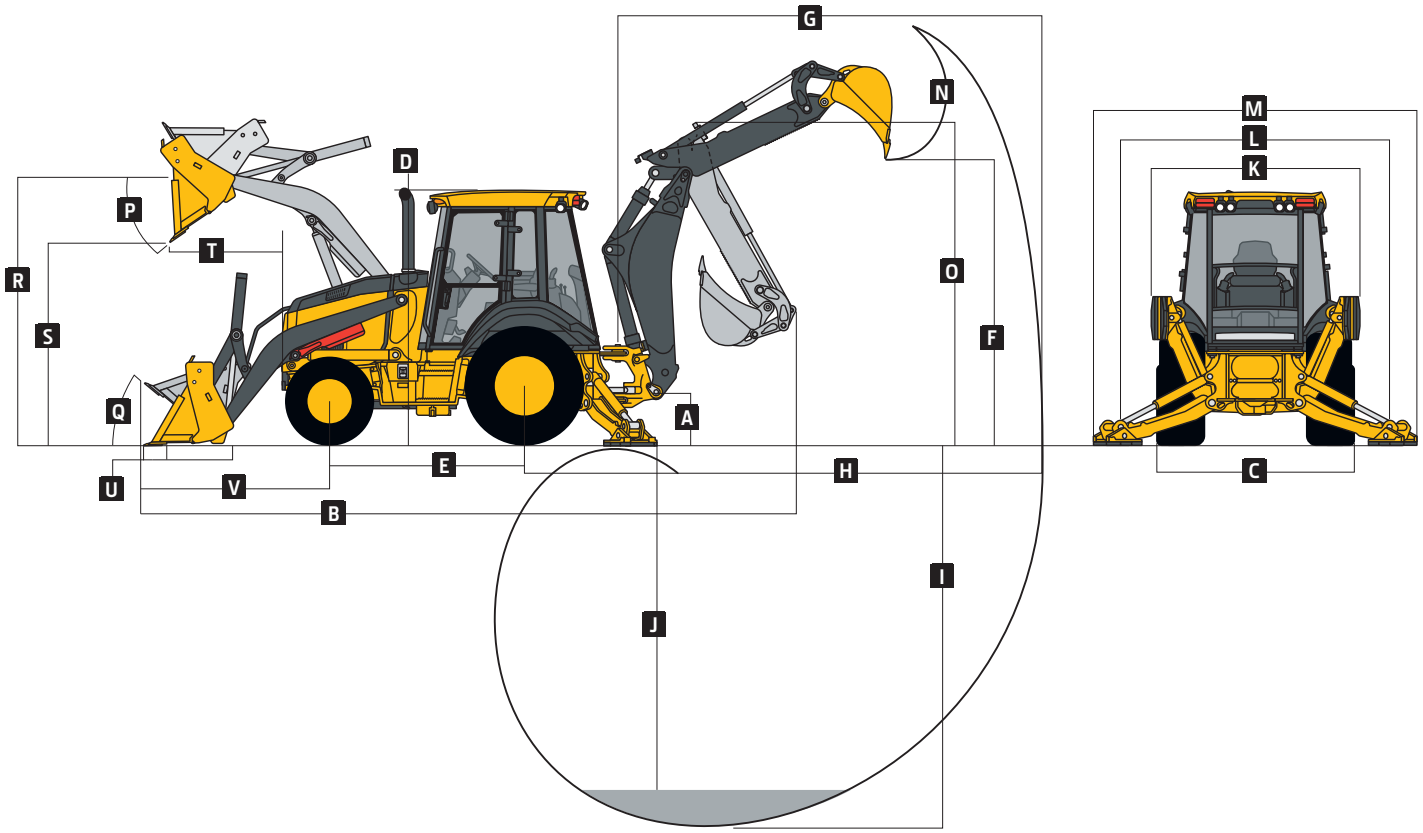
310SL HL *SPECIFICATIONS*



Cylinders	**310SL HL**		
Heat-treated, chrome-plated, polished rods; hardened steel (replaceable bushings) pivot pins			
	Bore	*Rod Diameter*	*Stroke*
Loader Boom (2)	80 mm (3.15 in.)	50 mm (1.97 in.)	790 mm (31.10 in.)
Loader Bucket (1)	90 mm (3.54 in.)	50 mm (1.97 in.)	744 mm (29.29 in.)
Backhoe Boom (1)	125 mm (4.92 in.)	63 mm (2.48 in.)	887 mm (34.92 in.)
Backhoe Crowd (1)	120 mm (4.72 in.)	63 mm (2.48 in.)	591 mm (23.27 in.)
Backhoe Bucket (1)	90 mm (3.54 in.)	56 mm (2.20 in.)	810 mm (31.89 in.)
Heavy-Duty Option	100 mm (3.94 in.)	63 mm (2.48 in.)	810 mm (31.89 in.)
Backhoe Swing (2)	90 mm (3.54 in.)	50 mm (1.97 in.)	278 mm (10.94 in.)
Backhoe Extendable Dipperstick (1)	80 mm (3.15 in.)	45 mm (1.77 in.)	1062 mm (41.81 in.)
Backhoe Stabilizer, Extended (2)	100 mm (3.94 in.)	50 mm (1.97 in.)	500 mm (19.69 in.)
Non-Powered Axle (1)	70 mm (2.76 in.)	42 mm (1.65 in.)	210 mm (8.27 in.)
MFWD (1)	65 mm (2.56 in.)	40 mm (1.57 in.)	210 mm (8.27 in.)
Electrical			
Voltage	12 volt		
Alternator Rating	120 amp with canopy and quarter cab / 160 amp with cab		
Lights	10 halogen: 4 front, 4 rear, and 2 side docking (32,500 candlepower each); turn signals and flashers: 2 front and 2 rear; stop and taillights; and 2 rear reflectors; factory-installed option for 2 LED spotlights and 8 LED floodlights in lieu of standard halogen light package		
Operator Station			
Type (ISO 3471)	Canopy, isolation mounted, ROPS/FOPS, left/right access, with molded roof; optional quarter cab (front glass only) and fully enclosed cab		
Tires/Wheels			
	Front	*Rear*	
Non-Powered Front Axle	12.5/80-18 F3 (12)	19.5L-24 R4 (12)	
With MFWD	12.5/80-18 I3 (12)	19.5L-24 R4 (10)	
	12.5/80-18 R4 (10)	19.5L-24 R4 (12)	
	12.5/80-18 I3 (12)	21L-24 R4 (12)	
	12.5/80-18 R4 (10)	21L-24 R4 (12)	
	340/80R18 XMCL	500/70R24 XMCL	
	340/80R18 550	500/70R24 550	
	340/80R18 580	500/70R24 580	
Serviceability			
Refill Capacities			
Cooling System			
Cab	31.4 L (33.2 qt.)		
Canopy	29.6 L (31.3 qt.)		
Rear Axle	18 L (19 qt.)		
Engine Oil (including vertical spin-on filter)	13 L (13.7 qt.)		
Torque Converter and Transmission	15.1 L (16 qt.)		
Fuel Tank (with ground-level fueling)	128.7 L (34 gal.)		
Diesel Exhaust Fluid (DEF) Tank	13.7 L (3.6 gal.)		
Hydraulic System	126.8 L (33.5 gal.)		
Hydraulic Reservoir	45 L (11.9 gal.)		
MFWD Housing			
Axle	6.5 L (6.9 qt.)		
Planetary (each)	0.9 L (1 qt.)		
Operating Weights			
With Full Fuel Tank, 79-kg (175 lb.) Operator, Standard Equipment, and Standard Bumper	7516 kg (16,571 lb.)		
Typical with Cab, Extendable Dipperstick, and 454-kg (1,000 lb.) Counterweight	8495 kg (18,729 lb.)		
Optional Components (weight difference between base equipment and option)			
Cab	263 kg (580 lb.)		
MFWD with Tires	110 kg (242 lb.)		
Extendable Dipperstick	271 kg (578 lb.)		
Front Loader Coupler	257 kg (566 lb.)		
Backhoe Bucket Coupler	64 kg (141 lb.)		

310SL HL

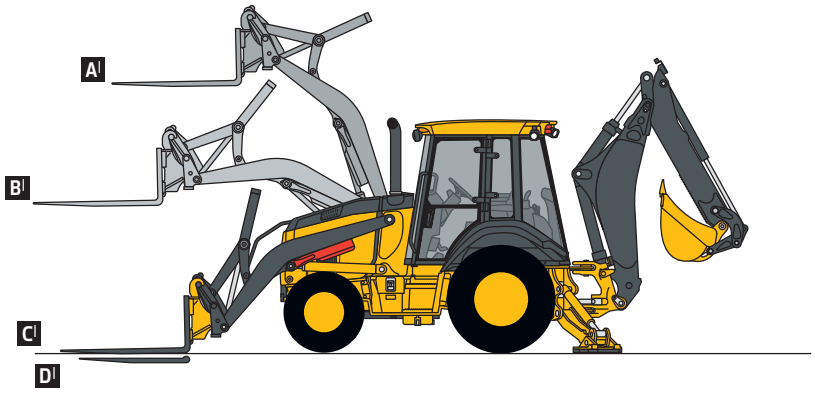
Overall Dimensions		310SL HL
A	Ground Clearance, Minimum	310 mm (12 in.)
B	Overall Length, Transport	7.37 m (24 ft. 2 in.)
C	Width Over Tires	2.34 m (7 ft. 8 in.)
D	Height to Top of ROPS/Cab	2.81 m (9 ft. 3 in.)
E	Length from Axle to Axle	
	Non-Powered Front Axle	2.16 m (7 ft. 1 in.)
	MFWD Axle	2.19 m (7 ft. 2 in.)

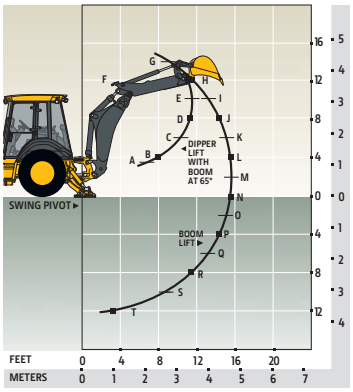


Backhoe Dimensions and Performance				
Backhoe specifications are with 610-mm x 0.21-m³ (24 in. x 7.5 cu. ft.) bucket; dipper lift specs are with a boom angle of 65 deg.				
Bucket Range		305–610 mm (12–24 in.)		
Digging Force				
	Bucket Cylinder	69.9 kN (15,723 lb.)		
	Lift Mode	77.2 kN (17,349 lb.)		
	Crowd Cylinder	38.2 kN (8,581 lb.)		
	Lift Mode	42.1 kN (9,468 lb.)		
Swing Arc		180 deg.		
Operator Control		2 levers		
			With Optional Extendable Dipperstick	
		With Standard Backhoe	*Retracted*	*Extended*
F	Loading Height, Truck Loading Position	3.63 m (11 ft. 11 in.)	3.62 m (11 ft. 10 in.)	4.24 m (13 ft. 11 in.)
G	Reach from Center of Swing Pivot	5.68 m (18 ft. 8 in.)	5.62 m (18 ft. 5 in.)	6.61 m (21 ft. 8 in.)
H	Reach from Center of Rear Axle	6.74 m (22 ft. 1 in.)	6.68 m (21 ft. 11 in.)	7.67 m (25 ft. 2 in.)
I	Digging Depth (SAE maximum)	4.59 m (15 ft. 1 in.)	4.53 m (14 ft. 10 in.)	5.53 m (18 ft. 2 in.)
J	Digging Depth (SAE)			
	610-mm (2 ft.) Flat Bottom	4.55 m (14 ft. 11 in.)	4.49 m (14 ft. 9 in.)	5.50 m (18 ft. 0 in.)
	2440-mm (8 ft.) Flat Bottom	4.25 m (13 ft. 11 in.)	4.18 m (13 ft. 8 in.)	5.28 m (17 ft. 4 in.)
K	Stabilizer Width, Transport	2.18 m (7 ft. 2 in.)	2.18 m (7 ft. 2 in.)	2.18 m (7 ft. 2 in.)
L	Stabilizer Spread, Operating			
	Extended Stabilizers	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)
M	Stabilizer Overall Width, Operating			
	Extended Stabilizers	4.03 m (13 ft. 3 in.)	4.03 m (13 ft. 3 in.)	4.03 m (13 ft. 3 in.)
N	Bucket Rotation	190 deg.	190 deg.	190 deg.
O	Transport Height	3.56 m (11 ft. 8 in.)	3.56 m (11 ft. 8 in.)	3.56 m (11 ft. 8 in.)

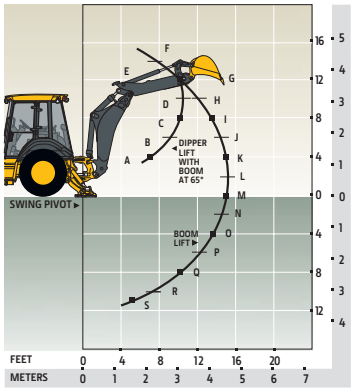
Loader Dimensions and Performance	310SL HL			
P Bucket Dump Angle, Maximum	45 deg.			
Q Rollback Angle at Ground Level	40 deg.			
	Heavy-duty	*Heavy-duty long lip*	*Heavy-duty*	*Multipurpose*
Bucket Capacity	0.86 m^3 (1.12 cu. yd.)	0.96 m^3 (1.25 cu. yd.)	1.00 m^3 (1.31 cu. yd.)	1.00 m^3 (1.31 cu. yd.)
Width	2184 mm (86 in.)	2184 mm (86 in.)	2346 mm (92 in.)	2346 mm (92 in.)
Weight	390 kg (860 lb.)	405 kg (892 lb.)	521 kg (1,148 lb.)	863 kg (1,902 lb.)
Breakout Force	49.4 kN (11,116 lb.)	46.7 kN (10,503 lb.)	47.1 kN (10,598 lb.)	43.5 kN (9,778 lb.)
Lift Capacity, Full Height	3425 kg (7,552 lb.)	3166 kg (6,980 lb.)	3286 kg (7,244 lb.)	2801 kg (6,175 lb.)
R Height to Bucket Hinge Pin, Maximum	3.46 m (11 ft. 4 in.)	3.46 m (11 ft. 4 in.)	3.46 m (11 ft. 4 in.)	3.46 m (11 ft. 4 in.)
S Dump Clearance, Bucket at 45 deg.	2.75 m (9 ft. 0 in.)	2.65 m (8 ft. 8 in.)	2.69 m (8 ft. 10 in.)	2.66 m (8 ft. 9 in.)
T Reach at Full Height, Bucket at 45 deg.	724 mm (28.5 in.)	850 mm (33.5 in.)	720 mm (28.3 in.)	762 mm (30.0 in.)
U Digging Depth Below Ground, Bucket Level	101 mm (4.0 in.)	81 mm (3.2 in.)	145 mm (5.7 in.)	141 mm (5.6 in.)
V Length from Front Axle Centerline to Bucket Cutting Edge	1.97 m (6 ft. 5 in.)	2.11 m (6 ft. 11 in.)	2.04 m (6 ft. 8 in.)	2.09 m (6 ft. 10 in.)

Lift Capacity with Quick-Coupler Forks		
Hydraulic Capacity	*1219-mm (48 in.) Tines*	*1524-mm (60 in.) Tines*
A[I] Maximum Height	2028 kg (4,472 lb.)	1896 kg (4,180 lb.)
B[I] Maximum Reach	3163 kg (6,974 lb.)	2982 kg (6,575 lb.)
C[I] At Ground Line	3997 kg (8,812 lb.)	3781 kg (8,335 lb.)
D[I] Below Ground Line	216 mm (8.5 in.)	216 mm (8.5 in.)

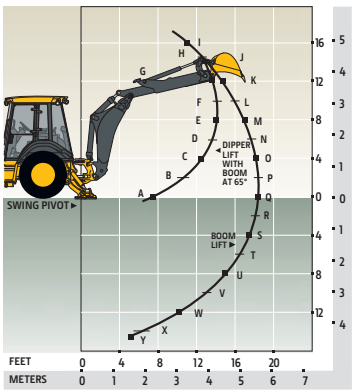




With Standard Dipperstick



With Extendable Dipperstick, Retracted



With Extendable Dipperstick, Extended

Lift Capacities

Lift capacities are over-end values in kg (lb.). Figures listed are 100% of the maximum lift force available.

	With Standard Dipperstick		*With 1.06-m (3 ft. 6 in.) Extendable Dipperstick, Retracted*		*With 1.06-m (3 ft. 6 in.) Extendable Dipperstick, Extended*	
	Standard Lift	*Lift Mode*	*Standard Lift*	*Lift Mode*	*Standard Lift*	*Lift Mode*
A	6349 kg (13,997 lb.)	6349 kg (13,997 lb.)	5350 kg (11,795 lb.)	5350 kg (11,795 lb.)	4082 kg (8,999 lb.)	4537 kg (10,003 lb.)
B	4935 kg (10,880 lb.)	5029 kg (11,088 lb.)	3613 kg (7,966 lb.)	3613 kg (7,966 lb.)	2709 kg (5,972 lb.)	3018 kg (6,653 lb.)
C	3679 kg (8,111 lb.)	3679 kg (8,111 lb.)	3204 kg (7,064 lb.)	3204 kg (7,064 lb.)	2366 kg (5,216 lb.)	2638 kg (5,817 lb.)
D	3313 kg (7,304 lb.)	3313 kg (7,304 lb.)	3122 kg (6,883 lb.)	3122 kg (6,883 lb.)	2231 kg (4,918 lb.)	2412 kg (5,317 lb.)
E	3239 kg (7,141 lb.)	3239 kg (7,141 lb.)	3117 kg (6,871 lb.)	3282 kg (7,235 lb.)	2153 kg (4,747 lb.)	2295 kg (5,059 lb.)
F	3123 kg (6,885 lb.)	3386 kg (7,466 lb.)	1432 kg (3,158 lb.)	1624 kg (3,581 lb.)	2088 kg (4,604 lb.)	2268 kg (5,000 lb.)
G	1581 kg (3,486 lb.)	1767 kg (3,896 lb.)	1701 kg (3,751 lb.)	1929 kg (4,252 lb.)	2004 kg (4,418 lb.)	2236 kg (4,931 lb.)
H	1853 kg (4,085 lb.)	2074 kg (4,572 lb.)	1773 kg (3,909 lb.)	2012 kg (4,436 lb.)	1851 kg (4,080 lb.)	2067 kg (4,557 lb.)
I	1936 kg (4,269 lb.)	2169 kg (4,782 lb.)	1784 kg (3,932 lb.)	2026 kg (4,467 lb.)	982 kg (2,164 lb.)	1118 kg (2,465 lb.)
J	1958 kg (4,316 lb.)	2195 kg (4,840 lb.)	1769 kg (3,901 lb.)	2013 kg (4,438 lb.)	1198 kg (2,642 lb.)	1363 kg (3,005 lb.)
K	1953 kg (4,305 lb.)	2192 kg (4,832 lb.)	1745 kg (3,847 lb.)	1988 kg (4,383 lb.)	1297 kg (2,860 lb.)	1476 kg (3,254 lb.)
L	1936 kg (4,269 lb.)	2176 kg (4,796 lb.)	1717 kg (3,786 lb.)	1959 kg (4,320 lb.)	1346 kg (2,968 lb.)	1532 kg (3,378 lb.)
M	1916 kg (4,224 lb.)	2155 kg (4,750 lb.)	1691 kg (3,728 lb.)	1932 kg (4,260 lb.)	1370 kg (3,020 lb.)	1560 kg (3,440 lb.)
N	1896 kg (4,180 lb.)	2135 kg (4,706 lb.)	1669 kg (3,680 lb.)	1910 kg (4,211 lb.)	1379 kg (3,040 lb.)	1572 kg (3,466 lb.)
O	1881 kg (4,146 lb.)	2119 kg (4,672 lb.)	1656 kg (3,651 lb.)	1898 kg (4,183 lb.)	1380 kg (3,043 lb.)	1575 kg (3,473 lb.)
P	1874 kg (4,131 lb.)	2113 kg (4,659 lb.)	1658 kg (3,655 lb.)	1902 kg (4,194 lb.)	1378 kg (3,038 lb.)	1574 kg (3,471 lb.)
Q	1882 kg (4,149 lb.)	2125 kg (4,685 lb.)	1692 kg (3,729 lb.)	1944 kg (4,285 lb.)	1375 kg (3,031 lb.)	1572 kg (3,466 lb.)
R	1923 kg (4,239 lb.)	2174 kg (4,793 lb.)	1824 kg (4,022 lb.)	2099 kg (4,627 lb.)	1372 kg (3,026 lb.)	1571 kg (3,464 lb.)
S	2059 kg (4,540 lb.)	2332 kg (5,141 lb.)	2061 kg (4,543 lb.)	2371 kg (5,227 lb.)	1374 kg (3,028 lb.)	1575 kg (3,471 lb.)
T	4153 kg (9,156 lb.)	4718 kg (10,401 lb.)	—	—	1382 kg (3,046 lb.)	1585 kg (3,495 lb.)
U	—	—	—	—	1401 kg (3,089 lb.)	1610 kg (3,549 lb.)
V	—	—	—	—	1444 kg (3,183 lb.)	1660 kg (3,661 lb.)
W	—	—	—	—	1542 kg (3,400 lb.)	1775 kg (3,912 lb.)
X	—	—	—	—	1884 kg (4,153 lb.)	2168 kg (4,779 lb.)
Y	—	—	—	—	3529 kg (7,780 lb.)	4052 kg (8,933 lb.)

**Indicates capacity is stability limited. Lift capacities are over end with stabilizers down and tires tangent to ground.*



315SL SPECIFICATIONS

Engine	315SL	
Manufacturer and Model	John Deere PowerTech™ Plus 4045HT096 turbocharged	
Non-Road Emission Standard	EPA Final Tier 4/EU Stage IV	
Displacement	4.5 L (276 cu. in.)	
Gross Power at Rated Speed	75 kW (101 hp) at 2,200 rpm	
Net Peak Power (ISO 9249)	74 kW (99 hp) at 2,240 rpm	
Net Peak Torque (ISO 9249)	417 Nm (307 lb.-ft.) at 1,400 rpm	
Net Torque Rise	30%	
Lubrication	Pressure system with spin-on filter and cooler	
Air Cleaner	Dual-stage dry type with safety element and evacuator valve	
Cooling		
Fan Type	Electronically controlled, variable-rate, suction-type cooling fan	
Engine Coolant Rating	–40 deg. C (–40 deg. F)	
Engine Oil Cooler	Oil to water	
Powertrain		
Transmission	5-speed, helical-cut gears, full PowerShift™ transmission with hydraulic reverser standard; electric clutch cutoff on loader lever; AutoShift transmission optional	
Torque Converter	Single stage, dual phase with 2.63:1 stall ratio, 280 mm (11 in.)	
Maximum Travel Speeds with Standard Engine, Measured with 16.9-28 Rear Tires	*Forward*	*Reverse*
Gear 1	5.8 km/h (3.6 mph)	7.3 km/h (4.5 mph)
Gear 2	10.6 km/h (6.6 mph)	13.4 km/h (8.3 mph)
Gear 3	21.8 km/h (13.5 mph)	21.5 km/h (13.4 mph)
Gear 4	39.8 km/h (24.7 mph)	—
Gear 5	40.0 km/h (24.9 mph)	—
Axles		
Axle Oscillation, Stop to Stop, Front Axle	22 deg.	
Axle Ratings	*Front*	*Rear*
SAE J43	5500 kg (12,100 lb.)	7500 kg (16,500 lb.)
Dynamic	9000 kg (19,800 lb.)	10 000 kg (22,000 lb.)
Static	24 500 kg (54,000 lb.)	26 500 kg (58,400 lb.)
Ultimate	39 500 kg (87,100 lb.)	39 500 kg (87,100 lb.)
Differentials		
Mechanical-Front-Wheel-Drive (MFWD) Axle	Open – standard; automatic, limited-slip traction control – custom or optional	
Rear Axle	Foot actuated, hydraulically engaged 100% mechanical lock	
Steering (ISO 5010)	Hydrostatic power steering and emergency steering	
Axle	*MFWD*	*Non-Powered Front*
Curb-Turning Radius		
With Brakes	3.53 m (11 ft. 7 in.)	3.45 m (11 ft. 4 in.)
Without Brakes	4.02 m (13 ft. 2 in.)	3.90 m (12 ft. 10 in.)
Bucket-Clearance Circle		
With Brakes	10.09 m (33 ft. 1 in.)	10.02 m (32 ft. 10 in.)
Without Brakes	10.82 m (35 ft. 6 in.)	10.683 m (35 ft. 0 in.)
Steering Wheel Turns (lock to lock)	3.6	4.3
MFWD Axle	Heavy duty, outboard planetary final drives distribute shock loads over 3 gears	
Rear Axle	Heavy duty, outboard planetary final drives distribute shock loads over 4 gears	
Brakes (ISO 3450)		
Service	Power assisted, hydraulic wet disc, mounted inboard, self-adjusting and self-equalizing	
Parking	Spring applied, hydraulically released, wet, multi-disc, independent of service brakes with electric switch control	
Hydraulics		
Main Pump	Open-center system; tandem gear pump with unloader	
Pump Flow at 2,200 rpm		
Backhoe	136 L/m (36 gpm)	
Loader	106 L/m (28 gpm)	
System Relief Pressure		
Backhoe	24 993 kPa (3,625 psi)	
Loader	24 993 kPa (3,625 psi)	
Controls		
Backhoe	2-lever mechanical standard, pilot controls with pattern select and manual and/or electric auxiliary functions optional	
Loader	Single-lever control with electric clutch cutoff switch standard; manual auxiliary function (2nd lever), single-lever control with electric clutch cutoff switch, electrohydraulic (EH) proportional auxiliary roller, MWFD (momentary), and transmission quick-shift optional	

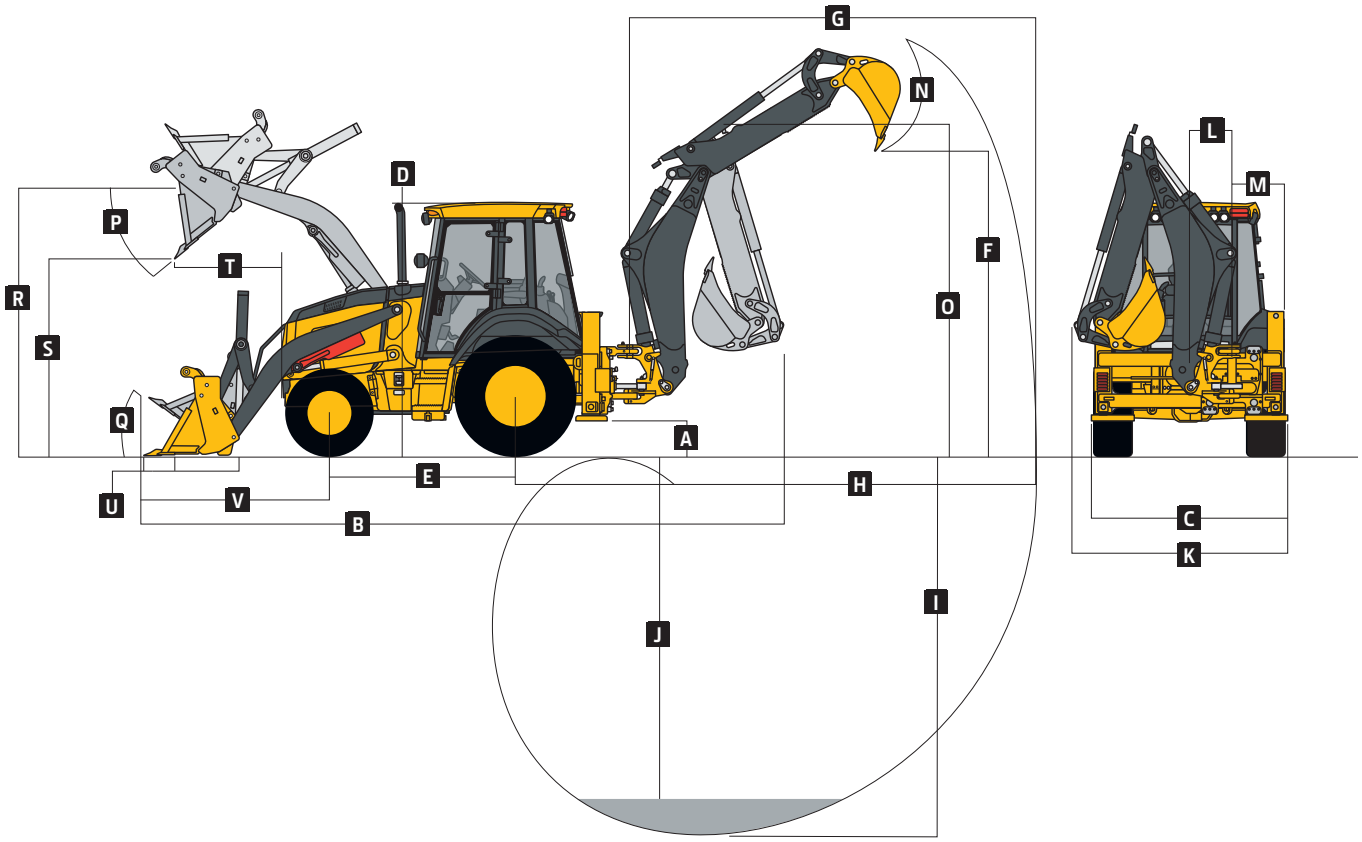
315SL SPECIFICATIONS



Cylinders	315SL		
Heat-treated, chrome-plated, polished rods; hardened steel (replaceable bushings) pivot pins			
	Bore	*Rod Diameter*	*Stroke*
Loader Boom (2)	80 mm (3.15 in.)	50 mm (1.97 in.)	790 mm (31.10 in.)
Loader Bucket (1)	90 mm (3.54 in.)	50 mm (1.97 in.)	744 mm (29.29 in.)
Backhoe Boom (1)	120 mm (4.72 in.)	56 mm (2.20 in.)	795 mm (31.30 in.)
Backhoe Crowd (1)	115 mm (4.53 in.)	63 mm (2.48 in.)	622 mm (24.47 in.)
Backhoe Bucket (1)	90 mm (3.54 in.)	56 mm (2.20 in.)	810 mm (31.89 in.)
Backhoe Swing (2)	90 mm (3.54 in.)	50 mm (1.97 in.)	278 mm (10.94 in.)
Backhoe Extendable Dipperstick (1)	70 mm (2.76 in.)	40 mm (1.57 in.)	1062 mm (41.81 in.)
Backhoe Stabilizer, Standard (2)	70 mm (2.76 in.)	45 mm (1.77 in.)	716 mm (28.19 in.)
Non-Powered Axle (1)	70 mm (2.76 in.)	42 mm (1.65 in.)	210 mm (8.27 in.)
MFWD (1)	65 mm (2.56 in.)	40 mm (1.57 in.)	210 mm (8.27 in.)
Electrical			
Voltage	12 volt		
Alternator Rating	160 amp		
Lights	10 halogen: 4 front, 4 rear, and 2 side docking (32,500 candlepower each); turn signals and flashers: 2 front and 2 rear; stop and taillights; and 2 rear reflectors; front drive lamps with 55/60-watt halogen, plate lamp, reverse lamp, and front marker lamps; factory-installed option for 2 LED spotlights and 8 LED floodlights in lieu of standard halogen light package		
Operator Station			
Type (ISO 3471)	Cab, isolation mounted, ROPS/FOPS, left/right access, with molded roof		
Tires/Wheels			
	Front	*Rear*	
Non-Powered Front Axle	12.5/80-18 F3 (12)	19.5L-24 R4 (12)	
	14.5/75-16.1 F3 (16)	19.5L-24 R4 (12)	
	12.5/80-18 F3 (12)	16.9L-28 R4 (12)	
With MFWD	12.5/80-18 I3 (12)	19.5L-24 R4 (10)	
	12.5/80-18 R4 (10)	19.5L-24 R4 (12)	
	12.5/80-18 I3 (12)	21L-24 R4 (12)	
	12.5/80-18 R4 (10)	21L-24 R4 (12)	
	12.5/80-18 R4 (10)	16.9L-28 R4 (12)	
	340/80R18 XMCL	500/70R24 XMCL	
	340/80R18 550	550/70R24 550	
	340/80R18 580	500/70R24 580	
	340/80R18 550	440/80R28 550	
Serviceability			
Refill Capacities			
Cooling System			
Cab	30 L (31.7 qt.)		
Canopy	28.2 L (29.8 qt.)		
Rear Axle	18 L (19 qt.)		
Engine Oil (including vertical spin-on filter)	13 L (13.7 qt.)		
Torque Converter and Transmission	15.1 L (16 qt.)		
Fuel Tank (with ground-level fueling)	128.7 L (34 gal.)		
Diesel Exhaust Fluid (DEF) Tank	13.7 L (3.6 gal.)		
Hydraulic System	126.8 L (33.5 gal.)		
Hydraulic Reservoir	45 L (11.9 gal.)		
MFWD Housing			
Axle	6.5 L (6.9 qt.)		
Planetary (each)	0.9 L (1 qt.)		
Operating Weights			
With Full Fuel Tank, 79-kg (175 lb.) Operator, Standard Equipment, and Bumper	7962 kg (17,554 lb.)		
Typical with Extendable Dipperstick and 204-kg (450 lb.) Counterweight	8389 kg (18,494 lb.)		
Optional Components (weight difference between base equipment and option)			
MFWD with Tires	220 kg (485 lb.)		
Extendable Dipperstick	222 kg (490 lb.)		

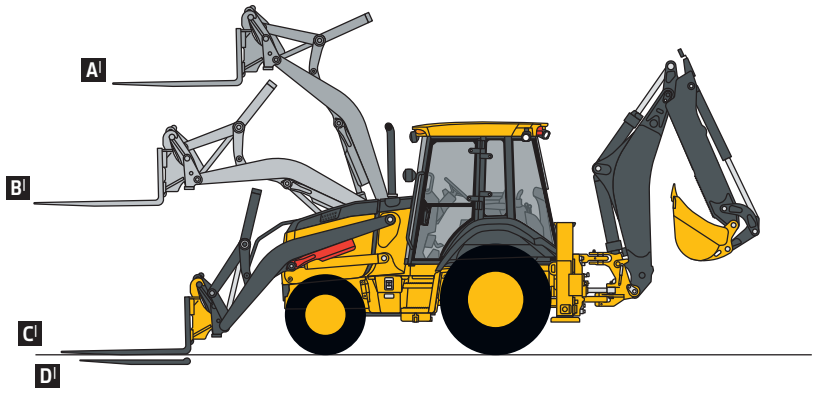
315SL

Overall Dimensions		315SL
A	Ground Clearance, Minimum	351 mm (14 in.)
B	Overall Length, Transport	5.96 m (19 ft. 7 in.)
C	Stabilizer Spread	2.26 m (7 ft. 5 in.)
D	Height to Top of ROPS/Cab	2.84 m (9 ft. 4 in.)
E	Length from Axle to Axle	
	Non-Powered Front Axle	2.16 m (7 ft. 1 in.)
	MFWD Axle	2.19 m (7 ft. 2 in.)



Backhoe Dimensions and Performance				
Backhoe specifications are with 610-mm x 0.21-m³ (24 in. x 7.5 cu. ft.) bucket; dipper lift specs are with a boom angle of 65 deg.				
Bucket Range		305–762 mm (12–30 in.)		
Digging Force				
	Bucket Cylinder	55.0 kN (12,361 lb.)		
	With Heavy-Duty Cylinder Option	67.9 kN (15,260 lb.)		
	Crowd Cylinder	36.6 kN (8,231 lb.)		
Swing Arc		180 deg.		
Operator Control		2 levers		
			With Optional Extendable Dipperstick	
		With Standard Backhoe	*Retracted*	*Extended*
F	Loading Height, Truck Loading Position	3.65 m (12 ft. 0 in.)	3.77 m (12 ft. 5 in.)	4.39 m (14 ft. 5 in.)
G	Reach from Center of Swing Pivot	5.44 m (17 ft. 10 in.)	5.61 m (18 ft. 5 in.)	6.62 m (21 ft. 9 in.)
H	Reach from Center of Rear Axle	6.80 m (22 ft. 4 in.)	6.98 m (22 ft. 11 in.)	7.98 m (26 ft. 2 in.)
I	Digging Depth (SAE maximum)	4.08 m (13 ft. 5 in.)	4.24 m (13 ft. 11 in.)	5.29 m (17 ft. 4 in.)
J	Digging Depth (SAE)			
	610-mm (2 ft.) Flat Bottom	4.03 m (13 ft. 3 in.)	4.20 m (13 ft. 9 in.)	5.26 m (17 ft. 3 in.)
	2440-mm (8 ft.) Flat Bottom	3.68 m (12 ft. 1 in.)	3.87 m (12 ft. 8 in.)	5.00 m (16 ft. 5 in.)
K	Overall Width (less loader bucket)	2.43 m (8 ft. 0 in.)	2.41 m (7 ft. 11 in.)	—
L	Side-Shift from Tractor Centerline	537 mm (21 in.)	537 mm (21 in.)	537 mm (21 in.)
M	Wall to Swing Centerline	604 mm (24 in.)	604 mm (24 in.)	604 mm (24 in.)
N	Bucket Rotation	190 deg.	190 deg.	190 deg.
O	Transport Height	3.71 m (12 ft. 2 in.)	3.72 m (12 ft. 3 in.)	3.72 m (12 ft. 3 in.)

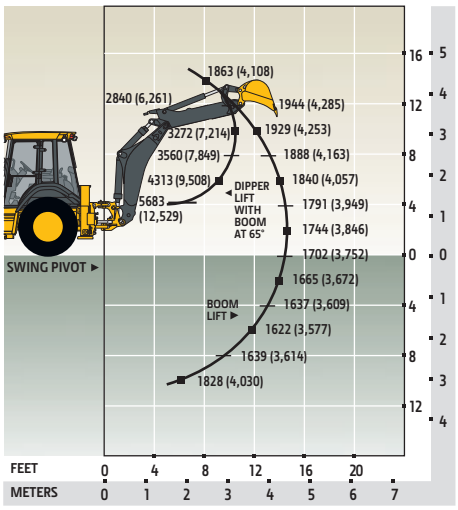
Loader Dimensions and Performance	315SL			
P Bucket Dump Angle, Maximum	45 deg.			
Q Rollback Angle at Ground Level	40 deg.			
	Heavy-duty	*Heavy-duty*	*Multipurpose*	*Multipurpose*
Bucket Capacity	0.77 m^3 (1.00 cu. yd.)	1.00 m^3 (1.31 cu. yd.)	0.96 m^3 (1.25 cu. yd.)	1.00 m^3 (1.31 cu. yd.)
Width	2184 mm (86 in.)	2337 mm (92 in.)	2184 mm (86 in.)	2337 mm (92 in.)
Weight	363 kg (800 lb.)	521 kg (1,148 lb.)	794 kg (1,750 lb.)	863 kg (1,902 lb.)
Breakout Force	49.2 kN (11,060 lb.)	47.2 kN (10,608 lb.)	43.9 kN (9,863 lb.)	43.5 kN (9,788 lb.)
Lift Capacity, Full Height	3456 kg (7,619 lb.)	3277 kg (7,225 lb.)	2833 kg (6,246 lb.)	2792 kg (6,156 lb.)
R Height to Bucket Hinge Pin, Maximum	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)
S Dump Clearance, Bucket at 45 deg.	2.75 m (9 ft. 0 in.)	2.69 m (8 ft. 10 in.)	2.65 m (8 ft. 8 in.)	2.65 m (8 ft. 8 in.)
T Reach at Full Height, Bucket at 45 deg.	743 mm (29.2 in.)	726 mm (28.6 in.)	768 mm (30.2 in.)	768 mm (30.2 in.)
U Digging Depth Below Ground, Bucket Level	89 mm (3.5 in.)	146 mm (5.8 in.)	142 mm (5.6 in.)	142 mm (5.6 in.)
V Length from Front Axle Centerline to Bucket Cutting Edge	1.97 m (6 ft. 6 in.)	2.05 m (6 ft. 9 in.)	2.10 m (6 ft. 11 in.)	2.10 m (6 ft. 11 in.)
Lift Capacity with Quick-Coupler Forks				
Hydraulic Capacity	*1219-mm (48 in.) Tines*	*1524-mm (60 in.) Tines*		
A[I] Maximum Height	2023 kg (4,459 lb.)	1891 kg (4,168 lb.)		
B[I] Maximum Reach	3160 kg (6,967 lb.)	2979 kg (6,568 lb.)		
C[I] At Ground Line	4000 kg (8,818 lb.)	3783 kg (8,340 lb.)		
D[I] Below Ground Line	216 mm (8.5 in.)	216 mm (8.5 in.)		



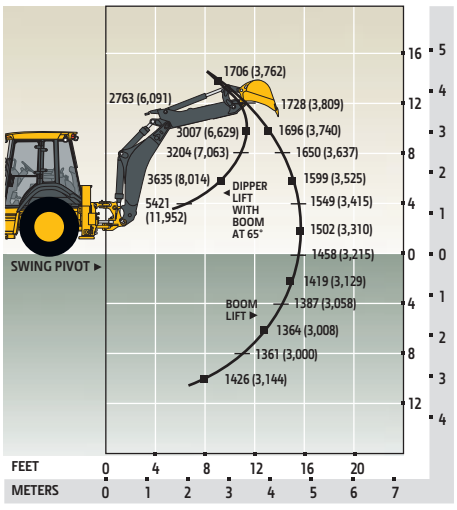
Lift Capacities

Lift capacities are over-end values in kg (lb.). Figures listed are 100% of the maximum lift force available.

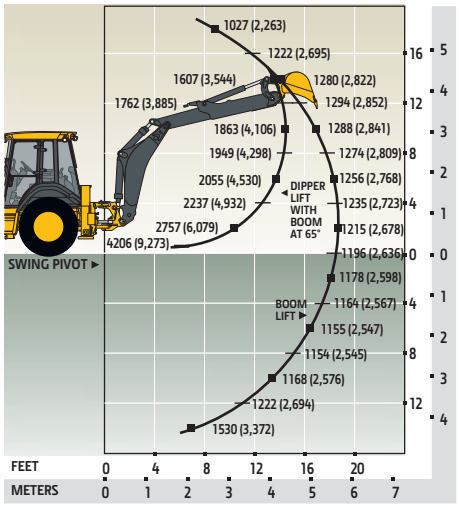
STANDARD LIFT
With Standard Dipperstick



STANDARD LIFT
With 1.06-m (3 ft. 6 in.)
Extendable Dipperstick, Retracted



STANDARD LIFT
With 1.06-m (3 ft. 6 in.)
Extendable Dipperstick, Extended



**Indicates capacity is stability limited. Lift capacities are over end with stabilizers down and tires tangent to ground.*



410L SPECIFICATIONS

Engine	**410L**	
Manufacturer and Model	John Deere PowerTech™ Plus 4045HT096 turbocharged	
Non-Road Emission Standard	EPA Final Tier 4/EU Stage IV	
Displacement	4.5 L (276 cu. in.)	
Gross Power at Rated Speed	85 kW (114 hp) at 2,200 rpm	
Net Peak Power (ISO 9249)	84 kW (113 hp) at 2,240 rpm	
Net Peak Torque (ISO 9249)	448 Nm (330 lb.-ft.) at 1,400 rpm	
Net Torque Rise	23%	
Lubrication	Pressure system with spin-on filter and cooler	
Air Cleaner	Dual-stage dry type with safety element and evacuator valve	
Cooling		
Fan Type	Electronically controlled, variable rate, suction-type cooling fan	
Engine Coolant Rating	–40 deg. C (–40 deg. F)	
Engine Oil Cooler	Oil to water	
Powertrain		
Transmission	5-speed, helical-cut gears, full PowerShift™ transmission with hydraulic reverser standard; electric clutch cutoff on loader lever; AutoShift transmission optional	
Torque Converter	Single stage, dual phase with 2.63:1 stall ratio, 280 mm (11 in.)	
Maximum Travel Speeds with Standard Engine, Measured with 21L-24 Rear Tires	*Forward*	*Reverse*
Gear 1	5.6 km/h (3.5 mph)	7.0 km/h (4.3 mph)
Gear 2	10.2 km/h (6.3 mph)	12.9 km/h (8.0 mph)
Gear 3	21.0 km/h (13.0 mph)	20.7 km/h (12.9 mph)
Gear 4	38.2 km/h (23.7 mph)	—
Gear 5	40.0 km/h (24.9 mph)	—
Axles		
Axle Oscillation, Stop to Stop, Front Axle	22 deg.	
Axle Ratings	*Front*	*Rear*
SAE J43	6500 kg (14,300 lb.)	7500 kg (16,500 lb.)
Dynamic	9000 kg (19,800 lb.)	10 000 kg (22,000 lb.)
Static	26 500 kg (58,400 lb.)	26 500 kg (58,400 lb.)
Ultimate	43 500 kg (95,900 lb.)	43 500 kg (95,900 lb.)
Differentials		
Mechanical-Front-Wheel-Drive (MFWD) Axle	Automatic, limited-slip traction control	
Rear Axle	Foot actuated, hydraulically engaged 100% mechanical lock	
Steering (ISO 5010)	Hydrostatic power steering and emergency steering	
Axle	*MFWD*	*Non-Powered Front*
Curb-Turning Radius		
With Brakes	3.60 m (11 ft. 10 in.)	3.57 m (11 ft. 9 in.)
Without Brakes	4.20 m (13 ft. 9 in.)	4.17 m (13 ft. 8 in.)
Bucket-Clearance Circle		
With Brakes	10.38 m (34 ft. 1 in.)	10.37 m (34 ft. 0 in.)
Without Brakes	11.28 m (37 ft. 0 in.)	11.25 m (36 ft. 11 in.)
Steering Wheel Turns (lock to lock, flow amplified)	2.6 to 3.6	3.1 to 4.3
MFWD Axle	Heavy duty, outboard planetary final drives distribute shock loads over 3 gears	
Rear Axle	Heavy duty, outboard planetary final drives distribute shock loads over 4 gears	
Brakes (ISO 3450)		
Service	Power assisted, hydraulic wet disc, mounted inboard, self-adjusting and self-equalizing	
Parking	Spring applied, hydraulically released, wet, multi-disc, independent of service brakes with electric switch control	
Hydraulics		
Main Pump	Pressure compensated load sensing (PCLS), axial-piston pump	
Pump Flow at 2,200 rpm		
Backhoe	159 L/m (42 gpm)	
Loader	159 L/m (42 gpm)	
System Relief Pressure		
Backhoe	24 993 kPa (3,625 psi)	
Lift Mode	27 579 kPa (4,000 psi)	
Loader	24 993 kPa (3,625 psi)	
Controls		
Backhoe	2-lever mechanical standard; pilot controls with pattern select and auxiliary functions optional; field kits available for additional mechanical-control options	

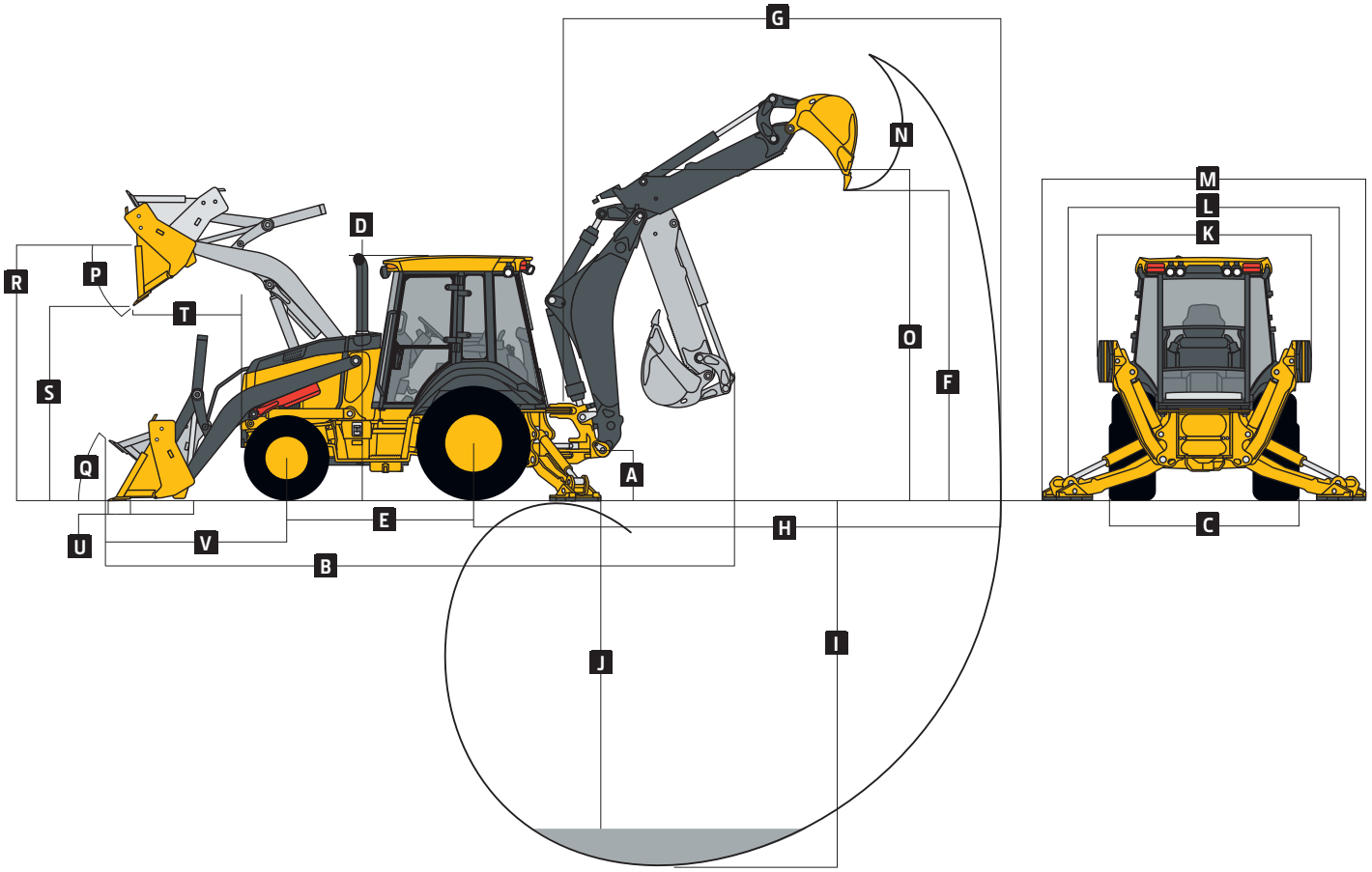
410L SPECIFICATIONS



Hydraulics *(continued)*	410L		
Controls *(continued)*			
Loader	Single-lever control with electric clutch cutoff, momentary MFWD, transmission quick-shift, and electrohydraulic (EH) auxiliary loader control optional		
Cylinders			
Heat-treated, chrome-plated, polished rods; hardened steel (replaceable bushings) pivot pins			
	Bore	*Rod Diameter*	*Stroke*
Loader Boom (2)	80 mm (3.15 in.)	50 mm (1.97 in.)	790 mm (31.10 in.)
Loader Bucket (1)	90 mm (3.54 in.)	50 mm (1.97 in.)	744 mm (29.29 in.)
Backhoe Boom (1)	140 mm (5.51 in.)	70 mm (2.76 in.)	897 mm (35.31 in.)
Backhoe Crowd (1)	120 mm (4.72 in.)	63 mm (2.48 in.)	727 mm (28.62 in.)
Backhoe Bucket (1)	100 mm (3.94 in.)	63 mm (2.48 in.)	810 mm (31.89 in.)
Backhoe Swing (2)	90 mm (3.54 in.)	50 mm (1.97 in.)	278 mm (10.94 in.)
Backhoe Extendable Dipperstick (1)	80 mm (3.15 in.)	45 mm (1.77 in.)	1214 mm (47.78 in.)
Backhoe Stabilizer, Extended (2)	100 mm (3.94 in.)	50 mm (1.97 in.)	500 mm (19.69 in.)
Non-Powered Axle (1)	70 mm (2.76 in.)	42 mm (1.65 in.)	210 mm (8.27 in.)
MFWD (1)	65 mm (2.56 in.)	40 mm (1.57 in.)	210 mm (8.27 in.)
Electrical			
Voltage	12 volt		
Alternator Rating	120 amp with canopy and quarter cab / 160 amp with cab		
Lights	10 halogen: 4 front, 4 rear, and 2 side docking (32,500 candlepower each); turn signals and flashers: 2 front and 2 rear; stop and taillights; and 2 rear reflectors; factory-installed option for 2 LED spotlights and 8 LED floodlights in lieu of standard halogen light package		
Operator Station			
Type (ISO 3471)	Canopy, isolation mounted, ROPS/FOPS, left/right access, with molded roof; optional quarter cab (front glass only) and fully enclosed cab		
Tires/Wheels			
	Front	*Rear*	
Non-Powered Front Axle	12.5/80-18 F3 (12)	21L-24 R4 (12)	
	14.5/75-16.1 F3 (16)	21L-24 R4 (12)	
With MFWD	12.5/80-18 R4 (10)	21L-24 R4 (12)	
	12.5/80-18 I3 (12)	21L-24 R4 (12)	
	340/80R18 XMCL	500/70R24 XMCL	
	340/80R18 550	500/70R24 550	
	340/80R18 580	500/70R24 580	
Serviceability			
Refill Capacities			
Cooling System			
Cab	31.4 L (33.2 qt.)		
Canopy	29.6 L (31.3 qt.)		
Rear Axle	18 L (19 qt.)		
Engine Oil (including vertical spin-on filter)	13 L (13.7 qt.)		
Torque Converter and Transmission	15.1 L (16 qt.)		
Fuel Tank (with ground-level fueling)	128.7 L (34 gal.)		
Diesel Exhaust Fluid (DEF) Tank	13.7 L (3.6 gal.)		
Hydraulic System	126.8 L (33.5 gal.)		
Hydraulic Reservoir	45 L (11.9 gal.)		
MFWD Housing			
Axle	6.5 L (6.9 qt.)		
Planetary (each)	0.9 L (1 qt.)		
Operating Weights			
With Full Fuel Tank, 79-kg (175 lb.) Operator, Standard Equipment, and 340-kg (750 lb.) Counterweight	8068 kg (17,786 lb.)		
Typical with Cab, Extendable Dipperstick, and 567-kg (1,250 lb.) Counterweight	8828 kg (19,463 lb.)		
Optional Components (weight difference between base equipment and option)			
Cab	263 kg (580 lb.)		
MFWD with Tires	110 kg (242 lb.)		
Extendable Dipperstick	271 kg (597 lb.)		
Front Loader Coupler	257 kg (566 lb.)		
Backhoe Bucket Coupler	64 kg (141 lb.)		

410L

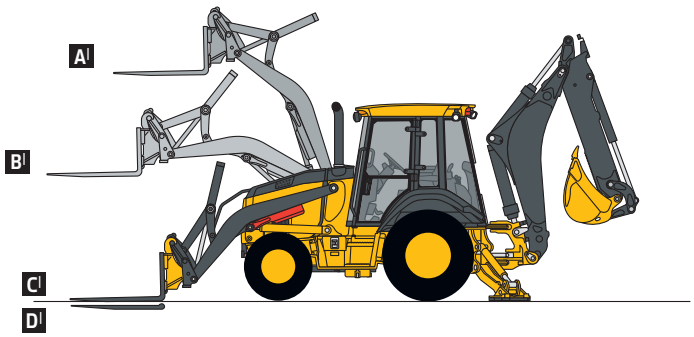
Overall Dimensions		410L
A	Ground Clearance, Minimum	334 mm (13 in.)
B	Overall Length, Transport	7.43 m (24 ft. 5 in.)
C	Width Over Tires	2.34 m (7 ft. 8 in.)
D	Height to Top of ROPS/Cab	2.87 m (9 ft. 5 in.)
E	Length from Axle to Axle	
	Non-Powered Front Axle	2.16 m (7 ft. 1 in.)
	MFWD Axle	2.19 m (7 ft. 2 in.)

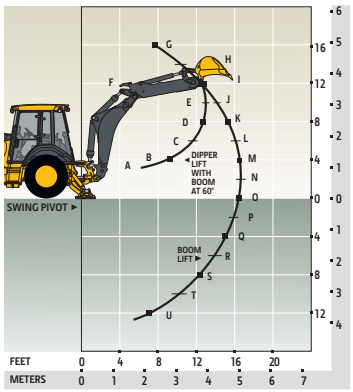


Backhoe Dimensions and Performance				
Backhoe specifications are with 610-mm x 0.21-m³ (24 in. x 7.5 cu. ft.) bucket; dipper lift specs are with a boom angle of 60 deg.				
Bucket Range		305–762 mm (12–30 in.)		
Digging Force				
	Bucket Cylinder	69.9 kN (15,723 lb.)		
	Lift Mode	77.2 kN (17,350 lb.)		
	Crowd Cylinder	44.1 kN (9,907 lb.)		
	Lift Mode	48.6 kN (10,932 lb.)		
Swing Arc		180 deg.		
Operator Control		2 levers		
			With Optional Extendable Dipperstick	
		With Standard Backhoe	*Retracted*	*Extended*
F	Loading Height, Truck Loading Position	3.97 m (13 ft. 0 in.)	4.01 m (13 ft. 2 in.)	4.72 m (15 ft. 6 in.)
G	Reach from Center of Swing Pivot	6.02 m (19 ft. 9 in.)	6.02 m (19 ft. 9 in.)	7.14 m (23 ft. 5 in.)
H	Reach from Center of Rear Axle	7.14 m (23 ft. 5 in.)	7.14 m (23 ft. 5 in.)	8.26 m (27 ft. 1 in.)
I	Digging Depth (SAE maximum)	4.85 m (15 ft. 11 in.)	4.85 m (15 ft. 11 in.)	6.00 m (19 ft. 8 in.)
J	Digging Depth (SAE)			
	610-mm (2 ft.) Flat Bottom	4.80 m (15 ft. 9 in.)	4.80 m (15 ft. 9 in.)	5.97 m (19 ft. 7 in.)
	2440-mm (8 ft.) Flat Bottom	4.49 m (14 ft. 9 in.)	4.49 m (14 ft. 9 in.)	5.75 m (18 ft. 10 in.)
K	Stabilizer Width, Transport	2.35 m (7 ft. 9 in.)	2.35 m (7 ft. 9 in.)	2.35 m (7 ft. 9 in.)
L	Stabilizer Spread, Operating	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)
M	Stabilizer Overall Width, Operating	4.03 m (13 ft. 3 in.)	4.03 m (13 ft. 3 in.)	4.03 m (13 ft. 3 in.)
N	Bucket Rotation	190 deg.	190 deg.	190 deg.
O	Transport Height	3.91 m (12 ft. 10 in.)	3.91 m (12 ft. 10 in.)	3.91 m (12 ft. 10 in.)

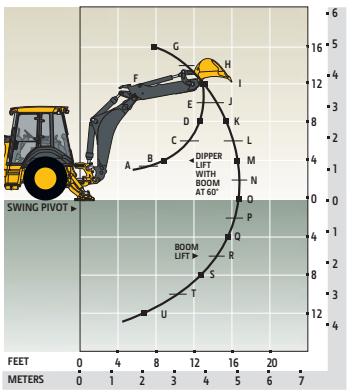
Loader Dimensions and Performance	410L		
P Bucket Dump Angle, Maximum	45 deg.		
Q Rollback Angle at Ground Level	40 deg.		
	Heavy-duty	*Heavy-duty*	*Multipurpose*
Bucket Capacity	1.00 m^3 (1.31 cu. yd.)	1.15 m^3 (1.50 cu. yd.)	1.00 m^3 (1.31 cu. yd.)
Width	2346 mm (92 in.)	2394 mm (94 in.)	2346 mm (92 in.)
Weight	521 kg (1,148 lb.)	548 kg (1,208 lb.)	863 kg (1,902 lb.)
Breakout Force	47.3 kN (10,645 lb.)	46.1 kN (10,361 lb.)	43.7 kN (9,824 lb.)
Lift Capacity, Full Height	3271 kg (7,211 lb.)	3160 kg (6,967 lb.)	2787 kg (6,144 lb.)
R Height to Bucket Hinge Pin, Maximum	3.47 m (11 ft. 4 in.)	3.47 m (11 ft. 4 in.)	3.47 m (11 ft. 4 in.)
S Dump Clearance, Bucket at 45 deg.	2.70 m (8 ft. 10 in.)	2.66 m (8 ft. 9 in.)	2.67 m (8 ft. 9 in.)
T Reach at Full Height, Bucket at 45 deg.	730 mm (28.7 in.)	772 mm (30.4 in.)	772 mm (30.4 in.)
U Digging Depth Below Ground, Bucket Level	135 mm (5.3 in.)	135 mm (5.3 in.)	131 mm (5.1 in.)
V Length from Front Axle Centerline to Bucket Cutting Edge	2.03 m (6 ft. 8 in.)	2.09 m (6 ft. 10 in.)	2.08 m (6 ft. 10 in.)

Lift Capacity with Quick-Coupler Forks		
Hydraulic Capacity	*1219-mm (48 in.) Tines*	*1524-mm (60 in.) Tines*
A[I] Maximum Height	2019 kg (4,452 lb.)	1887 kg (4,161 lb.)
B[I] Maximum Reach	3158 kg (6,963 lb.)	2978 kg (6,565 lb.)
C[I] At Ground Line	4009 kg (8,839 lb.)	3792 kg (8,360 lb.)
D[I] Below Ground Line	206 mm (8.1 in.)	206 mm (8.1 in.)

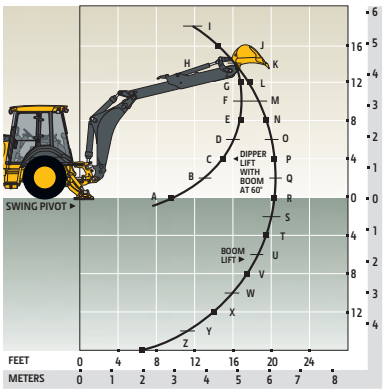




With Standard Dipperstick



With Extendable Dipperstick, Retracted



With Extendable Dipperstick, Extended

Lift Capacities

Lift capacities are over-end values in kg (lb.). Figures listed are 100% of the maximum lift force available.

	With Standard Dipperstick		*With 1.21-m (4 ft. 0 in.) Extendable Dipperstick, Retracted*		*With 1.21-m (4 ft. 0 in.) Extendable Dipperstick, Extended*	
	Standard Lift	*Lift Mode*	*Standard Lift*	*Lift Mode*	*Standard Lift*	*Lift Mode*
A	7747 kg (17,080 lb.)	7747 kg (17,080 lb.)	7508 kg (16,553 lb.)	7508 kg (16,553 lb.)	4957 kg (10,928 lb.)	5327 kg (11,743 lb.)
B	6041 kg (13,318 lb.)	6041 kg (13,318 lb.)	5826 kg (12,845 lb.)	5826 kg (12,845 lb.)	3141 kg (6,924 lb.)	3492 kg (7,698 lb.)
C	4469 kg (9,852 lb.)	4469 kg (9,852 lb.)	4277 kg (9,429 lb.)	4277 kg (9,429 lb.)	2729 kg (6,015 lb.)	3036 kg (6,693 lb.)
D	4024 kg (8,871 lb.)	4024 kg (8,871 lb.)	3838 kg (8,461 lb.)	3838 kg (8,461 lb.)	2513 kg (5,541 lb.)	2798 kg (6,169 lb.)
E	3745 kg (8,256 lb.)	3899 kg (8,596 lb.)	3621 kg (7,983 lb.)	3714 kg (8,189 lb.)	2358 kg (5,199 lb.)	2626 kg (5,790 lb.)
F	3305 kg (7,285 lb.)	3662 kg (8,074 lb.)	3180 kg (7,010 lb.)	3537 kg (7,798 lb.)	2212 kg (4,876 lb.)	2464 kg (5,433 lb.)
G	1641 kg (3,617 lb.)	1828 kg (4,029 lb.)	1481 kg (3,265 lb.)	1668 kg (3,677 lb.)	2037 kg (4,492 lb.)	2271 kg (5,008 lb.)
H	2125 kg (4,685 lb.)	2374 kg (5,234 lb.)	1943 kg (4,284 lb.)	2192 kg (4,833 lb.)	1788 kg (3,942 lb.)	1996 kg (4,401 lb.)
I	2252 kg (4,965 lb.)	2519 kg (5,554 lb.)	2061 kg (4,544 lb.)	2328 kg (5,133 lb.)	1091 kg (2,406 lb.)	1235 kg (2,722 lb.)
J	2287 kg (5,042 lb.)	2561 kg (5,646 lb.)	2090 kg (4,608 lb.)	2364 kg (5,212 lb.)	1355 kg (2,988 lb.)	1533 kg (3,381 lb.)
K	2286 kg (5,039 lb.)	2562 kg (5,648 lb.)	2084 kg (4,595 lb.)	2361 kg (5,204 lb.)	1479 kg (3,260 lb.)	1674 kg (3,690 lb.)
L	2268 kg (4,999 lb.)	2544 kg (5,609 lb.)	2063 kg (4,547 lb.)	2339 kg (5,157 lb.)	1543 kg (3,402 lb.)	1748 kg (3,854 lb.)
M	2243 kg (4,944 lb.)	2518 kg (5,551 lb.)	2034 kg (4,485 lb.)	2310 kg (5,092 lb.)	1577 kg (3,477 lb.)	1788 kg (3,943 lb.)
N	2215 kg (4,884 lb.)	2490 kg (5,489 lb.)	2004 kg (4,418 lb.)	2278 kg (5,023 lb.)	1594 kg (3,514 lb.)	1809 kg (3,988 lb.)
O	2189 kg (4,827 lb.)	2463 kg (5,429 lb.)	1975 kg (4,354 lb.)	2248 kg (4,956 lb.)	1601 kg (3,529 lb.)	1818 kg (4,009 lb.)
P	2167 kg (4,778 lb.)	2440 kg (5,380 lb.)	1949 kg (4,298 lb.)	2222 kg (4,899 lb.)	1602 kg (3,531 lb.)	1821 kg (4,015 lb.)
Q	2153 kg (4,746 lb.)	2426 kg (5,349 lb.)	1931 kg (4,257 lb.)	2204 kg (4,860 lb.)	1599 kg (3,526 lb.)	1820 kg (4,013 lb.)
R	2150 kg (4,741 lb.)	2426 kg (5,348 lb.)	1924 kg (4,242 lb.)	2200 kg (4,849 lb.)	1596 kg (3,519 lb.)	1818 kg (4,009 lb.)
S	2171 kg (4,786 lb.)	2452 kg (5,406 lb.)	1938 kg (4,274 lb.)	2220 kg (4,893 lb.)	1594 kg (3,514 lb.)	1818 kg (4,007 lb.)
T	2247 kg (4,953 lb.)	2541 kg (5,603 lb.)	2004 kg (4,418 lb.)	2299 kg (5,068 lb.)	1594 kg (3,515 lb.)	1820 kg (4,013 lb.)
U	2578 kg (5,684 lb.)	2923 kg (6,444 lb.)	2306 kg (5,084 lb.)	2651 kg (5,844 lb.)	1600 kg (3,527 lb.)	1828 kg (4,031 lb.)
V	—	—	—	—	1614 kg (3,558 lb.)	1847 kg (4,071 lb.)
W	—	—	—	—	1643 kg (3,623 lb.)	1882 kg (4,150 lb.)
X	—	—	—	—	1703 kg (3,755 lb.)	1953 kg (4,306 lb.)
Y	—	—	—	—	1843 kg (4,064 lb.)	2116 kg (4,665 lb.)
Z	—	—	—	—	2465 kg (5,435 lb.)	2832 kg (6,245 lb.)

**Indicates capacity is stability limited. Lift capacities are over end with stabilizers down and tires tangent to ground.*



710L SPECIFICATIONS

Engine	**710L**	
Manufacturer and Model	John Deere PowerTech™ Plus 4045HT084 series turbocharged	
Non-Road Emission Standard	EPA Final Tier 4/EU Stage IV	
Displacement	4.5 L (276 cu. in.)	
Gross Power at Rated Speed	111 kW (149 hp) at 2,200 rpm	
Net Peak Power (ISO 9249)	110 kW (148 hp) at 2,240 rpm	
Net Peak Torque (ISO 9249)	570 Nm (420 lb.-ft.) at 1,400 rpm	
Net Torque Rise	20%	
Lubrication	Pressure system with spin-on filter and cooler	
Air Cleaner	Dual-stage dry type with safety element and evacuator valve	
Cooling		
Fan Type	Electronically controlled, variable rate, suction-type cooling fan	
Engine Coolant Rating	–40 deg. C (–40 deg. F)	
Engine Oil Cooler	Oil to water	
Powertrain		
Transmission	4-speed, helical-cut gears, full PowerShift™ transmission with hydraulic reverser standard; electric clutch cutoff on loader lever; AutoShift transmission optional	
Torque Converter	Single stage, dual phase with 1.92:1 stall ratio, 280 mm (11 in.)	
Maximum Travel Speeds with Standard Engine with Mechanical-Front-Wheel Drive (MFWD), Measured with 21L-28 Rear Tires	*Forward*	*Reverse*
Gear 1	5.9 km/h (3.7 mph)	6.6 km/h (4.1 mph)
Gear 2	10.0 km/h (6.2 mph)	11.1 km/h (6.9 mph)
Gear 3	24.4 km/h (15.2 mph)	27.2 km/h (16.9 mph)
Gear 4	36.6 km/h (22.7 mph)	—
Axles		
Axle Oscillation, Stop to Stop, Front Axle	18 deg.	
Axle Ratings	*Front*	*Rear*
SAE J43	9000 kg (19,800 lb.)	11 500 kg (25,400 lb.)
Dynamic	12 500 kg (27,600 lb.)	14 000 kg (30,900 lb.)
Static	30 500 kg (67,200 lb.)	31 000 kg (68,300 lb.)
Ultimate	45 000 kg (99,200 lb.)	45 000 kg (99,200 lb.)
Differentials		
MFWD Axle	Automatic, limited-slip traction control	
Rear Axle	Foot actuated, hydraulically engaged mechanical lock	
Steering (ISO 5010)	Hydrostatic power steering and emergency steering	
Axle	*MFWD*	*Non-Powered Front*
Curb-Turning Radius		
With Brakes	4.04 m (13 ft. 3 in.)	4.07 m (13 ft. 4 in.)
Without Brakes	4.71 m (15 ft. 5 in.)	4.75 m (15 ft. 7 in.)
Bucket-Clearance Circle		
With Brakes	11.29 m (37 ft. 0 in.)	11.30 m (37 ft. 1 in.)
Without Brakes	12.32 m (40 ft. 5 in.)	12.35 m (40 ft. 6 in.)
Steering Wheel Turns (lock to lock, flow amplified)	2.7 to 4.4	2.9 to 4.7
MFWD Axle	Heavy duty, outboard planetary final drives distribute shock loads over 3 gears	
Rear Axle	Heavy duty, inboard planetary final drives distribute shock loads over 3 gears	
Brakes (ISO 3450)		
Service	Full power, hydraulic wet disc, mounted inboard, self-adjusting and self-equalizing	
Parking	Spring applied, hydraulically released, wet, multi-disc, independent of service brakes with electric switch control	
Hydraulics		
Main Pump	Pressure compensated load sensing (PCLS), axial-piston pump	
Pump Flow at 2,200 rpm		
Backhoe	197 L/m (52 gpm)	
Loader	197 L/m (52 gpm)	
System Relief Pressure, Backhoe and Loader		
Backhoe	24 993 kPa (3,625 psi)	
Lift Mode	26 890 kPa (3,900 psi)	
Loader	24 993 kPa (3,625 psi)	

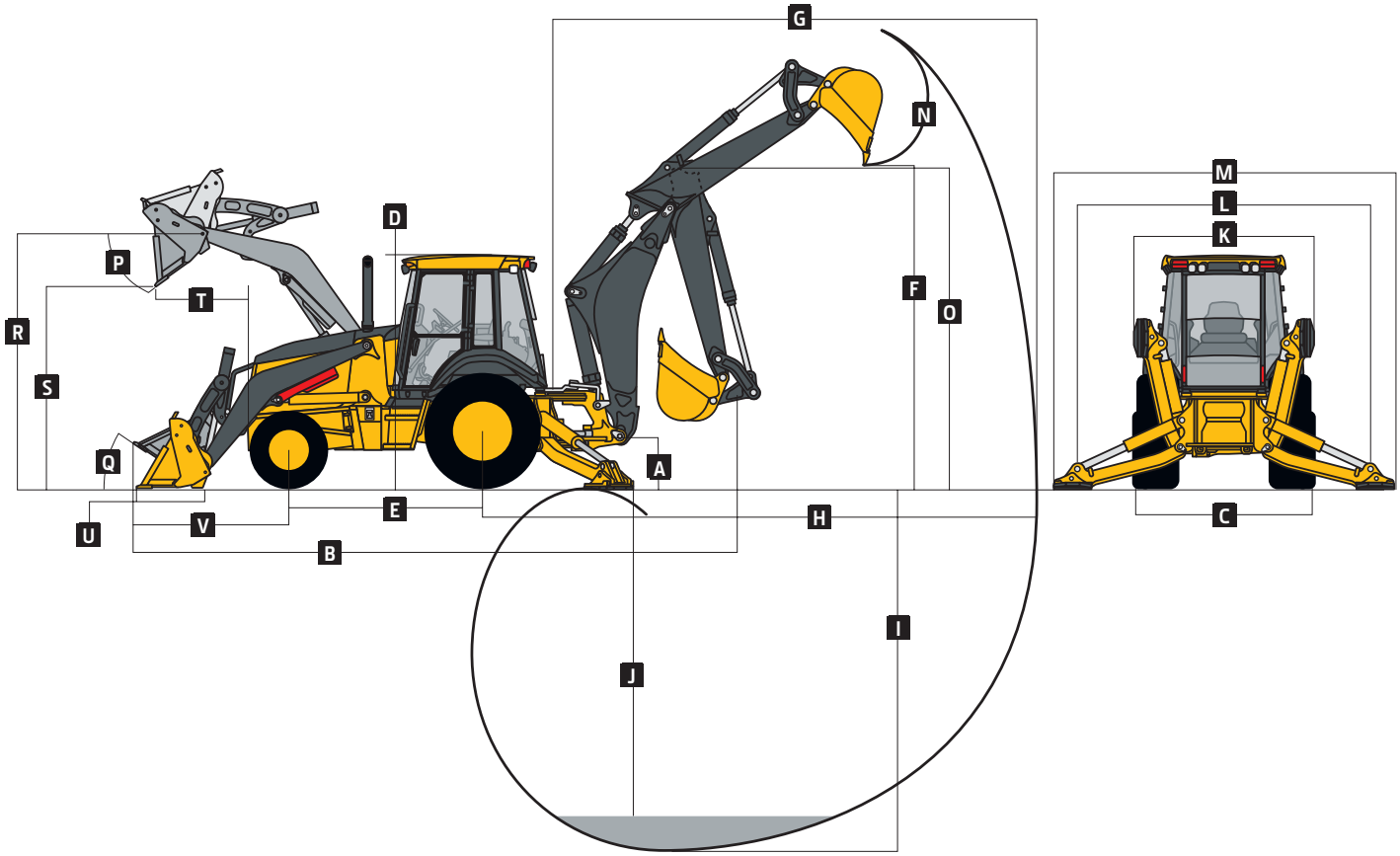
710L SPECIFICATIONS



Hydraulics *(continued)*	710L		
Controls			
Backhoe	Pilot controls with pattern select standard; 2-lever mechanical and auxiliary functions optional; field kits available for additional mechanical-control options		
Loader	Single-lever control with electric clutch cutoff, momentary MFWD, transmission quick-shift, and electrohydraulic (EH) auxiliary loader control optional		
Cylinders			
Heat-treated, chrome-plated, polished rods; hardened steel (replaceable bushings) pivot pins			
	Bore	*Rod Diameter*	*Stroke*
Loader Boom (2)	100 mm (3.94 in.)	56 mm (2.20 in.)	805 mm (31.69 in.)
Loader Bucket (1)	110 mm (4.33 in.)	56 mm (2.20 in.)	672 mm (26.44 in.)
Backhoe Boom (1)	160 mm (6.30 in.)	95 mm (3.74 in.)	944 mm (37.17 in.)
Backhoe Crowd (1)	140 mm (5.51 in.)	85 mm (3.35 in.)	792 mm (31.16 in.)
Backhoe Bucket (1)	110 mm (4.33 in.)	70 mm (2.76 in.)	939 mm (36.97 in.)
Backhoe Swing (2)	110 mm (4.33 in.)	56 mm (2.20 in.)	308 mm (12.13 in.)
Backhoe Extendable Dipperstick (1)	80 mm (3.15 in.)	45 mm (1.77 in.)	1372 mm (54.00 in.)
Backhoe Stabilizer, Extended (2)	115 mm (4.53 in.)	63 mm (2.48 in.)	588 mm (23.15 in.)
Non-Powered Axle (1)	75 mm (2.95 in.)	45 mm (1.77 in.)	240 mm (9.45 in.)
MFWD (1)	75 mm (2.95 in.)	50 mm (1.97 in.)	260 mm (10.24 in.)
Electrical			
Voltage	12 volt		
Alternator Rating	160 amp with cab		
Lights	10 halogen: 4 front, 4 rear, and 2 side docking (32,500 candlepower each); turn signals and flashers: 2 front and 2 rear; stop and taillights; and 2 rear reflectors; factory-installed option for 2 LED spotlights and 8 LED floodlights in lieu of standard halogen light package		
Operator Station			
Type (ISO 3471)	Canopy, isolation mounted, ROPS/FOPS, left/right access, with molded roof; optional fully enclosed cab		
Tires/Wheels			
	Front	*Rear*	
Non-Powered Front Axle	12.5/80-18 F3 (16)	21L-28 R4 (18)	
	14.5/75-16.1 F3 (16)	20.5-25 L-3 (20)	
With MFWD	15-19.5 R4 (12)	21L-28 R4 (18)	
	15-19.5 R4 (12)	20.5-25 L-3 (20)	
Serviceability			
Refill Capacities			
Cooling System			
Cab	27 L (28.5 qt.)		
Canopy	25 L (26.4 qt.)		
Rear Axle	25 L (26.4 qt.)		
Engine Oil (including vertical spin-on filter)	13 L (13.7 qt.)		
Torque Converter and Transmission	15.1 L (16 qt.)		
Fuel Tank (with ground-level fueling)	174.1 L (46 gal.)		
Diesel Exhaust Fluid (DEF) Tank	13.7 L (3.6 gal.)		
Hydraulic System	174.1 L (46 gal.)		
Hydraulic Reservoir	50.1 L (13.2 gal.)		
MFWD Housing			
Axle	15 L (15.9 qt.)		
Planetary (each)	2.2 L (2.3 qt.)		
Operating Weights			
With Full Fuel Tank, 79-kg (175 lb.) Operator, and Standard Equipment	11 607 kg (25,588 lb.)		
Typical with Cab, MFWD, Extendable Dipperstick, and 680-kg (1,500 lb.) Counterweight	12 262 kg (27,033 lb.)		
Optional Components (weight difference between base equipment and option)			
Cab	293 kg (645 lb.)		
MFWD with Tires	373 kg (822 lb.)		
Extendable Dipperstick	318 kg (700 lb.)		
Front Loader Coupler	363 kg (800 lb.)		

710L

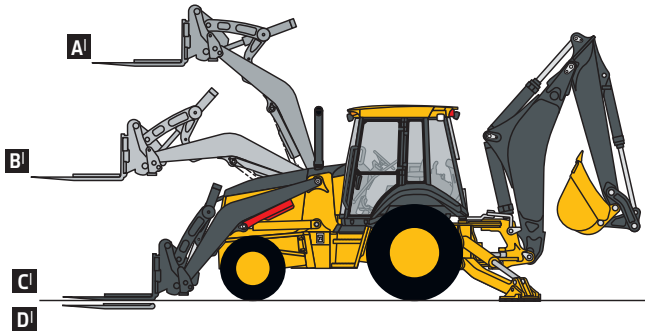
Overall Dimensions	710L
A Ground Clearance, Minimum	356 mm (14 in.)
B Overall Length, Transport	8.23 m (27 ft. 0 in.)
C Width Over Tires	2.37 m (7 ft. 9 in.)
D Height to Top of ROPS/Cab	2.97 m (9 ft. 9 in.)
E Length from Axle to Axle	
Non-Powered Front Axle	2.58 m (8 ft. 5 in.)
MFWD Axle	2.55 m (8 ft. 4 in.)

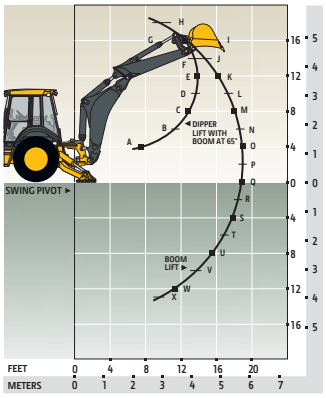


Backhoe Dimensions and Performance			
Backhoe specifications are with 610-mm x 0.31-m³ (24 in. x 11 cu. ft.) bucket; dipper lift specs are with a boom angle of 65 deg.			
Bucket Range	610–914 mm (24–36 in.)		
Digging Force			
Bucket Cylinder	78.4 kN (17,622 lb.)		
Lift Mode	84.3 kN (18,959 lb.)		
Crowd Cylinder	53.4 kN (11,999 lb.)		
Lift Mode	57.4 kN (12,910 lb.)		
Swing Arc	180 deg.		
Operator Control	Pilot control		
		With Optional Extendable Dipperstick	
	With Standard Backhoe	*Retracted*	*Extended*
F Loading Height, Truck Loading Position	4.45 m (14 ft. 7 in.)	4.49 m (14 ft. 9 in.)	5.35 m (17 ft. 6 in.)
G Reach from Center of Swing Pivot	6.84 m (22 ft. 5 in.)	6.84 m (22 ft. 5 in.)	8.15 m (26 ft. 9 in.)
H Reach from Center of Rear Axle	8.11 m (26 ft. 7 in.)	8.11 m (26 ft. 7 in.)	9.42 m (30 ft. 11 in.)
I Digging Depth (SAE maximum)	5.26 m (17 ft. 3 in.)	5.26 m (17 ft. 3 in.)	6.63 m (21 ft. 9 in.)
J Digging Depth (SAE)			
610-mm (2 ft.) Flat Bottom	5.25 m (17 ft. 3 in.)	5.25 m (17 ft. 2 in.)	6.62 m (21 ft. 8 in.)
2440-mm (8 ft.) Flat Bottom	4.96 m (16 ft. 3 in.)	4.96 m (16 ft. 3 in.)	6.40 m (21 ft. 0 in.)
K Stabilizer Width, Transport	2.41 m (7 ft. 11 in.)	2.41 m (7 ft. 11 in.)	2.41 m (7 ft. 11 in.)
L Stabilizer Spread, Operating	3.99 m (13 ft. 1 in.)	3.99 m (13 ft. 1 in.)	3.99 m (13 ft. 1 in.)
M Stabilizer Overall Width, Operating	4.65 m (15 ft. 3 in.)	4.65 m (15 ft. 3 in.)	4.65 m (15 ft. 3 in.)
N Bucket Rotation	190 deg.	190 deg.	190 deg.
O Transport Height	4.23 m (13 ft. 10 in.)	4.23 m (13 ft. 10 in.)	4.23 m (13 ft. 10 in.)
Loader Dimensions and Performance			
P Bucket Dump Angle, Maximum	45 deg.		
Q Rollback Angle at Ground Level	40 deg.		

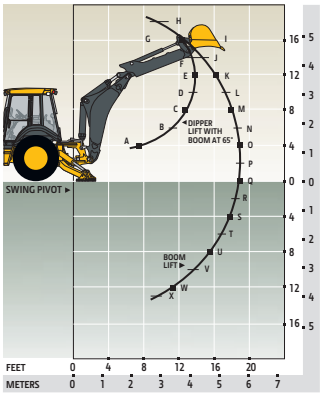
Loader Dimensions and Performance *(continued)*		710L		
		Standard-duty	*Standard-duty*	*Multipurpose*
Bucket Capacity		1.24 m^3 (1.62 cu. yd.)	1.43 m^3 (1.87 cu. yd.)	1.00 m^3 (1.31 cu. yd.)
Width		2464 mm (97 in.)	2464 mm (97 in.)	2451 mm (96 in.)
Weight		830 kg (1,830 lb.)	866 kg (1,909 lb.)	995 kg (2,193 lb.)
Breakout Force		73.6 kN (16,539 lb.)	70.5 kN (15,853 lb.)	73.3 kN (16,474 lb.)
Lift Capacity, Full Height		4475 kg (9,866 lb.)	4239 kg (9,346 lb.)	4081 kg (8,998 lb.)
R	Height to Bucket Hinge Pin, Maximum	3.73 m (12 ft. 3 in.)	3.73 m (12 ft. 3 in.)	3.73 m (12 ft. 3 in.)
S	Dump Clearance, Bucket at 45 deg.	2.89 m (9 ft. 6 in.)	2.81 m (9 ft. 3 in.)	2.92 m (9 ft. 7 in.)
T	Reach at Full Height, Bucket at 45 deg.	768 mm (30.2 in.)	849 mm (33.4 in.)	763 mm (30 in.)
U	Digging Depth Below Ground, Bucket Level	157 mm (6.2 in.)	157 mm (6.2 in.)	141 mm (5.5 in.)
V	Length from Front Axle Centerline to Bucket Cutting Edge	2.14 m (7 ft. 0 in.)	2.26 m (7 ft. 5 in.)	2.11 m (6 ft. 11 in.)

Lift Capacity with Quick-Coupler Forks		
Hydraulic Capacity		*1219-mm (48 in.) Tines*
A[I]	Maximum Height	2632 kg (5,803 lb.)
B[I]	Maximum Reach	4378 kg (9,651 lb.)
C[I]	At Ground Line	6057 kg (13,353 lb.)
D[I]	Below Ground Line	140 mm (5.5 in.)

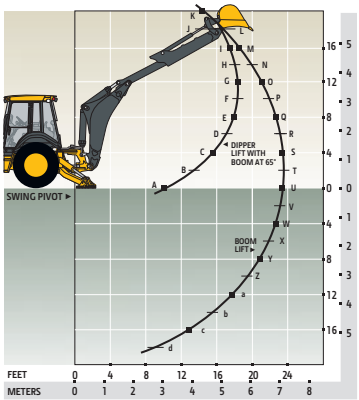




With Standard Dipperstick



With Extendable Dipperstick, Retracted



With Extendable Dipperstick, Extended

Lift Capacities

Lift capacities are over-end values in kg (lb.). Figures listed are 100% of the maximum lift force available.

	With Standard Dipperstick		*With 1.37-m (4 ft. 6 in.) Extendable Dipperstick, Retracted*		*With 1.37-m (4 ft. 6 in.) Extendable Dipperstick, Extended*	
	Standard Lift	*Lift Mode*	*Standard Lift*	*Lift Mode*	*Standard Lift*	*Lift Mode*
A	9519 kg (20,986 lb.)	9519 kg (20,986 lb.)	9343 kg (20,597 lb.)	9343 kg (20,597 lb.)	5431 kg (11,973 lb.)	5878 kg (12,958 lb.)
B	5244 kg (11,561 lb.)	5506 kg (12,140 lb.)	5109 kg (11,262 lb.)	5290 kg (11,662 lb.)	3397 kg (7,488 lb.)	3685 kg (8,123 lb.)
C	4492 kg (9,903 lb.)	4732 kg (10,432 lb.)	4344 kg (9,578 lb.)	4520 kg (9,965 lb.)	2914 kg (6,425 lb.)	3,165 kg (6,977 lb.)
D	4087 kg (9,010 lb.)	4419 kg (9,743 lb.)	3932 kg (8,669 lb.)	4229 kg (9,323 lb.)	2659 kg (5,862 lb.)	2889 kg (6,370 lb.)
E	3718 kg (8,197 lb.)	4022 kg (8,866 lb.)	3557 kg (7,843 lb.)	3860 kg (8,510 lb.)	2479 kg (5,466 lb.)	2695 kg (5,942 lb.)
F	3219 kg (7,096 lb.)	3483 kg (7,679 lb.)	3050 kg (6,724 lb.)	3313 kg (7,304 lb.)	2324 kg (5,123 lb.)	2527 kg (5,572 lb.)
G	2304 kg (5,079 lb.)	2497 kg (5,505 lb.)	2122 kg (4,679 lb.)	2314 kg (5,102 lb.)	2164 kg (4,771 lb.)	2355 kg (5,192 lb.)
H	2500 kg (5,512 lb.)	2717 kg (5,990 lb.)	2291 kg (5,052 lb.)	2508 kg (5,530 lb.)	1974 kg (4,351 lb.)	2150 kg (4,740 lb.)
I	2572 kg (5,670 lb.)	2805 kg (6,184 lb.)	2348 kg (5,177 lb.)	2581 kg (5,691 lb.)	1719 kg (3,790 lb.)	1875 kg (4,135 lb.)
J	2532 kg (5,581 lb.)	2766 kg (6,099 lb.)	2301 kg (5,073 lb.)	2536 kg (5,590 lb.)	1340 kg (2,954 lb.)	1467 kg (3,234 lb.)
K	2465 kg (5,434 lb.)	2697 kg (5,947 lb.)	2230 kg (4,916 lb.)	2462 kg (5,428 lb.)	1625 kg (3,583 lb.)	1789 kg (3,944 lb.)
L	2391 kg (5,271 lb.)	2620 kg (5,776 lb.)	2152 kg (4,744 lb.)	2381 kg (5,250 lb.)	1679 kg (3,701 lb.)	1852 kg (4,083 lb.)
M	2316 kg (5,105 lb.)	2541 kg (5,602 lb.)	2074 kg (4,573 lb.)	2300 kg (5,070 lb.)	1685 kg (3,714 lb.)	1862 kg (4,104 lb.)
N	2243 kg (4,945 lb.)	2464 kg (5,433 lb.)	1999 kg (4,407 lb.)	2220 kg (4,895 lb.)	1669 kg (3,680 lb.)	1848 kg (4,073 lb.)
O	2173 kg (4,791 lb.)	2391 kg (5,271 lb.)	1927 kg (4,248 lb.)	2145 kg (4,728 lb.)	1644 kg (3,624 lb.)	1822 kg (4,017 lb.)
P	2107 kg (4,646 lb.)	2321 kg (5,118 lb.)	1859 kg (4,098 lb.)	2073 kg (4,570 lb.)	1613 kg (3,556 lb.)	1791 kg (3,947 lb.)
Q	2045 kg (4,509 lb.)	2256 kg (4,974 lb.)	1794 kg (3,956 lb.)	2005 kg (4,421 lb.)	1579 kg (3,482 lb.)	1756 kg (3,872 lb.)
R	1987 kg (4,381 lb.)	2195 kg (4,840 lb.)	1734 kg (3,823 lb.)	1942 kg (4,282 lb.)	1545 kg (3,406 lb.)	1721 kg (3,793 lb.)
S	1934 kg (4,263 lb.)	2139 kg (4,716 lb.)	1678 kg (3,698 lb.)	1883 kg (4,152 lb.)	1511 kg (3,331 lb.)	1685 kg (3,715 lb.)
T	1884 kg (4,154 lb.)	2088 kg (4,604 lb.)	1625 kg (3,583 lb.)	1829 kg (4,033 lb.)	1477 kg (3,257 lb.)	1650 kg (3,639 lb.)
U	1841 kg (4,058 lb.)	2044 kg (4,506 lb.)	1578 kg (3,479 lb.)	1781 kg (3,927 lb.)	1445 kg (3,185 lb.)	1617 kg (3,565 lb.)
V	1805 kg (3,979 lb.)	2009 kg (4,429 lb.)	1537 kg (3,388 lb.)	1741 kg (3,838 lb.)	1414 kg (3,117 lb.)	1585 kg (3,495 lb.)
W	1786 kg (3,937 lb.)	1995 kg (4,397 lb.)	1509 kg (3,327 lb.)	1718 kg (3,787 lb.)	1385 kg (3,054 lb.)	1556 kg (3,429 lb.)
X	1794 kg (3,954 lb.)	2009 kg (4,429 lb.)	1508 kg (3,325 lb.)	1723 kg (3,799 lb.)	1359 kg (2,995 lb.)	1529 kg (3,370 lb.)
Y	—	—	—	—	1335 kg (2,943 lb.)	1505 kg (3,318 lb.)
Z	—	—	—	—	1316 kg (2,900 lb.)	1486 kg (3,277 lb.)
a	—	—	—	—	1302 kg (2,871 lb.)	1475 kg (3,251 lb.)
b	—	—	—	—	1299 kg (2,865 lb.)	1476 kg (3,253 lb.)
c	—	—	—	—	1322 kg (2,914 lb.)	1506 kg (3,321 lb.)
d	—	—	—	—	1453 kg (3,202 lb.)	1666 kg (3,673 lb.)

**Indicates capacity is stability limited. Lift capacities are over end with stabilizers down and tires tangent to ground.*

Additional equipment

Key: ● Standard ▲ Optional or special See your John Deere dealer for further information.

310L EP	310L	310SL	310SL HL	315SL	410L	710L	Engine
●	●	●	●	●	●	●	Coolant recovery tank with low-level indicator
●	●	●	●	●	●	●	Foldout, hinged cooling system
●	●	●	●	●	●	●	Serpentine belt with automatic belt tensioner
●							Viscous variable-rate cooling fan
	●	●	●	●	●	●	Electronically controlled, variable-rate suction-type cooling fan
	●	●	●	●	●	●	Self-cleaning exhaust aftertreatment system
▲	▲	▲	▲	▲	▲	▲	Chrome exhaust extension
	●	●	●	●	●		Grid heat
●						●	Glow plugs
▲	▲	▲	▲	▲	▲	▲	1,000-watt electric engine coolant heater
●	●	●	●	●	●	●	Electronic fuel lift pump
							Powertrain
●	●					●	PowerShift™ transmission: Torque converter with twist-grip Transmission Control Lever (TCL) and neutral safety switch interlock (1st through 4th gears)
		●	●	●	●		PowerShift transmission: Torque converter with twist-grip TCL and neutral safety switch interlock (1st through 5th gears)
		●	●	●	●		5th-gear overdrive
		▲	▲	▲	▲	▲	AutoShift transmission
●	●	●	●	●	●	●	Transmission oil cooler
▲	▲	▲	●	▲	▲	▲	Transmission remote oil-sampling port
●	●	●	●		●		Differential lock, electric foot actuated, protection on/off
				●		●	Differential lock, electric foot actuated
		●	●	●	●	●	Auto shutdown
●	●	●	●	●	●	●	Planetary final drives
●	●	●	●	●	●	●	Power-assisted hydraulic service brakes (conform to ISO 3450): Inboard, wet multi-disc, self-adjusting and self-equalizing
●	●	●	●	●	●	●	Parking/emergency brake with electric switch control (conforms to ISO 3450): Spring applied, hydraulically released wet multi-disc / Independent of service brakes
●	●	●	●	●	●	●	Hydrostatic power steering with emergency manual mode
▲	▲	▲	▲	▲	▲	▲	Non-powered front axle
●	●						MFWD with open differential: Electric on/off control / Sealed axle
▲	▲	●	●	●	●	●	MFWD with traction-control limited-slip differential: Electric on/off control / Sealed axle
		●	●	●	●		Automatic MFWD braking (4th and 5th gear overdrive only)
●	●					●	Automatic MFWD braking (4th gear only)
▲	▲	▲	▲	▲	▲		MFWD driveshaft guard
							Backhoe
			●		●	●	Lift mode
			●		●	●	Precision mode
							Standard dipperstick digging depth
●	●						4.27 m (14 ft. 0 in.)

310L EP	310L	310SL	310SL HL	315SL	410L	710L	Backhoe *(continued)*
							Standard dipperstick digging depth *(cont.)*
		●					4.34 m (14 ft. 3 in.)
				●			4.17 m (13 ft. 8 in.)
			●				4.59 m (15 ft. 1 in.)
					●		4.83 m (15 ft. 10 in.)
						●	5.25 m (17 ft. 3 in.)
							Extendable dipperstick extension
▲	▲	▲	▲	▲			1.06 m (3 ft. 6 in.)
					▲		1.21 m (4 ft. 0 in.)
						▲	1.37 m (4 ft. 6 in.)
		▲	●	▲	●		Heavy-duty backhoe bucket cylinder
●	●	●		●	●	▲	ISO (Deere) 2-lever mechanical backhoe controls
▲	▲	▲	●	▲	▲	▲	2-lever pilot controls with pattern-selection feature
●	●	●	●	●	●	●	Backhoe transport lock lever
●	●	●	●	●	●	●	Swing lock pin stored in operator's station
●	●	●	●	●	●	●	Stabilizers with 2-direction anti-drift valves
		▲	●		●	●	Extended (long) stabilizers with reversible pads
		▲	▲	▲	▲		Severe-duty backhoe bucket with lift loops
▲	▲	▲	▲	▲	▲		Backhoe couplers for John Deere, Case, and Cat buckets
▲	▲	▲	▲	▲	▲	▲	Auxiliary backhoe valve with 1-way flow for hammers and compactors with plumbing
▲	▲	▲	▲		▲	▲	Auxiliary backhoe valve with 1- and 2-way flow for swingers, thumbs, augers, etc. (plumbing not included)
▲	▲	▲	▲		▲		Hydraulic thumb
		▲	▲		▲		Rear hydraulic coupler
		▲	▲	▲	▲		Spring-type coupler
							Loader†
●	●	●	●	●	●	●	Loader bucket anti-spill (rollback)
●	●	●	●	●	●	●	Return-to-dig feature
●	●	●	●	●	●	●	Single-lever control with electric clutch disconnect
●	●	●	●	●	●	●	Bucket-level indicator
●	●	●	●	●	●	●	Loader boom service lock
▲	▲			▲			Auxiliary loader hydraulics with 2-lever control
▲	▲	▲	▲	▲	▲	▲	Auxiliary loader hydraulics with single control lever with EH auxiliary control (MFWD and clutch disconnect)
▲	▲	▲	▲	▲	▲	▲	Hydraulic coupler for buckets, forks, etc.
▲	▲	▲	▲	▲	▲	●	Ride control
		▲	▲		▲		Auto ride control

†See dealer for range of heavy-duty, multipurpose, and coupler buckets and forks.

							Hydraulic System
●							128-L/m (33.7 gpm) backhoe flow, 104-L/m (2 7.5 gpm) loader flow; open-center system, axial-piston pump
	●						106-L/m (28 gpm) single-gear pump, open-center system

Net engine power is with standard equipment including air cleaner, exhaust system, alternator, and cooling fan at test conditions specified per ISO 9249. No derating is required up to 1500-mm (5,000 ft.) altitude for the 310L EP. Specifications and design are subject to change without notice. Wherever applicable, specifications are in accordance with ISO standards. Except where otherwise noted, these specifications are based on 310L EP and 310L units with 19.5L-24-in. 12PR (R4) tubeless rear and 12.5/80-18 12PR (F3) front tires, and 0.86-m^3 (1.12 cu. yd.) loader buckets; a 310SL unit with 19.5L-24-in. 12PR (R4) tubeless rear and 12.5-80/18 10PR (R4) front tires, and 1.00-m^3 (1.31 cu. yd.) loader bucket; a 310SL HL unit with boost mode, 21L-24 in. 12PR (R4) tubeless rear and 12.5/80-18 10PR (R4) front tires,and 1.00-m^3 (1.31 cu. yd.) loader bucket; a 315SL unit with 16.9L-28 R4 (12) tubeless rear and 12.5-80/18 10PR (R4) front tires, and 1.00-m^3 (1.31 cu. yd.) loader bucket; a 410L unit with 21L-24-in. 12PR (R4) tubeless rear and 12.5/80-18 10PR (R4) front tires, and 1.15-m^3 (1.5 cu. yd.) loader bucket; and a 710L unit with 21L-28-in. 18PR (R4) tubeless rear and 15-19.5-in. 12PR (R4) front tires, and 1.24-m^3 (1.62 cu. yd.) loader bucket.

Additional equipment *(continued)*

Key: ● Standard ▲ Optional or special See your John Deere dealer for further information.

310L EP	310L	310SL	310SL HL	315SL	410L	710L	Hydraulic System *(continued)*
		●		●			136-L/m (36 gpm) tandem-gear pump, open-center system
			●		●		159-L/m (42 gpm) axial-piston pump, PCLS system
						●	197-L/m (52 gpm) axial-piston pump, PCLS system
		●	●	●	●	●	Auto-idle
●	●	●	●	●	●	●	Economy mode
●	●	●	●	●	●	●	Dedicated hydraulic reservoir
							Electrical System
●	●	●	●	●	●	●	12-volt system
●	●	●	●		●		120-amp alternator (canopy and quarter cab)
●							130-amp alternator (cab)
	●	●	●	●	●	●	160-amp alternator (cab)
●	●	●	●	●	●		Single battery with 180-min. reserve capacity and 925 CCA
▲	▲	▲	▲	▲	▲	●	Dual batteries with 360-min. reserve capacity and 1,850 CCA
▲	▲	▲	▲	▲	▲	▲	Remote jump posts and battery disconnect
							Lights
●	●	●	●	●	●	●	Halogen lights (10), 32,500 candlepower each (4 front driving/working, 4 rear working, and 2 side docking)
●	●	●	●	●	●	●	Turn signal/flashing (2 front and 2 rear)
●	●	●	●	●	●	●	Rear stop and tail (2)
▲	▲	▲	▲	▲	▲	▲	LED light package
							Operator's Station
●	●	●	●		●	●	Modular-design ROPS/FOPS (Level 2) canopy with molded roof (meets ISO 3449 and ISO 3471/SAE J1040): Isolation mounted
●	●	●	●	●	●	●	Molded floor mats (with pilot controls only)
●	●	●	●	●	●	●	12-volt outlet
●	●	●	●	●	●	●	Lockable right-side storage
▲	▲	▲	▲	▲	▲	▲	Lockable left-hand storage with cup holders
▲	▲	▲	▲	▲	▲	▲	Interior front-view mirror
▲	▲	▲	▲	▲	▲	▲	Outside rearview mirrors
●	●	●	●	●	●	●	Rotary-dial hand throttle
●	●	●	●	●	●	●	Suspended foot throttle
●	●	●	●	●	●	●	Cloth seat (with cab only)
▲	▲	▲	▲	▲	▲	▲	Air-suspension heated seat (with cab only)
▲	▲	▲	▲	▲	▲	▲	Air-suspension vinyl seat
●	●						Key start switch with electric fuel shutoff
●	●	●	●	●	●	●	Tilt steering, infinitely adjustable (with cab only)
▲	▲	▲	▲		▲	▲	Tilt steering, infinitely adjustable (with canopy and quarter cab)
		●	●	●	●	●	Keyless start
▲	▲	●	●	●	●	●	Machine security (enabled through monitor)
●	●	●	●	●	●	●	Digital display of engine hours, engine rpm, and system voltage
		●	●	●	●	●	Sealed-switch module (SSM)

310L EP	310L	310SL	310SL HL	315SL	410L	710L	Operator's Station *(continued)*
		●	●	●	●	●	Multi-function lever: Turn signals / Windshield wipers / Some light functionality
●	●	●	●	●	●	●	Monitor system with audible and visual warnings: Engine air restriction / Low alternator voltage / Engine oil pressure / Hydraulic filter restriction / Parking brake on/off / Aftertreatment temperature / Transmission fluid temperature / Fuel / Hour meter / Machine diagnostic information via 4-push-button/LCD operator interface
●	●	●	●		●	●	**Canopy:** Mechanical-suspension deluxe vinyl swivel seat with lumbar adjustment and armrests (fully adjustable)
▲	▲	▲					**Quarter Cab:** Mechanical-suspension deluxe vinyl swivel seat with lumbar adjustment and armrests (fully adjustable), front windshield, and windshield wiper (1 front)
▲	▲	▲	▲	●	▲	▲	**Cab with Dual Doors and A/C:** Mechanical-suspension deluxe fabric swivel seat with lumbar adjustment / Headliner, dome light, left and right cab doors, tinted safety glass, windshield wipers (1 rear and 1 front), front windshield washer, fresh-air intake, and heater/defroster/pressurizer (11.7-kW [40,000 Btu/h] heater) / A/C (7.6-kW [26,000 Btu/h] output and CFC-free R134a refrigerant
▲	▲	▲	▲	▲	▲	▲	AM/FM/weather-band (WB) radio (with cab only)
▲	▲	▲	▲	▲	▲	▲	Premium radio package (with cab only; includes additional 12-volt and USB outlets)
							Overall Vehicle
●	●	●	●	●	●	●	1-piece unitized construction mainframe
●	●	●	●	●	●	●	Vehicle tie-downs (2 front and 2 rear)
●	●	●	●	●	●	●	Remote grease bank for front axle
●	●	●	●		●		Front bumper cover
▲	▲	▲	▲	●	▲		Heavy-duty front bumper
▲	▲	▲	▲	▲	▲	●	Front counterweight – 204 kg (450 lb.), 272 kg (600 lb.), 340 kg (750 lb.), 454 kg (1,000 lb.), 567 kg (1,250 lb.), or 680 kg (1,500 lb.)
▲	▲	▲	▲	▲	▲		Rubber grille bumpers
●	●	●	●	●	●		Fuel tank, 128.71 L (34 gal.), ground-level fueling
						●	Fuel tank, 174.1 L (46 gal.), ground-level fueling
●	●	●	●	●	●	●	2-position easy-tilt hood
●	●	●	●	●	●	●	Extended grille frame
●	●	●	●	●	●	●	Toolbox with padlock hasp
●	●	●	●	●	●	●	Vandal protection for locking monitor, engine hood, toolbox, hydraulic reservoir, and fuel tank
●	●	●	●	●	●	●	Reverse warning alarm
●	●	●	●	●	●	●	Dent-resistant full-coverage rear fenders
▲	▲	▲	▲	▲	▲	▲	Backhoe boom-protection plate
▲	●	●	●	●	●	●	JDLink™ wireless communication system (available in specific countries; see your dealer for details)

Net engine power is with standard equipment including air cleaner, exhaust system, alternator, and cooling fan at test conditions specified per ISO 9249. No derating is required up to 1500-mm (5,000 ft.) altitude for the 310L EP. Specifications and design are subject to change without notice. Wherever applicable, specifications are in accordance with ISO standards. Except where otherwise noted, these specifications are based on 310L EP and 310L units with 19.5L-24-in. 12PR (R4) tubeless rear and 12.5/80-18 12PR (F3) front tires, and 0.86-m^3 (1.12 cu. yd.) loader buckets; a 310SL unit with 19.5L-24-in. 12PR (R4) tubeless rear and 12.5-80/18 10PR (R4) front tires, and 1.00-m^3 (1.31 cu. yd.) loader bucket; a 310SL HL unit with boost mode, 21L-24 in. 12PR (R4) tubeless rear and 12.5/80-18 10PR (R4) front tires,and 1.00-m^3 (1.31 cu. yd.) loader bucket; a 315SL unit with 16.9L-28 R4 (12) tubeless rear and 12.5-80/18 10PR (R4) front tires, and 1.00-m^3 (1.31 cu. yd.) loader bucket; a 410L unit with 21L-24-in. 12PR (R4) tubeless rear and 12.5/80-18 10PR (R4) front tires, and 1.15-m^3 (1.5 cu. yd.) loader bucket; and a 710L unit with 21L-28-in. 18PR (R4) tubeless rear and 15-19.5-in. 12PR (R4) front tires, and 1.24-m^3 (1.62 cu. yd.) loader bucket.



Every day brings new challenges — demanding jobsites, long hours, and an increasing focus on uptime. Our job is to bring you the opportunities to overcome them. Our experienced engineers, specialized service techs, and global parts and service network are always ready to step up to help you **Run Your World.**

DKALBHL Litho in U.S.A. (19-06)

City of Dinuba

Equipment Quote

8/25/2022

All amounts are displayed in USD

John Deere 310L Backhoe Loader

Code	Description	Qty	List Price
0A60T	John Deere 310L Backhoe Loader	1	**$142,289.00**
	Required Items:		
170C	JD Link 5 Year Subcription	1	No Charge
2401	English Operators manual	1	No charge
3065	Mechanical Front Wheel Drive (MFWD)	1	$980.00
4466	Galaxy 21L 24 in. 12 PR Rear & 12.5/80-18 10PR Front	1	$1,827.00
2035	Cab	1	$11,983.00
8685	Dual Maintenance Free Batteries With Disconnect and Jump Post	1	$544.00
6020	Extendible Dipperstick	1	$9,695.00
6230	Auxiliary Hydraulic with One & Two Way Flow (Hammer & Thumb/Swinger)	1	$4,582.00
5285	Pilot Controls, Two Lever, with Pattern Selection	1	$2,665.00
5422	Multi-Brand Quick Coupler - 42 Inch Thumb Ready	1	$1,719.00
5626	18" (457 mm) Wide, Heavy-Duty, 5.1 Cu. Ft. (0.14	1	$1,913.00
7080	Three-Function Loader Hydraulics, Single Lever	1	$3,268.00
7675	1.25 Cu. Yd. (.96 Cu. M.), 86 in.(2.18 m) wide	1	$9,663.00
8475	1000 LB (454kg) Front Counterweight	1	$1,374.00
9095	Machine Security	1	$454.00
9045	Chrome Exhaust	1	$178.00
1065	John Deere PowerTech™ EWL 4.5L (276 Cu. In.) Engine Meets Final Tier 4 and Stage IV Emissions	1	$7,231.00
9917	Radio, Bosch Basic Package	1	$873.00
9920	Exterior Rear View Mirrors(2)	1	$343.00
9965	Seat, Cloth Air-Suspension For Enclosed Cabs	1	$503.00
9905	Strobe Light with Magnetic Mount Light	1	$588.00
9235	42 Inch Hydraulic Backhoe Thumb - 4 Tine	1	$10,280.00
9110	Ride Control	1	$1,988.00
9210	Left Side Storage with Cup Holders	1	$81.00
9515	Diagnostic Oil Sampling Ports	1	$207.00
9505	Full MFWD Driveshaft Guard	1	$428.00
9190	Backhoe Boom Protection Plate	1	$602.00
	Total Unit Configured List Price		**$216,258.00**
	Less City of Dinuba Sourcewell Discount	**46.00%**	**$ 99,478.68**
	Customer Base Price		**$116,779.32**
	Additional Dealer Costs		
	Standard Warranty - 12 Mos / Unlimited Hrs		In Base Price
	Factory Freight		$5,302.12
	Set Up & Delivery		$2,843.00
	Total Dealer Costs		**$8,145.12**
	Total Configured Price		$124,974.53
	California Tire Tax		$7.00
	City of Dinuba Sales Tax (8.50%)		$10,622.84
	Total Delivered Price		**$135,604.37**

Prepard By : Joseph St. Angelo- Pape' Machinery

ACCEPTED BY: _____

DATE: _____

City Council Staff Report

Department: PUBLIC WORKS | September 13, 2022

To: Mayor and City Council

From: Ismael Hernandez, Public Works Director

By: George Avila, Business Manager

Subject: Proclamation No. 2022-03 Proclaiming September 2022 as Railroad Safety Month (IH)

RECOMMENDATION

Council to adopt Proclamation No. 2022-03 proclaiming September 2022 as Railroad Safety Month.

EXECUTIVE SUMMARY

Each year the City Council proclaims the month of September as "Railroad Safety Month" in order to bring awareness and promote greater safety at rail grade crossings.

OUTSTANDING ISSUES

None.

DISCUSSION

The City of Dinuba supports programs that promote rail crossing safety. These programs are vital given that the State of California continues to lead the nation in rail related fatalities. During 2021 there were a total of 242 casualties including 101 injuries and 141 deaths. Rail crossing crashes are considered far more severe than highway collisions as they are more likely to result in serious injury or death. Many of these crashes can be prevented by increasing public awareness of railroad crossing dangers.

In an effort to prevent as many of these casualties as possible, Operation Lifesaver was enacted. Operation Lifesaver is the foremost public information and education program dedicated to preventing grade crossing crashes. The operation is being implemented locally by the Tulare County Association of Governments (TCAG). As part of this operation, TCAG has requested that member cities proclaim September as Railroad Safety Month in order to encourage all citizens to exercise added caution when approaching grade crossings, and potentially reduce rail grade crossing collisions.

Proclamation No. 2022-03 enclosed as Attachment 'A' proclaims the month of September as "Railroad Safety Month".

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

PUBLIC HEARING

None.

ATTACHMENTS:

Description

A. Proclamation 2022-03

PROCLAMATION NO. 2022-03

CITY OF DINUBA

"Together , A Better Community"

Railroad Safety Month

WHEREAS, the State of California is a leader in supporting safety programs at rail grade crossings; and

WHEREAS, during 2021 there were 242 trespassing casualties resulting in 141 fatalities and 101 injuries in the State of California; and

WHEREAS, such crossing crashes are more severe than highway collisions and are more likely to result in death and injury; and

WHEREAS, many of these crashes could have been prevented by increased public awareness of the crossing dangers and the appropriate driving safety laws; and

WHEREAS, Operation Lifesaver is the foremost public information and education program dedicated to preventing grade crossing crashes; and

WHEREAS, for the month of September and reaffirmed all Septembers following, all citizens are encouraged to observe added caution when approaching grade crossings; and

WHEREAS, the important observance should lead to greater safety awareness and a reduction in rail grade crossing collisions.

NOW, THEREFORE, I, Linda Launer, Mayor of the City of Dinuba, do hereby proclaim:

SEPTEMBER RAILROAD SAFETY MONTH

We encourage all citizens to participate in activities to reduce trespass casualties and crossing collisions.

IN WITNESS THEREOF, I have hereunto set my hand and caused the great seal of the City of Dinuba to be affixed, on this 13th day of September, two-thousand-twenty-two.

_____

Linda Launer, Mayor

Attest:

_____

Maria Alaniz, City Clerk

City Council Staff Report

Department: Planning and Development | September 13, 2022

To: Mayor and City Council

From: Karl Schoettler, City Planning Consultant

Subject: Ordinance No. 2022-07 (Castlerock Homes Inc.) Second reading and Adoption (Ksch)

RECOMMENDATION

Council conduct the second reading, waive reading in full, and adopt Ordinance 2022-07 pertaining to a change of zoning on one 15.8-acre parcel located on the east side of Randle Avenue, the west side of the Road 92 alignment and south of El Monte Way.

EXECUTIVE SUMMARY

The action would result in a change of zoning of one parcel to apply the “PUD” (Planned Unit Development) zone. The parcel was also approved by Council for a single family residential subdivision.

OUTSTANDING ISSUES

None.

DISCUSSION

On August 9, 2022 the City Council conducted a first reading of Ordinance No. 2022-07 to rezone one parcel located on the east side of Randle Avenue (opposite the Park Way alignment) to apply the “PUD” (Planned Unit Development) overly zone to the existing R-1-6 zone.

At the same time the City Council approved a Vesting Tentative Subdivision Map to create 71 single family residential lots and a 1.2-acre neighborhood park. The PUD overlay zone allows flexibility with items like lot size and dimensions, provided that the City Council can find the subdivision design is superior to what could be achieved with the base R-1-6 development standards. By approving the introduction of the ordinance the City Council did indeed make this finding.

The Council is now asked to conduct the second reading, waive the reading in full and adopt the Ordinance, which will take effect 30 days after it is adopted.

FISCAL IMPACT

The project developer will be required to pay City of Dinuba impact fees for each lot that is developed.

PUBLIC HEARING

A public hearing notice was published in the Mid-Valley Times prior to the City Council’s public hearing on August 9, 2022.

ATTACHMENTS:

Description

A. Ordinance 2022-07

ATTACHMENT "A"

ORDINANCE NO. 2022-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DINUBA AMENDING THE ZONING OF A PARCEL LOCATED ON THE EAST SIDE OF RANDLE AVENUE OPPOSITE PARK WAY.

THE CITY COUNCIL OF THE CITY OF DINUBA HEREBY DOES ORDAIN:

SECTION 1. FINDINGS.

(a) The City of Dinuba administers a Zoning Ordinance (Title 17 of the Dinuba Municipal Code), including a map that designates all parcels of land with specific zoning classifications.

(b) The purpose of zoning is to facilitate a well-planned City and to avoid land use conflicts, among other objectives.

(c) The City has received an application to amend the Zoning of a specific parcel located on the east side of Randle Avenue opposite Park Way. Currently the parcel is zoned R-1 (Single Family Residential (6,000 square foot minimum lot size)). The parcel is proposed to be zoned R-1 (PUD) (Single Family Residential (Planned Unit Development overlay).

(d) The Assessor Parcel Number of the subject parcel is 018-180-031.

(e) The purpose of the zone change is to enable the parcels to be developed with a new single family residential subdivision that is superior in design that that which could be achieved under R-1-6 zoning.

(f) The proposed zone change is shown on Map 1.

SECTION 2. SEVERABILITY.
Each of the provisions of this ordinance is severable from all other provisions. If any article, section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. The City Clerk is hereby directed to cause a summary of this Ordinance to be published by one insertion in a newspaper of general circulation in the community at least five (5) days prior to adoption and again fifteen (15) days after its adoption. If a summary of the ordinance is published, then the City Clerk shall cause a certified copy of the full text of the proposed ordinance to be posted in the office of the City Clerk at least five days prior to the

Council meeting at which the ordinance is adopted and again after the meeting at which the ordinance is adopted. The summary shall be approved by the City Attorney.

This Ordinance shall take effect and be in full force thirty (30) days from and after its adoption.

SECTION 5. The foregoing Ordinance No. 2020-02 was introduced at a regular meeting of the City Council of the City of Dinuba on the 9th day of August, 2022, by the following vote:

AYES: Launer, Longoria Nerio-Guerrero, Reynosa, Thusu,

NOES: None

ABSENT: None

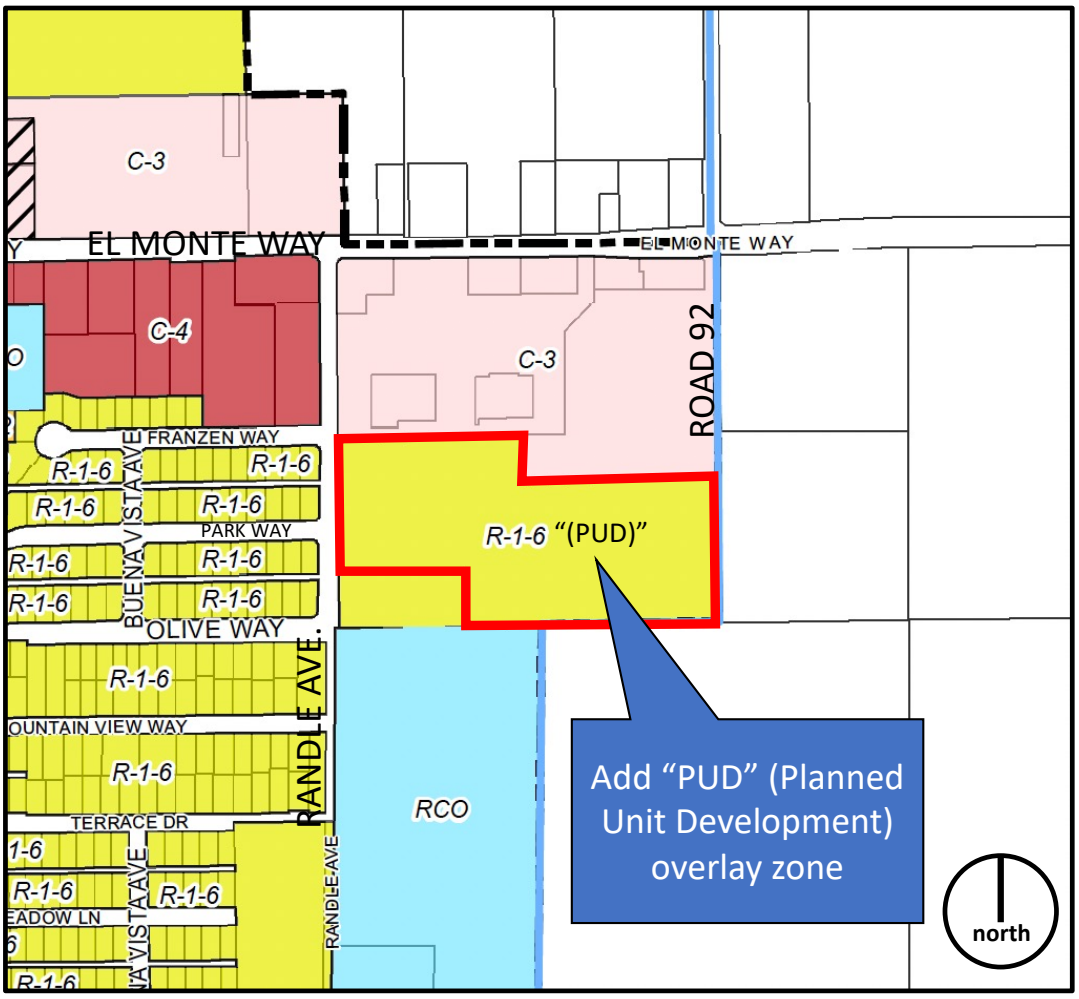
ABSTAIN: None

_____
Linda Launer, Mayor of the City of Dinuba

ATTEST:

_____
Maria Alaniz, City Clerk

MAP 1


C-3
EL MONTE WAY
EL MONTE WAY
C-4
C-3
ROAD 92
FRANZEN WAY
R-1-6
R-1-6
R-1-6
R-1-6
PARK WAY
R-1-6
R-1-6
R-1-6
R-1-6
BUENA VISTA AVE
OLIVE WAY
R-1-6 "(PUD)"
R-1-6
RANDLE AVE.
OUNTAIN VIEW WAY
R-1-6
RCO
TERRACE DR
1-6
R-1-6
R-1-6
EADOW LN
6
R-1-6
A VISTA AVE
RANDLE AVE
Add "PUD" (Planned Unit Development) overlay zone
north

City Council Staff Report

Department: CITY MANAGER'S OFFICE | September 13, 2022

To: Mayor and City Council

From: Daniel James, Assistant City Manager

Subject: City Manager Employment Contract (DJ)

RECOMMENDATION

Council to approve a minor amendment to the City Manager's Employment Contract.

EXECUTIVE SUMMARY

The City Council to consider a minor amendment to the City Manager's Employment Contract related to health insurance benefits.

OUTSTANDING ISSUES

None.

DISCUSSION

The City Council entered into an 3-year employment contract with Luis Patlan in 2015. Following positive performance evaluations, the Council subsequently extended his contract in 2018 and 2020. The current contract expires on July 6, 2026.

The employment contract will be amended to include health insurance benefits consistent with those received by all department heads. All other terms of the contract remain unchanged.

A copy of the employment contract is enclosed as Attachment 'A'.

FISCAL IMPACT

The cost of health insurance benefits will be similar to those provided to all department heads.

PUBLIC HEARING

None.

ATTACHMENTS:

Description

A: City Manager Employment Contract

EMPLOYMENT AGREEMENT

THIS AGREEMENT made and entered into this 13 day of September, 2022, by and between the CITY OF DINUBA, hereinafter called "Employer" and LUIS PATLAN, hereinafter called "Employee", both of whom understand as follows:

WITNESSETH:

WHEREAS, Employer desires to employ the services of Employee as City Manager of the City of Dinuba, as provided by the as provided by Chapters 2.04 and 2.05 of the Dinuba Municipal Code and Article II, Section 2.08 and Article III of the Charter; and

WHEREAS, it is the desire of the Employer to provide certain benefits, establish certain conditions of employment and to set working conditions of said Employee; and

WHEREAS, Employee desires to be employed as City Manager of said City;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

SECTION 1. DUTIES

Employer hereby agrees to employ Employee as City Manager of said City to perform the functions and duties specified in the Dinuba Municipal Code and Dinuba City Charter, and to perform other legally permissible and proper duties and functions as the City Council shall from time to time assign.

SECTION 2. TERM

A. The term of this Agreement shall be for five (5) years commencing on July 6, 2021 and terminating five (5) years thereafter, unless otherwise extended by the parties.

B. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employer to terminate the services of Employee at any time, subject only to the provisions set forth in Chapters 2.04 and 2.05 of the Dinuba Municipal Code and Article III of the Charter.

C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Employee to resign at any time from his position with Employer.

D. In the event Employee voluntarily resigns his position with Employer before expiration of the aforesaid term of his employment, the Employee shall give Employer a thirty (30) day notice in advance, unless the parties agree otherwise.

E. During the term of this agreement the City Council and each of individual members shall not unduly interfere with the Employee's performance of his duties herein and shall comply with Chapters 2.04 and 2.05 of the Dinuba Municipal Code and Article II, Section 2.08 and Article III of the Charter.

SECTION 3. SALARY

A. Employer agrees to pay Employee for his services rendered pursuant hereto, an annual base salary of $143,904.00 payable in installments at the same time other employees of the Employer are paid. Employer agrees to provide COLA and other benefit increases equal to that provided other department heads at the same time.

B. In addition, Employer may increase said base salary and/or other benefits of Employee on the basis of a mandatory six (6) month and mandatory annual performance and salary review of said Employee. Employee may receive an increase of 5.0% of base salary at the (6) month review to $151,104 and an increase of 5.0% at twelve (12) months after the first annual review to $158,659 if Employee's performance merits increase. Thereafter, Employee shall be evaluated by the City Council on an annual basis and may receive a 5% merit increase if Employee's performance merits increase until the top step in the pay range is reached or unless the position is reclassified at a higher pay range.

C. In the event that Employer fails to evaluate Employee, then Employee's performance shall be deemed satisfactory and the Employee would receive a merit increase within the range of the position and the employment agreement shall be automatically extended for another one (1) year term.

D. Employee shall be deemed to be an exempt managerial employee and not subject to any overtime compensation under the Fair Labor Standards Act.

E. Employee shall be entitled to any cost of living adjustments to base pay as provided across the board for all employees of the Employer.

SECTION 4. RELOCATION BENEFITS

Should the Employee relocate his principal residence to the City of Dinuba then Employer shall provide relocation assistance up to the amount of $2,500.00.

SECTION 5. AUTOMOBILE

A. Employer shall provide Employee an automobile allowance in the amount of $450.00 monthly, or $5,400 per year, for the use of Employee's personal automobile when conducting City business within a forty (40) mile radius of the City of Dinuba.

B. A City vehicle may be made available for official travel beyond the 40 mile radius of the City. Employee shall provide to the City a Certificate of Insurance showing comprehensive automobile liability coverage in at least the following amounts:

1. $50,000 property damage;
2. $500,000 per person; and
3. $1,000,000 per occurrence.

C. Employee shall be personally responsible for the purchase and maintenance of the insurance policy required herein and shall annually provide to Employer the required Certificate, and it shall be understood that the insurance required herein shall be primary and cannot be canceled without giving the City of Dinuba thirty days advance written notice.

D. Employee shall have the option to convert and apply auto allowance to base pay at any time during the term of this agreement.

SECTION 6. SEVERANCE PAY

If Employee is terminated by the City Council at any time during the tem1 of this Agreement while still willing and able to perform the duties of city manager, the Employer agrees to pay employee, in addition to any other amounts that may be due employee at the time of separation, a lump sum cash payment equivalent to six (6) months aggregate salary. In the event the employee is terminated because of misconduct, which the Employer determines is materially related to Employee's performance of official duties, the Employer shall have no obligation under this Agreement to provide any severance payment.

SECTION 7. DUES AND SUBSCRIPTIONS

Employer agrees to budget and to pay for the professional dues and subscriptions of Employee necessary for his continuation and full participation in national, regional, state and local associations and organizations necessary and desirable for his continued professional participation, growth and advancement, and for the good of the Employer.

SECTION 8. PROFESSIONAL DEVELOPMENT

A. Employer hereby agrees to budget for and to pay the travel and subsistence expenses of Employee for professional and official travel, and meetings necessary and desirable to continue the professional development of Employee and to adequately pursue necessary official and other functions for Employer, including, but not limited to, those of the League of California Cities, California City Manager Foundation, and such other national, regional, state and local governmental groups and committees thereof of which Employee serves as a member.

B. Employer also agrees to budget and to pay for the travel and subsistence expenses of Employee for short courses, institutes and seminars that are necessary for his professional development and for the good of the City.

SECTION 9. GENERAL EXPENSES

A. Employer recognizes that certain expenses of a non-personal and generally job-affiliated nature are incurred by Employee, and hereby agrees to reimburse or to pay said necessary and actual expenses as authorized by the budget.

B. Employer shall provide a cell phone to the employee to use for City business. With City Council approval the City will pay to Employee actual costs up to $75.00 per month for cell phone expense for use of Employee's personal cell phone for City business.

C. Employer shall provide Employee an iPad for City-related business.

SECTION 10. BONDING

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

SECTION 11. OTHER TERMS AND CONDITIONS OF EMPLOYMENT

A. Employee acknowledges that the position is at will and Employee serves at the will and pleasure of the City Council.

B. The City Council shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the City ordinances or any other law.

C. Employer shall provide Employee paid Holidays as follows:

1. New Year's Day;
2. Martin Luther King's Birthday;
3. President's Day;
4. Memorial Day;
5. Independence Day;
6. Labor Day;
7. Veteran's Day;
8. Thanksgiving Day;
9. Day after Thanksgiving;
10. Christmas Eve;
11. Christmas Day; and
12. Two Floating Holidays.
13. Ten (10) vacation days, annually.
14. Eleven (11) Administrative leave days annually
15. Thirteen (13) sick days annually.

D. Employee shall receive health, dental and vision benefits for Employee and his dependents. There is a monthly employee contribution for the PPO plan of $64.97 in FY2014/2015 and will increase to 65.49 in FY2015/2016; there is no cost for the EPO plan. Dental and Vision coverage is $43.80 in FY2014/2015 and $52.49 in FY2015/2016. Employee participation costs may increase in subsequent years. Additionally, Employee shall receive a Universal Life Insurance policy in the amount of $100,000 at no cost to the Employee.

E. Upon retirement, the employee will be eligible for the Retiree Health Insurance (City pays 75% for medical/RX/dental premiums for the employee and eligible dependents until the retiree reaches 65), Medicare, and RX Supplement (City pays 100% for the retiree for a city approved Medicare and RX supplement).

F. The City of Dinuba participates in the PERS retirement system. Employee is responsible for paying an amount equal to four (4) percent of the Employee's current salary and increasing by two (2) percent each year cumulatively but not to exceed eight (8) percent; the Employer is responsible for paying the balance of the PERS contribution. Employer shall also pay into an approved deferred compensation fund for the benefit of the Employee an amount equal to four and one half (4.5) per cent of base salary per year.

G. Employee shall not teach, consult or perform other non-City connected business or employment without the express prior approval of the Council. If the Council approves of the Employee's non-City connected business or employment and, if at any time, the Council makes a

determination that said non-City connected business or employment is conflicting with Employees duties to the City, then the Employee agrees that the Employee will cease and desist such non-City connection business or employment.

H. Employee is an exempt employee but is expected to engage in those hours of work that are necessary to fulfill the obligations of the employee's position. The Employee does not have set hours of work as the employee is expected to be available at all times.

I. It is recognized that Employee must devote a great deal of time to the business of the city outside of the city's customary office hours and to that end the Employee's schedule of work each day and week vary in accordance with the work required to be performed. Employee shall spend sufficient time on site at city hall to perform Employee's duties; however, the Employer has discretion over Employee's work schedule and work location.

SECTION 12. NO REDUCTION OF BENEFITS

Employer shall not at any time during the term of this Agreement reduce the salary, compensation or other financial benefits of Employee, except to a degree of such a reduction across the board for all employees of the Employer.

SECTION 13.NOTICES

A. Notices pursuant to this Agreement shall be given by deposit in the United States Postal Service, postage prepaid, addressed as follows:

Employer:
Mayor
City of Dinuba
405 E El Monte Way Dinuba, CA 93618

Employee:
Luis Patlan
1905 E. Stroud Avenue
Kingsburg, CA 93630

B. Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as applicable to civil judicial process. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the United States Postal Service.

SECTION 14. GENERAL PROVISIONS

A. The text herein shall constitute the entire agreement between the parties.

B. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.

C. This Agreement shall become effective commencing the first day that Employee renders service.

D. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

E. This Agreement can only be amended and modified by written agreement executed by both parties.

IN WITNESS WHEREOF, the parties have set their hands as follows.

CITY OF DINUBA Employer	LUIS PATLAN Employee
_____ Linda Launer, Mayor	_____ Luis Patlan
Date: _____	Date: _____

City Council Staff Report

Department: PARKS AND COMMUNITY SERVICES | September 13, 2022

To: Mayor and City Council

From: Stephanie Hurtado, Parks and Community Services Director

Subject: Hollywood Productions Fall Car Show Event - October 15th, 2022 (SH)

RECOMMENDATION

Council approve the use of Rose Ann Vuich Park to Hollywood Productions for the "Fall Festival Car Show" on October 15th, and waive the park rental fee in the amount of $420.

EXECUTIVE SUMMARY

Hollywood Productions is looking to host their second annual fall car show on October 15th, 2022. The event will be open to the public and free of charge.

OUTSTANDING ISSUES

None.

DISCUSSION

Hollywood Productions is a group of individuals from Dinuba and the surrounding areas who came together to form a committee in efforts to bring car shows into Dinuba. Together, they have over 25 years of experiences in participating in car shows, and organization events. They are interested in hosting there second "Fall Festival Car Show" at Rose Ann Vuich Park on October 15. This event is open to a variety of cars, trucks, motorcycles and bikes. They are planning on having licensed food truck vendors during the event.

The estimated attendance is 250 participants. Last years event was a success with no issues. Hollywood Productions is requesting to use the picnic pavilion and bandshell from 7AM to 5PM. They are prepared to purchase liability insurance, reserve portable potties and hire security. They understand direct costs such as electricity, and staff supervision will be charged.

FISCAL IMPACT

Waiver of the full day park rental for bandshell is $220 and picnic pavilion is $220 for a total of $440.

PUBLIC HEARING

None.

City Council Staff Report

Department: CITY CLERK | September 13, 2022

To: Mayor and City Council

From: Maria Alaniz, City Clerk/Human Resources Director

Subject: Request for Donation Kiwanis Bilingual Club of Dinuba (MA)

RECOMMENDATION

Council to approve sponsorship in the amount of $1,000 for the Kiwanis Bilingual Club Multi-Cultural event to be held on September 25, 2022.

EXECUTIVE SUMMARY

The Kiwanis Bilingual Club of Dinuba is a non-profit community service club that is hosting a free multi-cultural event at Rose Ann Vuich Park on Sunday, September 25, 2022. This year they are honoring the Culture of Korea. The Club submitted a request for sponsorship for the community event.

OUTSTANDING ISSUES

None.

DISCUSSION

The Kiwanis Bilingual Club of Dinuba is hosting the annual Multi-Cultural event intended to bring cultural awareness to our community. The event will feature food and craft booths, performers from several cultures. It will be held at Rose Ann Vuich Park on Sunday, September 25, 2022 and is free to the public.

The Club's goals are to:

- Provide scholarships to Dinuba High School students
- Facilitate high education; and,
- Community service projects

The Club is also involved in several projects locally, within Tulare-Kings Countries and, internationally.

The funds raised will help the Club provide scholarships to students in the community and will further community service projects.

The Club has submitted a request for sponsorship (Attachment 'A') with several sponsorships levels. The Council has historically authorized funding in the amount of $1,000; therefore, staff recommends that the City Council once again authorize the amount of $1,000 for the Club's 2022 event.

FISCAL IMPACT

Sponsorship funds will come from the Community Grants/Miscellaneous Fund.

PUBLIC HEARING

None required.

ATTACHMENTS:

Description

A. Request for Multi-Cultural Event Sponsorship

THE KIWANIS BILINGUAL CLUB OF DINUBA

P O BOX 536
Dinuba, CA 93618

August 24, 2022

Dear Friends of Kiwanis,

The Kiwanis Bilingual Club of Dinuba is a community service club and non-profit organization. We are the newest service club in Dinuba and will be presenting a Multi-Cultural event. This event will be Free to the public and held at a Rose Ann Vuich Park in Dinuba on Sunday, September 25, 2022; we will have Food, craft booths, dancers/singers/bands from many cultures. Additionally, we will have raffle items for a donation fee. ***This year we are honoring the Culture of Korea***.

As a response to Cultural Awareness, Kiwanis started the Bilingual club. This way we get our Latino and other culture residents involved and to serve our community. We have set the following goals:

- Scholarships: Provide scholarships to Dinuba HS students.
- Facilitate Higher Education: Provide educational conferences and university trips for students to familiarize with Higher Education
- Community Service Projects: Provide events and service projects to improve our community. Events such as the Multicultural Event, Downtown Events, Bicycle Rodeos to educate children on bicycle safety, Can food/clothing drive for needy families, etc.
- And many more projects locally, within Tulare-Kings Counties and internationally.

To continue serving our community and the children of the world, we are asking for sponsors for our Multi Cultural Event. The money raised will allow us to continue to provide scholarships to our community students and to continue our community service projects.

While any amount of sponsorship is greatly appreciated, we are suggesting the following levels:

- White - $250 – Your business will be advertised at our event's entertainment and a booth space provided at the event
- Yellow - $500 – All included from White level, plus your business banner will be displayed on the stage and radio announcement
- Blue - $1000 – All of the above plus company/organization will be advertised on our social media throughout the year, and be advertise on continuous radio advertisement/live remote control

Thank you for considering sponsoring our event. Please make check payable to: Dinuba Kiwanis. If in any case you cannot sponsor, you are cordially invited to attend our Multi Cultural Event. Save the date of September 25, 2022.

In Kiwanis Service:

Salvador Vieyra
Dinuba Kiwanis, President
(559) 859-8587

Ramon Rivera
Dinuba Kiwanis, Past-President
(559) 260-0358

Non-Profit Federal ID# 94-6131381

"Serving The Children of the World"

City Council Staff Report

Department: ENGINEER/PLANNING | September 13, 2022

To: Mayor and City Council

From: Jason Watts, City Engineer

Subject: Authorization to Execute Indemnification Agreement with the Alta Irrigation District for closure of a Portion of Dinuba Town Ditch in connection with the Dinuba High School project. (JW)

RECOMMENDATION

Council to approve the Agreement with Alta Irrigation District (AID) to indemnify AID from potential losses and damages incurred by adjacent landowners in the event of a significant storm event or unexpected flood due to portions of the ditch being inoperable as part of the Dinuba High School project and authorize the City Manager or designee to execute the agreement, and any related documents.

EXECUTIVE SUMMARY

Currently an agreement exists between Alta Irrigation District (AID) and the City of Dinuba which allows for storm water from the City's storm drain infrastructure to overflow into AID facilities. As part of the new Dinuba Unified School District (DUSD) High School campus, AID has required that DUSD install an 84" pipeline in order to eliminate the above ground Dinuba Town Ditch currently located within the intersection of Alta and Kamm Avenue. In order to install the facilities, the contractor will be required to divert any storm water accumulated by City of Dinuba storm drain facilities. AID is requesting that the City of Dinuba, via an Agreement, indemnify AID from any harm that could occur by not allowing the City of Dinuba's potential storm drain to overflow into AID facilities.

OUTSTANDING ISSUES

None

DISCUSSION

AID and the City of Dinuba have entered into several Agreements by which AID has agreed to and is contractually obligated to receive and collect the City of Dinuba's storm water runoff into certain AID facilities. One of the agreements currently exists allowing for the City of Dinuba's storm water to overflow into AID facilities on the west and east side of the existing AID structure currently located on the west side of Alta Avenue approximately 2,500 lineal feet north of the Kamm and Alta Avenue intersection.

In order to prevent any construction delays for the new Dinuba High School, the City will allow Bush Construction to divert storm water by installing an 8" thick brick and mortar plug in the existing 72" AID irrigation line heading south out of the AID structure. The diversion is only permitted to be in place for the duration of the installation of the 84" AID pipeline, and shall be removed upon the completion of the installation of the Dinuba Town Ditch improvements. Bush Construction has been informed that the City of Dinuba and AID shall be informed of any changes that could potentially occur outside of the current plan discussed above.

The City has worked with AID for years and agrees that the method described above is the best possible solution in order to allow for the construction of the 84" pipeline which was a stipulation for the approval of the Dinuba High School construction plans. City staff has performed field research, evaluated the potential storm drain impacts, and believes that the City can handle any storm water accumulated from any potential storms that could occur during the installation of the 84" AID pipeline.

For these reasons, staff is recommending that the City Council approve the agreement with AID. The agreement enclosed herein as Attachment 'A' has been approved by AID and has been reviewed by the City of Dinuba's current legal counsel.

FISCAL IMPACT

There is no fiscal impact upon authorizing and executing the indemnification agreement.

PUBLIC HEARING

None

ATTACHMENTS:

Description

A. Indemnification Agreement

INDEMNIFICATION AGREEMENT BETWEEN
THE CITY OF DINUBA AND THE ALTA IRRIGATION DISTRICT RELATED TO
THE TEMPORARY INOPERABILITY OF A PORTION OF THE DINUBA TOWN DITCH

This Indemnification Agreement (this "Agreement") is made by and between the City of Dinuba ("CITY"), a California municipal corporation, and the Alta Irrigation District ("AID"), a California Irrigation District, formed pursuant to the California Irrigation District Law (Water Code §§20500 - 29978). Each part hereto, is a public agency, and shall be referred to as a "Party" in this Agreement and both of the entities together are the "Parties" to this Agreement.

RECITALS

WHEREAS, the CITY and AID have entered into several agreements by which AID has agreed to and is contractually obligated to receive and collect the CITY's storm water runoff into certain AID facilities; and

WHEREAS, the Dinuba Town Ditch ("DITCH") is a part of AID's facilities, which include, but are not limited to, canals, ditches and pipelines used to convey irrigation water, and the existing DITCH runs through the construction site for Dinuba Unified School District's ("DUSD") new high school (the "PROJECT"); and

WHEREAS, the PROJECT requires that the DITCH be sealed off and eventually abandoned so as to complete the PROJECT. The sealed off portion of the DITCH will ultimately be replaced with a new underground pipeline; and

WHEREAS, due to the need to seal a portion of the DITCH, AID will not be able to collect the CITY's storm water at that sealed off portion of the DITCH (as illustrated in the attached Exhibit A to this Agreement) for a limited amount of time; and

WHEREAS, the CITY acknowledges that AID's inability to perform its contractual duties of collecting the City's storm water runoff are due to DUSD's need to complete its PROJECT and is beyond the control of AID; and

WHEREAS, the Parties enter into this Agreement expressly aware that the City of Dinuba is occasionally and unexpectedly subject to storms and floods, which cause water and runoff to fill and sometimes overflow AID's facilities; and

WHEREAS, AID has requested assurances in the form of the City's agreement to indemnify AID for potential losses and damages incurred by proximate landowners in the event of a significant storm event or unexpected flood and the sealed off portions of the DITCH being inoperable.

NOW, THEREFORE, for good and valuable consideration, the receipt of which the Parties do hereby acknowledge, the CITY has agreed to indemnify AID under the terms and conditions specified herein:

SPECIFIC TERMS

1. DEFINITIONS

(a) "Losses and Damages" shall mean any and all losses, including personal injury, death, damage to personal and/or real property; liabilities; claims; demands; suits; judgments; awards; damages; cleanup and remedial obligations; interest; fines; fees; penalties; costs; and expenses (including all attorney's fees and other costs and expenses incurred in defending any such claims or matters or in asserting or enforcing any indemnity obligation).

(b) "Indemnify" shall mean that CITY shall *reimburse* AID for Losses and Damages; *defend* AID if it is sued for Losses or Damages by paying AID's legal fees and costs; and *hold* AID *harmless* by agreeing not to file any claim or lawsuit against it for Losses or Damages suffered by the CITY or by any person suffering a Loss or Damage due to the inoperability of the temporary closure of the specified portions of the DITCH.

CITY's indemnification obligations specified in this subsection (b), are expressly limited to the terms and conditions in Section 3. SCOPE OF INDEMNIFICATION.

2. SCOPE OF INDEMNIFICATION

(a) The CITY shall indemnify AID and its directors, officers, employees and agents from and against all Losses and Damages incurred by AID or any third-party whose person or property (personal and/or real property) has been harmed as a direct result of AID's inability to fulfill its contractual duties of accepting the CITY's storm water discharge into the DITCH or tributaries to the DITCH during the time period set forth in subsection (c) below. **Losses or Damages underlying an indemnification claim made by AID must arise directly from the DITCH being inoperable in the areas where storm water would otherwise be accepted into the DITCH.**

(b) The CITY's indemnification obligations specified in this Agreement shall survive termination of this Agreement, but shall not apply to any claims in which AID does not give notice to the CITY within one year after the Loss or Damage occurred and of which AID had notice (actual, record, and/or constructive notice) of such Loss or Damage.

(c) The Parties expressly agree that the CITY's indemnification obligations are limited to Losses and Damages occurring during the time period commencing from the date which the DITCH becomes inoperable until the date that the new pipeline has passed

inspections and is fully operational. AID expressly agrees to notify the CITY of the date on which the new pipeline has passed inspections and is fully operational.

(d) The Parties expressly agree that the CITY shall not be obligated to indemnify AID for any Losses or Damages suffered by CITY related to portions of the DITCH which have NOT been made inoperable due to DUSD's PROJECT.

3. INDEMNIFICATION NOTIFICATION PROCEDURE

Whenever any claim arises for indemnification under this Agreement, AID shall notify the CITY in writing as soon as possible (but in no event subsequent to the time by which the interests of AID are materially prejudiced as a result of its failure to notify CITY) after AID has knowledge of the facts constituting the basis for such claim. AID's notice to the CITY shall specify all facts known to it and the amount or an assessment of the amount of the liability arising there from.

4. EFFECTIVE DATE

The Effective Date of this Agreement shall be when both the CITY's City Council and the AID's Board of Directors validly approve this Agreement and authorize a designated representative to execute this Agreement.

GENERAL TERMS

5. NOTICE

(a) Except as may be otherwise required by law, any notice—including notices to terminate this Agreement—shall be written and shall be either personally delivered, sent by facsimile transmission or sent by first class mail, postage prepaid and addressed as follows:

ALTA IRRIGATION DISTRICT:

Chad Wegley, District Manager
Alta Irrigation District
289 North L Street
Dinuba, CA 93618
559-591-0800

With A Copy To:

Lauren D. Layne, General Counsel
Baker Manock & Jensen, PC
5260 N. Palm Ave., Suite 201
Fresno, CA 93704
559-432-5400

CITY OF DINUBA:
City Manager, Luis Patlan
City of Dinuba
405 E. El Monte Way
Dinuba, California 93618

With a Copy To:
David Yanez, City Attorney
McCormick, Kabot & Lew, P.C.
4010 South Demaree Street
Visalia, California 93277

559-591-5900 559-734-6729

(b) Notice personally delivered is effective when delivered. Notice sent by first class mail shall be deemed received on the fifth day after the date of mailing. Either Party may change the above address by giving written notice pursuant to this paragraph.

6. AGREEMENT MODIFICATION

Modification of this Agreement shall require a written agreement by both Parties which is also duly approved by each Party's governing board.

7. RECITALS AND HEADINGS

(a) The recitals and the exhibits to this Agreement are fully incorporated into and are integral parts of this Agreement.

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

8. SEVERABILITY

If any provision of this Agreement is found by any court or other legal authority, or is agreed by the Parties to be, in conflict with any code or regulation governing its subject matter, only the conflicting provision shall be considered null and void. If the effect of nullifying any conflicting provision is such that a material benefit of the Agreement to either Party is lost, the Agreement may be terminated at the option of the Party whose material benefit(s) is adversely affected. In all other cases the remainder of the Agreement shall continue in full force and effect.

9. WAIVER

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

[Signatures on Following Page]

CITY OF DINUBA:

City of Dinuba,
a California municipal corporation

By:_____

Date: _____

ALTA IRRIGATION DISTRICT:

Alta Irrigation District,
a California Irrigation District

By:_____
Jack Brandt, President

Date: _____

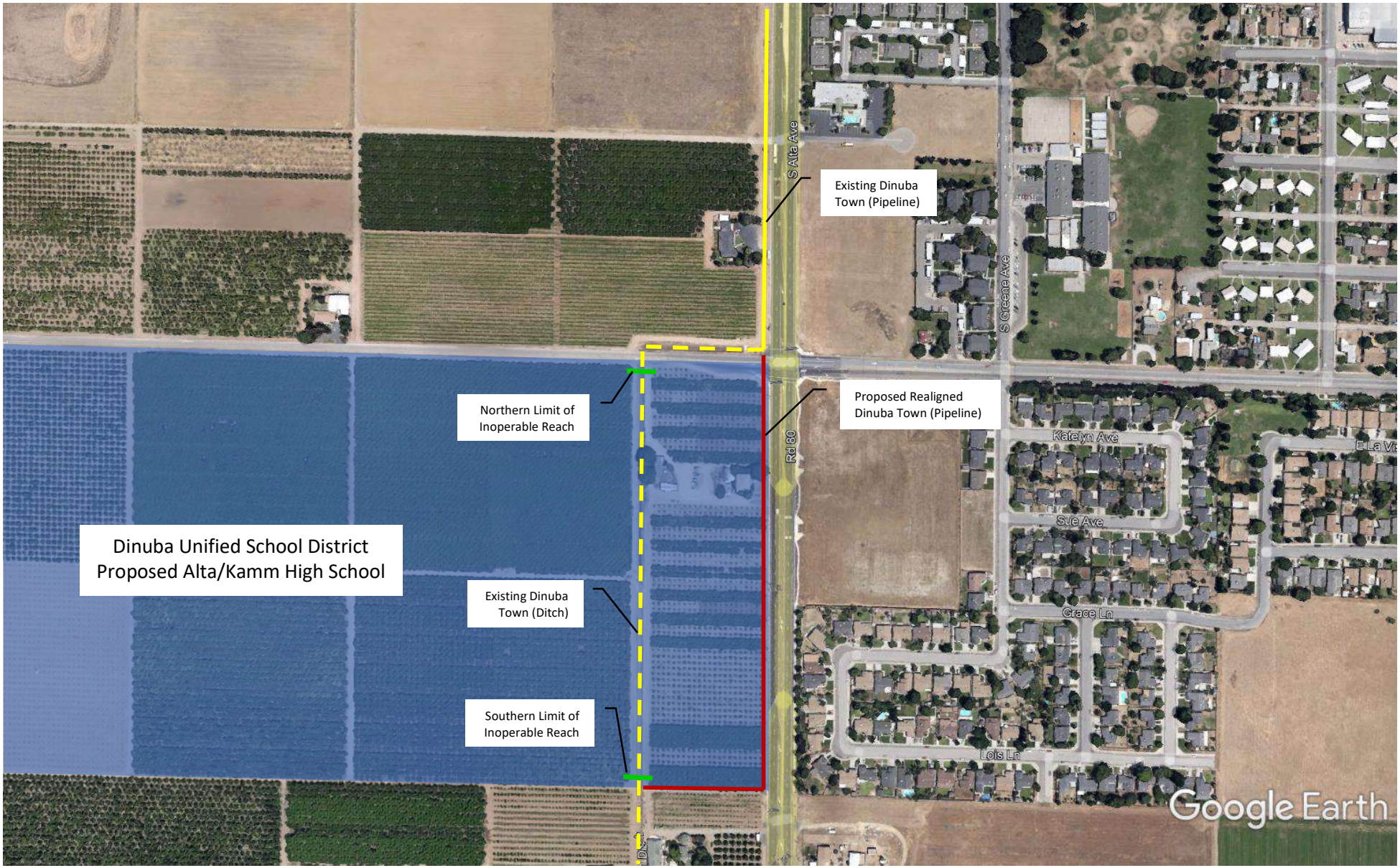
By: _____
Chad Wegley, Secretary

Date: _____

EXHIBIT A

Portion of DITCH to be Sealed Off and Replaced

Exhibit "A"



Notes:

1. Burum Pipeline (existing and proposed) omitted for clarity. This pipeline is located along the south side of Kamm Avenue.
2. The inoperable portion of Dinuba Town Ditch (see yellow dashed line) is that portion of the ditch within the green lines shown near the northern and southern limits of the construction site for the new high school.
3. Green lines are located within a chain link fence encompassing the construction site for the new high school.

City Council Staff Report

Department: FINANCE SERVICES | September 13, 2022

To: Mayor and City Council

From: Karina Solis, Administrative Services Director

By: Maria Alaniz, City Clerk/Human Resources Director

Subject: Warrant Register August 12, 19, 26 & September 2 & 9, 2022 (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

EXECUTIVE SUMMARY

None.

OUTSTANDING ISSUES

None.

DISCUSSION

None.

FISCAL IMPACT

None.

PUBLIC HEARING

None required.

ATTACHMENTS:

Description

WR 08.12.2022
WR 08.19.2022
WR 08.26.2022
WR 09.02.2022
WR 09.09.2022

Accounts Payable Invoice Report

Payment Date Range 08/06/22 - 08/12/22
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **385 - 4 Creeks, Inc.**									
25507	FY 21/22 4 Creeks El Monte Sewer Main Replacement	Paid by Check #37601		07/15/2022	08/12/2022	08/12/2022		08/12/2022	3,381.00
25510	FY 21/22 4Creeks WWTP Aeration & Screw	Paid by Check #37601		07/15/2022	08/12/2022	08/12/2022		08/12/2022	21.25
25512	FY 2022 4 Creeks Subdivision Engineering Support	Paid by Check #37601		07/15/2022	08/12/2022	08/12/2022		08/12/2022	17,363.43
25513	Fy 21/22 CIP Projects Eng Support	Paid by Check #37601		07/15/2022	08/12/2022	08/12/2022		08/12/2022	3,477.50
25515	FY 21/22 4 Creeks Kamm and Alta Roundabout	Paid by Check #37601		07/15/2022	08/12/2022	08/12/2022		08/12/2022	10,603.27
25516	FY 21/22 4 Creeks General Engineering Support	Paid by Check #37601		07/15/2022	08/12/2022	08/12/2022		08/12/2022	18,779.00
25518	FY 21/22 4 Creeks Commercial Development Engineering	Paid by Check #37601		07/15/2022	08/12/2022	08/12/2022		08/12/2022	6,683.00
25520	FY 21/22 4 Creeks Wastewater Impr	Paid by Check #37601		07/15/2022	08/12/2022	08/12/2022		08/12/2022	4,658.14
25523	FY 21/22 General Building Official Services	Paid by Check #37601		07/15/2022	08/12/2022	08/12/2022		08/12/2022	6,517.50
25540	FY 21/22 4Creeks Entertainment Plaza	Paid by Check #37601		07/15/2022	08/12/2022	08/12/2022		08/12/2022	2,835.50
		Vendor **385 - 4 Creeks, Inc.** Totals				Invoices	10		$74,319.59
Vendor **72 - A-C Electric Company**									
VT0862-01	FY 2022 - A-C ELECTIRC - TRAFFIC SIGNAL REPAIRS	Paid by Check #37602		05/06/2022	08/12/2022	08/12/2022		08/12/2022	7,742.49
		Vendor **72 - A-C Electric Company** Totals				Invoices	1		$7,742.49
Vendor **1143 - AAA Quality Services, Inc.**									
00326987	Fy 22/23-Parks-Centennial park portable potties rental/clng	Paid by Check #37603		07/30/2022	08/12/2022	08/12/2022	08/02/2022	08/12/2022	258.13
0326988	Fy 22/23-Parks-Nebraska park portable rental potties/clng	Paid by Check #37603		07/30/2022	08/12/2022	08/12/2022	08/02/2022	08/12/2022	280.13
		Vendor **1143 - AAA Quality Services, Inc.** Totals				Invoices	2		$538.26
Vendor **1854 - Active911, Inc**									
432893	2022-23 Subscription	Paid by Check #37604		08/04/2022	08/12/2022	08/12/2022		08/12/2022	675.00
		Vendor **1854 - Active911, Inc** Totals				Invoices	1		$675.00
Vendor **263 - Advantek Benefit Administrators**									
2207 0011	FY 2023 July 2022	Paid by Check #37605		07/13/2022	08/12/2022	08/12/2022		08/12/2022	78,487.14
08/05/2022	08/05/2022	Paid by Check #37605		08/05/2022	08/12/2022	08/12/2022		08/12/2022	39,559.30
		Vendor **263 - Advantek Benefit Administrators** Totals				Invoices	2		$118,046.44
Vendor **351 - Anthem Blue Cross**									



Accounts Payable Invoice Report

Payment Date Range 08/06/22 - 08/12/22
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
000676803E	BILLING 08/01/2022 TO 09/01/2022	Paid by Check #37606		07/14/2022	08/12/2022	08/12/2022		08/12/2022	576.18
		Vendor **351 - Anthem Blue Cross** Totals				Invoices	1		$576.18
Vendor **21 - Aramark Uniform Services Inc.**									
5031021401	FY 22/23-Parks - uniform allowance - parks staff	Paid by Check #37607		08/03/2022	08/12/2022	08/12/2022	08/04/2022	08/12/2022	43.98
		Vendor **21 - Aramark Uniform Services Inc.** Totals				Invoices	1		$43.98
Vendor **17 - AT&T**									
2501271961 08/22	Telephone	Paid by Check #37610		08/01/2022	08/12/2022	08/12/2022		08/12/2022	76.22
9391054743078/22	Telephone	Paid by Check #37611		08/02/2022	08/12/2022	08/12/2022		08/12/2022	70.54
2872932128687/22	PW Telephone	Paid by Check #37608		07/16/2022	08/12/2022	08/12/2022		08/12/2022	284.81
5595960649 07/22	PW - telephone	Paid by Check #37609		07/26/2022	08/12/2022	08/12/2022		08/12/2022	1,846.53
		Vendor **17 - AT&T** Totals				Invoices	4		$2,278.10
Vendor **1044 - AutoZone, Inc.**									
2833758036	REPAIR PARTS FOR PD 14	Paid by Check #37612		08/02/2022	08/12/2022	08/12/2022		08/12/2022	331.70
		Vendor **1044 - AutoZone, Inc.** Totals				Invoices	1		$331.70
Vendor **376 - BCS Consulting, LLC**									
2022124	IT Services Monthly July 2022	Paid by Check #37613		08/04/2022	08/12/2022	08/12/2022		08/12/2022	6,200.00
		Vendor **376 - BCS Consulting, LLC** Totals				Invoices	1		$6,200.00
Vendor **105 - Best Uniforms**									
43102	PD - Shoes / Volunteer Robert Garcia	Paid by Check #37614		07/22/2022	08/12/2022	08/12/2022		08/12/2022	100.00
43108	PD - Body Armor / John Jobe	Paid by Check #37614		08/02/2022	08/12/2022	08/12/2022		08/12/2022	1,131.17
		Vendor **105 - Best Uniforms** Totals				Invoices	2		$1,231.17
Vendor **1855 - Bryan Company Roll Off Services**									
22-2610	Bryan Com Demo-Scout House	Paid by Check #37615		08/02/2022	08/12/2022	08/12/2022		08/12/2022	26,100.00
		Vendor **1855 - Bryan Company Roll Off Services** Totals				Invoices	1		$26,100.00
Vendor **1141 - Business Location Advisors, Inc.**									
2 Qtr-22	FY 2022 BESTBUY.COM 2nd Qtr-22	Paid by Check #37616		08/04/2022	08/12/2022	08/12/2022		08/12/2022	117,698.53
		Vendor **1141 - Business Location Advisors, Inc.** Totals				Invoices	1		$117,698.53
Vendor **335 - California Fire Chief's Association**									
02532	7/1/2022 - 6/30/2023	Paid by Check #37617		08/04/2022	08/12/2022	08/12/2022		08/12/2022	960.00
		Vendor **335 - California Fire Chief's Association** Totals				Invoices	1		$960.00
Vendor **381 - Cen Cal Distributing Inc.**									
288314	07/01/2022 Water delivery	Paid by Check #37618		07/01/2022	08/12/2022	08/12/2022		08/12/2022	4.95



Accounts Payable Invoice Report

Payment Date Range 08/06/22 - 08/12/22
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
288315	07/22/2022 Water delivery	Paid by Check #37618		07/22/2022	08/12/2022	08/12/2022		08/12/2022	104.50
		Vendor **381 - Cen Cal Distributing Inc.** Totals				Invoices	2		$109.45
Vendor **333 - Cintas Corporation No. 2**									
4125918971	PD - Janitorial Supplies	Paid by Check #37619		07/20/2022	08/12/2022	08/12/2022		08/12/2022	57.99
4127275774	PD - Janitorial Supplies	Paid by Check #37619		08/03/2022	08/12/2022	08/12/2022		08/12/2022	57.99
		Vendor **333 - Cintas Corporation No. 2** Totals				Invoices	2		$115.98
Vendor **240 - Clean Cut Landscape Management Inc.**									
3698	Landscaping July 2022	Paid by Check #37620		07/31/2022	08/12/2022	08/12/2022		08/12/2022	19,163.00
		Vendor **240 - Clean Cut Landscape Management Inc.** Totals				Invoices	1		$19,163.00
Vendor **1238 - Coleman & Horowitt, LLP**									
469621	Eagle Fire and Water Restoration, Inc. July 2022	Paid by Check #37621		07/31/2022	08/12/2022	08/12/2022		08/12/2022	17,753.85
		Vendor **1238 - Coleman & Horowitt, LLP** Totals				Invoices	1		$17,753.85
Vendor **1419 - Collins & Schoettler Planning Consultant, Inc.**									
1313	Zoning Ordinance Update July 2022	Paid by Check #37622		08/02/2022	08/12/2022	08/12/2022		08/12/2022	4,710.00
1308	Collins & Schoettler Planning Support July 2022	Paid by Check #37622		08/03/2022	08/12/2022	08/12/2022		08/12/2022	7,800.00
		Vendor **1419 - Collins & Schoettler Planning Consultant, Inc.** Totals				Invoices	2		$12,510.00
Vendor **170 - Comcast**									
0136611 07/26/22	PD - August 2022 Service	Paid by Check #37623		07/26/2022	08/12/2022	08/12/2022		08/12/2022	44.90
		Vendor **170 - Comcast** Totals				Invoices	1		$44.90
Vendor **232 - Courier Printing and Village Printer**									
C26422	PD - Business Cards / Elizabeth Diaz & Envelopes	Paid by Check #37624		08/01/2022	08/12/2022	08/12/2022		08/12/2022	767.10
C26427	PD - Business Cards / Jacob Aguilar	Paid by Check #37624		08/05/2022	08/12/2022	08/12/2022		08/12/2022	70.53
		Vendor **232 - Courier Printing and Village Printer** Totals				Invoices	2		$837.63
Vendor **1576 - Creative Asphalt, Inc.**									
7953	ASPHALT REPAIRS - 1400 GREENE AVE	Paid by Check #37625		08/01/2022	08/12/2022	08/12/2022		08/12/2022	4,305.00
7954	ASPHALT REPAIRS - 1400 GREENE AVE	Paid by Check #37625		08/01/2022	08/12/2022	08/12/2022		08/12/2022	4,305.00
7955	ASPHALT REAIRS - 1610 EATON AVE	Paid by Check #37625		08/01/2022	08/12/2022	08/12/2022		08/12/2022	4,970.00
		Vendor **1576 - Creative Asphalt, Inc.** Totals				Invoices	3		$13,580.00
Vendor **3 - Culligan Water**									
184984	PORTABLE EXCHANGE TANK - PW	Paid by Check #37626		07/31/2022	08/12/2022	08/12/2022		08/12/2022	79.00



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185263	PORTABLE EXCHANGE TANK, 1 HIC SERVICE, DI RENTAL - WWTP	Paid by Check #37626		07/31/2022	08/12/2022	08/12/2022		08/12/2022	76.00
			Vendor **3 - Culligan Water** Totals			Invoices	2		$155.00
Vendor **1460 - David Volz Design Landscape Architects, Inc.**									
422251	FY 2022 21-036 Nebraska Park	Paid by Check #37627		05/05/2022	08/12/2022	08/12/2022		08/12/2022	2,083.00
			Vendor **1460 - David Volz Design Landscape Architects, Inc.** Totals			Invoices	1		$2,083.00
Vendor **1035 - De Lage Landen Public Finance**									
77062278	Jul/Aug 2022	Paid by EFT #2088		07/23/2022	08/12/2022	08/12/2022		08/12/2022	322.25
			Vendor **1035 - De Lage Landen Public Finance** Totals			Invoices	1		$322.25
Vendor **1558 - EMD Networking Services, Inc.**									
125025	M-736	Paid by Check #37628		07/29/2022	08/12/2022	08/12/2022		08/12/2022	540.00
			Vendor **1558 - EMD Networking Services, Inc.** Totals			Invoices	1		$540.00
Vendor **1506 - Enterprise FM Trust**									
FBN4533166	ENTERPRISE - FLEET LEASE PAYMENT - AUGUST 2022	Paid by Check #37629		08/03/2022	08/12/2022	08/12/2022		08/12/2022	7,156.97
			Vendor **1506 - Enterprise FM Trust** Totals			Invoices	1		$7,156.97
Vendor **280 - Entersect**									
722EP31191	PD - July 2022 Service	Paid by Check #37630		07/31/2022	08/12/2022	08/12/2022		08/12/2022	100.00
			Vendor **280 - Entersect** Totals			Invoices	1		$100.00
Vendor **1591 - Environment Control**									
16588-299	ENVIRONMENT CONTROL - JANITORIAL SERVICES - AUGUST 2022	Paid by Check #37631		08/01/2022	08/12/2022	08/12/2022		08/12/2022	6,621.97
			Vendor **1591 - Environment Control** Totals			Invoices	1		$6,621.97
Vendor **395 - Environmental Concepts**									
222121	FY 2022 - ENVIRONMENTAL CONCEPTS - PLEXIMELT	Paid by Check #37632		02/25/2022	08/12/2022	08/12/2022		08/12/2022	9,091.74
			Vendor **395 - Environmental Concepts** Totals			Invoices	1		$9,091.74
Vendor **16 - Ernest Packaging Solutions**									
90604450	Fy 22/23-Parks-Janitorial supplies	Paid by Check #37633		07/26/2022	08/12/2022	08/12/2022	08/02/2022	08/12/2022	698.45
90604451	Fy 22/23-Parks-Trash can liners	Paid by Check #37633		07/26/2022	08/12/2022	08/12/2022	08/02/2022	08/12/2022	376.28
			Vendor **16 - Ernest Packaging Solutions** Totals			Invoices	2		$1,074.73
Vendor **1663 - ESO Solutions, Inc.**									
ESO-82966	7/15/2022 - 7/14/2023	Paid by Check #37634		06/15/2022	08/12/2022	08/12/2022		08/12/2022	1,055.60
			Vendor **1663 - ESO Solutions, Inc.** Totals			Invoices	1		$1,055.60



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Vendor **36 - Ewing Irrigation Products**									
17386209	FY 22/23-Parks - Irrigation supply & equipment	Paid by Check #37635		07/22/2022	08/12/2022	08/12/2022	08/01/2022	08/12/2022	63.27
17420970	FY 22/23-Parks - Irrigation equipment/maintenance	Paid by Check #37635		07/27/2022	08/12/2022	08/12/2022	08/01/2022	08/12/2022	350.11
17421383	FY 22/23-Parks - Irrigation equipment/maintenance	Paid by Check #37635		07/27/2022	08/12/2022	08/12/2022	08/01/2022	08/12/2022	887.41
17424467	FY 22/23-Parks - Irrigation supply & equipment	Paid by Check #37635		07/27/2022	08/12/2022	08/12/2022	08/01/2022	08/12/2022	473.60
17480717	Fy 22/23-Parks-Irrigation part	Paid by Check #37635		08/03/2022	08/12/2022	08/12/2022	08/08/2022	08/12/2022	1,196.63
17491778	Fy 22/23-Parks-Irrigation supplies	Paid by Check #37635		08/04/2022	08/12/2022	08/12/2022	08/08/2022	08/12/2022	885.06
17503306	Fy 22/23-Parks-Irrigation parts	Paid by Check #37635		08/05/2022	08/12/2022	08/12/2022	08/08/2022	08/12/2022	1,152.80
		Vendor **36 - Ewing Irrigation Products** Totals				Invoices	7		$5,008.88
Vendor **1540 - G.E.T. Industries**									
574	PD - Gloves	Paid by Check #37636		07/25/2022	08/12/2022	08/12/2022		08/12/2022	1,562.25
		Vendor **1540 - G.E.T. Industries** Totals				Invoices	1		$1,562.25
Vendor **18 - The Gas Company**									
0990155800808/22	FY 2023 405 E El Monte Way	Paid by Check #37637		08/08/2022	08/12/2022	08/12/2022		08/12/2022	28.08
		Vendor **18 - The Gas Company** Totals				Invoices	1		$28.08
Vendor **605 - Frank Guerra**									
08/08/2022	Anthem Reimb 08/01/2022-08/31/2022	Paid by Check #37638		08/08/2022	08/12/2022	08/12/2022		08/12/2022	228.38
		Vendor **605 - Frank Guerra** Totals				Invoices	1		$228.38
Vendor **1849 - HALYCON BEHAVIORAL, LLC**									
12064	EAP Services for August 2022	Paid by Check #37639		08/01/2022	08/12/2022	08/12/2022		08/12/2022	30.40
		Vendor **1849 - HALYCON BEHAVIORAL, LLC** Totals				Invoices	1		$30.40
Vendor **139 - Henry Schein Inc.**									
23151332	Supplies	Paid by Check #37640		07/18/2022	08/12/2022	08/12/2022		08/12/2022	118.38
23147223	Supplies	Paid by Check #37640		07/19/2022	08/12/2022	08/12/2022		08/12/2022	918.07
23297009	Supplies	Paid by Check #37640		07/21/2022	08/12/2022	08/12/2022		08/12/2022	36.11
23390316	Supplies	Paid by Check #37640		07/22/2022	08/12/2022	08/12/2022		08/12/2022	1,217.44
		Vendor **139 - Henry Schein Inc.** Totals				Invoices	4		$2,290.00
Vendor **1806 - SERGIO HERNANDEZ**									
Medic Skills	7/2022 Reimbursement	Paid by Check #37641		07/29/2022	08/12/2022	08/12/2022		08/12/2022	1,039.77
		Vendor **1806 - SERGIO HERNANDEZ** Totals				Invoices	1		$1,039.77
Vendor **174 - Howard's Pest Control**									
107085	August 2022	Paid by Check #37642		08/03/2022	08/12/2022	08/12/2022		08/12/2022	93.00



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107072	FY 22/23-Parks - Pest Control - KC Vista Park	Paid by Check #37642		08/03/2022	08/12/2022	08/12/2022	08/03/2022	08/12/2022	46.00
107092	FY 22/23-Parks - Pest control-Vuich Park	Paid by Check #37642		08/03/2022	08/12/2022	08/12/2022	08/04/2022	08/12/2022	75.00
107074	Customer No. KA1088	Paid by Check #37642		08/03/2022	08/12/2022	08/12/2022		08/12/2022	135.00
107086	PEST CONTROL SERVICES - OLD PW	Paid by Check #37642		08/03/2022	08/12/2022	08/12/2022		08/12/2022	67.00
107146	PEST CONTROL SERVICES - WWTP	Paid by Check #37642		08/05/2022	08/12/2022	08/12/2022		08/12/2022	55.00
		Vendor **174 - Howard's Pest Control** Totals				Invoices	6		$471.00
Vendor **974 - InfoSend, Inc.**									
216414	Utility Billing Printing & Postage	Paid by Check #37643		07/10/2022	08/12/2022	08/10/2022		08/12/2022	3,506.17
217755	Utility Billing Printing & Postage	Paid by Check #37643		07/29/2022	08/12/2022	08/12/2022		08/12/2022	342.54
216415	CCR Yellow Highlighting July 2022 STMT	Paid by Check #37643		07/10/2022	08/12/2022	08/12/2022		08/12/2022	81.55
		Vendor **974 - InfoSend, Inc.** Totals				Invoices	3		$3,930.26
Vendor **1414 - Jameson Hydro Crane Service LLC**									
3251	FY 2022 CRANE RENTAL - WWTP	Paid by Check #37644		01/26/2022	08/12/2022	08/12/2022		08/12/2022	1,425.00
		Vendor **1414 - Jameson Hydro Crane Service LLC** Totals				Invoices	1		$1,425.00
Vendor **1511 - JJR Management Services, Inc.**									
01-00367	JJR Management Euclid Project Payment #1	Paid by Check #37645		08/02/2022	08/12/2022	08/12/2022		08/12/2022	886,561.32
		Vendor **1511 - JJR Management Services, Inc.** Totals				Invoices	1		$886,561.32
Vendor **5 - Jorgensen & Co.**									
6017393	FY 22/23- Comm. Srvcs. - Fire extinguisher service/maint.	Paid by Check #37646		07/29/2022	08/12/2022	08/12/2022	08/02/2022	08/12/2022	75.00
		Vendor **5 - Jorgensen & Co.** Totals				Invoices	1		$75.00
Vendor **256 - Kamps Propane Inc.**									
31438	PROPANE FOR MAIN TANK AT WWTP	Paid by Check #37647		07/21/2022	08/12/2022	08/12/2022		08/12/2022	2,932.91
		Vendor **256 - Kamps Propane Inc.** Totals				Invoices	1		$2,932.91
Vendor **216 - Key Design Locksmithing**									
16605	FY 22/23-Parks - door lock replacement (storage room) Vuich Park	Paid by Check #37648		08/01/2022	08/12/2022	08/12/2022	08/04/2022	08/12/2022	133.83
		Vendor **216 - Key Design Locksmithing** Totals				Invoices	1		$133.83
Vendor **318 - Kingsburg Veterinary Clinic**									
638075	PD - Vet Fees	Paid by Check #37649		07/29/2022	08/12/2022	08/12/2022		08/12/2022	54.00
		Vendor **318 - Kingsburg Veterinary Clinic** Totals				Invoices	1		$54.00



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Vendor **283 - Leon Environmental Services**									
13202	Asbestos Sample - Gym	Paid by Check #37650		07/29/2022	08/12/2022	08/12/2022		08/12/2022	475.00
		Vendor **283 - Leon Environmental Services** Totals				Invoices	1		$475.00
Vendor **1181 - McCormick, Kabot & Lew**									
14042	FY 2022 General Matters June 2022	Paid by Check #37651		06/25/2022	08/12/2022	08/12/2022		08/12/2022	6,202.00
14043	FY 2022 RETAINER JUNE 2022	Paid by Check #37651		06/25/2022	08/12/2022	08/12/2022		08/12/2022	3,300.00
		Vendor **1181 - McCormick, Kabot & Lew** Totals				Invoices	2		$9,502.00
Vendor **1797 - David Mendoza**									
08/08/2022	Anthem Reimb 07/01/2022-07/31/2022	Paid by Check #37652		08/08/2022	08/12/2022	08/12/2022		08/12/2022	201.38
		Vendor **1797 - David Mendoza** Totals				Invoices	1		$201.38
Vendor **160 - Mid Valley Publishing Inc.**									
0326253-IN	7/14 Ord Summary Military Equi	Paid by Check #37653		07/14/2022	08/12/2022	08/12/2022		08/12/2022	115.00
		Vendor **160 - Mid Valley Publishing Inc.** Totals				Invoices	1		$115.00
Vendor **1853 - KEVIN MOYA**									
266	KEVIN MOYA - PAMELA BASIN WEED ABATEMENT	Paid by Check #37654		07/20/2022	08/12/2022	08/12/2022		08/12/2022	6,000.00
		Vendor **1853 - KEVIN MOYA** Totals				Invoices	1		$6,000.00
Vendor **749 - MuniServices**									
INV06-014660	FY 2022 - SUTA CA - Q1, 2022	Paid by Check #37655		08/02/2022	08/12/2022	08/12/2022		08/12/2022	17,614.33
		Vendor **749 - MuniServices** Totals				Invoices	1		$17,614.33
Vendor **884 - Napa Auto Parts**									
56772	Vehicles	Paid by Check #37656		07/01/2022	08/12/2022	08/04/2022		08/12/2022	1.92
56839	Vehicles	Paid by Check #37656		07/05/2022	08/12/2022	08/04/2022		08/12/2022	2.10
56857	Vehicles	Paid by Check #37656		07/05/2022	08/12/2022	08/04/2022		08/12/2022	11.16
56916	Vehicles	Paid by Check #37656		07/05/2022	08/12/2022	08/04/2022		08/12/2022	139.14
56972	Vehicles	Paid by Check #37656		07/06/2022	08/12/2022	08/04/2022		08/12/2022	304.72
57006	Vehicles	Paid by Check #37656		07/07/2022	08/12/2022	08/04/2022		08/12/2022	6.50
57064	Vehicles	Paid by Check #37656		07/07/2022	08/12/2022	08/04/2022		08/12/2022	8.34
57087	Vehicles	Paid by Check #37656		07/08/2022	08/12/2022	08/04/2022		08/12/2022	423.19
57135	Vehicles	Paid by Check #37656		07/08/2022	08/12/2022	08/04/2022		08/12/2022	34.77
57179	Vehicles	Paid by Check #37656		07/08/2022	08/12/2022	08/04/2022		08/12/2022	300.09
57225	Vehicles	Paid by Check #37656		07/11/2022	08/12/2022	08/04/2022		08/12/2022	83.53
57346	Vehicles	Paid by Check #37656		07/12/2022	08/12/2022	08/04/2022		08/12/2022	287.31
57375	Vehicles	Paid by Check #37656		07/12/2022	08/12/2022	08/04/2022		08/12/2022	803.56
57402	Vehicles	Paid by Check #37656		07/12/2022	08/12/2022	08/04/2022		08/12/2022	(417.71)
57414	Vehicles	Paid by Check #37656		07/13/2022	08/12/2022	08/04/2022		08/12/2022	19.19



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57790	Vehicles	Paid by Check #37656		07/19/2022	08/12/2022	08/04/2022		08/12/2022	76.85
57930	Vehicles	Paid by Check #37656		07/21/2022	08/12/2022	08/04/2022		08/12/2022	240.14
57946	Vehicles	Paid by Check #37656		07/21/2022	08/12/2022	08/04/2022		08/12/2022	112.34
57987	Vehicles	Paid by Check #37656		07/22/2022	08/12/2022	08/04/2022		08/12/2022	11.76
58082	Vehicles	Paid by Check #37656		07/25/2022	08/12/2022	08/04/2022		08/12/2022	111.46
58086	Vehicles	Paid by Check #37656		07/25/2022	08/12/2022	08/04/2022		08/12/2022	107.83
58097	Vehicles	Paid by Check #37656		07/25/2022	08/12/2022	08/04/2022		08/12/2022	122.56
58110	Vehicles	Paid by Check #37656		07/25/2022	08/12/2022	08/04/2022		08/12/2022	(35.19)
58143	Vehicles	Paid by Check #37656		07/25/2022	08/12/2022	08/04/2022		08/12/2022	32.22
58184	Vehicles	Paid by Check #37656		07/26/2022	08/12/2022	08/04/2022		08/12/2022	149.45
58185	Vehicles	Paid by Check #37656		07/26/2022	08/12/2022	08/04/2022		08/12/2022	(112.34)
58285	Vehicles	Paid by Check #37656		07/27/2022	08/12/2022	08/04/2022		08/12/2022	6.17
58460	Vehicles	Paid by Check #37656		07/29/2022	08/12/2022	08/04/2022		08/12/2022	43.96
58501	Vehicles	Paid by Check #37656		07/30/2022	08/12/2022	08/04/2022		08/12/2022	(60.53)
		Vendor **884 - Napa Auto Parts** Totals				Invoices	29		$2,814.49
Vendor **392 - O'Reilly Auto Parts**									
3641-467131	Vehicles	Paid by Check #37657		06/29/2022	08/12/2022	08/12/2022		08/12/2022	156.11
3641-467132	Vehicles	Paid by Check #37657		06/29/2022	08/12/2022	08/12/2022		08/12/2022	608.59
3641-467229	Vehicles	Paid by Check #37657		06/29/2022	08/12/2022	08/12/2022		08/12/2022	375.70
3641-467329	Vehicles	Paid by Check #37657		06/30/2022	08/12/2022	08/12/2022		08/12/2022	158.13
3641-467556	Vehicles	Paid by Check #37657		07/01/2022	08/12/2022	08/12/2022		08/12/2022	95.44
3641-467591	Vehicles	Paid by Check #37657		07/01/2022	08/12/2022	08/12/2022		08/12/2022	241.41
3641-467769	Vehicles	Paid by Check #37657		07/02/2022	08/12/2022	08/12/2022		08/12/2022	52.91
3641-468185	Vehicles	Paid by Check #37657		07/05/2022	08/12/2022	08/12/2022		08/12/2022	.45
3641-468368	Vehicles	Paid by Check #37657		07/06/2022	08/12/2022	08/12/2022		08/12/2022	7.04
3641-468442	Vehicles	Paid by Check #37657		07/06/2022	08/12/2022	08/12/2022		08/12/2022	(2.07)
3641-468466	Vehicles	Paid by Check #37657		07/06/2022	08/12/2022	08/12/2022		08/12/2022	(3.45)
3641-468553	Vehicles	Paid by Check #37657		07/07/2022	08/12/2022	08/12/2022		08/12/2022	19.42
3641-468554	Vehicles	Paid by Check #37657		07/07/2022	08/12/2022	08/12/2022		08/12/2022	9.75
3641-468743	Vehicles	Paid by Check #37657		07/08/2022	08/12/2022	08/12/2022		08/12/2022	152.79
3641-468784	Vehicles	Paid by Check #37657		07/08/2022	08/12/2022	08/12/2022		08/12/2022	11.54
3641-468801	Vehicles	Paid by Check #37657		07/08/2022	08/12/2022	08/12/2022		08/12/2022	343.66
3641-468825	Vehicles	Paid by Check #37657		07/08/2022	08/12/2022	08/12/2022		08/12/2022	76.29
3641-469284	Vehicles	Paid by Check #37657		07/11/2022	08/12/2022	08/12/2022		08/12/2022	24.94
3641-469326	Vehicles	Paid by Check #37657		07/11/2022	08/12/2022	08/12/2022		08/12/2022	30.45
3641-469490	Vehicles	Paid by Check #37657		07/12/2022	08/12/2022	08/12/2022		08/12/2022	19.52
3641-469501	Vehicles	Paid by Check #37657		07/12/2022	08/12/2022	08/12/2022		08/12/2022	6.87
3641-469520	Vehicles	Paid by Check #37657		07/12/2022	08/12/2022	08/12/2022		08/12/2022	141.17
3641-469590	Vehicles	Paid by Check #37657		07/12/2022	08/12/2022	08/12/2022		08/12/2022	176.75
3641-469670	Vehicles	Paid by Check #37657		07/13/2022	08/12/2022	08/12/2022		08/12/2022	24.94
3641-469702	Vehicles	Paid by Check #37657		07/13/2022	08/12/2022	08/12/2022		08/12/2022	228.02



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3641-469756	Vehicles	Paid by Check #37657		07/13/2022	08/12/2022	08/12/2022		08/12/2022	16.52
3641-469757	Vehicles	Paid by Check #37657		07/13/2022	08/12/2022	08/12/2022		08/12/2022	294.25
3641-469918	Vehicles	Paid by Check #37657		07/14/2022	08/12/2022	08/12/2022		08/12/2022	175.70
3641-470077	Vehicles	Paid by Check #37657		07/15/2022	08/12/2022	08/12/2022		08/12/2022	171.23
3641-470549	Vehicles	Paid by Check #37657		07/18/2022	08/12/2022	08/12/2022		08/12/2022	57.32
3641-470755	Vehicles	Paid by Check #37657		07/19/2022	08/12/2022	08/12/2022		08/12/2022	19.42
3641-470762	Vehicles	Paid by Check #37657		07/19/2022	08/12/2022	08/12/2022		08/12/2022	68.74
3641-470862	Vehicles	Paid by Check #37657		07/19/2022	08/12/2022	08/12/2022		08/12/2022	38.75
3641-470971	Vehicles	Paid by Check #37657		07/20/2022	08/12/2022	08/12/2022		08/12/2022	417.99
3641-470973	Vehicles	Paid by Check #37657		07/20/2022	08/12/2022	08/12/2022		08/12/2022	(417.99)
3641-470983	Vehicles	Paid by Check #37657		07/20/2022	08/12/2022	08/12/2022		08/12/2022	202.06
3641-471054	Vehicles	Paid by Check #37657		07/20/2022	08/12/2022	08/12/2022		08/12/2022	46.34
3641-471057	Vehicles	Paid by Check #37657		07/20/2022	08/12/2022	08/12/2022		08/12/2022	(22.00)
3641-471059	Vehicles	Paid by Check #37657		07/20/2022	08/12/2022	08/12/2022		08/12/2022	20.79
EB18496621	Vehicles	Paid by Check #37657		07/20/2022	08/12/2022	08/12/2022		08/12/2022	(28.27)
3641-471173	Vehicles	Paid by Check #37657		07/21/2022	08/12/2022	08/12/2022		08/12/2022	17.34
3641-471175	Vehicles	Paid by Check #37657		07/21/2022	08/12/2022	08/12/2022		08/12/2022	39.03
3641-471176	Vehicles	Paid by Check #37657		07/21/2022	08/12/2022	08/12/2022		08/12/2022	(17.34)
3641-471916	Vehicles	Paid by Check #37657		07/25/2022	08/12/2022	08/12/2022		08/12/2022	32.97
3641-471932	Vehicles	Paid by Check #37657		07/25/2022	08/12/2022	08/12/2022		08/12/2022	22.67
3641-472054	Vehicles	Paid by Check #37657		07/26/2022	08/12/2022	08/12/2022		08/12/2022	(552.05)
3641-472055	Vehicles	Paid by Check #37657		07/26/2022	08/12/2022	08/12/2022		08/12/2022	11.26
3641-472244	Vehicles	Paid by Check #37657		07/27/2022	08/12/2022	08/12/2022		08/12/2022	189.38
3641-472412	Supplies	Paid by Check #37657		07/28/2022	08/12/2022	08/12/2022		08/12/2022	156.15
		Vendor **392 - O'Reilly Auto Parts** Totals				Invoices	49		$3,916.63
Vendor **142 - Office Depot BSD**									
257338475001	Supplies	Paid by Check #37658		07/26/2022	08/12/2022	08/12/2022		08/12/2022	569.84
252940894001	PD - Supplies	Paid by Check #37658		07/28/2022	08/12/2022	08/12/2022		08/12/2022	320.32
		Vendor **142 - Office Depot BSD** Totals				Invoices	2		$890.16
Vendor **1773 - Pace Supply Corp.**									
197876493-2	WATER DEPT SUPPLIES	Paid by Check #37659		08/01/2022	08/12/2022	08/12/2022		08/12/2022	352.08
		Vendor **1773 - Pace Supply Corp.** Totals				Invoices	1		$352.08
Vendor **76 - Pacific Gas & Electric**									
233750151147/22	250 W SAGINAW AVE	Paid by Check #37699		07/29/2022	08/12/2022	08/12/2022		08/12/2022	28.93
900149822937/22	CH 405 E EL MONTE WAY	Paid by Check #37700		07/29/2022	08/12/2022	08/12/2022		08/12/2022	1,976.80
265692021587.22	FY 2023 EL MONTE & LILLIE	Paid by Check #37698		07/25/2022	08/12/2022	08/12/2022		08/12/2022	12.08
519248951327/22	502 RD 72 TIMER @ COR-RD-723 & W KELLY	Paid by Check #37661		07/25/2022	08/12/2022	08/12/2022		08/12/2022	11.57
777130818087/22	200 S ROAD 72	Paid by Check #37664		07/25/2022	08/12/2022	08/12/2022		08/12/2022	10.51
543881697547/22	NEWTON & NORTHRIDGE	Paid by Check #37662		07/26/2022	08/12/2022	08/12/2022		08/12/2022	394.98



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914674420587/22	DAVIS E/ALTA AVE	Paid by Check #37667		07/26/2022	08/12/2022	08/12/2022		08/12/2022	32.06
159468019567/22	855 E EL MONTE WAY	Paid by Check #37697		07/27/2022	08/12/2022	08/12/2022		08/12/2022	441.84
497903928047/22	DSC Electric 06/27/22 to 07/26/22	Paid by Check #37660		07/27/2022	08/12/2022	08/12/2022		08/12/2022	1,637.41
556426429407/22	VISCAYA PARKWAY	Paid by Check #37668		07/27/2022	08/12/2022	08/12/2022		08/12/2022	208.03
622008882877/22	EL MONTE & MC KINLEY	Paid by Check #37663		07/27/2022	08/12/2022	08/12/2022		08/12/2022	34.66
790546574287/22	1150 E NEBRASKA AVE	Paid by Check #37665		07/27/2022	08/12/2022	08/12/2022		08/12/2022	9.86
811658854357/22	1920 E LAUREN AVE	Paid by Check #37666		07/27/2022	08/12/2022	08/12/2022		08/12/2022	64.17
245952415717/22	NORTHRIDGE W/EATON	Paid by Check #37690		07/31/2022	08/12/2022	08/12/2022		08/12/2022	11.83
678266701757/22	ALICE & W NORTH WAY	Paid by Check #37688		07/31/2022	08/12/2022	08/12/2022		08/12/2022	142.45
575149843768/22	139 N K ST	Paid by Check #37689		08/01/2022	08/12/2022	08/12/2022		08/12/2022	35.30
640299064987/22	PD - WWTP Dog Kennel Charges - 03/17/2022 - 06/15/2022	Paid by Check #37701		07/22/2022	08/12/2022	08/12/2022		08/12/2022	247.07
091507817807/22	PW - Electric	Paid by Check #37672		07/15/2022	08/12/2022	08/12/2022		08/12/2022	1,354.03
640799572507/22	PW - Electric	Paid by Check #37681		07/15/2022	08/12/2022	08/12/2022		08/12/2022	5,432.50
723267973797/22	PW - Electric	Paid by Check #37683		07/15/2022	08/12/2022	08/12/2022		08/12/2022	14,940.13
037563698507/22	N/E RD 76 & AVE 416	Paid by Check #37669		07/26/2022	08/12/2022	08/12/2022		08/12/2022	98.02
821880068197/22	2099 W Sierra Way B	Paid by Check #37684		07/26/2022	08/12/2022	08/12/2022		08/12/2022	4,345.03
041816753177/22	RD 72 & W SIERRA WAY	Paid by Check #37670		07/27/2022	08/12/2022	08/12/2022		08/12/2022	442.52
058483210137/22	NE CRAWFORD & GERALD	Paid by Check #37671		07/27/2022	08/12/2022	08/12/2022		08/12/2022	126.67
312018483277/22	7387 W SIERRA AVE	Paid by Check #37673		07/27/2022	08/12/2022	08/12/2022		08/12/2022	10,723.38
323048378377/22	S/E COR HAYES & GERALD	Paid by Check #37674		07/27/2022	08/12/2022	08/12/2022		08/12/2022	9.86
459224718967/22	111 N HAYES AVE	Paid by Check #37675		07/27/2022	08/12/2022	08/12/2022		08/12/2022	30.44
588309194017/22	188 N L ST	Paid by Check #37680		07/27/2022	08/12/2022	08/12/2022		08/12/2022	26.33
837649722677/22	S/E COR NEWTON & DAVIS	Paid by Check #37685		07/27/2022	08/12/2022	08/12/2022		08/12/2022	148.05
896878734587/22	651 W SAGINAW AVE	Paid by Check #37686		07/27/2022	08/12/2022	08/12/2022		08/12/2022	213.26
949217492257/22	1315 N EUCLID AVE	Paid by Check #37687		07/27/2022	08/12/2022	08/12/2022		08/12/2022	9.86
475197165687/22	HAYES & EDWARDS	Paid by Check #37676		07/28/2022	08/12/2022	08/12/2022		08/12/2022	42.34
477215765297/22	ALTA & EL MONTE	Paid by Check #37677		07/28/2022	08/12/2022	08/12/2022		08/12/2022	146.88
493969444877/22	110 S COLLEGE AVE	Paid by Check #37678		07/28/2022	08/12/2022	08/12/2022		08/12/2022	10.95
535548886277/22	912 N ALTA AVE @ SAGINA W & ALTA	Paid by Check #37679		07/28/2022	08/12/2022	08/12/2022		08/12/2022	67.98
565766708997/22	NW COR ALICE & W EL MONTE WAY	Paid by Check #37696		07/28/2022	08/12/2022	08/12/2022		08/12/2022	93.17
665766702527/22	NW COR ALTA & RD 80	Paid by Check #37682		07/28/2022	08/12/2022	08/12/2022		08/12/2022	70.29
864715010307/22	ON E EL MONTE WAY & PERRY	Paid by Check #37695		07/28/2022	08/12/2022	08/12/2022		08/12/2022	65.67
057129638257/22	FY 2023 PW - Electric	Paid by Check #37691		07/31/2022	08/12/2022	08/12/2022		08/12/2022	136.23
141629409457/22	FY 2023 389 W EL MONTE WAY	Paid by Check #37692		07/31/2022	08/12/2022	08/12/2022		08/12/2022	72.87
714934640948/22	EUCLID S/LINDARA CITY WATER WELL #18	Paid by Check #37694		08/01/2022	08/12/2022	08/12/2022		08/12/2022	4,272.31
863399039988/22	FY 2023 WELL #14 SIERRA WAY	Paid by Check #37693		08/01/2022	08/12/2022	08/12/2022		08/12/2022	24.64
		Vendor **76 - Pacific Gas & Electric** Totals				Invoices	42		$48,202.96



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Vendor **265 - Pape Machinery Inc.**									
13780807	REPAIR PART(S) FOR WWRP 06	Paid by Check #37702		07/27/2022	08/12/2022	08/12/2022		08/12/2022	51.59
			Vendor **265 - Pape Machinery Inc.** Totals			Invoices	1		$51.59
Vendor **7 - Pena's Disposal Services**									
07272022	FY 2022 PENA'S CONTAINERS (BK & BL) JUNE2021-JUNE 2022	Paid by Check #37703		07/27/2022	08/12/2022	08/12/2022		08/12/2022	8,760.40
675056	SELF HAUL - YARD WASTE, METAL	Paid by Check #37703		08/01/2022	08/12/2022	08/12/2022		08/12/2022	135.00
			Vendor **7 - Pena's Disposal Services** Totals			Invoices	2		$8,895.40
Vendor **1699 - Thomas Perea**									
Medic 2022	Reimbursement	Paid by Check #37704		08/04/2022	08/12/2022	08/12/2022		08/12/2022	250.00
			Vendor **1699 - Thomas Perea** Totals			Invoices	1		$250.00
Vendor **968 - Quic Shop Markets, Inc.**									
10577	CAR WASHES - AUGUST 2022	Paid by Check #37705		08/03/2022	08/12/2022	08/12/2022		08/12/2022	8.00
			Vendor **968 - Quic Shop Markets, Inc.** Totals			Invoices	1		$8.00
Vendor **9 - Quinn Company**									
22433701	FY 22/23-Parks - Water truck rental - Vuich Park irrigation	Paid by Check #37706		07/25/2022	08/12/2022	08/12/2022	08/05/2022	08/12/2022	532.16
			Vendor **9 - Quinn Company** Totals			Invoices	1		$532.16
Vendor **38 - Reedley Irrigation System**									
RIS-POS02-40492	FY 22/23- Parks - Irrigation equipment	Paid by Check #37707		07/25/2022	08/12/2022	08/12/2022	08/02/2022	08/12/2022	179.54
RIS-POSO2-40685	Fy 22/23-Parks-Wedge-Tite 4" complete	Paid by Check #37707		08/01/2022	08/12/2022	08/12/2022	08/08/2022	08/12/2022	475.22
			Vendor **38 - Reedley Irrigation System** Totals			Invoices	2		$654.76
Vendor **124 - Reedley Veterinary Hospital**									
94	PD - Exam Vet Fees / July Disposal	Paid by Check #37708		07/30/2022	08/12/2022	08/12/2022		08/12/2022	1,495.00
			Vendor **124 - Reedley Veterinary Hospital** Totals			Invoices	1		$1,495.00
Vendor **1139 - Robert E. Cendejas and Associates, Inc.**									
2 Qtr-22	FY 2022 BESTBUY.COM 2nd Qtr-22	Paid by Check #37709		08/04/2022	08/12/2022	08/12/2022		08/12/2022	117,698.53
			Vendor **1139 - Robert E. Cendejas and Associates, Inc.** Totals			Invoices	1		$117,698.53
Vendor **1677 - Rodeo Wild West**									
101783	Fy 22/23-Parks-Work boots for Joe Bueno for FY 2023	Paid by Check #37710		08/02/2022	08/12/2022	08/12/2022	08/08/2022	08/12/2022	172.51
			Vendor **1677 - Rodeo Wild West** Totals			Invoices	1		$172.51

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Vendor **1707 - RRM Design Group**									
2415-01-0522A	FY 2022 Dinuba Focused General Plan Update Leap: Task 05 & 3A	Paid by Check #37711		06/21/2022	08/12/2022	08/12/2022		08/12/2022	7,645.00
2415-01-0522B	FY 2022 Dinuba Focused General Plan Update SB2: Task 02, 07 & 08	Paid by Check #37711		06/21/2022	08/12/2022	08/12/2022		08/12/2022	2,242.50
2415-01-0622A	FY 2022 Dinuba Focused General Plan Update Leap: Task 01, 05, 3A	Paid by Check #37711		07/15/2022	08/12/2022	08/12/2022		08/12/2022	6,713.75
2415-01-0622B	FY 2022 Dinuba Focused General Plan Update SB2: Task 02, 07 & 10	Paid by Check #37711		07/15/2022	08/12/2022	08/12/2022		08/12/2022	2,062.50
		Vendor **1707 - RRM Design Group** Totals				Invoices	4		$18,663.75
Vendor **507 - San Joaquin Vally Chapter of the ICC**									
1/1 - 12/31/2022	Bear	Paid by Check #37712		08/04/2022	08/12/2022	08/12/2022		08/12/2022	75.00
		Vendor **507 - San Joaquin Vally Chapter of the ICC** Totals				Invoices	1		$75.00
Vendor **46 - Self Help Enterprises**									
DINSP06-22	FY 2022 FED EX CHARGES, COBAIN, BEAZA, LARA, TORRES & PENCE	Paid by Check #37713		06/01/2022	08/12/2022	08/12/2022		08/12/2022	64.17
		Vendor **46 - Self Help Enterprises** Totals				Invoices	1		$64.17
Vendor **61 - Silvas Oil Company Inc.**									
178860CT	July 2022	Paid by Check #37714		07/31/2022	08/12/2022	08/12/2022		08/12/2022	201.52
		Vendor **61 - Silvas Oil Company Inc.** Totals				Invoices	1		$201.52
Vendor **431 - Sparkletts**									
9406519080122	FY 22/23-Multiple divisions - Bottled water service	Paid by Check #37715		08/01/2022	08/12/2022	08/12/2022	08/03/2022	08/12/2022	174.14
		Vendor **431 - Sparkletts** Totals				Invoices	1		$174.14
Vendor **835 - Spence Fence Company Enterprise**									
20224	FY22/23-Parks - Centennial Park - Chain link fence for backflow	Paid by Check #37716		07/27/2022	08/12/2022	08/12/2022	08/01/2022	08/12/2022	2,950.00
		Vendor **835 - Spence Fence Company Enterprise** Totals				Invoices	1		$2,950.00
Vendor **214 - Stericycle, Inc.**									
3006100715	August 2022	Paid by Check #37717		08/01/2022	08/12/2022	08/12/2022		08/12/2022	142.53
		Vendor **214 - Stericycle, Inc.** Totals				Invoices	1		$142.53
Vendor **1140 - Strategic Business Locations, Inc.**									
2 Qtr-22	FY 2022 BESTBUY.COM 2nd Qtr-22	Paid by Check #37718		08/04/2022	08/12/2022	08/12/2022		08/12/2022	117,698.53
		Vendor **1140 - Strategic Business Locations, Inc.** Totals				Invoices	1		$117,698.53



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Vendor **1461 - Teleflex LLC**									
9505790907	Supplies	Paid by Check #37719		07/27/2022	08/12/2022	08/12/2022		08/12/2022	2,164.58
			Vendor **1461 - Teleflex LLC** Totals			Invoices	1		$2,164.58
Vendor **189 - Terminix International**									
423139850	CH-405 E EL MONTE WAY 07/08/2022	Paid by Check #37720		07/08/2022	08/12/2022	08/12/2022		08/12/2022	66.00
423159275	Fy 22/23-CS-Pest control service for rec center	Paid by Check #37720		07/06/2022	08/12/2022	08/12/2022	08/08/2022	08/12/2022	79.00
422692210	PD - Pest Control Service	Paid by Check #37720		07/18/2022	08/12/2022	08/12/2022		08/12/2022	64.00
			Vendor **189 - Terminix International** Totals			Invoices	3		$209.00
Vendor **1564 - The Home Depot Pro**									
698031770	CLEANING SUPPLIES - TOILET PAPER FOR INVENTORY	Paid by Check #37721		07/26/2022	08/12/2022	08/12/2022		08/12/2022	938.74
698477619	CLEANING SUPPLIES - DISINFECTANT FOR INVENTORY	Paid by Check #37721		07/27/2022	08/12/2022	08/12/2022		08/12/2022	70.05
			Vendor **1564 - The Home Depot Pro** Totals			Invoices	2		$1,008.79
Vendor **311 - Top Dog Training Center**									
1574	PD - K9 Training / Enzo & Zeus	Paid by Check #37722		08/02/2022	08/12/2022	08/12/2022		08/12/2022	180.00
			Vendor **311 - Top Dog Training Center** Totals			Invoices	1		$180.00
Vendor **1633 - Toyota Industries Commercial Finance, Inc.**									
4003560409	POLARIS LEASE PAYMENT	Paid by Check #37723		07/27/2022	08/12/2022	08/12/2022		08/12/2022	310.41
			Vendor **1633 - Toyota Industries Commercial Finance, Inc.** Totals			Invoices	1		$310.41
Vendor **1352 - Trizetto Provider Solutions, LLC**									
3U25082200	SERVICE MONTH AUGUST 2022	Paid by Check #37724		08/01/2022	08/12/2022	08/12/2022		08/12/2022	211.50
			Vendor **1352 - Trizetto Provider Solutions, LLC** Totals			Invoices	1		$211.50
Vendor **49 - Tulare County**									
19275	BC-32	Paid by Check #37725		08/04/2022	08/12/2022	08/12/2022		08/12/2022	592.63
19276	U-32	Paid by Check #37725		08/04/2022	08/12/2022	08/12/2022		08/12/2022	96.98
			Vendor **49 - Tulare County** Totals			Invoices	2		$689.61
Vendor **273 - US Bank**									
2039369	Bond 2012A	Paid by EFT #2092		07/18/2022	08/12/2022	08/12/2022		08/12/2022	206,000.00
2051463	2016 Measure R	Paid by EFT #2095		08/03/2022	08/12/2022	08/12/2022		08/12/2022	327,075.00
2051475	2012 PW	Paid by EFT #2093		08/03/2022	08/12/2022	08/12/2022		08/12/2022	605,487.50
			Vendor **273 - US Bank** Totals			Invoices	3		$1,138,562.50
Vendor **359 - Valero Marketing & Supply Company**									
82965568	July 2022	Paid by EFT #2089		08/06/2022	08/12/2022	08/12/2022		08/12/2022	11,595.06
82968162	PW Fuel for July 2022	Paid by EFT #2090		08/06/2022	08/12/2022	08/12/2022		08/12/2022	10,968.14

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
		Vendor **359 - Valero Marketing & Supply Company** Totals				Invoices	2		$22,563.20
Vendor **201 - Valley Farm Services, Inc.**									
25751	FY 2022 - MASTICATE POND ON W PAMELA	Paid by Check #37726		06/07/2022	08/12/2022	08/12/2022		08/12/2022	350.00
		Vendor **201 - Valley Farm Services, Inc.** Totals				Invoices	1		$350.00
Vendor **403 - Visalia Times-Delta**									
TD0054706 08/22	PD - August 2022 Service	Paid by Check #37727		08/01/2022	08/12/2022	08/12/2022		08/12/2022	35.00
		Vendor **403 - Visalia Times-Delta** Totals				Invoices	1		$35.00
Vendor **14 - W & E Electric**									
2207052	LABEL ALL PANEL BREAKERS-TRANSIT CENTER	Paid by Check #37728		07/11/2022	08/12/2022	08/12/2022		08/12/2022	150.00
		Vendor **14 - W & E Electric** Totals				Invoices	1		$150.00
Vendor **1280 - Willdan Engineering**									
00336485	Contractual	Paid by Check #37729		07/20/2022	08/12/2022	08/12/2022		08/12/2022	4,195.00
		Vendor **1280 - Willdan Engineering** Totals				Invoices	1		$4,195.00
Vendor **209 - Zweigle Septic Service**									
37410	Fy 22/23-Parks-rental of portable restrooms @ ent plaza	Paid by Check #37730		07/31/2022	08/12/2022	08/12/2022	08/03/2022	08/12/2022	470.00
37418	PD - Hand-wash Station	Paid by Check #37730		08/01/2022	08/12/2022	08/12/2022		08/12/2022	75.00
		Vendor **209 - Zweigle Septic Service** Totals				Invoices	2		$545.00
Vendor **CWEA-CSJ**									
62522PVJT	FY 2022 - TRAINING FOR PABLO V AND JESUS T	Paid by Check #37731		06/25/2022	08/12/2022	08/12/2022		08/12/2022	65.00
		Vendor **CWEA-CSJ** Totals				Invoices	1		$65.00
		Grand Totals				Invoices	261		$2,885,879.80

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **385 - 4 Creeks, Inc.**									
25684	FY 21/22 4 Creeks ALta Nebraska Roundabout	Paid by Check #37732		07/12/2022	08/19/2022	08/19/2022		08/19/2022	38,814.57
25688	4 Creeks Alta Nebraska Roundabout CM PII	Paid by Check #37732		08/12/2022	08/19/2022	08/19/2022		08/19/2022	30,959.18
			Vendor **385 - 4 Creeks, Inc.** Totals			Invoices	2		$69,773.75
Vendor **326 - Advanced Flow Measurement**									
0004678	REPLACE LEVEL TRANSMITTERS AT WWTP BARSCREEN CONTROL	Paid by Check #37733		07/13/2022	08/19/2022	08/19/2022		08/19/2022	6,838.62
			Vendor **326 - Advanced Flow Measurement** Totals			Invoices	1		$6,838.62
Vendor **263 - Advantek Benefit Administrators**									
08/12/2022	08/12/2022	Paid by Check #37734		08/12/2022	08/19/2022	08/19/2022		08/19/2022	56,695.08
2208 0011	August 2022	Paid by Check #37734		08/12/2022	08/19/2022	08/19/2022		08/19/2022	76,002.85
			Vendor **263 - Advantek Benefit Administrators** Totals			Invoices	2		$132,697.93
Vendor **344 - Alameda Electrical Distributors**									
S5380145.001	FY 22/23-1500 Watt metal haldie lamp	Paid by Check #37735		07/28/2022	08/19/2022	08/19/2022	08/08/2022	08/19/2022	838.64
			Vendor **344 - Alameda Electrical Distributors** Totals			Invoices	1		$838.64
Vendor **351 - Anthem Blue Cross**									
000246641594	MEDDERS 975A79192 09/01/22-09/30/22	Paid by Check #37741		08/04/2022	08/19/2022	08/19/2022		08/19/2022	92.00
000246654938	TYLER 299A24237 09/01/22-09/30/22	Paid by Check #37740		08/04/2022	08/19/2022	08/19/2022		08/19/2022	85.30
000246658235	CANALES 530M82834 09/01/22-09/30/22	Paid by Check #37737		08/04/2022	08/19/2022	08/19/2022		08/19/2022	92.00
000246665566	SANO 060M86753 09/1/22 - 09/30/22	Paid by Check #37738		08/04/2022	08/19/2022	08/19/2022		08/19/2022	105.40
000246671518	HARMN 532W04713 09/01/22-09/30/22	Paid by Check #37739		08/04/2022	08/19/2022	08/19/2022		08/19/2022	92.00
000246675706	MAGYAR 792A24403 09/01/22-09/30/22	Paid by Check #37742		08/04/2022	08/19/2022	08/19/2022		08/19/2022	85.30
000247497484	CANALES 920M82828 09/01/22-11/30/22	Paid by Check #37736		08/07/2022	08/19/2022	08/19/2022		08/19/2022	770.31
			Vendor **351 - Anthem Blue Cross** Totals			Invoices	7		$1,322.31
Vendor **21 - Aramark Uniform Services Inc.**									
503000522708	Fy 21/22-Parks-Uniforms for week of 4/27/22	Paid by Check #37743		04/27/2022	08/19/2022	08/19/2022	08/09/2022	08/19/2022	102.62
5031026075	Fy 22/23-Parks-Uniforms for the week of 8/10/22	Paid by Check #37743		08/10/2022	08/19/2022	08/19/2022	08/15/2022	08/19/2022	43.98
			Vendor **21 - Aramark Uniform Services Inc.** Totals			Invoices	2		$146.60



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Vendor **17 - AT&T**									
238451821408/22	Telephone 08/07/22-09/06/22	Paid by Check #37744		08/07/2022	08/19/2022	08/19/2022		08/19/2022	68.96
939105447608/22	Telephone 07/10/22-08/09/22	Paid by Check #37745		08/10/2022	08/19/2022	08/19/2022		08/19/2022	24.93
939105446108/22	Telephone 07/11/22-08/10/22	Paid by Check #37748		08/11/2022	08/19/2022	08/19/2022		08/19/2022	24.98
939105446608/22	Telephone 07/11/22-08/10/22	Paid by Check #37749		08/11/2022	08/19/2022	08/19/2022		08/19/2022	24.99
939105446708/22	Telephone 07/11/22-08/10/22	Paid by Check #37746		08/11/2022	08/19/2022	08/19/2022		08/19/2022	48.28
939105475608/22	Telephone 07/11/22-08/10/22	Paid by Check #37747		08/11/2022	08/19/2022	08/19/2022		08/19/2022	385.46
9391054470 8/22	FD 07/11/22-08/10/22	Paid by Check #37753		08/11/2022	08/19/2022	08/19/2022		08/19/2022	24.98
9391054471 8/22	FD 07/11/22-08/10/22	Paid by Check #37752		08/11/2022	08/19/2022	08/19/2022		08/19/2022	24.98
9391054479 8/22	FD 07/11/22-08/10/22	Paid by Check #37751		08/11/2022	08/19/2022	08/19/2022		08/19/2022	24.98
9391054742 8/22	FD 07/11/22-08/10/22	Paid by Check #37750		08/11/2022	08/19/2022	08/19/2022		08/19/2022	110.99
9391054469 08/22	PD - 07/11/2022 - 08/10/2022 Billing Charges	Paid by Check #37754		08/11/2022	08/19/2022	08/19/2022		08/19/2022	23.31
9391054740 08/22	PD - 07/11/20022 - 08/10/2022 Billing Charges	Paid by Check #37755		08/11/2022	08/19/2022	08/19/2022		08/19/2022	269.83
93910372778/22	Telephone 07/10/22-08/09/22	Paid by Check #37758		08/10/2022	08/19/2022	08/19/2022		08/19/2022	27.55
93910544728/22	Telephone 07/10/22-08/09/22	Paid by Check #37759		08/10/2022	08/19/2022	08/19/2022		08/19/2022	48.18
93910544748/22	Telephone 07/10/22-08/09/22	Paid by Check #37756		08/10/2022	08/19/2022	08/19/2022		08/19/2022	45.96
93910544778/22	Telephone 07/10/22-08/09/22	Paid by Check #37760		08/10/2022	08/19/2022	08/19/2022		08/19/2022	24.93
93910544788/22	Telephone 07/10/22-08/09/22	Paid by Check #37757		08/10/2022	08/19/2022	08/19/2022		08/19/2022	24.93
			Vendor **17 - AT&T** Totals			Invoices	17		$1,228.22
Vendor **289 - AT&T Mobility LLC**									
2872932128687/22	PW Telephone 06/17/22-07/16/22	Paid by Check #37761		08/12/2022	08/19/2022	08/19/2022		08/19/2022	284.81
			Vendor **289 - AT&T Mobility LLC** Totals			Invoices	1		$284.81
Vendor **376 - BCS Consulting, LLC**									
2022126	PD - Training Room – Projector Controller Device / Salley Port	Paid by Check #37762		08/11/2022	08/19/2022	08/19/2022		08/19/2022	7,454.75
			Vendor **376 - BCS Consulting, LLC** Totals			Invoices	1		$7,454.75
Vendor **116 - BSK Analytical Laboratories**									
AF18360	WATER SAMPLE TESTING - WATER DEPT	Paid by Check #37763		08/08/2022	08/19/2022	08/19/2022		08/19/2022	176.00
AF19814	WATER SAMPLE TESTING - WATER DEPT	Paid by Check #37763		08/08/2022	08/19/2022	08/19/2022		08/19/2022	140.00
AF20429	WATER SAMPLE TESTING - WATER DEPT	Paid by Check #37763		08/15/2022	08/19/2022	08/19/2022		08/19/2022	140.00
AF20432	WATER SAMPLE TESTING - WATER DEPT	Paid by Check #37763		08/15/2022	08/19/2022	08/19/2022		08/19/2022	176.00
			Vendor **116 - BSK Analytical Laboratories** Totals			Invoices	4		$632.00
Vendor **80 - California Business Machines**									
303180	PD - Copiers Maintenance	Paid by Check #37764		08/10/2022	08/19/2022	08/19/2022		08/19/2022	369.16



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		Vendor **80 - California Business Machines** Totals				Invoices	1		$369.16
Vendor **144 - California State Firefighters' Association**									
12517	Acct #54011 2022-23	Paid by Check #37765		08/08/2022	08/19/2022	08/19/2022		08/19/2022	340.00
		Vendor **144 - California State Firefighters' Association** Totals				Invoices	1		$340.00
Vendor **333 - Cintas Corporation No. 2**									
4124481445	Contractual	Paid by Check #37766		07/06/2022	08/19/2022	08/19/2022		08/19/2022	225.59
4124481501	Contractual	Paid by Check #37766		07/06/2022	08/19/2022	08/19/2022		08/19/2022	234.18
4124481552	Contractual	Paid by Check #37766		07/06/2022	08/19/2022	08/19/2022		08/19/2022	184.81
4124700503	Contractual	Paid by Check #37766		07/07/2022	08/19/2022	08/19/2022		08/19/2022	124.35
4124700512	Contractual	Paid by Check #37766		07/07/2022	08/19/2022	08/19/2022		08/19/2022	142.56
4124700550	Contractual	Paid by Check #37766		07/07/2022	08/19/2022	08/19/2022		08/19/2022	920.79
4125262098	Contractual	Paid by Check #37766		07/13/2022	08/19/2022	08/19/2022		08/19/2022	244.39
4125262136	Contractual	Paid by Check #37766		07/13/2022	08/19/2022	08/19/2022		08/19/2022	21.16
4125262147	Contractual	Paid by Check #37766		07/13/2022	08/19/2022	08/19/2022		08/19/2022	179.67
4125262151	Contractual	Paid by Check #37766		07/13/2022	08/19/2022	08/19/2022		08/19/2022	87.38
4125262181	Contractual	Paid by Check #37766		07/13/2022	08/19/2022	08/19/2022		08/19/2022	92.08
4125262288	Contractual	Paid by Check #37766		07/13/2022	08/19/2022	08/19/2022		08/19/2022	214.84
4125408394	Contractual	Paid by Check #37766		07/14/2022	08/19/2022	08/19/2022		08/19/2022	142.56
4125408425	Contractual	Paid by Check #37766		07/14/2022	08/19/2022	08/19/2022		08/19/2022	124.35
4125408564	Contractual	Paid by Check #37766		07/14/2022	08/19/2022	08/19/2022		08/19/2022	1,066.26
4125919048	Contractual	Paid by Check #37766		07/20/2022	08/19/2022	08/19/2022		08/19/2022	160.70
4125919053	Contractual	Paid by Check #37766		07/20/2022	08/19/2022	08/19/2022		08/19/2022	225.59
4125919180	Contractual	Paid by Check #37766		07/20/2022	08/19/2022	08/19/2022		08/19/2022	214.84
4126066698	Contractual	Paid by Check #37766		07/21/2022	08/19/2022	08/19/2022		08/19/2022	124.35
4126066724	Contractual	Paid by Check #37766		07/21/2022	08/19/2022	08/19/2022		08/19/2022	142.56
4126066925	Contractual	Paid by Check #37766		07/21/2022	08/19/2022	08/19/2022		08/19/2022	698.94
4126618060	Contractual	Paid by Check #37766		07/27/2022	08/19/2022	08/19/2022		08/19/2022	192.02
4126618076	Contractual	Paid by Check #37766		07/27/2022	08/19/2022	08/19/2022		08/19/2022	21.16
4126618136	Contractual	Paid by Check #37766		07/27/2022	08/19/2022	08/19/2022		08/19/2022	264.68
4126618202	Contractual	Paid by Check #37766		07/27/2022	08/19/2022	08/19/2022		08/19/2022	147.34
4126618205	Contractual	Paid by Check #37766		07/27/2022	08/19/2022	08/19/2022		08/19/2022	161.24
4126618275	Contractual	Paid by Check #37766		07/27/2022	08/19/2022	08/19/2022		08/19/2022	215.03
4126738536	Contractual	Paid by Check #37766		07/28/2022	08/19/2022	08/19/2022		08/19/2022	124.35
4126738551	Contractual	Paid by Check #37766		07/28/2022	08/19/2022	08/19/2022		08/19/2022	753.10
4126738566	Contractual	Paid by Check #37766		07/28/2022	08/19/2022	08/19/2022		08/19/2022	142.91
		Vendor **333 - Cintas Corporation No. 2** Totals				Invoices	30		$7,593.78
Vendor **170 - Comcast**									
0160181 08/07/22	1088 E KAMM AVE 08/11/22-09/10/22	Paid by Check #37767		08/07/2022	08/19/2022	08/19/2022		08/19/2022	32.17
		Vendor **170 - Comcast** Totals				Invoices	1		$32.17



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Vendor **1582 - Dell Financial Services LLC**									
81375596	SERVER 09/01/22 -09/30/22	Paid by Check #37768		08/02/2022	08/19/2022	08/19/2022		08/19/2022	2,947.71
		Vendor **1582 - Dell Financial Services LLC** Totals				Invoices	1		$2,947.71
Vendor **166 - Dinuba Glass LLC.**									
28579	Gym Mirrors	Paid by Check #37769		07/11/2022	08/19/2022	08/19/2022		08/19/2022	1,548.75
		Vendor **166 - Dinuba Glass LLC.** Totals				Invoices	1		$1,548.75
Vendor **4 - Dinuba Lumber Company**									
463055	Maintenance	Paid by Check #37770		07/01/2022	08/19/2022	08/19/2022		08/19/2022	71.11
463083	Maintenance	Paid by Check #37770		07/01/2022	08/19/2022	08/19/2022		08/19/2022	179.85
463894	Maintenance	Paid by Check #37770		07/03/2022	08/19/2022	08/19/2022		08/19/2022	14.34
463970	Maintenance	Paid by Check #37770		07/03/2022	08/19/2022	08/19/2022		08/19/2022	38.69
464035	Maintenance	Paid by Check #37770		07/03/2022	08/19/2022	08/19/2022		08/19/2022	216.98
464156	Maintenance	Paid by Check #37770		07/03/2022	08/19/2022	08/19/2022		08/19/2022	6.64
464724	Maintenance	Paid by Check #37770		07/05/2022	08/19/2022	08/19/2022		08/19/2022	47.33
464857	Maintenance	Paid by Check #37770		07/05/2022	08/19/2022	08/19/2022		08/19/2022	7.80
464917	Maintenance	Paid by Check #37770		07/05/2022	08/19/2022	08/19/2022		08/19/2022	7.70
464966	Maintenance	Paid by Check #37770		07/06/2022	08/19/2022	08/19/2022		08/19/2022	221.41
465030	Maintenance	Paid by Check #37770		07/06/2022	08/19/2022	08/19/2022		08/19/2022	9.17
465035	Maintenance	Paid by Check #37770		07/06/2022	08/19/2022	08/19/2022		08/19/2022	1.36
465111	Maintenance	Paid by Check #37770		07/06/2022	08/19/2022	08/19/2022		08/19/2022	15.90
465154	Maintenance	Paid by Check #37770		07/06/2022	08/19/2022	08/19/2022		08/19/2022	30.26
465175	Maintenance	Paid by Check #37770		07/06/2022	08/19/2022	08/19/2022		08/19/2022	47.84
465374	Maintenance	Paid by Check #37770		07/07/2022	08/19/2022	08/19/2022		08/19/2022	39.56
465602	Maintenance	Paid by Check #37770		07/07/2022	08/19/2022	08/19/2022		08/19/2022	62.27
465640	Maintenance	Paid by Check #37770		07/07/2022	08/19/2022	08/19/2022		08/19/2022	53.12
465672	Maintenance	Paid by Check #37770		07/07/2022	08/19/2022	08/19/2022		08/19/2022	34.76
465765	Maintenance	Paid by Check #37770		07/07/2022	08/19/2022	08/19/2022		08/19/2022	26.33
465864	Maintenance	Paid by Check #37770		07/08/2022	08/19/2022	08/19/2022		08/19/2022	(44.49)
465904	Maintenance	Paid by Check #37770		07/08/2022	08/19/2022	08/19/2022		08/19/2022	22.54
466047	Maintenance	Paid by Check #37770		07/08/2022	08/19/2022	08/19/2022		08/19/2022	34.17
466145	Maintenance	Paid by Check #37770		07/08/2022	08/19/2022	08/19/2022		08/19/2022	26.57
466444	Maintenance	Paid by Check #37770		07/09/2022	08/19/2022	08/19/2022		08/19/2022	25.16
466993	Maintenance	Paid by Check #37770		07/10/2022	08/19/2022	08/19/2022		08/19/2022	28.64
467046	Maintenance	Paid by Check #37770		07/11/2022	08/19/2022	08/19/2022		08/19/2022	120.74
467099	Maintenance	Paid by Check #37770		07/11/2022	08/19/2022	08/19/2022		08/19/2022	13.28
467217	Maintenance	Paid by Check #37770		07/11/2022	08/19/2022	08/19/2022		08/19/2022	168.26
467463	Maintenance	Paid by Check #37770		07/11/2022	08/19/2022	08/19/2022		08/19/2022	7.80
467503	Maintenance	Paid by Check #37770		07/11/2022	08/19/2022	08/19/2022		08/19/2022	7.80
467320	Maintenance	Paid by Check #37770		07/12/2022	08/19/2022	08/19/2022		08/19/2022	34.17
467571	Maintenance	Paid by Check #37770		07/12/2022	08/19/2022	08/19/2022		08/19/2022	38.63



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467592	Maintenance	Paid by Check #37770		07/12/2022	08/19/2022	08/19/2022		08/19/2022	27.33
467607	Maintenance	Paid by Check #37770		07/12/2022	08/19/2022	08/19/2022		08/19/2022	45.16
467608	Maintenance	Paid by Check #37770		07/12/2022	08/19/2022	08/19/2022		08/19/2022	18.58
467732	Maintenance	Paid by Check #37770		07/12/2022	08/19/2022	08/19/2022		08/19/2022	14.43
467780	Maintenance	Paid by Check #37770		07/12/2022	08/19/2022	08/19/2022		08/19/2022	13.11
467801	Maintenance	Paid by Check #37770		07/12/2022	08/19/2022	08/19/2022		08/19/2022	27.33
467856	Maintenance	Paid by Check #37770		07/12/2022	08/19/2022	08/19/2022		08/19/2022	5.26
467986	Maintenance	Paid by Check #37770		07/12/2022	08/19/2022	08/19/2022		08/19/2022	10.73
468007	Maintenance	Paid by Check #37770		07/13/2022	08/19/2022	08/19/2022		08/19/2022	47.77
468016	Maintenance	Paid by Check #37770		07/13/2022	08/19/2022	08/19/2022		08/19/2022	5.57
468030	Maintenance	Paid by Check #37770		07/13/2022	08/19/2022	08/19/2022		08/19/2022	30.73
468034	Maintenance	Paid by Check #37770		07/13/2022	08/19/2022	08/19/2022		08/19/2022	151.89
468037	Maintenance	Paid by Check #37770		07/13/2022	08/19/2022	08/19/2022		08/19/2022	19.89
468056	Maintenance	Paid by Check #37770		07/13/2022	08/19/2022	08/19/2022		08/19/2022	124.76
468058	Maintenance	Paid by Check #37770		07/13/2022	08/19/2022	08/19/2022		08/19/2022	(124.76)
468092	Maintenance	Paid by Check #37770		07/13/2022	08/19/2022	08/19/2022		08/19/2022	4.38
468433	Maintenance	Paid by Check #37770		07/14/2022	08/19/2022	08/19/2022		08/19/2022	61.49
468435	Maintenance	Paid by Check #37770		07/14/2022	08/19/2022	08/19/2022		08/19/2022	250.94
468441	Maintenance	Paid by Check #37770		07/14/2022	08/19/2022	08/19/2022		08/19/2022	15.24
468459	Maintenance	Paid by Check #37770		07/14/2022	08/19/2022	08/19/2022		08/19/2022	35.87
468481	Maintenance	Paid by Check #37770		07/14/2022	08/19/2022	08/19/2022		08/19/2022	71.98
468579	Maintenance	Paid by Check #37770		07/14/2022	08/19/2022	08/19/2022		08/19/2022	3.47
468708	Maintenance	Paid by Check #37770		07/14/2022	08/19/2022	08/19/2022		08/19/2022	(48.81)
468753	Maintenance	Paid by Check #37770		07/14/2022	08/19/2022	08/19/2022		08/19/2022	52.28
469088	Maintenance	Paid by Check #37770		07/15/2022	08/19/2022	08/19/2022		08/19/2022	51.80
469186	Maintenance	Paid by Check #37770		07/15/2022	08/19/2022	08/19/2022		08/19/2022	96.33
469234	Maintenance	Paid by Check #37770		07/15/2022	08/19/2022	08/19/2022		08/19/2022	167.91
469307	Maintenance	Paid by Check #37770		07/16/2022	08/19/2022	08/19/2022		08/19/2022	39.78
469440	Maintenance	Paid by Check #37770		07/16/2022	08/19/2022	08/19/2022		08/19/2022	15.22
470058	Maintenance	Paid by Check #37770		07/18/2022	08/19/2022	08/19/2022		08/19/2022	108.49
470157	Maintenance	Paid by Check #37770		07/18/2022	08/19/2022	08/19/2022		08/19/2022	32.68
470169	Maintenance	Paid by Check #37770		07/18/2022	08/19/2022	08/19/2022		08/19/2022	14.43
470209	Maintenance	Paid by Check #37770		07/18/2022	08/19/2022	08/19/2022		08/19/2022	41.67
470322	Maintenance	Paid by Check #37770		07/18/2022	08/19/2022	08/19/2022		08/19/2022	39.31
470361	Maintenance	Paid by Check #37770		07/18/2022	08/19/2022	08/19/2022		08/19/2022	27.50
470446	Maintenance	Paid by Check #37770		07/19/2022	08/19/2022	08/19/2022		08/19/2022	25.16
470466	Maintenance	Paid by Check #37770		07/19/2022	08/19/2022	08/19/2022		08/19/2022	56.66
470531	Maintenance	Paid by Check #37770		07/19/2022	08/19/2022	08/19/2022		08/19/2022	92.06
470578	Maintenance	Paid by Check #37770		07/19/2022	08/19/2022	08/19/2022		08/19/2022	57.92
470609	Maintenance	Paid by Check #37770		07/19/2022	08/19/2022	08/19/2022		08/19/2022	72.04
469512	Maintenance	Paid by Check #37770		07/20/2022	08/19/2022	08/19/2022		08/19/2022	6.20
470858	Maintenance	Paid by Check #37770		07/20/2022	08/19/2022	08/19/2022		08/19/2022	232.65



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470867	Maintenance	Paid by Check #37770		07/20/2022	08/19/2022	08/19/2022		08/19/2022	15.18
470887	Maintenance	Paid by Check #37770		07/20/2022	08/19/2022	08/19/2022		08/19/2022	21.20
470894	Maintenance	Paid by Check #37770		07/20/2022	08/19/2022	08/19/2022		08/19/2022	20.50
470919	Maintenance	Paid by Check #37770		07/20/2022	08/19/2022	08/19/2022		08/19/2022	47.86
471010	Maintenance	Paid by Check #37770		07/20/2022	08/19/2022	08/19/2022		08/19/2022	15.60
471025	Maintenance	Paid by Check #37770		07/20/2022	08/19/2022	08/19/2022		08/19/2022	34.94
471137	Maintenance	Paid by Check #37770		07/20/2022	08/19/2022	08/19/2022		08/19/2022	24.40
471338	Maintenance	Paid by Check #37770		07/21/2022	08/19/2022	08/19/2022		08/19/2022	13.83
471346	Maintenance	Paid by Check #37770		07/21/2022	08/19/2022	08/19/2022		08/19/2022	34.17
471370	Maintenance	Paid by Check #37770		07/21/2022	08/19/2022	08/19/2022		08/19/2022	31.61
471535	Maintenance	Paid by Check #37770		07/21/2022	08/19/2022	08/19/2022		08/19/2022	69.44
471549	Maintenance	Paid by Check #37770		07/21/2022	08/19/2022	08/19/2022		08/19/2022	(12.48)
471552	Maintenance	Paid by Check #37770		07/21/2022	08/19/2022	08/19/2022		08/19/2022	23.32
471759	Maintenance	Paid by Check #37770		07/22/2022	08/19/2022	08/19/2022		08/19/2022	28.20
471855	Maintenance	Paid by Check #37770		07/22/2022	08/19/2022	08/19/2022		08/19/2022	83.73
471859	Maintenance	Paid by Check #37770		07/22/2022	08/19/2022	08/19/2022		08/19/2022	39.82
471871	Maintenance	Paid by Check #37770		07/22/2022	08/19/2022	08/19/2022		08/19/2022	19.23
471925	Maintenance	Paid by Check #37770		07/22/2022	08/19/2022	08/19/2022		08/19/2022	(39.82)
471933	Maintenance	Paid by Check #37770		07/22/2022	08/19/2022	08/19/2022		08/19/2022	18.75
472414	Maintenance	Paid by Check #37770		07/23/2022	08/19/2022	08/19/2022		08/19/2022	9.27
472889	Maintenance	Paid by Check #37770		07/25/2022	08/19/2022	08/19/2022		08/19/2022	21.73
472891	Maintenance	Paid by Check #37770		07/25/2022	08/19/2022	08/19/2022		08/19/2022	39.75
472914	Maintenance	Paid by Check #37770		07/25/2022	08/19/2022	08/19/2022		08/19/2022	53.61
473017	Maintenance	Paid by Check #37770		07/25/2022	08/19/2022	08/19/2022		08/19/2022	(47.35)
473076	Maintenance	Paid by Check #37770		07/25/2022	08/19/2022	08/19/2022		08/19/2022	20.96
473114	Maintenance	Paid by Check #37770		07/25/2022	08/19/2022	08/19/2022		08/19/2022	7.22
473285	Maintenance	Paid by Check #37770		07/26/2022	08/19/2022	08/19/2022		08/19/2022	10.14
473308	Maintenance	Paid by Check #37770		07/26/2022	08/19/2022	08/19/2022		08/19/2022	151.44
473316	Maintenance	Paid by Check #37770		07/26/2022	08/19/2022	08/19/2022		08/19/2022	12.52
473365	Maintenance	Paid by Check #37770		07/26/2022	08/19/2022	08/19/2022		08/19/2022	23.61
473403	Maintenance	Paid by Check #37770		07/26/2022	08/19/2022	08/19/2022		08/19/2022	26.71
473702	Maintenance	Paid by Check #37770		07/27/2022	08/19/2022	08/19/2022		08/19/2022	32.98
473719	Maintenance	Paid by Check #37770		07/27/2022	08/19/2022	08/19/2022		08/19/2022	12.55
473736	Maintenance	Paid by Check #37770		07/27/2022	08/19/2022	08/19/2022		08/19/2022	377.97
473745	Maintenance	Paid by Check #37770		07/27/2022	08/19/2022	08/19/2022		08/19/2022	10.24
473767	Maintenance	Paid by Check #37770		07/27/2022	08/19/2022	08/19/2022		08/19/2022	(237.05)
473798	Maintenance	Paid by Check #37770		07/27/2022	08/19/2022	08/19/2022		08/19/2022	53.62
473926	Maintenance	Paid by Check #37770		07/27/2022	08/19/2022	08/19/2022		08/19/2022	117.14
473964	Maintenance	Paid by Check #37770		07/27/2022	08/19/2022	08/19/2022		08/19/2022	106.20
473323	Maintenance	Paid by Check #37770		07/28/2022	08/19/2022	08/19/2022		08/19/2022	4.86
474098	Maintenance	Paid by Check #37770		07/28/2022	08/19/2022	08/19/2022		08/19/2022	16.49
474099	Maintenance	Paid by Check #37770		07/28/2022	08/19/2022	08/19/2022		08/19/2022	34.94



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474116	Maintenance	Paid by Check #37770		07/28/2022	08/19/2022	08/19/2022		08/19/2022	22.45
474162	Maintenance	Paid by Check #37770		07/28/2022	08/19/2022	08/19/2022		08/19/2022	14.44
474202	Maintenance	Paid by Check #37770		07/28/2022	08/19/2022	08/19/2022		08/19/2022	10.11
474224	Maintenance	Paid by Check #37770		07/28/2022	08/19/2022	08/19/2022		08/19/2022	59.76
474485	Maintenance	Paid by Check #37770		07/29/2022	08/19/2022	08/19/2022		08/19/2022	10.73
474496	Maintenance	Paid by Check #37770		07/29/2022	08/19/2022	08/19/2022		08/19/2022	122.42
474561	Maintenance	Paid by Check #37770		07/29/2022	08/19/2022	08/19/2022		08/19/2022	74.19
474807	Maintenance	Paid by Check #37770		07/29/2022	08/19/2022	08/19/2022		08/19/2022	27.33
475135	Maintenance	Paid by Check #37770		07/30/2022	08/19/2022	08/19/2022		08/19/2022	9.27
		Vendor **4 - Dinuba Lumber Company** Totals				Invoices	126		$5,357.85
Vendor **407 - Ed's Custom Collision Center**									
14680	PD - U#24 - Tare Down/Repairs Service Charges	Paid by Check #37771		08/08/2022	08/19/2022	08/19/2022		08/19/2022	5,481.35
		Vendor **407 - Ed's Custom Collision Center** Totals				Invoices	1		$5,481.35
Vendor **1506 - Enterprise FM Trust**									
FBN4533165	Fy 22/23-Parks-Leased vehicles	Paid by Check #37772		08/03/2022	08/19/2022	08/19/2022	08/10/2022	08/19/2022	1,802.72
FBN4533169	PD - Vehicles Lease/3 Malibus & 2 Durangos	Paid by Check #37772		08/03/2022	08/19/2022	08/19/2022		08/19/2022	2,836.04
		Vendor **1506 - Enterprise FM Trust** Totals				Invoices	2		$4,638.76
Vendor **36 - Ewing Irrigation Products**									
17481299	Fy 22/23-Sports Programs-White marking paint	Paid by Check #37773		08/03/2022	08/19/2022	08/19/2022	08/15/2022	08/19/2022	142.91
		Vendor **36 - Ewing Irrigation Products** Totals				Invoices	1		$142.91
Vendor **18 - The Gas Company**									
16201580004 8/22	August 2022	Paid by Check #37776		08/08/2022	08/19/2022	08/19/2022		08/19/2022	26.11
113715786498/22	PD - 07/06/2022 - 08/04/2022 Billing Charges	Paid by Check #37777		08/08/2022	08/19/2022	08/19/2022		08/19/2022	14.30
183098544978/22	PD - 07/06/2022 - 08/04/2022 Billing Charges	Paid by Check #37778		08/08/2022	08/19/2022	08/19/2022		08/19/2022	83.20
086574247128/22	1088 E KAMM AVE NGV 07/01/22-08/01/22	Paid by Check #37774		08/05/2022	08/19/2022	08/19/2022		08/19/2022	4,603.90
164115670078/22	110 S COLLEGE AVE 07/06/22-08/04/22	Paid by Check #37775		08/08/2022	08/19/2022	08/19/2022		08/19/2022	37.93
128552035978/22	1088 E KAMM AVE 07/07/22-08/05/22	Paid by Check #37779		08/09/2022	08/19/2022	08/19/2022		08/19/2022	17.42
		Vendor **18 - The Gas Company** Totals				Invoices	6		$4,782.86
Vendor **712 - GLS US**									
4774693	POSTAGE	Paid by Check #37780		07/31/2022	08/19/2022	08/19/2022		08/19/2022	16.32
		Vendor **712 - GLS US** Totals				Invoices	1		$16.32

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Vendor **379 - Guardian EMS Products**									
11056	Supplies	Paid by Check #37781		07/26/2022	08/19/2022	08/19/2022		08/19/2022	271.14
11113	Supplies	Paid by Check #37781		08/04/2022	08/19/2022	08/19/2022		08/19/2022	227.07
11156	Supplies	Paid by Check #37781		08/15/2022	08/19/2022	08/19/2022		08/19/2022	140.73
		Vendor **379 - Guardian EMS Products** Totals				Invoices	3		$638.94
Vendor **1841 - Hamner, Jewell & Associates**									
201872	Hanmer Jewell Assoc ROW Alta Kamm	Paid by Check #37782		08/10/2022	08/19/2022	08/19/2022		08/19/2022	1,873.32
		Vendor **1841 - Hamner, Jewell & Associates** Totals				Invoices	1		$1,873.32
Vendor **496 - The Hanover Insurance Company**									
08/08/2022	RHF A044134 07/01/2022-07/01/2023	Paid by Check #37783		08/08/2022	08/19/2022	08/19/2022		08/19/2022	38,795.40
		Vendor **496 - The Hanover Insurance Company** Totals				Invoices	1		$38,795.40
Vendor **1856 - Health Management Associates, Inc**									
204133-0000001	Professional Services 07/01/22-07/31/22	Paid by Check #37784		08/10/2022	08/19/2022	08/19/2022		08/19/2022	5,408.75
		Vendor **1856 - Health Management Associates, Inc** Totals				Invoices	1		$5,408.75
Vendor **139 - Henry Schein Inc.**									
23599287	Supplies	Paid by Check #37785		07/28/2022	08/19/2022	08/19/2022		08/19/2022	218.76
23599325	Supplies	Paid by Check #37785		07/28/2022	08/19/2022	08/19/2022		08/19/2022	109.38
23766963	Supplies	Paid by Check #37785		08/02/2022	08/19/2022	08/19/2022		08/19/2022	307.71
23823912	Supplies	Paid by Check #37785		08/03/2022	08/19/2022	08/19/2022		08/19/2022	21.63
23823914	Supplies	Paid by Check #37785		08/03/2022	08/19/2022	08/19/2022		08/19/2022	54.09
23875971	Supplies	Paid by Check #37785		08/05/2022	08/19/2022	08/19/2022		08/19/2022	221.99
		Vendor **139 - Henry Schein Inc.** Totals				Invoices	6		$933.56
Vendor **1829 - IRONSMITH, INC.**									
16932	FY 21/22 Iron Smith Entertainment Plaza	Paid by Check #37786		05/10/2022	08/19/2022	08/19/2022		08/19/2022	6,480.23
		Vendor **1829 - IRONSMITH, INC.** Totals				Invoices	1		$6,480.23
Vendor **440 - Johnson Controls Security Solutions**									
37745671	QUARTERLY BILLING - 199 N L ST 09/22 to 11/22	Paid by Check #37787		08/06/2022	08/19/2022	08/19/2022		08/19/2022	1,026.80
37745669	SECURITY - WATER TOWER SIERRA 09/2022	Paid by Check #37787		08/06/2022	08/19/2022	08/19/2022		08/19/2022	76.76
		Vendor **440 - Johnson Controls Security Solutions** Totals				Invoices	2		$1,103.56
Vendor **796 - L.N. Curtis & Sons**									
CM31440	FY 2022 Credit	Paid by Check #37788		04/12/2022	08/19/2022	08/19/2022		08/19/2022	(180.64)
INV619109	Supplies	Paid by Check #37788		08/02/2022	08/19/2022	08/19/2022		08/19/2022	674.83

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			Vendor **796 - L.N. Curtis & Sons** Totals			Invoices	2		$494.19
Vendor **449 - Les Schwab Tire Centers of Central California**									
55100289146	E-32 Tires	Paid by Check #37789		08/12/2022	08/19/2022	08/19/2022		08/19/2022	2,493.87
55100289119	REPLACE & ROTATE TIRES BUS 10	Paid by Check #37789		08/12/2022	08/19/2022	08/19/2022		08/19/2022	1,069.04
			Vendor **449 - Les Schwab Tire Centers of Central California** Totals			Invoices	2		$3,562.91
Vendor **1723 - Matson Alarm Co, Inc.**									
2995990	CH Burglar Alarm install Labor	Paid by Check #37790		07/26/2022	08/19/2022	08/19/2022		08/19/2022	1,028.17
			Vendor **1723 - Matson Alarm Co, Inc.** Totals			Invoices	1		$1,028.17
Vendor **160 - Mid Valley Publishing Inc.**									
0326293-IN	CASTLE ROCK SUBDIVISON NOTICE	Paid by Check #37791		07/21/2022	08/19/2022	08/19/2022		08/19/2022	107.50
			Vendor **160 - Mid Valley Publishing Inc.** Totals			Invoices	1		$107.50
Vendor **22 - Moore Twining Associates Inc.**									
2374444	WATER SAMPLE TESTING WWTP - INDUSTRIAL	Paid by Check #37792		08/09/2022	08/19/2022	08/19/2022		08/19/2022	88.00
2374445	WATER SAMPLE TESTING WWTP - IN HOUSE	Paid by Check #37792		08/09/2022	08/19/2022	08/19/2022		08/19/2022	70.00
2374639	WATER SAMPLE TESTING WWTP - INDUSTRIAL	Paid by Check #37792		08/11/2022	08/19/2022	08/19/2022		08/19/2022	88.00
2374647	WATER SAMPLE TESTING WWTP - IN HOUSE	Paid by Check #37792		08/11/2022	08/19/2022	08/19/2022		08/19/2022	108.00
			Vendor **22 - Moore Twining Associates Inc.** Totals			Invoices	4		$354.00
Vendor **1754 - Navia Benefits Solutions**									
10456463	FY 2022 - 202101 - Sec. 125 Participant Fee 04/22	Paid by Check #37793		04/27/2022	08/19/2022	08/19/2022		08/19/2022	348.00
10470690	FY 2022 - 202101 - Sec. 125 Participant Fee 05/22	Paid by Check #37793		05/31/2022	08/19/2022	08/19/2022		08/19/2022	348.00
10481604	FY 2022 - 202101 - Sec. 125 Participant Fee 06/22	Paid by Check #37793		06/29/2022	08/19/2022	08/19/2022		08/19/2022	348.00
10489256	FY 2023 - 202101 - Sec. 125 Participant Fee 07/22, Plan Year Fee	Paid by Check #37793		07/28/2022	08/19/2022	08/19/2022		08/19/2022	562.00
			Vendor **1754 - Navia Benefits Solutions** Totals			Invoices	4		$1,606.00
Vendor **142 - Office Depot BSD**									
253550002002	Office Supplies	Paid by Check #37794		08/08/2022	08/19/2022	08/19/2022		08/19/2022	36.51
259781190001	Office/Breakroom Supplies	Paid by Check #37794		08/09/2022	08/19/2022	08/19/2022		08/19/2022	529.02
			Vendor **142 - Office Depot BSD** Totals			Invoices	2		$565.53
Vendor **1708 - James Olvera**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
08/15/2022	Anthem Reimb 09/01/2022-09/30/2022	Paid by Check #37795		08/15/2022	08/19/2022	08/19/2022		08/19/2022	92.00
			Vendor **1708 - James Olvera** Totals			Invoices	1		$92.00
Vendor **76 - Pacific Gas & Electric**									
250971736428/22	L & M ALLEY @ FRESNO ST 07/08/22-08/08/22	Paid by Check #37808		08/09/2022	08/19/2022	08/19/2022		08/19/2022	54.33
962476921958/22	225 S L ST 07/08/22-08/08/22	Paid by Check #37809		08/09/2022	08/19/2022	08/19/2022		08/19/2022	282.79
225762733328/22	FY 2023 425 S ALTA AVE 07/05/22-08/03/22	Paid by Check #37796		08/04/2022	08/19/2022	08/12/2022		08/19/2022	11.32
687037607748/22	PD - 07/08/2022 - 08/08/2022 Billing Charges	Paid by Check #37810		08/09/2022	08/19/2022	08/19/2022		08/19/2022	26.07
168660015857/22	2255 W EL MONTE WAY - 06/29/22-07/28/22	Paid by Check #37798		07/29/2022	08/19/2022	08/19/2022		08/19/2022	70.03
212523687137/22	1215 W EL MONTE WAY - 06/29/22-07/28/22	Paid by Check #37797		07/29/2022	08/19/2022	08/19/2022		08/19/2022	24.70
245914958177/22	SW SW 7-16-24 - 06/28/22-07/27/22	Paid by Check #37801		07/29/2022	08/19/2022	08/19/2022		08/19/2022	12,602.66
335464179667/22	KAMM & O ST - 06/29/22-07/28/22	Paid by Check #37799		07/29/2022	08/19/2022	08/19/2022		08/19/2022	118.28
506469548397/22	CRAWFORD & EL MONTE SW - 06/29/22-07/28/22	Paid by Check #37800		07/29/2022	08/19/2022	08/19/2022		08/19/2022	111.42
839793222587/22	3481 W EL MONTE WAY - 06/29/22-07/28/22	Paid by Check #37802		07/29/2022	08/19/2022	08/19/2022		08/19/2022	29.21
898192338787/22	150 W SAGINAW AVE - 06/29/22-07/28/22	Paid by Check #37803		07/29/2022	08/19/2022	08/19/2022		08/19/2022	67.47
923705812637/22	2813 W EL MONTE WAY - 06/29/22-07/28/22	Paid by Check #37804		07/29/2022	08/19/2022	08/19/2022		08/19/2022	27.17
134445515958/22	NW COR M & VENTURA AVE 07/08/22-08/08/22	Paid by Check #37811		08/09/2022	08/19/2022	08/19/2022		08/19/2022	75.21
210475377888.22	155 W MERCED AVE 07/08/22-08/08/22	Paid by Check #37812		08/09/2022	08/19/2022	08/19/2022		08/19/2022	177.85
477571605188/22	180 W Merced STE A	Paid by Check #37805		08/09/2022	08/19/2022	08/19/2022		08/19/2022	1,315.36
605804926708/22	148 S M ST 07/08/22-08/08/22	Paid by Check #37813		08/09/2022	08/19/2022	08/19/2022		08/19/2022	49.61
630805446698/22	ALLEY BTWN L & K ST 07/08/22-08/08/22	Paid by Check #37814		08/09/2022	08/19/2022	08/19/2022		08/19/2022	10.51
768101241988/22	180 W Merced STE C	Paid by Check #37807		08/09/2022	08/19/2022	08/19/2022		08/19/2022	144.54
975086523738/22	180 W Merced STE B	Paid by Check #37806		08/09/2022	08/19/2022	08/19/2022		08/19/2022	208.20
			Vendor **76 - Pacific Gas & Electric** Totals			Invoices	19		$15,406.73
Vendor **7 - Pena's Disposal Services**									
8/22 for 7/22	JULY 2022 Monthly Disposal Charges	Paid by Check #37815		08/16/2022	08/19/2022	08/19/2022		08/19/2022	130,460.32
September 2022	Contract Disposal Payment for September 2022	Paid by Check #37815		09/01/2022	08/19/2022	08/19/2022		08/19/2022	60,000.00
			Vendor **7 - Pena's Disposal Services** Totals			Invoices	2		$190,460.32

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1565 - Quadient Finance USA, Inc.**									
08/10/22	Postage 07/20/2022	Paid by Check #37816		08/10/2022	08/19/2022	08/19/2022		08/19/2022	2,500.00
		Vendor **1565 - Quadient Finance USA, Inc.** Totals				Invoices	1		$2,500.00
Vendor **9 - Quinn Company**									
22312901	MOVE BIOSOLIDS PILE	Paid by Check #37817		07/25/2022	08/19/2022	08/19/2022		08/19/2022	4,648.54
		Vendor **9 - Quinn Company** Totals				Invoices	1		$4,648.54
Vendor **1102 - RDO Equipment Co.**									
P6170675	Fy 22/23-Parks-Part keys-ign	Paid by Check #37818		07/14/2022	08/19/2022	08/19/2022	08/15/2022	08/19/2022	21.70
		Vendor **1102 - RDO Equipment Co.** Totals				Invoices	1		$21.70
Vendor **38 - Reedley Irrigation System**									
RIS-POSO3-16908	Fy 21/22-Parks-Wedge tite, coupling, applicator, pvc	Paid by Check #37819		06/21/2022	08/19/2022	08/19/2022	06/30/2022	08/19/2022	260.14
		Vendor **38 - Reedley Irrigation System** Totals				Invoices	1		$260.14
Vendor **761 - Rod's Custom Signs Inc.**									
14356	Fireworks Banners	Paid by Check #37820		07/24/2022	08/19/2022	08/19/2022		08/19/2022	310.98
		Vendor **761 - Rod's Custom Signs Inc.** Totals				Invoices	1		$310.98
Vendor **1677 - Rodeo Wild West**									
101785	BOOT ALLOWANCE - RICARDO DIAZ FY 2023	Paid by Check #37821		08/11/2022	08/19/2022	08/19/2022		08/19/2022	172.51
		Vendor **1677 - Rodeo Wild West** Totals				Invoices	1		$172.51
Vendor **42 - Scout Specialties**									
157953	WATER DEPT SUPPLIES	Paid by Check #37822		08/03/2022	08/19/2022	08/19/2022		08/19/2022	74.43
157991	WATER DEPT SUPPLIES	Paid by Check #37822		08/04/2022	08/19/2022	08/19/2022		08/19/2022	381.92
		Vendor **42 - Scout Specialties** Totals				Invoices	2		$456.35
Vendor **46 - Self Help Enterprises**									
DIN18HM 07-22	18-HOME-12599 GENERAL ADMIN JULY 2022	Paid by Check #37823		08/02/2022	08/19/2022	08/19/2022		08/19/2022	468.75
DIN19HM 07-22	19-HOME-14967 GENERAL ADMIN JULY 2022	Paid by Check #37823		08/02/2022	08/19/2022	08/19/2022		08/19/2022	972.00
		Vendor **46 - Self Help Enterprises** Totals				Invoices	2		$1,440.75
Vendor **1691 - Silver & Wright LLP**									
30024	740 Harvard - Services for July 22	Paid by Check #37824		08/01/2022	08/19/2022	08/19/2022		08/19/2022	1,717.10
		Vendor **1691 - Silver & Wright LLP** Totals				Invoices	1		$1,717.10
Vendor **1396 - Social Vocational Services, Inc.**									
40G2204-IN	Fy 22/23-Parks-Grounds Maint for July, 2022	Paid by Check #37825		07/31/2022	08/19/2022	08/19/2022	08/08/2022	08/19/2022	1,695.84



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
		Vendor **1396 - Social Vocational Services, Inc.** Totals				Invoices	1		$1,695.84
Vendor **835 - Spence Fence Company Enterprise**									
20305	FENCING FOR BASIN AS ALTA & DAVIS	Paid by Check #37826		08/08/2022	08/19/2022	08/19/2022		08/19/2022	4,800.00
20308	FENCING FOR 1131 E MAGNOLIA	Paid by Check #37826		08/08/2022	08/19/2022	08/19/2022		08/19/2022	1,200.00
		Vendor **835 - Spence Fence Company Enterprise** Totals				Invoices	2		$6,000.00
Vendor **426 - Tioga Solar**									
1060262682	TIOGA - SOLAR PRODUCTION, JULY 2022	Paid by Check #37827		07/31/2022	08/19/2022	08/19/2022		08/19/2022	44,773.88
		Vendor **426 - Tioga Solar** Totals				Invoices	1		$44,773.88
Vendor **1304 - TJKM**									
0053083	TJKM Roadway Segment Safety Impr. Design	Paid by Check #37828		07/31/2022	08/19/2022	08/19/2022		08/19/2022	10,717.15
		Vendor **1304 - TJKM** Totals				Invoices	1		$10,717.15
Vendor **261 - TK Elevator Corp.**									
3006710565	199 N L ST 07/01/22-09/30/22	Paid by Check #37829		07/01/2022	08/19/2022	08/19/2022		08/19/2022	557.93
		Vendor **261 - TK Elevator Corp.** Totals				Invoices	1		$557.93
Vendor **561 - America Trevino**									
08/15/2022	Anthem Reimb 08/01/2022-08/31/2022	Paid by Check #37830		08/15/2022	08/19/2022	08/19/2022		08/19/2022	201.38
		Vendor **561 - America Trevino** Totals				Invoices	1		$201.38
Vendor **307 - Tulare County Consolidated Ambulance Dispatch, Inc**									
22-08-07	August 2022	Paid by Check #37831		08/07/2022	08/19/2022	08/19/2022		08/19/2022	6,414.84
		Vendor **307 - Tulare County Consolidated Ambulance Dispatch, Inc** Totals				Invoices	1		$6,414.84
Vendor **192 - UNUM Life Insurance Company of America**									
0537123-001 9/22	Coverage 09/2022	Paid by Check #37832		08/10/2022	08/19/2022	08/19/2022		08/19/2022	11,844.15
		Vendor **192 - UNUM Life Insurance Company of America** Totals				Invoices	1		$11,844.15
Vendor **154 - USA Bluebook**									
070686	WWTP SUPPLIES	Paid by Check #37833		08/08/2022	08/19/2022	08/19/2022		08/19/2022	96.95
070762	WWTP SUPPLIES	Paid by Check #37833		08/08/2022	08/19/2022	08/19/2022		08/19/2022	144.13
		Vendor **154 - USA Bluebook** Totals				Invoices	2		$241.08
Vendor **359 - Valero Marketing & Supply Company**									
82961096	PD - 07/07/2022 - 08/06/2022 Fuel Charges	Paid by EFT #2100		08/06/2022	08/19/2022	08/19/2022		08/19/2022	14,715.84
		Vendor **359 - Valero Marketing & Supply Company** Totals				Invoices	1		$14,715.84
Vendor **14 - W & E Electric**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2207005	120V Circuit for Network Well #14	Paid by Check #37834		07/01/2022	08/19/2022	08/19/2022		08/19/2022	1,300.00
2207016	FY 21/22 06/29/22 WWTP CHECK SOFT START FOR AERATOR #5	Paid by Check #37834		07/01/2022	08/19/2022	08/19/2022		08/19/2022	100.00
2207053	Well #14 Reconnect All Control & Relays	Paid by Check #37834		07/12/2022	08/19/2022	08/19/2022		08/19/2022	1,354.93
			Vendor **14 - W & E Electric** Totals			Invoices	3		$2,754.93
Vendor **583 - Chad Widman**									
Boot Reimb 2023	Fy 22/23-Parks-Boot reimb for work boots for C.Widman	Paid by Check #37835		08/11/2022	08/19/2022	08/19/2022	08/11/2022	08/19/2022	159.95
			Vendor **583 - Chad Widman** Totals			Invoices	1		$159.95
Vendor **KUUBIX ENERGY, INC.**									
2022-263	Permit Fees Refund request	Paid by Check #37836		08/10/2022	08/19/2022	08/19/2022		08/19/2022	282.00
			Vendor **KUUBIX ENERGY, INC.** Totals			Invoices	1		$282.00
			Grand Totals			Invoices	291		$635,267.40

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **548 - Adamson Police Products**									
INV382521	PD - Armory/Range Supplies	Paid by Check #37846		08/11/2022	08/26/2022	08/26/2022		08/26/2022	1,115.11
INV382593	PD - Range/Armory Supplies	Paid by Check #37846		08/12/2022	08/26/2022	08/26/2022		08/26/2022	562.25
		Vendor **548 - Adamson Police Products** Totals				Invoices	2		$1,677.36
Vendor **263 - Advantek Benefit Administrators**									
08/19/2022	08/19/2022	Paid by Check #37847		08/19/2022	08/26/2022	08/26/2022		08/26/2022	29,336.58
		Vendor **263 - Advantek Benefit Administrators** Totals				Invoices	1		$29,336.58
Vendor **1599 - Adventist Health Toxicology**									
1726	PD - Toxicology Services 07/15/2022 - 07/28/2022	Paid by Check #37848		08/15/2022	08/26/2022	08/26/2022		08/26/2022	1,246.00
		Vendor **1599 - Adventist Health Toxicology** Totals				Invoices	1		$1,246.00
Vendor **1036 - Allstar Fire Equipment**									
241497	Equipment	Paid by Check #37849		07/26/2022	08/26/2022	08/26/2022		08/26/2022	959.83
		Vendor **1036 - Allstar Fire Equipment** Totals				Invoices	1		$959.83
Vendor **522 - Allstar Towing**									
39151	TOW FOR PD 38	Paid by Check #37850		08/18/2022	08/26/2022	08/26/2022		08/26/2022	95.00
		Vendor **522 - Allstar Towing** Totals				Invoices	1		$95.00
Vendor **119 - American Backflow Specialties**									
INV60003	SAFECAGE	Paid by Check #37851		07/12/2022	08/26/2022	08/26/2022		08/26/2022	2,611.58
		Vendor **119 - American Backflow Specialties** Totals				Invoices	1		$2,611.58
Vendor **351 - Anthem Blue Cross**									
000246656171	HARTLEY 919M97599 09/01/22-09/30/22	Paid by Check #37854		08/04/2022	08/26/2022	08/26/2022		08/26/2022	92.00
000246664697	RAMIREZ 010W01865 09/01/22-09/30/22	Paid by Check #37852		08/04/2022	08/26/2022	08/26/2022		08/26/2022	92.00
000246666823	ROBERTS 102A78783 09/01/22-09/30/22	Paid by Check #37858		08/04/2022	08/26/2022	08/26/2022		08/26/2022	92.00
000247432661	MEDDERS 936A79191 09/01/22-11/30/22	Paid by Check #37856		08/07/2022	08/26/2022	08/26/2022		08/26/2022	832.71
000247447718	MAGYAR 730A75583 09/01/22-11/30/22	Paid by Check #37855		08/07/2022	08/26/2022	08/26/2022		08/26/2022	935.16
000247471641	ROBERTS 210A78781 09/01/22-11/30/22	Paid by Check #37859		08/07/2022	08/26/2022	08/26/2022		08/26/2022	832.71
000247476040	TYLER 141A75193 09/01/22-09/30/22	Paid by Check #37861		08/07/2022	08/26/2022	08/26/2022		08/26/2022	250.99
000247507661	SANO 097M84206 09/01/22-11/30/22	Paid by Check #37860		08/07/2022	08/26/2022	08/26/2022		08/26/2022	897.06
000247528284	HARTLEY 925M97595 09/01/22-09/30/22	Paid by Check #37853		08/07/2022	08/26/2022	08/26/2022		08/26/2022	241.77



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
000247565311	RAMIREZ 992W01856 09/01/22-09/30/22	Paid by Check #37857		08/07/2022	08/26/2022	08/26/2022		08/26/2022	195.60
		Vendor **351 - Anthem Blue Cross** Totals				Invoices	10		$4,462.00
Vendor **21 - Aramark Uniform Services Inc.**									
5031030435	Fy 22/23-Parks-Uniforms for 8/17/22	Paid by Check #37862		08/17/2022	08/26/2022	08/26/2022	08/18/2022	08/26/2022	57.61
		Vendor **21 - Aramark Uniform Services Inc.** Totals				Invoices	1		$57.61
Vendor **17 - AT&T**									
939105447508/22	CS Telephone 07/10/22-08/09/22	Paid by Check #37863		08/10/2022	08/26/2022	08/26/2022		08/26/2022	24.93
939106901208/22	Sportsplex Telephone 07/10/22-08/09/22	Paid by Check #37865		08/10/2022	08/26/2022	08/26/2022		08/26/2022	68.87
939105474408/22	CS Telephone 07/11/22-08/10/22	Paid by Check #37864		08/11/2022	08/26/2022	08/26/2022		08/26/2022	362.07
93910547418/22	Telephone 07/11/22-08/10/22	Paid by Check #37866		08/11/2022	08/26/2022	08/26/2022		08/26/2022	301.37
		Vendor **17 - AT&T** Totals				Invoices	4		$757.24
Vendor **1044 - AutoZone, Inc.**									
2833765547	REPAIR PART(S) FOR PD 04	Paid by Check #37867		08/09/2022	08/26/2022	08/26/2022		08/26/2022	169.43
2833765823	REPAIR PART(S) FOR PD 04	Paid by Check #37867		08/09/2022	08/26/2022	08/26/2022		08/26/2022	(169.43)
2833765824	REPAIR PART FOR PD 14	Paid by Check #37867		08/09/2022	08/26/2022	08/26/2022		08/26/2022	160.89
2833768432	REPAIR PART(S) FOR T 17	Paid by Check #37867		08/12/2022	08/26/2022	08/26/2022		08/26/2022	30.36
		Vendor **1044 - AutoZone, Inc.** Totals				Invoices	4		$191.25
Vendor **1808 - BEST CONCRETE BLOCKS, INC**									
979	Alley Maintenance Material & SB1383 Compost Required Purchase	Paid by Check #37868		08/14/2022	08/26/2022	08/26/2022		08/26/2022	8,938.88
		Vendor **1808 - BEST CONCRETE BLOCKS, INC** Totals				Invoices	1		$8,938.88
Vendor **822 - Boundtree Medical LLC**									
84646875	Supplies	Paid by Check #37869		08/17/2022	08/26/2022	08/26/2022		08/26/2022	526.67
84646876	Supplies	Paid by Check #37869		08/17/2022	08/26/2022	08/26/2022		08/26/2022	345.95
		Vendor **822 - Boundtree Medical LLC** Totals				Invoices	2		$872.62
Vendor **94 - California Public Employees Retirement**									
16886368	GASB 68 admin fees	Paid by EFT #2127		08/12/2022	08/22/2022	08/22/2022		08/22/2022	1,750.00
2023-00000052	31 - 457 - Employee CalPERS $*	Paid by EFT #2124		08/12/2022	08/22/2022	08/22/2022		08/22/2022	10,299.89
7/17-7/30/22	Payroll 7/17/22-7/30/22	Paid by EFT #2126		08/12/2022	08/22/2022	08/22/2022		08/22/2022	88,265.40
R. Martin adj	Rhonda Martin adj.	Paid by EFT #2125		08/12/2022	08/22/2022	08/22/2022		08/22/2022	3,626.86
2023-00000064	31 - 457 - Employee CalPERS $*	Paid by EFT #2128		08/19/2022	08/22/2022	08/22/2022		08/22/2022	10,160.26
7/31-8/13/22	Payroll 7/31/22-8/13/22	Paid by EFT #2129		08/19/2022	08/22/2022	08/22/2022		08/22/2022	87,946.06
		Vendor **94 - California Public Employees Retirement** Totals				Invoices	6		$202,048.47
Vendor **1275 - California Turf Equipment**									



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558827	Fy 22/23-Parks-Plant, bar oil,fuel can,s afety can, trimmer line	Paid by Check #37870		08/17/2022	08/26/2022	08/26/2022	08/22/2022	08/26/2022	593.72
558829	Fy 22/23-Parks-Loop handle trimmers and hedge trimmers	Paid by Check #37870		08/17/2022	08/26/2022	08/26/2022	08/22/2022	08/26/2022	2,733.23
		Vendor **1275 - California Turf Equipment** Totals				Invoices	2		$3,326.95
Vendor **931 - CLEARS, Inc.**									
CLEARS08312022	PD - Ghost Gun, Crime Gun, & Automated Firearms Training/Tracing	Paid by Check #37871		08/22/2022	08/26/2022	08/26/2022		08/26/2022	30.00
		Vendor **931 - CLEARS, Inc.** Totals				Invoices	1		$30.00
Vendor **1238 - Coleman & Horowitt, LLP**									
461841	FY 2022 Eagle Fire and Water Restoration, Inc. April 2022	Paid by Check #37872		04/30/2022	08/26/2022	08/26/2022		08/26/2022	18,898.40
465052	FY 2022 Eagle Fire and Water Restoration, Inc. May 2022	Paid by Check #37872		05/31/2022	08/26/2022	08/26/2022		08/26/2022	17,746.30
		Vendor **1238 - Coleman & Horowitt, LLP** Totals				Invoices	2		$36,644.70
Vendor **1419 - Collins & Schoettler Planning Consultant, Inc.**									
1300	FY 2022 Zoning Ordinance Update June 2022	Paid by Check #37873		07/08/2022	08/26/2022	08/26/2022		08/26/2022	776.25
		Vendor **1419 - Collins & Schoettler Planning Consultant, Inc.** Totals				Invoices	1		$776.25
Vendor **170 - Comcast**									
0148160 08/11/22	1390 E ELIZABETH WAY 08/16/22 -09/15/22	Paid by Check #37875		08/11/2022	08/26/2022	08/26/2022		08/26/2022	247.80
0148178 08/12/22	680 S ALTA AVE 08/17/22-09/16/22	Paid by Check #37874		08/12/2022	08/26/2022	08/26/2022		08/26/2022	346.90
		Vendor **170 - Comcast** Totals				Invoices	2		$594.70
Vendor **1576 - Creative Asphalt, Inc.**									
7970	ASPHALT REPAIRS - 688 SHORT, 1076 ELIZABETH, 1082 ELIZABETH	Paid by Check #37876		08/15/2022	08/26/2022	08/26/2022		08/26/2022	3,680.00
7971	ASPHALT REPAIRS - 586 NORTHRIDGE, 1096 GOLDEN WAY, 875 SAGINAW,	Paid by Check #37876		08/15/2022	08/26/2022	08/26/2022		08/26/2022	3,630.00
		Vendor **1576 - Creative Asphalt, Inc.** Totals				Invoices	2		$7,310.00
Vendor **1035 - De Lage Landen Public Finance**									
77328224	Aug/Sept 2022	Paid by EFT #2101		08/20/2022	08/26/2022	08/26/2022		08/26/2022	322.25
		Vendor **1035 - De Lage Landen Public Finance** Totals				Invoices	1		$322.25
Vendor **341 - Dinuba Tires LLC**									
073470	Repairs	Paid by Check #37877		08/18/2022	08/26/2022	08/26/2022		08/26/2022	20.00

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073366	FY 2022 - TIRE FOR P 90	Paid by Check #37877		06/13/2022	08/26/2022	08/26/2022		08/26/2022	205.00
073369	FY 2022 - PATCH FOR P 07	Paid by Check #37877		06/13/2022	08/26/2022	08/26/2022		08/26/2022	20.00
073459	FLAT REPAIR FOR P	Paid by Check #37877		08/11/2022	08/26/2022	08/26/2022		08/26/2022	20.00
073466	FLAT REPAIR FOR U 42	Paid by Check #37877		08/17/2022	08/26/2022	08/26/2022		08/26/2022	20.00
		Vendor **341 - Dinuba Tires LLC** Totals				Invoices	5		$285.00
Vendor **200 - Dinuba Unified School District**									
FC#617	Fy 22/23-Sports Programs-Pool rental for Aquatics season 2022	Paid by Check #37878		07/31/2022	08/26/2022	08/26/2022	08/15/2022	08/26/2022	7,920.00
1737	DSC Senior Lunches - July 2022	Paid by Check #37878		08/16/2022	08/26/2022	08/26/2022		08/26/2022	5,720.00
		Vendor **200 - Dinuba Unified School District** Totals				Invoices	2		$13,640.00
Vendor **552 - Dragnet Pest Control**									
1283-07AUG	DSC - Pest Control Service	Paid by Check #37879		08/19/2022	08/26/2022	08/26/2022		08/26/2022	68.00
		Vendor **552 - Dragnet Pest Control** Totals				Invoices	1		$68.00
Vendor **309 - Elbert Distributing**									
PI0048292	FLEET SUPPLIES	Paid by Check #37880		08/11/2022	08/26/2022	08/26/2022		08/26/2022	264.23
		Vendor **309 - Elbert Distributing** Totals				Invoices	1		$264.23
Vendor **16 - Ernest Packaging Solutions**									
90611977	Fy 22/23-Parks-Boardwalk TT 2-Ply	Paid by Check #37881		08/09/2022	08/26/2022	08/26/2022	08/19/2022	08/26/2022	326.43
90611978	Fy 22/23-Parks-bath tissue for city parks	Paid by Check #37881		08/09/2022	08/26/2022	08/26/2022	08/19/2022	08/26/2022	109.28
		Vendor **16 - Ernest Packaging Solutions** Totals				Invoices	2		$435.71
Vendor **36 - Ewing Irrigation Products**									
17493439	FY 22/23 Repairs/Maintenance	Paid by Check #37882		08/04/2022	08/26/2022	08/26/2022		08/26/2022	(308.16)
17580661	Fy 22/23-Parks-Rotator	Paid by Check #37882		08/15/2022	08/26/2022	08/26/2022	08/22/2022	08/26/2022	1,196.63
17594737	Fy 22/23-Parks-Nozzels,cutoff's, pop-ups	Paid by Check #37882		08/17/2022	08/26/2022	08/26/2022	08/22/2022	08/26/2022	1,147.10
		Vendor **36 - Ewing Irrigation Products** Totals				Invoices	3		$2,035.57
Vendor **765 - Future Ford of Clovis**									
840149	REPAIR PART(S) FOR M 733	Paid by Check #37883		08/15/2022	08/26/2022	08/26/2022		08/26/2022	11.25
840256	FLEET SUPPLIES	Paid by Check #37883		08/15/2022	08/26/2022	08/26/2022		08/26/2022	79.64
		Vendor **765 - Future Ford of Clovis** Totals				Invoices	2		$90.89
Vendor **18 - The Gas Company**									
126315560038/22	DSC - Gas Co. 7/6 - 8/4/22	Paid by Check #37884		08/08/2022	08/26/2022	08/26/2022		08/26/2022	21.62
162015670018/22	1390 E ELIZABETH WAY 07/06/22 -08/4/22	Paid by Check #37885		08/08/2022	08/26/2022	08/26/2022		08/26/2022	39.90
		Vendor **18 - The Gas Company** Totals				Invoices	2		$61.52

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Vendor **712 - GLS US**									
4781230	postage Willdan Engineering	Paid by Check #37886		08/07/2022	08/26/2022	08/26/2022		08/26/2022	13.85
4787930	Housing Sierra Village-Omnibus Docs	Paid by Check #37886		08/14/2022	08/26/2022	08/26/2022		08/26/2022	8.62
			Vendor **712 - GLS US** Totals			Invoices	2		$22.47
Vendor **604 - Ashley Greco**									
Fire Instructor	Educational Reimbursement	Paid by Check #37887		08/16/2022	08/26/2022	08/26/2022		08/26/2022	199.00
			Vendor **604 - Ashley Greco** Totals			Invoices	1		$199.00
Vendor **1841 - Hamner, Jewell & Associates**									
201927	Hamner & Jewell Assoc McKinley ROW	Paid by Check #37888		08/17/2022	08/26/2022	08/26/2022		08/26/2022	8,118.75
			Vendor **1841 - Hamner, Jewell & Associates** Totals			Invoices	1		$8,118.75
Vendor **1431 - Patricia Hartman**									
08/22/2022 Sept	Anthem Reimb 09/01/2022-09/30/2022	Paid by Check #37889		08/22/2022	08/26/2022	08/26/2022		08/26/2022	92.00
			Vendor **1431 - Patricia Hartman** Totals			Invoices	1		$92.00
Vendor **1150 - Hoffman Security**									
587395	DSC - Security Monitoring	Paid by Check #37890		08/20/2022	08/26/2022	08/26/2022		08/26/2022	105.00
			Vendor **1150 - Hoffman Security** Totals			Invoices	1		$105.00
Vendor **174 - Howard's Pest Control**									
107443	Fy 22/23-Sportsplex-Pest control for plex	Paid by Check #37891		08/18/2022	08/26/2022	08/26/2022	08/18/2022	08/26/2022	45.00
			Vendor **174 - Howard's Pest Control** Totals			Invoices	1		$45.00
Vendor **208 - Interwest Consulting Group Inc.**									
80747	Professional Services July 2022	Paid by Check #37892		08/17/2022	08/26/2022	08/26/2022		08/26/2022	725.00
			Vendor **208 - Interwest Consulting Group Inc.** Totals			Invoices	1		$725.00
Vendor **133 - J & D Lighting & Alarm**									
155013	Alarm Monitoring 9/2022 - 8/2023	Paid by Check #37893		08/20/2022	08/26/2022	08/26/2022		08/26/2022	442.92
			Vendor **133 - J & D Lighting & Alarm** Totals			Invoices	1		$442.92
Vendor **560 - Daniel James**									
08/23/2022	League of Calif Cities Conference 09/06/2022 to 09/09/2022	Paid by Check #37894		08/23/2022	08/26/2022	08/26/2022		08/26/2022	180.00
			Vendor **560 - Daniel James** Totals			Invoices	1		$180.00
Vendor **1718 - JCL Company, LLC**									
CEP2886638O	SHOP TOOLS	Paid by Check #37895		08/04/2022	08/26/2022	08/26/2022		08/26/2022	233.00
			Vendor **1718 - JCL Company, LLC** Totals			Invoices	1		$233.00



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Vendor **6 - Jim Manning Dodge Inc.**									
155197DOR	REPAIR PART(S) FOR PD 04	Paid by Check #37896		08/11/2022	08/26/2022	08/26/2022		08/26/2022	257.80
			Vendor **6 - Jim Manning Dodge Inc.** Totals			Invoices	1		$257.80
Vendor **440 - Johnson Controls Security Solutions**									
23043797	PD - Fire Alarm/Sprinkler Test	Paid by Check #37897		08/01/2022	08/26/2022	08/26/2022		08/26/2022	2,863.30
			Vendor **440 - Johnson Controls Security Solutions** Totals			Invoices	1		$2,863.30
Vendor **5 - Jorgensen & Co.**									
6015856	ANNUAL FIRE EXT SERVICE - 110 S COLLEGE	Paid by Check #37898		07/22/2022	08/26/2022	08/26/2022		08/26/2022	708.00
			Vendor **5 - Jorgensen & Co.** Totals			Invoices	1		$708.00
Vendor **1247 - Linda Launer**									
08/23/2022	League of Calif Cities Conference 09/06/2022 to 09/09/2022	Paid by Check #37899		08/23/2022	08/26/2022	08/26/2022		08/26/2022	180.00
			Vendor **1247 - Linda Launer** Totals			Invoices	1		$180.00
Vendor **449 - Les Schwab Tire Centers of Central California**									
55100289447	TIRES FOR DVC 03	Paid by Check #37900		08/16/2022	08/26/2022	08/26/2022		08/26/2022	656.68
55100289713	TIRES FOR P 91	Paid by Check #37900		08/19/2022	08/26/2022	08/26/2022		08/26/2022	1,807.69
			Vendor **449 - Les Schwab Tire Centers of Central California** Totals			Invoices	2		$2,464.37
Vendor **1723 - Matson Alarm Co, Inc.**									
3030768	Fy 22/23-Sportsplex-Alarm services 09/01/22-09/30/22	Paid by Check #37901		09/01/2022	08/26/2022	08/26/2022	08/19/2022	08/26/2022	90.00
			Vendor **1723 - Matson Alarm Co, Inc.** Totals			Invoices	1		$90.00
Vendor **589 - Rosa Montanez**									
08/23/2022 Aug	Anthem Reimb 08/01/2022-08/31/2022	Paid by Check #37902		08/23/2022	08/26/2022	08/26/2022		08/26/2022	214.65
08/23/2022 July	Anthem Reimb 07/01/2022-07/31/2022	Paid by Check #37902		08/23/2022	08/26/2022	08/26/2022		08/26/2022	214.65
			Vendor **589 - Rosa Montanez** Totals			Invoices	2		$429.30
Vendor **22 - Moore Twining Associates Inc.**									
2374498	WATER SAMPLE TESTING WWTP - INDUSTRIAL	Paid by Check #37903		08/09/2022	08/26/2022	08/26/2022		08/26/2022	88.00
2374751	WATER SAMPLE TESTING WWTP - INDUSTRIAL	Paid by Check #37903		08/16/2022	08/26/2022	08/26/2022		08/26/2022	88.00
2375013	WATER SAMPLE TESTING WWTP - INDUSTRIAL	Paid by Check #37903		08/19/2022	08/26/2022	08/26/2022		08/26/2022	88.00
2375014	WATER SAMPLE TESTING WWTP - IN HOUSE	Paid by Check #37903		08/19/2022	08/26/2022	08/26/2022		08/26/2022	251.00
			Vendor **22 - Moore Twining Associates Inc.** Totals			Invoices	4		$515.00



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Vendor **899 - NBS**									
202208-1643	CFD 2018-1 Annexation 3	Paid by Check #37904		08/05/2022	08/26/2022	08/26/2022		08/26/2022	5,000.00
			Vendor **899 - NBS** Totals			Invoices	1		$5,000.00
Vendor **1767 - Rachel Nerio-Guerrero**									
08/23/2022	League of Calif Cities Conference 09/06/2022 to 09/09/2022	Paid by Check #37905		08/23/2022	08/26/2022	08/26/2022		08/26/2022	180.00
			Vendor **1767 - Rachel Nerio-Guerrero** Totals			Invoices	1		$180.00
Vendor **1708 - James Olvera**									
08/22/2022 Sept	Anthem Reimb 09/01/2022-09/30/2022	Paid by Check #37906		08/22/2022	08/26/2022	08/26/2022		08/26/2022	141.91
			Vendor **1708 - James Olvera** Totals			Invoices	1		$141.91
Vendor **76 - Pacific Gas & Electric**									
316657841908/22	3007 W KAMM AVE 07/19/22-08/17/22	Paid by Check #37924		08/18/2022	08/26/2022	08/26/2022		08/26/2022	466.44
284878382878/22	1455 S CRAWFORD AVE 07/08/22-08/08/22	Paid by Check #37909		08/09/2022	08/26/2022	08/26/2022		08/26/2022	10.86
860727324978/22	L & L 07/08/22-08/08/22	Paid by Check #37914		08/09/2022	08/26/2022	08/26/2022		08/26/2022	33.37
169314496948/22	N/KAMM E/GREEN 07/11/22-08/09/22	Paid by Check #37908		08/10/2022	08/26/2022	08/26/2022		08/26/2022	614.07
339630846048/22	S/KAMM & O ST 07/11/22-08/09/22	Paid by Check #37912		08/10/2022	08/26/2022	08/26/2022		08/26/2022	10.54
774843071198/22	1133 S COLLEGE AVE 07/09/22-08/09/22	Paid by Check #37910		08/10/2022	08/26/2022	08/26/2022		08/26/2022	30.88
945914183258/22	W/COLLEGE 100 N/MARSHALL 07/11/22-08/09/22	Paid by Check #37915		08/10/2022	08/26/2022	08/26/2022		08/26/2022	9.89
294652070088/22	L & L 07/12/22-08/10/22	Paid by Check #37911		08/11/2022	08/26/2022	08/26/2022		08/26/2022	297.18
731427487118/22	CS/PARKS 06/28/22-07/27/22	Paid by Check #37913		08/11/2022	08/26/2022	08/26/2022		08/26/2022	4,685.76
568305450698/22	PD - 07/08/2022 - 08/08/2022 Billing Charges	Paid by Check #37907		08/12/2022	08/26/2022	08/26/2022		08/26/2022	8,080.59
183409121308/22	100 N/MARSHALL AVE 07/11/22-08/09/22	Paid by Check #37917		08/10/2022	08/26/2022	08/26/2022		08/26/2022	9.86
516730856048/22	S/E KAMM & ALTA 07/11/22-08/09/22	Paid by Check #37919		08/10/2022	08/26/2022	08/26/2022		08/26/2022	95.14
672472110628/22	TULARE & L ST 07/09/22-08/09/22	Paid by Check #37920		08/10/2022	08/26/2022	08/26/2022		08/26/2022	102.64
676638777018/22	TULARE & L ST 07/09/22-08/09/22	Paid by Check #37921		08/10/2022	08/26/2022	08/26/2022		08/26/2022	56.13
874409527918/22	301 E KAMM AVE 07/11/22-08/09/22	Paid by Check #37923		08/10/2022	08/26/2022	08/26/2022		08/26/2022	23.29
502735657348/22	RANDLE AVE S/EL MONTE 07/12/22-08/10/22	Paid by Check #37918		08/11/2022	08/26/2022	08/26/2022		08/26/2022	56.32
847471995158/22	ALTA & KAMM AVE 07/12/22-08/10/22	Paid by Check #37922		08/11/2022	08/26/2022	08/26/2022		08/26/2022	93.68

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134971623578/22	KAMM & GREEN 07/11/22-08/09/22	Paid by Check #37916		08/12/2022	08/26/2022	08/26/2022		08/26/2022	12,391.79
		Vendor **76 - Pacific Gas & Electric** Totals				Invoices	18		$27,068.43
Vendor **265 - Pape Machinery Inc.**									
13786703	REPAIR PART(S) FOR U 07	Paid by Check #37925		08/03/2022	08/26/2022	08/26/2022		08/26/2022	76.63
		Vendor **265 - Pape Machinery Inc.** Totals				Invoices	1		$76.63
Vendor **982 - Luis Patlan**									
08/23/2022	League of Calif Cities Conference 09/06/2022 to 09/09/2022	Paid by Check #37926		08/23/2022	08/26/2022	08/26/2022		08/26/2022	180.00
		Vendor **982 - Luis Patlan** Totals				Invoices	1		$180.00
Vendor **817 - Maribel Reynosa**									
08/23/2022	League of Calif Cities Conference 09/06/2022 to 09/09/2022	Paid by Check #37927		08/23/2022	08/26/2022	08/26/2022		08/26/2022	180.00
		Vendor **817 - Maribel Reynosa** Totals				Invoices	1		$180.00
Vendor **42 - Scout Specialties**									
158168	Fy 22/23-Sports Programs-Striping paint	Paid by Check #37928		08/10/2022	08/26/2022	08/26/2022	08/18/2022	08/26/2022	147.78
		Vendor **42 - Scout Specialties** Totals				Invoices	1		$147.78
Vendor **431 - Sparkletts**									
5080520 081822	PD - Water Cooler Service	Paid by Check #37929		08/18/2022	08/26/2022	08/26/2022		08/26/2022	141.74
		Vendor **431 - Sparkletts** Totals				Invoices	1		$141.74
Vendor **1447 - Monte Sylvester**									
08/22/2022 Sept	Anthem Reimb 09/01/2022-09/30/2022	Paid by Check #37930		08/22/2022	08/26/2022	08/26/2022		08/26/2022	320.23
		Vendor **1447 - Monte Sylvester** Totals				Invoices	1		$320.23
Vendor **1564 - The Home Depot Pro**									
699984662	CLEANING SUPPLIES - DISINFECTANT CLEANER	Paid by Check #37931		08/04/2022	08/26/2022	08/26/2022		08/26/2022	70.05
		Vendor **1564 - The Home Depot Pro** Totals				Invoices	1		$70.05
Vendor **1082 - 3R Construction or The Island Convention Center**									
005030	Fy 22/23-CS-50% down for new security door @ cs dept.	Paid by Check #37932		08/23/2022	08/26/2022	08/26/2022	08/23/2022	08/26/2022	9,062.00
		Vendor **1082 - 3R Construction or The Island Convention Center** Totals				Invoices	1		$9,062.00
Vendor **311 - Top Dog Training Center**									
1584	PD - K9 Maintenance Training / Enzo & Zeus	Paid by Check #37933		08/16/2022	08/26/2022	08/26/2022		08/26/2022	180.00
		Vendor **311 - Top Dog Training Center** Totals				Invoices	1		$180.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **152 - Trac Net Corp.**									
1056	PD - Annual RIPA Interface Development	Paid by Check #37934		02/24/2022	08/26/2022	08/26/2022		08/26/2022	5,000.00
			Vendor **152 - Trac Net Corp.** Totals			Invoices	1		$5,000.00
Vendor **902 - Tractor Supply Credit Plan**									
0027 07/29/2022	Supplies	Paid by Check #37935		07/29/2022	08/26/2022	08/26/2022		08/26/2022	281.78
			Vendor **902 - Tractor Supply Credit Plan** Totals			Invoices	1		$281.78
Vendor **49 - Tulare County**									
19280	Fy 22/23-Parks-Digital print sign hole disc golf	Paid by Check #37936		08/05/2022	08/26/2022	08/26/2022	08/19/2022	08/26/2022	12.93
23045	PD - DHCS 1801 Forms / 72-HR Detention	Paid by Check #37937		08/08/2022	08/26/2022	08/26/2022		08/26/2022	219.34
23-5	PD - POST Certified First Aid/CPR/AED Training	Paid by Check #37938		08/23/2022	08/26/2022	08/26/2022		08/26/2022	700.00
			Vendor **49 - Tulare County** Totals			Invoices	3		$932.27
Vendor **273 - US Bank**									
2051473	2012 Wastewater	Paid by EFT #2096		08/03/2022	08/23/2022	08/23/2022		08/23/2022	553,093.75
2051478	2015 Successor	Paid by EFT #2098		08/03/2022	08/23/2022	08/23/2022		08/23/2022	956,190.63
2051480	2014 Successor	Paid by EFT #2097		08/03/2022	08/23/2022	08/23/2022		08/23/2022	670,625.00
2051481	2012 Successor	Paid by EFT #2094		08/03/2022	08/23/2022	08/23/2022		08/23/2022	76,206.25
2051483	2017 Successor	Paid by EFT #2099		08/03/2022	08/23/2022	08/23/2022		08/23/2022	729,143.75
479834871	August 2022	Paid by Check #37939		08/11/2022	08/26/2022	08/26/2022		08/26/2022	162.29
			Vendor **273 - US Bank** Totals			Invoices	6		$2,985,421.67
Vendor **1702 - US Bank Corporate Payment System**									
0839 08/11/2022	MARIA	Paid by EFT #2110		08/11/2022	08/24/2022	08/24/2022		08/24/2022	1,842.15
3091 08/11/2022	KARINA	Paid by EFT #2111		08/11/2022	08/24/2022	08/24/2022		08/24/2022	327.29
7832 08/11/2022	DANIEL	Paid by EFT #2119		08/11/2022	08/24/2022	08/24/2022		08/24/2022	998.73
6619 08/11/2022	JHO	Paid by EFT #2122		08/11/2022	08/24/2022	08/24/2022		08/24/2022	95.00
1829 8/11/22	Dustin	Paid by EFT #2106		08/11/2022	08/24/2022	08/24/2022		08/24/2022	105.83
3437 8/11/2022	Fire	Paid by EFT #2103		08/11/2022	08/24/2022	08/24/2022		08/24/2022	26.63
4210 8/11/22	Michelle	Paid by EFT #2105		08/11/2022	08/24/2022	08/24/2022		08/24/2022	2,911.09
6510 8/11/2022	Joanne	Paid by EFT #2104		08/11/2022	08/24/2022	08/24/2022		08/24/2022	2,995.66
6604 8/11/22	Jordan	Paid by EFT #2102		08/11/2022	08/24/2022	08/24/2022		08/24/2022	10,962.19
0524 08/11/2022	CYNTHIA	Paid by EFT #2107		08/11/2022	08/24/2022	08/24/2022		08/24/2022	28.18
0678 08/11/2022	JOE	Paid by EFT #2108		08/11/2022	08/24/2022	08/24/2022		08/24/2022	930.95
0745 08/11/2022	RECREATION	Paid by EFT #2109		08/11/2022	08/24/2022	08/24/2022		08/24/2022	1,040.30
3780 08/11/2022	ELIJAH	Paid by EFT #2113		08/11/2022	08/24/2022	08/24/2022		08/24/2022	2,957.45
4533 08/11/2022	STEPHANIE	Paid by EFT #2114		08/11/2022	08/24/2022	08/24/2022		08/24/2022	9.99
4970 08/11/2022	MICHELE	Paid by EFT #2115		08/11/2022	08/24/2022	08/24/2022		08/24/2022	116.77
6510 08/11/2022	CECILIA	Paid by EFT #2117		08/11/2022	08/24/2022	08/24/2022		08/24/2022	617.88

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6874 08/11/2022	LUZ	Paid by EFT #2120		08/11/2022	08/24/2022	08/24/2022		08/24/2022	1,334.71
7530 08/11/2022	RUSSELL	Paid by EFT #2121		08/11/2022	08/24/2022	08/24/2022		08/24/2022	91.26
2779 08/11/2022	ISMAEL	Paid by EFT #2123		08/11/2022	08/24/2022	08/24/2022		08/24/2022	160.39
3593 08/11/2022	PUBLIC WORKS	Paid by EFT #2112		08/11/2022	08/24/2022	08/24/2022		08/24/2022	1,066.76
6020 08/11/2022	DENIS	Paid by EFT #2116		08/11/2022	08/24/2022	08/24/2022		08/24/2022	331.19
6999 08/11/2022	STEVE	Paid by EFT #2118		08/11/2022	08/24/2022	08/24/2022		08/24/2022	376.99
		Vendor **1702 - US Bank Corporate Payment System** Totals				Invoices	22		$29,327.39
Vendor **354 - Verizon Wireless**									
9913490510	Finance 07/15/22-08/14/22	Paid by Check #37944		08/14/2022	08/26/2022	08/26/2022		08/26/2022	127.30
9913490511	CM 07/15 to 08/14/22	Paid by Check #37943		08/14/2022	08/26/2022	08/26/2022		08/26/2022	129.87
9913393306	August 2022	Paid by Check #37941		08/12/2022	08/26/2022	08/26/2022		08/26/2022	3,745.71
9913106764	PD - 07/11/2022 -08/10/2022 Billing Charges	Paid by Check #37940		08/10/2022	08/26/2022	08/26/2022		08/26/2022	2,063.22
9912931601	Acct# 972514922-00001	Paid by Check #37942		08/07/2022	08/26/2022	08/26/2022		08/26/2022	647.73
		Vendor **354 - Verizon Wireless** Totals				Invoices	5		$6,713.83
Vendor **962 - Willdan Financial Services**									
010-52150	Utility Rate Study- Project 111216 July 2022	Paid by Check #37945		08/19/2022	08/26/2022	08/26/2022		08/26/2022	4,420.00
		Vendor **962 - Willdan Financial Services** Totals				Invoices	1		$4,420.00
Vendor **KUUBIX ENERGY, INC.**									
2022-258	Contractual	Paid by Check #37946		08/22/2022	08/26/2022	08/26/2022		08/26/2022	282.00
		Vendor **KUUBIX ENERGY, INC.** Totals				Invoices	1		$282.00
		Grand Totals				Invoices	158		$3,411,938.81

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **460 - A-Z Bus Sales Inc.**									
02P496051	BUS 10	Paid by Check #37947		08/29/2022	09/02/2022	09/02/2022		09/02/2022	140.83
			Vendor **460 - A-Z Bus Sales Inc.** Totals			Invoices	1		$140.83
Vendor **1143 - AAA Quality Services, Inc.**									
00327972	Fy 22/23-Parks-Portable potty rentals/clngs for Centennial park	Paid by Check #37948		08/27/2022	09/02/2022	09/02/2022	08/29/2022	09/02/2022	258.13
00327973	Fy 22/23-Parks-Nebraska park portable potties rental/clng	Paid by Check #37948		08/27/2022	09/02/2022	09/02/2022	08/29/2022	09/02/2022	280.13
			Vendor **1143 - AAA Quality Services, Inc.** Totals			Invoices	2		$538.26
Vendor **263 - Advantek Benefit Administrators**									
08/26/2022	08/26/2022	Paid by Check #37949		08/26/2022	09/02/2022	09/02/2022		09/02/2022	21,026.83
			Vendor **263 - Advantek Benefit Administrators** Totals			Invoices	1		$21,026.83
Vendor **522 - Allstar Towing**									
39042	PD - Towing Charges - DF2202424 / CA8HKL694	Paid by Check #37950		07/13/2022	09/02/2022	09/02/2022		09/02/2022	300.00
			Vendor **522 - Allstar Towing** Totals			Invoices	1		$300.00
Vendor **20 - Ameritas Life Insurance**									
09/1/22-09/30/22	010-007745-00000	Paid by Check #37951		08/15/2022	09/02/2022	09/02/2022		09/02/2022	2,850.40
			Vendor **20 - Ameritas Life Insurance** Totals			Invoices	1		$2,850.40
Vendor **351 - Anthem Blue Cross**									
000684242E	BILLING 09/01/2022 TO 10/01/2022	Paid by Check #37952		08/14/2022	09/02/2022	09/02/2022		09/02/2022	576.18
			Vendor **351 - Anthem Blue Cross** Totals			Invoices	1		$576.18
Vendor **21 - Aramark Uniform Services Inc.**									
5031034995	Fy 22/23-Parks-Uniforms for the week of 8/24/22	Paid by Check #37953		08/24/2022	09/02/2022	09/02/2022	08/25/2022	09/02/2022	59.59
			Vendor **21 - Aramark Uniform Services Inc.** Totals			Invoices	1		$59.59
Vendor **17 - AT&T**									
939105446208/22	DSC - Telephone 7/11 - 8/10/22	Paid by Check #37954		08/11/2022	09/02/2022	09/02/2022		09/02/2022	80.60
9391054736 08/22	PD - 07/20/2022 - 08/19/2022 Billing Charges	Paid by Check #37955		08/20/2022	09/02/2022	09/02/2022		09/02/2022	141.11
			Vendor **17 - AT&T** Totals			Invoices	2		$221.71
Vendor **1044 - AutoZone, Inc.**									
2833780385	BUS 14	Paid by Check #37956		08/23/2022	09/02/2022	09/02/2022		09/02/2022	107.31
			Vendor **1044 - AutoZone, Inc.** Totals			Invoices	1		$107.31
Vendor **116 - BSK Analytical Laboratories**									
AF20478	WATER SAMPLE TESTING	Paid by Check #37957		08/23/2022	09/02/2022	09/02/2022		09/02/2022	176.00

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AF20639	WATER SAMPLING TEST	Paid by Check #37957		08/23/2022	09/02/2022	09/02/2022		09/02/2022	154.00
AF21205	WATER SAMPLE TESTING	Paid by Check #37957		08/23/2022	09/02/2022	09/02/2022		09/02/2022	176.00
AF21213	WATER SAMPLE TESTING	Paid by Check #37957		08/23/2022	09/02/2022	09/02/2022		09/02/2022	140.00
		Vendor **116 - BSK Analytical Laboratories** Totals				Invoices	4		$646.00
Vendor **118 - California Parks & Recreation Society**									
124752 2023	Fy 22/23-CS-CPRS Membership for S.Hurtado	Paid by Check #37958		08/19/2022	09/02/2022	09/02/2022	08/29/2022	09/02/2022	165.00
134126 2023	Fy 22/23-Sportsplex-CPRS/Dist. 7 annual membership fee	Paid by Check #37958		08/19/2022	09/02/2022	09/02/2022	08/26/2022	09/02/2022	170.00
		Vendor **118 - California Parks & Recreation Society** Totals				Invoices	2		$335.00
Vendor **725 - CDW Government**									
CC30546	PD - SSD Harddrives	Paid by Check #37959		08/12/2022	09/02/2022	09/02/2022		09/02/2022	228.44
		Vendor **725 - CDW Government** Totals				Invoices	1		$228.44
Vendor **44 - Central Valley Lock & Safe**									
60831	PD - Lock Service	Paid by Check #37960		08/26/2022	09/02/2022	09/02/2022		09/02/2022	610.43
		Vendor **44 - Central Valley Lock & Safe** Totals				Invoices	1		$610.43
Vendor **333 - Cintas Corporation No. 2**									
4128640235	PD - Janitorial Supplies	Paid by Check #37961		08/17/2022	09/02/2022	09/02/2022		09/02/2022	57.99
		Vendor **333 - Cintas Corporation No. 2** Totals				Invoices	1		$57.99
Vendor **170 - Comcast**									
0191269 08/22/22	201 N URUAPAN WAY 08/27/22 TO 09/26/22	Paid by Check #37963		08/22/2022	09/02/2022	09/02/2022		09/02/2022	312.40
0181138 08/27/22	180 W MERCED ST 09/02/22 TO 10/02/22	Paid by Check #37962		08/27/2022	09/02/2022	09/02/2022		09/02/2022	517.38
		Vendor **170 - Comcast** Totals				Invoices	2		$829.78
Vendor **77 - Department of Justice**									
596987	PD -Fingerprint Services / July 2022	Paid by Check #37964		08/04/2022	09/02/2022	09/02/2022		09/02/2022	1,370.00
		Vendor **77 - Department of Justice** Totals				Invoices	1		$1,370.00
Vendor **36 - Ewing Irrigation Products**									
17659043	Fy 22/23-Parks-Rotator/nozzle/pitcher	Paid by Check #37965		08/25/2022	09/02/2022	09/02/2022	08/29/2022	09/02/2022	1,212.05
17659118	Fy 22/23-Parks-12IN green box/lid	Paid by Check #37965		08/25/2022	09/02/2022	09/02/2022	08/29/2022	09/02/2022	142.75
		Vendor **36 - Ewing Irrigation Products** Totals				Invoices	2		$1,354.80
Vendor **1801 - GARDA CL WEST, INC**									
20537046	SERVICE MONTH JULY 2022-EXCESS PREMISE TIME	Paid by Check #37966		07/31/2022	09/02/2022	09/02/2022		09/02/2022	49.41

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10708278	SERVICE MONTH SEPTEMBER 2022	Paid by Check #37966		09/01/2022	09/02/2022	09/02/2022		09/02/2022	1,324.71
		Vendor **1801 - GARDA CL WEST, INC** Totals				Invoices	2		$1,374.12
Vendor **1431 - Patricia Hartman**									
08/29/2022	Anthem Reimb 09/01/2022-09/30/2022	Paid by Check #37967		08/29/2022	09/02/2022	09/02/2022		09/02/2022	612.54
		Vendor **1431 - Patricia Hartman** Totals				Invoices	1		$612.54
Vendor **1857 - LeaseQuery LLC**									
INV4213	Platform/Fixed Assets subscription 07/19/22-07/18/23	Paid by Check #37968		08/25/2022	09/02/2022	09/02/2022		09/02/2022	4,700.00
		Vendor **1857 - LeaseQuery LLC** Totals				Invoices	1		$4,700.00
Vendor **1723 - Matson Alarm Co, Inc.**									
3039459	CH 09/01/22 to 09/30/22	Paid by Check #37969		09/01/2022	09/02/2022	09/02/2022		09/02/2022	43.00
		Vendor **1723 - Matson Alarm Co, Inc.** Totals				Invoices	1		$43.00
Vendor **589 - Rosa Montanez**									
214.65	Anthem Reimb 09/01/2022-09/30/2022	Paid by Check #37970		08/29/2022	09/02/2022	09/02/2022		09/02/2022	214.65
		Vendor **589 - Rosa Montanez** Totals				Invoices	1		$214.65
Vendor **22 - Moore Twining Associates Inc.**									
2370103	FY 2022 WWTP - INDUSTRIAL 03/30/22	Paid by Check #37971		04/19/2022	09/02/2022	09/02/2022		09/02/2022	88.00
2370991	FY 2022 WWTP - INDUSTRIAL 04/19/22	Paid by Check #37971		05/12/2022	09/02/2022	09/02/2022		09/02/2022	88.00
2370993	FY 2022 WATER SAMPLE TESTING WWTP - IN HOUSE 04/19/22	Paid by Check #37971		05/12/2022	09/02/2022	09/02/2022		09/02/2022	70.00
2371514	FY 2022 WATER SAMPLE TESTING WWTP - IN HOUSE 05/03/22	Paid by Check #37971		05/23/2022	09/02/2022	09/02/2022		09/02/2022	246.00
2374092	FY 2022 BIOSOLIDS MONITORING - IN HOUSE 06/21/22	Paid by Check #37971		07/22/2022	09/02/2022	09/02/2022		09/02/2022	1,265.00
2375113	WWTP - INDUSTRIAL 08/03/22	Paid by Check #37971		08/23/2022	09/02/2022	09/02/2022		09/02/2022	88.00
2375328	MONITIORING WELL ANNUAL SAMPLING - IN HOUSE 08/10/22	Paid by Check #37971		08/24/2022	09/02/2022	09/02/2022		09/02/2022	1,212.00
		Vendor **22 - Moore Twining Associates Inc.** Totals				Invoices	7		$3,057.00
Vendor **142 - Office Depot BSD**									
260538418001	CH-Office Supplies	Paid by Check #37972		08/11/2022	09/02/2022	09/02/2022		09/02/2022	(11.03)
260538427001	CH-Office Supplies	Paid by Check #37972		08/11/2022	09/02/2022	09/02/2022		09/02/2022	(7.07)
261181414001	CH Office Supplies	Paid by Check #37972		08/11/2022	09/02/2022	09/02/2022		09/02/2022	18.11

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260512909001	CH-Office Supplies	Paid by Check #37972		08/12/2022	09/02/2022	09/02/2022		09/02/2022	105.17
261129809001	CH-Office Supplies	Paid by Check #37972		08/15/2022	09/02/2022	09/02/2022		09/02/2022	72.93
255310437001	Office Supplies	Paid by Check #37972		08/17/2022	09/02/2022	09/02/2022		09/02/2022	166.01
			Vendor **142 - Office Depot BSD** Totals			Invoices	6		$344.12
Vendor **1773 - Pace Supply Corp.**									
197952183	Supplies	Paid by Check #37973		08/19/2022	09/02/2022	09/02/2022		09/02/2022	517.72
			Vendor **1773 - Pace Supply Corp.** Totals			Invoices	1		$517.72
Vendor **76 - Pacific Gas & Electric**									
602118118768/22	201 N URUAPAN WAY 07/08/22-08/08/22	Paid by Check #37976		08/12/2022	09/02/2022	09/02/2022		09/02/2022	3,207.15
155771097458/22	1851 E KAMM AVE 07/12/22-08/10/22	Paid by Check #37974		08/15/2022	09/02/2022	09/02/2022		09/02/2022	2,019.20
831902407278/22	SW SW 16-16-24 07/12/22-08/10/22	Paid by Check #37977		08/15/2022	09/02/2022	09/02/2022		09/02/2022	25.71
432339024698/22	CITRUS HEIGHTS VENTURA AND O 07/16/22-08/16/22	Paid by Check #37975		08/16/2022	09/02/2022	09/02/2022		09/02/2022	67.41
901837373538/22	DUNMORE HOMES VISCAYA 1 AT SAGINA 07/16/22-08/16/22	Paid by Check #37979		08/16/2022	09/02/2022	09/02/2022		09/02/2022	986.57
919617675888/22	SIERRA WAY AND BUENA VISTA AVE 07/16/22-08/16/22	Paid by Check #37980		08/16/2022	09/02/2022	09/02/2022		09/02/2022	84.91
854359817428/22	L & L 07/16/22-08/16/22	Paid by Check #37978		08/18/2022	09/02/2022	09/02/2022		09/02/2022	222.99
			Vendor **76 - Pacific Gas & Electric** Totals			Invoices	7		$6,613.94
Vendor **1709 - Pacific Premier Bank**									
8400012740 08/22	2019 Wastewater	Paid by EFT #2130		08/05/2022	08/29/2022	08/29/2022		08/29/2022	138,555.10
			Vendor **1709 - Pacific Premier Bank** Totals			Invoices	1		$138,555.10
Vendor **1601 - PacWest Direct**									
410091971	2022 Postage - Firemed	Paid by Check #37981		08/26/2022	09/02/2022	09/02/2022		09/02/2022	3,766.74
			Vendor **1601 - PacWest Direct** Totals			Invoices	1		$3,766.74
Vendor **7 - Pena's Disposal Services**									
676994	Fy 22/23-Parks-Vuich park disposal service	Paid by Check #37982		08/22/2022	09/02/2022	09/02/2022	08/23/2022	09/02/2022	635.52
			Vendor **7 - Pena's Disposal Services** Totals			Invoices	1		$635.52
Vendor **349 - RES COM Pest Control**									
2047669	PD - Pest Control Service	Paid by Check #37983		08/21/2022	09/02/2022	09/02/2022		09/02/2022	48.00
			Vendor **349 - RES COM Pest Control** Totals			Invoices	1		$48.00
Vendor **1707 - RRM Design Group**									
2415-01-0722A	Dinuba Focused General Plan Update Leap: Task 05 & 3A	Paid by Check #37984		08/18/2022	09/02/2022	09/02/2022		09/02/2022	2,576.25

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2415-01-0722B	Dinuba Focused General Plan Update SB2: Task 07 & 3B	Paid by Check #37984		08/18/2022	09/02/2022	09/02/2022		09/02/2022	1,785.00
			Vendor **1707 - RRM Design Group** Totals			Invoices	2		$4,361.25
Vendor **46 - Self Help Enterprises**									
DINCDPI 07-22	General Admin-Annual Report	Paid by Check #37985		08/02/2022	09/02/2022	09/02/2022		09/02/2022	350.00
DINCHPI 07-22	General Admin-Annual Report	Paid by Check #37985		08/02/2022	09/02/2022	09/02/2022		09/02/2022	350.00
DINHMPI 07-22	General Admin-Annual Report	Paid by Check #37985		08/02/2022	09/02/2022	09/02/2022		09/02/2022	350.00
			Vendor **46 - Self Help Enterprises** Totals			Invoices	3		$1,050.00
Vendor **1814 - THOMAS AND ASSOCIATES DBA BOGIE'S PUMP SYSTEM**									
16491	FY 2022 BOGIE'S - PUMP FOR NEWTON AND DAVIS	Paid by Check #37986		06/22/2022	09/02/2022	09/02/2022		09/02/2022	8,115.96
			Vendor **1814 - THOMAS AND ASSOCIATES DBA BOGIE'S PUMP SYSTEM** Totals			Invoices	1		$8,115.96
Vendor **818 - Kuldip Thusu**									
08/23/2022	League of Calif Cities Conference 09/06/2022 to 09/09/2022	Paid by Check #37987		08/23/2022	09/02/2022	09/02/2022		09/02/2022	180.00
			Vendor **818 - Kuldip Thusu** Totals			Invoices	1		$180.00
Vendor **273 - US Bank**									
480322221	PD - Copiers Lease	Paid by Check #37988		08/18/2022	09/02/2022	09/02/2022		09/02/2022	907.08
			Vendor **273 - US Bank** Totals			Invoices	1		$907.08
Vendor **354 - Verizon Wireless**									
9913490508	Fy 22/23-Dept. cell phone bill	Paid by Check #37989		08/14/2022	09/02/2022	09/02/2022	08/23/2022	09/02/2022	951.01
			Vendor **354 - Verizon Wireless** Totals			Invoices	1		$951.01
Vendor **BRYAN COMPANY**									
2022-00000005	Contractual	Paid by Check #37990		08/26/2022	09/02/2022	09/02/2022		09/02/2022	750.00
			Vendor **BRYAN COMPANY** Totals			Invoices	1		$750.00
Vendor **CERUTTI & SONS TRANS CO, INC.**									
2019-00000002	Contractual	Paid by Check #37991		08/26/2022	09/02/2022	09/02/2022		09/02/2022	540.45
			Vendor **CERUTTI & SONS TRANS CO, INC.** Totals			Invoices	1		$540.45
Vendor **Norma Gove**									
22-881	FY 2022 Overpayment refund #22 -881	Paid by Check #37992		08/26/2022	09/02/2022	09/02/2022		09/02/2022	330.92
			Vendor **Norma Gove** Totals			Invoices	1		$330.92
			Grand Totals			Invoices	68		$208,922.67

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **263 - Advantek Benefit Administrators**									
09/02/2022	09/02/2022	Paid by Check #37998		09/02/2022	09/09/2022	09/09/2022		09/09/2022	40,862.27
		Vendor **263 - Advantek Benefit Administrators** Totals				Invoices	1		$40,862.27
Vendor **1720 - Agee Construction Corporation**									
6 21.08	Agee Construction Alta Nebraska Roundabout July 2022	Paid by Check #37999		08/23/2022	09/09/2022	09/09/2022		09/09/2022	363,850.79
		Vendor **1720 - Agee Construction Corporation** Totals				Invoices	1		$363,850.79
Vendor **21 - Aramark Uniform Services Inc.**									
5031039441	Fy 22/23-Parks-Uniforms for the week of 8/31/22	Paid by Check #38000		08/31/2022	09/09/2022	09/09/2022	09/01/2022	09/09/2022	216.64
		Vendor **21 - Aramark Uniform Services Inc.** Totals				Invoices	1		$216.64
Vendor **289 - AT&T Mobility LLC**									
2872932128688/22	PW 07/17/22 to 08/16/22	Paid by Check #38001		08/16/2022	09/09/2022	09/09/2022		09/09/2022	280.44
		Vendor **289 - AT&T Mobility LLC** Totals				Invoices	1		$280.44
Vendor **94 - California Public Employees Retirement**									
08/14-08/27/22	Payroll 08/14/2022-08/27/2022	Paid by EFT #2132		09/02/2022	09/06/2022	09/06/2022		09/06/2022	87,441.34
2023-00000075	31 - 457 - Employee CalPERS $*	Paid by EFT #2131		09/02/2022	09/06/2022	09/06/2022		09/06/2022	9,997.77
7/31-8/13/22 adj	Payroll 7/31-8/13/22 adj.	Paid by EFT #2133		09/02/2022	09/06/2022	09/06/2022		09/06/2022	509.78
		Vendor **94 - California Public Employees Retirement** Totals				Invoices	3		$97,948.89
Vendor **1803 - CALIFORNIA STATE UNIVERSITY, SACRAMENTO**									
NURS 56 Sec. 23	Hernandez, Saulo	Paid by Check #38002		08/24/2022	09/09/2022	09/09/2022		09/09/2022	5,000.00
		Vendor **1803 - CALIFORNIA STATE UNIVERSITY, SACRAMENTO** Totals				Invoices	1		$5,000.00
Vendor **1275 - California Turf Equipment**									
558828	FY 22/23-Parks-Irrigation supplies/equipment	Paid by Check #38003		08/17/2022	09/09/2022	09/09/2022	08/29/2022	09/09/2022	1,980.75
		Vendor **1275 - California Turf Equipment** Totals				Invoices	1		$1,980.75
Vendor **305 - Cartozian Air Conditioning and Heating Inc.**									
18463	Fy 22/23-Sportsplex-Service inspection & repairs	Paid by Check #38004		08/08/2022	09/09/2022	09/09/2022	09/01/2022	09/09/2022	122.25
		Vendor **305 - Cartozian Air Conditioning and Heating Inc.** Totals				Invoices	1		$122.25
Vendor **1620 - Central Valley Forensic Nursing Specialists**									
1410	PD - Exam Service	Paid by Check #38005		08/31/2022	09/09/2022	09/09/2022		09/09/2022	1,200.00
		Vendor **1620 - Central Valley Forensic Nursing Specialists** Totals				Invoices	1		$1,200.00
Vendor **896 - Central Valley Refrigeration, Inc.**									
45870	PD - Ice Maker Repair / Parts & Labor	Paid by Check #38006		08/30/2022	09/09/2022	09/09/2022		09/09/2022	275.43



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		Vendor **896 - Central Valley Refrigeration, Inc.** Totals				Invoices 1			$275.43
Vendor **127 - City of Visalia**									
AR095042	PD - Shelter Fees - 158561/158562	Paid by Check #38007		07/31/2022	09/09/2022	09/09/2022		09/09/2022	144.00
AR095043	PD - Shelter Fees - 158487	Paid by Check #38007		07/31/2022	09/09/2022	09/09/2022		09/09/2022	113.00
AR095044	PD - Shelter Fees - 158128	Paid by Check #38007		07/31/2022	09/09/2022	09/09/2022		09/09/2022	235.00
		Vendor **127 - City of Visalia** Totals				Invoices 3			$492.00
Vendor **274 - Code Publishing Company**									
GC0008474	Municipal Code Web update	Paid by Check #38008		08/31/2022	09/09/2022	09/09/2022		09/09/2022	246.00
		Vendor **274 - Code Publishing Company** Totals				Invoices 1			$246.00
Vendor **170 - Comcast**									
0136611 08/26/22	PD - 09/01/2022 - 09/30/2022 Billing Charges	Paid by Check #38009		08/26/2022	09/09/2022	09/09/2022		09/09/2022	44.90
		Vendor **170 - Comcast** Totals				Invoices 1			$44.90
Vendor **232 - Courier Printing and Village Printer**									
C26436	AMBULANCE ENVELOPES	Paid by Check #38010		09/02/2022	09/09/2022	09/09/2022		09/09/2022	900.56
		Vendor **232 - Courier Printing and Village Printer** Totals				Invoices 1			$900.56
Vendor **77 - Department of Justice**									
600705	PD - Blood Alcohol Analysis / July 2022	Paid by Check #38011		08/25/2022	09/09/2022	09/09/2022		09/09/2022	455.00
600759	FY 2022 PD - Blood Alcohol Analysis / June 2022	Paid by Check #38011		08/25/2022	09/09/2022	09/09/2022		09/09/2022	70.00
		Vendor **77 - Department of Justice** Totals				Invoices 2			$525.00
Vendor **1506 - Enterprise FM Trust**									
FBN4555566	PD - (3) Malibus & (2) Durangos	Paid by Check #38012		09/03/2022	09/09/2022	09/09/2022		09/09/2022	2,836.04
		Vendor **1506 - Enterprise FM Trust** Totals				Invoices 1			$2,836.04
Vendor **280 - Entersect**									
822EP31191	PD - Service / August 2022	Paid by Check #38013		08/31/2022	09/09/2022	09/09/2022		09/09/2022	100.00
		Vendor **280 - Entersect** Totals				Invoices 1			$100.00
Vendor **36 - Ewing Irrigation Products**									
17683452	FY 22/23-Sports-battery controller-equipment/maintenance	Paid by Check #38014		08/29/2022	09/09/2022	09/09/2022	09/06/2022	09/09/2022	112.62
17692813	FY 22/23-Sports Field marking paint-equipment/maintenance	Paid by Check #38014		08/30/2022	09/09/2022	09/09/2022	09/06/2022	09/09/2022	176.77
		Vendor **36 - Ewing Irrigation Products** Totals				Invoices 2			$289.39
Vendor **1757 - Ferno Washington Inc.**									
906712	Equipment	Paid by Check #38015		07/25/2022	09/09/2022	09/09/2022		09/09/2022	1,135.34



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906879	Equipment	Paid by Check #38015		07/27/2022	09/09/2022	09/09/2022		09/09/2022	2,718.58
		Vendor **1757 - Ferno Washington Inc.** Totals				Invoices	2		$3,853.92
Vendor **314 - Financial Forms & Supplies, Inc.**									
39595	Ambulance HCFA forms	Paid by Check #38016		08/26/2022	09/09/2022	09/09/2022		09/09/2022	124.85
		Vendor **314 - Financial Forms & Supplies, Inc.** Totals				Invoices	1		$124.85
Vendor **1801 - GARDA CL WEST, INC**									
20540473	SERVICE MONTH AUGUST 2022-EXCESS PREMISE TIME	Paid by Check #38017		08/31/2022	09/09/2022	09/09/2022		09/09/2022	62.78
		Vendor **1801 - GARDA CL WEST, INC** Totals				Invoices	1		$62.78
Vendor **139 - Henry Schein Inc.**									
24243613	Supplies	Paid by Check #38018		08/15/2022	09/09/2022	09/09/2022		09/09/2022	2,400.49
24364024	Supplies	Paid by Check #38018		08/17/2022	09/09/2022	09/09/2022		09/09/2022	762.63
		Vendor **139 - Henry Schein Inc.** Totals				Invoices	2		$3,163.12
Vendor **636 - Abel Iriarte**									
SLO2022	PD - Chiefs Executive Workshop - 09/27/2022 - 09/30/2022	Paid by Check #38019		08/15/2022	09/09/2022	09/09/2022		09/09/2022	211.00
		Vendor **636 - Abel Iriarte** Totals				Invoices	1		$211.00
Vendor **5 - Jorgensen & Co.**									
6020351	FY 22/23-Sportsplex-Annual sprinkler & addl riser service	Paid by Check #38020		08/16/2022	09/09/2022	09/09/2022	08/24/2022	09/09/2022	850.00
		Vendor **5 - Jorgensen & Co.** Totals				Invoices	1		$850.00
Vendor **318 - Kingsburg Veterinary Clinic**									
639267	PD - Veterinary Fees - K9 Zeus	Paid by Check #38021		08/15/2022	09/09/2022	09/09/2022		09/09/2022	255.00
		Vendor **318 - Kingsburg Veterinary Clinic** Totals				Invoices	1		$255.00
Vendor **1747 - KRC Safety Co Inc**									
55868	FY 22/23-Sports- soccer field paint/roller wheel-maintenance	Paid by Check #38022		08/30/2022	09/09/2022	09/09/2022	09/06/2022	09/09/2022	387.63
55869	FY 22/23-Sports-steel probe-soccer field maintenance	Paid by Check #38022		08/30/2022	09/09/2022	09/09/2022	09/06/2022	09/09/2022	37.42
		Vendor **1747 - KRC Safety Co Inc** Totals				Invoices	2		$425.05
Vendor **1457 - LSL CPA's**									
51552	FY 2022 Government audit Interim Audit & 2022 GANN Final	Paid by Check #38023		08/24/2022	09/09/2022	09/09/2022		09/09/2022	11,793.00
		Vendor **1457 - LSL CPA's** Totals				Invoices	1		$11,793.00
Vendor **608 - JESSE MARTIN**									
S-223 Fireline	Educational Reimbursement	Paid by Check #38024		08/24/2022	09/09/2022	09/09/2022		09/09/2022	300.00
		Vendor **608 - JESSE MARTIN** Totals				Invoices	1		$300.00



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Vendor **1149 - Morris Levin and Son**									
2208-259615	Fy 22/23-Parks-Pump for Rose Ann Vuich Park	Paid by Check #38025		08/24/2022	09/09/2022	09/09/2022	09/06/2022	09/09/2022	11,957.00
		Vendor **1149 - Morris Levin and Son** Totals				Invoices	1		$11,957.00
Vendor **1754 - Navia Benefits Solutions**									
10512799	202201 - Sec. 125 Participant Fee 08/22	Paid by Check #38026		08/30/2022	09/09/2022	09/09/2022		09/09/2022	462.00
		Vendor **1754 - Navia Benefits Solutions** Totals				Invoices	1		$462.00
Vendor **392 - O'Reilly Auto Parts**									
3641-477296	Supplies	Paid by Check #38027		08/23/2022	09/09/2022	09/09/2022		09/09/2022	108.45
		Vendor **392 - O'Reilly Auto Parts** Totals				Invoices	1		$108.45
Vendor **142 - Office Depot BSD**									
258511546001	DSC - Office Supplies	Paid by Check #38028		08/25/2022	09/09/2022	09/09/2022		09/09/2022	23.35
258511550001	DSC - Office Supplies	Paid by Check #38028		08/25/2022	09/09/2022	09/09/2022		09/09/2022	9.73
		Vendor **142 - Office Depot BSD** Totals				Invoices	2		$33.08
Vendor **76 - Pacific Gas & Electric**									
233750151148/22	250 W SAGINAW AVE 07/29/22-08/29/22	Paid by Check #38077		08/30/2022	09/09/2022	09/09/2022		09/09/2022	30.82
354744710719/22	August 2022	Paid by Check #38060		08/15/2022	09/09/2022	09/09/2022		09/09/2022	1,641.87
618305447408/22	496 E TULARE ST 07/08/22-08/08/22	Paid by Check #38076		08/15/2022	09/09/2022	09/09/2022		09/09/2022	5,279.46
502221469098/22	L & L PARKSIDE VILLAGE PHASE I 07/22/22-08/25/22	Paid by Check #38033		08/22/2022	09/09/2022	09/09/2022		09/09/2022	224.71
265692021588/22	L & L EL MONTE & LILLIE 07/25/22-08/23/22	Paid by Check #38032		08/24/2022	09/09/2022	09/09/2022		09/09/2022	10.96
519248951328/22	L & L 502 RD 72 TIMER 07/25/22-08/23/22	Paid by Check #38034		08/24/2022	09/09/2022	09/09/2022		09/09/2022	10.88
777130818088/22	L & L 200 S ROAD 72 07/25/22-08/23/22	Paid by Check #38038		08/24/2022	09/09/2022	09/09/2022		09/09/2022	9.86
543881697548/22	L & L NEWTON & NORTHRIDGE07/26/22-08/24/22	Paid by Check #38035		08/25/2022	09/09/2022	09/09/2022		09/09/2022	406.00
914674420588/22	L & L DAVIS E/ALTA AVE 07/26/22-08/24/22	Paid by Check #38039		08/25/2022	09/09/2022	09/09/2022		09/09/2022	12.99
076626534148/22	L & L 1300 ROSEMARY AVE 07/27/22-08/25/22	Paid by Check #38030		08/26/2022	09/09/2022	09/09/2022		09/09/2022	206.46
159468019568/22	Parks 855 E EL MONTE WAY 07/27/22-08/25/22	Paid by Check #38031		08/26/2022	09/09/2022	09/09/2022		09/09/2022	324.07
497903928048/22	DSC Electric 7/27 - 8/25/22	Paid by Check #38029		08/26/2022	09/09/2022	09/09/2022		09/09/2022	1,994.24
556426429408/22	L & L 07/27/22-08/25/22	Paid by Check #38036		08/26/2022	09/09/2022	09/09/2022		09/09/2022	203.15
622008882878/22	Parks EL MONTE & MC KINLEY 07/27/22-08/25/22	Paid by Check #38037		08/26/2022	09/09/2022	09/09/2022		09/09/2022	24.64



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640299064988/22	PD - 07/19/2022 - 08/17/2022 Billing Charges	Paid by Check #38075		08/18/2022	09/09/2022	09/09/2022		09/09/2022	30.55
821880068196.22	FY 2022 2099 W SIERRA WAY B 05/24/22-06/22/22	Paid by Check #38066		06/24/2022	09/09/2022	09/09/2022		09/09/2022	4,097.75
594966555037/22	6675 AVE 412 06/16/22-07/18/22	Paid by Check #38065		07/22/2022	09/09/2022	09/09/2022		09/09/2022	27.10
496411368308/22	MILSAP & MYRTLE ALLEY 07/08/22-08/08/22	Paid by Check #38055		08/12/2022	09/09/2022	09/09/2022		09/09/2022	94.69
156188827228/22	PW 07/14/22 to 08/12/22	Paid by Check #38045		08/14/2022	09/09/2022	09/09/2022		09/09/2022	124.12
0008125448-4	2099 W SIERRA WAY B July 22	Paid by Check #38040		08/15/2022	09/09/2022	09/09/2022		09/09/2022	243.98
207327719758/22	1088 E KAMM AVE 07/12/22-08/10/22	Paid by Check #38046		08/15/2022	09/09/2022	09/09/2022		09/09/2022	874.26
338077954238/22	2007 N CRAWFORD AVE 07/13/22-08/11/22	Paid by Check #38049		08/15/2022	09/09/2022	09/09/2022		09/09/2022	1,386.59
091507817808/22	PW 07/16/22 to 08/16/22	Paid by Check #38044		08/16/2022	09/09/2022	09/09/2022		09/09/2022	1,354.08
640799572508/22	PW 07/14/22 to 08/14/22	Paid by Check #38061		08/16/2022	09/09/2022	09/09/2022		09/09/2022	29,910.96
723267973798/22	PW 07/16/22 to 08/16/22	Paid by Check #38064		08/16/2022	09/09/2022	09/09/2022		09/09/2022	14,070.58
917922255338/22	PW 07/16/22 to 08/16/22	Paid by Check #38072		08/16/2022	09/09/2022	09/09/2022		09/09/2022	824.77
954874984798/22	ALTA & NEBRASKA AVE 07/14/22 -08/26/22	Paid by Check #38074		08/16/2022	09/09/2022	09/09/2022		09/09/2022	75.69
886695643258/22	NW SE SW 18 16 24 07/19/22-08/17/22	Paid by Check #38070		08/18/2022	09/09/2022	09/09/2022		09/09/2022	29.60
361657103898/22	2099 W SIERRA WAY A 07/20/22-08/18/22	Paid by Check #38050		08/22/2022	09/09/2022	09/09/2022		09/09/2022	10,452.58
594966555038/22	6675 AVE 412 07/19/22-08/17/22	Paid by Check #38059		08/22/2022	09/09/2022	09/09/2022		09/09/2022	24.64
674421567818/22	6675 AVE 412 07/19/22-08/17/22	Paid by Check #38063		08/22/2022	09/09/2022	09/09/2022		09/09/2022	5,148.84
037563698508/22	N/E RD 76 & AVE 416 07/26/22-08/24/22	Paid by Check #38041		08/25/2022	09/09/2022	09/09/2022		09/09/2022	96.26
041816753178/22	RD 72 & W SIERRA WAY 07/27/22-08/25/22	Paid by Check #38042		08/26/2022	09/09/2022	09/09/2022		09/09/2022	504.16
058483210138/22	NE CRAWFORD & GERALD 07/27/22-08/25/22	Paid by Check #38043		08/26/2022	09/09/2022	09/09/2022		09/09/2022	127.16
312018483278/22	7387 W SIERRA WAY AVE 07/25/22-08/23/22	Paid by Check #38047		08/26/2022	09/09/2022	09/09/2022		09/09/2022	11,577.69
323048378378/22	S/E COR HAYES & GERALD 07/27/22-08/25/22	Paid by Check #38048		08/26/2022	09/09/2022	09/09/2022		09/09/2022	9.86
459224718968/22	111 N HAYES AVE 07/27/22-08/25/22	Paid by Check #38051		08/26/2022	09/09/2022	09/09/2022		09/09/2022	30.40
588309194018/22	188 N L ST 07/27/22-08/25/22	Paid by Check #38058		08/26/2022	09/09/2022	09/09/2022		09/09/2022	27.92
821880068198/22	6675 AVE 412 07/25/22-08/23/22	Paid by Check #38067		08/26/2022	09/09/2022	09/09/2022		09/09/2022	3,544.96
837649722678/22	S/E COR NEWTON & DAVIS 07/27/22-08/25/22	Paid by Check #38068		08/26/2022	09/09/2022	09/09/2022		09/09/2022	151.09
896878734588/22	651 W SAGINAW AVE 07/27/22-08/25/22	Paid by Check #38071		08/26/2022	09/09/2022	09/09/2022		09/09/2022	213.63



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949217492258/22	1315 N EUCLID AVE 07/27/22-08/25/22	Paid by Check #38073		08/26/2022	09/09/2022	09/09/2022		09/09/2022	9.86
477215765298/22	ALTA & EL MONTE WAY 07/28/22-08/26/22	Paid by Check #38053		08/28/2022	09/09/2022	09/09/2022		09/09/2022	152.03
535548886278/22	912 N ALTA @SAGINAW & ALTA 07/28/22-08/26/22	Paid by Check #38056		08/28/2022	09/09/2022	09/09/2022		09/09/2022	70.29
565766708998/22	NW COR ALICE & W EL MONTE WAY 07/28/22-08/26/22	Paid by Check #38057		08/28/2022	09/09/2022	09/09/2022		09/09/2022	93.94
864715010308/22	ON E EL MONTE WAY & PERRY 07/28/22-08/26/22	Paid by Check #38069		08/28/2022	09/09/2022	09/09/2022		09/09/2022	65.93
475197165688/22	HAYES & EDWARDS 07/28/22-08/28/22	Paid by Check #38052		08/29/2022	09/09/2022	09/09/2022		09/09/2022	43.88
493969444878/22	110 S COLLEGE AVE 07/28/22-08/28/22	Paid by Check #38054		08/29/2022	09/09/2022	09/09/2022		09/09/2022	11.81
665766702528/22	NW COR ALTA & RD 80 07/28/22-08/26/22	Paid by Check #38062		08/29/2022	09/09/2022	09/09/2022		09/09/2022	70.56
		Vendor **76 - Pacific Gas & Electric** Totals				Invoices	49		$95,952.32
Vendor **1601 - PacWest Direct**									
410092105	Firemed Mailing 2023	Paid by Check #38078		09/02/2022	09/09/2022	09/09/2022		09/09/2022	9,959.95
		Vendor **1601 - PacWest Direct** Totals				Invoices	1		$9,959.95
Vendor **1311 - Cristian Ramos**									
S-223 Fireline	Educational Reimbursement	Paid by Check #38079		08/24/2022	09/09/2022	09/09/2022		09/09/2022	300.00
		Vendor **1311 - Cristian Ramos** Totals				Invoices	1		$300.00
Vendor **1733 - Gerardo Santana**									
S-223 Fireline	Educational Reimbursement	Paid by Check #38080		08/24/2022	09/09/2022	09/09/2022		09/09/2022	300.00
		Vendor **1733 - Gerardo Santana** Totals				Invoices	1		$300.00
Vendor **547 - Russell Son**									
SLO20222	PD - Chiefs Executive Workshop - 09/27/2022 - 09/28/2022	Paid by Check #38081		08/15/2022	09/09/2022	09/09/2022		09/09/2022	91.00
		Vendor **547 - Russell Son** Totals				Invoices	1		$91.00
Vendor **247 - State Center Community College District**									
16858825	PD - FTO Update - 08/31/2022 - 09/02/2022 - Keri Babcock	Paid by Check #38082		09/06/2022	09/09/2022	09/09/2022		09/09/2022	61.00
		Vendor **247 - State Center Community College District** Totals				Invoices	1		$61.00
Vendor **214 - Stericycle, Inc.**									
3006138741	September 2022	Paid by Check #38083		09/01/2022	09/09/2022	09/09/2022		09/09/2022	142.53
		Vendor **214 - Stericycle, Inc.** Totals				Invoices	1		$142.53
Vendor **1461 - Teleflex LLC**									
9505929070	Supplies	Paid by Check #38084		08/30/2022	09/09/2022	09/09/2022		09/09/2022	721.53

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			Vendor **1461 - Teleflex LLC** Totals			Invoices	1		$721.53
Vendor **1082 - 3R Construction or The Island Convention Center**									
005031	Fy 22/23-CS-Balance owed for new security door @ cs dept.	Paid by Check #38085		08/23/2022	09/09/2022	09/09/2022	08/29/2022	09/09/2022	9,062.00
			Vendor **1082 - 3R Construction or The Island Convention Center** Totals			Invoices	1		$9,062.00
Vendor **846 - Thomson Reuters - West**									
847020890	PD - Federal Criminal Code & Rules - August 2022	Paid by Check #38086		09/04/2022	09/09/2022	09/09/2022		09/09/2022	121.52
			Vendor **846 - Thomson Reuters - West** Totals			Invoices	1		$121.52
Vendor **717 - TMI Research Services**									
CITYOD 22-7-31	Professional Service	Paid by Check #38087		07/31/2022	09/09/2022	09/09/2022		09/09/2022	60.00
CITYOD 22-5-31	FY 2022 Schaub, Ruiz, Navarro	Paid by Check #38087		05/31/2022	09/09/2022	09/09/2022		09/09/2022	180.00
CITYOD 22-8-31	Fy 22/23-CS-Background for J. Ornelas staff (CS & DSC)	Paid by Check #38087		08/31/2022	09/09/2022	09/09/2022	09/02/2022	09/09/2022	150.00
			Vendor **717 - TMI Research Services** Totals			Invoices	3		$390.00
Vendor **311 - Top Dog Training Center**									
1587	PD - K-9 Trauma Kits / Enzo & Zeus	Paid by Check #38088		09/01/2022	09/09/2022	09/09/2022		09/09/2022	350.00
1588	PD - K-9 Training / Enzo & Zeus	Paid by Check #38088		09/01/2022	09/09/2022	09/09/2022		09/09/2022	180.00
			Vendor **311 - Top Dog Training Center** Totals			Invoices	2		$530.00
Vendor **112 - Transamerica Life Insurance Co.**									
2504718950	City of Dinuba Group #5752 09/01/22 - 08/31/23	Paid by Check #38089		09/01/2022	09/09/2022	09/09/2022		09/09/2022	6,197.13
			Vendor **112 - Transamerica Life Insurance Co.** Totals			Invoices	1		$6,197.13
Vendor **49 - Tulare County**									
19321	PD - Digital Graphics / Unit #6	Paid by Check #38090		08/31/2022	09/09/2022	09/09/2022		09/09/2022	474.10
			Vendor **49 - Tulare County** Totals			Invoices	1		$474.10
Vendor **307 - Tulare County Consolidated Ambulance Dispatch, Inc**									
22-09-07	September 2022	Paid by Check #38091		08/01/2022	09/09/2022	09/09/2022		09/09/2022	6,414.84
			Vendor **307 - Tulare County Consolidated Ambulance Dispatch, Inc** Totals			Invoices	1		$6,414.84
Vendor **296 - Tulare Kings Veterinary Emergency**									
175674	PD - Veterinary Fees	Paid by Check #38092		07/11/2022	09/09/2022	09/09/2022		09/09/2022	128.18
175996	PD - Veterinary Fees	Paid by Check #38092		07/17/2022	09/09/2022	09/09/2022		09/09/2022	120.12
			Vendor **296 - Tulare Kings Veterinary Emergency** Totals			Invoices	2		$248.30
Vendor **375 - Upper Kings Basin Intergrated Regional Water Mgmt.**									
2023-03	KINGS BASIN FY 2023 MEMBERSHIP DUES	Paid by Check #38093		08/22/2022	09/09/2022	09/09/2022		09/09/2022	7,000.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
	Vendor **375 - Upper Kings Basin Intergrated Regional Water Mgmt.** Totals					Invoices	1		$7,000.00
Vendor **273 - US Bank**									
480912039	Copier Lease 08/20/2022-09/20/2022	Paid by Check #38095		08/26/2022	09/09/2022	09/09/2022		09/09/2022	2,488.11
8693601312235	PW VOYAGER FLEET - AUGUST 2022	Paid by Check #38094		08/24/2022	09/09/2022	09/09/2022		09/09/2022	261.99
			Vendor **273 - US Bank** Totals			Invoices	2		$2,750.10
Vendor **1434 - Vast Networks**									
38142	09/01/2022-09/30/2022 Internet	Paid by Check #38096		09/01/2022	09/09/2022	09/09/2022		09/09/2022	5,852.00
			Vendor **1434 - Vast Networks** Totals			Invoices	1		$5,852.00
Vendor **354 - Verizon Wireless**									
9913490509	September 2022	Paid by Check #38097		08/14/2022	09/09/2022	09/09/2022		09/09/2022	394.61
			Vendor **354 - Verizon Wireless** Totals			Invoices	1		$394.61
Vendor **209 - Zweigle Septic Service**									
37480	Fy 22/23-Parks-Portable toilet rental & cleaning	Paid by Check #38098		08/31/2022	09/09/2022	09/09/2022	09/01/2022	09/09/2022	470.00
37481	PD - Hand-wash Station	Paid by Check #38098		08/29/2022	09/09/2022	09/09/2022		09/09/2022	75.00
			Vendor **209 - Zweigle Septic Service** Totals			Invoices	2		$545.00
				Grand Totals		Invoices	117		$698,278.53

City Council Staff Report

Department: Planning and Development | September 13, 2022

To: Mayor and City Council

From: Ismael Hernandez, Public Works Director

By: Karl Schoettler, City Planning Consultant

Subject: Public hearing for annexation, General Plan Amendment, prezoning, tentative subdivision map and environmental finding for four lots on the west side of Englehart Avenue and the north side of the Saginaw Avenue alignment, including Resolution No. 2022-51 (adopting a Mitigated Negative Declaration), Resolution No. 2022-52 (Initiating the Annexation of the four lots (containing 38.8±acres)), Resolution No. 2022-53 (approving a General Plan Amendment for a portion of the site), Ordinance No. 2022-11 (prezoning the parcels), and Resolution No. 2022-54 (approving a 102 lot single-family residential subdivision and 4.5-acre neighborhood park/temporary stormwater basin on one of the lots). (Ksch)

RECOMMENDATION

City Council to conduct a public hearing and take the following actions by one motion:

1. Adopt Resolution No. 2022-51 (Attachment “A”) approving adoption of a Mitigated Negative Declaration as the environmental finding for the project.

2. Adopt Resolution No. 2022-52 (Attachment "B") initiating the annexation (reorganization) of four parcels containing approximately 38.8± acres.

3. Adopt Resolution No. 2022-53 (Attachment “C”) approving a General Plan Amendment for a portion of the site.

4. Introduce and conduct the first reading, waive reading in full, of the Ordinance No. 2022-11 (Attachment “D”) prezoning the parcels.

5. Adopt Resolution No. 2022-54 (Attachment “E”) approving a Tentative Subdivision Map to create 102 single family residential lots and a 4.5-acre neighborhood park/temporary stormwater ponding basin.

6. Schedule second reading and adoption of Ordinance No. 2022-11 for the September 27, 2022 City Council meeting.

EXECUTIVE SUMMARY

The action is a public hearing to consider an application for a General Plan Amendment, Zone Change, Tentative Subdivision Map and environmental finding associated with the annexation of four parcels containing a total of 38.8±acres, and the development of one of the lots with a 102-lot single family residential subdivision with 4.5-acre neighborhood park (and temporary stormwater basin) located on the west side of Englehart Avenue north of the Saginaw Avenue alignment.

OUTSTANDING ISSUES

None.

DISCUSSION

The project consists of several actions pertaining to four parcels containing a total of 38.8± acres located on the west side of Englehart Avenue north of the Saginaw Avenue alignment, including:

1. Annexation of all four parcels.

2. A General Plan Amendment to shift a "Park/Ponding Basin" designation on the site.

3. Prezoning of the parcels. The bulk of Assessor Parcel Number 012-272-013 (containing 28.8 acres (proposed for the 102-lot subdivision) will be zoned R-1-6 (PUD) Single Family Residential (6,000 square foot minimum lot size) and Planned Unit Development overlay zone. A smaller portion of this parcel (intended for a neighborhood park/stormwater basin) will be zoned RCO (Resource Conservation). The remaining parcels will be zoned R-1-7.5 (Single Family Residential (7,500 square foot minimum lot size).

4. A Tentative Subdivision Map for APN 012-272-013 to create a 102-lot Planned Unit Development single family residential subdivision and a 4.5-acre neighborhood park and temporary stormwater ponding basin.

5. An environmental finding (A Mitigated Negative Declaration) that the project will not have significant impacts on the environment (provided that mitigation measures are incorporated into the project design and construction).

The project site and proposed subdivision map are shown in Attachment "F" (location map) Attachment "G" (aerial photo) and "H" (tentative subdivision map).

Existing Site, General Plan and Zoning Designations

Three of the lots to be annexed (abutting Englehart) are developed with existing single family homes. The fourth parcel is in agricultural use and is proposed for the 102-lot single family residential subdivision. All four lots are currently outside city limits, are under the jurisdiction of Tulare County and are zoned AE-20 (Exclusive Agriculture).

The Dinuba General Plan currently designates the bulk of the site "Medium Density Residential" (with a smaller area at the northwest corner designated "Park/Pond"). The R-1-6 zone (proposed for the subdivision) is consistent with the "Medium Density Residential" designation. The three developed lots along Englehart are proposed for R-1-7.5 zone (which is also consistent with the "Medium Density Residential" designation).

The "Park/Pond" designation will be shifted to the southwest corner of the site to align with the proposed neighborhood park and stormwater ponding basin. This facility will be zoned "RCO" (Resource Conservation).

A variety of uses exist around the site. Land to the north and west is primarily in agricultural use (with scattered rural dwellings). Land to the south is in agricultural use but is approved for a single-family residential subdivision (Montebella I) currently being reviewed for development. Land to the east is characterized by agriculture, vacant land and single-family homes. There is also a single-family residential subdivision (Vineyard Estates) approved for one of these parcels and nearing construction.

There is an existing canal operated by Alta Irrigation District (Horsman Ditch) that runs north-south along the east edge of the site (parallel with Englehart). The project will be responsible for piping this canal along the subdivision frontage (and if feasible, along the three additional parcels being annexed), allowing for the widening of Englehart Avenue along the site frontage.

Annexation of Adjacent Parcels

Annexation of the parcel proposed for the subdivision requires that the three intervening parcels along Englehart also be annexed. Otherwise, those parcels would be left as an "island" of unincorporated land, surrounded by the City of Dinuba. State law prohibits an annexation that results in an unincorporated island.

According to the applicant, two of the three property owners have consented to be annexed, while the third has been unresponsive. The property owners of the two southerly parcels have presented a list of improvements they are requesting from the developer, including:

· Widening of Englehart along the frontage of both parcels

- Landscaping
- Noise barriers (7 foot high cement walls along parcel frontages), installed before subdivision starts construction
- 8-foot high fencing along west and north property lines
- No two-story homes in the subdivision to the west
- No-cost sewer and water connections to City utilities
- Speed bumps
- Speed limit signs (45 mph to 35 mph)
- 4 way stops
- Metal privacy gates
- Surfacing for driveways (base material and gravel).

Most of the foregoing items are items between the property owners and the developer, and do not involve the City. Some of the items are conditions of approval – including widening Englehart Avenue along the frontage of the parcels (if feasible for the developer). Regarding a four way stop at Englehart and Saginaw – the City will need to monitor this intersection to determine whether it meets warrants for stop signs.

The applicant for the project has requested the reimbursement of funds for the required installation of offsite utilities and street improvements. Staff is currently working on this and will return to Council with a Subdivision Agreement that addresses this request.

Subdivision Design (see Attachment "H")

The proposed subdivision is designed with an interconnected road system featuring two "loops" that provide for effective street connectivity, at the same time providing relatively short block lengths, to discourage speeding. A street stub is provided toward the northwest edge of the site to allow connection to future development to the north. A street will also connect to the future Saginaw Avenue to the south. Saginaw will be extended along the entire width of the southern side of the site.

Englehart Avenue will be widened along the subdivision frontage and the project is conditioned to seek approval and dedication of land from the three parcels to the south to widen Englehart along those parcels as well.

The project will feature 102 single-family residential lots to be developed in two phases as follows:

Phase 1 (west side of site): 40 lots and neighborhood park/ponding basin.
Phase 2 (east side of site): 62 lots

The site's frontage on Englehart will feature a 6-foot high block wall and landscaping. These improvements will be maintained by the Community Facilities District that will be formed for the project. Englehart will be widened and improved with curbs, gutters, sidewalks and street lamps along the project frontage.

As with other subdivisions in the City, the project will be required to establish a Community Facilities District to generate funds to maintain certain improvements, including landscaping and lighting. These will include block walls and landscaping along Englehart, as well as street trees within parkways along interior streets of the subdivision.

Planned Unit Development zone

The applicant is requesting a zone change to have the PUD (Planned Unit Development) zone applied to the site, to allow for deviation from the 6,000 square foot minimum lot size standard for the proposed lots. Twenty-three of the proposed lots will be smaller than 6,000 square feet while the remaining 79 lots will exceed 6,000 square feet.

Findings Required to Approve a Planned Unit Development

The PUD zone can only be applied when the resulting subdivision design is "superior" to what could be achieved with conventional zoning. Such findings can be difficult to make but simply "getting more and smaller lots" is not justification for finding of a superior design. In the past, the City has applied requirements to Planned Unit Development projects (to help make the finding of superior design), and that is the case with this project. Key upgrades that are proposed to be required include:

- Neighborhood Park.

· A landscaped median island at the entry street from Englehart as well as stamped concrete pavement at all entryways.

· Tree-lined streets.

· Pedestrian-scale street lamps

· Variety in architectural designs of the facades of the homes

A park will be developed in the southwest corner of the site and will be designed to function as a combined park and stormwater ponding basin (that will accept storm drainage from the subdivision and the previously-approved subdivision immediately to the south (Montebella I). Approximately 1.6 acres of the facility will be designed for stormwater retention while the rest of the site will be improved for park and recreational purposes. This basin will be abandoned in the future when a basin designated by the City's Stormwater Master Plan is constructed to the west of the site.

This site is intended as a "passive use" neighborhood park. There will not be any active sports facilities (such as baseball field, soccer field, tennis courts, etc.). It will primarily be improved with areas of lawn, planters, shade trees, benches, walkways and will include play equipment for children. The specific design of the park will be worked on by the Parks Department, but the full park must be installed prior to completion of the subdivision.

Circulation

As noted previously, the site will primarily be served by Englehart Avenue and Saginaw Avenue, both of which will be widened and improved along the site frontage. A traffic study was prepared as part of the environmental study for the project and found that nearby major intersections will continue to operate at acceptable levels with completion of the project.

It should be noted that each home within the subdivision will be assessed the City's Traffic Development Impact Fee. Funds accrued by this fee are used to make capital improvements to the City's circulation system, such as street widening, traffic signals, sidewalks and bike lanes, among others.

Architectural

The municipal code requires applicants to submit floor plans and architectural elevation drawings for proposed homes in the subdivision. These are shown in Attachments I-1 through I-5. Homes will range in size and configuration as follows:

1,298 square feet; 3 bedrooms, 2 bathrooms
1,498 square feet; 3 bedrooms, 2 bathrooms
1,595 square feet; 3 bedrooms, 2 bathrooms
1,875 square feet 3/4 bedrooms, 2 bathrooms (two stories)
2,076 square feet 3/4 bedrooms, 3 bathrooms (two stories)

Front facades show several architectural styles including board and batten, lap siding, stucco finish and stone veneer siding. Roofing will consist of composition shingles. These styles can be combined/mixed as requested by the buyer. Three of the plans are single story while two of the plans have a second story.

Utilities

The subdivision will connect to existing City of Dinuba utilities for water, sewer and storm drainage. The Public Works Department reports that there is adequate capacity in the City's systems to accommodate the project.

The existing homes on the three lots abutting Englehart utilize private on-site water wells and septic systems. Owners of these lots will be able to continue using these systems but in the event of their failure they would be required to connect to the City's system.

Environmental Analysis

As required by CEQA (California Environmental Quality Act) the City commissioned a consultant to prepare an environmental analysis for the project.

Based on the environmental analysis, five issues were determined to have potentially significant impacts, however these impacts can be mitigated to a "less than significant" level through the implementation of mitigation measures, as discussed below.

Potential for impacts to nesting birds. This impact can be mitigated by avoiding construction during the nesting season, or if this is not possible, a wildlife biologist must survey the area for the presence of nesting birds and if found, an avoidance area will be established.

Potential for impacts to cultural resources (prehistoric archaeological resources). In the event that archaeological resources are found during construction, a qualified archaeologist must be brought in to examine the find and devise appropriate measures to protect and/or preserve the artifact(s).

Potential for impacts to cultural resources (human remains). If remains are found during project construction all construction, work shall halt and the County Coroner shall examine the remains and determine appropriate mitigation measures.

Air Quality. Prior to construction, the applicant shall submit a quantification of expected construction-related air emissions, to ensure compliance with air quality standards.

Transportation (Vehicle Miles Traveled. The project can mitigate this impact by improving 8 existing curb returns (ramps) to improve the walking environment at four nearby intersections, including the east side of Adelaide Way & Englehart Avenue (2 ramps), east side of Kelly Drive & Englehart Avenue (2 ramps), south side of Kelly Drive & Morningside Drive (2 ramps) and the north side of Kelly Drive & Morningside Drive (2 ramps).

Planning Commission Recommendation

The Planning Commission conducted a public hearing to consider the project on September 6, 2022. One of the property owners involved in the annexation (Frank Velasco) presented his list of requests to the Commission. Staff explained that some of the items are addressed in the conditions of approval for the subdivision while others are essentially between the property owners and the developer to agree on. The Planning Commission appeared satisfied with this information and the Commission voted 4-0 to recommend approval of the project (Commissioner Faust was absent).

CONSULTATION/PUBLIC COMMENT

As required by municipal code, the City mailed notices of the proposed use and public hearing to property owners within 300 feet of the site, and tenants within 100 feet of the site.

FINDINGS

The project complies with the required Findings of the Dinuba Municipal Code for application of the PUD (Planned Unit Development) zone, and Tentative Subdivision Map contained in the attached resolutions.

BACKGROUND INFORMATION

APPLICANT: San Joaquin Valley Homes

LOCATION: West side of Englehart Avenue north of the Saginaw Avenue alignment.

ASSESSOR PARCEL NUMBERS: 272-011, 012-272-012, 012-272-013, and 012-272-014

SITE SIZE: The four parcels proposed for annexation contain a total of approximately 38.8± acres. The parcel proposed for subdivision contains approximately 28.8±acres.

ZONING:

1. R-1-6 (Single Family Residential – 6,000 square foot minimum lot size) with "PUD" (Planned Unit Development) overlay zone for proposed 100-lot subdivision.
2. RCO (Resource Conservation) for proposed Neighborhood Park/Stormwater Ponding basin
3. R-1-7.5 (Single Family Residential – 7,500 square feet minimum lot size) for three existing-developed lots on Englehart Avenue.

GENERAL PLAN: "Medium Density Residential" and "Park/Pond".

EXISTING LAND USE: Agriculture and existing single family homes and associated improvements.

ADJACENT LAND USES, ZONING, AND GENERAL PLAN DESIGNATIONS

Direction	Current Use	Zoning	General Plan
North	Agriculture and rural dwellings	AE-20 (Tulare County Agricultural zoning)	"Medium Density Residential"
South	Agriculture and single family home	R-1-6	"Medium Density Residential"
East	Agriculture, vacant land and single family homes	R-1-6 and R-1-10	"Medium Density Residential"
West	Agriculture	AE-20 (Tulare County Agricultural zoning)	"Medium Low Density Residential" and "Public/Semi Public"

FISCAL IMPACT

The applicant will be required to pay City of Dinuba impact fees for each home being developed in the subdivision. The City is also negotiating reimbursement agreement for the installation of offsite infrastructure and will be returning to Council with a Subdivision Agreement.

PUBLIC HEARING

A public hearing notice was published in the Mid Valley Times and mailed to property owners within 300 feet of the site, and occupants within 100 feet of the site.

ATTACHMENTS:

Description

A. Resolution 2022-51 (Environmental Finding)
B. Resolution 2022-52 (Initiation of Annexation)
C. Resolution 2022-53 (General Plan Amendment)
D. Ordinance 2022-11 (Prezoning)
E. Resolution 2022-54 (Tentative Subdivision Map)
F. Location Map
G. Aerial Photo
H. Tentative Subdivision Map
I-1: Plan 1298 Floor Plan/Elevations
I-2: Plan 1498 Floor Plan/Elevations
I-3: Plan 1595 Floor Plan/Elevations
I-4: Plan 1875 Floor Plan/Elevations
I-5: Plan 2076 Floor Plan/Elevations

RESOLUTION NO 2022-51

BEFORE THE CITY COUNCIL
CITY OF DINUBA
COUNTY OF TULARE, STATE OF CALIFORNIA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA ADOPTING A "MITIGATED NEGATIVE DECLARATION" AS THE ENVIRONMENTAL FINDING FOR THE MONTEBELLA PROJECT (ANNEXATION, GENERAL PLAN AMENDMENT, ZONE CHANGE AND TENTATIVE SUBDIVISION MAP)

WHEREAS, an application was submitted to annex four parcels generally located along the west side of Englehart Avenue north of the Saginaw Avenue alignment, along with a General Plan Amendment, zone change (prezoning) and a Tentative Subdivision Map. The Assessor Parcel Numbers of the site include 012-272-011, 012-272-012, 012-272-013, and 012-272-014, and

WHEREAS, the specific project actions include:

- Annexation (reorganization) of the subject parcels into the City of Dinuba and detachment from County Service Area No. 1 and the Kings River Conservation District.
- A General Plan Amendment to shift an existing land use designation for "Park/Ponding Basin" from the northwest corner of the site to the southwest corner.
- A zone change to prezone APN 012-272-013 to the R-1-6 (PUD) and RCO zone and to prezone the remaining three parcels being annexed to the R-1-7.5 zone.
- A tentative subdivision map to subdivide the site into 100 single family residential lots. With application of the PUD zone, 23 of the lots are smaller than the required 6,000 square foot lot size required by the R-1-6 zone.

WHEREAS, the planning actions are considered a "project" under the Guidelines of the California Environmental Quality Act (CEQA) and accordingly, an Initial Environmental Study was prepared, consistent with CEQA, and

WHEREAS, the Initial Environmental Study determined that the proposed project would not result in significant impacts to the environment, and

WHEREAS, the Planning Department has prepared a staff report on the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council, after considering all the evidence presented, determined the following findings were relevant in evaluating this action:

1. The proposed project is consistent with the goals, objectives and policies of the Dinuba General Plan and the Dinuba Zoning Ordinance, as amended.

2. The City of Dinuba has prepared an Initial Environmental Study, consistent with the requirements of CEQA. The study determined the project will not have significant impacts on the environment provided that mitigation measures (listed in Attachment "A") are implemented. Accordingly, a Mitigated Negative Declaration was prepared.

3. The proposed action will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community

NOW, THEREFORE BE IT RESOLVED THAT the Initial Environmental Study prepared for the project and the Mitigated Negative Declaration are hereby adopted by the Dinuba City Council.

The foregoing resolution was adopted upon a motion of Council member _____, second by Council member _____, at a regular meeting of the Dinuba City Council on the 13th day of September, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Launer, Mayor of the City of Dinuba

ATTEST:

_____
Maria Ananiz, City Clerk

Attachment "A"
Mitigation Measures

Air Quality

AIR - 1) Before a construction permit is issued for the proposed Project, the project applicant, project sponsor, or construction contractor shall submit construction emissions minimization plans to the City of Dinuba for review and approval. The construction emissions minimization plans shall provide reasonably detailed compliance with the following requirements:

Where portable diesel engines are used during construction, all off-road equipment with engines greater than 50 horsepower shall have engines that meet either EPA or CARB Tier 4 Final off-road emission standards except as otherwise specified herein. If engines that comply with Tier 4 Final off-road emission standards are not commercially available, then the construction contractor shall use the next cleanest piece of off-road equipment (e.g., Tier 4 Interim) that is commercially available. For purposes of this project design feature, "commercially available" shall mean the equipment at issue is available taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the project site of equipment. If the relevant equipment is determined by the project applicant to not be commercially available, the contractor can confirm this conclusion by providing letters from at least two rental companies for each piece of off-road equipment that is at issue.

Biological Resources

BIO - 1) To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August.

BIO - 2) If it is not possible to schedule construction between September and January, preconstruction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during Project implementation. A preconstruction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact area for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and

fledging are completed or the nest has otherwise failed for non-construction related reasons.

Cultural Resources

CUL – 1 Should evidence of prehistoric archeological resources be discovered during construction, the contractor shall halt all work within 25 feet of the find and the resource shall be evaluated by a qualified archaeologist. If evidence of any archaeological, cultural, and/or historical deposits is found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by the CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the City of Dinuba, describing the testing program and subsequent results. These reports shall identify any program mitigation that the project proponent shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources).

CUL – 2 In order to ensure that the proposed project does not impact buried human remains during construction, the project proponent shall be responsible for on-going monitoring of project construction. Prior to the issuance of any grading permit, the project proponent shall provide the City of Dinuba with documentation identifying construction personnel that will be responsible for on-site monitoring. If buried human remains are encountered during construction, further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall be halted until the Tulare County coroner is contacted and the coroner has made the determinations and notifications required pursuant to Health and Safety Code Section 7050.5. If the coroner determines that Health and Safety Code Section 7050.5(c) require that he give notice to the Native American Heritage Commission, then such notice shall be given within 24 hours, as required by Health and Safety Code Section 7050.5(c). In that event, the NAHC will conduct the notifications required by Public Resources Code Section 5097.98. Until the consultations described below have been completed, the landowner shall further ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices where Native American human remains are located, is not disturbed by further development activity until the landowner has discussed and conferred with the Most Likely Descendants on all reasonable options regarding the descendants' preferences and treatments, as prescribed by Public Resources Code Section 5097.98(b). The NAHC will mediate any disputes regarding treatment of remains in accordance with Public Resources Code Section 5097.94(k). The landowner shall be entitled to exercise rights established by Public Resources Code Section 5097.98(e) if any of the circumstances established by that provision become applicable.

Transportation/Circulation

TRA-1 The Tulare County guidelines include detailed instructions for mitigation if a project has significant impacts. The guidelines state "The preferred method of VMT mitigation in Tulare County is for project applicants to provide transportation improvements that facilitate travel by walking, bicycling, or transit." In accordance with these guidelines, a survey was conducted within a half mile of the Project to determine any pedestrian, bicycle or transit facilities deficiencies exist. After review, there were existing curb returns which do not meet current ADA requirements for ramps. The identified improvements include the following:

- East side of Adelaide Way & Englehart Avenue (2 ramps)
- East side of Kelly Drive & Englehart Avenue (2 ramps)
- South side of Kelly Drive & Morningside Drive (2 ramps)
- North side of Kelly Drive & Morningside Drive (2 ramps)

Total project cost is estimated at approximately $24,000 with a 20 percent contingency. The guidelines include a minimum cost for mitigation of $20 per daily trip generated by the project. The project is anticipated to generate 1055 daily trips, which equates to a target value of improvements of $21,100. At the time of construction should prices fluctuate, an adjustment in the scope of improvements may need to be made.

ATTACHMENT "B"

RESOLUTION 2022-52

BEFORE THE CITY COUNCIL
CITY OF DINUBA,
COUNTY OF TULARE, STATE OF CALIFORNIA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA INITIATING A REORGANIZATION FOR FOUR PARCELS CONTAINING APPROXIMATELY 38.8± ACRES, LOCATED ON THE WEST SIDE OF ENGLEHART AVENUE NORTH OF THE SAGINAW AVENUE ALIGNMENT

WHEREAS, an application for reorganization, consistent with regulations contained in Government Code Section 56000 (the Knox-Cortese-Hertzberg Local Government Reorganization Act of 2000) was filed by the City of Dinuba for four existing parcels, and

WHEREAS, the subject territory is located along the west side of Englehart Avenue (Road 72) and the north side of the Saginaw Avenue alignment, and

WHEREAS, the parcels contain approximately 38.8± acres and includes agricultural land. The Assessor Parcel Numbers are 272-011, 012-272-012, 012-272-013, and 012-272-014, and

WHEREAS, the City of Dinuba, designated as the conducting agency, wishes to reorganize said properties because they are proposed for development of a new single family residential subdivision with a neighborhood park and storm water basin. Further the parcels are within Dinuba's Sphere of Influence, are bounded on two sides by the Dinuba city limits, are designated for urban uses by the Dinuba General Plan, and have access to Dinuba's utility systems, and

WHEREAS, the City has prepared the necessary investigations and reports for this annexation, and

WHEREAS, the City has prepared an environmental analysis for the project, consistent with the California Environmental Quality Act (CEQA) which determined the project will not have significant impacts (provided that mitigation measures are implemented, and

WHEREAS, the City of Dinuba wishes to submit a formal application for reorganization to the Tulare Local Agency Formation Commission (LAFCO) for territory shown in Exhibit 1 hereinafter called the "Montebella Phase 2/3 reorganization", and

BE IT FURTHER RESOLVED AS FOLLOWS:

1. Application is hereby made to the Executive Officer of the Tulare County Local Agency Formation Commission (LAFCo) consistent with the information contained in the attached questionnaire, entitled Reorganization 2022-01 (Montebella Phase 2/3 to annex the subject parcels into the City of Dinuba and detach the parcels from Tulare County's County Service Area #1 (CSA#1) and the Kings River Conservation District.

2. The City has determined the project will not have significant impacts on the environment and a Mitigated Negative Declaration has been adopted, consistent with the Guidelines of the California Environmental Quality Act (CEQA).

3. The subject parcels have been pre-zoned R-1-6 (PUD) (Single Family Residential (Planned Unit Development), RCO (Resource Conservation) and R-1-7.5 (Single Family Residential) by the City of Dinuba.

4. The City Clerk of the City of Dinuba is hereby authorized to file a certified copy of this resolution with the Executive Officer of the Tulare County Local Agency Formation Commission.

NOW, THEREFORE BE IT RESOLVED THAT Reorganization 2022-01, as shown in Exhibit 1, is hereby approved by the Dinuba City Council.

The foregoing resolution was adopted upon a motion of Council member _____, second by Council member _____, at a regular meeting of the Dinuba City Council on the 13th day of September, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

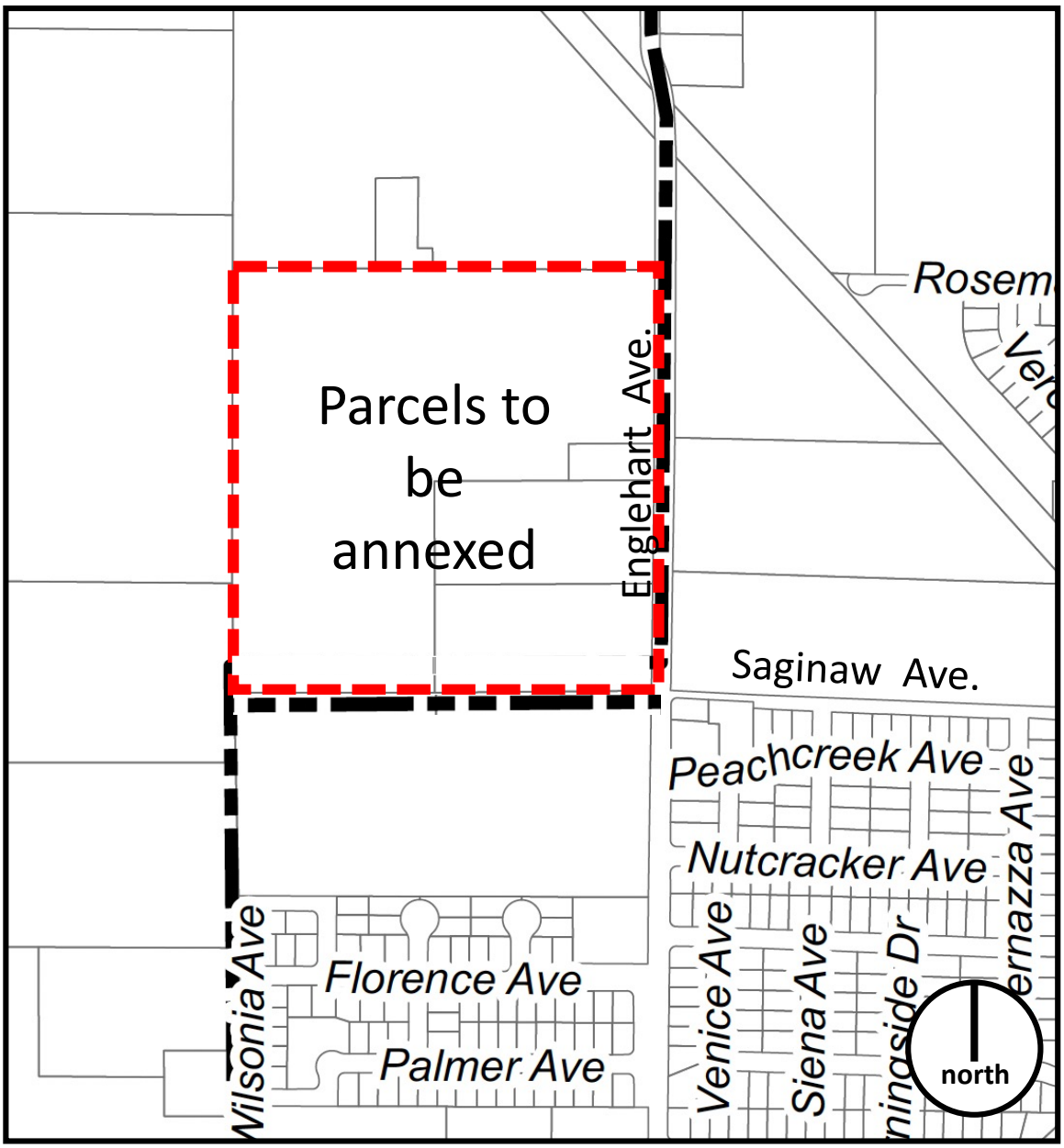
ABSTAIN:

_____
Linda Launer, Mayor of the City of Dinuba

ATTEST:

_____
Maria Ananiz, City Clerk

Exhibit 1 (Location Map)



ATTACHMENT "C"

RESOLUTION NO 2022-53

BEFORE THE PLANNING COMMISSION
CITY OF DINUBA
COUNTY OF TULARE, STATE OF CALIFORNIA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA APPROVING A GENERAL PLAN AMENDMENT PERTAINING TO AN ANNEXATION AND TENTATIVE SUBDIVISION MAP (MONTEBELLA).

WHEREAS, an application was submitted to annex four parcels generally located along the west side of Englehart Avenue north of the Saginaw Way alignment, along with a General Plan Amendment, zone change (prezoning) and a Tentative Subdivision Map. The Assessor Parcel Numbers of the site include 012-272-011, 012-272-012, 012-272-013, and 012-272-014, and

WHEREAS, the specific project actions include:

- Annexation (reorganization) of the subject parcels into the City of Dinuba and detachment from County Service Area No. 1 and the Kings River Conservation District.
- A General Plan Amendment to shift an existing land use designation for "Park/Ponding Basin" from the northwest corner of the site to the southwest corner.
- A zone change to prezone APN 012-272-013 to the R-1-6 (PUD) and RCO zone and to prezone the remaining three parcels being annexed to the R-1-7.5 zone.
- A tentative subdivision map to subdivide the site into 100 single family residential lots and a neighborhood park. With application of the PUD zone, 23 of the lots are smaller than the required 6,000 square foot lot size required by the R-1-6 zone.

WHEREAS, property owners within 300 feet and occupants within 100 feet of the subject parcels were notified of the City Council's meeting and a public hearing notice was published ten (10) days prior to the City Council's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, the City Council held a public hearing on this action and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the City Council, after considering all the evidence presented, determined the following findings were relevant in evaluating these actions:

1. The proposed actions are consistent with the goals, objectives and policies of the Dinuba General Plan.

2. The City has determined the project will have no significant impacts on the environment provided that mitigation measures are implemented, and a Mitigated Negative Declaration has been prepared for adoption, consistent with of the Guidelines of the California Environmental Quality Act (CEQA).

3. The proposed actions will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT the General Plan Amendment (as shown in attached Exhibit 1) is approved by the Dinuba City Council.

The foregoing resolution was adopted upon a motion of Council member _____, second by Council member _____, at a regular meeting of the Dinuba City Council on the 13th day of September, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

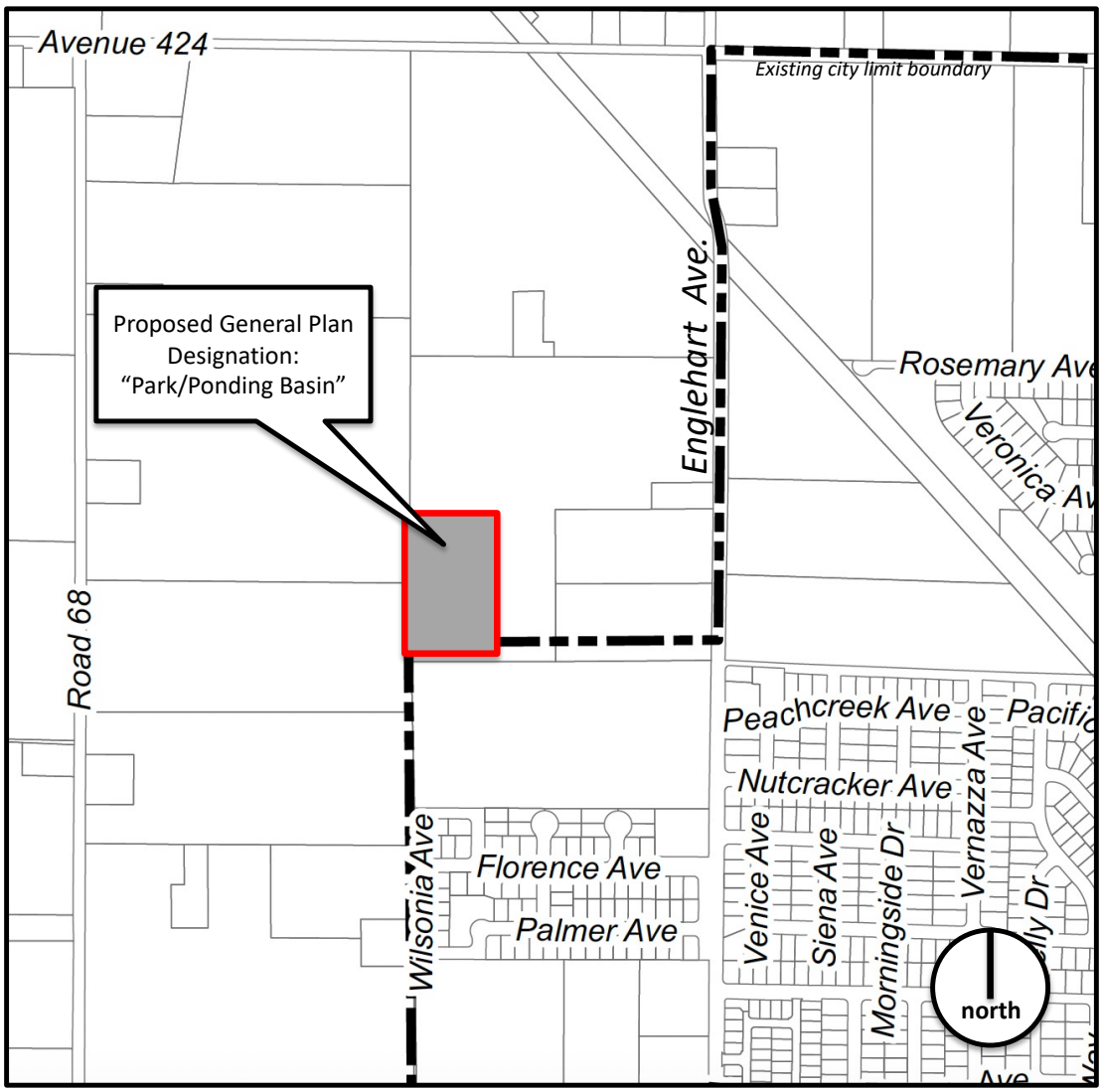
ABSTAIN:

_____
Linda Launer, Mayor of the City of Dinuba

ATTEST:

_____
Maria Ananiz, City Clerk

Exhibit 1: Proposed General Plan Amendment



ATTACHMENT "D"

ORDINANCE NO. 2022-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DINUBA AMENDING THE ZONING OF FOUR PARCELS LOCATED ON THE WEST SIDE OF ENGLEHART AVENUE, NORTH OF SAGINAW AVENUE.

THE CITY COUNCIL OF THE CITY OF DINUBA HEREBY DOES ORDAIN:

SECTION 1. FINDINGS.

(a) The City of Dinuba administers a Zoning Ordinance (Title 17 of the Dinuba Municipal Code), including a map that designates all parcels of land with specific zoning classifications.

(b) The purpose of zoning is to facilitate a well-planned City and to avoid land use conflicts, among other objectives.

(c) The City has received an application to annex four parcels on the west side of Englehart Avenue and the north side of the Saginaw Avenue alignment. The parcels are proposed to be designated with several zones as shown on Exhibit 1 (attached) including R-1-6 (PUD), RCO and R-1-7.5.

(d) The Assessor Parcel Numbers of the subject parcels are 272-011, 012-272-012, 012-272-013, and 012-272-014.

(e) The purpose of the zone change is to facilitate annexation of the site, development of a residential subdivision and continued residential use of existing-developed parcels on the site.

(f) The proposed zone change is shown on Exhibit 1.

SECTION 2. SEVERABILITY.
Each of the provisions of this ordinance is severable from all other provisions. If any article, section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. The City Clerk is hereby directed to cause a summary of this Ordinance to be published by one insertion in a newspaper of general circulation in the community at least five (5) days prior to adoption and again fifteen (15) days after its adoption. If a summary of the ordinance is published, then the City Clerk shall cause a certified copy of the full text of the proposed ordinance to be posted in the office of the City Clerk at least five days prior to the

Council meeting at which the ordinance is adopted and again after the meeting at which the ordinance is adopted. The summary shall be approved by the City Attorney.

This Ordinance shall take effect and be in full force thirty (30) days from and after its adoption.

SECTION 5. The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Dinuba on the 13th day of September, 2022, by the following vote:

AYES:

NOES:

ABSENT:

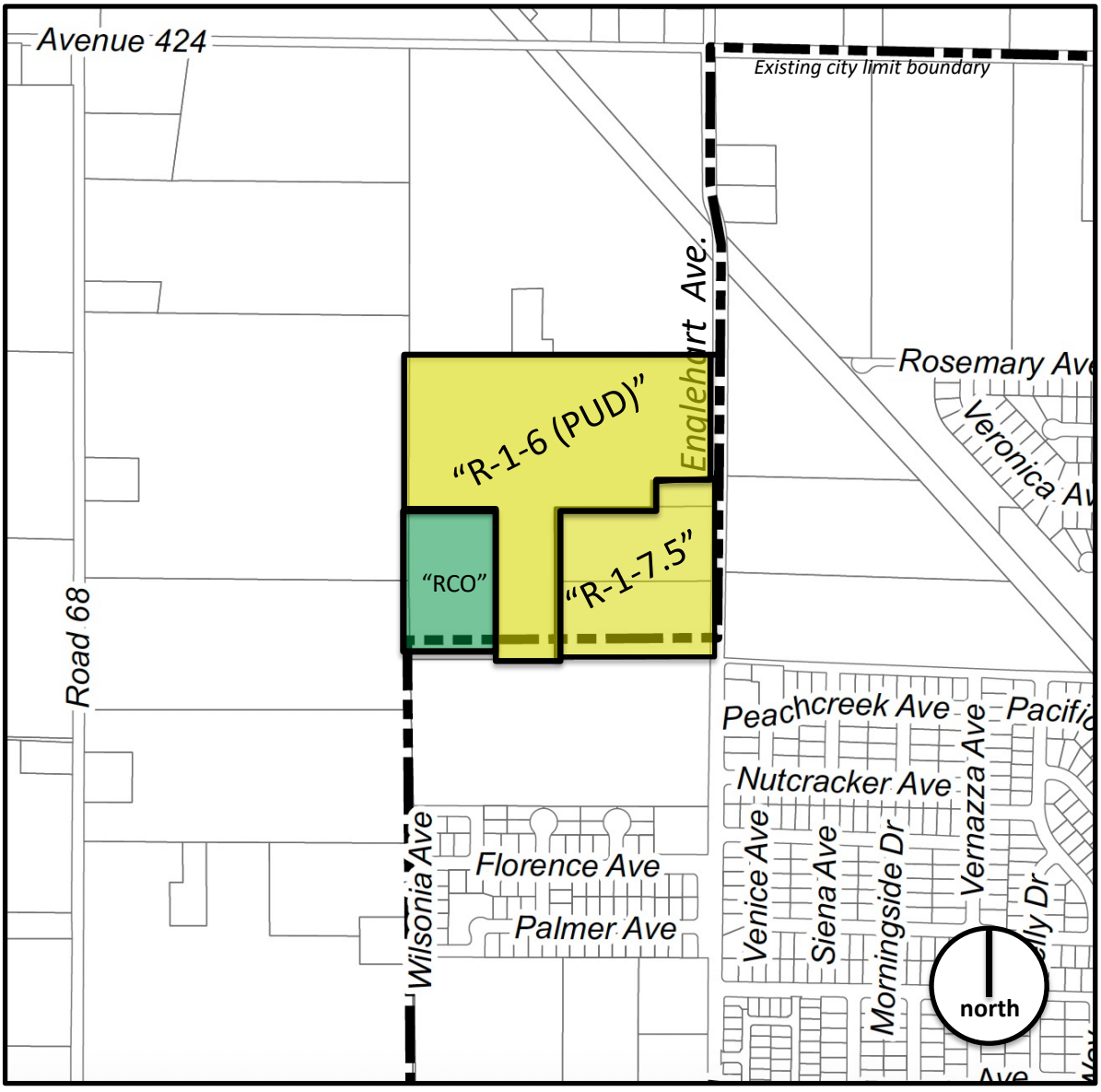
ABSTAIN:

_____
Linda Launer, Mayor of the City of Dinuba

ATTEST:

_____
Maria Ananiz, City Clerk

EXHIBIT 1


Avenue 424
Existing city limit boundary
Englehart Ave.
Rosemary Ave
Veronica Av
"R-1-6 (PUD)"
"RCO"
"R-1-7.5"
Road 68
Peachcreek Ave
Pacific
Nutcracker Ave
Wilsonia Ave
Florence Ave
Palmer Ave
Venice Ave
Siena Ave
Morningside Dr
Vernazza Ave
north

ATTACHMENT "E"

RESOLUTION NO 2022-54

BEFORE THE CITY COUNCIL
CITY OF DINUBA
COUNTY OF TULARE, STATE OF CALIFORNIA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA APPROVING AN APPLICATION FOR A TENTATIVE SUBDIVISION MAP (SAN JOAQUIN VALLEY HOMES) TO CREATE 102 SINGLE FAMILY RESIDENTIAL LOTS, AND A NEIGHBORHOOD PARK/TEMPORARY STORMWATER PONDING BASIN

WHEREAS, an application was submitted to subdivide an existing parcel containing approximately 28.8 acres into 102 single family residential lots and a 4.5 acre neighborhood park/ponding basin generally located along the west side of Englehart Avenue and north of the Saginaw Way alignment. The Assessor Parcel Number of the subject parcel is 012-272-013, and

WHEREAS, the specific project actions include:

- Annexation (reorganization) of the the site and three adjacent parcels into the City of Dinuba and detachment from County Service Area No. 1 and the Kings River Conservation District
- A General Plan Amendment to shift an existing land use designation for "Park/Ponding Basin" from the northwest corner of the site to the southwest corner.
- A zone change to prezone the parcel to the R-1-6 (PUD) and RCO zone.
- A tentative subdivision map to subdivide the site into 100 single family residential lots. With application of the PUD zone, 23 of the lots are smaller than the required 6,000 square foot lot size required by the R-1-6 zone.

WHEREAS, the Dinuba Municipal Code requires the Planning Commission and City Council be able to make findings that the design of the subdivision is superior to that which could be achieved with using simply the base (R-1-6 zone) zone standards, and

WHEREAS, in order to assist with making the required findings that the design is superior, the City is requiring design upgrades for the project, including parkways with street trees, a neighborhood park, pedestrian-scale street lamps and a requirement that no two adjacent homes have the same design, and

WHEREAS, property owners within 300 feet and occupants within 100 feet of the subject parcels were notified of the City Council's meeting and a public hearing notice was published ten (10) days prior to the City Council's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, the City Council held a public hearing on this action and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the City Council, after considering all the evidence presented, determined the following findings were relevant in evaluating this request:

1. The proposed Tentative Subvdivision Map is consistent with the goals, objectives and policies of the Dinuba General Plan.

2. The City has determined the project will have no significant impacts on the environment provided that mitigation measures are implemented, and a Mitigated Negative Declaration has been prepared for adoption, consistent with of the Guidelines of the California Environmental Quality Act (CEQA).

3. The proposed project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

4. The proposed Tentative Subdivision Map is superior in design compared to what could be achieved by utilizing the standards of the base R-1-6 zone.

4. The Tentative Subdivision Map (shown in Exhibit "A" (and on file with the Dinuba Public Works Department)) is subject to conditions of approval listed in Exhibit "B".

NOW, THEREFORE BE IT RESOLVED THAT the Montebella Phase 2/3 Subdivision Map is hereby approved by the Dinuba City Council.

The foregoing resolution was adopted upon a motion of Council member _____, second by Council member _____, at a regular meeting of the Dinuba City Council on the 13th day of September, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Launer, Mayor of the City of Dinuba

ATTEST:

_____
Maria Ananiz, City Clerk

Exhibit "A" Montebella 2/3 Tentative Subdivision Map

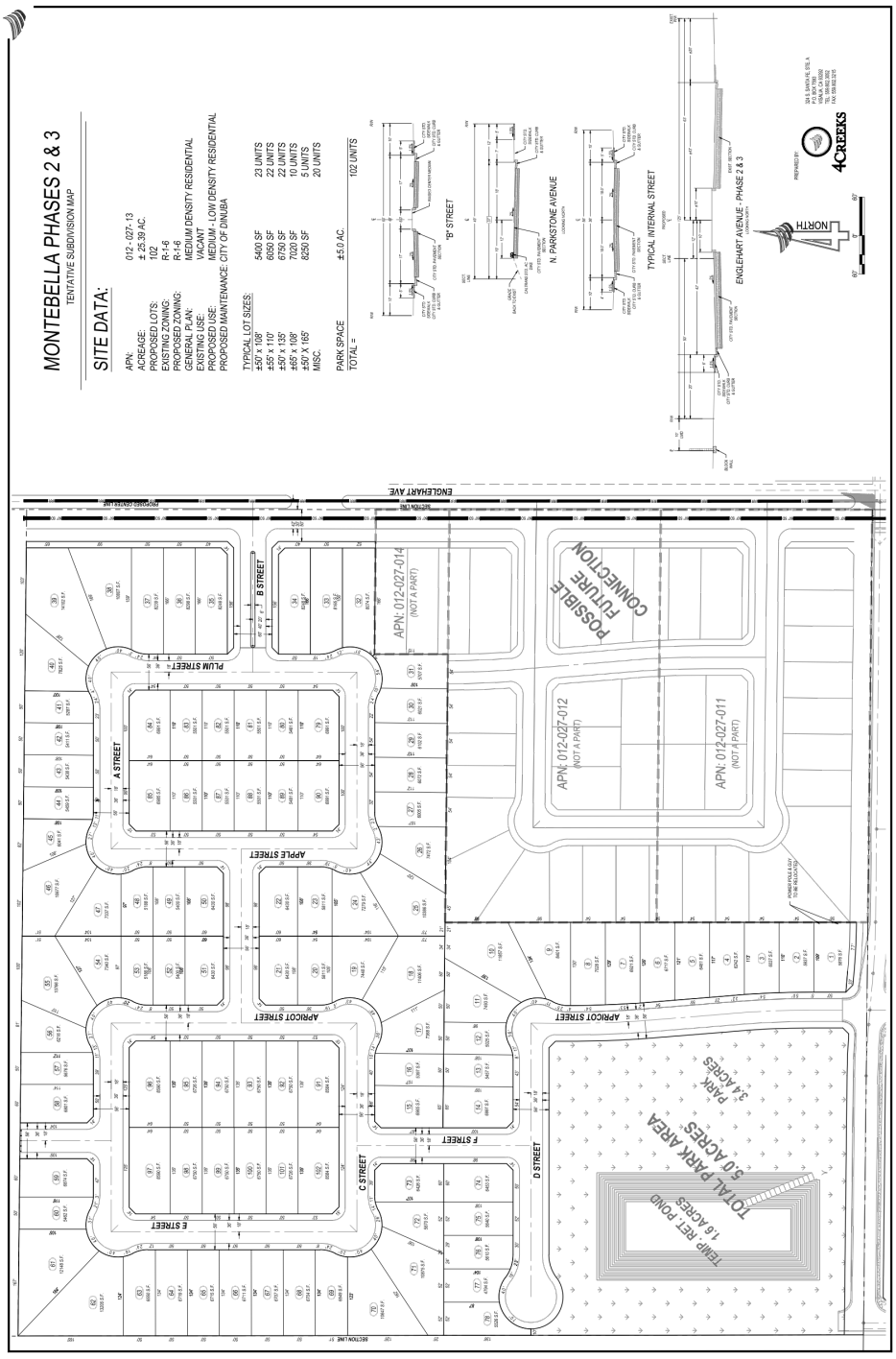


Exhibit "B": Conditions of Approval

1) MAPS AND PLANS

a. The developer shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Dinuba Municipal Code, by a registered civil engineer or licensed land surveyor. The final tract map shall be digitally submitted to the City of Dinuba Public Works Department. The City maintains a "Final Map Submittal Requirements & Review Checklist" as a resource.

b. The developer shall digitally submit to the City of Dinuba Public Works Department, a set of construction plans on 24" x 36" sheets for all required improvements. These plans shall be prepared by a registered civil engineer. All applicable plan check and inspection fees shall be paid with the first submittal of plans. All plans shall be approved by the City and all other involved agencies prior to the release of any development permits. The City maintains an "Improvement Plan Submittal Requirements & Review Checklist" as a resource.

c. Prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Dinuba Public Works Department one (1) reproducible/electronic copy (PDF) and two (2) black line copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

d. Within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Dinuba Public Works Department one (1) reproducible/electronic copy (PDF) and two (2) black line copies of the approved set of construction plans revised to reflect all field revisions and marked "AS-BUILT" for review and approval. As-Built drawings shall be revised in electronic format, a scanned or field copy of the construction plans will not be accepted. Pad Certification(s) will be required prior to construction of any structure on a lot.

2) GENERAL

a. The developer shall comply with all conditions set forth in Title 16 of the Dinuba Municipal Code (Subdivisions).

b. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Section 66020(d) of the Government Code, these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby notified that the 90day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exactions contained in this notice, complying with all the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

c. Applicant shall pay all applicable development impact fees at the rate in effect at the time of payment. The developer may be eligible for fee credits or fee reimbursements for over-

sizing of facilities or construction of other eligible facilities included in the applicable City of Dinuba's Impact Fee Study(s). The City Engineer will determine the type and extent of improvements that are eligible for fee credits or reimbursements and these shall be established in a Subdivision Agreement, to be approved by the City Council.

d. The developer shall furnish security in a sum to be determined by the City Engineer, prior to final acceptance of the off-site improvements by the City, for the guarantee and warranty of the improvements for a period of one (1) year following the completion and acceptance thereof by the City Council.

e. The developer shall submit a soils report for approval by the City Engineer with the first submittal of the improvement plans.

f. The developer shall comply with all the requirements of the local utility (gas and electric), telephone, cable, and other communication companies. It shall be the responsibility of the developer to notify the local utility, telephone, cable, and other communication companies to remove or relocate utility poles where necessary. The City will not accept first submittal of improvement plans without proof that the developer has provided the improvement plans and documents showing all proposed work to the utility, telephone, cable, and other communication companies.

g. The developer shall contact and address all requirements of the United States Postal Service for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.

h. The developer shall comply with and be responsible for obtaining encroachment permits from the City of Dinuba for all work performed within the City's right-of-way and easements.

i. The developer shall install all improvements within public right-of-way and easements in accordance with the City of Dinuba standards, specifications, master plans, and record drawings.

j. All existing overhead and any new utility facilities located on-site, and within the street right-of- way or easements along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.

k. The developer shall provide and pay for all compaction testing required by the QAP (Quality Assurance Plan).Compaction test results shall be submitted to the City Engineer for review and approval.

l. If the overall development is to be built in phases, then each phase shall have adequate access as required by the City of Dinuba Police and Fire Departments, and the City Engineer. The developer shall submit a schedule showing the sequence of development within the area covered by the tentative map.

m. During the site construction, any public streets fronting the project shall be kept clear of any construction or landscaping debris and shall not be used as a storage area for equipment, materials, or other items.

n. In order to provide for reasonable municipal protection during all phases of construction, the developer shall maintain pedestrian and vehicular access to all surrounding properties and buildings to the satisfaction of the City of Dinuba Police and Fire Department, and City Engineer.

o. The developer shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site. The developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Engineer shall be made for any emergency work which may be required. When the developer or his authorized representative is not present on any particular part of the work where it may be desired to give directions, orders may be given by the City Engineer which shall be received and obeyed by the person or persons in charge of the particular work in reference to which the orders are given. Whenever orders are given to the developer's representative or superintendent or foreman to do work required for the convenience and safety of the general public because of inclement weather or any other such cause, such work shall be done at the developer's expense.

p. The developers contractors shall not work on, place debris on, store supplies or equipment on, or in any other way encroach upon any other properties without the written permission of such property owners. In the event other properties are encroached upon without written permission, work shall be automatically shut down until resolved.

3) DEDICATIONS AND STREET IMPROVEMENTS

a. The developer shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the all streets to City standards:

   i. 56’ Interior Residential Streets:
   (1) Dedicate 56’ for public street and utility purposes.
   (2) Construct improvements as shown on the Tentative Map. Improvements shall include curb and gutter, sidewalk, drive approaches, curb ramps, street lights, and permanent paving.

   ii. Englehart Avenue and Saginaw Avenue (Street Designation: Collector):
   (1) The developer will be required to widen Englehart Avenue along the frontage of the subdivision and in front of the existing residences that are currently being surrounded by the subdivision. Widening Englehart Avenue will require the demolition of an existing residence. Developer will be required to negotiate the demolition of the house.

   iii. Improvements shall include curb and gutter, parkways with street trees, sidewalk, drive approaches, curb ramps, street lights, landscape and irrigation, and permanent paving.

b. Developer shall dedicate a 6’-10’ public utility easement (width as required by affected utility companies) along all streets and all other locations requested by utility companies. Alternate widths must be approved in writing by all utility companies and a copy of said written approval shall be submitted to the City Engineer.

c. Developer shall provide a preliminary title report, legal description, and drawings for all dedications required which are not within the boundary of the subdivision.

d. The developer shall install pedestrian-scale antique-style streetlights in accordance with City Standards at the locations designated by the City Engineer. Streetlight locations shall be shown on the utility plans submitted with the final map for approval. Streetlights at traffic signal locations shall be installed on approved traffic signal poles. Streetlights

shall be owned and maintained by City of Dinuba. Developer shall prepare a street lighting plan for approval by the City Engineer.

e. Developer shall provide for all striping, stenciling, pavement markers, delineators and signage required of all street improvements within the development. All traffic signs and street name signs shall be installed in accordance with City Standards and the CA MUTCD (latest edition). A striping and signage plan shall be included with the construction plans and submitted for review and approval by the City Engineer.

f. All street and traffic control sign posts shall be painted gloss black.

g. All streets shall be designed to include parkways for street trees. Said parkways shall be at least five feet wide. Each lot shall feature at least two street trees within the parkway, or as deemed appropriate by the City's landscape design consultant. Parkways along side streets on corner lots shall feature at least three shade trees planted within the parkway, or as deemed appropriate by the City's landscape design consultant. Maintenance of these trees shall be the responsibility of the Community Facilities District(CFD). All tree species shall be approved by the City's landscape design consultant and follow the City's landscape design guidelines, prior to planting.

h. Curb ramps shall be provided at all intersections in conformance with City Standards.

i. There shall be stamped and colored concrete paving at the B Street entrance to the site, from curb to curb a minimum length of 25 feet

j. As part of street dedications, developer shall provide corner cut-offs at all street intersections. Corner cut-offs shall be sufficient to provide for sight distances and accommodate curb ramps.

k. The developer shall, at his expense, obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests. These designs shall be compared to the minimum section given below and approved by the City Engineer.

Street Designation	Minimum Section
Local Street	2" HMA/6" AB CLII AB/6" CNS
Collector Street	3" HMA/8" AB CLII AB/6" CNS

l. Standard barricades, per City Standard, with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

m. The developer shall, at the end of any permanent pavement abutting undeveloped property, install 2"x6" redwood header boards placed prior to street paving.

n. All knuckles and cul-de-sacs shall be designed in accordance with City Standards.

o. Temporary paved cul-de-sacs shall be provided at the end of any dead-end streets, planned for future extension, longer than 150'. Minimum radius shall be provided to allow turnaround of emergency equipment.

4) SANITARY SEWER IMPROVEMENTS

a. The developer shall identify and abandon all existing septic systems per City Standards and any other governing regulations.

b. The nearest sanitary sewer main available to serve the development is at Englehart and Saginaw The developer shall connect to this existing sewer. The developer's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of sewer service must be approved by the City Engineer and supported by appropriate calculations.

c. The developer shall install sanitary sewer mains of the size and in the locations indicated below:

    i. Englehart Avenue: Install 21" sewer main along east side of site to northeast boundary of site.

    ii. Interior Streets: Install 8" sewer mains throughout development.

d. The developer shall dedicate a minimum 15' wide easement for all onsite sewer mains not located in otherwise dedicated rights-of-way, if applicable.

e. The developer shall install one (1) 4" sewer service house branch to each lot within the development in accordance with City Standards.

f. The developer shall install a 4" sewer service house branch to each lot being surrounded by the existing subdivision.

5) WATER IMPROVEMENTS

a. The developer shall identify and abandon all existing water wells per City Standards and any other governing regulations.

b. The developer shall install water mains of the sizes and in the locations indicated below and provide an adequately looped water system. The developer's engineer shall be responsible for verifying the size, location, and elevations of existing improvements.

    i. Englehart Avenue: Install 12" water main along the east side of the site to the northeast boundary of site.

    ii. Englehart Avenue: Install 8" water main from the point of connection in Englehart Avenue into the development.

    iii. Interior Streets: Install 8" water mains throughout development.

c. The developer shall dedicate a 10' wide easement for all onsite water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way, if applicable.

d. The developer shall install a City Standard water service, size as necessary, to each lot within the development in accordance with City Standards.

e. The developer shall install a City Standard landscape water service, size as necessary, to each public landscape area within the development in accordance with City Standards.

f. The developer shall install one (1) water sampling station in accordance with City Standards. The location shall be determined by the City Engineer.

g. No water service connection shall be made to the City of Dinuba Water System until a bacteriological report has been accepted by the City Engineer.

h. Fire hydrants shall be installed at locations approved by the Fire Department. Fire hydrants and curbs shall be painted per City Standards.

6) GRADING AND DRAINAGE

a. The developer shall, for construction activity prior to clearing, grading or excavation on one (1) acre or more of land area or are part of a larger common plan of development or sale, obtain a NPDES permit and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the construction plan set and shall be submitted to and approved by the City Engineer.

b. Plans for the required storm drainage systems shall be prepared by a registered civil engineer and conform to the City of Dinuba Storm Drain Design Guidelines (Attachment 'F'), Developer's engineer shall implement best management practices (BMPs) outlines in the Design Guidelines for peak flow reduction. The BMPs recommended in the report are designed to accommodate either the 85th percentile storm (0.32 inches) or the 100-year, 24-hour storm.

c. A percolation test signed and sealed by a California registered civil or geotechnical engineer shall demonstrate that BMPs can completely infiltrate within 96 hours.

d. The developer will be required to design and construct the storm drain master plan basin adjacent to the westerly limits of the subdivision. All storm drain piping necessary for the development will not be reimbursable unless it is necessary for storm drain master plan facilities. City will reimburse the oversized piping costs.

e. The developer will be required to perform shoulder stabilization on Nebraska Avenue from Englehart Avenue to Viscaya Avenue. This work will be fully reimbursed by the City of Dinuba and the design shall be approved by the City Engineer.

f. Developer's engineer shall prepare hydrology and hydraulic calculations (H&H) for any proposed storm drain system and submit with the grading plan for review and approval by the City Engineer. Developer's engineer shall consult with City Engineer for calculation requirements.

g. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City Standards. Any retaining walls required 12" or higher shall be masonry or concrete construction and any retaining walls required less than 12" may be

wood, masonry, or concrete construction. All retaining walls shall be designed by a registered civil engineer.

h. Prior to the approval of grading plan, approvals and permits from the San Joaquin Valley Air Pollution Control District shall be obtained. The Project shall comply with all rules, regulations and conditions of approval imposed by the District.

i. The developer shall maintain a program of dust control to prevent air pollution as well as discomfort or damage to adjacent and surrounding properties. The developer shall follow all requirements and recommendations made by the San Joaquin Valley Air Pollution Control District for dust and emission reduction.

7) LANDSCAPING AND IRRIGATION

a. The developer, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of- way and all other areas reserved for landscaping. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately qualified professional and conform to the City of Dinuba Standard Drawings (Attachment 'C'), Landscape Design Guidelines (Attachment 'D'), Low Impact Development Technical Memo (Attachment 'E'), and the California Model Water Efficiency Ordinance. Public landscaping and irrigation shall be installed in the following locations:

   i. The developer will be required to construct a park. The plans shall be prepared by a registered landscape architect and shall be approved by the City of Dinuba. The park shall consist of three different play structures, a half-court basketball court, ample lighting, seating, walkways, splashpad, and other various park amenities.

   ii. Planter strips within all interior streets.

   iii. Landscaping within median divider on entrance street from Englehart Avenue ("B Street").

b. The property owner shall request annexation to the City's Community Facilities District (CFD). The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment for each lot must be obtained from the City for the tax year following the recordation of the final map. The property owner shall consent to the first-year assessment and annual increases per the provisions of the CFD. The property owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a CFD. Said notification shall be in a manner approved by the City. The property owner/developer shall supply all necessary assessment diagrams and other pertinent materials for the CFD annually until the entire tract is built out or for three years after annexation to the district, whichever is longer.

c. The developer shall contact and address all requirements of the Alta Irrigation District (AID). The developer will be required to underground the existing AID (Alta Irrigation District) canal along the frontage of the existing residence currently surrounded by the subdivision. This may also include, but not be limited to, dedicating easements, piping or relocating any existing AID canals or ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any

canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included in the previously required set of construction plans and submitted to and approved by AID prior to the release of any development permits or recording of the final map. If an AID or private irrigation line is proposed to be abandoned, the developer shall provide waivers from AID and all downstream users.

d. The developer shall indicate on construction drawings the depth, location and type of material of any existing AID irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals or ditches shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.

e. All existing onsite agricultural irrigation systems either onsite or within public rights-of-way, whether AID or privately owned shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of the development. Therefore, the developer shall bear all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development. The developer shall identify on the construction plans all existing irrigations systems and their disposition (abandonment, repair, relocation, and or piping) for approval by the City Engineer. The developer shall consult with the AID for any additional requirements for lines to be abandoned, relocated, or piped. The developer shall provide waivers from all users in order to abandon or modify any irrigation systems or for any service interruptions resulting from development activities.

8) MISCELLANEOUS

a. It shall be the responsibility of the developer to remove all existing structures, trees, shrubs, etc., that are within or encroaching on existing or proposed rights-of-way or easements. Existing street improvements shall be preserved, at the discretion of the City Engineer.

b. The developer shall provide clean-up, street sweeping and dust control during the construction of the development to the satisfaction of the City Engineer and Public Works Director. A deposit of $5,000.00 shall be submitted to the City to guarantee compliance. At any time, developer is deemed to be non-compliant by the City Engineer or Public Works Director, the City may draw from said deposit to pay for necessary activities to bring the site into compliance.

c. The developer shall install monuments at all section corners, quarter section corners, all street centerline intersection points, angle points, and beginning of curves and end of curves on streets adjacent to or within the development. Any existing section corner or property corner monuments damaged or destroyed by the development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance

d. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the developer shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

e. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.

f. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

g. The developer shall install concrete masonry block walls in accordance with City Standards, with a minimum height of 6'-8" feet above the high side ground elevation, and of a design and color approved by the City of Dinuba Planning Department at the following locations:

    i. Englehart Ave: South line of lot 32 to north line of lot 34 proceeding west along north line of lot 34 to Plum Street (tapering down to 42 inches high within the required front yard setback.. Also along the south side of Lot 34 from Plum Street east to Englehart Avenue, then north to the northeast corner of Lot 38. Along the south side of Lot 34 the fence shall taper down to 42 inches high within the required front yard setback.

    ii. Along the entire north side of Saginaw Avenue currently located within the limits of the subdivision.

    iii. Along the south side of lots 25 to lot 31.

    iv. Along the south side of Lot 1, parallel to Saginaw Avenue. This fence shall taper to 42 inches high within the required front yard setback area.

    v. Masonry block walls that retain more than 8" shall be designed by a registered civil engineer.

h. The project shall comply with the requirements of the Dinuba Fire Department, Dinuba Police Department and the City's solid waste contractor (Pena's Disposal).

9) PLANNING AND DEVELOPMENT

a. Floor plans and facades of homes shall vary on each lot. No two same floor plans shall be located adjacent to one another. Further, no two of the same front façade designs shall be located adjacent to one another. The developer shall provide a map to the Dinuba Planning Department showing façade types and floor plans of the entire subdivision to ensure consistency with this requirement. Home facades and floor plans are shown in Attachments G-1 through G-5 of the staff report to the Planning Commission.

10) ENVIRONMENTAL MITIGATION MEASURES

Air Quality

AIR - 1) Before a construction permit is issued for the proposed Project, the project applicant, project sponsor, or construction contractor shall submit construction emissions minimization plans to the City of Dinuba for review and approval. The construction emissions minimization plans shall provide reasonably detailed compliance with the following requirements:

Where portable diesel engines are used during construction, all off-road equipment with engines greater than 50 horsepower shall have engines that meet either EPA or CARB Tier 4 Final off-road emission standards except as otherwise specified herein. If engines that

comply with Tier 4 Final off-road emission standards are not commercially available, then the construction contractor shall use the next cleanest piece of off-road equipment (e.g., Tier 4 Interim) that is commercially available. For purposes of this project design feature, "commercially available" shall mean the equipment at issue is available taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the project site of equipment. If the relevant equipment is determined by the project applicant to not be commercially available, the contractor can confirm this conclusion by providing letters from at least two rental companies for each piece of off-road equipment that is at issue.

Biological Resources

BIO - 1) To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August.

BIO - 2) If it is not possible to schedule construction between September and January, preconstruction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during Project implementation. A preconstruction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact area for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.

Cultural Resources

CUL – 1 Should evidence of prehistoric archeological resources be discovered during construction, the contractor shall halt all work within 25 feet of the find and the resource shall be evaluated by a qualified archaeologist. If evidence of any archaeological, cultural, and/or historical deposits is found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by the CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the City of Dinuba, describing the testing program and subsequent results. These reports shall identify any program mitigation that the project proponent shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources).

CUL – 2 In order to ensure that the proposed project does not impact buried human remains during construction, the project proponent shall be responsible for on-going monitoring of project construction. Prior to the issuance of any grading permit, the project proponent shall provide the City of Dinuba with documentation identifying construction personnel that will be responsible for on-site monitoring. If buried human remains are encountered during construction, further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall be halted until the Tulare County coroner is contacted and the coroner has made the determinations and notifications required pursuant to Health and Safety Code Section 7050.5. If the coroner determines that Health and Safety Code Section 7050.5(c) require that he give notice to the Native American Heritage Commission, then such notice shall be given within 24 hours, as required by Health and Safety Code Section 7050.5(c). In that event, the NAHC will conduct the notifications required by Public Resources Code Section 5097.98. Until the consultations described below have been completed, the landowner shall further ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or

practices where Native American human remains are located, is not disturbed by further development activity until the landowner has discussed and conferred with the Most Likely Descendants on all reasonable options regarding the descendants' preferences and treatments, as prescribed by Public Resources Code Section 5097.98(b). The NAHC will mediate any disputes regarding treatment of remains in accordance with Public Resources Code Section 5097.94(k). The landowner shall be entitled to exercise rights established by Public Resources Code Section 5097.98(e) if any of the circumstances established by that provision become applicable.

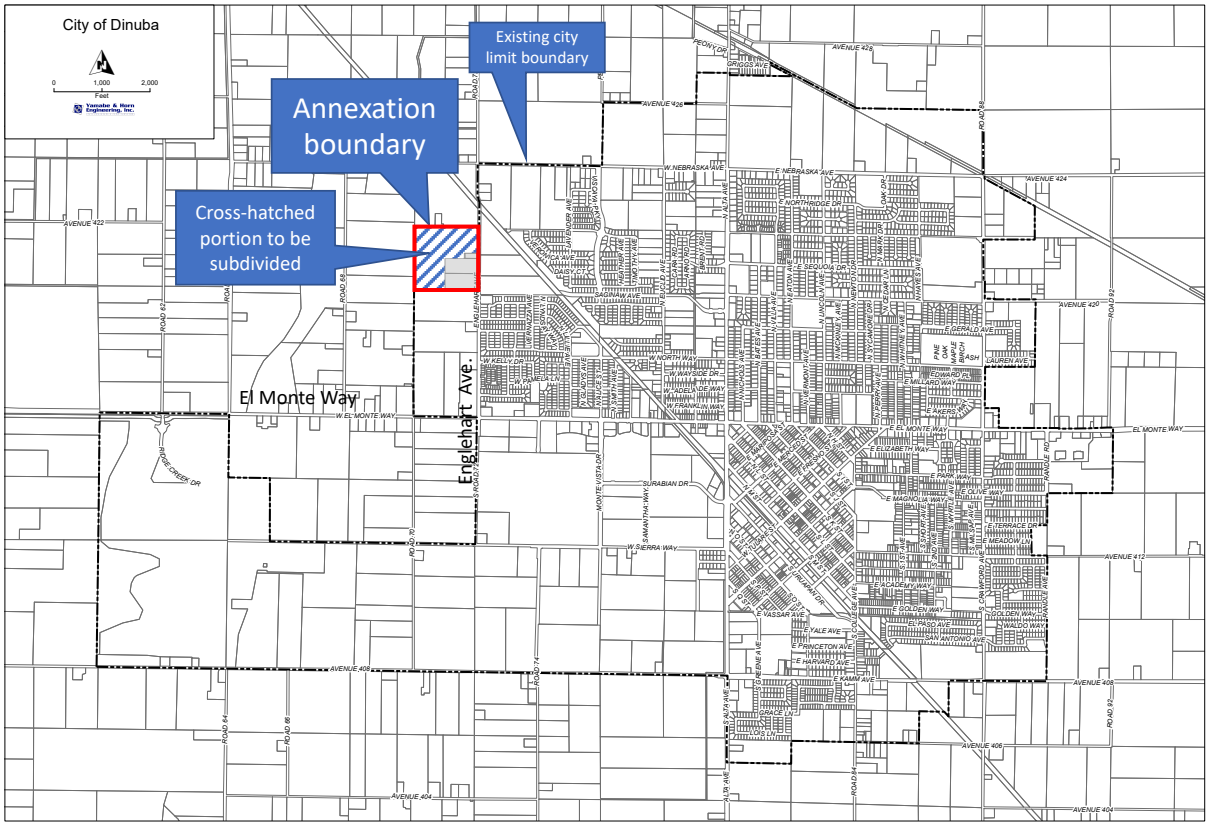
Transportation/Circulation

TRA-1 The Tulare County guidelines include detailed instructions for mitigation if a project has significant impacts. The guidelines state “The preferred method of VMT mitigation in Tulare County is for project applicants to provide transportation improvements that facilitate travel by walking, bicycling, or transit.” In accordance with these guidelines, a survey was conducted within a half mile of the Project to determine any pedestrian, bicycle or transit facilities deficiencies exist. After review, there were existing curb returns which do not meet current ADA requirements for ramps. The identified improvements include the following:

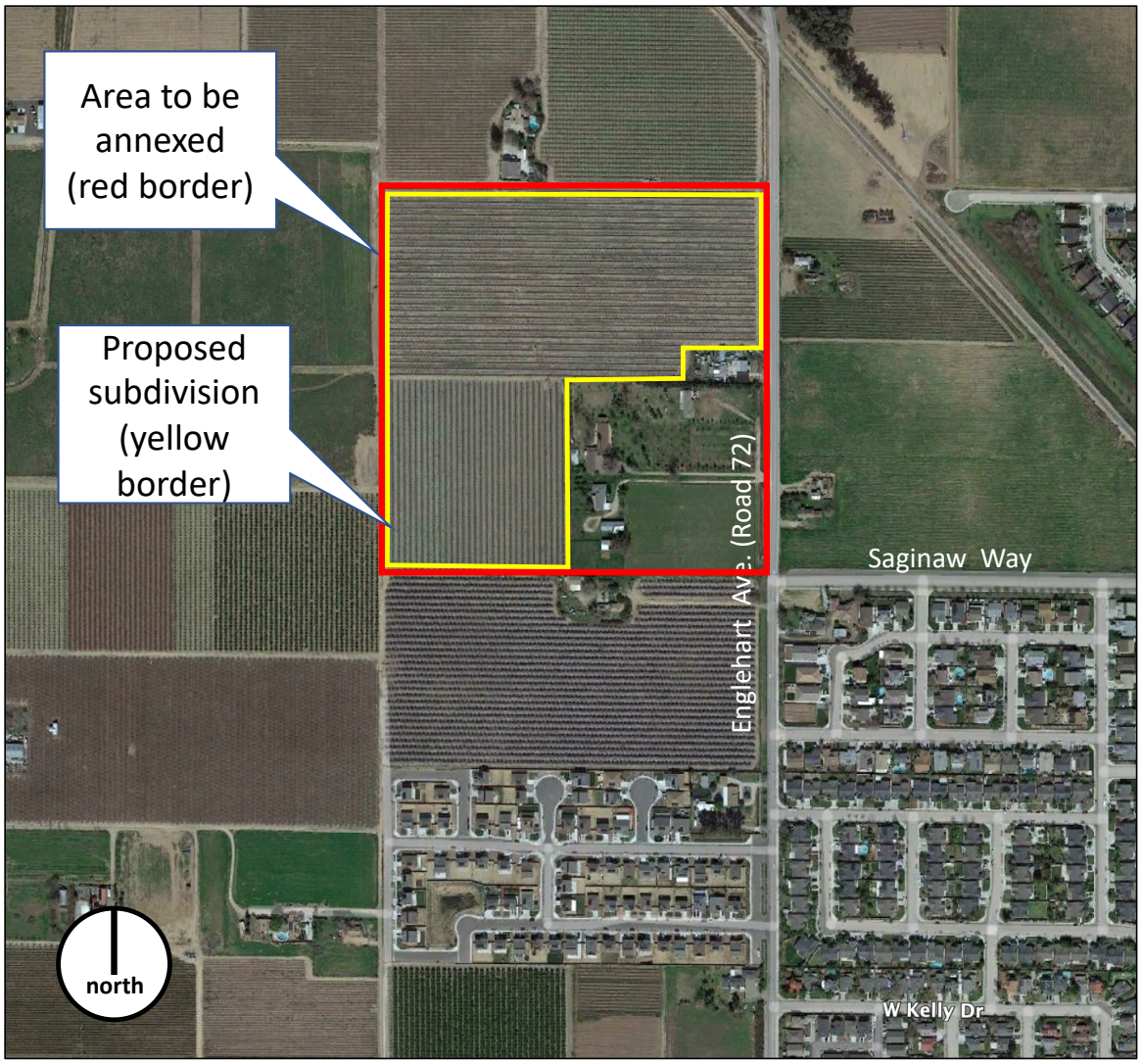
- East side of Adelaide Way & Englehart Avenue (2 ramps)
- East side of Kelly Drive & Englehart Avenue (2 ramps)
- South side of Kelly Drive & Morningside Drive (2 ramps)
- North side of Kelly Drive & Morningside Drive (2 ramps)

Total project cost is estimated at approximately $24,000 with a 20 percent contingency. The guidelines include a minimum cost for mitigation of $20 per daily trip generated by the project. The project is anticipated to generate 1055 daily trips, which equates to a target value of improvements of $21,100. At the time of construction should prices fluctuate, an adjustment in the scope of improvements may need to be made.

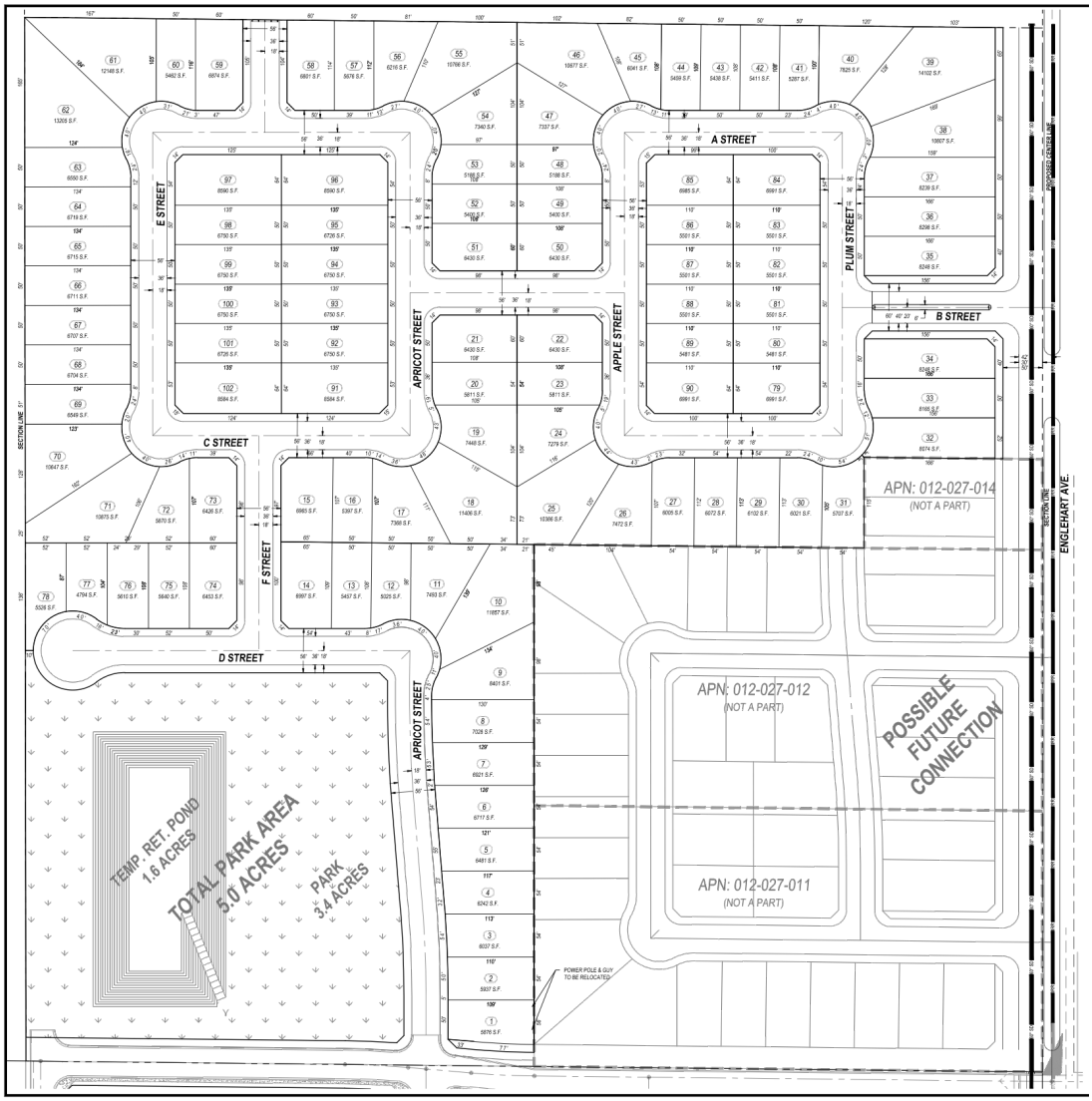
Attachment "F" Location Map



Attachment "G" Aerial Photo

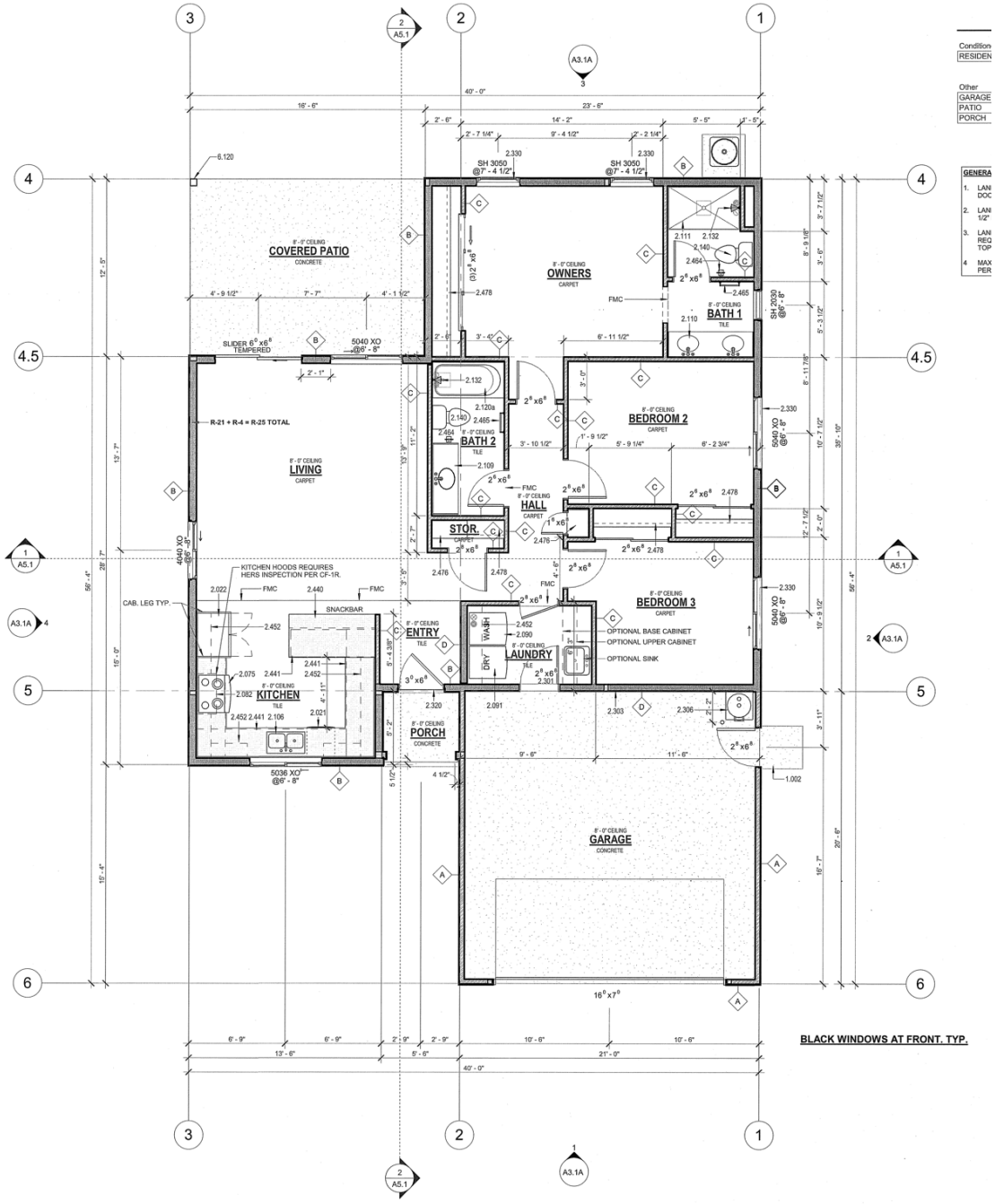


Attachment "H" Proposed Tentative Subdivision Map



Attachment I-1:

Plan 1298 Floor Plan and Architectural Elevation Drawings

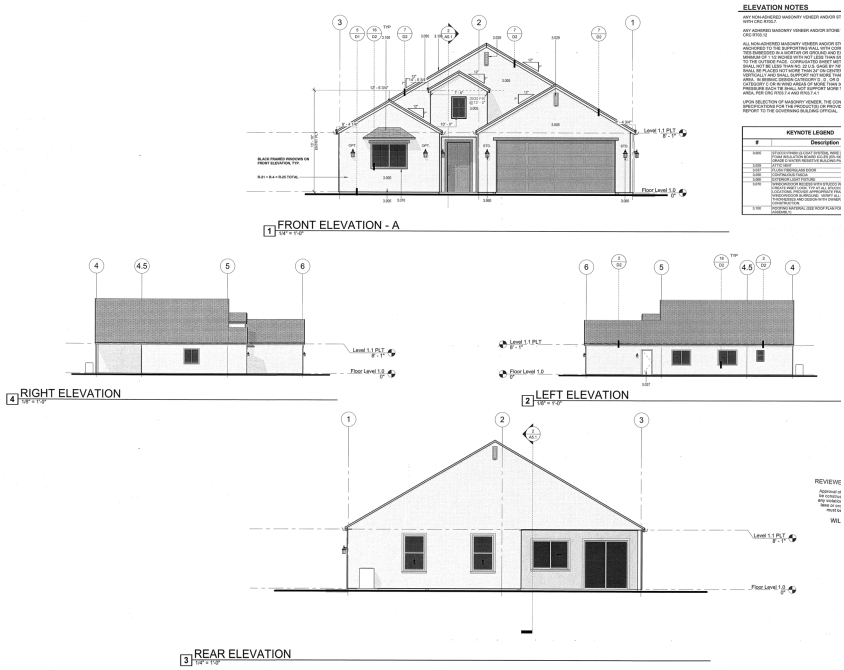


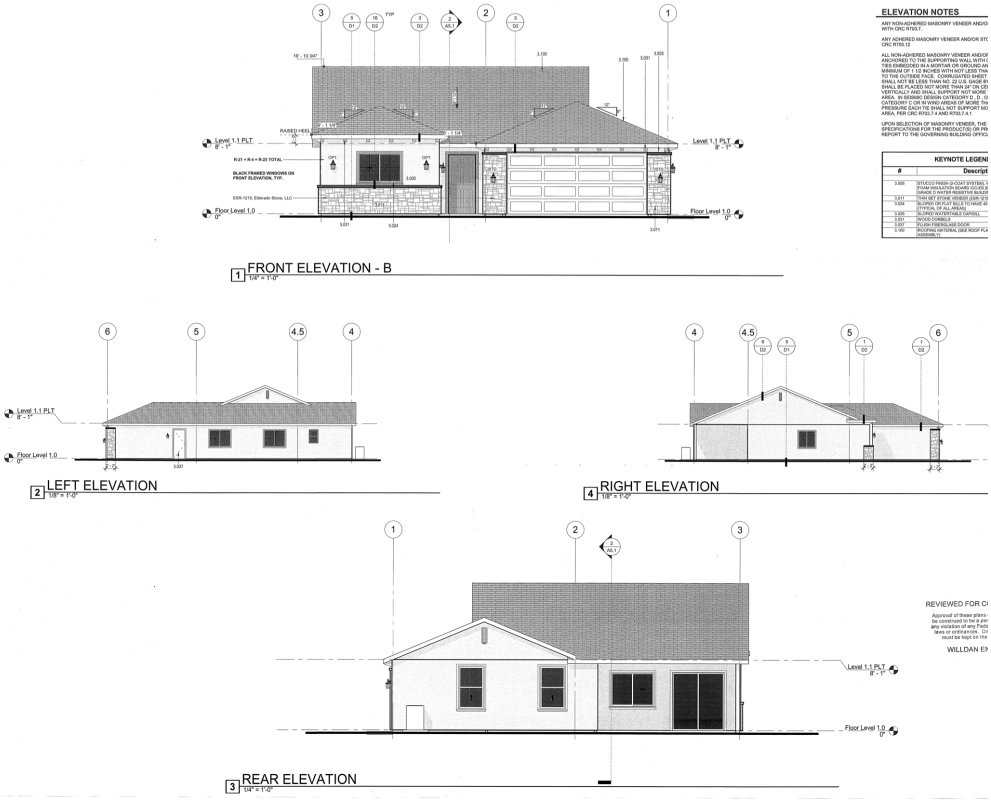
A FLOOR PLAN - STANDARD

1/4" = 1'-0"

Attachment I-1:

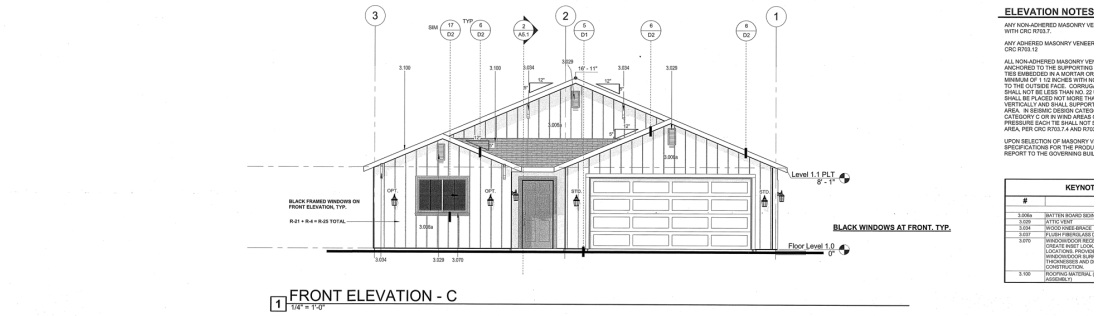
Plan 1298 Floor Plan and Architectural Elevation Drawings



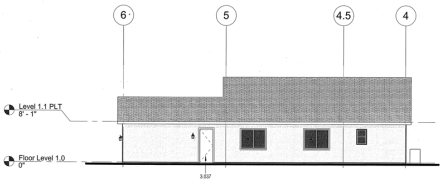


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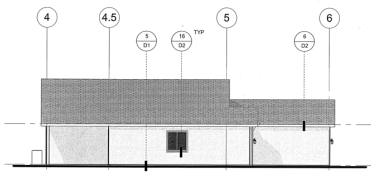
Plan 1298 Floor Plan and Architectural Elevation Drawings



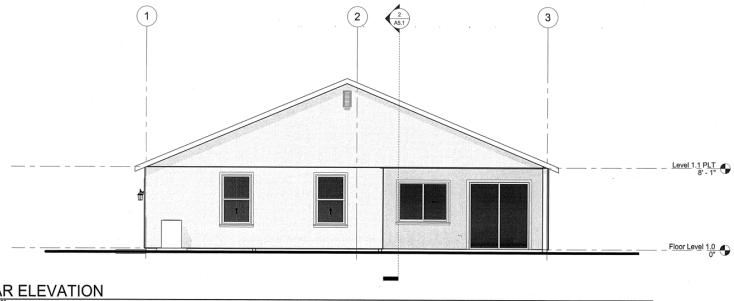
1 FRONT ELEVATION - C
1/4" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



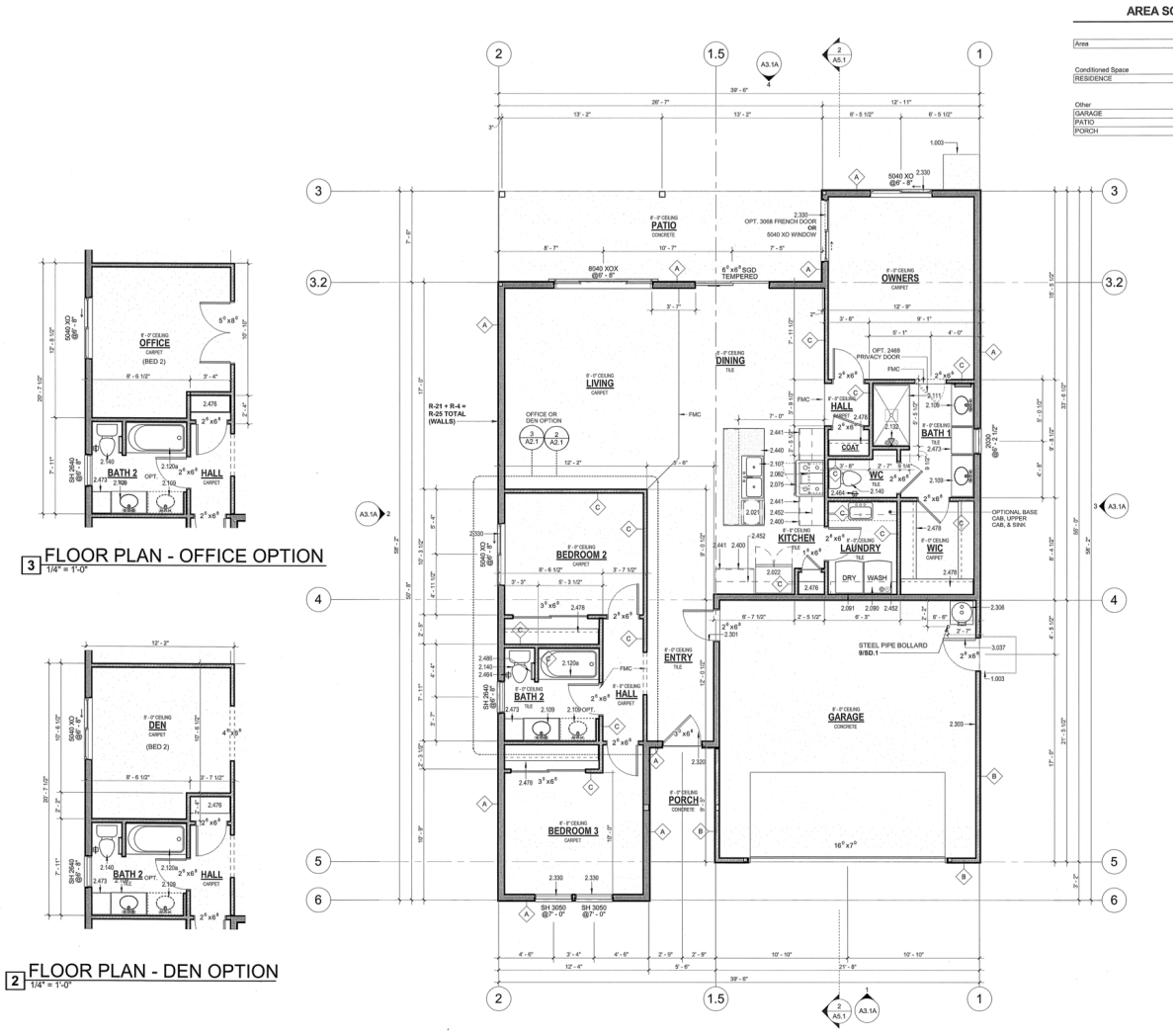
4 RIGHT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"

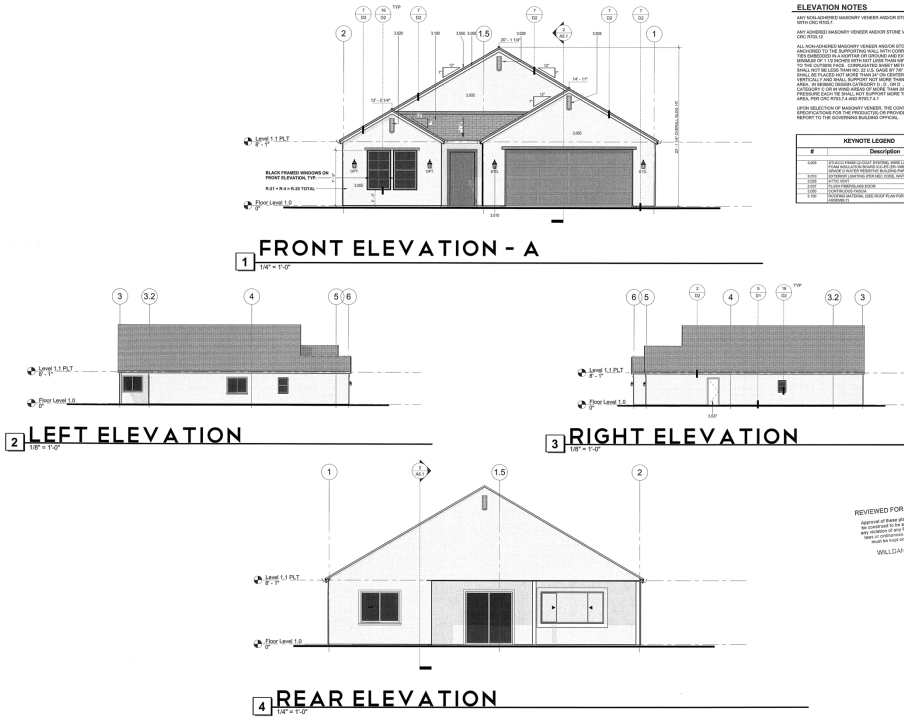
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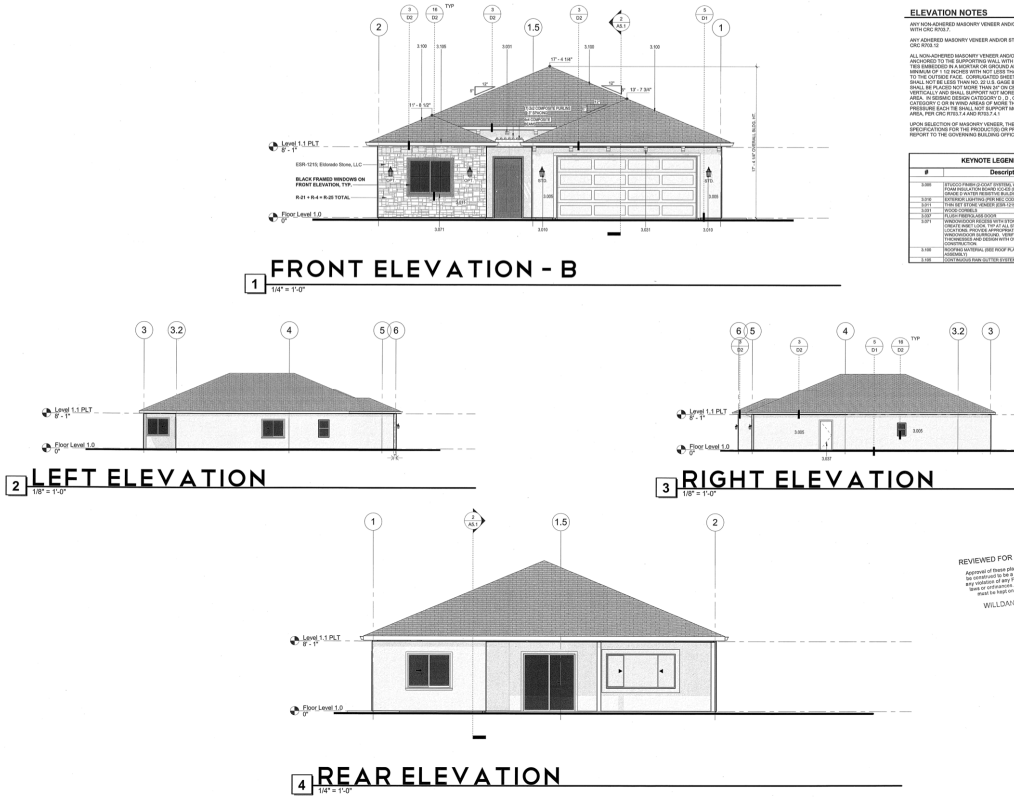
Plan 1498 Floor Plan and Architectural Elevation Drawings



Attachment I-2:

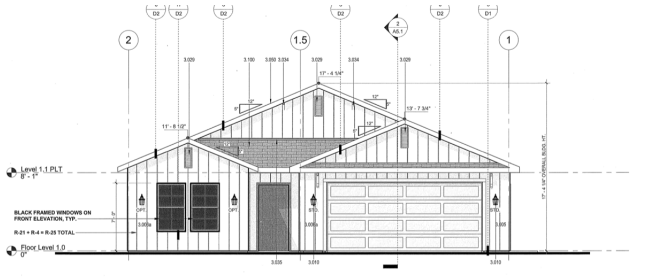
Plan 1498 Floor Plan and Architectural Elevation Drawings



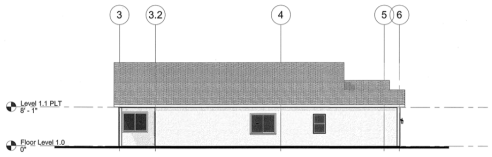


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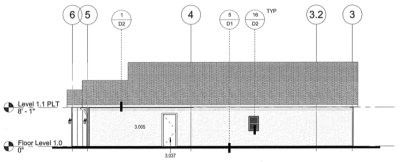
Plan 1498 Floor Plan and Architectural Elevation Drawings



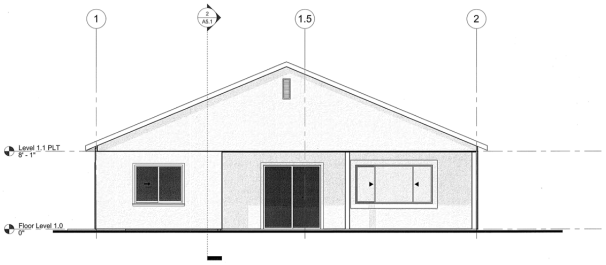
1 FRONT ELEVATION - C
1/4" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

ANY NON-ADHERED MASONRY VENEER AND/OR STONE
WITH CRC R703.7.

ANY ADHERED MASONRY VENEER AND/OR STONE VENE
CRC R703.12

ALL NON-ADHERED MASONRY VENEER AND/OR STONE
ANCHORED TO THE SUPPORTING WALL WITH CORROSIO
TIES EMBEDDED IN A MORTAR OR GROUND AND EXTEN
MINIMUM OF 1/2 INCHES WITH NOT LESS THAN 5/8" MO
TO THE OUTSIDE FACE. CORRUGATED SHEET METAL TI
SHALL NOT BE LESS THAN NO. 22 U.S. GAGE BY 7/8" COR
SHALL BE PLACED NOT MORE THAN 24" ON CENTER HOI
AREA. IN SEISMIC DESIGN CATEGORY D0, D1, OR D2 AN
AREA. IN SEISMIC DESIGN CATEGORY D, D1, OR D2 , CR
CATEGORY C OR IN WIND AREAS OF MORE THAN 30 POS
PRESSURE EACH TIE SHALL NOT SUPPORT MORE THAN
AREA, PER CRC R703.7.4 AND R703.7.4.1

UPON SELECTION OF MASONRY VENEER, THE CONTRA
SPECIFICATIONS FOR THE PRODUCTS OR PROVIDE MA
REPORT TO THE GOVERNING BUILDING OFFICIAL.

KEYNOTE LEGEND

#	Description
3.005	STUCCO FINISH (2-COAT SYSTEM) WIRE LATH,
	FOAM INSULATION BOARD ICC-ES (ER-1995) AN
	SERVICE WATER RESISTIVE BUILDING PAPER.
3.005a	STUCCO CONTROL JOINT
3.010	EXTERIOR LIGHTING (PER NEC CODE, WATERP
3.020	ATTIC VENT
3.034	WOOD KNEE-BRACE
3.035	WOOD TRIM
3.037	FLUSH FIBERGLASS DOOR
3.050	CONTINUOUS FASCIA
3.160	ROOFING MATERIAL (SEE ROOF PLAN FOR TYP
	ASSEMBLY)

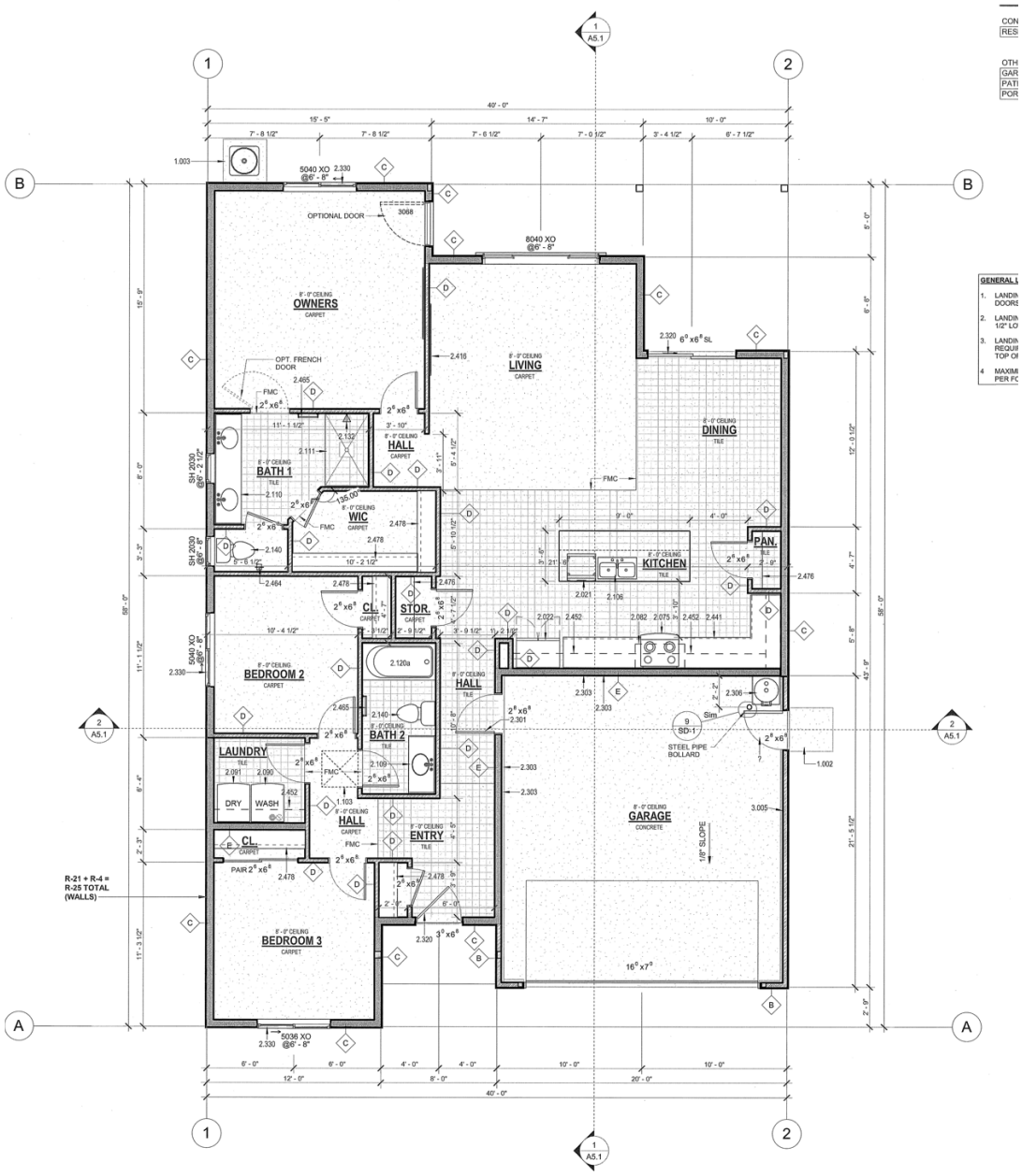
REVIEWED FOR CODE CO

Approval of these plans & specifica
be construed to be a permit for, or
any violation of any Federal, State,
laws or ordinances. One set of ap
must be kept on the job until c

WILLDAN ENGINEE

Attachment I-3:

Plan 1595 Floor Plan and Architectural Elevation Drawings

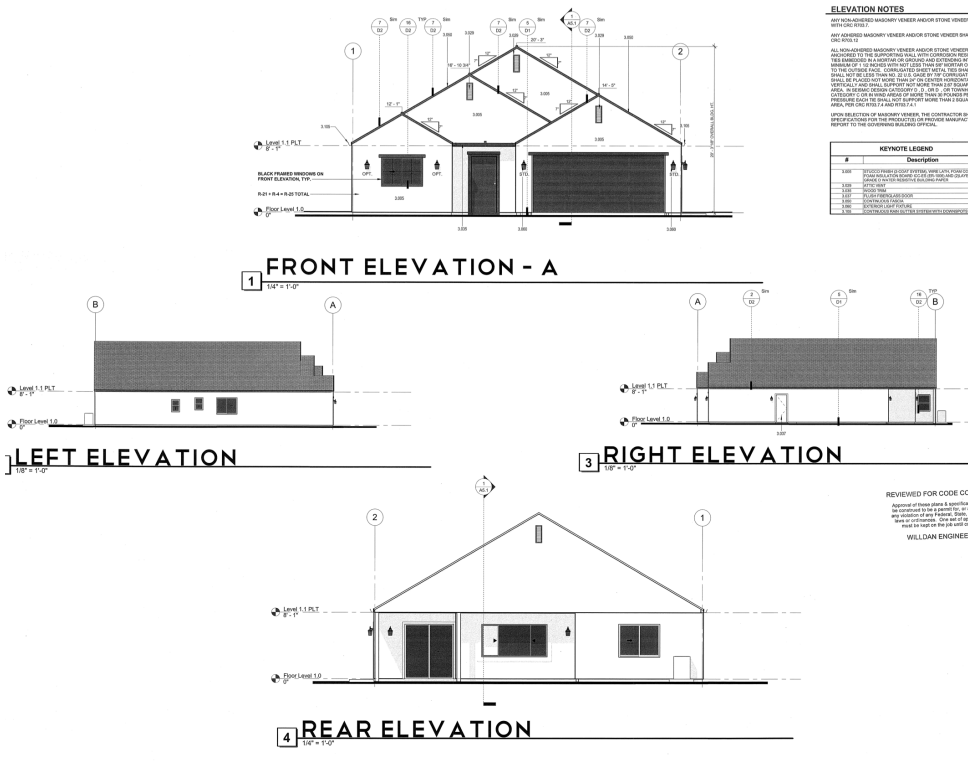


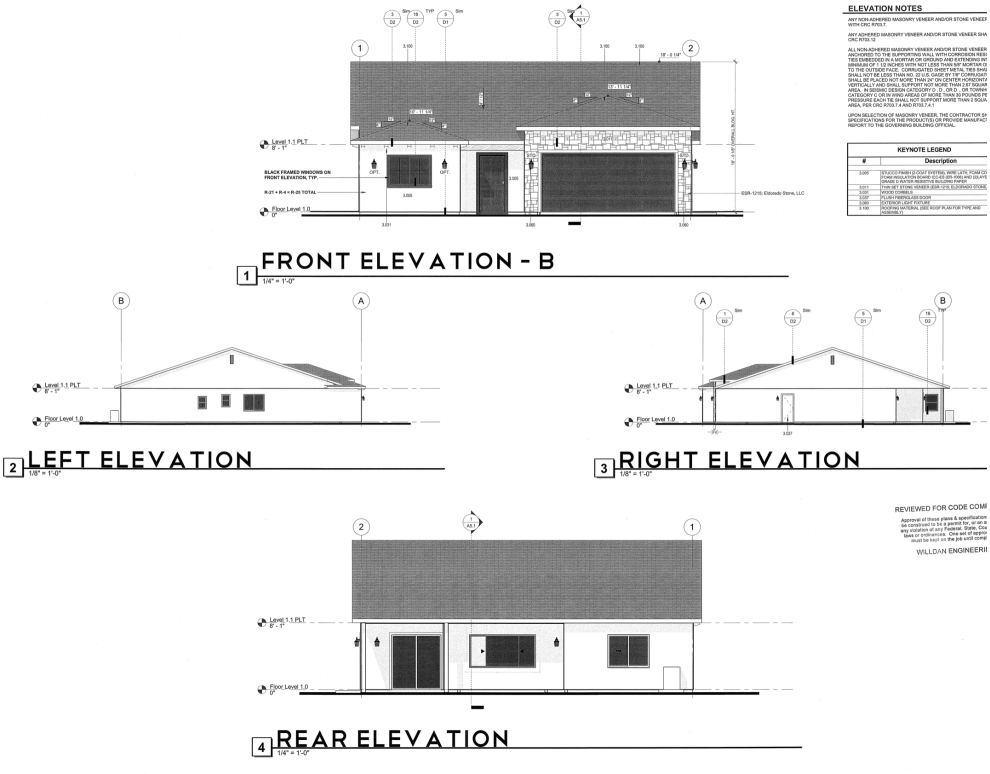
A FLOOR PLAN - STANDARD

1/4" = 1'-0"

Attachment I-3:

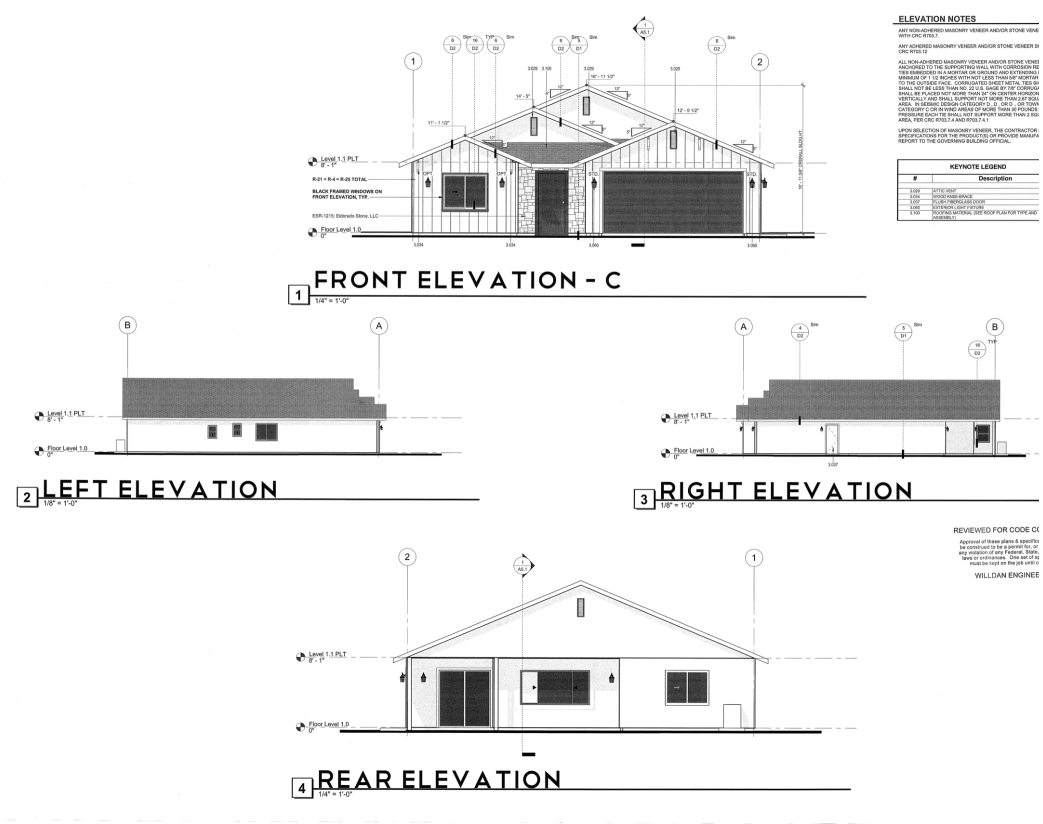
Plan 1595 Floor Plan and Architectural Elevation Drawings





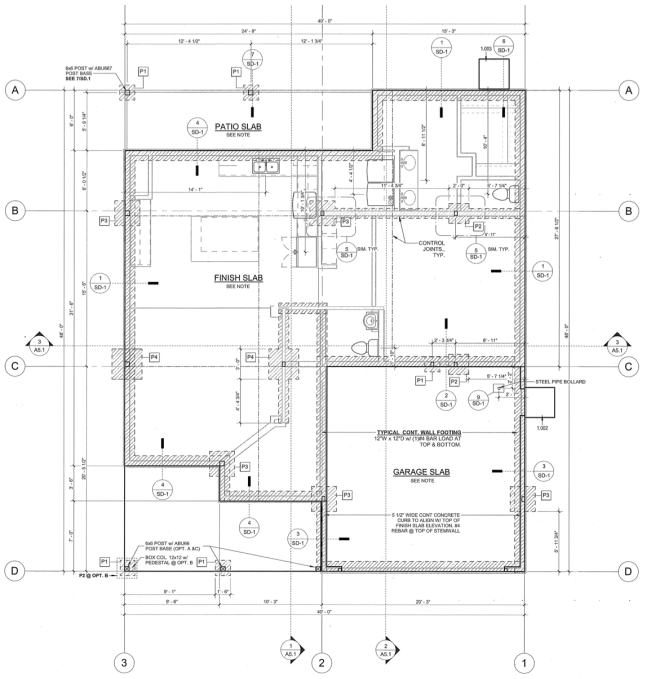
Attachment I-3:

Plan 1595 Floor Plan and Architectural Elevation Drawings

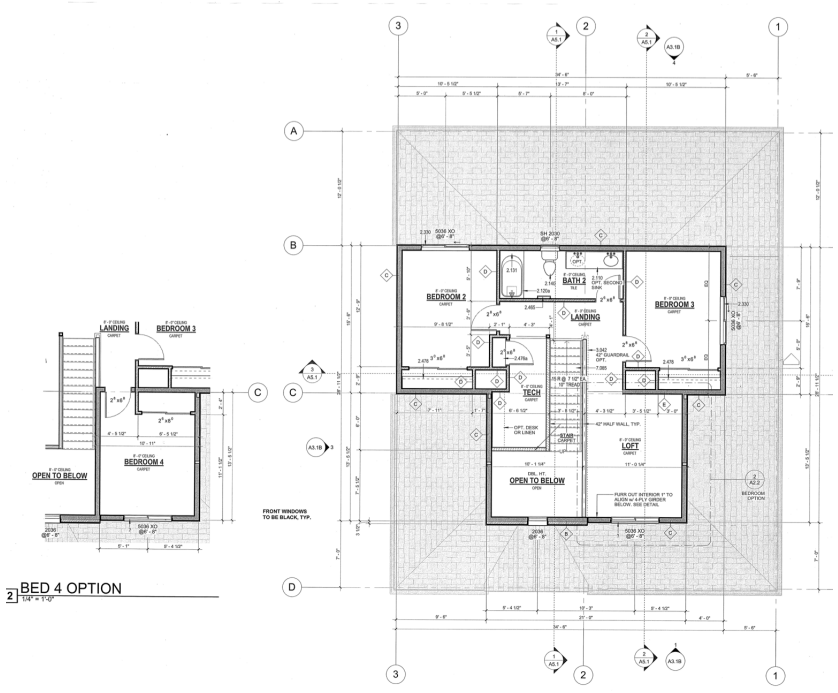


Attachment I-4:

Plan 1875 Floor Plan and Architectural Elevation Drawings



1 FOUNDATION PLAN
1/4" = 1'-0"

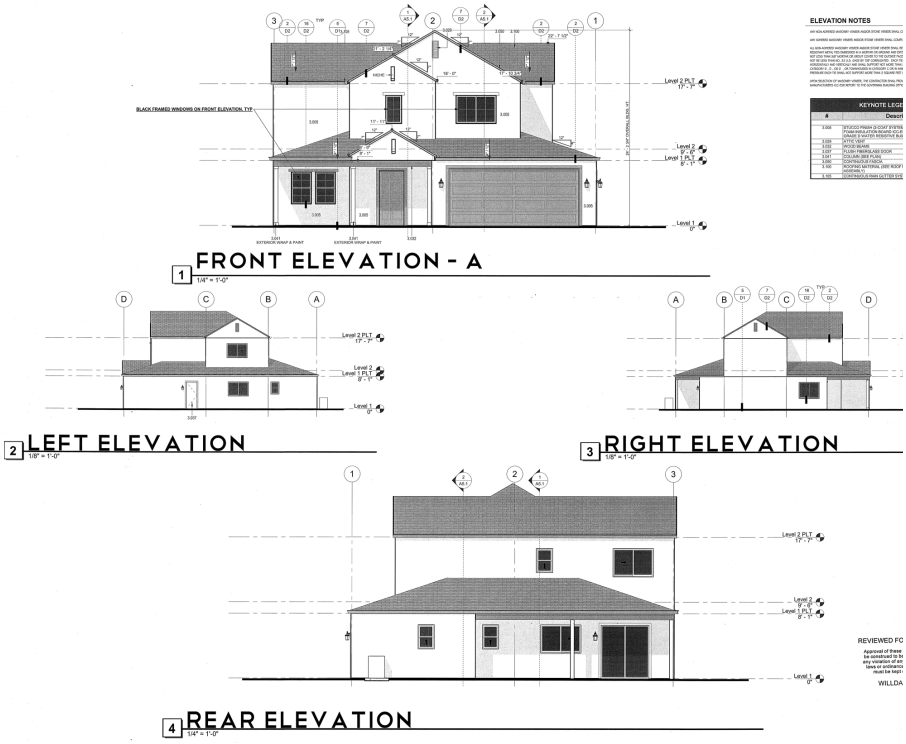


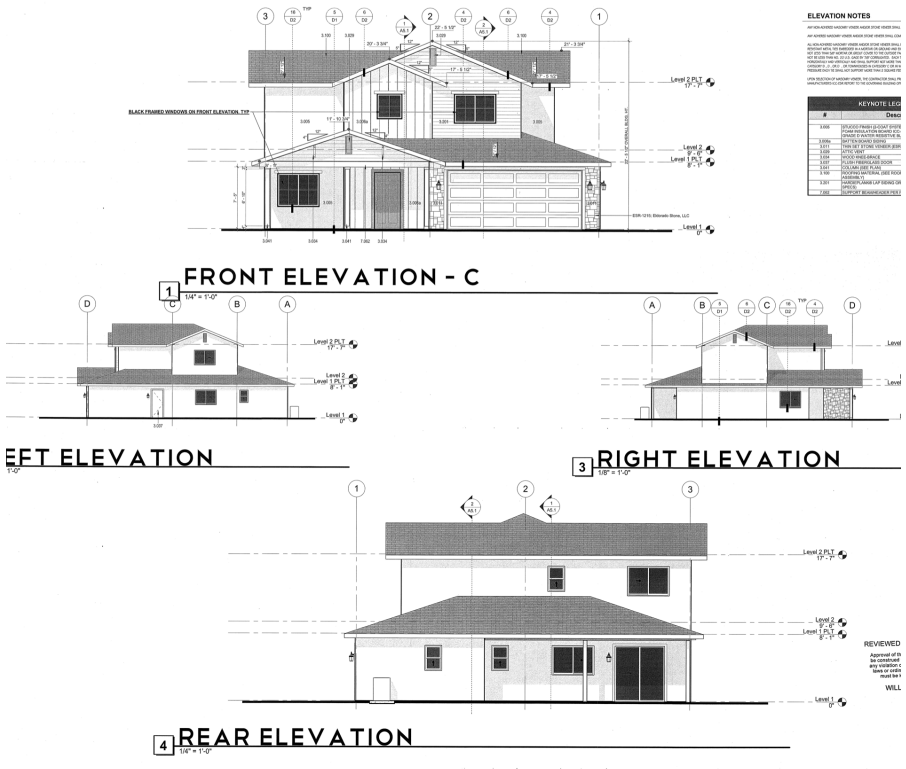
2 BED 4 OPTION
1/4" = 1'-0"

1 FLOOR PLAN - LEVEL 2
1/4" = 1'-0"

Attachment I-4:

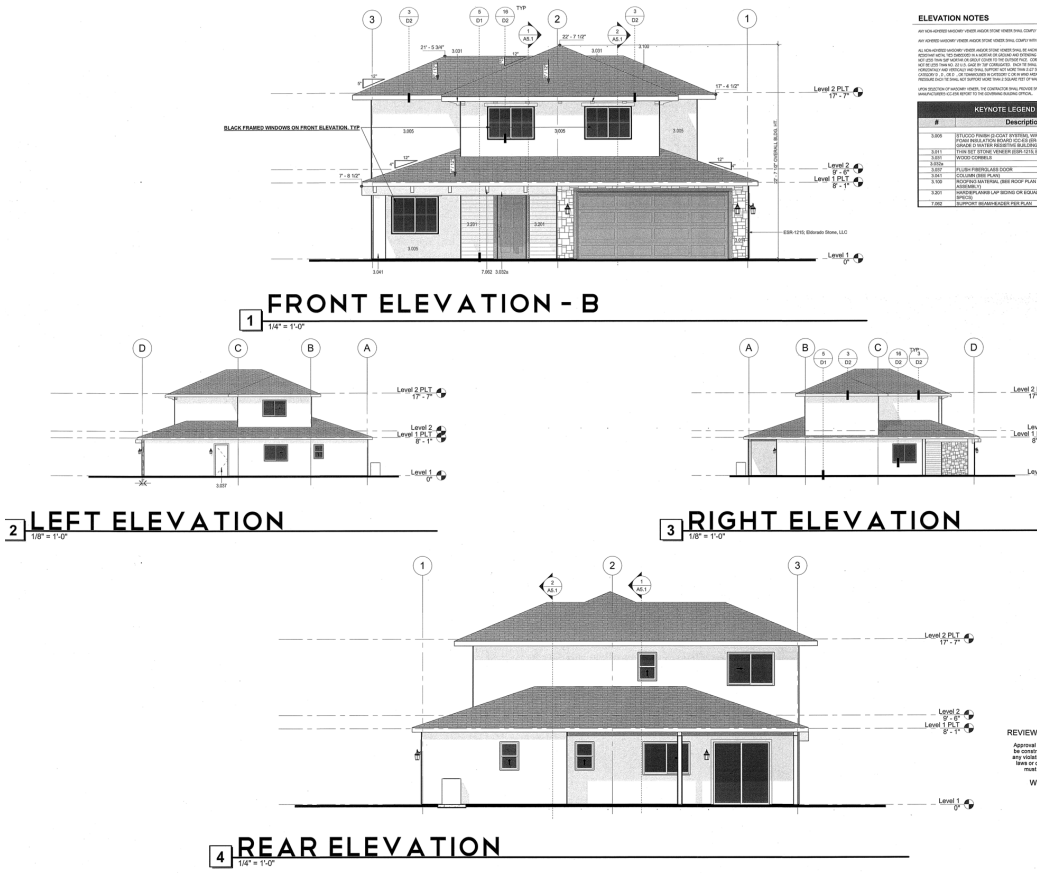
Plan 1875 Floor Plan and Architectural Elevation Drawings





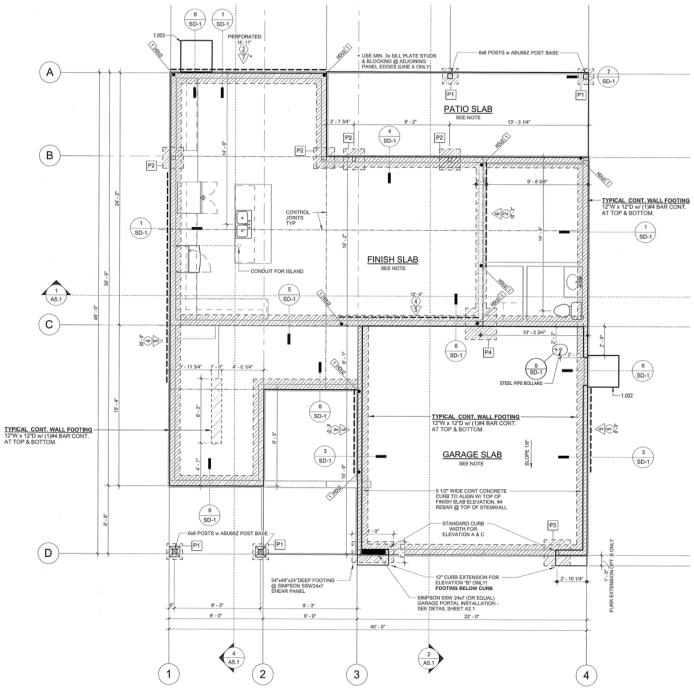
Attachment I-4:

Plan 1875 Floor Plan and Architectural Elevation Drawings

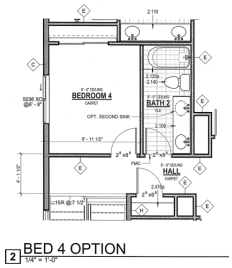


Attachment I-5:

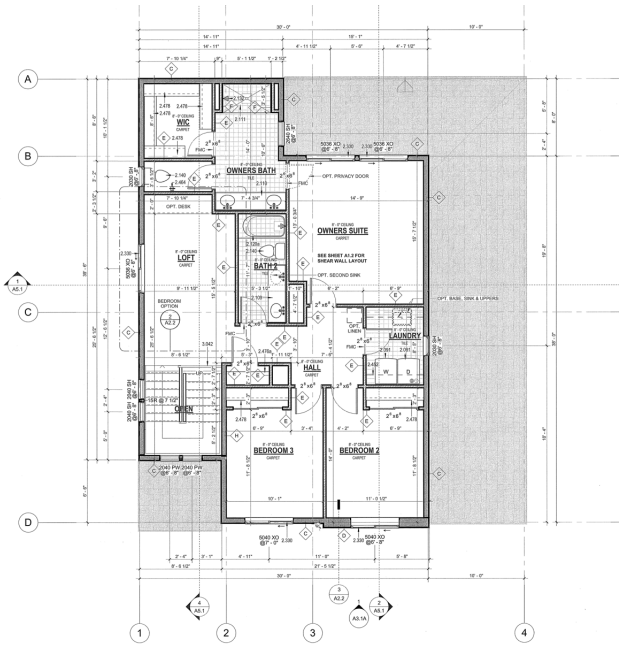
Plan 2076 Floor Plan and Architectural Elevation Drawings



1 Foundation Plan
1/4" = 1'-0"



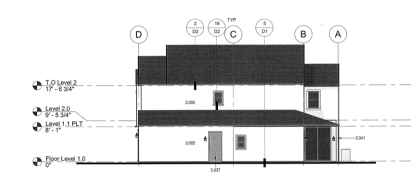
2 BED 4 OPTION
1/4" = 1'-0"



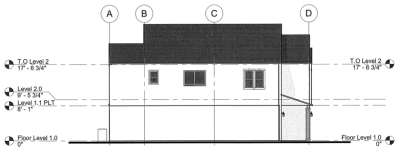
1 Floor Plan - STANDARD - Level 2
1/4" = 1'-0"

Attachment I-5:

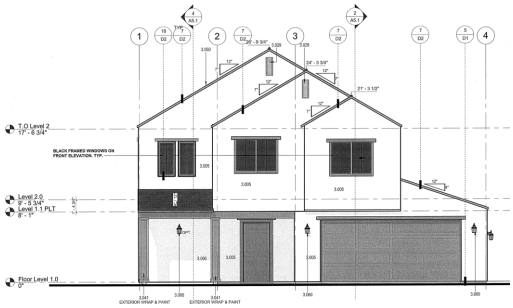
Plan 2076 Floor Plan and Architectural Elevation Drawings



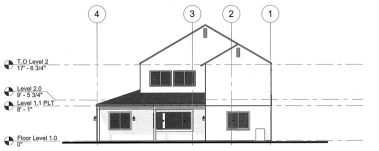
3 RIGHT ELEVATION
1/8" = 1'-0"



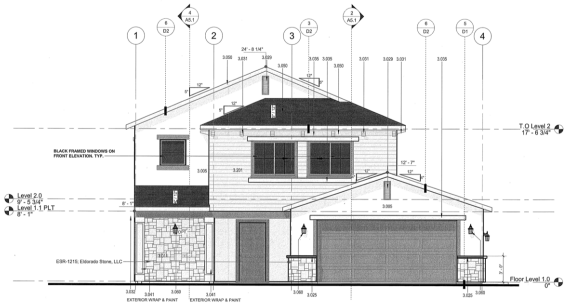
2 LEFT ELEVATION
1/8" = 1'-0"



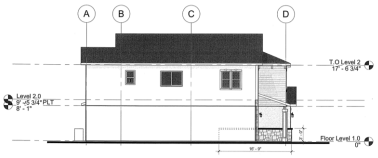
1 FRONT ELEVATION - A
1/4" = 1'-0"



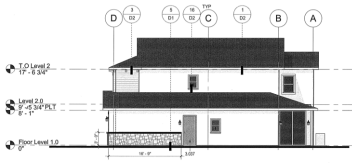
4 REAR ELEVATION
1/8" = 1'-0"



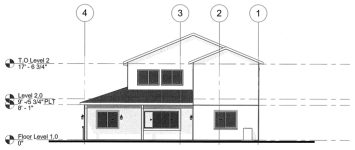
1 FRONT ELEVATION - B
1/4" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



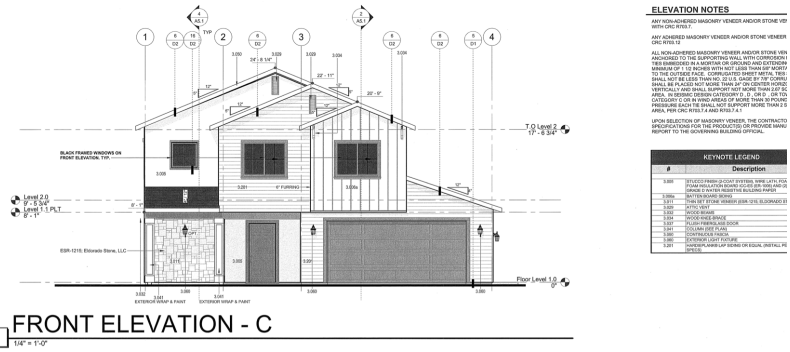
3 RIGHT ELEVATION
1/8" = 1'-0"



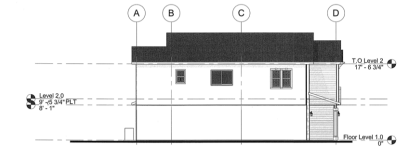
4 REAR ELEVATION
1/8" = 1'-0"

Attachment I-5:

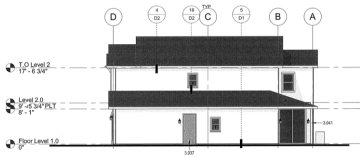
Plan 2076 Floor Plan and Architectural Elevation Drawings



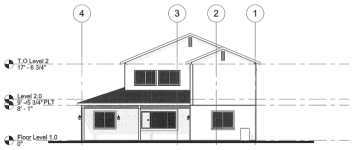
1 FRONT ELEVATION - C
1/4" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"

City Council Staff Report

Department: ENGINEER/PLANNING | September 13, 2022

To: Mayor and City Council

From: Jason Watts, City Engineer

Subject: Award of Contract to Agee Construction for the El Monte Sewer Main Replacement Project (JW)

RECOMMENDATION

Council to award the contract for the El Monte Sewer Main Replacement Project to Agee Construction Corporation in the amount of $199,654 and authorize the City Manager or designee to execute the contract documents.

EXECUTIVE SUMMARY

A portion of a 12" sewer main in El Monte between Lillie Avenue and Alice Avenue is an old line that needs to be replaced to prevent possible leakage. The project was formally advertised and three (3) bids were received. The lowest responsive bid was received from Agee Construction Corporation in the amount of $199,654. Staff is requesting that the City Council award the bid to Agee Construction Corporation.

OUTSTANDING ISSUES

None.

DISCUSSION

The City conducted an investigation of a sewer line in El Monte that frequently backed up and it was determined that a 300/ft portion of the line needs to be replaced. The project will consist of the removal of the existing 12" damaged sewer main and installation of the new 12" sewer main between Lillie and Alice Ave.

Staff solicited bids and received a total of three (3) proposals by the August 31, 2022 deadline. The bids are summarized, as follows:

CONTRACTOR	TOTAL
Agee Construction Corporation	$199,654.00
Dawson-Mauldin LLC	$239,650.00
Haydon Construction Inc.	$269,150.00

The lowest bid proposal was submitted by Agee Construction Corporation in the amount of $199,654. 4Creeks Inc. has worked with the contractor on various other projects in town and in other jurisdictions. Agee Construction is currently completing the Alta Avenue and Nebraska Avenue Roundabout and has a proven track record with these types of projects. Staff is recommending that the contract be awarded to Agee Construction Corporation in the amount of $199,654. A copy of the Agee Construction Corporation bid proposal is enclosed herein as Attachment 'A'.

Staff recommends Council award the contract for the El Monte Sewer Main Replacement Project to Agee Construction Corporation in the amount of $199,654 and authorize the City Manager or designee to execute the contract documents.

FISCAL IMPACT

The City budgeted ARPA funds for this project Fiscal Year 2022-23 Budget.

PUBLIC HEARING

None.

ATTACHMENTS:

Description

A. Agee Bid Proposal

Agee Construction Corporation
P.O. Box 629
Clovis, CA 93613

RECEIVED
AUG 31 2022
1:26
BY: DP

City of Dinuba
Attn: City Clerk
405 E. El Monte Way
Dinuba, CA 93618

Project: El Monte Sewer Main Replacement
Contract No.: _____
Closing Date: Wed. August 31, 2022

SEALED BID

DO NOT OPEN UNTIL 1:30pm **OF CLOSING DATE**

PROPOSAL TO THE CITY OF DINUBA
El MONTE SEWER MAIN REPLACEMENT
IN THE CITY OF DINUBA

The work to be done and referred to herein is in the City of Dinuba, State of California, and located within existing or street rights of way or City-owned property. All work will be considered on the basis of the total bid for furnishing and placing the materials complete as specified.

TO THE CITY COUNCIL:

The undersigned, as bidder, declares that the only persons or parties interested in this proposal as principals are those named herein; that this proposal is made without collusion with any other person, firm, or corporation; that he has carefully examined the location of the proposed work, the annexed proposal form of contract, and plans herein referred to; and he proposes and agrees if this proposal is accepted, that he will contract with the City of Dinuba to provide all necessary machinery, tools, apparatus, and other means of construction, and to do all of the work and furnish all the materials specified in the contract in the manner and time therein prescribed, and according to the requirements of the Engineer as therein set forth; and that he will take in full payment therefore, the following prices, to wit:

BASE BID:

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE	TOTAL AMOUNT
1.	LUMP SUM	L.S.	Mobilization and Demobilization (Not to Exceed $15,000) at FIFTEEN THOUSAND DOLLARS & NO CENTS per L.S.	LUMP SUM	15,000-
2.	LUMP SUM	L.S.	Traffic and Dust Control at NINETEEN THOUSAND DOLLARS & NO CENTS per L.S.	LUMP SUM	19,000-
3.	634	L.F.	Trenching Resurfacing at EIGHTY-ONE DOLLARS & NO CENTS per L.F.	81-	51,354-
4.	634	L.F.	Install 12" Sanitary Sewer Pipe at One Hundred Dollars & NO CENTS per L.F.	100-	63,400-

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE	TOTAL AMOUNT
5.	LUMP SUM	L.S.	Sewer Bypass at TWENTY-ONE THOUSAND FIVE HUNDRED DOLLARS & NO CENTS per L.S.	LUMP SUM	21,500
6.	LUMP SUM	L.S.	Miscellaneous Street Facilities and Operations at EIGHTEEN THOUSAND TWO HUNDRED FIFTY DOLLARS & NO CENTS per L.S.	LUMP SUM	18,250-
7.	LUMP SUM	L.S.	Acquire City Encroachment Permit ($146 plus 4% Contract Cost; SP1.10) at EIGHT THOUSAND ONE HUNDRED FIFTY DOLLARS & NO CENTS per L.S.	LUMP SUM	8,150-
8.	LUMP SUM	L.S.	Worker Cave-in Protection at THREE THOUSAND DOLLARS & NO CENTS per L.S.	LUMP SUM	3,000-

TOTAL AMOUNT OF BASE BID, ITEMS 1 THRU 8 $ 199,654-

Total amount of Base Bid, Items 1 thru 8 is (in words)

One Hundred Ninety-Nine Thousand Six Hundred Fifty-Four

Dollars and ZERO cents.

IN CASE OF DISCREPANCY BETWEEN WORDS AND FIGURES, THE WORDS SHALL PREVAIL

The bidder shall set forth for each item of work, in clearly legible figures, an item price and a total for the item in the respective spaces provided for this purpose. In the case of unit basis items, the amount set forth under the "Total" column shall be the extension of the item price bid on the basis of the estimated quantity for the item. In case of discrepancy between the item price and the total set forth for the item, the item price shall prevail, provided, however, if the amount set forth as an item price is ambiguous, unintelligible or uncertain for any cause, or is omitted, the amount set forth in the "Total" column for the item shall prevail in accordance with the following.

1. As to lump sum items, the amount set forth in the "Total" column shall be the item price.

2. As to unit basis items, the amount set forth in the "Total" column shall be divided by the estimated quantity for the item and the price obtained shall be the item price.

If this proposal shall be accepted and the undersigned shall fail to contract, as foresaid, and to give the two bonds in the sums to be determined as foresaid, with surety satisfactory to the Owner, within eight (8) days not including Saturdays, Sundays and legal holidays, after the bidder has received notice of award of the contract, the Owner, at its option, may determine that the bidder has abandoned the contract, and thereupon this proposal and the acceptance thereof shall be null and void, and the forfeiture of such security accompanying this proposal shall operate and the same shall be the property of the Owner.

A certified or cashier's check made payable to the City or a bid bond in favor of said City for 10% of the total bid amount ($) , which amount is not less than 10 percent (10%) of the total amount of this proposal, is attached hereto and is given as a guarantee that the undersigned will execute a Contract and furnish the required bonds if awarded the contract and in case of failure to do so within ten days from notice of award the same will be forfeited to the City.

The undersigned certified that he has a valid license as Contractor in the State of California, for Class A, B, the number of which is 631980, and the expiration date of which is 11/30/2023. The undersigned also certifies that he is registered with the Department of Industrial Relations with DIR Number 1000001994. The representations made herein are made under penalty of perjury.

Signature of bidder, with business name, address and telephone number.

(1) Agee Construction Corporation
Bidding Firm

(2) Corporation (A California Corporation)
(Corp.) (Indiv.)(Partner)

(3) Mailing: PO Box 629 Physical: 1039 Hoblitt Ave.
Business Address

Clovis, CA 93613 Clovis, CA 93612
City State Zip

(559) 299-3290
Area Code Telephone

(4) Robert E. Servadio
Signature of Authorized Person

Robert E. Servadio - General Superintendent
Type or Print Name of Authorized Person

ACKNOWLEDGMENT

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

State of California
County of Fresno)

On August 31, 2022 before me, Marcie Daves, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

MARCIE DAVES
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2281504
FRESNO COUNTY
My Comm. Exp. April 14, 2023

Signature _____ **(Seal)**

ACTION BY UNANIMOUS WRITTEN CONSENT
IN LIEU OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF
AGEE CONSTRUCTION CORPORATION,
A CALIFORNIA CORPORATION

In accordance with Article III, Section 13 of the Bylaws of the Corporation and Section 307(b) of the California Corporations Code, the Board of Directors of AGEE CONSTRUCTION CORPORATION, a California corporation (the "Corporation"), hereby takes the following actions and adopts the following resolutions without a meeting:

REMOVAL OF AUTHORIZED SIGNATORY OF CONSTRUCTION DOCUMENTS ON BEHALF OF THE CORPORATION

WHEREAS, Gordon Coffman was previously authorized to sign construction bids, construction contracts and related documents (collectively, "Construction Documents") on behalf of the Corporation; and

WHEREAS, the Corporation desires to replace him as a signatory; it is therefore

RESOLVED, that effective immediately, Gordon Coffman is removed as an authorized signatory of Construction Documents.

AUTHORIZATION FOR PATSY A. AGEE, GAYLE L. SALVUCCI, ALAN D. DIRLAM, ROBERT SERVADIO, AND KYM E. OLIVAS TO SIGN CONSTRUCTION DOCUMENTS ON BEHALF OF THE CORPORATION

WHEREAS, the Board of Directors of the Corporation recognizes that from time to time Construction Documents need to be signed on behalf of the Corporation on an expedited basis; and

WHEREAS, the Board of Directors has deemed it in the Corporation's best interests to authorize not only the officers of the Corporation to execute such Construction Documents but also to authorize certain other employees to execute such documents; it is therefore

RESOLVED FURTHER, that PATSY A. AGEE, GAYLE L. SALVUCCI, ALAN D. DIRLAM, ROBERT SERVADIO and KYM E. OLIVAS, *any one of them acting alone*, is hereby authorized, from time to time, in the name of the Corporation and as its corporate act and deed, to execute Construction Documents, and further authorized to execute any and all documents and to take any further actions necessary, desirable, or convenient in order to consummate such the transactions contemplated by the Construction Documents; and

RESOLVED FURTHER, that the authority given hereunder shall be deemed retroactive and any and all acts authorized hereunder performed prior to the passage of this resolution are hereby ratified and affirmed.

This Action by Unanimous Written Consent of the Board of Directors of AGEE CONSTRUCTION CORPORATION is hereby taken by the undersigned, constituting all of the members of the Board of Directors, to be effective for all purposes on January 17, 2019.

Patsy A. Agee

PATSY A. AGEE

GAYLE L. SALVUCCI

Kym E. Olivas

KYM E. OLIVAS

Tamara M. Seals

TAMARA M. SEALS

(PLEASE SEE THE FOLLOWING INSTRUCTION REGARDING SIGNATURE)

(1) If the bidder is an individual, enter name here in current style used in business, if a joint venture, exact names of all persons and / or entities participating in the joint venture; if a partnership, the correct trade style used in the partnership; if a corporation, the exact name of the corporation under which it is currently incorporated and operating.

(2) If bidder is other than and individual, identify here its character, i.e. joint venture, partnership, corporation (including state of corporation), etc. If bidder is an individual operating under a fictitious or trade name, state "Individual DBA (trade name in full)".

(3) State on this line the address to which all communications and notices regarding the Bid Proposal and any contract awarded thereunder, are to be addressed.

(4) If bidder is: (i) a joint venture, signature must be one of the joint ventures, and if any of the joint ventures is a partnership or corporation each participating partnership must sign by a general partner, and each participating corporation by an authorized officer or employee; (ii) a partnership, by a general partner, or (iii) a corporation, by an authorized officer or employee. The title of the person signing must appear his signature. Where a partnership or corporation is a bidder or signer the name of all other general partners and/or the names of the president and secretary of the corporation and their business address must be shown below:

Gayle L. Salvucci - President/Manager	1039 Hoblitt Ave., Clovis, CA 93612
Patsy A. Agee - VP/Treasurer	1039 Hoblitt Ave., Clovis, CA 93612
Kym E. Olivas - Secretary	1039 Hoblitt Ave., Clovis, CA 93612

NOTE:

All signatures must be printed under written signature.

NOTE:

All addresses must be complete with street number, city and state.

NOTE:

Bidders maybe required to provide any and all other names and/or form(s) of organization (s) under which business has been done in the prior five (5) years.

NOTE:

Bidders maybe required to provide any and all other names and / or forms(s) of organization (s) under which business has been done in the prior five (5) years.

DESIGNATION OF SUBCONTRACTORS

Pursuant to the provisions of Sections 4100 to 4113, inclusive, of the Public Contract Code of the State of California, the undersigned hereby designates below, for the project, opposite various portions of the work, the names and locations of the places of business of each subcontractor who will perform work or labor in an amount in excess of one-half of one percent (1/2 of 1%) of the amount of the total bid. All work not listed below shall be performed by the undersigned bidder. It is understood that the bidder, if awarded the contract, shall not substitute and subcontractor in place of the subcontractors herein designated subcontractor, or sublet or subcontract any of the work as to which a subcontractor is not herein designated without the consent of the City approval of the Engineer. The subletting or subcontracting of any work for which there was no subcontractor designated in the original bid may be permitted only in case of public emergency or necessity. (List one firm only for each portion of work.)

NOTE: Contractor shall perform with its own organization work amounting to not less than thirty percent (30%) of the total bid. Section 1.15 provides further information.

Bid Item No.	Subcontractor % of work (1)	Subcontractor	Address & Phone No.	State License No. & DIR No.
2 TRAFFIC CONTROL (PORTION)	42.7%	KRC SAFETY CO, INC	7821 W. SUNNY VIEW AVE VISALIA CA 93291 559-732-0393	507950 1000004730
6 Replace Striping (Portion)	21.5%	T&T Pavement Markings & Products INC	3276 Sussex Way Fresno CA 93722 559-275-2879	687921 1000046338

(1) If a Subcontractor is designated for a portion of a bid item(s), Contractor shall provide the estimated percentage of work that will be performed by the Subcontractor.

August 31, 2022
Date

1039 Hoblitt Avenue
Address

Clovis, CA 93612

(559) 299-3290
Telephone Number

Agee Construction Corporation
Bidders Name

Robert E. Servadio
Authorized Signature

Robert E. Servadio - General Superintendent

Corporation
Type of Organization
(Individual, Partnership or Corporation)

PROJECT: **EL MONTE SEWER MAIN REPLACEMENT**

To the City Council, City of Dinuba

NONCOLLUSION AFFIDAVIT

TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

I, Robert E. Servadio
(Name)

declare that I am

General Superintendent
(Owner, Partner, Corporate Officer (list title), Co-Venturer

of Agee Construction Corporation
(Bidding Entity)

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by Contract, communication, or conference with anyone to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto to any corporation, partnership, company, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and this declaration is executed on August 31, 2022 (date), at Clovis (city) California (state).

(Title 23 United States Code Section 112)

(California Public Contract Code Section 7106; Stats. 1988. c. 1548, Section 1.)

Note: The above Noncollusion Affidavit is part of the Proposal. Signing the Proposal on the signature portion thereof shall constitute signature of this Noncollusion Affidavit. Bidders are cautioned that making false certification may subject the certifier to criminal prosecution.

STATEMENT OF EXPERIENCE OF BIDDER

The bidder has been engaged in the general contracting business, under the present business name, for 31+ years. Experience in work of a nature similar to that bid in this Proposal extends over a period of 45+ years.

The bidder shall state below work of a similar magnitude or character that he has done and to giver references that will enable the City to judge his experience, skill and business standing, and his ability to conduct the work as completely as required under the terms of the Contract.

Year	Owner	Location & Type of Work	Contact Name & Phone Number
2022	City of Dinuba	Alta Ave. & Nebraska Ave. Roundabout Dinuba, CA Reconstruct intersection with roundabout	Jason Watts (559) 392-5618
		including storm drain, sewer, and water utilites.	
2021	City of Dinuba	North Dinuba Infrastructure Improvements Dinuba, CA	Kyle Hunt (559) 519-0463
		Road and underground infrastructure including cold plane, HMA (Type A), curb ramps, electrical, storm drain, &	
		sewer.	
2020	City of Sanger	Bethel Widening and Overlay Proj. Sanger, CA Road reconstruction and underground	Josh Rogers (559) 244-3123 Ryan Rabbon (559) 244-3123
		utilities.	
2020	City of Merced	'M' and Mainstreet Resurfacing & Repairs Merced, CA	John Answorth (209) 385-6846
		Road resurfacing, repair, and underground utilities.	
2018	City of Clovis	Paula Ave., Homsy Ave., and San Gabriel Clovis, CA Underground sewer installation and repair.	Eric Easterling (559) 287-1626 (559) 324-2358

AFFIDAVIT

Robert E. Servadio
(Name of Individual)

doing business as Agee Construction Corporation
(Name of firm, if any)

certifies and says: That he/she is the person submitting the Statement of Experience; that he/she has read the same, and that the same is true of his/her own knowledge, and that any depository, vendor, or other agency therein named is hereby authorized to supply the City of Dinuba with any information necessary to verify the statement.

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

Subscribed at Clovis, State of Clovis

Robert E. Servadio 8/31/2022
(Applicant must sign here)
Robert E. Servadio - General Superintendent

(Note: Statement will be returned unless affidavit is complete including the date of signature.)

ADDENDA CERTIFICATION STATEMENT

ADDENDA - This proposal is submitted with respect to the changes to the contract included in addendum number/s #1 dated 8/26/2022

(Fill in number/s if addenda have been received)

Warning: If an addendum or addenda have been issued by the administering agency and not noted above as being received by the bidder, this proposal may be rejected.

Liberty Mutual SURETY

2200 Renaissance Blvd. Ste. 400
King of Prussia, PA 19406-2755
Ph. (610) 832-8240

BID BOND

Bond Number: Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we Agee Construction Corporation, as principal (the "Principal"), and Liberty Mutual Insurance Company, as surety (the "Surety"), are held and firmly bound unto City of Dinuba, as obligee (the "Obligee"), in the penal sum of Ten Percent of Amount Bid Dollars ($ 10%), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for: El Monte Sewer Main Replacement

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal within the period specified therein, or, if no period be specified, within sixty (60) days after opening, and the Principal shall enter into a contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or contract documents, or in the event of the failure of the Principal to enter into such contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference in money not to exceed the penal sum hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void; otherwise to remain in full force and effect. In no event shall the liability hereunder exceed the penal sum thereof.

PROVIDED AND SUBJECT TO THE CONDITION PRECEDENT, that any claim by Obligee under this bond must be submitted in writing by registered mail, to the attention of the Surety Law Department at the address above, within 120 days of the date of this bond. Any suit under this bond must be instituted before the expiration of one (1) year from the date of this bond. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall apply.

DATED as of this 29th day of August, 2022.

WITNESS / ATTEST

Agee Construction Corporation
(Principal)

By: Robert E. Servadio (Seal)
Name: Robert E. Servadio
Title: General Superintendent

Liberty Mutual Insurance Company
(Surety)

By: Bonnie Gonzalez (Seal)
Bonnie Gonzalez Attorney-in-Fact

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS

ACKNOWLEDGMENT

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

State of California
County of Fresno)

On August 31, 2022 before me, Marcie Daves, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

MARCIE DAVES
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2281504
FRESNO COUNTY
My Comm. Exp. April 14, 2023

Signature _____ **(Seal)**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **Civil Code § 1189**

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

State of California)
) ss
County of Fresno)

On August 29 2022 before me, L. Genito, Notary Public, personally appeared Bonnie Gonzalez, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

L. GENITO
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2272000
FRESNO COUNTY
My Comm. Exp. January 16, 2023

(Seal)

Signature: _____
L. Genito, Notary Public

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for mortgage, note, loan, letter of credit, bank deposit, currency rate, interest rate or residual value guarantees. For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint Bonnie Gonzalez of the city of Fresno, state of CA its true and lawful attorney-in-fact, with full power and authority hereby conferred to sign, execute and acknowledge the following surety bond:

Principal Name: Agee Construction Corporation

Obligee Name: City of Dinuba

Surety Bond Number: Bid Bond **Bond Amount:** See Bond Form

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 12th day of March, 2021.

The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

By: _____
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 12th day of March, 2021, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS – Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts – SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 29th day of August, 2022.

By: _____
Renee C. Llewellyn, Assistant Secretary

CITY OF DINUBA
Together, A Better Community
CALIFORNIA • 1906

City Council Staff Report

Department: FINANCE SERVICES | September 13, 2022

To: Mayor and City Council

From: Karina Solis, Administrative Services Director

Subject: Cash and Investment Report for the Year Ending June 30, 2022 (KS)

RECOMMENDATION

Council accept the City of Dinuba Cash and Investment report for the second half of fiscal year 2021/22 ending June 30, 2022.

EXECUTIVE SUMMARY

The investment report summarizes the city's cash and rates of return on investments. The cash investment report presented herein represents the second half of the 2021/22 fiscal year and summarizes the 2021/22 fiscal year's return on investments.

OUTSTANDING ISSUES

None.

DISCUSSION

Cash and Investment Summary

The cash and investment summary for the second half of fiscal year 2021/22 covers the city's cash position and return on investments through the fiscal year, ended June 30, 2022.

The city's cash and investments as of June 30, 2022 total $60.20 million as reflected on Table 1 and summarized in Attachment 'A'.

Table 1: Cash Summary as of June 30, 2022

Investment Type	Amount (in millions)
Portfolio	
Local Agency Investment Fund (LAIF)	$50.20
Money Market Deposit	$0.02
Trustee Cash and Investments	$1.75
Banks & Deposits	$8.23
Total Cash & Investments	**$60.20**

Managed Investments

The city invests the majority of its cash in the Local Agency Investment Fund (LAIF). LAIF is a pooled investment fund established by the state to provide cities with safe investment option that is administered by the State of California Treasurer's Office. As such, earnings or returns are typically lower than more aggressive investment vehicles. A small portion of cash is also invested in the Public Investment Money Market Account (PIMMA).

As of June 30, 2022, the city has a total of $50.2 million invested in LAIF and PIMMA with interest earnings of 0.75% and 0.861%, respectively.

The city's managed investment summary is enclosed as Attachment 'A'. Performance summary for the city's cash investments are shown on Table 2.

Managed Investment Summary

Quarter Ending	Portfolio Balance	City Monthly Portfolio Rate	Tulare County Investment Pool	2 Year Treasury	Federal Funds Rate
September 30, 2021	$38.29M	0.24%	1.17%	0.28%	0.00%
December 31, 2021	$43.31M	0.23%	0.93%	0.73%	0.00%
March 31, 2021	$56.36M	0.32%	0.89%	2.33%	0.00%
June 30, 2021	$50.20M	0.75%	0.97%	2.95%	1.50%

Earnings in LAIF are expected to continue rising through the first quarter of fiscal year 2022/23 as the fed continues to raise interest rates to combat high inflation.

FISCAL IMPACT

None.

PUBLIC HEARING

None.

ATTACHMENTS:

Description

A. Cash and Investment Summary

B. Managed Investments

Attachment 'A'

CITY OF DINUBA CASH & INVESTMENTS SUMMARY
As of June 30, 2022

INSTITUTION		PURPOSE	BALANCE	TOTAL
CASH IN BANKS				
	MECHANICS BANK	A/P, PAYROLL, GOLF	8,156,394	
	BANK OF THE SIERRA	POLICE	68,176	
	PETTY CASH	VARIOUS DEPTS	6,670	
		Total Cash Deposits		8,231,240
CASH AND INVESTMENTS WITH FISCAL AGENTS (TRUSTEE)				
	US BANK			
		SAFE DRINKING WATER	448,501	
		2012 LEASE REVENUE BONDS	714,670	
		2012 WASTEWATER REVENUE BONDS	588,521	
		Total Trustee Deposits		1,751,693
PORTFOLIO INVESTMENTS				
	MECHANICS BANK	MONEY MARKET DEPOSIT ACCOUNT	22,136	
	LOCAL AGENCY INVESTMENT FUND		50,203,138	
		Total Portfolio Investments		50,225,275
		TOTAL CASH AND INVESTMENTS		***$ 60,208,207***

Attachment 'B'

Managed Investments Fiscal Year Ended 2021-22

Sep-21	Type	Value	Interest Rate		
	LAIF	38,118,595	0.240%	91,484.63	
	PIMMA	172,092	0.206%	354.51	
		$ 38,290,687		$ 91,839.14	0.24%

Dec-21	Type	Value	Interest Rate		
	LAIF	43,142,383	0.230%	99,227.48	
	PIMMA	172,122	0.212%	364.90	
		$ 43,314,504		$ 99,592.38	0.23%

Mar-22	Type	Value	Interest Rate		
	LAIF	50,166,294	0.320%	160,532.14	
	PIMMA	22,135	0.365%	80.79	
		$ 50,188,429		$ 160,612.93	0.32%

Jun-22	Type	Value	Interest Rate		
	LAIF	50,203,138	0.750%	376,523.54	
	PIMMA	22,136	0.861%	190.59	
		$ 50,225,274		$ 376,714.13	0.75%

City Council Staff Report

Department: CITY MANAGER'S OFFICE | September 13, 2022

To: Mayor and City Council

From: Daniel James, Assistant City Manager

Subject: Resolution No. 2022-48 of the Successor Agency to the Redevelopment Agency of the City of Dinuba authorizing the transfer of certain real property assets from the Successor Agency to the Redevelopment Agency of the City of Dinuba to the City of Dinuba, and approving related actions (DJ)

RECOMMENDATION

In its capacity as the Successor Agency to the Redevelopment Agency of the City of Dinuba, Council to adopt Resolution No. 2022-48, authorizing the transfer of certain real property assets from the Successor Agency to the Redevelopment Agency of the City of Dinuba to the City of Dinuba, and approving certain related actions.

EXECUTIVE SUMMARY

This matter concerns the transfer of certain real property assets designated as “Future Development” Sites within the Successor Agency’s Long-Range Property Management Plan (the “LRPMP”) as Site Nos. 13, 14 and 15 (APNs 017-121-018 [Site No. 13], 017-280-002 & -020 [Site No. 14] and 017-020-001 [Site No. 15].

Approval of the attached Resolution constitutes a conditional and limited transfer of the Property pursuant to the LRPMP and the DOF Determination (as described below)L, which designate and bind the City to implement the LRPMP on behalf of the Successor Agency through the ultimate future sale of the Property to third-party entities.

OUTSTANDING ISSUES

None.

DISCUSSION

The Redevelopment Agency of the City of Dinuba was dissolved on February 1, 2012. Consistent with the provisions of the HSC (HSC § 34172 (a) (1)), the City Council of the City of Dinuba previously elected to serve in the capacity of the Successor Agency. The Successor Agency previously established the “Dinuba Oversight Board” to assist in the wind-down of the former redevelopment agency through June 30, 2018, at which time it was dissolved by operation of law. On July 1, 2018 the Tulare County Oversight Board (CWOB) was established to assist in winding-down the dissolved redevelopment agencies within the County of Tulare.

At the time of dissolution, the former redevelopment agency held several real property assets that had been acquired for redevelopment purposes. As a part of redevelopment dissolution process, successor agencies with real property assets are required to dispose of such real property pursuant to a State of California Department of Finance (DOF) -approved Long-Range Property Management Plan (LRPMP). Following this action, the LRPMP is now the governing document for all subject properties, and supersede all other provisions relating to the disposition and use of all the real property assets of the former redevelopment agency.

The Long-Range Property Management Plan (LRPMP), provides direction for the disposition and use of the real property assets held by the Successor Agency. The document includes 42 parcels of land, divided among 19 separate sites, 12 of which were designated for “Government Use”, three (3) of which were designated for “Future Development”, three (3) of which were designated “For Sale” and one (1) of which was subject to an “Enforceable Obligation” (reference the sites and parcels summary provided on pages 4-6 of the LRPMP).

The Future Development designated Sites are identified within the Long-Range Property Management Plan as Site Nos. 13, 14 and 15 (APNs 017-121-018 [Site No. 13], 017-280-002 & -020 [Site No. 14] and 017-020-001 [Site No. 15] provides property details of each Site is attached herein as Attachment 'A'. The LRPMP requires that the Future Development designed Sites be transferred to the City and designates the City as the responsible entity, in lieu of the Successor Agency, for the future disposition of Sites designated for Future Development and for compliance with the applicable provisions of the HSC governing the future transfer of these Sites to third parties. Consistent with the City's LRPMP Obligations and DOF's confirmations, the Successor Agency may transfer its remaining real property assets that are designated for "Future Development" within the LRPMP to the City, which are more particularly described within Exhibit "A" to the attached Resolution, and that the City may process Compensation Agreements (or similar instruments) in the future, which is anticipated to occur when such real property assets are transferred to third-party entities.

Approval of the attached Resolution No. 2022-48, which is attached herein as Attachment 'B', authorizes the transfer to the City of Site Nos. 13, 14 and 15 (APNs 017-121-018 [Site No. 13], 017-280-002 & -020 [Site No. 14] and 017-020-001 [Site No. 15] by no cost via quitclaim deed, and designates the City to implement the LRPMP on behalf of the Successor Agency through the ultimate future sale of the Property to third-party entities. The transfer of the subject property is also consistent with the California Government Code (the "GC") § 54234 (b) and § 103 of the Surplus Land Act (the "SLA") which states that such properties are exempt from the California Surplus Land Act if the transfer is completed by December 31, 2022.

Staff recommends Council Approve Resolution No. 2022-48, authorizing the transfer of real property listed in the Long-Range Property Management Plan as Site Nos. 13, 14 and 15 (APNs 017-121-018 [Site No. 13], 017-280-002 & -020 [Site No. 14] and 017-020-001 [Site No. 15] to the City of Dinuba, and authorize s the City Manager or designee to execute all necessary documentation require to complete the transfer.

FISCAL IMPACT

Per the HSC and the LRPMP, upon the ultimate sale or lease of the Property, the net proceeds (net of the City's costs of sale or lease) will be submitted to the Tulare County Auditor-Controller (the "CAC"). Once received, the CAC will in turn distribute the funds to the effected taxing entities in proportion to each taxing entities' proportionate share of the General Tax Levy (the "GTL"). Effected taxing entities are those that receive a share of the GTL attributable to the Tax Rate Area (the "TRA") in which the Property is located, which includes the City of Dinuba. As an exemplar only, Dinuba's proportion of the GTL during FY 2019-20 was approximately 18.9%.

PUBLIC HEARING

None Required.

ATTACHMENTS:

Description

A. Long Range Prperty Management Plan (LRPMP)

B. 2022-48 AUTHORIZING THE TRANSFER OF CERTAIN REAL PROPERTY ASSETS FROM THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA TO THE CITY OF DINUBA

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

Prepared for the:

Successor Agency to the Redevelopment Agency of the City of Dinuba
405 East El Monte Way
Dinuba, CA 93618

www.dinuba.ca.gov

September 2015
Amended November 2015

Prepared by:

Urban Futures Inc.
Corporate Office
3111 North Tustin Street,
Suite 230
Orange, CA 92865
(714) 283-9334 • FAX (714) 283-5465

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

CITY COUNCIL/ SUCCESSOR AGENCY BOARD

Emilio Morales, *Mayor – District 1*

Scott Harness, *Vice-Mayor – District 3*

Maribel Reynosa, *Councilmember – District 2*

Kuldip Thusu, *Councilmember – District 4*

Mike Smith, *Councilmember – District 5*

CITY STAFF

Luis Patlan, *City Manager/Executive Director*

Cass Cook, *Director of Finance*

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

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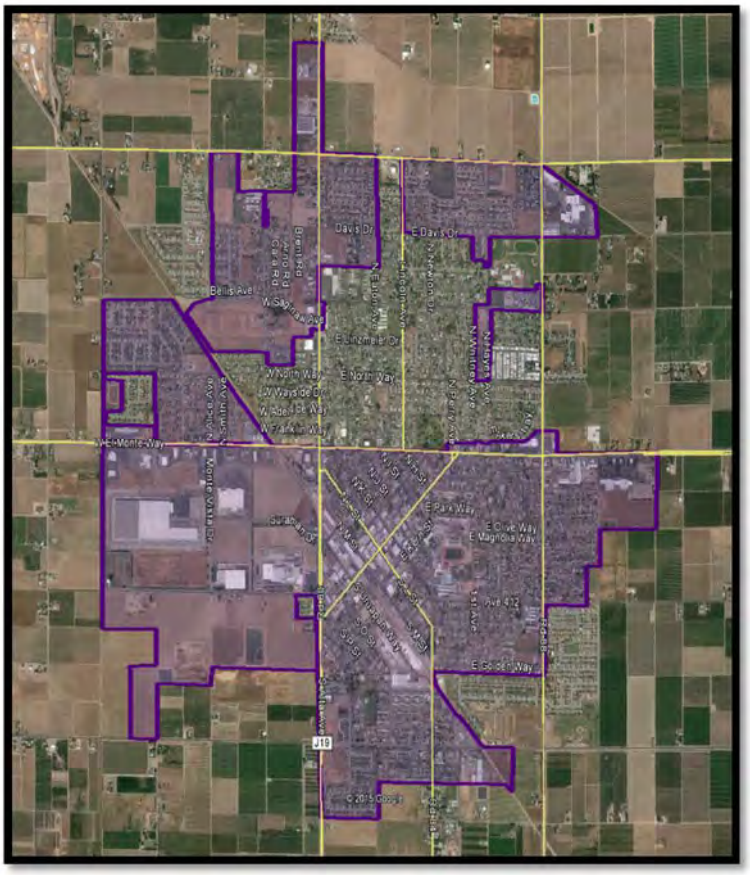
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I. Introduction

The City of Dinuba (the "City"), incorporated in 1906, is the 5th largest municipality by population in Tulare County, and is part of the Visalia Metropolitan Statistical Area. The City spans approximately 6.5 square miles. As of January 1, 2015, the California Department of Finance (the "DOF") reports the City's population to be 23,966.

Former Redevelopment Agency



The Former Redevelopment Agency of the City of Dinuba (the "Agency") was organized in 1984, pursuant to § 33000 *et seq.* of the California Health and Safety Code (the "HSC") and was responsible for the administration of redevelopment activities within the City. The governing board of the Agency was composed of the five members of the City Council.

The City Council of the City (the "City Council") adopted Redevelopment Plan No. 1 ("Plan No. 1") for the City of Dinuba Redevelopment Project ("Project No. 1") by City Council Ordinance No. 668 on July 6, 1984, adopted Redevelopment Plan No. 2 ("Plan No. 2") for the Dinuba Redevelopment Project No.2 ("Project No. 2") by City Council Ordinance No. 89-04 on June 27, 1989, and adopted Amendment No. 1 to Project No. 2 by City Council Ordinance No. 90-18 on June 26, 1990. On November 12, 1991, the City Council adopted a "merger" amendment to Plan Nos. 1 and 2 (the "Merged Plan") by Ordinance No. 91-13. The Merged Plan was subsequently amended five times, each time adding territory: (i) Amendment No. 1 – adopted November 12, 1993, by Ordinance 93-11; (ii) Amendment No. 2 – adopted June 27, 1995, by Ordinance No. 95-06; (iii) Amendment No. 3 – adopted July 10, 2001, by Ordinance No. 2001-08; (iv) Amendment No. 4 – adopted July 12, 2005, by Ordinance No. 2005-14; and (v) Amendment No. 5 – adopted July 8,2008, by Ordinance No. 2008-03.

Dissolution of Redevelopment Agencies

Trailer bills ABx1 26 and ABx1 27 were signed by the Governor of California on June 28, 2011, making certain changes to the HSC, including adding Part 1.8 (commencing with § 34161) ("Part 1.8") and Part 1.85 (commencing with § 34170) ("Part 1.85") to Division 24 of the HSC. The California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that ABx1 26 and ABx1 27 were unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding ABx1 26, invalidating ABx1 27, and holding that ABx1 26 may be severed from ABx1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations under HSC Part 1.85 arising before May 1, 2012 to take effect four months later while leaving the effective dates or deadline for performance of obligations under HSC Part 1.8 unchanged. Consistent with the applicable provisions of the HSC, the City Council elected to serve in the capacity of the Successor Agency to the Community Redevelopment Agency of the City of Dinuba (the "Successor Agency").

Further, on June 27, 2012, the Governor signed budget trailer bill AB 1484 into law, resulting in further procedural and substantive changes to the duties of and procedures to be followed by successor agencies, oversight boards, county auditor-controllers and the California Department of Finance (the "DOF"). This includes, but is not limited to, the manner in which the Successor Agency disposes of real property assets. Specifically, AB 1484 added HSC § 34191.5 which requires the Successor Agency to prepare a Long Range Property Management Plan (the "LRPMP") as a prerequisite to the disposition of real property assets.

Long Range Property Management Plan

Per the applicable provisions of the HSC, no later than six (6) months after a successor agency receives its Finding of Completion from the DOF (per HSC § 34179.7), the Successor Agency must submit its LRPMP to the Oversight Board and the DOF for approval. The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses for the property pursuant to AB 1484 include:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; and
4. Use of the property to fulfill an enforceable obligation.[1]

Upon DOF's approval of the LRPMP, the properties are to be placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency in accordance with the approved LRPMP. If the LRPMP plan calls for use or liquidation (sale to obtain revenues) of a property for a project identified in an approved redevelopment plan, that property is to be transferred to the sponsoring community for that purpose. If the LRPMP calls for the liquidation of the property or use of revenues from the property for purposes other than a project identified in a redevelopment plan or other than to fulfill an enforceable obligation, the proceeds from the sale are to be distributed as property taxes to the taxing entities. A general outline of real property disposition procedure is included as Exhibit "A."

[1] HSC § 34191.5 (c)(2))

This LRPMP was prepared in compliance with those pertinent sections of the HSC that govern the LRPMP's prerequisites, content, and approval process. For ease of review, the pertinent sections of the HSC are included in Exhibit "B."

The Successor Agency received its Finding of Completion from the DOF on July 29, 2015 (Exhibit "C"). The LRPMP was approved by Resolution of the Successor Agency Board on October 27, 2015 (Exhibit "D") and approved by Resolution of the Oversight Board on November 3, 2015 (Exhibit "E").

The Amended November 2015 LRPMP was approved by Resolution of the Oversight Board on December 21, 2015 (Exhibit "E").

II. Long-Range Property Management Plan Property Inventory Data

The Successor Agency has jurisdiction over 43 parcels grouped into 18 sites (the "Properties"), all of which are located within the boundaries of the City and subject to the provisions of the Agency's Project Area Redevelopment Plan and any subsequent mergers and amendments, the Agency's Five-Year Implementation Plan 2005-2010, the City's General Plan, Municipal Code and land use regulations, and related Specific Plans.

Successor Agency: Dinuba
County: Tulare

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information									
		HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		HSC § 34191.5 (c)(1)(B)	HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(1)(D)	HSC § 34191.5 (c)(1)(E)		HSC § 34191.5 (c)(1)(F)	HSC § 34191.5 (c)(1)(G)		HSC § 34191.5 (c)(1)(H)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Prop…Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Est'd Current Parcel Value	Annual Estimate Income/Rev	Contractual use income/rev	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
1 Dinuba Police Community Service Office	168 South "L" St.	017-122-011	Public Building	GU	N/A	Local Gov't Building	Aug 1999	$70,000	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.09	C-2	$1.00	None	N/A	No	No	Yes	No
2 Dinuba Transit Center	180 W. Merced St.	017-113-009	Public Building	GU	N/A	Local Gov't Building	Jan 2002	$205,000	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.69	C-4	$1.00	None	N/A	No	No	Yes	No
3 Ventura Street Right-of-Way	Ventura Street	017-300-025	Roadway / Walkway	GU	N/A	Right-of-Way	Feb 2002	$10	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.14	M-1	$1.00	None	N/A	No	No	Yes	No
4 Shopper's Alley Walkway Park	Between K and L Streets	017-121-025	Roadway / Walkway / Park	GU	N/A	Right-of-Way	Jan 1995	$18,865	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.08	C-2	$1.00	None	N/A	No	No	Yes	No
5 Kamm Avenue City Water Well Site	Kamm Ave. East of S. Greene Ave.	017-210-016	Other	GU	N/A	Water Well	Jul 1991	$16,956	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.27	RCO	$1.00	None	N/A	No	No	Yes	No
6 Dinuba Community Park Sportsplex Facility	201 N. Uruapan Dr.	017-202-015	Public Building	GU	N/A	Parks	May 2009	$403,442	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.22	M-1	$1.00	None	N/A	No	No	Yes	No
		017-202-019													1.48								
7 Rose Ann Vuich Park Property	189 N. Perry Ave.	014-171-006	Park / Open Space	GU	N/A	Park	Jul 2005	$179,732	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.14	RCO	$1.00	None	N/A	No	No	Yes	No
	157 N. Perry Ave.	014-171-008					Aug 2005	$173,474							0.18					Yes			
	259 N. Perry Ave.	014-171-012					Jan 2008	$151,238							0.14					No			

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[4] See Exhibit "G" for zoning information
[5] Staff continues to search records for acquisition date

C-2 – Downtown Commercial District
C-4 – General Commercial District
CAC – County Auditor controller
EO – Enforceable Obligation on approved ROPS
FD – Future Development
GU – Government Use
M-1 – Light Industrial District
N/A – Not applicable
RCO – Recreational Open Space
RM – Multiple Family Residential
TE – Taxing Entities
TBD – To Be Determined

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information									
		HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		HSC § 34191.5 (c)(1)(B)	HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(1)(D)	HSC § 34191.5 (c)(1)(E)		HSC § 34191.5 (c)(1)(F)	HSC § 34191.5 (c)(1)(G)		HSC § 34191.5 (c)(1)H)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Prop...Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Est'd Current Parcel Value	Annual Estimate Income/Rev	Contractual use income/rev	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
8 Roosevelt Park Community Center Property	290 California Ave.	018-042-001	Park / Open Space	GU	N/A	Park	Aug 2003	$50,920	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.14	RCO	$1.00	None	N/A	No	No	Yes	No
	320 California Ave.	018-042-002					Jun 2001	$65,481							0.14								
	350 California Ave.	018-042-004					Mar 2005	$95,000							0.14								
	366 California Ave.	018-042-005					Apr 2008	$126,272							0.11								
	388 California Ave.	018-042-006					May 2002	$45,875							0.14								
9 Dinuba Entertainment Park Plaza	S. "L" Street	017-141-007	Park / Open Space	GU	N/A	Park	Nov 1998	$39,171	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.17	C-2	$1.00	None	N/A	No	No	Yes	No
		017-141-014																					
	288 South "M" St.	017-144-009					Aug 2004	$1.00							0.34	C-4				Yes			
	289 South "L" St.	017-144-003					Jun 1987	$8,086							0.17	C-2				No			
		017-144-004					Mar 2011 [5]	$240,338							0.17								
		017-144-005					Mar 2011 [5]								0.17								
10 Centennial Park	1591 W. Sierra Way	017-030-025	Park / Open Space	GU	N/A	Park	Feb 1998	$100,301	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	1.00	M-1	$1.00	None	N/A	No	No	Yes	No
11 "K" St Parking Lot	Between K and L Streets	017-121-023	Parking Lot / Structure	GU	N/A	Parking Lot	Feb 1992	$66,027	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.28	C-2	$1.00	None	N/A	No	No	Yes	No
		017-121-004					Jan 1995	$21,223							0.09								
12 Groundwater Recharge/Recovery Property	Sierra Way	017-020-050	Other	GU	N/A	Water Recovery Site	Oct 2008	$369,955	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	22.37	M-1	$1.00	None	N/A	No	No	Yes	No
13 Historic Strand Theatre	188 North "L" St.	017-121-018	Public Building	FD	N/A	See LRPMP Text	Mar 2011 [5]	$193,117	$1.00	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	0.26	C-2	$1.00	None	N/A	No	No	Yes	No
14 Vacant Surabian Drive Commercial / Industrial Property	Surabian Dr	017-280-002	Vacant Commercial / Industrial Property	FD	N/A	See LRPMP Text	Aug 2005	$513,463	$522,676	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	11.66	M-1	$522,676	None	N/A	No	No	Yes	No
		017-280-020					Jul 2005	$711,032							8.93	C-4							

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FD – Future Development
GU – Government Use
M-1 – Light Industrial District
N/A – Not applicable
RCO – Recreational Open Space
TE – Taxing Entities
TBD – To Be Determined

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information								
		HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		HSC § 34191.5 (c)(1)(B)	HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(1)(D)	HSC § 34191.5 (c)(1)(E)		HSC § 34191.5 (c)(1)(F)	HSC § 34191.5 (c)(1)(G)		HSC § 34191.5 (c)(1)H)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Prop...Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Est'd Current Parcel Value	Annual Estimate Income/Rev	Contractual use income/rev	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
15 Vacant Road 74 Industrial Property	Road 74	017-020-001	Vacant Industrial Property	FD	EO or to CAC for TE	See LRPMP Text	Mar 2011 [5]	$1,313,298	$507,699	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	20.00	M-1	$507,699	None	N/A	No	No	Yes	No
16 Vacant Avenue 412 Commercial / Industrial Property	Avenue 412	017-273-001 017-320-001 017-320-003 017-020-041 017-020-042 017-020-047 017-020-051	Vacant Commercial / Industrial Property	Sell	EO or to CAC for TE	Sell	Aug 1996 May 2005 June 2005 Oct 2008	$350,000 $472,264 $155,273 $141,069	$1,668,169	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	10.00 9.41 9.66 19.69 9.10 9.46 8.53	M-1 RCO C-4 M-1	$1,668,169	None	N/A	No	No	Yes	No
17 Vacant Avenue 412 Industrial Property	Avenue 412	017-020-049	Vacant Industrial Property	Sell	EO or to CAC for TE	Sell	Oct 2008	$51,764	$312,276	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	3.13	M-1	$312,276	None	N/A	No	No	Yes	No
18 Vacant S. "L" Street Commercial Property	220 S. "L" Street	017-141-010	Vacant Commercial Property	Sell	EO or to CAC for TE	Sell	Jun 2010	$65,180		Aug 2015	NDC Sale Comps	TBD		Alleviate Blight	0.36	C-2	$312,276	None	N/A	No	No	Yes	No
19 Vacant El Monte Way Commercial Property	El Monte Way	014-063-034 014-063-035 014-063-036 014-063-037	Vacant Commercial Property	EO	Measure "R"	EO	Apr 2011	$0.00	$52,877	Sep 2015	TBD	TBD		Alleviate Blight	0.12 0.12 0.16 0.13	C-4	$52,877	None	N/A	No	No	Yes	No

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N/A – Not applicable
RCO – Recreational Open Space
TE – Taxing Entities
TBD – To Be Determined

III. Property to be Transferred for Governmental Use



Site No. 1 – Dinuba Police Community Service Office

Address:	*168 S. "L" Street*
APN:	*017-122-011*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 1 is the Dinuba Police Community Service Office (the "Police Service Office") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Police Service Office was acquired by the Agency in August 1999, and carries a Book Value of $70,000. The Police Service Office was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Police Service Office is $1.00.

Site No. 1 – Dinuba Police Community Service Office

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Police Service Office consists of one (1) 0.09-acre parcel (APN 017-122-011) located at 168 S. "L" Street. The Property contains a 1-story building that is approximately 1,200 sf.

The Police Service Office is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The ECV for the Police Service Office is based on its current use as a public building, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Police Service Office.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Police Service Office.[2]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Police Service Office.

The transfer of the Police Service Office to the City of Dinuba advances the planning objectives of the City and the Successor Agency to maintain a police presence within the downtown.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Police Service Office.

I. ***Disposition of Property:***
The Police Service Office is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

[2] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=168+south+l+street%2C+dinuba%2C+ca

Site No. 1 – Dinuba Police Community Service Office

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Police Service Office to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 2: Dinuba Transit Center

(a local agency administrative building)

Address:	*180 W. Merced Street*
APN:	*017-133-09*





Site No. 2: Dinuba Transit Center

(a local agency administrative building)

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 2 is the Dinuba Transit Center (the "DTC") is a local agency administrative building and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the DTC was acquired by the Agency in January 2002 and carries a Book Value of $205,000. The DTC was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the DTC is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The DTC consists of one (1) 0.69-acre parcel (APN 017-133-009) located at 180 W. Merced Street. The Property contains a 1-story building that is approximately 6,000 sf and landscaping/parking lot that is approximately 24,000 sf. The DTC is a local agency administrative building wherein the following services are administered: bus transit services, 1st Time Homebuyer Program assistance, Housing Rehabilitation Program assistance, utility payments center, cooling center, free Wi-Fi, and Park & Ride.

The DTC is zoned General Commercial District (C-4). The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV for the DTC is based on its current use as a public building, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

There are no site revenues generated from the DTC.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***

There is no history of environmental contamination or reports in conjunction with the DTC.[3]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a Transit Oriented Development in conjunction with the DTC.

The transfer of the DTC to the City of Dinuba advances the planning objectives of the City and the Successor Agency to establish a public transit center.

[3] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=180+w+merced+st+dinuba+ca

Site No. 2: Dinuba Transit Center

(a local agency administrative building)

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

There are no development proposals and activity in conjunction with the DTC.

I. ***Disposition of Property:***

The DTC is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the DTC to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 3: Ventura Street Right-of-Way

Address:	*Ventura Street*
APN:	*017-300-025*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 3 is the Ventura Street Right-of-Way (the "ROW") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the ROW was acquired by the Agency in February 2002 and carries a Book Value of $10. The ROW was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The

Site No. 3: Ventura Street Right-of-Way

estimated current value (the "ECV") of the ROW is $1.00. The following table details the property records:

Acquisition Details of the Ventura Street Right-of-Way			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-300-025	Feb 2002	$10	017-300-008

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The ROW consists of one (1) 0.14-acre parcel (APN 017-300-025) located at the intersection of Ventura Street and S. M Street. The ROW is proposed to be used as right-of-way for the realignment of Ventura Street in conjunction with an at-grade railroad crossing. In addition, the ROW is a non-conforming under-sized lot that does not comply with the M-1 zoning standards.

The ROW is zoned Light Industrial (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The ECV for the ROW is based on its use as right-of-way for the realignment of Ventura Street in conjunction with an at-grade railroad crossing. Since the minimum lot size in the M-1 zone is 1 acre, the ROW has no economic development value, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the ROW.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the ROW.[4]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the ROW.

The transfer of the ROW to the City of Dinuba advances the planning objectives of the City and the Successor Agency to realign Ventura Street in conjunction with an at-grade railroad crossing.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the ROW.

I. ***Disposition of Property:***
The ROW is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

[4] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=ventura+street+%26+m+street+dinuba%2C+ca+

Site No. 3: Ventura Street Right-of-Way

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the ROW to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 4: Shopper's Alley Walkway Park

Address:	*N. "L" Street*
APN:	*017-121-025*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 4 is Shopper's Alley Walkway Park (the "Walkway Park") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Walkway Park was acquired by the Agency in January 1995, and carries a Book Value of $18,865. The Walkway Park was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Walkway Park is $1.00.

Site No. 4: Shopper's Alley Walkway Park

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Walkway Park consists of one (1) 0.08-acre parcel (APN 017-121-025) located on N. "L" Street, approximately 460 feet southeast of E. Fresno Street. The Walkway Park contains street lamps, planter, trees, and paving stones. It is used as a public park/gathering plaza and a walkway that serves several local businesses as well as general access to the public for parking lots located on N. "K" Street.

The Walkway Park is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. In addition, the Walkway Park is a non-conforming lot size and therefore it is not possible to develop the property.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

The ECV for the Walkway Park is based on its current use as a public park/gathering plaza and a walkway, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. Site Revenues (HSC § 34191.5 (c)(1)(E):

There are no site revenues generated from the Walkway Park.

F. History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Walkway Park.[5]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a Transit Oriented Development in conjunction with the Walkway Park.

The transfer of the Walkway Park to the City of Dinuba advances the planning objectives of the City and the Successor Agency to maintain a public park/gathering plaza and a walkway that serves several local businesses as well as access to parking lots located on N. "K" Street and to continue to maintain the circulation pattern for parking and pedestrian traffic.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There are no development proposals and activity in conjunction with the Walkway Park.

[5] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=L+Street+%26+fresno+street+dinuba%2C+ca+

Site No. 4: Shopper's Alley Walkway Park

I. ***Disposition of Property:***

The Walkway Park is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Walkway Park to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 5: Kamm Avenue City Water Well Site

Address:	*Kamm Avenue*
APNs:	*017-210-016*



A. Permissible Use (HSC § 34191.5 (c)(2)):

Site No. 5 is the Kamm Avenue City Water Well Site (the "Water Well Site") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):

Property records indicate that the Water Well Site was acquired by the Agency in July 1991 and carries a Book Value of $16,956. The Water Well Site was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Water Well Site is $1.00.

Site No. 5: Kamm Avenue City Water Well Site

The following table details the property records:

Acquisition Details of the Kamm Avenue City Water Well Site			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-210-016	Jul 1991	$16,956	017-021-003

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Water Well Site consists of one (1) 0.05-acre parcel (APN 017-210-016) located on Kamm Avenue, approximately 450 feet east of S. Alta Avenue. The Water Well Site occupies the southeast corner of Wilson Elementary School.

Water Well Site is zoned Resource Conservation, Public Use and Open Space District (RCO). The RCO land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan. In addition, the Water Well Site is a non-conforming under-sized lot that does not comply with the development standards of the Municipal Code.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
Based on the Water Well Site's current use as a City well site, and therefore, the Successor Agency has determined its ECV to be is $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Water Well Site.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Water Well Site.[6]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Water Well Site.

The transfer of the Water Well Site to the City of Dinuba advances the planning objectives of the City and Successor Agency to divest the Successor Agency from ownership of a City water well site.

[6] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Kamm+Ave+%26+Greene+Ave+dinuba%2C+ca+

Site No. 5: Kamm Avenue City Water Well Site

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Water Well Site.

I. ***Disposition of Property:***
The Water Well Site is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Water Well Site to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 6: Dinuba Community Park Sportsplex Facility

Address:	*201 N. Uruapan Drive*	
APNs:	*017-202-015*	*017-202-019*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 6 is the Dinuba Community Park Sportsplex Facility (the "Community Park Sportsplex") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

Site No. 6: Dinuba Community Park Sportsplex Facility

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Community Park Sportsplex was acquired by the Agency in May 2009 and carries a Book Value of $403,442. The Community Park Sportsplex was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Community Park Sportsplex is $1.00. The following table details the property records:

Acquisition Details of the Dinuba Community Park Sportsplex Facility			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-202-015	May 2009	$403,442	017-202-015
017-202-019			017-201-004

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Community Park Sportsplex consists of two (2) parcels (APNs: 017-201-004, -015) totaling 1.70 acres, located at 201 N. Uruapan Drive. The Community Park Sportsplex, which was originally a warehouse, is now a 44,000 square foot venue where community members can stay active together and have fun. The Sportsplex contains restrooms, an office, a skate park, an arcade area, a ping pong table, three softball batting cages, three baseball batting cages and two multipurpose courts for basketball and volleyball. The artificial turf can be used for soccer, football, baseball or softball pitching, hitting, and infield instructional training.

The Community Park Sportsplex is zoned Light Industrial (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV of the Community Park Sportsplex is based on its current use as public park building, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

There are no site revenues generated from the Community Park Sportsplex.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***

There is no history of environmental contamination or reports in conjunction with the Community Park Sportsplex.[7]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a Transit Oriented Development in conjunction with the Community Park Sportsplex.

The transfer of the Community Park Sportsplex to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining the City's recreational opportunities.

[7] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=201+N.+Uruapan+Drive+dinuba%2C+ca+

Site No. 6: Dinuba Community Park Sportsplex Facility

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Community Park Sportsplex.

I. ***Disposition of Property:***
The Community Park Sportsplex is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Community Park Sportsplex to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 7: Rose Ann Vuich Park Property

Address:	*189 N. Perry Avenue*	*157 N. Perry Avenue*	*259 N. Perry Avenue*
APNs:	*014-171-006*	*014-171-008*	*014-171-012*









Site No. 7: Rose Ann Vuich Park Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 7 is Rose Ann Vuich Park Property (the "Vuich Park Property") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Vuich Park Property was acquired by the Agency in several separate transactions and carries a total Book Value of $504,444. The Vuich Park Property was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vuich Park Property is $1.00. The following table details the property records:

Acquisition Details of Rose Ann Vuich Park Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
014-141-006	Jul 2005	$179,732	---
014-141-008	Aug 2005	$173,474	---
014-141-012	Jan 2008	$151,238	---

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Vuich Park Property consists of three (3) parcels (APNs: 014-171-006, -008, -012) totaling 0.46 acres and located at 157, 189, and 259 N. Perry Avenue. These parcels are part of a larger land assembly project being conducted by the City that will ultimately expand Rose Ann Vuich Park to 10.75 acres.

The Vuich Park Property is zoned Resource Conservation, Public Use and Open Space District (RCO). The RCO land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV for the Vuich Park Property is based on its current use as a park, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

There are no site revenues generated from the Vuich Park Property.

Site No. 7: Rose Ann Vuich Park Property

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***

APN 014-171-008

The gas station at the corner of Perry Avenue and Avenue 416 was cited for leaking underground storage tank ("LUST").[8] As a result, the remediation work plan called for groundwater and soil vapor monitoring to occur. APN 014-171-008 contains two (2) groundwater monitoring wells and several soil vapor extraction points. The latest findings (September 16, 2015) show that there is no risk from vapor intrusion to nearby residences during AS/SVE system operations.[9]

APN 014-171-006
014-171-012

There is no history of environmental contamination or reports in conjunction with APNs 014-171-006, -012.

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a Transit Oriented Development in conjunction with the Vuich Park Property.

The transfer of the Vuich Park Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining and expanding the City's Resource Conservation District's recreational opportunities.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

There are no development proposals and activity in conjunction with the Vuich Park Property.

I. ***Disposition of Property:***

The Vuich Park Property is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Vuich Park Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

[8] http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610700350&mytab=esidata#esidata

[9] *Soil Vapor Survey Report – Gas N Save – 108 East El Monte Way (at Perry Avenue)*, Wayne Perry, Inc., Environmental Remediation and Consulting, September 16, 2015,

Site No. 8: Roosevelt Park Property

Address:	*290 California Avenue*	*320 California Avenue*	*350 California Avenue*	*366 California Avenue*	*388 California Avenue*
APNs:	*018-042-001*	*018-042-002*	*018-042-004*	*018-042-005*	*018-042-005*









Site No. 8: Roosevelt Park Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 8 is the Roosevelt Park Property and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Roosevelt Park Property was acquired by the Agency in several separate transactions and carries a total Book Value of $383,548. The Roosevelt Park Property was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Roosevelt Park Property is $1.00. The following table details the property records:

Acquisition Details of the Roosevelt Park Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
018-042-001	Aug 2003	$50,920	---
018-042-002	Jun 2001	$65,481	---
018-042-004	Mar 2005	$95,000	---
018-042-005	Apr 2008	$126,272	---
018-042-006	May 2002	$45,875	---

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Roosevelt Park Property consists of five (5) parcels (APNs: 018-042-001, -002, -004, -005, -006) totaling 0.67 acres and located at 290, 320, 350, 366, and 388 California Street. These parcels are part of a larger land assembly project being conducted by the City that will ultimately expand the Park to 6 acres.

The Roosevelt Park Property is zoned Resource Conservation, Public Use and Open Space District (RCO). The RCO land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV for the Roosevelt Park Property is based on its current use as a park, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***

There are no site revenues generated from the Roosevelt Park Property.

Site No. 8: Roosevelt Park Property

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Roosevelt Park Property.[10]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Roosevelt Park Property.

The transfer of the Roosevelt Park Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining and expanding the City's Resource Conservation District's recreational opportunities.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Roosevelt Park Property.

I. ***Disposition of Property:***
The Roosevelt Park Property is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Roosevelt Park Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

[10] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=350+California+Avenue+dinuba%2C+ca+

Site No. 9: Dinuba Entertainment Park Plaza

Address:	*S. "L" Street*	*288 S "M" Street*	*289 S. "L" Street*
APNs:	*017-141-007*	*017-144-009*	*017-144-003*
	017-141-014		*017-144-004*
	017-141-015		*017-144-005*







Site No. 9: Dinuba Entertainment Park Plaza



A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 9 is the Dinuba Entertainment Park Plaza (the "Entertainment Park Plaza") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Entertainment Park Plaza was acquired by the Agency in several separate transactions and carries a total Book Value of $352,776. The following table details the property records:

Acquisition Details Dinuba Entertainment Park Plaza			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-141-007	Nov 1998	$39,171	---
017-141-014			017-141-008
017-141-010	Jun 2010	$65,180	---
017-144-003	Jun 1987	$8,086	017-014-003 017-014-004
017-144-004	*	$240,338	---
017-144-005	*		---
017-144-009	Aug 2004	$1.00	---

* Staff continues to search records for acquisition date

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency

The Entertainment Park Plaza was acquired in order to meet the revitalization goals of the City and the Successor Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Entertainment Park Plaza is $1.00.

Site No. 9: Dinuba Entertainment Park Plaza

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Entertainment Park Plaza consists of seven (7) parcels (APNs: 017-141-007, -010, -014 and 017-144-009, -003, -004, -005) totaling 1.38 acres and located at 220 and 289 S. "L" Street and 288 S. "M" Street. These parcels are part of a larger land assembly project that will expand the use and development of the Entertainment Park Plaza into an area of the City that will concentrate on community entertainment venues. The Entertainment Park consists of two facilities: (i) the Park Plaza; and (ii) two (2) non-contiguous public parking lots. The Entertainment Park Plaza currently consists of a public park plaza, skate park and parking lots, and privately owned movie theater, bowling alley, restaurants and museum. The Successor Agency owns and maintains the public: (i) parking lots – one paved lot and one dirt lot; (ii) Skate Park; and (iii) park plaza grounds.

The Entertainment Park Plaza is located in the City's Central Business District (the "CBD") and is zoned Downtown Commercial District (C-2) and General Commercial District (C-4). The CBD designation is a section of the city which is the principal shopping, commerce area and focal point of many individual stores and businesses individually owned and/or operated. The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

Since no fees are charged for the use of the park plaza, or the parking lots of the Entertainment Park Plaza, the Successor Agency has determined the ECV to be $1.00.

E. Site Revenues (HSC § 34191.5 (c)(1)(E):

There are no site revenues generated from the Entertainment Park Plaza.

F. History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):

APN 017-144-009[11]

In June 2003, a Phase-I Environmental Assessment was completed. As a result, an underground storage tank was located and removed; the tank had not bottom. Spoil contamination was detected and soil removal and sampling was initiated. In August 2003, a site assessment work plan was approved. In October 2003, drilling and sail sampling took place. After the assessment of the data, in January 2004, additional drilling and sampling was ordered/conducted. In January 2004, an *Update Site Assessment Summary – 288 South "M" Street – Dinuba, California* was prepared by Krazan & Associates, Inc. The report concluded and recommended the following:

[11] http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610725070

Site No. 9: Dinuba Entertainment Park Plaza

> "Based on detectable concentration of PHCs in the January 5, 2004 down gradient groundwater sample, it appears groundwater has been impacted by the former UST contents. The lateral extent of impacted groundwater has not been defined and was not part of the scope of this updated site assessment. The nearest municipal water well is approximately 2,000 feet southwest from the site, and it does not appear at this time that PHCs from the subject site pose a threat to this well. Krazan recommends additional groundwater assessment is conducted based on the TCDEHS [Tulare County Department of Environmental Health Services] and RWQCB [Regional Water Quality Control Board] review of this report."

In March 2004, a groundwater assessment work plan was approved. In December 2007, with no funds available for assessment/monitoring/remediation and with the State Water Quality Control Board approval, the city decided not to implement to 2004 wok plan and leave the site vacant for 20 year +/- and continue groundwater sampling until safe limits of contamination have been achieved.

In November 2013, Krazan & Associates, Inc. prepared and submitted the *June 2013 Second Semi-Annual Groundwater Monitoring Event Report*. The TCEHSD approved the report and strongly encouraged the City to move toward site remediation with in situ air sparging with concurrent soil vapor extraction. In January 2014, Krazan & Associates, Inc. submitted a *Soil Vapor Extraction Pilot Test Work Plan* to the TCEHSD. In late January, the TCEHSD approved the work plan.
The City continues to search for grants in order to move the remediation and required continued monitoring forward.

APN 017-141-007, -014, -010
017-144-003, -004, 005
There is no history of environmental contamination or reports in conjunction with APNs: 014-141-007, -014, -010 and 017-144-003, -004, -005.

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):
There is no potential for a Transit Oriented Development in conjunction with the Entertainment Park Plaza.

The transfer of the Entertainment Park Plaza to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to (i) invest in the community by maintaining City's entertainment and recreational opportunities; (ii) continuation and expansion of the City's greenbelt; and (iii) achieve and maintain a balance between parking supply and demand.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):
There are no development proposals and activity in conjunction with the Entertainment Park Plaza.

Site No. 9: Dinuba Entertainment Park Plaza

I. ***Disposition of Property:***

The Entertainment Park Plaza is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Entertainment Park Plaza to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 10: Centennial Park Property

Address:	*1591 W. Sierra Way*
APN:	*017-030-025*





A. ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***
Site No. 10 is Centennial Park and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

Site No. 10: Centennial Park Property

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Centennial Park Property was acquired by the Agency in February 1998, and carries a Book Value of $100,301. The Centennial Park Property was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Centennial Park is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Centennial Park Property consists of one (1) 1.00-acre parcel (APN 017-030-025) located at 1591 W. Sierra Way.

The Centennial Park Property is zoned Light Industrial (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The ECV for the Centennial Park Property is based on its current use as a park and the location of the Dinuba 1-million gallon Water Tower, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Centennial Park Property.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Centennial Park Property.[12]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Centennial Park Property.

The transfer of the Centennial Park Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining City's recreational opportunities.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Centennial Park Property.

I. ***Disposition of Property:***
The Centennial Park Property is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

[12] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1591+W.+Sierra+Way+dinuba%2C+ca+

Site No. 10: Centennial Park Property

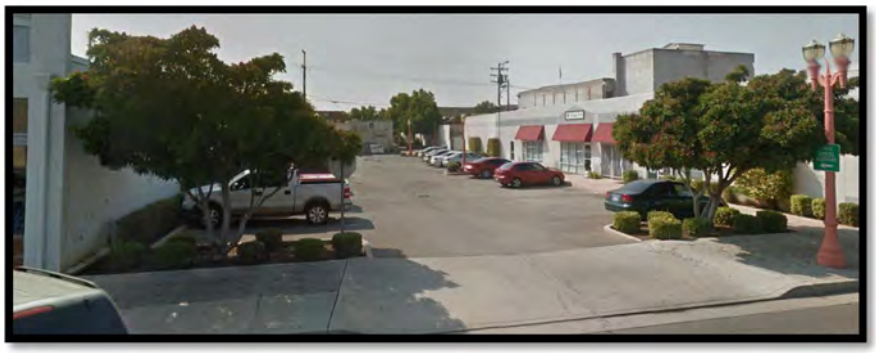
J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer the Centennial Park Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 11: N. "K" Street Parking Lot

Address:	*N. "K" Street*
APNs:	*017-121-004*
	017-121-023





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 11 is the N. "K" Street Parking Lot (the "Parking Lot") and is proposed to be transferred to the City of Dinuba for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Parking Lot was acquired by the Agency February 1992 and January 1995, and carries a total Book Value of $87,250. The Parking Lot was acquired by the

Site No. 11: N. "K" Street Parking Lot

Agency in order to meet the revitalization goals of the City and Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of the Parking Lot is approximately $1.00.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Parking Lot consists of two (2) parcels (APNs 017-121-004, -023) totaling 0.37 acres located on N. "K" Street, approximately 500 feet southeast of N. Fresno Street.

The Parking Lot is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

No fees are charged for the use of the Parking Lot and therefore, the maintenance of the Parking Lot is borne by the Successor Agency, causing a negative cash flow scenario. Since the Parking Lot is used without charge and has a negative cash flow, the Parking Lot's ECV has been determined by the Successor Agency to be $1.00.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Parking Lot.

F. History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Parking Lot.[13]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a Transit Oriented Development in conjunction with the Parking Lot.

The transfer of the Parking Lot to the City of Dinuba advances the planning objectives of the Successor Agency and the City to (i) continue to achieve and maintain a balance between parking supply and demand; and (ii) continue to serve the parking needs of the public.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There are no development proposals and activity in conjunction with Parking Lot.

[13] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=s+k+street+dinuba%2C+ca+

Site No. 11: N. "K" Street Parking Lot

I. Disposition of Property:

The Parking Lot is proposed to be transferred to the City of Dinuba at no cost for governmental use pursuant to HSC § 34181 (a).

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Parking Lot to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 12: Groundwater Recharge/Recovery Property

Address:	*1,200 feet South of Avenue 412*
APNs:	*017-020-050*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 12 is the Groundwater Recharge/Recovery Property (the "GRR Property") and is proposed to be transferred to the City of Dinuba for governmental use pursuant to HSC § 34181 (a).

Site No. 12: Groundwater Recharge/Recovery Property

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the GRR Property was acquired by the Agency in October 2008, and carries a Book Value of $369,955. The following table details the property records:

Acquisition Details of the Groundwater Recharge/Recovery Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-020-050	Oct 2008	$369,955	017-020-034
			017-020-039

The GRR Property was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the GRR Property is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The GRR Property consists of one (1) 22.37-acre parcel (APN 017-020-050) located 1,200 feet south of Avenue 412 and a ¼ of a mile east of Road 74. The GRR consists of inlets, two (2) retention basins, four (4) pumping wells, a storage tank, and an office building.

The GRR Property is located in the Light Industrial District (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The ECV for the GRR Property is based on its current use as a City groundwater recharge/recovery facility, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the GRR property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the GRR Property.[14]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with the GRR Property.

The transfer of the GRR Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to divest the Successor Agency from ownership of a City water facility site.

[14] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 12: Groundwater Recharge/Recovery Property

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development and activity in conjunction with the GRR Property.

I. ***Disposition of Property:***
The GRR Property is proposed to be transferred to the City of Dinuba at no cost for governmental use pursuant to HSC § 34181 (a).

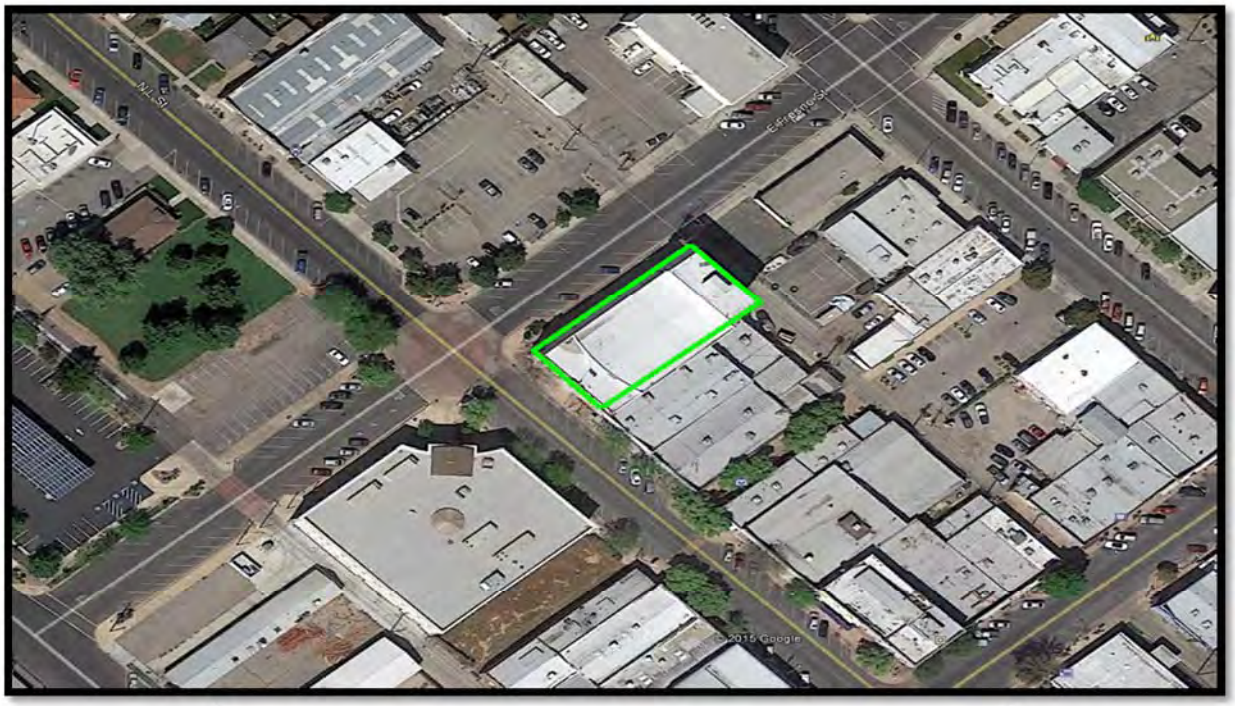
J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the GRR Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

IV. Property to be Transferred for Future Development



Site No. 13: Historic Strand Theatre

Address:	*188 N. "L" Street*
APN:	*017-121-018*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 13 is the Historic Strand Theatre (the "Strand Theatre") and is proposed to be transferred to the City of Dinuba for future development (i.e., use as a government facility), at no charge, pursuant to HSC § 34191.5 (c)(2). The Successor Agency believes this use is fully consistent with the intent of HSC § 34181(a).

Site No. 13: Historic Strand Theatre

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Strand Theatre was acquired by the Agency[15] and carries a Book Value of $193,117. The Strand Theatre was acquired by the Agency in order to alleviate physical and economic blight. The estimated current value (the "ECV") of the Strand Theatre is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Strand Theatre consists of one (1) 0.26-acre parcel (APN 017-121-018). Located on the southeast corner of "L" and Fresno Streets at 188 NB. "L" Street, the Strand Theatre (known in later years as the State Theatre) opened for business on February 3, 1924. As one of the largest buildings in the City at the time, it has been a landmark ever since, although it has been vacant for a number of years. The Strand Theatre is a 10,000 sf multi-story theatre and was stripped of most tenant improvements by the former owner of the building prior to the Agency's acquisition.

The Strand Theatre is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

To determine an ECV for the Strand Theatre, in September 2015, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective.[16] No comparable were located for the Strand Theatre. The ECV was determined to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***

There are no site revenues generated from the Strand Theatre and the maintenance of the building and grounds is borne by the Successor Agency.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***

There is no history of environmental contamination or reports in conjunction with the Strand Theatre.[17]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

[15] Staff continues to search records for acquisition date
[16] www.ndcdata.com
[17] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=188+N.+%93L%94+Street+dinuba%2C+ca+

Site No. 13: Historic Strand Theatre

There is no potential for a TOD in conjunction with Strand Theatre.

The transfer of the Strand Theatre for future development to the City of Dinuba advances the planning objectives of the Successor Agency in accordance with the Agency's Five-Year 2005/2006 through 2009/2010 Implementation Plan that directs the Agency to rehabilitate the Strand Theatre.[18] In addition to the Agency's Five-Year 2005/2006 through 2009/2010 Implementation Plan objective, the transfer of the Strand Theatre for future development to the City of Dinuba will provide (i) a perceivable reduction in blight through new construction and infrastructure; (ii) for the expansion of public facilities that support the community; (iii) public facilities located to efficiently serve the community and are compatible with surrounding land uses and to assure the least intrusive and most compatible integration of related buildings and facilities into the land use pattern of the community; and (iv) availability of sites for the development and expansion of City offices.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There is no history of previous history of development proposal or activities in conjunction with the Strand Theatre.

I. Disposition of Property:

The Strand Theatre is proposed to be transferred to the City of Dinuba for governmental use pursuant to HSC §34181(a), at no cost to the City for the reasons stated above.

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. The transfer of the Strand Theatre to the City of Dinuba will occur only after the LRPMP is approved by the DOF and at no cost to the City.

For property to be transferred to the City of Dinuba for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities prior to the transfer of the property to the City. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. The compensation due the affected taxing entities shall be governed by the Compensations Agreement.

[18] *Dinuba Redevelopment Agency Five Year 2005-2-2009 Implementation Pan*, page 10

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

Address:	*Surabian Drive*
APNs:	*017-280-002*
	017-280-020





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 14 is the Vacant Surabian Drive Commercial / Industrial Property (the "Vacant Commercial / Industrial Property") and is proposed to be transferred to the City of Dinuba for future development pursuant to HSC § 34191.5 (c)(2).

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

The Vacant Commercial / Industrial Property was acquired by the Agency in July and August 2005, and carries a total Book Value of $1,224,495. The following table details the property records:

Acquisition Details of the Vacant Surabian Drive Commercial / Industrial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-280-002	Jul 2005	$513,463	017-030-034
017-280-020	Aug 2005	$711,032	017-030-031

The Vacant Commercial / Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Commercial / Industrial Property is approximately $522,676.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Vacant Commercial / Industrial Property consists of two (2) parcels (APNs: 017-280-002, -020) totaling 20.59 acres located on Surabian Drive approximately 1,500 feet east of Monte Vista Drive.

The Vacant Commercial / Industrial Property is located in the Light Industrial District (M-1) and General Commercial District (C-4). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities. The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

To determine the ECV for the Vacant Commercial / Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. No comparable sales were located for properties zoned commercial and/or industrial. As a result, comparable sales were used for properties zoned agricultural. The ECV was determined to be approximately $522,676.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Commercial / Industrial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Vacant Commercial / Industrial Property.[19]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with the Vacant Commercial / Industrial Property.

The transfer of the Vacant Commercial / Industrial Property for future development to the City of Dinuba advances the planning objectives of the Successor Agency in accordance with the City's 2011 West El Monte Way Master Development Plan that directs specific uses of the Vacant Commercial / Industrial Property for: (i) Park or Green Space; (ii) Residential – High; (iii) Commercial – General; and (iv) Light Industrial.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Commercial / Industrial Property.

I. ***Disposition of Property:***
It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Vacant Commercial / Industrial Property is approximately $522,676.

The following process was used in determining the ECV of the Vacant Commercial / Industrial Property:

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $522,676.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

[19] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

Proposed sale date – TBD

Proposed sale value – TBD

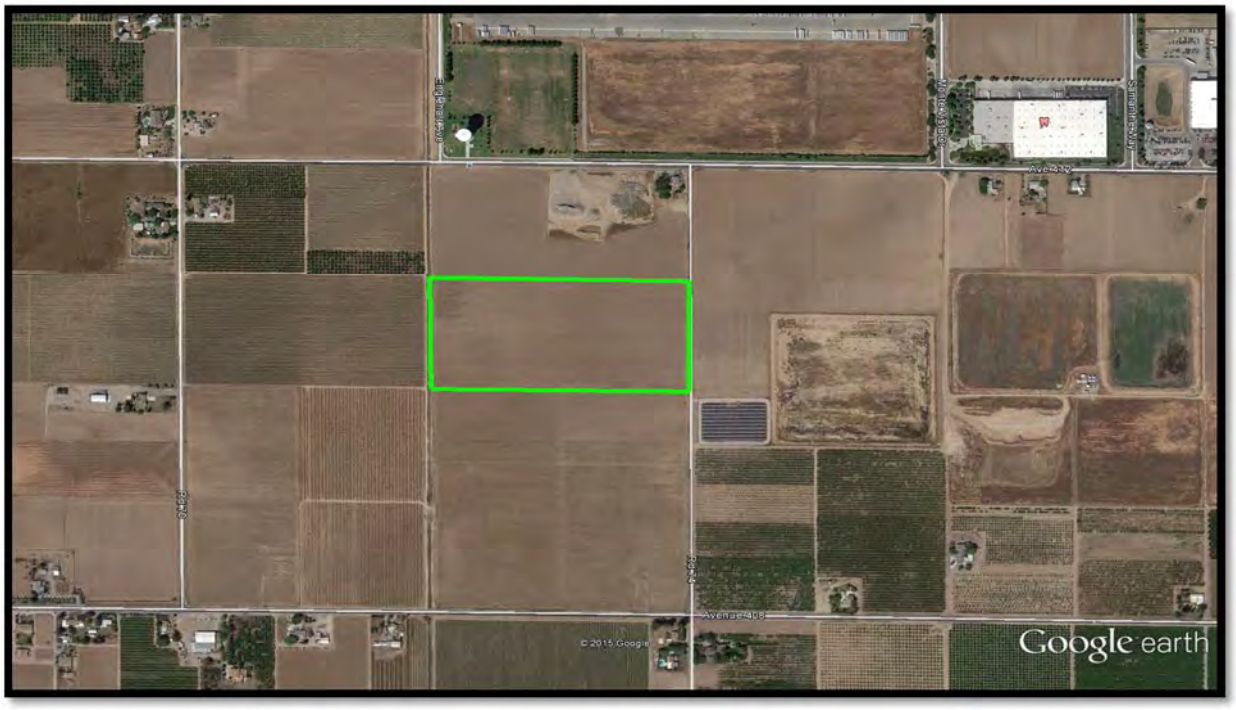
J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For property to be transferred to the City of Dinuba for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities prior to the transfer of the property to the City. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. The compensation due the affected taxing entities shall be governed by the Compensations Agreement.

Site No. 15: Vacant Road 74 Industrial Property

Address:	*Road 74*
APN:	*017-020-001*





A. ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***

Site No. 15 is the Vacant Road 74 Industrial Property (the "Vacant Industrial Property") and is proposed to be transferred to the City of Dinuba for future development pursuant to HSC § 34191.5 (c)(2).

B. ***<u>Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B))</u>:***

The Vacant Industrial Property was acquired by the Agency[20] and carries a Book Value of $1,313,298. The Vacant Industrial Property was acquired by the Agency in order to meet the

[20] Staff continues to search records for acquisition date

Site No. 15: Vacant Road 74 Industrial Property

revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Commercial / Industrial Property is approximately $507,699.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Vacant Industrial Property consists of one (1) 20.00-acre parcel (APN: 017-020-001) located on Road 74 approximately Surabian Drive approximately 1,000 feet South of Avenue 412.

The Vacant Industrial Property is located in the Light Industrial District (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

To determine the ECV for the Vacant Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. No comparable sales were located for properties zoned industrial. As a result, comparable sales were used for properties zoned agricultural. The ECV was determined to be approximately $507,699.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Vacant Industrial Property.

F. History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Vacant Industrial Property.[21]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a TOD in conjunction with Vacant Industrial Property.

The transfer of the Vacant Industrial Property for future development to the City of Dinuba advances the planning objectives of the Successor Agency in accordance with the Agency's Five-

[21] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 15: Vacant Road 74 Industrial Property

Year 2005-2009 Implementation Plan that directs the continued development of the Industrial Park in accordance with the Southwest Dinuba Specific Plan.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Industrial Property.

I. ***Disposition of Property:***
It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Vacant Industrial Property is approximately $507,699.

The following process was used in determining the ECV of the Vacant Industrial Property:

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $507,699.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

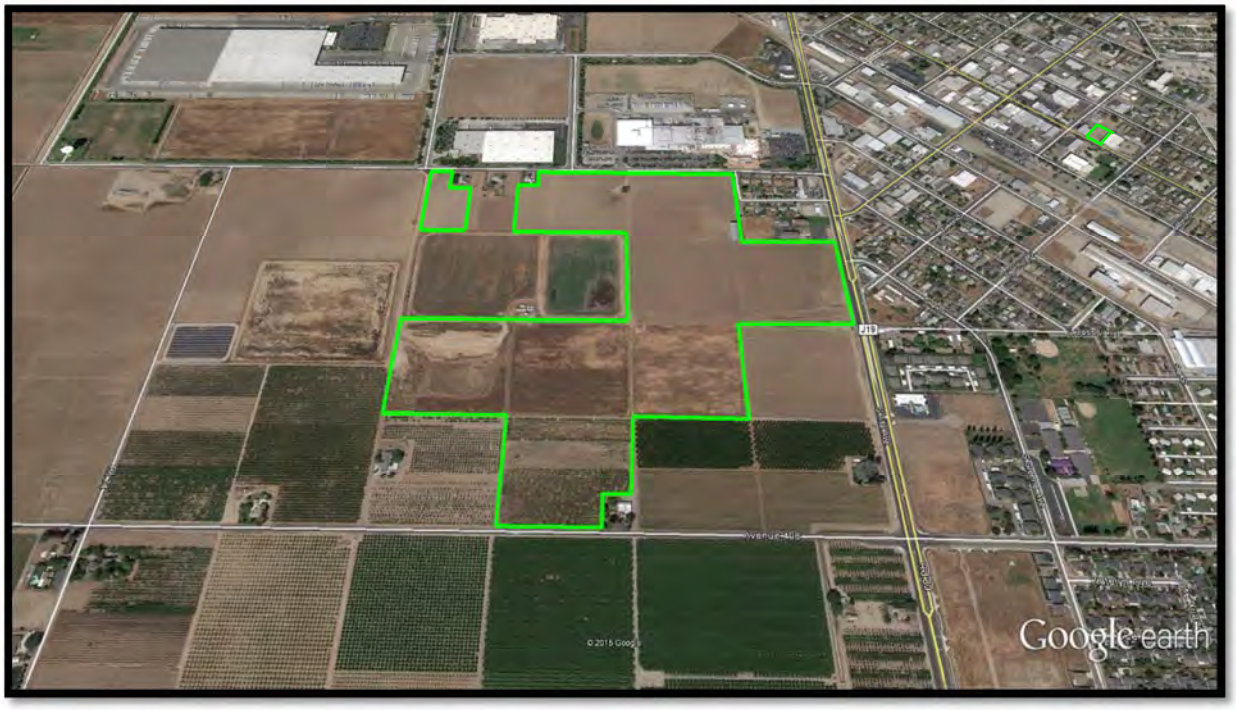
Proposed sale date – TBD

Proposed sale value – TBD

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

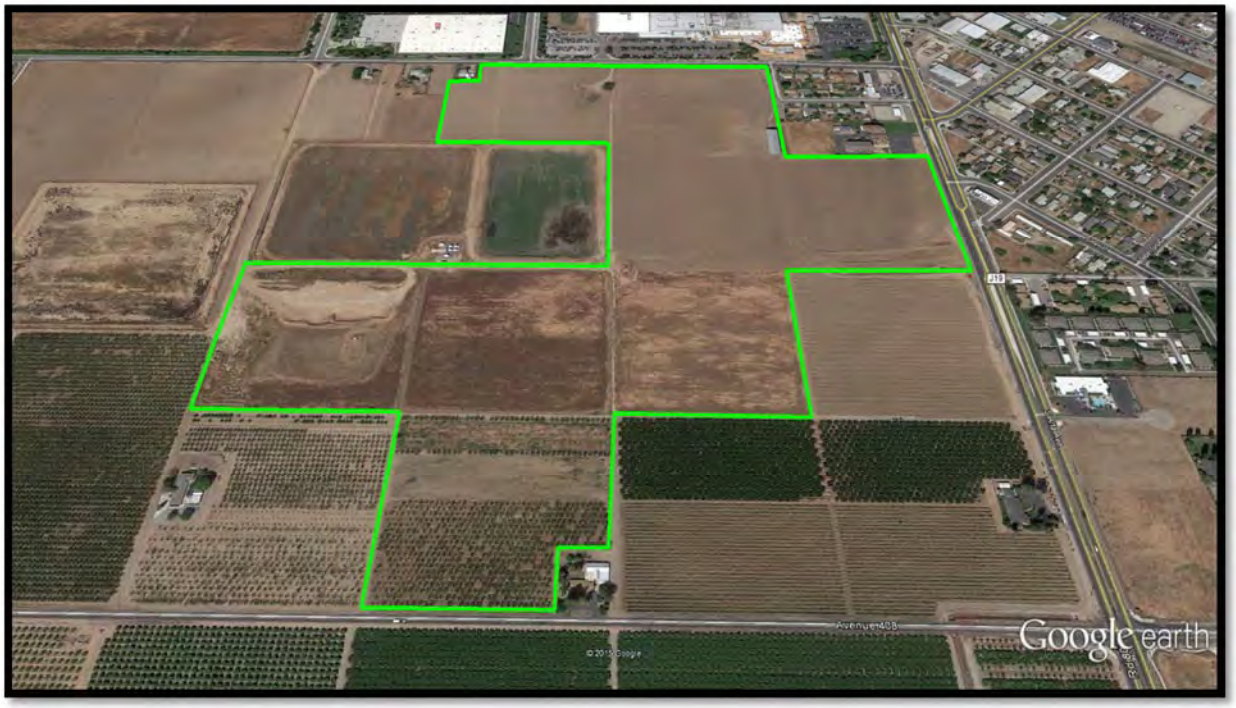
For property to be transferred to the City of Dinuba for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities prior to the transfer of the property to the City. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. The compensation due the affected taxing entities shall be governed by the Compensations Agreement.

V. Property to be Sold



Site No. 16: Vacant Avenue 412 Commercial / Industrial Property

Address:	*Avenue 412*
APNs:	*017-273-001*
	017-320-001
	017-320-003
	017-020-041
	017-020-042
	017-020-047
	017-020-051





Site No. 16: Vacant Avenue 412 Commercial / Industrial Property





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 16 is the Vacant Avenue 412 Commercial / Industrial Property (the "Vacant Commercial / Industrial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
The Vacant Commercial / Industrial Property was acquired by the Agency in several transactions and carries a total Book Value of $1,119,124. The following table details the property records:

Acquisition Details of the Vacant Surabian Drive Commercial / Industrial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-273-001	Aug 1996	$350,000	017-020-045
017-320-001			
017-320-003			
017-020-041	May 2005	$472,782	---
017-020-042			
017-020-047	June 2005	$155,273	017-020-44
017-020-051	Oct 2008	$141,069	017-020-033 017-020-034

Site No. 16: Vacant Avenue 412 Commercial / Industrial Property

The Vacant Commercial / Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Commercial / Industrial Property is approximately $1,668,169.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Vacant Commercial / Industrial Property consists of seven (7) parcels (APNs: 017-273-001; 017-320-001, -003; 017-020-041, -042, -047, -051) totaling 66.75 acres located on the north by Avenue 412, on the east by S. Alta Avenue, on the south by Avenue 408 and on the west by Monte Vista Drive.

The Vacant Commercial / Industrial Property is located in three (3) zoning districts: (i) the Light Industrial District (M-1) in which this land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities; (ii) General Commercial District (C-4) in which this land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale; and (iv) Resource Conservation, Public Use and Open Space District (RCO) in which this land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

To determine the ECV for the Vacant Commercial / Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. No comparable sales were located for properties zoned commercial and/or industrial. As a result, comparable sales were used for properties zoned agricultural. The ECV was determined to be approximately $1,668,169.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Vacant Commercial / Industrial Property.

Site No. 16: Vacant Avenue 412 Commercial / Industrial Property

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Vacant Commercial / Industrial Property.[22]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Commercial / Industrial Property.

Selling the Vacant Commercial / Industrial Property advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Commercial / Industrial Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Commercial / Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Commercial / Industrial Property is approximately $1,668,169.

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $1,668,169.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where

[22] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 17: Vacant Avenue 412 Industrial Property

Address:	*Avenue 412*
APN:	*017-020-049*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 17 is the Vacant Avenue 412 Industrial Property (the "Vacant Industrial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
The Vacant Industrial Property was acquired by the Agency in October 2008 and carries a Book Value of $51,764. The following table details the property records:

Site No. 17: Vacant Avenue 412 Industrial Property

Acquisition Details of the Vacant Surabian Drive Commercial / Industrial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-020-049	Oct 2008	$51,764	017-020-039

The Vacant Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Industrial Property is approximately $312,276.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Vacant Industrial Property consists of one (1) 3.13-acre parcel (APN: 017-020-049) and is locate on the southeast corner of Avenue 412 and Monte Vista Drive.

The Vacant Industrial Property is located in the Light Industrial District (M-1). The M-1 land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

To determine the ECV for the Vacant Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. The ECV was determined to be approximately $312,276.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Vacant Industrial Property.

F. History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Vacant Industrial Property.[23]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a TOD in conjunction with Vacant Industrial Property.

Selling the Vacant Industrial Property advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

[23] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 17: Vacant Avenue 412 Industrial Property

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Industrial Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Industrial Property is approximately $312,276.

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $312,276.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is

Site No. 17: Vacant Avenue 412 Industrial Property

subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 18: Vacant S. "L" Street Commercial Property

Address:	*220 S. "L" Street*
APN:	*017-141-010*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 18 is the Vacant S. "L" Street Commercial Property (the "Vacant Commercial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
The Vacant Commercial Property was acquired by the Agency in June 2010 and carries a Book Value of $65,180.

The Vacant Commercial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight.

Site No. 18: Vacant S. "L" Street Commercial Property

The estimated current value (the "ECV") of the Vacant Commercial Property is approximately $36,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Commercial Property consists of one (1) 0.36-acre parcel (APN: 017-141-010) and is locate at 220 S. "L" Street.

The Vacant Commercial Property is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine the ECV for the Vacant Commercial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. The ECV was determined to be approximately $36,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Commercial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Vacant Commercial Property.[24]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Commercial Property.

Selling the Vacant Commercial Property advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Commercial Property.

[24] http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610725070

Site No. 18: Vacant S. "L" Street Commercial Property

I. ***Disposition of Property:***

The Successor Agency proposes to sell the Vacant Commercial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Commercial Property is approximately $36,000.

Date of estimated current value – November 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $36,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through

Site No. 18: Vacant S. "L" Street Commercial Property

the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

VI. Property to Fulfill an Enforceable Obligation



Site No. 19: Vacant El Monte Way Commercial Property

Address:	*El Monte Way*
APNs:	*014-063-034*
	014-063-035
	014-063-036
	014-063-037





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 18 is the Vacant El Monte Way Commercial Property (the "Property") and per the "Agreement - Transfer of Real Property - County of Tulare to City of Dinuba Redevelopment Agency," dated April 5, 2011, the Property is to be sold by the Successor Agency to Pablo M. and

Site No. 19: Vacant El Monte Way Commercial Property

Ana M. Contreras, private individuals (the "Buyer"), in order to fulfill an enforceable obligation pursuant to HSC § 34191.5 (c) (2).

B. Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):

The Property was acquired by the Agency in April 2011 from the County of Tulare (the "County") pursuant to the "Agreement - Transfer of Real Property - County of Tulare to City of Dinuba Redevelopment Agency," (the "2011-Agreement") dated April 5, 2011. In effect, the County transferred the Property to the Agency, at no cost to the Agency, with the provision that any future land sales proceeds would be returned to the County's Measure "R" program. Therefore, pursuant to the 2011-Agreement, the Property is a financial asset of the County's Measure "R" program. The Property carries a total Book Value of $0.00. The following table details the property records:

Acquisition Details of the Vacant Surabian Drive Commercial /Commercial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
014-063-034	April 2011	$0.00	014-063-023
014-063-035			014-063-024
014-063-036			014-063-022
014-063-037			014-063-028

The Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight while jointly participating with the County of Tulare, and its Measure "R" program, to widen El Monte Way and obtain additional right-of-way. The estimated current value (the "ECV") of the Property is approximately $52,877.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Property consists of four (4) parcels (APNs: 014-063-034, -035, -036, -037) totaling 0.53 acres located on the north side of El Monte Way, approximately 300 feet east of N. Arkona Avenue.

The Property is zoned General Commercial District (C-4). The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

The 2011-Agreement establishes that (i) the County shall convey to the Property to the Agency; (ii) the Agency will agree to work with the Buyers to purchase the property; (iii) the Agency agrees that all proceeds from the sale of the Property shall be used to further a Measure "R" regional road project; and (iv) the County shall retain a temporary construction easement over the Property.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

To determine the ECV for the Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. The ECV was determined to be approximately $52,877. However, it is the responsibility of the Successor

Site No. 19: Vacant El Monte Way Commercial Property

Agency, pursuant to the 2011-Agreement, to negotiate a selling price for the Property with the Buyer.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Property and, pursuant to the 2011-Agreement, all proceeds from the sale of the Property shall be returned the Measure "R" fund and used to further a Measure "R" regional road project within the City of Dinuba.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Property.[25]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Property.

To fulfill the enforceable obligation created by the 2011-Agreement advances the planning objectives of the Successor Agency and the City in that all proceeds from the sale of the Property shall be used to further a Measure "R" regional road project within the City of Dinuba.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activity in conjunction with the Property other than the existing 2011-Agreement.

I. ***Disposition of Property:***
Pursuant to the 2011-Agreement, the Successor Agency will sell the Property to the Buyer at a price still yet to be negotiated.

The ECV of the Property, as determined by the Successor Agency for LRPMP purposes only, is approximately $52,877.

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $52,877.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

[25] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=El+Monte+way+%26+arkona+dinuba%2C+ca+

Site No. 19: Vacant El Monte Way Commercial Property

Proposed sale date – TBD and subject to the Successor Agency's negotiations with the Buyer.

Proposed sale value – TBD and subject to the Successor Agency's negotiations with the Buyer.

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

Pursuant to the 2011-Agreement, all proceeds from the sale of the Property shall be returned to the Measure "R" fund and used to further a Measure "R" regional road project within the City of Dinuba.

Exhibit A – Successor Agency/City Property Disposition Procedures

The following is only a general outline for the disposition of property by the Successor Agency. It is anticipated that the Successor Agency may from time to time adopt policies and procedures that are more specific during the implementation phase of the LRPMP.

I. PURCHASE AND SALE PROCEDURES

1. Post notice on Successor Agency website:
   "All persons interested in receiving solicitations for the disposition of Successor Agency property please email xyz@cityofthefuture.org with your contact information and *"Purchase and Sale of Successor Agency Property*" in the Subject line."
2. Successor Agency will provide written solicitations for the sale of its real estate assets, which may be a single parcel or a grouping of parcels (the "Property"). Such formal solicitations will include, but not be limited to:
   a. APN(s)
   b. Property location
   c. Zoning
   d. Acreage
   e. Listing Price (The listing price shall either be (i) not less than fair market value under an appraisal procured by the Successor agency or (ii) another amount approved for such purpose by the Oversight Board
   f. Purchase Price shall be all cash at close of escrow, no seller financing.
   g. Deadline to receive offers (prior to selection, offers are confidential)
   h. Offer submittal guidelines:
      i. All offers must be in writing (California Association of Realtor forms are acceptable);
      ii. Successor Agency will provide courtesy to brokers equal to one-half of the customary commission if the ultimate buyer is represented by said real estate broker as buyer's broker at the time the original offer is submitted.
      iii. Provided that allowance of brokerage commissions will be subject to Oversight Board approval in each case and paid from the sale proceeds;
      iv. Approval of each sale may be subject to DOF approval;
      v. Type of financing identified (i.e., buyer's cash, buyer's loan proceeds, etc.);
      vi. All buyers are to be listed – no silent partners; and
      vii. Offers will be reviewed for conflict of interest between offeror and Successor Agency/City officials, staff and consultants.
   i. Some properties for sale consist of multiple parcels. Only offers that include all parcels identified by Successor Agency on a particular site may be accepted, i.e., no less than whole purchases.
3. Method of Solicitations:
   a. Property posting
   b. Successor Agency website posting
   c. Local real estate brokers
   d. All persons requesting solicitations
   e. Workshops and/or e-mail notifications
4. All property sales are in an "AS IS, WHERE IS" condition.
5. The Successor Agency will be reimbursed from the sale proceeds of the property for any costs related to the appraisal, escrow and title fees (cost of CLTA policy with premium based upon sales price), broker fees, and any other costs associated with the sale.
6. An offer may be rejected if it does not meet the Successor Agency's price threshold. Acceptance of a purchase and sale offer is subject to approval of the Successor Agency's Board of Directors.

7. The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.
8. The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.
9. If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

II. REQUEST FOR PROPOSAL PROCEDURES

Costs incurred by the Successor Agency and/or the City in the implementation of these Disposition Procedures shall be treated as an Enforceable Obligation for purposes of the Recognized Obligation Payments Schedule ("ROPS") of the Successor Agency to be recovered from land sales proceeds. The City shall provide the Successor Agency an estimate of such costs at such times and in a form sufficient for the Successor Agency to include such costs on one or more ROPS, as appropriate. Included in such costs are: staff time in the performance of such duties; costs and fees of consultants, attorneys, appraisers, title insurers and escrow; costs and fees in connection with the disposition of property(ies), such as unpaid and outstanding tax liens or judgments and other costs incurred in order to deliver merchantable title. Where possible, the Successor Agency is to recover costs at the time of close of escrow.

A) INTENT AND PURPOSE

A Request for Proposals ("RFP") will be prepared by the Successor Agency and posted to the City's website, and/or sent to developers or parties that have requested such RFPs, and other developers or parties at the Successor Agency's discretion. The number of properties as to which an RFP is requested is subject to the discretion of the Successor Agency.

B) PROPOSAL SUBMITTAL

1. Interested parties may submit a development proposal by the deadline specified in the RFP or other announcement.
2. Proposal requirements may include, but not be limited to, the following:
   a. The proposed total consideration for the property(ies) and information supporting the offer price;
   b. Any proposed alterations to the terms and conditions of sale;
   c. Construction and development pro forma, a detailed site plan, a business/operating plan, developer qualifications, experience and references, a narrative description of the market support for the proposed project, an operating pro forma, as applicable, and an explanation of the economic benefits of the proposed project to the City, other affected taxing agencies and the community;
   d. The proposed uses are to conform to the requirements, intent, goals, and objectives of the City General Plan/Zoning Ordinance, other applicable development standards, and other applicable federal, state, and local laws, codes and regulations.
   e. A statement that no financial assistance is being requested from any governmental agency in connection with the proposal, or a statement that financial assistance is being requested from a governmental agency in connection with the proposal, indicating the amount that will be requested, the anticipated timing for consideration of such request, and a description of any discretionary process required by the governmental agency from which assistance will be requested, together with an acknowledgment that conditioning a proposal upon receipt of assistance form a governmental agency may result in the rejection of such proposal;
3. Interested parties to provide such additional information as may be requested in good faith by Successor Agency.

4. Subsequent to review, applicants will be advised regarding the development proposals submitted complying with the requirements of the RFP or whether additional information is required.

C) PROPOSAL REVIEW

1. The Successor Agency will review all proposals received and determined by Successor Agency staff to be complete.
2. Among other things, the Successor Agency's review will consider the value of the asset in question being maximized as well as the proposal furthering the objectives of the Successor Agency's General Plan and not negatively impacting property interest of landowners holding property near the asset in question.
3. Nothing in these Procedures prohibits the Successor Agency or the City from requiring information that is in addition to the foregoing or obligates the Successor Agency in selecting any proposal. Neither the City nor the Successor Agency will bear any responsibility for the costs associated with preparing and submitting a proposal.

D) NEGOTIATING AGREEMENTS

The Successor Agency may enter into an Exclusive Right to Negotiate Agreement ("ERNA") with a selected project proponent. The purpose of the ERNA is to establish a time period during which the chosen applicant shall have the right to negotiate with the Successor Agency the terms and conditions of a sales and development contract. Therefore, a Disposition and Development Agreement may follow the ERNA if applicable.

E) ALTERNATIVE METHODS OF DISPOSITION

The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.

The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.

If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

Exhibit B – Health & Safety Code

HSC § 34191.1, reads as follows:

The provisions of this chapter shall apply to a City upon that agency's receipt of a finding of completion by the Department of Finance pursuant to Section 34179.7.

HSC § 34191.3, reads as follows:

Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency. If the department has not approved a plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that City.

HSC § 34191.4, reads as follows:

The following provisions shall apply to any City that has been issued a finding of completion by the Department of Finance:

(a) All real property and interests in real property identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5 shall be transferred to the Community Redevelopment Property Trust Fund of the City upon approval by the Department of Finance of the long-range property management plan submitted by the City pursuant to subdivision (b) of Section 34191.7 unless that property is subject to the requirements of any existing enforceable obligation.

(b) (1) Notwithstanding subdivision (d) of Section 34171, upon application by the City and approval by the oversight board, loan agreements entered into between the redevelopment agency and the city, county, or city and county that created by the redevelopment agency shall be deemed to be enforceable obligations provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.

(2) If the oversight board finds that the loan is an enforceable obligation, the accumulated interest on the remaining principal amount of the loan shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund. The loan shall be repaid to the city, county, or city and county in accordance with a defined schedule over a reasonable term of years at an interest rate not to exceed the interest rate earned by funds deposited into the Local Agency Investment Fund. The annual loan repayments provided for in the recognized obligations payment schedules shall be subject to all of the following limitations:

(A) Loan repayments shall not be made prior to the 2013-14 fiscal year. Beginning in the 2013-14 fiscal year, the maximum repayment amount authorized each fiscal year for repayments made pursuant to this subdivision and paragraph (7) of subdivision (e) of Section 34176 combined shall be equal to one-half of the increase between the amount distributed to the taxing entities pursuant to paragraph (4) of subdivision (a) of Section 34183 in that fiscal year and the amount distributed to taxing entities pursuant to that paragraph in the 2012-13 base year. Loan or deferral repayments made pursuant to this subdivision shall be second in priority to amounts to be repaid pursuant to paragraph (7) of subdivision (e) of Section 34176.

(B) Repayments received by the city, county or city and county that formed the redevelopment agency shall first be used to retire any outstanding amounts borrowed and owed to the Low and Moderate Income Housing Fund of the former redevelopment agency for purposes of the Supplemental Educational Revenue Augmentation Fund and shall be distributed to the Low and Moderate Income Housing Asset Fund established by subdivision (d) of Section 34176.

(C) Twenty percent of any loan repayment shall be deducted from the loan repayment amount and shall be transferred to the Low

and Moderate Income Housing Asset Fund, after all outstanding loans from the Low and Moderate Income Housing Fund for purposes of the Supplemental Educational Revenue Augmentation Fund have been paid.

(c) (1) Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

(2) (A) Notwithstanding Section 34177.3 or any other conflicting provision of law, bond proceeds in excess of the amounts needed to satisfy approved enforceable obligations shall thereafter be expended in a manner consistent with the original bond covenants. Enforceable obligations may be satisfied by the creation of reserves for projects that are the subject of the enforceable obligation and that are consistent with the contractual obligations for those projects, or by expending funds to complete the projects. An expenditure made pursuant to this paragraph shall constitute the creation of excess bond proceeds obligations to be paid from the excess proceeds. Excess bond proceeds obligations shall be listed separately on the Recognized Obligation Payment Schedule submitted by the City.

(B) If remaining bond proceeds cannot be spent in a manner consistent with the bond covenants pursuant to subparagraph (A), the proceeds shall be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation

HSC § 34191.5, reads as follows:

(a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the City, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.

(b) The City shall prepare a long-range property management plan that Address the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the City of the finding of completion.

(c) The long-range property management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

(B) The purpose for which the property was acquired.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the City.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust

dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a City, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

Note: HSC § 34191.2 does not exist and therefore is not included above.

Exhibit C – DOF Finding Of Completion

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

July 29, 2015

Mr. Cass Cook, Finance Director
City of Dinuba
405 East El Monte Way
Dinuba, CA 93618

Dear Mr. Cook:

Subject: Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Dinuba Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).

- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Derk Symons, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

for

JUSTYN HOWARD
Program Budget Manager

cc: Ms. Jayne Anderson, Acting City Manager, City of Dinuba
Ms. Rita A. Woodard, Auditor-Controller, Tulare County

Exhibit D – Resolution of the Successor Agency Board

RESOLUTION 2015 - 05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA IN ITS CAPACITY AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5 AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, the Redevelopment Agency of the City of Dinuba (the "Agency") was dissolved February 1, 2012; and

WHEREAS, consistent with the provisions of the California Health and Safety Code ("HSC"), the City Council elected to serve as the Successor Agency to the Redevelopment Agency of the City of Dinuba (the "Successor Agency"); and

WHEREAS, the Oversight Board to the Successor Agency to the Dinuba Redevelopment Agency (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on July 29, 2015, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC §34179.7; and

WHEREAS, within six (6) months of the date of the FOC, HSC §34191.5 requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC §34191.5, the Successor Agency has prepared its LRPMP, which is attached as Exhibit "A" to this Resolution that identifies the disposition and uses of Successor Agency properties; and

WHEREAS, subject to approval by the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Dinuba, the LRPMP will be submitted to the DOF; and

WHEREAS, once the LRPMP has received approvals from the Oversight Board and the DOF, the Successor Agency may act upon its implementation; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Successor Agency approve the attached LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED that the Successor Agency to the Redevelopment Agency of the City of Dinuba hereby finds, resolves, approves, determines, and directs as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Section 3. Successor Agency staff is hereby authorized to transmit the Long-Range Property Management Plan to the Oversight Board for their review and consideration.

Section 4. Subsequent to the approval of the Long-Range Property Management Plan by the Oversight Board, Successor Agency staff are hereby authorized and directed to transmit the Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Long-Range Property Management Plan and to effectuate the intent of this Resolution.

Section 5. This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED AND ADOPTED this 27th day of October, 2015.

Chair
Dinuba Successor Agency Board

APPROVED AS TO FORM AND LEGAL CONTENT:

City Attorney

ATTEST:

Secretary / City Clerk

Exhibit E – Resolution of the Oversight Board

RESOLUTION NO. 2015 -04__

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the Redevelopment Agency of the City of Dinuba was dissolved February 1, 2012; and

WHEREAS, the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Dinuba ("Oversight Board") has been established pursuant to Health and Safety Code ("HSC") § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of Dinuba (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on July 29, 2015, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC Section 34179.7; and

WHEREAS, within six (6) months of the date of the FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC § 34191.5, the Successor Agency has prepared its LRPMP, which is attached as Exhibit "A" to this Resolution that identifies the disposition and uses of Successor Agency properties including, but without limitation, the use of land sale proceeds as more particularly described in HSC 34191.5(c)2; and

WHEREAS, subject to approval by the Oversight Board, the LRPMP will be submitted to the DOF; and

WHEREAS, once the LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Oversight Board approve the attached LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Dinuba, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Section 3. Successor Agency staff is hereby authorized and directed to transmit the Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Long-Range Property Management Plan and to effectuate the intent of this Resolution.

Section 3. This Resolution shall take effect upon the date of its adoption.

ADOPTED this 3rd day of November, 2015 by the following vote:.

AYES: Roberts, Villarreal, Anderson, Meinert

NOES: None

ABSENT: Worthley, Peña

Daniel Meinert, Chair

ATTEST: .

Linda Barkley
Secretary to the Oversight Board

Exhibit F – Assessor Parcel Maps

Site No. 1

POR. SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SEC.17, T.16S., R.24E., M.D.B.&M.

TAX CODE AREA 017-12
001-007

DISCLAIMER

THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON

REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC

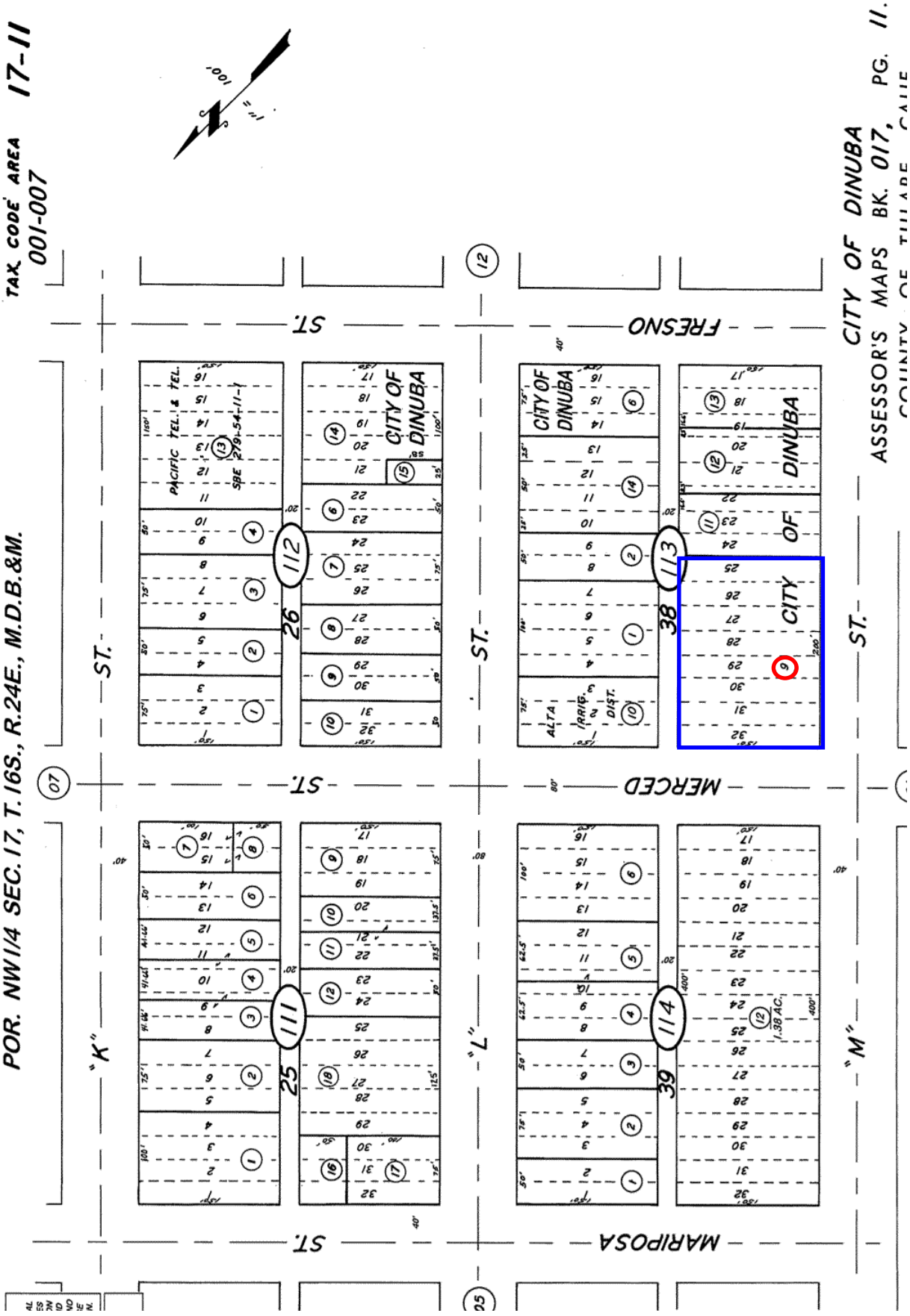


PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M.40-31

ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.

https://www.ndcdata.com/search/maps/06107_01712_0.png

Site No. 2


TAX CODE AREA 001-007
17-11
POR. NW1/4 SEC. 17, T. 16S., R.24E., M.D.B.&M.
CITY OF DINUBA
ASSESSOR'S MAPS BK. 017, PG. 11.
FRESNO ST.
MERCED ST.
MARIPOSA ST.
"K" ST.
"L" ST.
"M" ST.
CITY OF DINUBA
PACIFIC TEL. & TEL. SBE 279-54-11-1
ALTA IRRIG. DIST.
111
112
113
114
25
26
38
39
1.38 AC.

DISCLAIMER

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POR. NW1/4 & SW1/4 SEC.17, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 017–30
001–007

Site No. 3

1" = 100'

KERN ST.

M ST.

TULARE ST.

VENTURA ST.

MONO ST.

URUAPAN ST. (N ST.)

R.M. 3–15 CENTERLINE SPUR
CENTERLINE MAIN TRACKS
U.P.R.R.
POR. RAIL ROAD RESERVATION
SBE 872–54–6W–46

P.M. 34–79
P.M. 49–99
P.M. 47–43

30' WIDE PVT. RD.

POR. 49

POR. TOWN OF DINUBA, R.M. 1–105 & 3–15
PARCEL MAP NO. 3377, P.M. 34–79
PARCEL MAP NO. 4638, P.M. 47–43
PARCEL MAP NO. 4894, P.M. 49–99

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 30
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1)
Assessor's Block Numbers Shown in Elipses (123)

2006–0081112	04/09/2009	MLC
REVISION	DATE	TECH

https://www.ndcdata.com/search/maps/06107_01712_0.png

12/28/2013

DISCLAIMER

THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON

REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC

Site No. 4

POR. SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SEC.17, T.16S., R.24E., M.D.B.&M.

TAX CODE AREA 017-12
001-007



PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M. 40-31

CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.

https://www.ndcdata.com/search/maps/06107_01721_0.png

DISCLAIMER

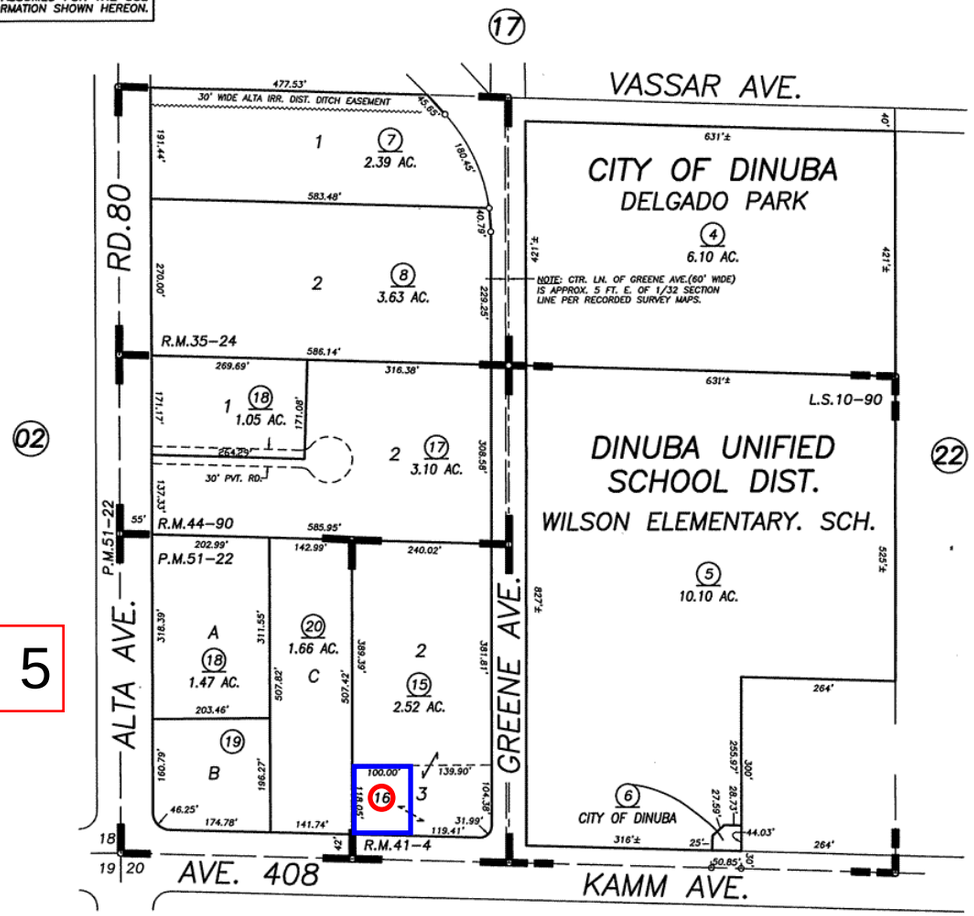
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.

POR. SW 1/4 OF SW 1/4 SEC.17, T.16S.,R.24E., M.D.B.&M.

Tax Area Code 017–21
001–003
001–035

1"= 200'

Site No. 5



RECORD OF SURVEY, L.S.10–90
PARCEL MAP 3422, P.M.35–24
PARCEL MAP 3656, P.M.37–59
PARCEL MAP 4000, P.M.41–4
PARCEL MAP 4385. P.M.44–90

Bk. 030

POR. RECORD OF SURVEY, L.S.31–81 (ALTA AVE.)

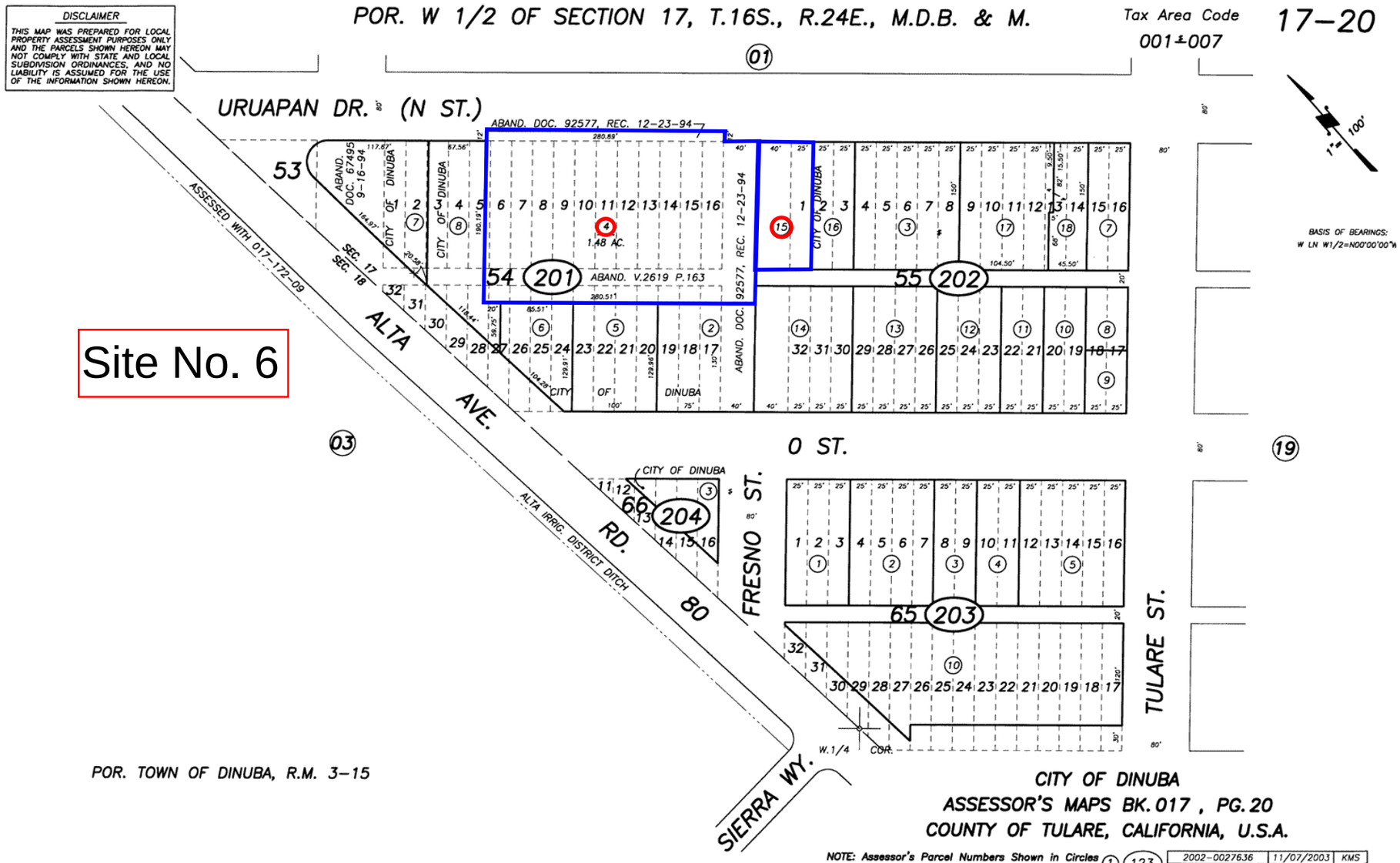
CITY OF DINUBA
ASSESSOR'S MAPS BK. 029 , PG. 02
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)

2010–0081949	09/27/2013	ASG

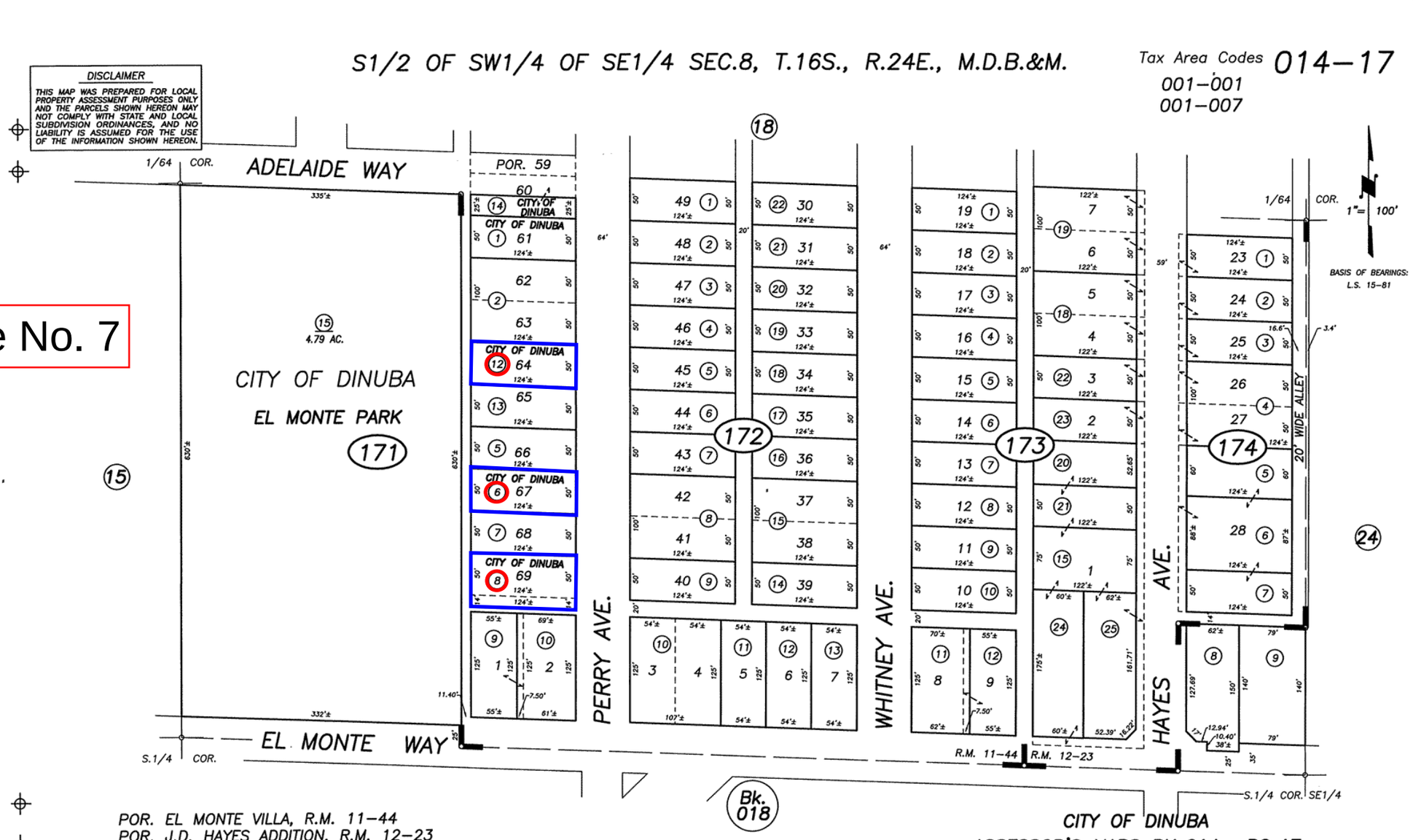
12/28/2013

https://www.ndcdata.com/search/maps/06107_01720_0.png



12/28/2013

https://www.ndcdata.com/search/maps/06107_01417_0.png



12/28/2013

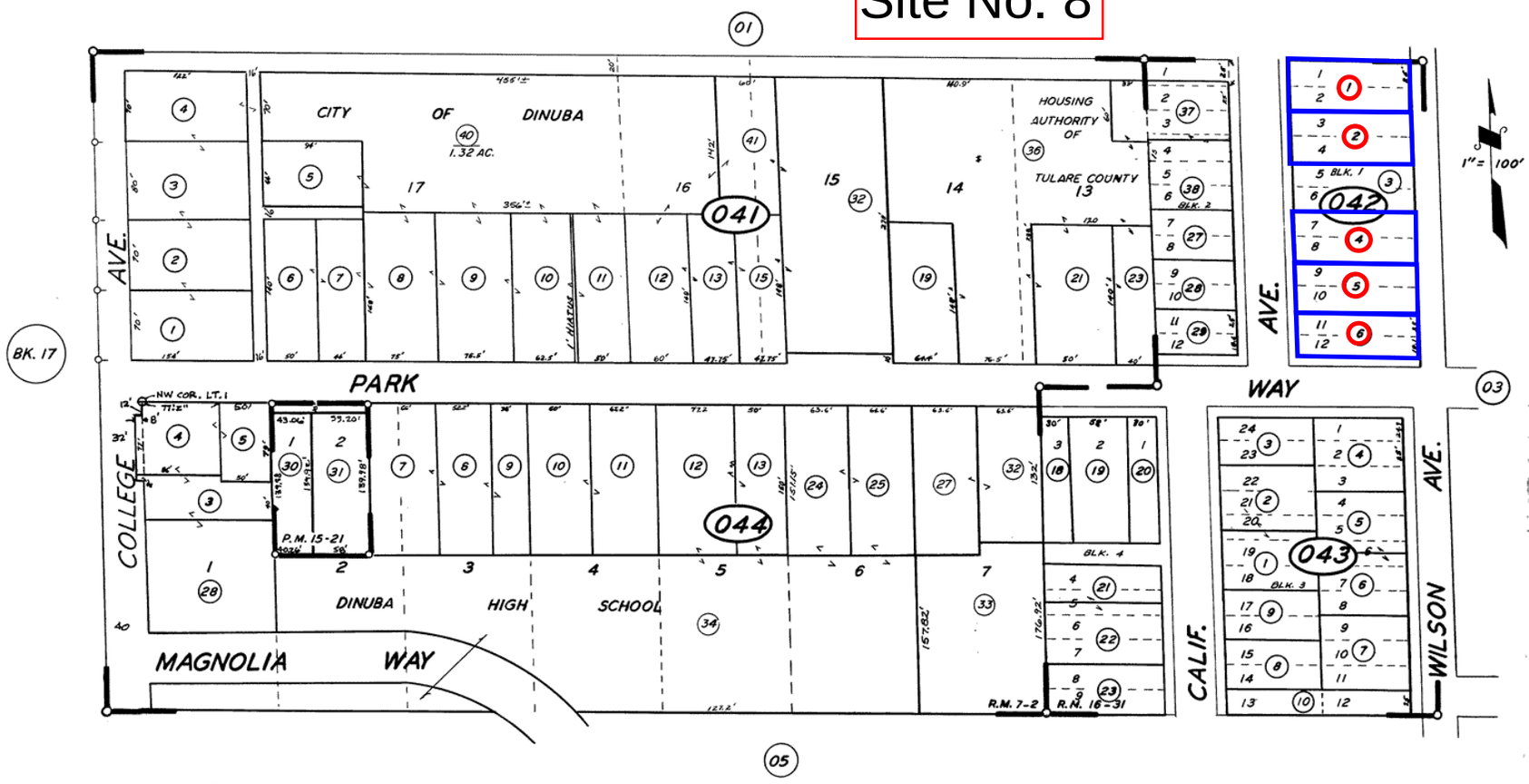
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POR. NE 1/4 SEC. 17, T.16S., R.24E., M. D. B. & M.

TAX CODE AREA 18-04

1-035
1-033

Site No. 8



E. C. DICKEY ADD. R. M. 7-2.
LAMBERT GARDENS ADD. R. M. 16-31.
PARCEL MAP 1420 P. M. 15-21

CITY OF DINUBA
ASSESSOR'S MAPS BK. 18, PG. 04.
COUNTY OF TULARE, CALIF.

NOTE- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

12/28/2013

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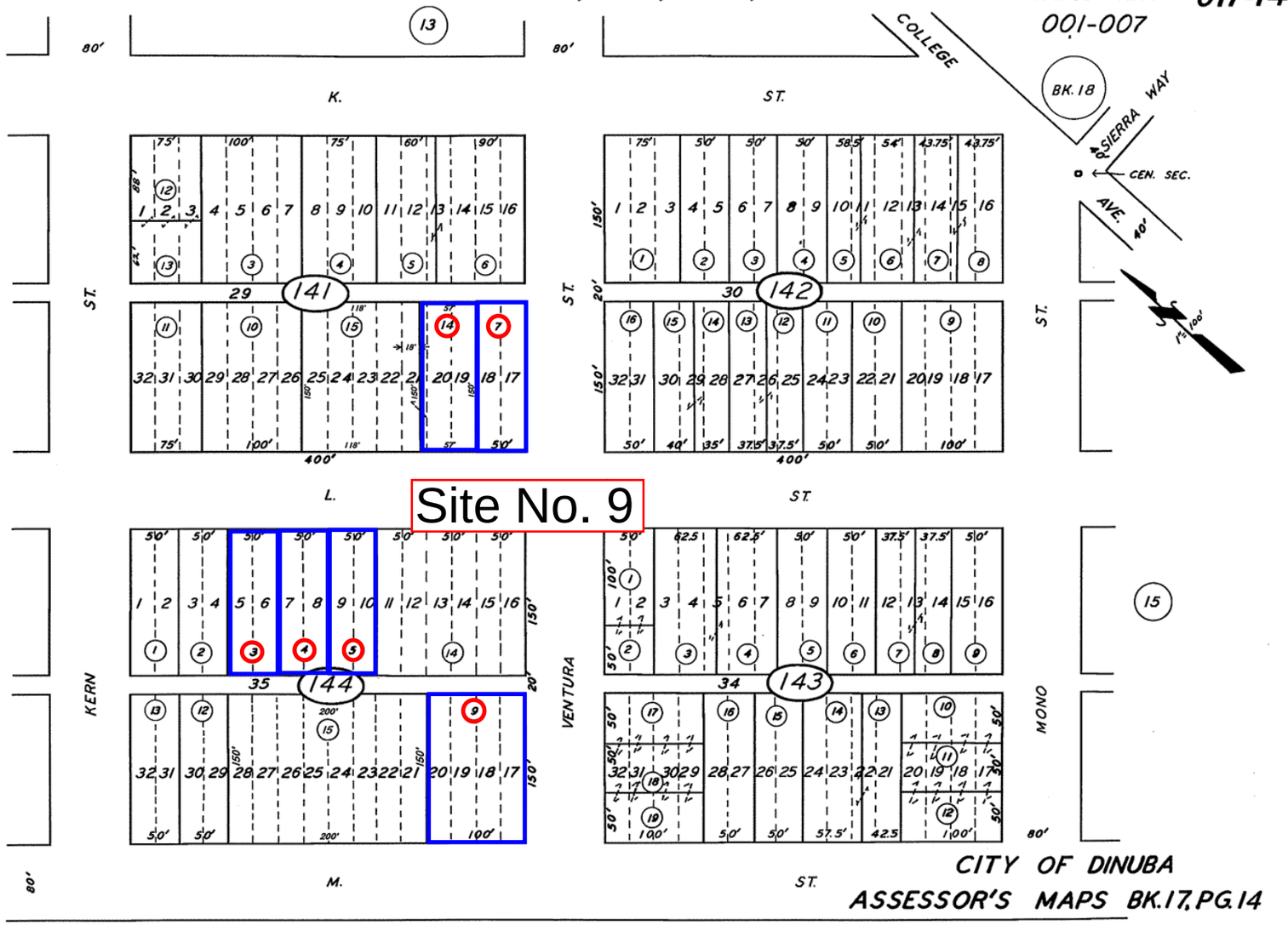
DISCLAIMER

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REVISED: 06/12/2013
REASON: I COMBINE: BLK.144,
CAD TECH: RLW APN 15

POR. SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC. 17, T. 16S., R. 24E., M.D.B.&M.

TAX CODE AREA 017-14
001-007



CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 14
COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

POR. TOWN OF DINUBA, R.M. 3-15

12/28/2013

N1/2 SEC.18, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 017–03
001–020 001–025
001–030 001–032

DISCLAIMER

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Bk. 014

Bk. 012

EL MONTE WAY — 48' R.M. 36–75

WESTGATE WAY — 72'

N.1/4 COR.

1 (47) 4.94 AC. — 2 (13) 4.66 AC. — 3 (41) 4.21 AC. — 4 (15) 4.70 AC.

617.90' — 642.91' — 581.64' — 582.21' — 2520.24'

322.30' — 352.87' — 323.50' — 314.96' — 315.96'

178.74' — 45.08' — 180.18' — 227'± — 551.62' — 46.50' — 65' — 72'

4.69' — 164'± — 91.51' — 33.18' — 25.27'

29 — 28 — 26 — 97.93 AC. 8A — 20 — 27

R.23 E. — R.24 E. — CITY LIMIT — 1219.74'

RD. 72

CITY OF DINUBA (27) 9.10 AC.

667' — 660' — 451.07' — 208.93' — 189.31' — 458.07'

(25) 1 AC.

SIERRA WAY — 42'

1814.57'

W.1/4 COR.

DINUBA REDEVELOPMENT AGENCY

L.S. 24–87
R.M. 36–75

31.87'

CTR. SEC.

02

SURABIAN DR. — 38'

1 DINUBA (42) 4.95 AC.

1 REDEVELOPMENT AGENCY (10) 10.00 AC.

2 (43) 10.00 AC.

P.M. 47–67 — P.M. 42–9

826.21' — 885.91' — 884.73' — 843.59'

47.20' — 47.12' — 204.36' — 222.81' — 492.13' — 492.02' — 473.46' — 472.36'

30.95' — 31.83' — 42'

MONTE VISTA DR. — 1860.56'

SAMANTHA WAY — 30' WIDE PVT. RD. — 559.18'

6 (39) 15.37 AC.

PARKING & ACCESS EASEMENT — 1249.64'

1 (5) 18.19 AC.

4 (37) 2.01 AC. — 5 (38) 3.15 AC. — 305' — 305'± — 384'± — 446.06' — 452.39' — 102.98' — 137.61'

P.M. 46–97 — P.M. 38–87

ALTA AVE.

1087.07' — 229.91' — 256.04' — 33.49' — 9.24' — 141.19' — 52.83' — 151' — 546.16' — 1524.97' — 31.83' — 55' — 95'

E.1/4 COR.

27

7 — 8 — 17 — 1"= 400'

BASIS OF BEARINGS: P.M. 46–97

Site No. 10

PARCEL MAP NO. 3784, P.M. 38–87
PARCEL MAP NO. 4105, P.M. 42–9
SURABIAN SUBDIVISION, R.M. 36–75
RECORD OF SURVEY, L.S. 24–87
POR. PARCEL MAP NO. 4592, P.M. 46–97
PARCEL MAP NO. 4662, P.M. 47–67
POR. RECORD OF SURVEY, L.S. 25–65 (SEC. 18)
POR. RECORD OF SURVEY, L.S. 31–81 (ALTA AVE.)

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 03
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)
Assessor's Block Numbers Shown in Ellipses

2012–0076511	01/08/2015	RLW
REVISION	DATE	TECH

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12/28/2013

DISCLAIMER

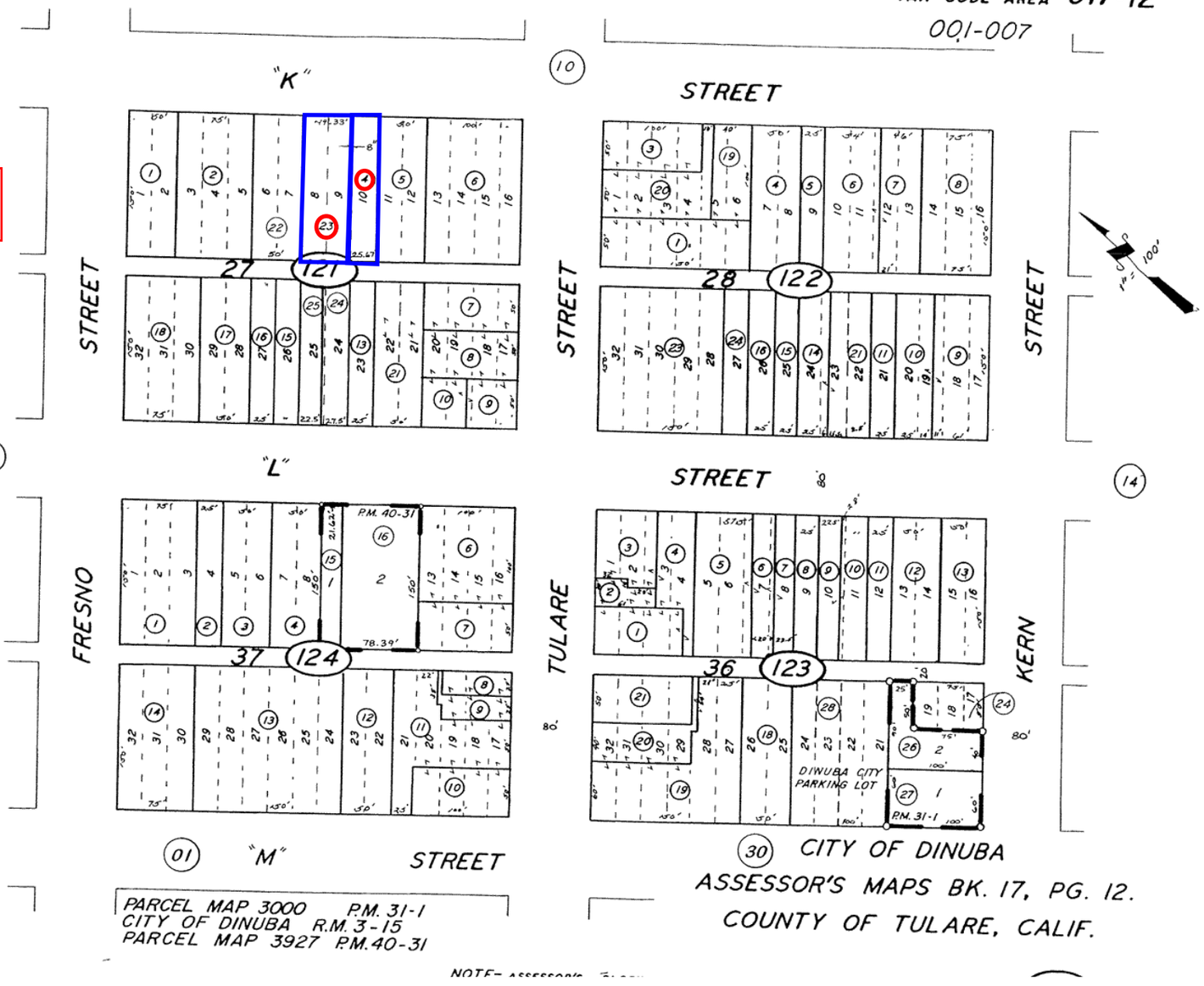
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REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC

Site No. 11

POR. SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SEC.17, T.16S., R.24E., M.D.B.&M.

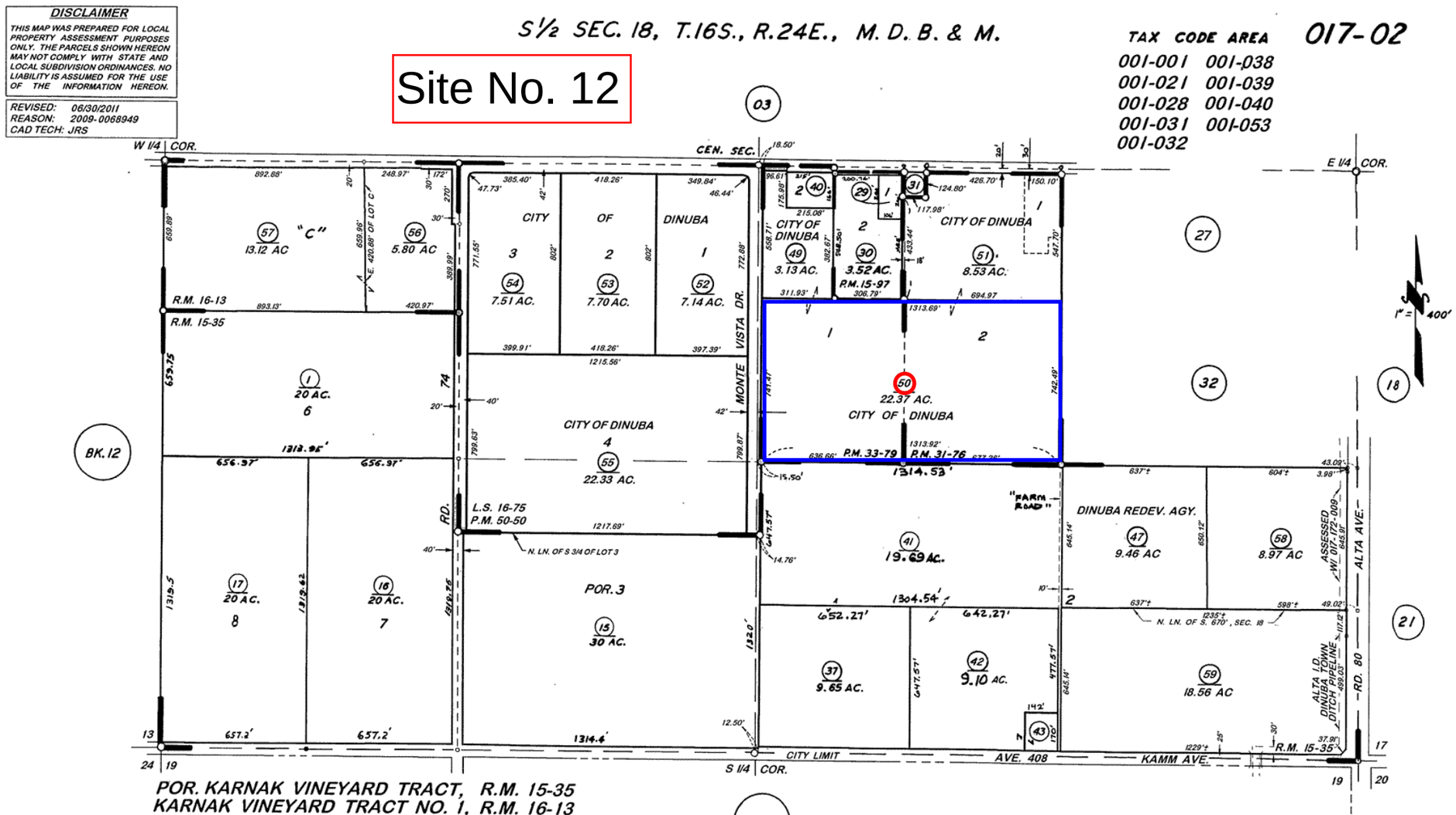
TAX CODE AREA 017-12
001-007



PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M. 40-31

CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.

https://www.ndcdata.com/search/maps/06107_01702_0.png



12/28/2013

https://www.ndcdata.com/search/maps/06107_01712_0.png

POR. SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SEC.17, T.16S., R.24E., M.D.B.&M.

TAX CODE AREA 017-12
001-007

DISCLAIMER

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REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC

Site No. 13

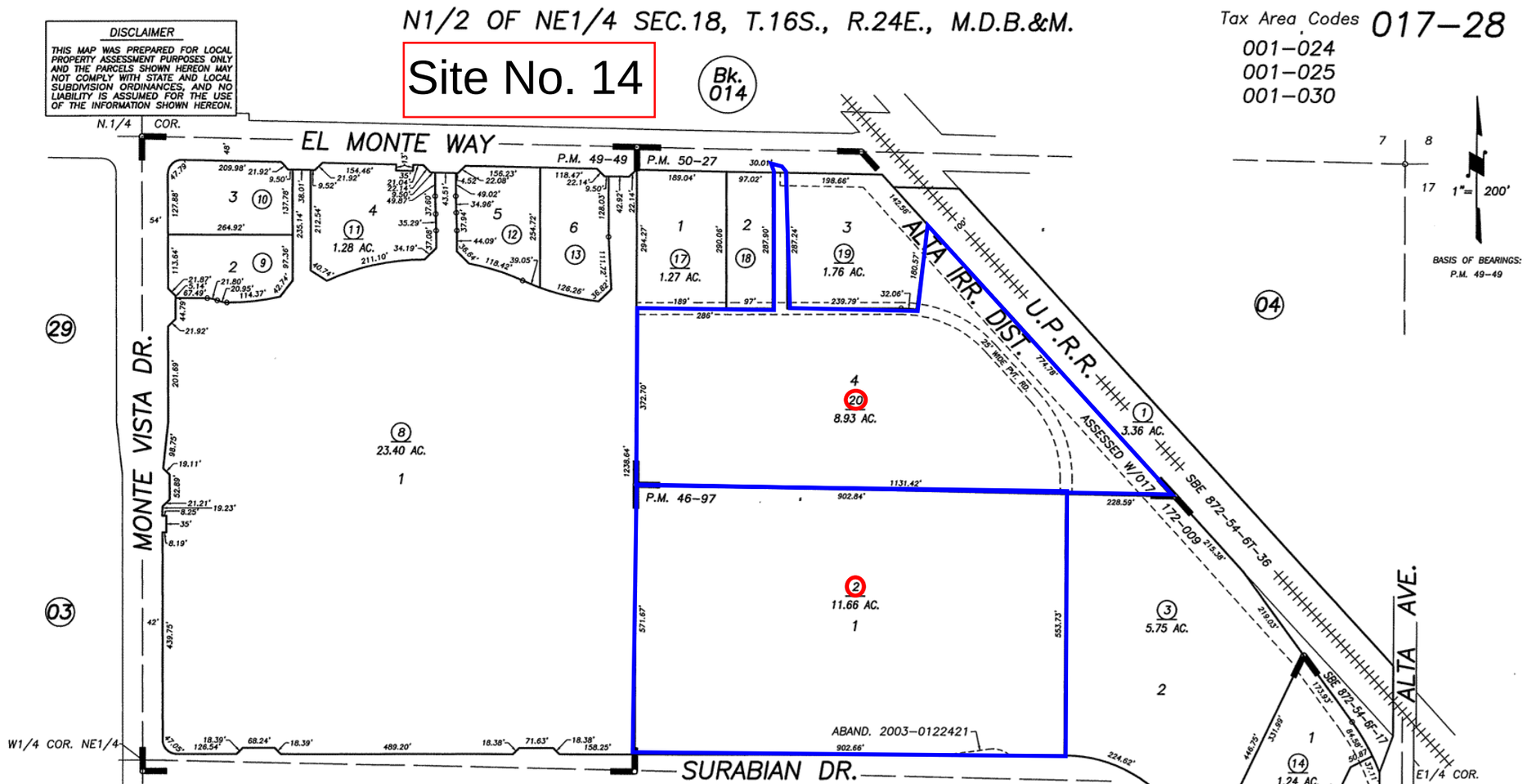


PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M. 40-31

ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.

12/28/2013

https://www.ndcdata.com/search/maps/06107_01728_0.png



12/28/2013

https://www.ndcdata.com/search/maps/06107_01702_0.png

DISCLAIMER

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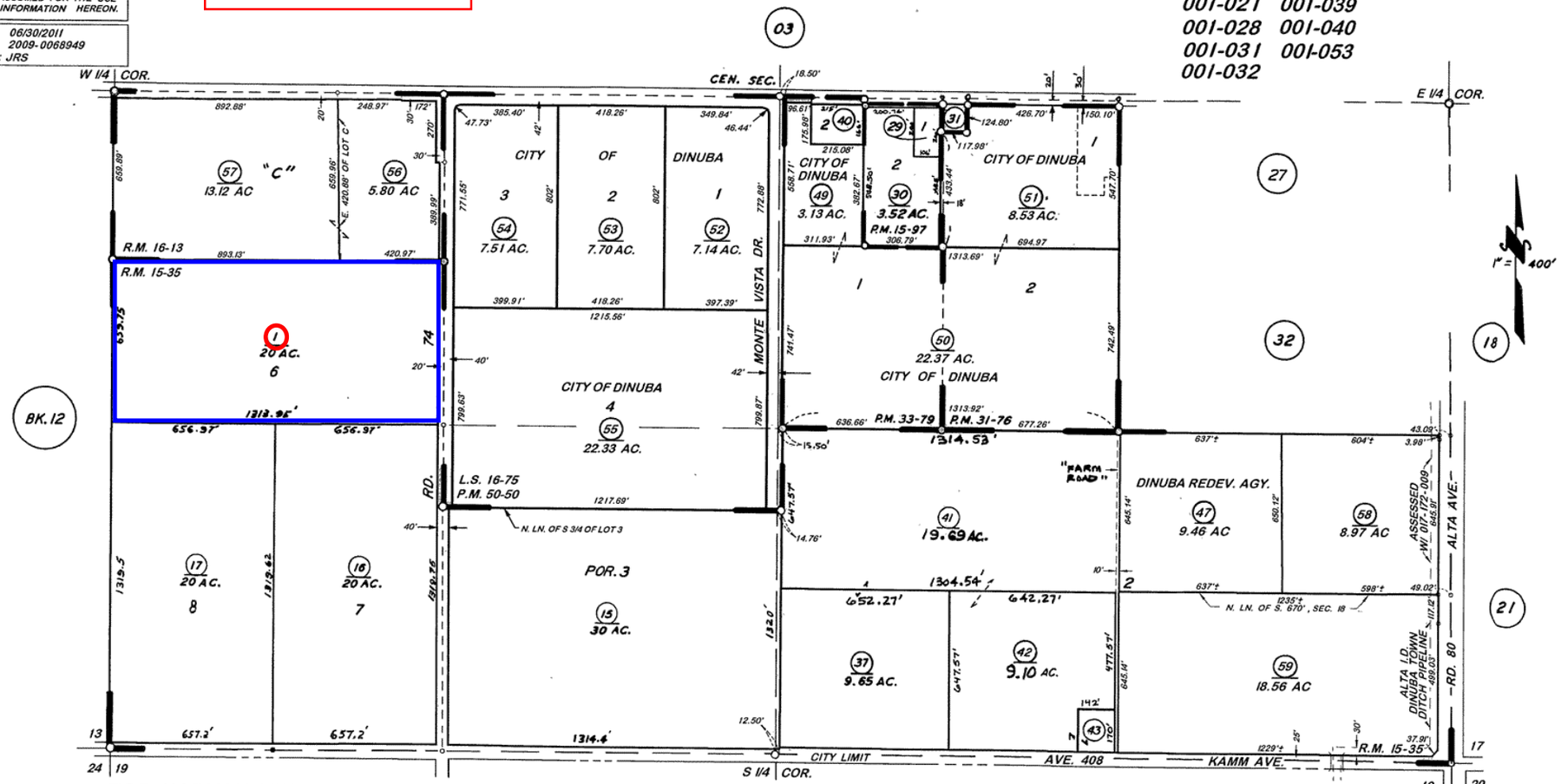
REVISED: 06/30/2011
REASON: 2009-0068949
CAD TECH: JRS

Site No. 15

S½ SEC. 18, T.16S., R.24E., M.D.B. & M.

TAX CODE AREA 017-02

001-001 001-038
001-021 001-039
001-028 001-040
001-031 001-053
001-032



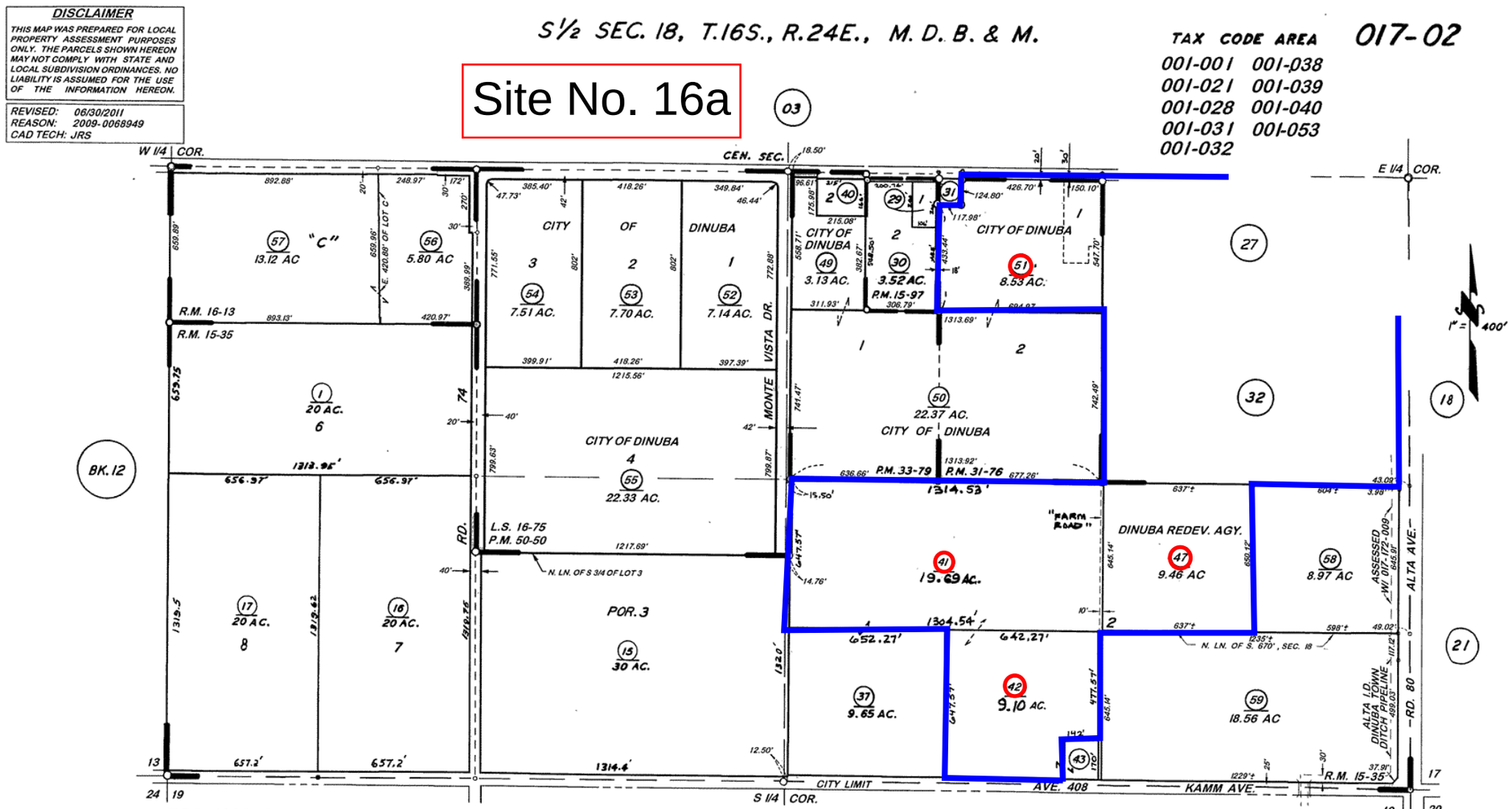
POR. KARNAK VINEYARD TRACT, R.M. 15-35
KARNAK VINEYARD TRACT NO. 1, R.M. 16-13
PARCEL MAP 1496, P.M. 15-97
PARCEL MAP 3075, P.M. 31-76
PARCEL MAP 3277, P.M. 33-79
PARCEL MAP 4945, P.M. 50-50
RECORD OF SURVEY, L.S. 16-75
POR. RECORD OF SURVEY, L.S. 25-65

CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 02.
COUNTY OF TULARE, CALIF.

NOTE- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

12/28/2013

https://www.ndcdata.com/search/maps/06107_01702_0.png



12/28/2013

DISCLAIMER

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N1/2 OF NE1/4 OF SE1/4 SEC.18, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 017–27
001–001 001–007
001–021 001–031

03

N 1/4 COR. SE 1/4

SIERRA WAY

642.24'

P.M. 49–85 R.M. 24–31

E 1/4 COR.

1"= 100'

BASIS OF BEARINGS: P.V.49–85

Site No. 16 b

02

658.50'

1

273

1
10.00 AC.

638.91'

1/64 COR.

561.54'

WHITTAKER WAY

60'

ABAND. ALLEY V.2694 P.647

ALTA AVE.

18

271

7 (1) 72.46' 80.05' 100.45'
6 (2) 70' 100.45'
5 (3) 70' 100.35'
4 (4) 70'
3 (5) 70' 100.45'
2 (15) 81' 100.47'
1 (16) 93.02' 80.89'
14 (8) 50.80' 80.89' 100.46'
13 (9) 70' 100.46'
12 (10) 70' 100.45'
11 (11) 70'
10 (12) 70' 100.46'
9 (13) 70' 100.46'
8 (14) 70' 100.46'
7 (17) 72.60' 80.05'

21 (1) 70.09' 94.80' 115'
20 (2) 70.20' 115'
19 (3) 70.20' 115'
18 (4) 70.20' 115'
17 (5) 70.20' 115'
16 (9) 82.57' 115.02'
15 (8) 93.02' 95.43'

P.M. 49–60

272

10 1

2
11
2.37 AC.

ARKONA AVE.

ALTA I.D. CANAL ASSESSED WITH 017–172–009

563.49'

1/64 COR.

32

MANTON ADDITION, R.M. 24–31
POR. RECORD OF SURVEY, L.S. 25–65 (E1/2 SEC. 18, ETC.)
PARCEL MAP 4855, P.M. 49–60
POR. PARCEL MAP 4880, P.M. 49–85

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 27
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) Assessor's Block Numbers Shown in Elipses (123)

2007-0109573	08/18/2009	LLB
REVISION	DATE	TECH

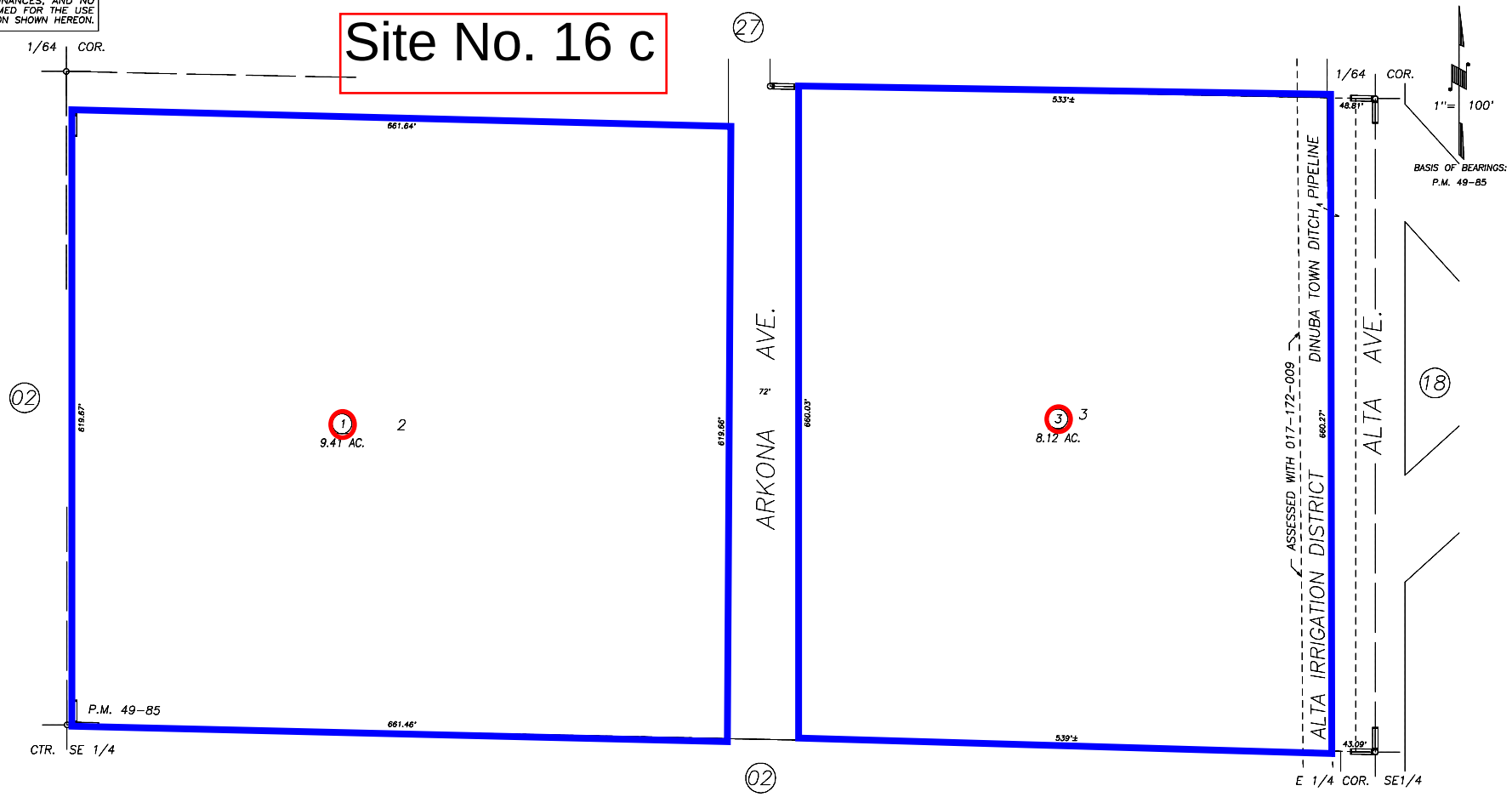
DISCLAIMER

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S1/2 OF NE1/4 OF SE1/4 SEC.18, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 017–32
001–021

Site No. 16 c



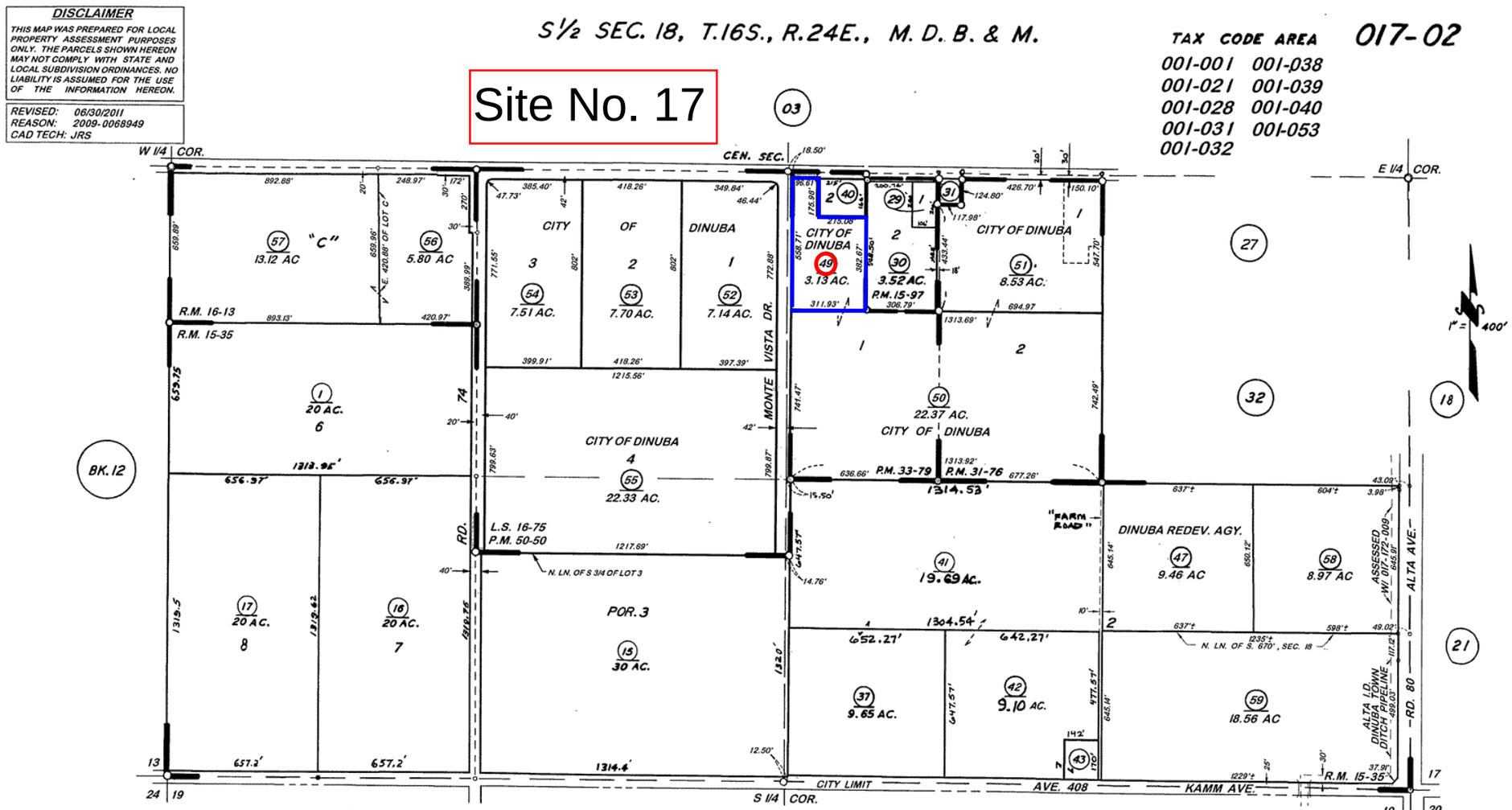
POR. RECORD OF SURVEY, L.S. 25–65 (E1/2 SEC. 18, ETC.)
POR. PARCEL MAP 4880, P.M. 49–85

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 32
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1)
Assessor's Block Numbers Shown in Elipses (123)

2009–0068949	06/30/2011	JRS
REVISION	DATE	TECH

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12/28/2013

https://www.ndcdata.com/search/maps/06107_01714_0.png

DISCLAIMER

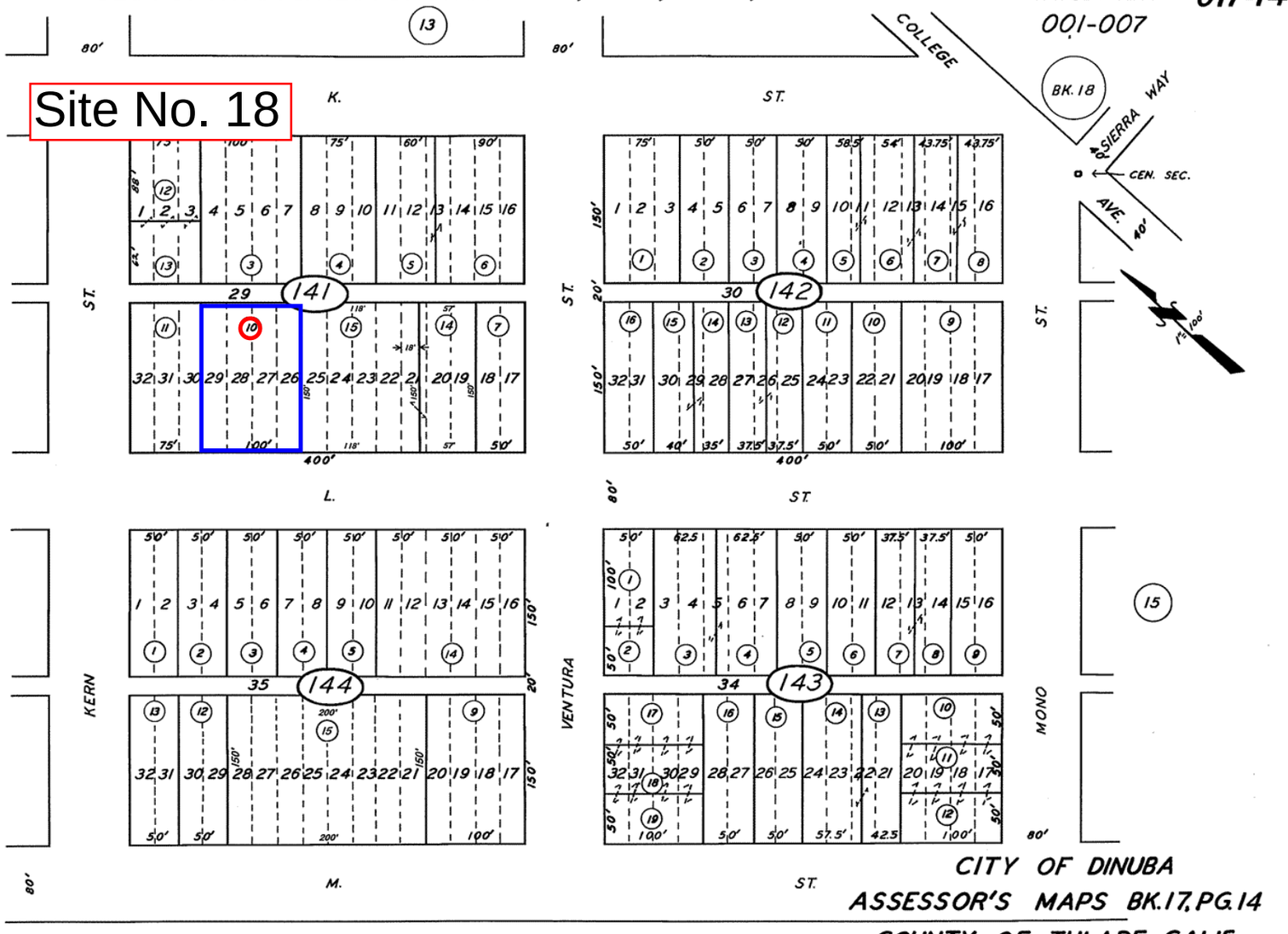
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REVISED: 06/12/2013
REASON: I COMBINE: BLK.144,
CAD TECH: RLW APN 15

POR. SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC. 17, T. 16S., R. 24E., M.D.B.&M.

TAX CODE AREA 017-14
001-007

Site No. 18



POR. TOWN OF DINUBA, R.M. 3-15

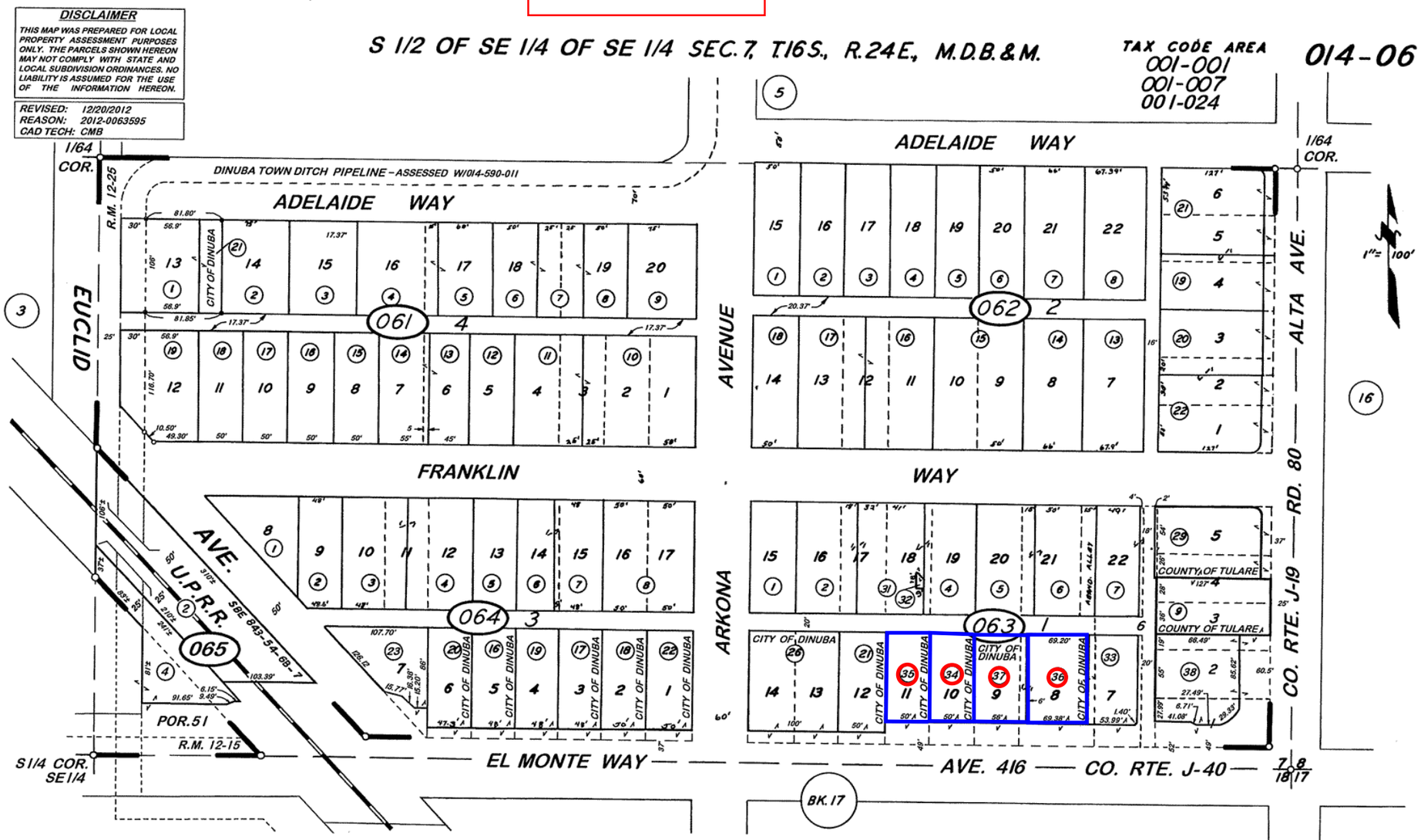
CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 14
COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

12/28/2013

https://www.ndcdata.com/search/maps/06107_01406_0.png

Site No. 19



12/28/2013

Exhibit G – Zoning Information

City of Dinuba

Zone Plan

City Ordinance 17.03.020

- City Limits
- Sphere of Influence
- Parcels

Zoning

- (AN) Agriculture
- (C-1) Neighborhood Commercial
- (C-2) Downtown Commercial
- (C-3) Community Commercial
- (C-3P) Community Commercial (Precise Plan Overlay)
- (C-4) General Commercial
- (C-4P) General Commercial (Precise Plan Overlay)
- (M-1) Light Industrial
- (M-2) Heavy Industrial
- (PB) Park/Ponding Basin
- (PO) Professional Office
- (PO-P) Professional Office (Precise Plan Overlay)
- (PP) Parking (Precise Plan Overlay)
- (R-1-6) One-Family Residential
- (R-1-6P) One-Family Residential (Precise Plan Overlay)
- (R-1-6PUD) One-Family Residential (Planned Unit Development)
- (R-1-7.5) One-Family Residential
- (R-1-10) One-Family Residential
- (R-A) Residential Acreage
- (RCO) Resource Conservation
- (RM-1.5) Multi-Family Residential
- (RM-1.5P) Multi-Family Residential (Precise Plan Overlay)
- (RM-2) Multi-Family Residential
- (RM-2P) Multi-Family Residential (Precise Plan Overlay)
- (RM-3) Multi-Family Residential
- (RM-3P) Multi-Family Residential (Precise Plan Overlay)

Last amendment: September 2011

0 1,000 2,000 Feet

0 0.25 0.5 Miles

Quad Knopf

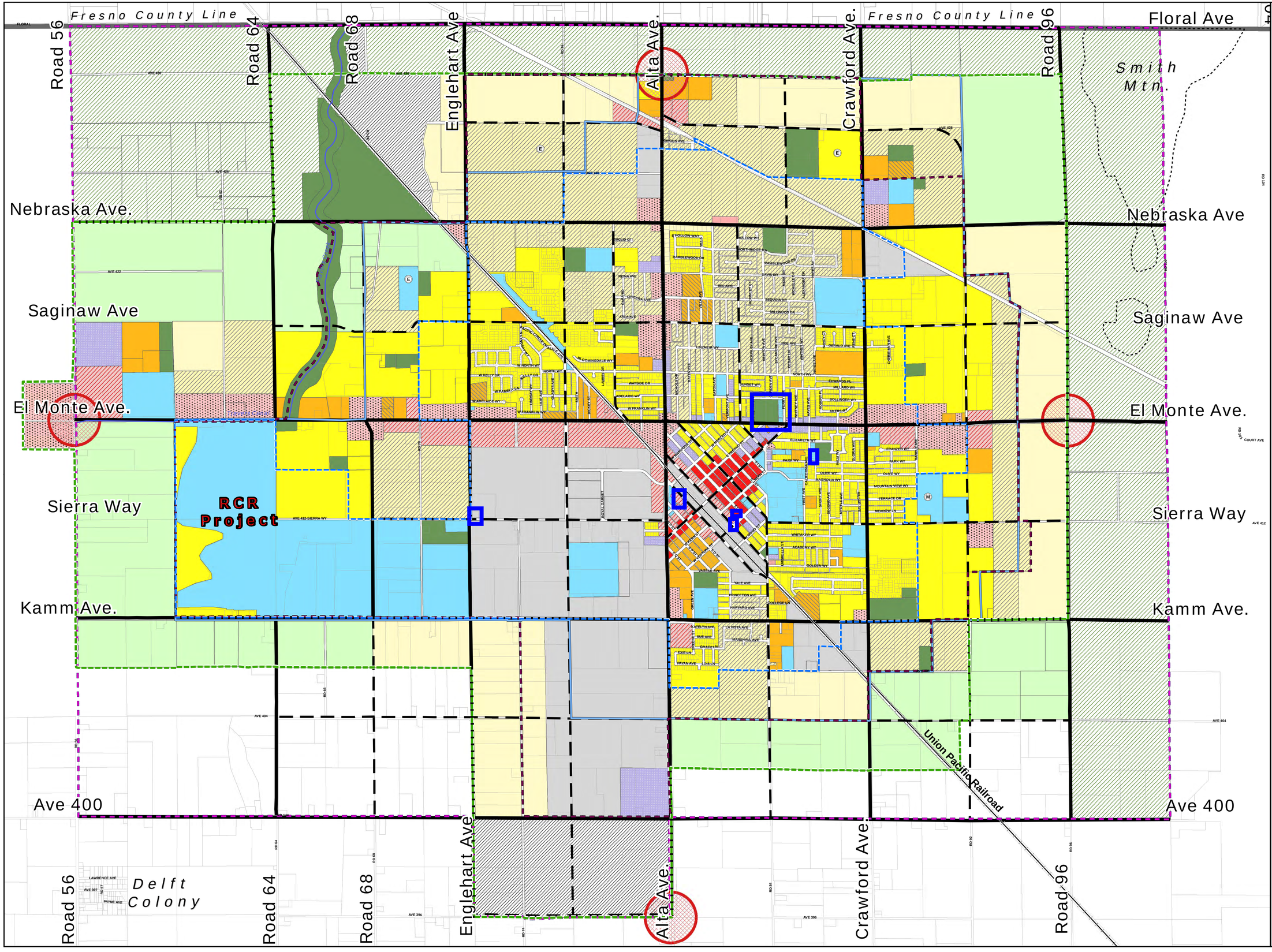
Path: L:\Projects\2005\051029\GIS\Zoning_Map_revised_24x36 11-11-2012.mxd Date: 11/29/2012

City of Dinuba

General Plan

Land Use and Circulation

Diagram



Legend

- City Limits
- Sphere of Influence
- Planning Area Boundary

Urban Development Boundaries

- 10 Year
- 20 Year
- Collectors
- Arterials
- County Boundary
- Gateways
- **Commercial - Central District**
- **Commercial - Community**
- **Commercial - General**
- **Commercial - Neighborhood**
- **Professional Office**
- **Residential - Low**
- **Residential - Medium Low**
- **Residential - Medium**
- **Residential - Medium High**
- **Residential - High**
- **Light Industrial**
- **Industrial Reserve**
- **Urban Reserve**
- **Public/Semi-Public**
- **Green Belt**
- **Park/Ponding Basin**

(S) Future school site, school site locations are approximate and subject to change.

Last amendment: September 2011

1,100 550 0 1,100 Feet

0.25 0.125 0 0.25 Miles

Quad Knopf

S:\Base Maps\California\Counties\Tulare County\Cities\Dinuba\Dinuba_GeneralPlan_Adopted.mxd-DD

RESOLUTION NO. 2022-48

RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA AUTHORIZING THE TRANSFER OF CERTAIN REAL PROPERTY ASSETS FROM THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA TO THE CITY OF DINUBA, AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, pursuant to Health and Safety Code (the "HSC") § 34172 (a) (1), the Redevelopment Agency of the City of Dinuba was dissolved on February 1, 2012; and

WHEREAS, consistent with the provisions of the HSC, the City Council of the City of Dinuba previously elected to serve in the capacity of the Successor Agency to the Redevelopment Agency of the City of Dinuba (the "Successor Agency"); and

WHEREAS, pursuant to HSC § 34179, the Successor Agency previously established the "Dinuba Oversight Board" to assist in the wind-down of the former redevelopment agency through June 30, 2018, at which time it was dissolved by operation of law; and

WHEREAS, consistent with HSC § 34179 (j), on July 1, 2018 the Tulare Countywide Oversight Board (the "CWOB") was established to assist in winding-down the dissolved redevelopment agencies within the County of Tulare; and

WHEREAS, at the time of dissolution, the former redevelopment agency held several real property assets that had been acquired for redevelopment purposes; and

WHEREAS, as a part of redevelopment dissolution process, successor agencies with real property assets are required to dispose of such real property pursuant to a Long-Range Property Management Plan (the "LRPMP") approved by the California Department of Finance (the "DOF"); and

WHEREAS, on November 5, 2015, the Successor Agency submitted its Dinuba Oversight Board-approved revised LRPMP to the DOF, which was subsequently revised at the request of DOF and resubmitted to DOF on December 23, 2015; and

WHEREAS, on December 31, 2015, the DOF approved the Successor Agency's LRPMP and notified the Successor Agency that pursuant to HSC § 34191.3, the approved LRPMP shall govern, and supersede all other provisions relating to the disposition and use of all the real property assets of the former redevelopment agency (the "DOF Determination"); and

WHEREAS, the approved LRPMP, which addresses the disposition and use of the real property assets held by the Successor Agency, includes 42 parcels of land, divided among 19 separate sites, 12 of which were designated for "Government Use", three (3) of which were designated for "Future Development", three (3) of which were designated "For Sale" and one (1) of which was subject to an "Enforceable Obligation" (reference the sites and parcels summary provided on pages 4-6 of the LRPMP); and

Agenda Document Converter Pro v6.5

WHEREAS, the sites designated for Government Use were previously transferred to the City; the sites designated for Future Development are pending transfer to the City; the sites designated for sale will remain in the ownership of the Successor Agency until transferred to third-party buyers in the future; and the site subject to an Enforceable Obligation was transferred to a buyer; and

WHEREAS, the Future Development designated Sites are identified within the LRPMP as Site Nos. 13, 14 and 15 (APNs 017-121-018 [Site No. 13], 017-280-002 & -020 [Site No. 14] and 017-020-001 [Site No. 15]; and

WHEREAS, the LRPMP requires that the Future Development designed Sites be transferred to the City (reference pages 47 through 56 within the LRPMP) and designates the City as the responsible entity, in lieu of the Successor Agency, for the future disposition of the subject Sites designated for Future Development and for compliance with the applicable provisions of the HSC governing the future transfer of these Sites to third parties (the "City's LRPMP Obligations"); and

WHEREAS, the City's future disposition of LRPMP Future Development-designated real property Sites are not subject to review by the CWOB or DOF; and

WHEREAS, the City's responsibilities related to the disposition of the Future Development Sites includes, but are not limited to, acceptance of the transfer, management and oversight of escrow services, review of title reports, clearing-up of exceptions to title, resolving outstanding real property tax matters with the County, preparing, filing and recording appropriate documents related to the transfer of title or as may be reasonably required by the buyer or the title company, notary services, processing compensation agreements (or notices of compensation when property is sold for not less than market values) in the future for the purpose of proportionally dividing the net proceeds of sale among the affected taxing entities (which is anticipated to occur after the ultimate future sale of an LRPMP Property to third-party entities), management and accounting of the net proceeds of sale, including the payments to the Tulare County Auditor Controller and other related matters that are prerequisites to the close of escrow; and

WHEREAS, in addition, DOF has consistently confirmed: i) its expectation that the successor agencies transfer all of their remaining real property assets that are designated for "Future Development" within their LRPMPs to the entity that created their former and now dissolved redevelopment agencies; and ii) that a HSC § 34180 (f) (1) "Compensation Agreement" (or similar instrument) between the City and the taxing entities (as such taxing entities are defined in HSC § 34171 [k]) is not required as a prerequisite to the transfer of such real property assets to the City, as such agreement(s) may follow at a future time (the "DOF Confirmations); and

WHEREAS, consistent with the City's LRPMP Obligations and DOF's Confirmations, the Successor Agency may transfer its remaining real property assets that are designated for

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"Future Development" within the LRPMP to the City, which are more particularly described within Exhibit "A" to this Resolution; and

WHEREAS, approval of this Resolution will authorize the transfer to the City of: i) all of the Successor Agency's remaining real property assets that are designated for "Future Development", at no cost via quitclaim deeds, the form of which is attached as Exhibit "B" to this Resolution; and ii) the obligation to fulfill the City's LRPMP Obligations; and

WHEREAS, pursuant to California Government Code (the "GC") § 54234 (b) and § 103 of the Surplus Land Act (the "SLA") Guidelines promulgated by the California Department of Housing and Community Development (the "HCD") dated as of April 2021 (the "Guidelines"), the Successor Agency's transfer of the Property to the City consistent with the LRPMP and the DOF Determination is exempt from the California Surplus Land Act (GC §§ 54220, et seq.) if the transfer is completed by December 31, 2022; and

WHEREAS, consistent with the foregoing recital, the City will be responsible for compliance with the SLA prior to the ultimate future sale of the Property to third-party entities; and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act (the "CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, § 15000 *et seq.*, hereafter the "Guidelines"), and the City's environmental guidelines; and

WHEREAS, this Resolution does not constitute a "project" for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378 (b) (5) of the Guidelines; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

THEREFORE, BE IT RESOLVED, by the Board of Directors of the Successor Agency to the Redevelopment Agency of the City of Dinuba, as follows:

1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

2. The Successor Agency's transfer to the City of: i) all of the Successor Agency's remaining real property assets that are designated for "Future Development", as described within Exhibit "A" to this Resolution, at no cost; ii) the obligation to fulfill the City's LRPMP Obligations; and iii) the responsibility for compliance with the SLA prior to the ultimate future sale of the Property to third-party entities, are approved.

3. On behalf of the Successor Agency, the City Manager, in the capacity as Executive Director of the Successor Agency, or designee, is authorized and directed to execute the

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quitclaim deeds, the form of which is attached as Exhibit "B" to this Resolution, required to transfer the Successor Agency's real property assets to the City, as described within Exhibit "A" to this Resolution, and to take such other actions and execute such other documents as are necessary as may otherwise be required to fulfill the intent of this Resolution including.

4. This Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378 (b) (5) of the Guidelines.

5. This resolution shall take effect upon the date of its adoption.

PASSED, ADOPTED AND APPROVED this 13th day of September, 2022 by the following vote:

AYES: Board Members:
NOES: Board Members:
ABSTAIN: Board Members:
ABSENT: Board Members:

_____
Linda Launer, Chairperson
Successor Agency to the Redevelopment Agency of the City of Dinuba

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I, Maria Alaniz, City Clerk of the City of Dinuba, certify the foregoing is the full and true Resolution No. 2022-48 passed and adopted by the Board of Directors of the Successor Agency to the Redevelopment Agency of the City of Dinuba at a regular meeting held on September 13, 2022, by the above noted vote.

ATTEST: _____
Maria Alaniz, City Clerk

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EXHIBIT "A"

LRPMP
FUTURE DEVELOPMENT USE
REAL PROPERTY ASSETS

SITE NOs.	APNs	ADDRESS	ACRES	ZONING
13	017-121-018	Vacant	0.26	Downtown Commercial (C-2)
14	017-280-002 017-280-020	Vacant	20.59	General Commercial (C-4) Light Industrial (M-1)
15	017-020-001	Vacant	20.00	Light Industrial (M-1)

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EXHIBIT "B"

Form of Quitclaim Deed
(Not for Signature)

RECORDING REQUESTED BY
Successor Agency to the Redevelopment Agency of the City of Dinuba

WHEN RECORDED MAIL TO:
City of Dinuba
405 E. El Monte Way
Dinuba, CA 93618

Attn: City Clerk

(Space Above Line For Use By Recorder)

APNs: _____

This document is exempt from the payment of a recording fee pursuant to Government Code Section 27383

DOCUMENTARY TRANSFER TAX $NONE

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Successor Agency to the Redevelopment Agency of the City of Dinuba, a public body, corporate and politic (the "Grantor") does hereby remise, release and quitclaim to the City of Dinuba, a California municipal corporation (the "Grantee"), any interest that Grantor may have in the real property in the City of Dinuba, County of Tulare, State of California, described in Attachment "A" attached hereto and incorporated herein by this reference.

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA, a public body, corporate and politic

Dated_____

By: **NOT FOR SIGNATURE**
Luis Patlan, Executive Director

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Attachment "A"

The land referred to herein is situated in the State of California, County of Tulare, described as follows:

ADD LEGAL DESCRIPTION HERE:

APN: 017-121-018

Lots 30-31-32 Block 27 (Full Description to Come)

APN: 017-280-002

Parcel 1 Parcel Map No. 4592, V46 P97 PM (Full Description to Come)

APN: 017-280-020

Parcel 4 of Parcel Map No. 4922 PM 50-27 (Full Description to Come)

APN: 017-020-001

Karnak VYD TR All Lt 6 (Full Description to Come)

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

State of California } ss
County of Tulare }

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

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

WITNESS my hand and official seal.

_____
(Signature of Notary) (This area for official notarial seal)

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CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by written deed or grant dated _____ _____, 2022 from the Successor Agency to the Redevelopment Agency to the City of Dinuba, is hereby accepted by the undersigned officer or agent on behalf of the City of Dinuba, pursuant to authority conferred by the City of Dinuba on _____, 2022, pursuant to Resolution No. 2022-48 and the City of Dinuba consents to recordation thereof by its duly authorized officer.

Dated this _____ day of _____, 2022.

By: **NOT FOR SIGNATURE**
Luis Patlan City Manager
City of Dinuba

Provides for:

APN 017-121-018
APN 017-280-002
APN 017-280-020
APN 017-020-001

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

State of California } ss
County of Tulare }

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

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

WITNESS my hand and official seal.

_____
(Signature of Notary) (This area for official notarial seal)

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City Council Staff Report

Department: CITY MANAGER'S OFFICE | September 13, 2022

To: Mayor and City Council

From: Daniel James, Assistant City Manager

Subject: Resolution No. 2022-49 of the City Council of the City of Dinuba authorizing the acceptance of certain real property assets from the Successor Agency to the Redevelopment Agency of the City of Dinuba to the City of Dinuba, and approving certain related actions (DJ)

RECOMMENDATION

Council to adopt Resolution No. 2022-49, authorizing the acceptance of certain real property assets from the Successor Agency to the Redevelopment Agency of the City of Dinuba to the City of Dinuba, and approving certain related actions.

EXECUTIVE SUMMARY

Resolution No. 2022-49 accepts the conditional and limited transfer of certain real property assets designated as “Future Development” Sites within the Successor Agency’s Long-Range Property Management Plan (the “LRPMP”) as Site Nos. 13, 14 and 15 (APNs 017-121-018 [Site No. 13], 017-280-002 & -020 [Site No. 14] and 017-020-001 [Site No. 15]; which was adopted by City Council in 2015, and the State of California Department of Finance (DOF) Determination (as described below), which designate and bind the City to implement the LRPMP on behalf of the Successor Agency through the ultimate future sale of the Property to third-party entities. Acceptance of the subject property by City Council is required in order to complete the transfer of the property from the Successor Agency to the City of Dinuba.

OUTSTANDING ISSUES

None.

DISCUSSION

The Redevelopment Agency of the City of Dinuba was dissolved on February 1, 2012. The City Council of the City of Dinuba previously elected to serve in the capacity of the Successor Agency. The Successor Agency previously established the “Dinuba Oversight Board” to assist in the wind-down of the former redevelopment agency through June 30, 2018, at which time it was dissolved by operation of law. On July 1, 2018 the Tulare County Oversight Board (CWOB) was established to assist in winding-down the dissolved redevelopment agencies within the County of Tulare.

At the time of dissolution, the former redevelopment agency held several real property assets that had been acquired for redevelopment purposes. As a part of redevelopment dissolution process, successor agencies with real property assets are required to dispose of such real property cnistent with a California Department of Finance (DOF) approved Long Range Property Management Plan (LRPMP), which is attached herein as 'Attachment A'. The approved (2015) LRPMP, which addresses the disposition and use of the real property assets held by the Successor Agency, includes 42 parcels of land, divided among 19 separate sites, 12 of which were designated for “Government Use”, three (3) of which were designated for “Future Development”, three (3) of which were designated “For Sale” and one (1) of which was subject to an “Enforceable Obligation” (reference the sites and parcels summary provided on pages 4-6 of the LRPMP).

The LRPMP requires that the Future Development designed Sites be transferred to the City (reference pages 47 through 56 within the LRPMP) and designates the City as the responsible entity, in lieu of the Successor Agency, for the future disposition of Sites designated for Future Development. Consistent with the City's LRPMP Obligations and DOF's confirmations, the Successor Agency may transfer its remaining real property assets that are designated for "Future Development" within the LRPMP to the City, which are more particularly described within Exhibit "A" to the attached Resolution 2022-49, which is attached herein as Attachment 'B', and that the City may process Compensation Agreements (or similar instruments) in the future, which is anticipated to occur when such real property assets are transferred to third-party entities.

Approval of the attached Resolution 2022-49 authorize and accepts the conditional and limited transfer to the City of: i) all of the Successor Agency's remaining real property assets that are designated for "Future Development", at no cost via quitclaim deeds, the form of which is attached as Exhibit "B" to the Resolution; and ii) the obligation to process Compensation Agreements (or similar instruments) in the future, when such real property assets are transferred to third-party entities. Approval of the attached Resolution also designates and binds the City to implement the LRPMP on behalf of the Successor Agency through the ultimate future sale of the Property to third-party entities. This acceptance is also consistent with the provisions of the Surplus Land Act (SLA) Guidelines (California Government Code (the "GC") § 54234 (b) and § 103) published by the California Department of Housing and Community Development (the "HCD") dated as of April 2021 (the "Guidelines"), if the transfer is completed by December 31, 2022. Upon approval of Resolution 2022-49, the City will be responsible for compliance with the SLA prior to the ultimate future sale of the Property to third-party entities.

Staff recommends Council adopt Resolution 2022-49 accepting the transfer of certain real property assets from the Successor Agency to the Dinuba Redevelopment Agency to the City of Dinuba, and authorize the City manager or designee to execute all related documents required to complete the transfer.

FISCAL IMPACT

Per the HSC and the LRPMP, upon the ultimate sale or lease of the Property, the net proceeds (net of the City's costs of sale or lease) will be submitted to the Tulare County Auditor-Controller (the "CAC"). Once received, the CAC will in turn distribute the funds to the effected taxing entities in proportion to each taxing entities' proportionate share of the General Tax Levy (the "GTL"). Effected taxing entities are those that receive a share of the GTL attributable to the Tax Rate Area (the "TRA") in which the Property is located, which includes the City of Dinuba. As an exemplar only, Dinuba's proportion of the GTL during FY 2019-20 was approximately 18.9%.

PUBLIC HEARING

None required.

ATTACHMENTS:

Description

A. Long Range Prperty Management Plan (LRPMP)

B. 2022-49 Acceptance of transfer of real property from the SA to the City

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

Prepared for the:

Successor Agency to the Redevelopment Agency of the City of Dinuba
405 East El Monte Way
Dinuba, CA 93618

www.dinuba.ca.gov

September 2015
Amended November 2015

Prepared by:

Urban Futures Inc.
Corporate Office
3111 North Tustin Street,
Suite 230
Orange, CA 92865
(714) 283-9334 • FAX (714) 283-5465

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

CITY COUNCIL/ SUCCESSOR AGENCY BOARD

Emilio Morales, *Mayor – District 1*

Scott Harness, *Vice-Mayor – District 3*

Maribel Reynosa, *Councilmember – District 2*

Kuldip Thusu, *Councilmember – District 4*

Mike Smith, *Councilmember – District 5*

CITY STAFF

Luis Patlan, *City Manager/Executive Director*

Cass Cook, *Director of Finance*

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

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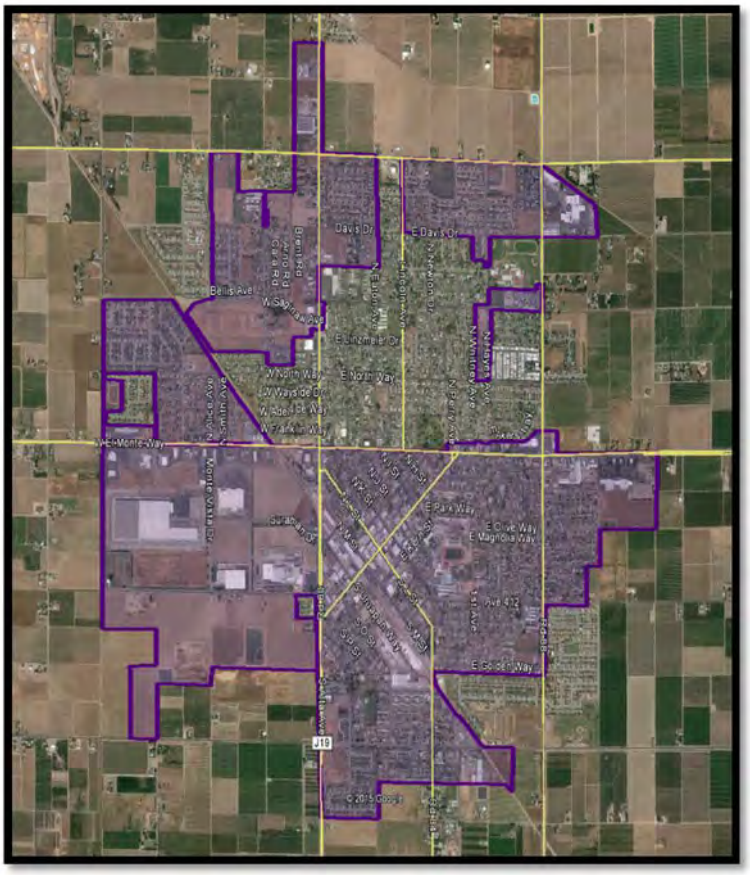
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I. Introduction

The City of Dinuba (the "City"), incorporated in 1906, is the 5th largest municipality by population in Tulare County, and is part of the Visalia Metropolitan Statistical Area. The City spans approximately 6.5 square miles. As of January 1, 2015, the California Department of Finance (the "DOF") reports the City's population to be 23,966.

Former Redevelopment Agency



The Former Redevelopment Agency of the City of Dinuba (the "Agency") was organized in 1984, pursuant to § 33000 *et seq.* of the California Health and Safety Code (the "HSC") and was responsible for the administration of redevelopment activities within the City. The governing board of the Agency was composed of the five members of the City Council.

The City Council of the City (the "City Council") adopted Redevelopment Plan No. 1 ("Plan No. 1") for the City of Dinuba Redevelopment Project ("Project No. 1") by City Council Ordinance No. 668 on July 6, 1984, adopted Redevelopment Plan No. 2 ("Plan No. 2") for the Dinuba Redevelopment Project No.2 ("Project No. 2") by City Council Ordinance No. 89-04 on June 27, 1989, and adopted Amendment No. 1 to Project No. 2 by City Council Ordinance No. 90-18 on June 26, 1990. On November 12, 1991, the City Council adopted a "merger" amendment to Plan Nos. 1 and 2 (the "Merged Plan") by Ordinance No. 91-13. The Merged Plan was subsequently amended five times, each time adding territory: (i) Amendment No. 1 – adopted November 12, 1993, by Ordinance 93-11; (ii) Amendment No. 2 – adopted June 27, 1995, by Ordinance No. 95-06; (iii) Amendment No. 3 – adopted July 10, 2001, by Ordinance No. 2001-08; (iv) Amendment No. 4 – adopted July 12, 2005, by Ordinance No. 2005-14; and (v) Amendment No. 5 – adopted July 8,2008, by Ordinance No. 2008-03.

Dissolution of Redevelopment Agencies

Trailer bills ABx1 26 and ABx1 27 were signed by the Governor of California on June 28, 2011, making certain changes to the HSC, including adding Part 1.8 (commencing with § 34161) ("Part 1.8") and Part 1.85 (commencing with § 34170) ("Part 1.85") to Division 24 of the HSC. The California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that ABx1 26 and ABx1 27 were unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding ABx1 26, invalidating ABx1 27, and holding that ABx1 26 may be severed from ABx1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations under HSC Part 1.85 arising before May 1, 2012 to take effect four months later while leaving the effective dates or deadline for performance of obligations under HSC Part 1.8 unchanged. Consistent with the applicable provisions of the HSC, the City Council elected to serve in the capacity of the Successor Agency to the Community Redevelopment Agency of the City of Dinuba (the "Successor Agency").

Further, on June 27, 2012, the Governor signed budget trailer bill AB 1484 into law, resulting in further procedural and substantive changes to the duties of and procedures to be followed by successor agencies, oversight boards, county auditor-controllers and the California Department of Finance (the "DOF"). This includes, but is not limited to, the manner in which the Successor Agency disposes of real property assets. Specifically, AB 1484 added HSC § 34191.5 which requires the Successor Agency to prepare a Long Range Property Management Plan (the "LRPMP") as a prerequisite to the disposition of real property assets.

Long Range Property Management Plan

Per the applicable provisions of the HSC, no later than six (6) months after a successor agency receives its Finding of Completion from the DOF (per HSC § 34179.7), the Successor Agency must submit its LRPMP to the Oversight Board and the DOF for approval. The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses for the property pursuant to AB 1484 include:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; and
4. Use of the property to fulfill an enforceable obligation.[1]

Upon DOF's approval of the LRPMP, the properties are to be placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency in accordance with the approved LRPMP. If the LRPMP plan calls for use or liquidation (sale to obtain revenues) of a property for a project identified in an approved redevelopment plan, that property is to be transferred to the sponsoring community for that purpose. If the LRPMP calls for the liquidation of the property or use of revenues from the property for purposes other than a project identified in a redevelopment plan or other than to fulfill an enforceable obligation, the proceeds from the sale are to be distributed as property taxes to the taxing entities. A general outline of real property disposition procedure is included as Exhibit "A."

[1] HSC § 34191.5 (c)(2))

This LRPMP was prepared in compliance with those pertinent sections of the HSC that govern the LRPMP's prerequisites, content, and approval process. For ease of review, the pertinent sections of the HSC are included in Exhibit "B."

The Successor Agency received its Finding of Completion from the DOF on July 29, 2015 (Exhibit "C"). The LRPMP was approved by Resolution of the Successor Agency Board on October 27, 2015 (Exhibit "D") and approved by Resolution of the Oversight Board on November 3, 2015 (Exhibit "E").

The Amended November 2015 LRPMP was approved by Resolution of the Oversight Board on December 21, 2015 (Exhibit "E").

II. Long-Range Property Management Plan Property Inventory Data

The Successor Agency has jurisdiction over 43 parcels grouped into 18 sites (the "Properties"), all of which are located within the boundaries of the City and subject to the provisions of the Agency's Project Area Redevelopment Plan and any subsequent mergers and amendments, the Agency's Five-Year Implementation Plan 2005-2010, the City's General Plan, Municipal Code and land use regulations, and related Specific Plans.

Successor Agency: Dinuba
County: Tulare

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information									
		HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		HSC § 34191.5 (c)(1)(B)	HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(1)(D)	HSC § 34191.5 (c)(1)(E)		HSC § 34191.5 (c)(1)(F)	HSC § 34191.5 (c)(1)(G)		HSC § 34191.5 (c)(1)(H)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Prop…Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Est'd Current Parcel Value	Annual Estimate Income/Rev	Contractual use income/rev	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
1 Dinuba Police Community Service Office	168 South "L" St.	017-122-011	Public Building	GU	N/A	Local Gov't Building	Aug 1999	$70,000	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.09	C-2	$1.00	None	N/A	No	No	Yes	No
2 Dinuba Transit Center	180 W. Merced St.	017-113-009	Public Building	GU	N/A	Local Gov't Building	Jan 2002	$205,000	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.69	C-4	$1.00	None	N/A	No	No	Yes	No
3 Ventura Street Right-of-Way	Ventura Street	017-300-025	Roadway / Walkway	GU	N/A	Right-of-Way	Feb 2002	$10	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.14	M-1	$1.00	None	N/A	No	No	Yes	No
4 Shopper's Alley Walkway Park	Between K and L Streets	017-121-025	Roadway / Walkway / Park	GU	N/A	Right-of-Way	Jan 1995	$18,865	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.08	C-2	$1.00	None	N/A	No	No	Yes	No
5 Kamm Avenue City Water Well Site	Kamm Ave. East of S. Greene Ave.	017-210-016	Other	GU	N/A	Water Well	Jul 1991	$16,956	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.27	RCO	$1.00	None	N/A	No	No	Yes	No
6 Dinuba Community Park Sportsplex Facility	201 N. Uruapan Dr.	017-202-015	Public Building	GU	N/A	Parks	May 2009	$403,442	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.22	M-1	$1.00	None	N/A	No	No	Yes	No
		017-202-019													1.48								
7 Rose Ann Vuich Park Property	189 N. Perry Ave.	014-171-006	Park / Open Space	GU	N/A	Park	Jul 2005	$179,732	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.14	RCO	$1.00	None	N/A	No	No	Yes	No
	157 N. Perry Ave.	014-171-008					Aug 2005	$173,474							0.18					Yes			
	259 N. Perry Ave.	014-171-012					Jan 2008	$151,238							0.14					No			

[1] Real Property in Fee, unless otherwise noted
[2] See Exhibit "F" for Assessor Parcel Maps
[3] Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual value.
[4] See Exhibit "G" for zoning information
[5] Staff continues to search records for acquisition date

C-2 – Downtown Commercial District
C-4 – General Commercial District
CAC – County Auditor controller
EO – Enforceable Obligation on approved ROPS
FD – Future Development
GU – Government Use
M-1 – Light Industrial District
N/A – Not applicable
RCO – Recreational Open Space
RM – Multiple Family Residential
TE – Taxing Entities
TBD – To Be Determined

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information									
		HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		HSC § 34191.5 (c)(1)(B)	HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(1)(D)	HSC § 34191.5 (c)(1)(E)		HSC § 34191.5 (c)(1)(F)	HSC § 34191.5 (c)(1)(G)		HSC § 34191.5 (c)(1)H)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Prop...Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Est'd Current Parcel Value	Annual Estimate Income/Rev	Contractual use income/rev	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
8 Roosevelt Park Community Center Property	290 California Ave.	018-042-001	Park / Open Space	GU	N/A	Park	Aug 2003	$50,920	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.14	RCO	$1.00	None	N/A	No	No	Yes	No
	320 California Ave.	018-042-002					Jun 2001	$65,481							0.14								
	350 California Ave.	018-042-004					Mar 2005	$95,000							0.14								
	366 California Ave.	018-042-005					Apr 2008	$126,272							0.11								
	388 California Ave.	018-042-006					May 2002	$45,875							0.14								
9 Dinuba Entertainment Park Plaza	S. "L" Street	017-141-007	Park / Open Space	GU	N/A	Park	Nov 1998	$39,171	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.17	C-2	$1.00	None	N/A	No	No	Yes	No
		017-141-014																					
	288 South "M" St.	017-144-009					Aug 2004	$1.00							0.34	C-4				Yes			
	289 South "L" St.	017-144-003					Jun 1987	$8,086							0.17	C-2				No			
		017-144-004					Mar 2011 [5]	$240,338							0.17								
		017-144-005					Mar 2011 [5]								0.17								
10 Centennial Park	1591 W. Sierra Way	017-030-025	Park / Open Space	GU	N/A	Park	Feb 1998	$100,301	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	1.00	M-1	$1.00	None	N/A	No	No	Yes	No
11 "K" St Parking Lot	Between K and L Streets	017-121-023	Parking Lot / Structure	GU	N/A	Parking Lot	Feb 1992	$66,027	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	0.28	C-2	$1.00	None	N/A	No	No	Yes	No
		017-121-004					Jan 1995	$21,223							0.09								
12 Groundwater Recharge/Recovery Property	Sierra Way	017-020-050	Other	GU	N/A	Water Recovery Site	Oct 2008	$369,955	$1.00	Aug 2015	Successor Agency	N/A		Alleviate Blight	22.37	M-1	$1.00	None	N/A	No	No	Yes	No
13 Historic Strand Theatre	188 North "L" St.	017-121-018	Public Building	FD	N/A	See LRPMP Text	Mar 2011 [5]	$193,117	$1.00	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	0.26	C-2	$1.00	None	N/A	No	No	Yes	No
14 Vacant Surabian Drive Commercial / Industrial Property	Surabian Dr	017-280-002	Vacant Commercial / Industrial Property	FD	N/A	See LRPMP Text	Aug 2005	$513,463	$522,676	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	11.66	M-1	$522,676	None	N/A	No	No	Yes	No
		017-280-020					Jul 2005	$711,032							8.93	C-4							

[1] Real Property in Fee, unless otherwise noted
[2] See Exhibit "F" for Assessor Parcel Maps
[3] Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual value.
[4] See Exhibit "G" for zoning information
[5] Staff continues to search records for acquisition date

C-2 – Downtown Commercial District
C-4 – General Commercial District
CAC – County Auditor controller
EO – Enforceable Obligation on approved ROPS
FD – Future Development
GU – Government Use
M-1 – Light Industrial District
N/A – Not applicable
RCO – Recreational Open Space
TE – Taxing Entities
TBD – To Be Determined

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information								
		HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		HSC § 34191.5 (c)(1)(B)	HSC § 34191.5 (c)(1)(C)		HSC § 34191.5 (c)(1)(D)	HSC § 34191.5 (c)(1)(E)		HSC § 34191.5 (c)(1)(F)	HSC § 34191.5 (c)(1)(G)		HSC § 34191.5 (c)(1)H)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Prop...Proceeds to be used for?	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Est'd Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Est'd Current Parcel Value	Annual Estimate Income/Rev	Contractual use income/rev	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
15 Vacant Road 74 Industrial Property	Road 74	017-020-001	Vacant Industrial Property	FD	EO or to CAC for TE	See LRPMP Text	Mar 2011 [5]	$1,313,298	$507,699	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	20.00	M-1	$507,699	None	N/A	No	No	Yes	No
16 Vacant Avenue 412 Commercial / Industrial Property	Avenue 412	017-273-001 017-320-001 017-320-003 017-020-041 017-020-042 017-020-047 017-020-051	Vacant Commercial / Industrial Property	Sell	EO or to CAC for TE	Sell	Aug 1996 May 2005 June 2005 Oct 2008	$350,000 $472,264 $155,273 $141,069	$1,668,169	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	10.00 9.41 9.66 19.69 9.10 9.46 8.53	M-1 RCO C-4 M-1	$1,668,169	None	N/A	No	No	Yes	No
17 Vacant Avenue 412 Industrial Property	Avenue 412	017-020-049	Vacant Industrial Property	Sell	EO or to CAC for TE	Sell	Oct 2008	$51,764	$312,276	Sep 2015	NDC Sale Comps	TBD		Alleviate Blight	3.13	M-1	$312,276	None	N/A	No	No	Yes	No
18 Vacant S. "L" Street Commercial Property	220 S. "L" Street	017-141-010	Vacant Commercial Property	Sell	EO or to CAC for TE	Sell	Jun 2010	$65,180		Aug 2015	NDC Sale Comps	TBD		Alleviate Blight	0.36	C-2	$312,276	None	N/A	No	No	Yes	No
19 Vacant El Monte Way Commercial Property	El Monte Way	014-063-034 014-063-035 014-063-036 014-063-037	Vacant Commercial Property	EO	Measure "R"	EO	Apr 2011	$0.00	$52,877	Sep 2015	TBD	TBD		Alleviate Blight	0.12 0.12 0.16 0.13	C-4	$52,877	None	N/A	No	No	Yes	No

[1] Real Property in Fee, unless otherwise noted
[2] See Exhibit "F" for Assessor Parcel Maps
[3] Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual value.
[4] See Exhibit "G" for zoning information
[5] Staff continues to search records for acquisition date

C-2 – Downtown Commercial District
C-4 – General Commercial District
CAC – County Auditor controller
EO – Enforceable Obligation on approved ROPS
FD – Future Development
GU – Government Use
M-1 – Light Industrial District
N/A – Not applicable
RCO – Recreational Open Space
TE – Taxing Entities
TBD – To Be Determined

III. Property to be Transferred for Governmental Use



Site No. 1 – Dinuba Police Community Service Office

Address:	*168 S. "L" Street*
APN:	*017-122-011*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 1 is the Dinuba Police Community Service Office (the "Police Service Office") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Police Service Office was acquired by the Agency in August 1999, and carries a Book Value of $70,000. The Police Service Office was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Police Service Office is $1.00.

Site No. 1 – Dinuba Police Community Service Office

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Police Service Office consists of one (1) 0.09-acre parcel (APN 017-122-011) located at 168 S. "L" Street. The Property contains a 1-story building that is approximately 1,200 sf.

The Police Service Office is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The ECV for the Police Service Office is based on its current use as a public building, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Police Service Office.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Police Service Office.[2]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Police Service Office.

The transfer of the Police Service Office to the City of Dinuba advances the planning objectives of the City and the Successor Agency to maintain a police presence within the downtown.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Police Service Office.

I. ***Disposition of Property:***
The Police Service Office is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

[2] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=168+south+l+street%2C+dinuba%2C+ca

Site No. 1 – Dinuba Police Community Service Office

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Police Service Office to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 2: Dinuba Transit Center

(a local agency administrative building)

Address:	*180 W. Merced Street*
APN:	*017-133-09*





Site No. 2: Dinuba Transit Center

(a local agency administrative building)

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 2 is the Dinuba Transit Center (the "DTC") is a local agency administrative building and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the DTC was acquired by the Agency in January 2002 and carries a Book Value of $205,000. The DTC was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the DTC is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The DTC consists of one (1) 0.69-acre parcel (APN 017-133-009) located at 180 W. Merced Street. The Property contains a 1-story building that is approximately 6,000 sf and landscaping/parking lot that is approximately 24,000 sf. The DTC is a local agency administrative building wherein the following services are administered: bus transit services, 1st Time Homebuyer Program assistance, Housing Rehabilitation Program assistance, utility payments center, cooling center, free Wi-Fi, and Park & Ride.

The DTC is zoned General Commercial District (C-4). The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV for the DTC is based on its current use as a public building, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

There are no site revenues generated from the DTC.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***

There is no history of environmental contamination or reports in conjunction with the DTC.[3]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a Transit Oriented Development in conjunction with the DTC.

The transfer of the DTC to the City of Dinuba advances the planning objectives of the City and the Successor Agency to establish a public transit center.

[3] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=180+w+merced+st+dinuba+ca

Site No. 2: Dinuba Transit Center

(a local agency administrative building)

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

There are no development proposals and activity in conjunction with the DTC.

I. ***Disposition of Property:***

The DTC is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the DTC to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 3: Ventura Street Right-of-Way

Address:	*Ventura Street*
APN:	*017-300-025*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 3 is the Ventura Street Right-of-Way (the "ROW") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the ROW was acquired by the Agency in February 2002 and carries a Book Value of $10. The ROW was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The

Site No. 3: Ventura Street Right-of-Way

estimated current value (the "ECV") of the ROW is $1.00. The following table details the property records:

Acquisition Details of the Ventura Street Right-of-Way			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-300-025	Feb 2002	$10	017-300-008

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The ROW consists of one (1) 0.14-acre parcel (APN 017-300-025) located at the intersection of Ventura Street and S. M Street. The ROW is proposed to be used as right-of-way for the realignment of Ventura Street in conjunction with an at-grade railroad crossing. In addition, the ROW is a non-conforming under-sized lot that does not comply with the M-1 zoning standards.

The ROW is zoned Light Industrial (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The ECV for the ROW is based on its use as right-of-way for the realignment of Ventura Street in conjunction with an at-grade railroad crossing. Since the minimum lot size in the M-1 zone is 1 acre, the ROW has no economic development value, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the ROW.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the ROW.[4]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the ROW.

The transfer of the ROW to the City of Dinuba advances the planning objectives of the City and the Successor Agency to realign Ventura Street in conjunction with an at-grade railroad crossing.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the ROW.

I. ***Disposition of Property:***
The ROW is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

[4] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=ventura+street+%26+m+street+dinuba%2C+ca+

Site No. 3: Ventura Street Right-of-Way

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the ROW to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 4: Shopper's Alley Walkway Park

Address:	*N. "L" Street*
APN:	*017-121-025*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 4 is Shopper's Alley Walkway Park (the "Walkway Park") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Walkway Park was acquired by the Agency in January 1995, and carries a Book Value of $18,865. The Walkway Park was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Walkway Park is $1.00.

Site No. 4: Shopper's Alley Walkway Park

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Walkway Park consists of one (1) 0.08-acre parcel (APN 017-121-025) located on N. "L" Street, approximately 460 feet southeast of E. Fresno Street. The Walkway Park contains street lamps, planter, trees, and paving stones. It is used as a public park/gathering plaza and a walkway that serves several local businesses as well as general access to the public for parking lots located on N. "K" Street.

The Walkway Park is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. In addition, the Walkway Park is a non-conforming lot size and therefore it is not possible to develop the property.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

The ECV for the Walkway Park is based on its current use as a public park/gathering plaza and a walkway, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. Site Revenues (HSC § 34191.5 (c)(1)(E):

There are no site revenues generated from the Walkway Park.

F. History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Walkway Park.[5]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a Transit Oriented Development in conjunction with the Walkway Park.

The transfer of the Walkway Park to the City of Dinuba advances the planning objectives of the City and the Successor Agency to maintain a public park/gathering plaza and a walkway that serves several local businesses as well as access to parking lots located on N. "K" Street and to continue to maintain the circulation pattern for parking and pedestrian traffic.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There are no development proposals and activity in conjunction with the Walkway Park.

[5] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=L+Street+%26+fresno+street+dinuba%2C+ca+

Site No. 4: Shopper's Alley Walkway Park

I. ***Disposition of Property:***

The Walkway Park is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Walkway Park to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 5: Kamm Avenue City Water Well Site

Address:	*Kamm Avenue*
APNs:	*017-210-016*



A. Permissible Use (HSC § 34191.5 (c)(2)):

Site No. 5 is the Kamm Avenue City Water Well Site (the "Water Well Site") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):

Property records indicate that the Water Well Site was acquired by the Agency in July 1991 and carries a Book Value of $16,956. The Water Well Site was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Water Well Site is $1.00.

Site No. 5: Kamm Avenue City Water Well Site

The following table details the property records:

Acquisition Details of the Kamm Avenue City Water Well Site			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-210-016	Jul 1991	$16,956	017-021-003

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Water Well Site consists of one (1) 0.05-acre parcel (APN 017-210-016) located on Kamm Avenue, approximately 450 feet east of S. Alta Avenue. The Water Well Site occupies the southeast corner of Wilson Elementary School.

Water Well Site is zoned Resource Conservation, Public Use and Open Space District (RCO). The RCO land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan. In addition, the Water Well Site is a non-conforming under-sized lot that does not comply with the development standards of the Municipal Code.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
Based on the Water Well Site's current use as a City well site, and therefore, the Successor Agency has determined its ECV to be is $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Water Well Site.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Water Well Site.[6]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Water Well Site.

The transfer of the Water Well Site to the City of Dinuba advances the planning objectives of the City and Successor Agency to divest the Successor Agency from ownership of a City water well site.

[6] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Kamm+Ave+%26+Greene+Ave+dinuba%2C+ca+

Site No. 5: Kamm Avenue City Water Well Site

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Water Well Site.

I. ***Disposition of Property:***
The Water Well Site is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Water Well Site to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 6: Dinuba Community Park Sportsplex Facility

Address:	*201 N. Uruapan Drive*	
APNs:	*017-202-015*	*017-202-019*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 6 is the Dinuba Community Park Sportsplex Facility (the "Community Park Sportsplex") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

Site No. 6: Dinuba Community Park Sportsplex Facility

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Community Park Sportsplex was acquired by the Agency in May 2009 and carries a Book Value of $403,442. The Community Park Sportsplex was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Community Park Sportsplex is $1.00. The following table details the property records:

Acquisition Details of the Dinuba Community Park Sportsplex Facility			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-202-015	May 2009	$403,442	017-202-015
017-202-019			017-201-004

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Community Park Sportsplex consists of two (2) parcels (APNs: 017-201-004, -015) totaling 1.70 acres, located at 201 N. Uruapan Drive. The Community Park Sportsplex, which was originally a warehouse, is now a 44,000 square foot venue where community members can stay active together and have fun. The Sportsplex contains restrooms, an office, a skate park, an arcade area, a ping pong table, three softball batting cages, three baseball batting cages and two multipurpose courts for basketball and volleyball. The artificial turf can be used for soccer, football, baseball or softball pitching, hitting, and infield instructional training.

The Community Park Sportsplex is zoned Light Industrial (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV of the Community Park Sportsplex is based on its current use as public park building, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

There are no site revenues generated from the Community Park Sportsplex.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***

There is no history of environmental contamination or reports in conjunction with the Community Park Sportsplex.[7]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a Transit Oriented Development in conjunction with the Community Park Sportsplex.

The transfer of the Community Park Sportsplex to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining the City's recreational opportunities.

[7] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=201+N.+Uruapan+Drive+dinuba%2C+ca+

Site No. 6: Dinuba Community Park Sportsplex Facility

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Community Park Sportsplex.

I. ***Disposition of Property:***
The Community Park Sportsplex is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Community Park Sportsplex to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 7: Rose Ann Vuich Park Property

Address:	*189 N. Perry Avenue*	*157 N. Perry Avenue*	*259 N. Perry Avenue*
APNs:	*014-171-006*	*014-171-008*	*014-171-012*









Site No. 7: Rose Ann Vuich Park Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 7 is Rose Ann Vuich Park Property (the "Vuich Park Property") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Vuich Park Property was acquired by the Agency in several separate transactions and carries a total Book Value of $504,444. The Vuich Park Property was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vuich Park Property is $1.00. The following table details the property records:

Acquisition Details of Rose Ann Vuich Park Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
014-141-006	Jul 2005	$179,732	---
014-141-008	Aug 2005	$173,474	---
014-141-012	Jan 2008	$151,238	---

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Vuich Park Property consists of three (3) parcels (APNs: 014-171-006, -008, -012) totaling 0.46 acres and located at 157, 189, and 259 N. Perry Avenue. These parcels are part of a larger land assembly project being conducted by the City that will ultimately expand Rose Ann Vuich Park to 10.75 acres.

The Vuich Park Property is zoned Resource Conservation, Public Use and Open Space District (RCO). The RCO land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV for the Vuich Park Property is based on its current use as a park, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

There are no site revenues generated from the Vuich Park Property.

Site No. 7: Rose Ann Vuich Park Property

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***

APN 014-171-008

The gas station at the corner of Perry Avenue and Avenue 416 was cited for leaking underground storage tank ("LUST").[8] As a result, the remediation work plan called for groundwater and soil vapor monitoring to occur. APN 014-171-008 contains two (2) groundwater monitoring wells and several soil vapor extraction points. The latest findings (September 16, 2015) show that there is no risk from vapor intrusion to nearby residences during AS/SVE system operations.[9]

APN 014-171-006
014-171-012

There is no history of environmental contamination or reports in conjunction with APNs 014-171-006, -012.

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a Transit Oriented Development in conjunction with the Vuich Park Property.

The transfer of the Vuich Park Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining and expanding the City's Resource Conservation District's recreational opportunities.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

There are no development proposals and activity in conjunction with the Vuich Park Property.

I. ***Disposition of Property:***

The Vuich Park Property is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Vuich Park Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

[8] http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610700350&mytab=esidata#esidata

[9] *Soil Vapor Survey Report – Gas N Save – 108 East El Monte Way (at Perry Avenue)*, Wayne Perry, Inc., Environmental Remediation and Consulting, September 16, 2015,

Site No. 8: Roosevelt Park Property

Address:	*290 California Avenue*	*320 California Avenue*	*350 California Avenue*	*366 California Avenue*	*388 California Avenue*
APNs:	*018-042-001*	*018-042-002*	*018-042-004*	*018-042-005*	*018-042-005*









Site No. 8: Roosevelt Park Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 8 is the Roosevelt Park Property and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Roosevelt Park Property was acquired by the Agency in several separate transactions and carries a total Book Value of $383,548. The Roosevelt Park Property was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Roosevelt Park Property is $1.00. The following table details the property records:

Acquisition Details of the Roosevelt Park Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
018-042-001	Aug 2003	$50,920	---
018-042-002	Jun 2001	$65,481	---
018-042-004	Mar 2005	$95,000	---
018-042-005	Apr 2008	$126,272	---
018-042-006	May 2002	$45,875	---

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Roosevelt Park Property consists of five (5) parcels (APNs: 018-042-001, -002, -004, -005, -006) totaling 0.67 acres and located at 290, 320, 350, 366, and 388 California Street. These parcels are part of a larger land assembly project being conducted by the City that will ultimately expand the Park to 6 acres.

The Roosevelt Park Property is zoned Resource Conservation, Public Use and Open Space District (RCO). The RCO land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV for the Roosevelt Park Property is based on its current use as a park, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***

There are no site revenues generated from the Roosevelt Park Property.

Site No. 8: Roosevelt Park Property

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Roosevelt Park Property.[10]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Roosevelt Park Property.

The transfer of the Roosevelt Park Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining and expanding the City's Resource Conservation District's recreational opportunities.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Roosevelt Park Property.

I. ***Disposition of Property:***
The Roosevelt Park Property is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Roosevelt Park Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

[10] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=350+California+Avenue+dinuba%2C+ca+

Site No. 9: Dinuba Entertainment Park Plaza

Address:	*S. "L" Street*	*288 S "M" Street*	*289 S. "L" Street*
APNs:	*017-141-007*	*017-144-009*	*017-144-003*
	017-141-014		*017-144-004*
	017-141-015		*017-144-005*







Site No. 9: Dinuba Entertainment Park Plaza



A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 9 is the Dinuba Entertainment Park Plaza (the "Entertainment Park Plaza") and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Entertainment Park Plaza was acquired by the Agency in several separate transactions and carries a total Book Value of $352,776. The following table details the property records:

Acquisition Details Dinuba Entertainment Park Plaza			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-141-007	Nov 1998	$39,171	---
017-141-014			017-141-008
017-141-010	Jun 2010	$65,180	---
017-144-003	Jun 1987	$8,086	017-014-003 017-014-004
017-144-004	*	$240,338	---
017-144-005	*		---
017-144-009	Aug 2004	$1.00	---

* Staff continues to search records for acquisition date

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency

The Entertainment Park Plaza was acquired in order to meet the revitalization goals of the City and the Successor Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Entertainment Park Plaza is $1.00.

Site No. 9: Dinuba Entertainment Park Plaza

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Entertainment Park Plaza consists of seven (7) parcels (APNs: 017-141-007, -010, -014 and 017-144-009, -003, -004, -005) totaling 1.38 acres and located at 220 and 289 S. "L" Street and 288 S. "M" Street. These parcels are part of a larger land assembly project that will expand the use and development of the Entertainment Park Plaza into an area of the City that will concentrate on community entertainment venues. The Entertainment Park consists of two facilities: (i) the Park Plaza; and (ii) two (2) non-contiguous public parking lots. The Entertainment Park Plaza currently consists of a public park plaza, skate park and parking lots, and privately owned movie theater, bowling alley, restaurants and museum. The Successor Agency owns and maintains the public: (i) parking lots – one paved lot and one dirt lot; (ii) Skate Park; and (iii) park plaza grounds.

The Entertainment Park Plaza is located in the City's Central Business District (the "CBD") and is zoned Downtown Commercial District (C-2) and General Commercial District (C-4). The CBD designation is a section of the city which is the principal shopping, commerce area and focal point of many individual stores and businesses individually owned and/or operated. The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

Since no fees are charged for the use of the park plaza, or the parking lots of the Entertainment Park Plaza, the Successor Agency has determined the ECV to be $1.00.

E. Site Revenues (HSC § 34191.5 (c)(1)(E):

There are no site revenues generated from the Entertainment Park Plaza.

F. History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):

APN 017-144-009[11]

In June 2003, a Phase-I Environmental Assessment was completed. As a result, an underground storage tank was located and removed; the tank had not bottom. Spoil contamination was detected and soil removal and sampling was initiated. In August 2003, a site assessment work plan was approved. In October 2003, drilling and sail sampling took place. After the assessment of the data, in January 2004, additional drilling and sampling was ordered/conducted. In January 2004, an *Update Site Assessment Summary – 288 South "M" Street – Dinuba, California* was prepared by Krazan & Associates, Inc. The report concluded and recommended the following:

[11] http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610725070

Site No. 9: Dinuba Entertainment Park Plaza

> "Based on detectable concentration of PHCs in the January 5, 2004 down gradient groundwater sample, it appears groundwater has been impacted by the former UST contents. The lateral extent of impacted groundwater has not been defined and was not part of the scope of this updated site assessment. The nearest municipal water well is approximately 2,000 feet southwest from the site, and it does not appear at this time that PHCs from the subject site pose a threat to this well. Krazan recommends additional groundwater assessment is conducted based on the TCDEHS [Tulare County Department of Environmental Health Services] and RWQCB [Regional Water Quality Control Board] review of this report."

In March 2004, a groundwater assessment work plan was approved. In December 2007, with no funds available for assessment/monitoring/remediation and with the State Water Quality Control Board approval, the city decided not to implement to 2004 wok plan and leave the site vacant for 20 year +/- and continue groundwater sampling until safe limits of contamination have been achieved.

In November 2013, Krazan & Associates, Inc. prepared and submitted the *June 2013 Second Semi-Annual Groundwater Monitoring Event Report*. The TCEHSD approved the report and strongly encouraged the City to move toward site remediation with in situ air sparging with concurrent soil vapor extraction. In January 2014, Krazan & Associates, Inc. submitted a *Soil Vapor Extraction Pilot Test Work Plan* to the TCEHSD. In late January, the TCEHSD approved the work plan.
The City continues to search for grants in order to move the remediation and required continued monitoring forward.

APN 017-141-007, -014, -010
017-144-003, -004, 005
There is no history of environmental contamination or reports in conjunction with APNs: 014-141-007, -014, -010 and 017-144-003, -004, -005.

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):
There is no potential for a Transit Oriented Development in conjunction with the Entertainment Park Plaza.

The transfer of the Entertainment Park Plaza to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to (i) invest in the community by maintaining City's entertainment and recreational opportunities; (ii) continuation and expansion of the City's greenbelt; and (iii) achieve and maintain a balance between parking supply and demand.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):
There are no development proposals and activity in conjunction with the Entertainment Park Plaza.

Site No. 9: Dinuba Entertainment Park Plaza

I. ***Disposition of Property:***

The Entertainment Park Plaza is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Entertainment Park Plaza to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 10: Centennial Park Property

Address:	*1591 W. Sierra Way*
APN:	*017-030-025*





A. ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***
Site No. 10 is Centennial Park and is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

Site No. 10: Centennial Park Property

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Centennial Park Property was acquired by the Agency in February 1998, and carries a Book Value of $100,301. The Centennial Park Property was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Centennial Park is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Centennial Park Property consists of one (1) 1.00-acre parcel (APN 017-030-025) located at 1591 W. Sierra Way.

The Centennial Park Property is zoned Light Industrial (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The ECV for the Centennial Park Property is based on its current use as a park and the location of the Dinuba 1-million gallon Water Tower, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Centennial Park Property.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Centennial Park Property.[12]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Centennial Park Property.

The transfer of the Centennial Park Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to continue to invest in the community by maintaining City's recreational opportunities.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Centennial Park Property.

I. ***Disposition of Property:***
The Centennial Park Property is proposed to be transferred to the City of Dinuba, at no cost, for governmental use pursuant to HSC § 34181 (a).

[12] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1591+W.+Sierra+Way+dinuba%2C+ca+

Site No. 10: Centennial Park Property

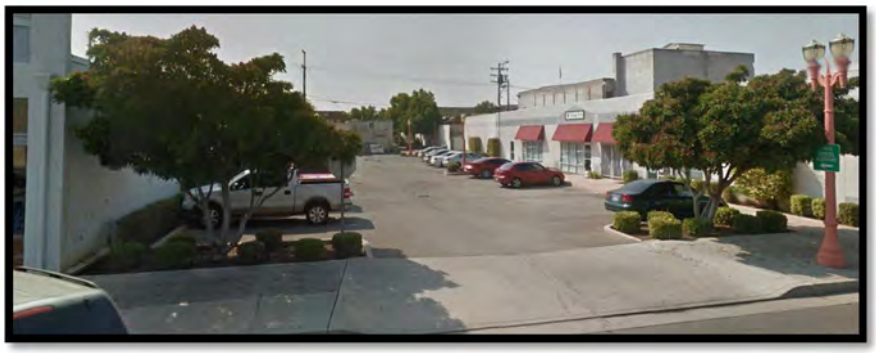
J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer the Centennial Park Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 11: N. "K" Street Parking Lot

Address:	*N. "K" Street*
APNs:	*017-121-004*
	017-121-023





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 11 is the N. "K" Street Parking Lot (the "Parking Lot") and is proposed to be transferred to the City of Dinuba for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Parking Lot was acquired by the Agency February 1992 and January 1995, and carries a total Book Value of $87,250. The Parking Lot was acquired by the

Site No. 11: N. "K" Street Parking Lot

Agency in order to meet the revitalization goals of the City and Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of the Parking Lot is approximately $1.00.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Parking Lot consists of two (2) parcels (APNs 017-121-004, -023) totaling 0.37 acres located on N. "K" Street, approximately 500 feet southeast of N. Fresno Street.

The Parking Lot is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

No fees are charged for the use of the Parking Lot and therefore, the maintenance of the Parking Lot is borne by the Successor Agency, causing a negative cash flow scenario. Since the Parking Lot is used without charge and has a negative cash flow, the Parking Lot's ECV has been determined by the Successor Agency to be $1.00.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Parking Lot.

F. History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Parking Lot.[13]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a Transit Oriented Development in conjunction with the Parking Lot.

The transfer of the Parking Lot to the City of Dinuba advances the planning objectives of the Successor Agency and the City to (i) continue to achieve and maintain a balance between parking supply and demand; and (ii) continue to serve the parking needs of the public.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There are no development proposals and activity in conjunction with Parking Lot.

[13] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=s+k+street+dinuba%2C+ca+

Site No. 11: N. "K" Street Parking Lot

I. Disposition of Property:

The Parking Lot is proposed to be transferred to the City of Dinuba at no cost for governmental use pursuant to HSC § 34181 (a).

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Parking Lot to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 12: Groundwater Recharge/Recovery Property

Address:	*1,200 feet South of Avenue 412*
APNs:	*017-020-050*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 12 is the Groundwater Recharge/Recovery Property (the "GRR Property") and is proposed to be transferred to the City of Dinuba for governmental use pursuant to HSC § 34181 (a).

Site No. 12: Groundwater Recharge/Recovery Property

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the GRR Property was acquired by the Agency in October 2008, and carries a Book Value of $369,955. The following table details the property records:

Acquisition Details of the Groundwater Recharge/Recovery Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-020-050	Oct 2008	$369,955	017-020-034
			017-020-039

The GRR Property was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the GRR Property is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The GRR Property consists of one (1) 22.37-acre parcel (APN 017-020-050) located 1,200 feet south of Avenue 412 and a ¼ of a mile east of Road 74. The GRR consists of inlets, two (2) retention basins, four (4) pumping wells, a storage tank, and an office building.

The GRR Property is located in the Light Industrial District (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The ECV for the GRR Property is based on its current use as a City groundwater recharge/recovery facility, and therefore, the Successor Agency has determined its ECV to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the GRR property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the GRR Property.[14]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with the GRR Property.

The transfer of the GRR Property to the City of Dinuba advances the planning objectives of the City and the Successor Agency to divest the Successor Agency from ownership of a City water facility site.

[14] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 12: Groundwater Recharge/Recovery Property

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development and activity in conjunction with the GRR Property.

I. ***Disposition of Property:***
The GRR Property is proposed to be transferred to the City of Dinuba at no cost for governmental use pursuant to HSC § 34181 (a).

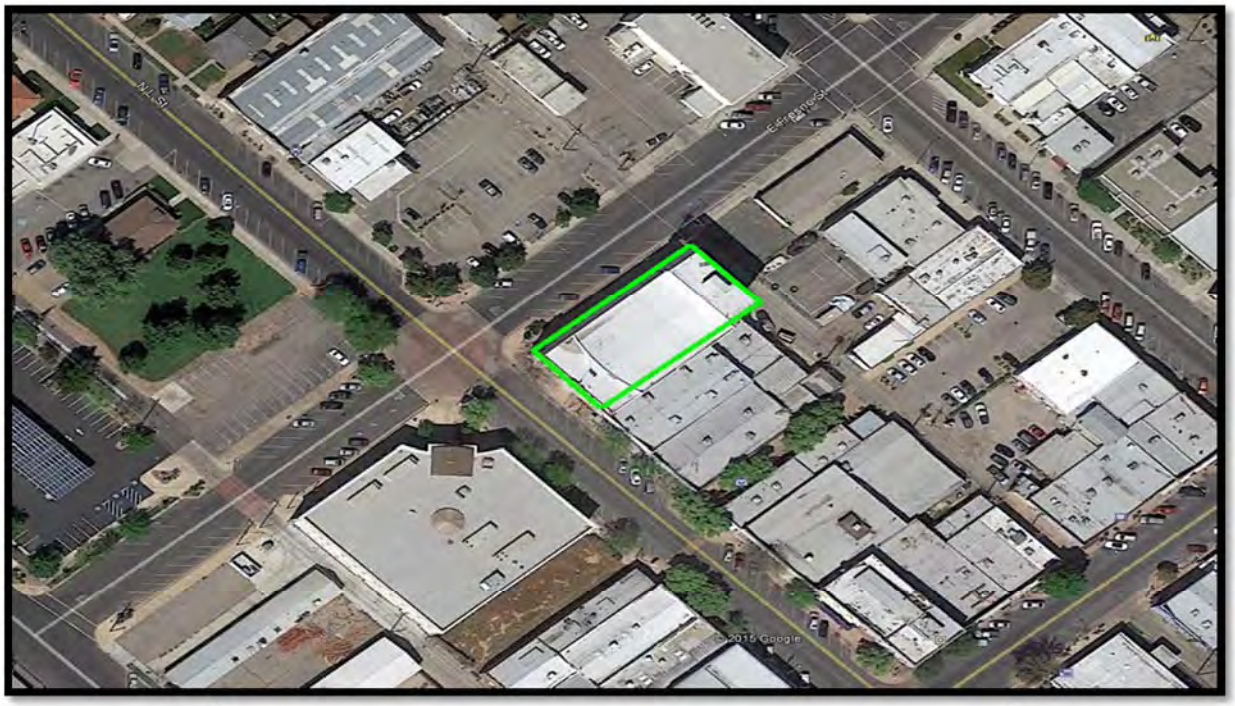
J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the GRR Property to the City of Dinuba will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

IV. Property to be Transferred for Future Development



Site No. 13: Historic Strand Theatre

Address:	*188 N. "L" Street*
APN:	*017-121-018*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 13 is the Historic Strand Theatre (the "Strand Theatre") and is proposed to be transferred to the City of Dinuba for future development (i.e., use as a government facility), at no charge, pursuant to HSC § 34191.5 (c)(2). The Successor Agency believes this use is fully consistent with the intent of HSC § 34181(a).

Site No. 13: Historic Strand Theatre

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Strand Theatre was acquired by the Agency[15] and carries a Book Value of $193,117. The Strand Theatre was acquired by the Agency in order to alleviate physical and economic blight. The estimated current value (the "ECV") of the Strand Theatre is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Strand Theatre consists of one (1) 0.26-acre parcel (APN 017-121-018). Located on the southeast corner of "L" and Fresno Streets at 188 NB. "L" Street, the Strand Theatre (known in later years as the State Theatre) opened for business on February 3, 1924. As one of the largest buildings in the City at the time, it has been a landmark ever since, although it has been vacant for a number of years. The Strand Theatre is a 10,000 sf multi-story theatre and was stripped of most tenant improvements by the former owner of the building prior to the Agency's acquisition.

The Strand Theatre is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

To determine an ECV for the Strand Theatre, in September 2015, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective.[16] No comparable were located for the Strand Theatre. The ECV was determined to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***

There are no site revenues generated from the Strand Theatre and the maintenance of the building and grounds is borne by the Successor Agency.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***

There is no history of environmental contamination or reports in conjunction with the Strand Theatre.[17]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

[15] Staff continues to search records for acquisition date
[16] www.ndcdata.com
[17] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=188+N.+%93L%94+Street+dinuba%2C+ca+

Site No. 13: Historic Strand Theatre

There is no potential for a TOD in conjunction with Strand Theatre.

The transfer of the Strand Theatre for future development to the City of Dinuba advances the planning objectives of the Successor Agency in accordance with the Agency's Five-Year 2005/2006 through 2009/2010 Implementation Plan that directs the Agency to rehabilitate the Strand Theatre.[18] In addition to the Agency's Five-Year 2005/2006 through 2009/2010 Implementation Plan objective, the transfer of the Strand Theatre for future development to the City of Dinuba will provide (i) a perceivable reduction in blight through new construction and infrastructure; (ii) for the expansion of public facilities that support the community; (iii) public facilities located to efficiently serve the community and are compatible with surrounding land uses and to assure the least intrusive and most compatible integration of related buildings and facilities into the land use pattern of the community; and (iv) availability of sites for the development and expansion of City offices.

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

There is no history of previous history of development proposal or activities in conjunction with the Strand Theatre.

I. Disposition of Property:

The Strand Theatre is proposed to be transferred to the City of Dinuba for governmental use pursuant to HSC §34181(a), at no cost to the City for the reasons stated above.

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. The transfer of the Strand Theatre to the City of Dinuba will occur only after the LRPMP is approved by the DOF and at no cost to the City.

For property to be transferred to the City of Dinuba for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities prior to the transfer of the property to the City. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. The compensation due the affected taxing entities shall be governed by the Compensations Agreement.

[18] *Dinuba Redevelopment Agency Five Year 2005-2-2009 Implementation Pan*, page 10

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

Address:	*Surabian Drive*
APNs:	*017-280-002*
	017-280-020





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 14 is the Vacant Surabian Drive Commercial / Industrial Property (the "Vacant Commercial / Industrial Property") and is proposed to be transferred to the City of Dinuba for future development pursuant to HSC § 34191.5 (c)(2).

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

The Vacant Commercial / Industrial Property was acquired by the Agency in July and August 2005, and carries a total Book Value of $1,224,495. The following table details the property records:

Acquisition Details of the Vacant Surabian Drive Commercial / Industrial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-280-002	Jul 2005	$513,463	017-030-034
017-280-020	Aug 2005	$711,032	017-030-031

The Vacant Commercial / Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Commercial / Industrial Property is approximately $522,676.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Vacant Commercial / Industrial Property consists of two (2) parcels (APNs: 017-280-002, -020) totaling 20.59 acres located on Surabian Drive approximately 1,500 feet east of Monte Vista Drive.

The Vacant Commercial / Industrial Property is located in the Light Industrial District (M-1) and General Commercial District (C-4). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities. The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

To determine the ECV for the Vacant Commercial / Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. No comparable sales were located for properties zoned commercial and/or industrial. As a result, comparable sales were used for properties zoned agricultural. The ECV was determined to be approximately $522,676.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Commercial / Industrial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Vacant Commercial / Industrial Property.[19]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with the Vacant Commercial / Industrial Property.

The transfer of the Vacant Commercial / Industrial Property for future development to the City of Dinuba advances the planning objectives of the Successor Agency in accordance with the City's 2011 West El Monte Way Master Development Plan that directs specific uses of the Vacant Commercial / Industrial Property for: (i) Park or Green Space; (ii) Residential – High; (iii) Commercial – General; and (iv) Light Industrial.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Commercial / Industrial Property.

I. ***Disposition of Property:***
It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Vacant Commercial / Industrial Property is approximately $522,676.

The following process was used in determining the ECV of the Vacant Commercial / Industrial Property:

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $522,676.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

[19] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 14: Vacant Surabian Drive Commercial / Industrial Property

Proposed sale date – TBD

Proposed sale value – TBD

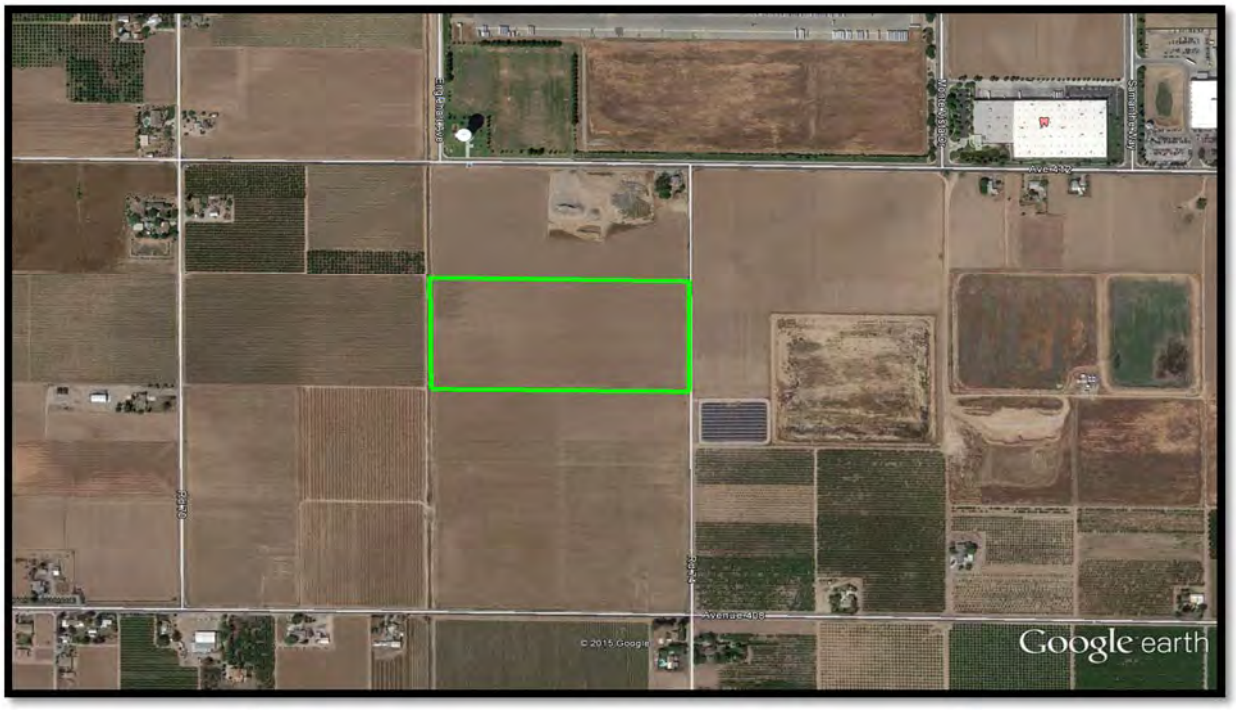
J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For property to be transferred to the City of Dinuba for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities prior to the transfer of the property to the City. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. The compensation due the affected taxing entities shall be governed by the Compensations Agreement.

Site No. 15: Vacant Road 74 Industrial Property

Address:	*Road 74*
APN:	*017-020-001*





A. ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***

Site No. 15 is the Vacant Road 74 Industrial Property (the "Vacant Industrial Property") and is proposed to be transferred to the City of Dinuba for future development pursuant to HSC § 34191.5 (c)(2).

B. ***<u>Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B))</u>:***

The Vacant Industrial Property was acquired by the Agency[20] and carries a Book Value of $1,313,298. The Vacant Industrial Property was acquired by the Agency in order to meet the

[20] Staff continues to search records for acquisition date

Site No. 15: Vacant Road 74 Industrial Property

revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Commercial / Industrial Property is approximately $507,699.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Vacant Industrial Property consists of one (1) 20.00-acre parcel (APN: 017-020-001) located on Road 74 approximately Surabian Drive approximately 1,000 feet South of Avenue 412.

The Vacant Industrial Property is located in the Light Industrial District (M-1). The M-l land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

To determine the ECV for the Vacant Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. No comparable sales were located for properties zoned industrial. As a result, comparable sales were used for properties zoned agricultural. The ECV was determined to be approximately $507,699.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Vacant Industrial Property.

F. History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Vacant Industrial Property.[21]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a TOD in conjunction with Vacant Industrial Property.

The transfer of the Vacant Industrial Property for future development to the City of Dinuba advances the planning objectives of the Successor Agency in accordance with the Agency's Five-

[21] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 15: Vacant Road 74 Industrial Property

Year 2005-2009 Implementation Plan that directs the continued development of the Industrial Park in accordance with the Southwest Dinuba Specific Plan.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Industrial Property.

I. ***Disposition of Property:***
It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Vacant Industrial Property is approximately $507,699.

The following process was used in determining the ECV of the Vacant Industrial Property:

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $507,699.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

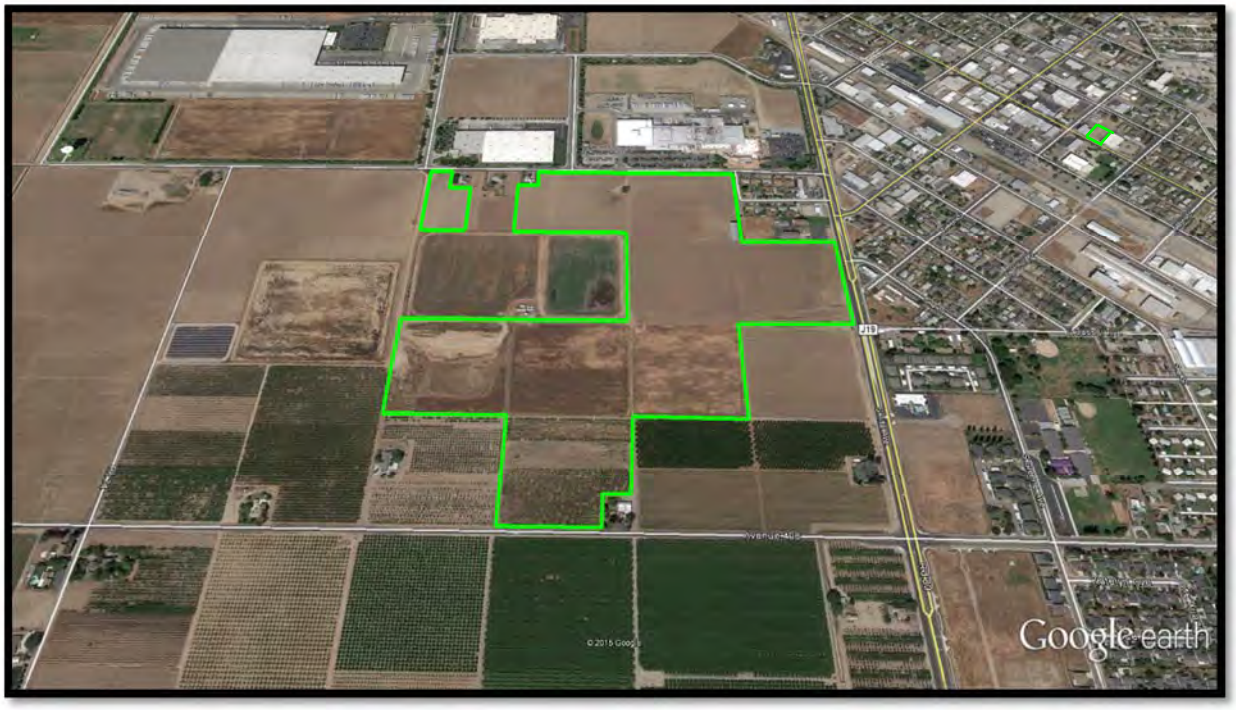
Proposed sale date – TBD

Proposed sale value – TBD

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

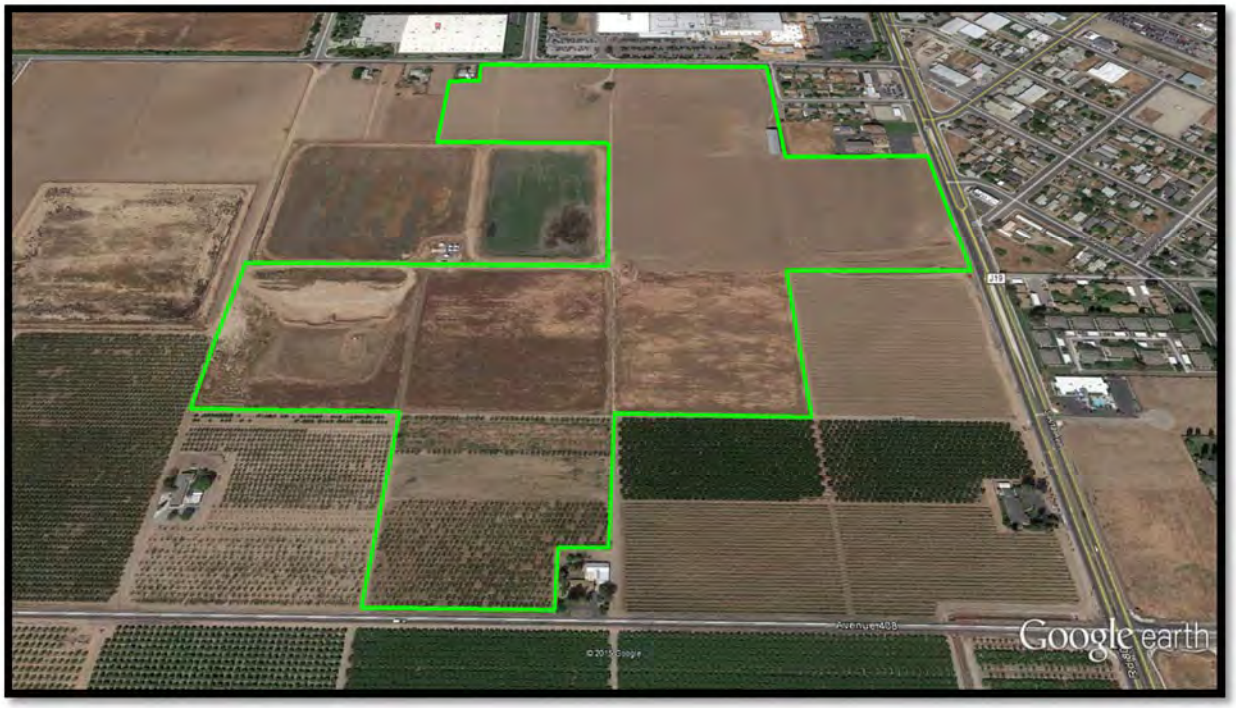
For property to be transferred to the City of Dinuba for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities prior to the transfer of the property to the City. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. The compensation due the affected taxing entities shall be governed by the Compensations Agreement.

V. Property to be Sold



Site No. 16: Vacant Avenue 412 Commercial / Industrial Property

Address:	*Avenue 412*
APNs:	*017-273-001*
	017-320-001
	017-320-003
	017-020-041
	017-020-042
	017-020-047
	017-020-051





Site No. 16: Vacant Avenue 412 Commercial / Industrial Property





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 16 is the Vacant Avenue 412 Commercial / Industrial Property (the "Vacant Commercial / Industrial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
The Vacant Commercial / Industrial Property was acquired by the Agency in several transactions and carries a total Book Value of $1,119,124. The following table details the property records:

Acquisition Details of the Vacant Surabian Drive Commercial / Industrial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-273-001	Aug 1996	$350,000	017-020-045
017-320-001			
017-320-003			
017-020-041	May 2005	$472,782	---
017-020-042			
017-020-047	June 2005	$155,273	017-020-44
017-020-051	Oct 2008	$141,069	017-020-033 017-020-034

Site No. 16: Vacant Avenue 412 Commercial / Industrial Property

The Vacant Commercial / Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Commercial / Industrial Property is approximately $1,668,169.

On March 8, 2011, pursuant to City Council Resolution 2011-12, the City of Dinuba approved the acquisition of real property from the Dinuba Redevelopment Agency. On March 27, 2012, pursuant to City Council Resolution 2012-20, the City of Dinuba approved the reversal of said acquisition. On March 27, 2012, pursuant to Successor Agency Resolution 2012-03, the Successor Agency accepted the transfer of real property from the City of Dinuba, thereby commencing the recovery process of the real property originally owned by the former Redevelopment Agency. Quitclaim deeds will be recorded by December 31, 2015.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Vacant Commercial / Industrial Property consists of seven (7) parcels (APNs: 017-273-001; 017-320-001, -003; 017-020-041, -042, -047, -051) totaling 66.75 acres located on the north by Avenue 412, on the east by S. Alta Avenue, on the south by Avenue 408 and on the west by Monte Vista Drive.

The Vacant Commercial / Industrial Property is located in three (3) zoning districts: (i) the Light Industrial District (M-1) in which this land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities; (ii) General Commercial District (C-4) in which this land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale; and (iv) Resource Conservation, Public Use and Open Space District (RCO) in which this land use designation is intended to provide for permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential, and which are designated as open space, school, ponding basin, or public facility by the general plan.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

To determine the ECV for the Vacant Commercial / Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. No comparable sales were located for properties zoned commercial and/or industrial. As a result, comparable sales were used for properties zoned agricultural. The ECV was determined to be approximately $1,668,169.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Vacant Commercial / Industrial Property.

Site No. 16: Vacant Avenue 412 Commercial / Industrial Property

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Vacant Commercial / Industrial Property.[22]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Commercial / Industrial Property.

Selling the Vacant Commercial / Industrial Property advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Commercial / Industrial Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Commercial / Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Commercial / Industrial Property is approximately $1,668,169.

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $1,668,169.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where

[22] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 17: Vacant Avenue 412 Industrial Property

Address:	*Avenue 412*
APN:	*017-020-049*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 17 is the Vacant Avenue 412 Industrial Property (the "Vacant Industrial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
The Vacant Industrial Property was acquired by the Agency in October 2008 and carries a Book Value of $51,764. The following table details the property records:

Site No. 17: Vacant Avenue 412 Industrial Property

Acquisition Details of the Vacant Surabian Drive Commercial / Industrial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
017-020-049	Oct 2008	$51,764	017-020-039

The Vacant Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Industrial Property is approximately $312,276.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Vacant Industrial Property consists of one (1) 3.13-acre parcel (APN: 017-020-049) and is locate on the southeast corner of Avenue 412 and Monte Vista Drive.

The Vacant Industrial Property is located in the Light Industrial District (M-1). The M-1 land use designation applies to areas designated light industrial on the general plan for various types of less intense industrial plants and related activities.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

To determine the ECV for the Vacant Industrial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. The ECV was determined to be approximately $312,276.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Vacant Industrial Property.

F. History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):

There is no history of environmental contamination or reports in conjunction with the Vacant Industrial Property.[23]

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):

There is no potential for a TOD in conjunction with Vacant Industrial Property.

Selling the Vacant Industrial Property advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

[23] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Avenue+412+%26+Road+74+dinuba%2C+ca+

Site No. 17: Vacant Avenue 412 Industrial Property

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Industrial Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Industrial Property is approximately $312,276.

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $312,276.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is

Site No. 17: Vacant Avenue 412 Industrial Property

subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 18: Vacant S. "L" Street Commercial Property

Address:	*220 S. "L" Street*
APN:	*017-141-010*





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 18 is the Vacant S. "L" Street Commercial Property (the "Vacant Commercial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
The Vacant Commercial Property was acquired by the Agency in June 2010 and carries a Book Value of $65,180.

The Vacant Commercial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight.

Site No. 18: Vacant S. "L" Street Commercial Property

The estimated current value (the "ECV") of the Vacant Commercial Property is approximately $36,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Commercial Property consists of one (1) 0.36-acre parcel (APN: 017-141-010) and is locate at 220 S. "L" Street.

The Vacant Commercial Property is zoned Downtown Commercial District (C-2). The C-2 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine the ECV for the Vacant Commercial Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. The ECV was determined to be approximately $36,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Commercial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Vacant Commercial Property.[24]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Commercial Property.

Selling the Vacant Commercial Property advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals and activity in conjunction with the Vacant Commercial Property.

[24] http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610725070

Site No. 18: Vacant S. "L" Street Commercial Property

I. ***Disposition of Property:***

The Successor Agency proposes to sell the Vacant Commercial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Commercial Property is approximately $36,000.

Date of estimated current value – November 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $36,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through

Site No. 18: Vacant S. "L" Street Commercial Property

the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

VI. Property to Fulfill an Enforceable Obligation



Site No. 19: Vacant El Monte Way Commercial Property

Address:	*El Monte Way*
APNs:	*014-063-034*
	014-063-035
	014-063-036
	014-063-037





A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 18 is the Vacant El Monte Way Commercial Property (the "Property") and per the "Agreement - Transfer of Real Property - County of Tulare to City of Dinuba Redevelopment Agency," dated April 5, 2011, the Property is to be sold by the Successor Agency to Pablo M. and

Site No. 19: Vacant El Monte Way Commercial Property

Ana M. Contreras, private individuals (the "Buyer"), in order to fulfill an enforceable obligation pursuant to HSC § 34191.5 (c) (2).

B. Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):

The Property was acquired by the Agency in April 2011 from the County of Tulare (the "County") pursuant to the "Agreement - Transfer of Real Property - County of Tulare to City of Dinuba Redevelopment Agency," (the "2011-Agreement") dated April 5, 2011. In effect, the County transferred the Property to the Agency, at no cost to the Agency, with the provision that any future land sales proceeds would be returned to the County's Measure "R" program. Therefore, pursuant to the 2011-Agreement, the Property is a financial asset of the County's Measure "R" program. The Property carries a total Book Value of $0.00. The following table details the property records:

Acquisition Details of the Vacant Surabian Drive Commercial /Commercial Property			
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***
014-063-034	April 2011	$0.00	014-063-023
014-063-035			014-063-024
014-063-036			014-063-022
014-063-037			014-063-028

The Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight while jointly participating with the County of Tulare, and its Measure "R" program, to widen El Monte Way and obtain additional right-of-way. The estimated current value (the "ECV") of the Property is approximately $52,877.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

The Property consists of four (4) parcels (APNs: 014-063-034, -035, -036, -037) totaling 0.53 acres located on the north side of El Monte Way, approximately 300 feet east of N. Arkona Avenue.

The Property is zoned General Commercial District (C-4). The C-4 land use designation applies to establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, pack-aging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictates its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

The 2011-Agreement establishes that (i) the County shall convey to the Property to the Agency; (ii) the Agency will agree to work with the Buyers to purchase the property; (iii) the Agency agrees that all proceeds from the sale of the Property shall be used to further a Measure "R" regional road project; and (iv) the County shall retain a temporary construction easement over the Property.

D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):

To determine the ECV for the Property, a comparable sales analysis was conducted by the Successor Agency in September 2015, through the National Data Collective. The ECV was determined to be approximately $52,877. However, it is the responsibility of the Successor

Site No. 19: Vacant El Monte Way Commercial Property

Agency, pursuant to the 2011-Agreement, to negotiate a selling price for the Property with the Buyer.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Property and, pursuant to the 2011-Agreement, all proceeds from the sale of the Property shall be returned the Measure "R" fund and used to further a Measure "R" regional road project within the City of Dinuba.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination or reports in conjunction with the Property.[25]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Property.

To fulfill the enforceable obligation created by the 2011-Agreement advances the planning objectives of the Successor Agency and the City in that all proceeds from the sale of the Property shall be used to further a Measure "R" regional road project within the City of Dinuba.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activity in conjunction with the Property other than the existing 2011-Agreement.

I. ***Disposition of Property:***
Pursuant to the 2011-Agreement, the Successor Agency will sell the Property to the Buyer at a price still yet to be negotiated.

The ECV of the Property, as determined by the Successor Agency for LRPMP purposes only, is approximately $52,877.

Date of estimated current value – September 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $52,877.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

[25] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=El+Monte+way+%26+arkona+dinuba%2C+ca+

Site No. 19: Vacant El Monte Way Commercial Property

Proposed sale date – TBD and subject to the Successor Agency's negotiations with the Buyer.

Proposed sale value – TBD and subject to the Successor Agency's negotiations with the Buyer.

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

Pursuant to the 2011-Agreement, all proceeds from the sale of the Property shall be returned to the Measure "R" fund and used to further a Measure "R" regional road project within the City of Dinuba.

Exhibit A – Successor Agency/City Property Disposition Procedures

The following is only a general outline for the disposition of property by the Successor Agency. It is anticipated that the Successor Agency may from time to time adopt policies and procedures that are more specific during the implementation phase of the LRPMP.

I. PURCHASE AND SALE PROCEDURES

1. Post notice on Successor Agency website:
   "All persons interested in receiving solicitations for the disposition of Successor Agency property please email xyz@cityofthefuture.org with your contact information and *"Purchase and Sale of Successor Agency Property*" in the Subject line."
2. Successor Agency will provide written solicitations for the sale of its real estate assets, which may be a single parcel or a grouping of parcels (the "Property"). Such formal solicitations will include, but not be limited to:
   a. APN(s)
   b. Property location
   c. Zoning
   d. Acreage
   e. Listing Price (The listing price shall either be (i) not less than fair market value under an appraisal procured by the Successor agency or (ii) another amount approved for such purpose by the Oversight Board
   f. Purchase Price shall be all cash at close of escrow, no seller financing.
   g. Deadline to receive offers (prior to selection, offers are confidential)
   h. Offer submittal guidelines:
      i. All offers must be in writing (California Association of Realtor forms are acceptable);
      ii. Successor Agency will provide courtesy to brokers equal to one-half of the customary commission if the ultimate buyer is represented by said real estate broker as buyer's broker at the time the original offer is submitted.
      iii. Provided that allowance of brokerage commissions will be subject to Oversight Board approval in each case and paid from the sale proceeds;
      iv. Approval of each sale may be subject to DOF approval;
      v. Type of financing identified (i.e., buyer's cash, buyer's loan proceeds, etc.);
      vi. All buyers are to be listed – no silent partners; and
      vii. Offers will be reviewed for conflict of interest between offeror and Successor Agency/City officials, staff and consultants.
   i. Some properties for sale consist of multiple parcels. Only offers that include all parcels identified by Successor Agency on a particular site may be accepted, i.e., no less than whole purchases.
3. Method of Solicitations:
   a. Property posting
   b. Successor Agency website posting
   c. Local real estate brokers
   d. All persons requesting solicitations
   e. Workshops and/or e-mail notifications
4. All property sales are in an "AS IS, WHERE IS" condition.
5. The Successor Agency will be reimbursed from the sale proceeds of the property for any costs related to the appraisal, escrow and title fees (cost of CLTA policy with premium based upon sales price), broker fees, and any other costs associated with the sale.
6. An offer may be rejected if it does not meet the Successor Agency's price threshold. Acceptance of a purchase and sale offer is subject to approval of the Successor Agency's Board of Directors.

7. The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.
8. The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.
9. If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

II. REQUEST FOR PROPOSAL PROCEDURES

Costs incurred by the Successor Agency and/or the City in the implementation of these Disposition Procedures shall be treated as an Enforceable Obligation for purposes of the Recognized Obligation Payments Schedule ("ROPS") of the Successor Agency to be recovered from land sales proceeds. The City shall provide the Successor Agency an estimate of such costs at such times and in a form sufficient for the Successor Agency to include such costs on one or more ROPS, as appropriate. Included in such costs are: staff time in the performance of such duties; costs and fees of consultants, attorneys, appraisers, title insurers and escrow; costs and fees in connection with the disposition of property(ies), such as unpaid and outstanding tax liens or judgments and other costs incurred in order to deliver merchantable title. Where possible, the Successor Agency is to recover costs at the time of close of escrow.

A) INTENT AND PURPOSE

A Request for Proposals ("RFP") will be prepared by the Successor Agency and posted to the City's website, and/or sent to developers or parties that have requested such RFPs, and other developers or parties at the Successor Agency's discretion. The number of properties as to which an RFP is requested is subject to the discretion of the Successor Agency.

B) PROPOSAL SUBMITTAL

1. Interested parties may submit a development proposal by the deadline specified in the RFP or other announcement.
2. Proposal requirements may include, but not be limited to, the following:
   a. The proposed total consideration for the property(ies) and information supporting the offer price;
   b. Any proposed alterations to the terms and conditions of sale;
   c. Construction and development pro forma, a detailed site plan, a business/operating plan, developer qualifications, experience and references, a narrative description of the market support for the proposed project, an operating pro forma, as applicable, and an explanation of the economic benefits of the proposed project to the City, other affected taxing agencies and the community;
   d. The proposed uses are to conform to the requirements, intent, goals, and objectives of the City General Plan/Zoning Ordinance, other applicable development standards, and other applicable federal, state, and local laws, codes and regulations.
   e. A statement that no financial assistance is being requested from any governmental agency in connection with the proposal, or a statement that financial assistance is being requested from a governmental agency in connection with the proposal, indicating the amount that will be requested, the anticipated timing for consideration of such request, and a description of any discretionary process required by the governmental agency from which assistance will be requested, together with an acknowledgment that conditioning a proposal upon receipt of assistance form a governmental agency may result in the rejection of such proposal;
3. Interested parties to provide such additional information as may be requested in good faith by Successor Agency.

4. Subsequent to review, applicants will be advised regarding the development proposals submitted complying with the requirements of the RFP or whether additional information is required.

C) PROPOSAL REVIEW

1. The Successor Agency will review all proposals received and determined by Successor Agency staff to be complete.
2. Among other things, the Successor Agency's review will consider the value of the asset in question being maximized as well as the proposal furthering the objectives of the Successor Agency's General Plan and not negatively impacting property interest of landowners holding property near the asset in question.
3. Nothing in these Procedures prohibits the Successor Agency or the City from requiring information that is in addition to the foregoing or obligates the Successor Agency in selecting any proposal. Neither the City nor the Successor Agency will bear any responsibility for the costs associated with preparing and submitting a proposal.

D) NEGOTIATING AGREEMENTS

The Successor Agency may enter into an Exclusive Right to Negotiate Agreement ("ERNA") with a selected project proponent. The purpose of the ERNA is to establish a time period during which the chosen applicant shall have the right to negotiate with the Successor Agency the terms and conditions of a sales and development contract. Therefore, a Disposition and Development Agreement may follow the ERNA if applicable.

E) ALTERNATIVE METHODS OF DISPOSITION

The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.

The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.

If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

Exhibit B – Health & Safety Code

HSC § 34191.1, reads as follows:

The provisions of this chapter shall apply to a City upon that agency's receipt of a finding of completion by the Department of Finance pursuant to Section 34179.7.

HSC § 34191.3, reads as follows:

Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency. If the department has not approved a plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that City.

HSC § 34191.4, reads as follows:

The following provisions shall apply to any City that has been issued a finding of completion by the Department of Finance:

(a) All real property and interests in real property identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5 shall be transferred to the Community Redevelopment Property Trust Fund of the City upon approval by the Department of Finance of the long-range property management plan submitted by the City pursuant to subdivision (b) of Section 34191.7 unless that property is subject to the requirements of any existing enforceable obligation.

(b) (1) Notwithstanding subdivision (d) of Section 34171, upon application by the City and approval by the oversight board, loan agreements entered into between the redevelopment agency and the city, county, or city and county that created by the redevelopment agency shall be deemed to be enforceable obligations provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.

(2) If the oversight board finds that the loan is an enforceable obligation, the accumulated interest on the remaining principal amount of the loan shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund. The loan shall be repaid to the city, county, or city and county in accordance with a defined schedule over a reasonable term of years at an interest rate not to exceed the interest rate earned by funds deposited into the Local Agency Investment Fund. The annual loan repayments provided for in the recognized obligations payment schedules shall be subject to all of the following limitations:

(A) Loan repayments shall not be made prior to the 2013-14 fiscal year. Beginning in the 2013-14 fiscal year, the maximum repayment amount authorized each fiscal year for repayments made pursuant to this subdivision and paragraph (7) of subdivision (e) of Section 34176 combined shall be equal to one-half of the increase between the amount distributed to the taxing entities pursuant to paragraph (4) of subdivision (a) of Section 34183 in that fiscal year and the amount distributed to taxing entities pursuant to that paragraph in the 2012-13 base year. Loan or deferral repayments made pursuant to this subdivision shall be second in priority to amounts to be repaid pursuant to paragraph (7) of subdivision (e) of Section 34176.

(B) Repayments received by the city, county or city and county that formed the redevelopment agency shall first be used to retire any outstanding amounts borrowed and owed to the Low and Moderate Income Housing Fund of the former redevelopment agency for purposes of the Supplemental Educational Revenue Augmentation Fund and shall be distributed to the Low and Moderate Income Housing Asset Fund established by subdivision (d) of Section 34176.

(C) Twenty percent of any loan repayment shall be deducted from the loan repayment amount and shall be transferred to the Low

and Moderate Income Housing Asset Fund, after all outstanding loans from the Low and Moderate Income Housing Fund for purposes of the Supplemental Educational Revenue Augmentation Fund have been paid.

(c) (1) Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

(2) (A) Notwithstanding Section 34177.3 or any other conflicting provision of law, bond proceeds in excess of the amounts needed to satisfy approved enforceable obligations shall thereafter be expended in a manner consistent with the original bond covenants. Enforceable obligations may be satisfied by the creation of reserves for projects that are the subject of the enforceable obligation and that are consistent with the contractual obligations for those projects, or by expending funds to complete the projects. An expenditure made pursuant to this paragraph shall constitute the creation of excess bond proceeds obligations to be paid from the excess proceeds. Excess bond proceeds obligations shall be listed separately on the Recognized Obligation Payment Schedule submitted by the City.

(B) If remaining bond proceeds cannot be spent in a manner consistent with the bond covenants pursuant to subparagraph (A), the proceeds shall be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation

HSC § 34191.5, reads as follows:

(a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the City, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.

(b) The City shall prepare a long-range property management plan that Address the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the City of the finding of completion.

(c) The long-range property management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

(B) The purpose for which the property was acquired.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the City.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust

dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a City, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

Note: HSC § 34191.2 does not exist and therefore is not included above.

Exhibit C – DOF Finding Of Completion

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

July 29, 2015

Mr. Cass Cook, Finance Director
City of Dinuba
405 East El Monte Way
Dinuba, CA 93618

Dear Mr. Cook:

Subject: Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Dinuba Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).

- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Derk Symons, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

for

JUSTYN HOWARD
Program Budget Manager

cc: Ms. Jayne Anderson, Acting City Manager, City of Dinuba
Ms. Rita A. Woodard, Auditor-Controller, Tulare County

Exhibit D – Resolution of the Successor Agency Board

RESOLUTION 2015 - 05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA IN ITS CAPACITY AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5 AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, the Redevelopment Agency of the City of Dinuba (the "Agency") was dissolved February 1, 2012; and

WHEREAS, consistent with the provisions of the California Health and Safety Code ("HSC"), the City Council elected to serve as the Successor Agency to the Redevelopment Agency of the City of Dinuba (the "Successor Agency"); and

WHEREAS, the Oversight Board to the Successor Agency to the Dinuba Redevelopment Agency (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on July 29, 2015, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC §34179.7; and

WHEREAS, within six (6) months of the date of the FOC, HSC §34191.5 requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC §34191.5, the Successor Agency has prepared its LRPMP, which is attached as Exhibit "A" to this Resolution that identifies the disposition and uses of Successor Agency properties; and

WHEREAS, subject to approval by the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Dinuba, the LRPMP will be submitted to the DOF; and

WHEREAS, once the LRPMP has received approvals from the Oversight Board and the DOF, the Successor Agency may act upon its implementation; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Successor Agency approve the attached LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED that the Successor Agency to the Redevelopment Agency of the City of Dinuba hereby finds, resolves, approves, determines, and directs as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Section 3. Successor Agency staff is hereby authorized to transmit the Long-Range Property Management Plan to the Oversight Board for their review and consideration.

Section 4. Subsequent to the approval of the Long-Range Property Management Plan by the Oversight Board, Successor Agency staff are hereby authorized and directed to transmit the Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Long-Range Property Management Plan and to effectuate the intent of this Resolution.

Section 5. This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED AND ADOPTED this 27th day of October, 2015.

Chair
Dinuba Successor Agency Board

APPROVED AS TO FORM AND LEGAL CONTENT:

City Attorney

ATTEST:

Secretary / City Clerk

Exhibit E – Resolution of the Oversight Board

RESOLUTION NO. 2015 -04__

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the Redevelopment Agency of the City of Dinuba was dissolved February 1, 2012; and

WHEREAS, the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Dinuba ("Oversight Board") has been established pursuant to Health and Safety Code ("HSC") § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of Dinuba (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on July 29, 2015, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC Section 34179.7; and

WHEREAS, within six (6) months of the date of the FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC § 34191.5, the Successor Agency has prepared its LRPMP, which is attached as Exhibit "A" to this Resolution that identifies the disposition and uses of Successor Agency properties including, but without limitation, the use of land sale proceeds as more particularly described in HSC 34191.5(c)2; and

WHEREAS, subject to approval by the Oversight Board, the LRPMP will be submitted to the DOF; and

WHEREAS, once the LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Oversight Board approve the attached LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Dinuba, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Section 3. Successor Agency staff is hereby authorized and directed to transmit the Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Long-Range Property Management Plan and to effectuate the intent of this Resolution.

Section 3. This Resolution shall take effect upon the date of its adoption.

ADOPTED this 3rd day of November, 2015 by the following vote:.

AYES: Roberts, Villarreal, Anderson, Meinert

NOES: None

ABSENT: Worthley, Peña

Daniel Meinert, Chair

ATTEST:

Linda Barkley
Secretary to the Oversight Board

Exhibit F – Assessor Parcel Maps

Site No. 1

POR. SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SEC.17, T.16S., R.24E., M.D.B.&M.

TAX CODE AREA 017-12
001-007

DISCLAIMER

THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON

REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC

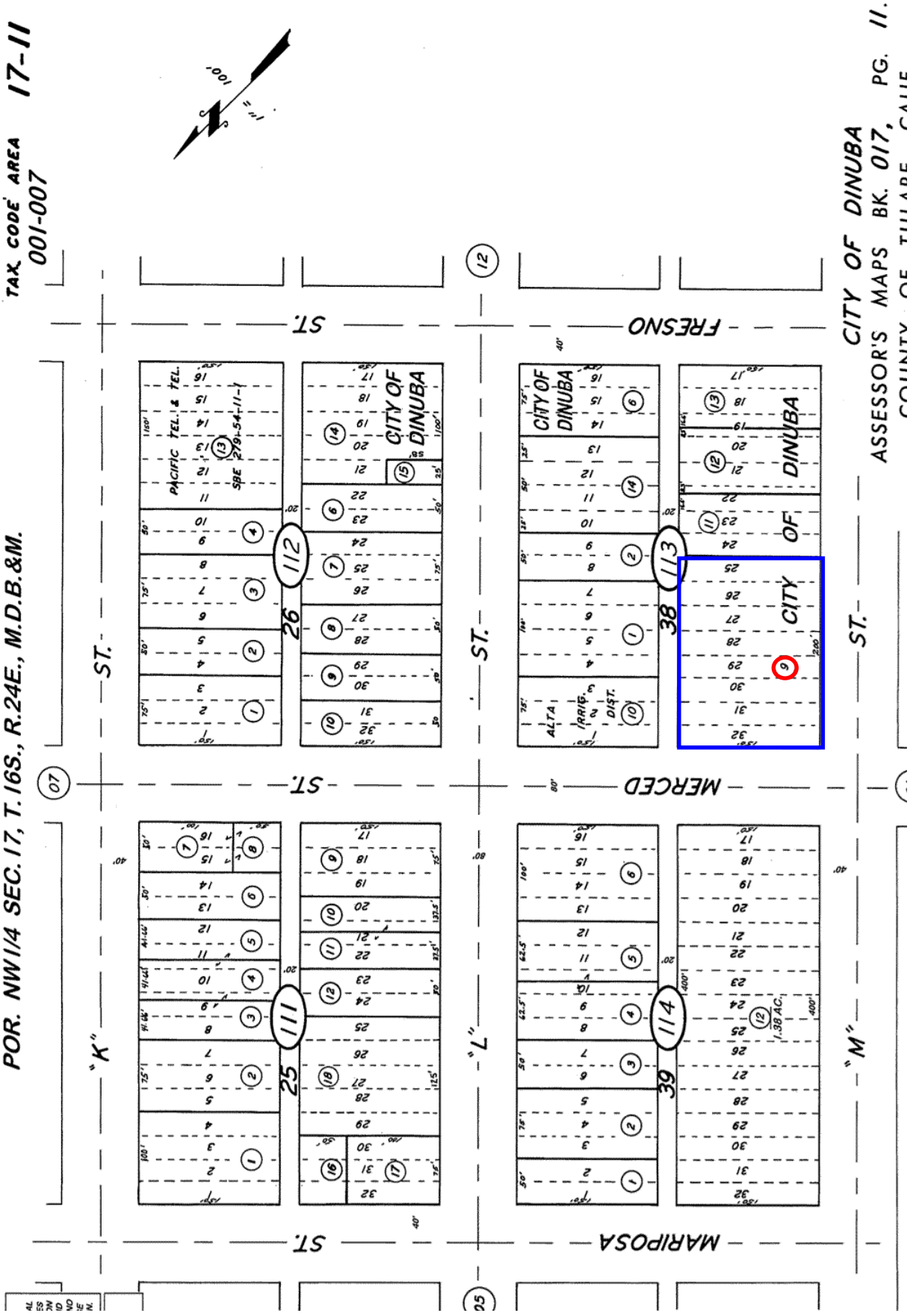


PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M.40-31

ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.

https://www.ndcdata.com/search/maps/06107_01712_0.png

Site No. 2


TAX CODE AREA 001-007
17-11
POR. NW1/4 SEC. 17, T. 16S., R.24E., M.D.B.&M.
CITY OF DINUBA
ASSESSOR'S MAPS BK. 017, PG. 11.
FRESNO ST.
MERCED ST.
MARIPOSA ST.
"K" ST.
"L" ST.
"M" ST.
CITY OF DINUBA
PACIFIC TEL. & TEL. SBE 279-54-11-1
ALTA IRRIG. DIST.
111
112
113
114
25
26
38
39
1.38 AC.

DISCLAIMER

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POR. NW1/4 & SW1/4 SEC.17, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 017–30
001–007

Site No. 3

1" = 100'

KERN ST.

M ST.

TULARE ST.

VENTURA ST.

MONO ST.

URUAPAN ST. (N ST.)

R.M. 3–15 CENTERLINE SPUR
CENTERLINE MAIN TRACKS
U.P.R.R.
POR. RAIL ROAD RESERVATION
SBE 872–54–6W–46

P.M. 34–79
P.M. 49–99
P.M. 47–43

30' WIDE PVT. RD.

POR. 49

POR. TOWN OF DINUBA, R.M. 1–105 & 3–15
PARCEL MAP NO. 3377, P.M. 34–79
PARCEL MAP NO. 4638, P.M. 47–43
PARCEL MAP NO. 4894, P.M. 49–99

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 30
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1)
Assessor's Block Numbers Shown in Elipses (123)

2006–0081112	04/09/2009	MLC
REVISION	DATE	TECH

https://www.ndcdata.com/search/maps/06107_01712_0.png

12/28/2013

DISCLAIMER

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REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC

Site No. 4

POR. SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SEC.17, T.16S., R.24E., M.D.B.&M.

TAX CODE AREA 017-12
001-007



PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M. 40-31

CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.

https://www.ndcdata.com/search/maps/06107_01721_0.png

DISCLAIMER

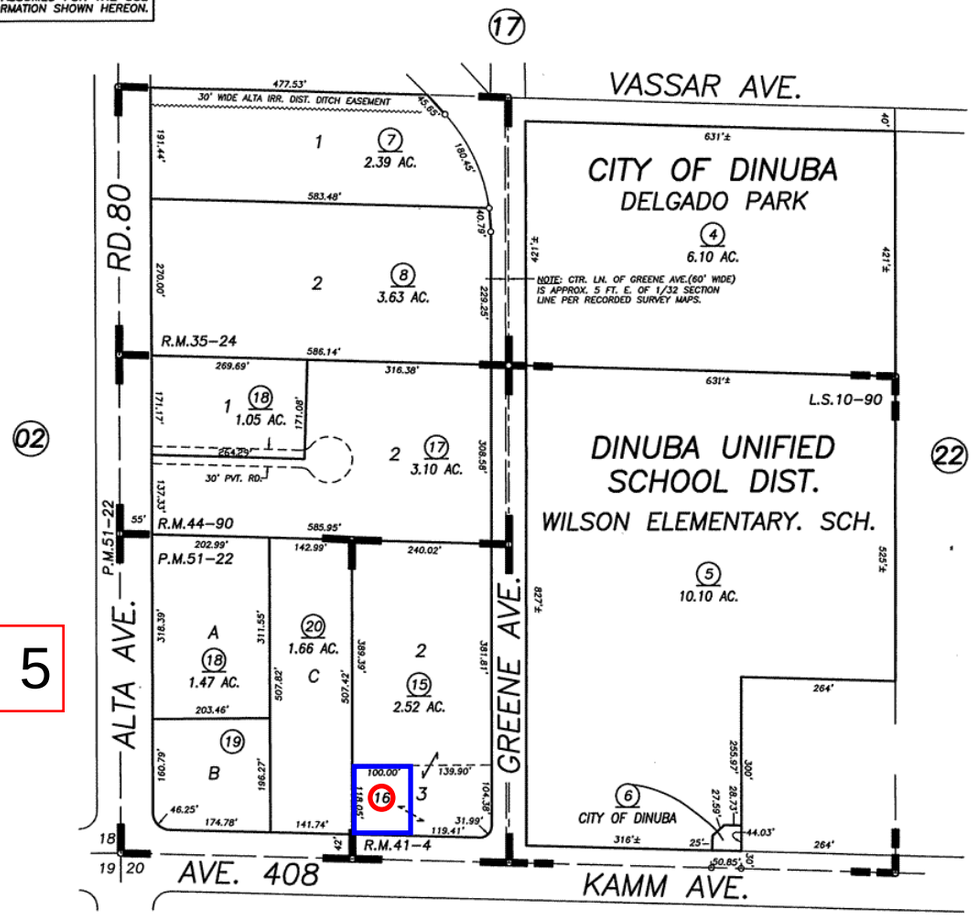
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.

POR. SW 1/4 OF SW 1/4 SEC.17, T.16S.,R.24E., M.D.B.&M.

Tax Area Code 017–21
001–003
001–035

1"= 200'

Site No. 5



RECORD OF SURVEY, L.S.10–90
PARCEL MAP 3422, P.M.35–24
PARCEL MAP 3656, P.M.37–59
PARCEL MAP 4000, P.M.41–4
PARCEL MAP 4385. P.M.44–90

Bk. 030

POR. RECORD OF SURVEY, L.S.31–81 (ALTA AVE.)

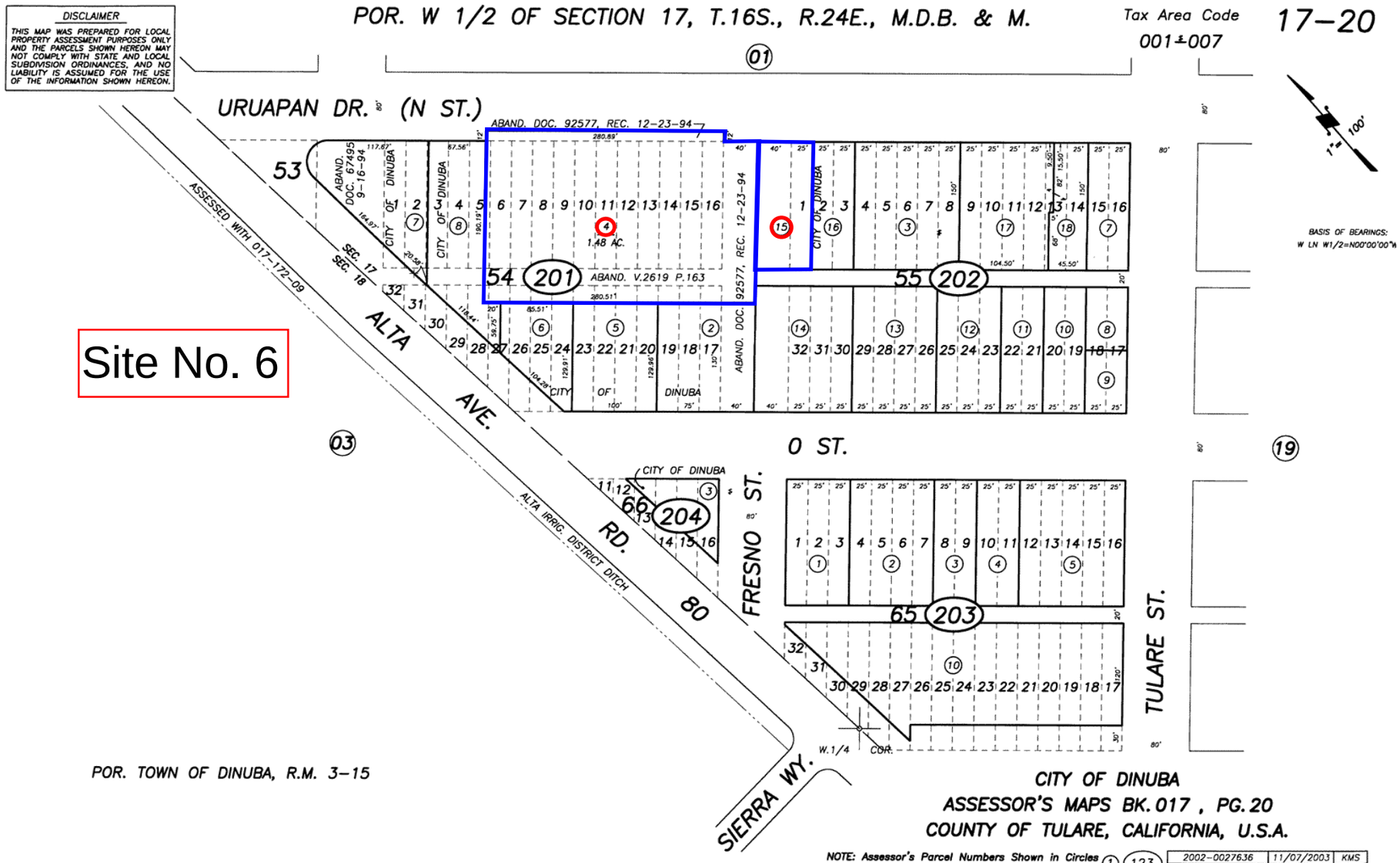
CITY OF DINUBA
ASSESSOR'S MAPS BK. 029 , PG. 02
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)

2010–0081949	09/27/2013	ASG

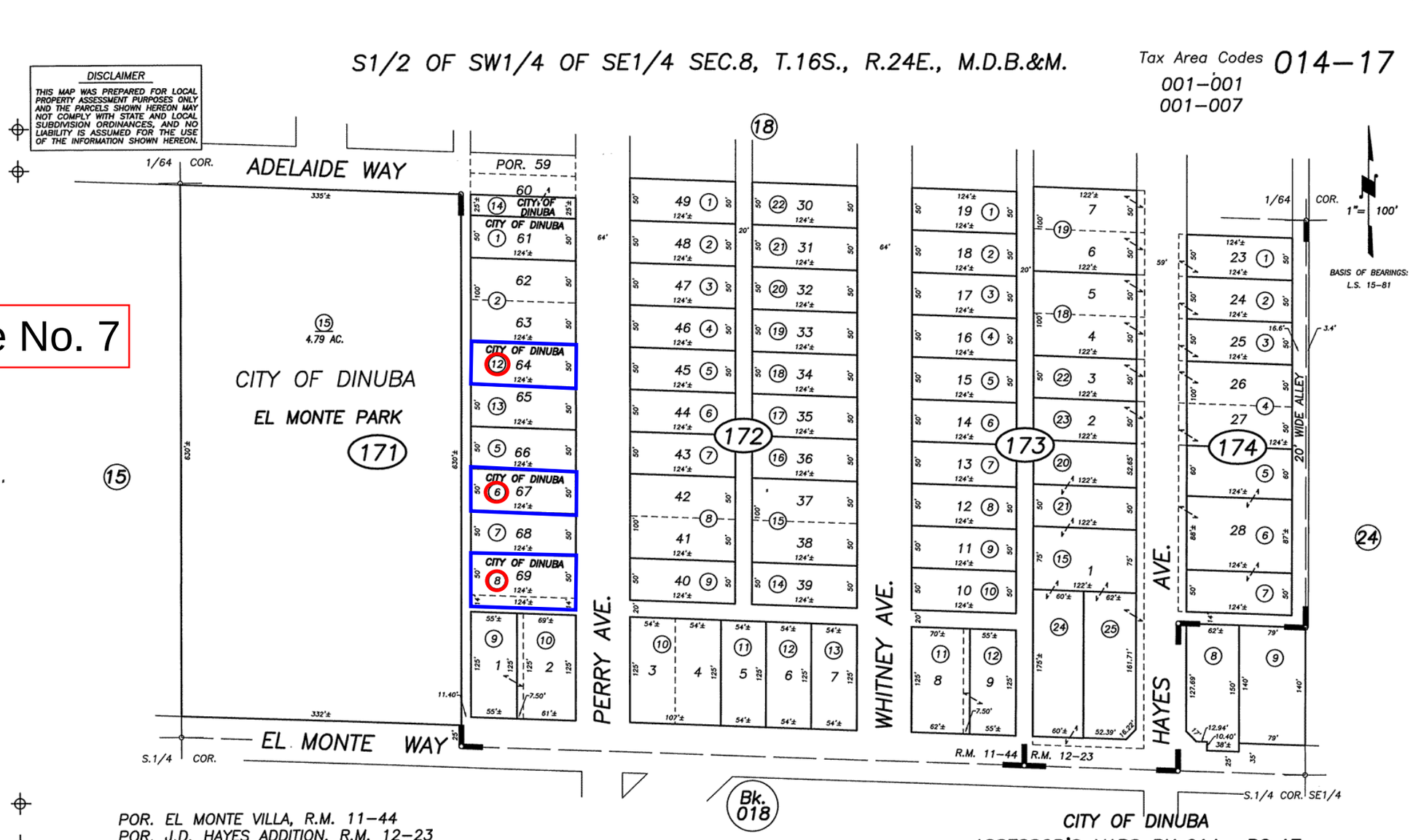
12/28/2013

https://www.ndcdata.com/search/maps/06107_01720_0.png



12/28/2013

https://www.ndcdata.com/search/maps/06107_01417_0.png



12/28/2013

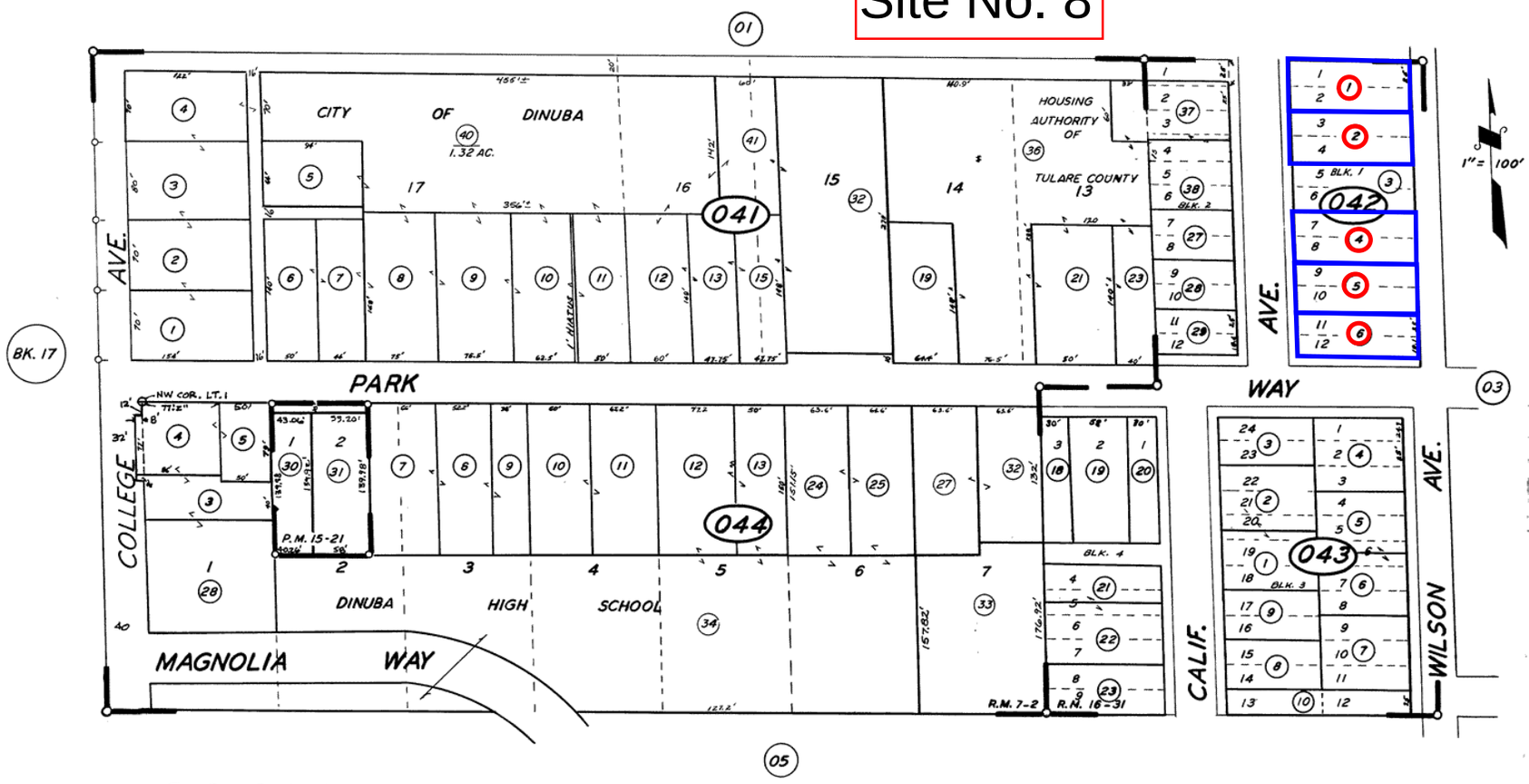
https://www.ndcdata.com/search/maps/06107_01804_0.png

POR. NE 1/4 SEC. 17, T.16S., R.24E., M. D. B. & M.

TAX CODE AREA 18-04

1-035
1-033

Site No. 8



E. C. DICKEY ADD. R. M. 7-2.
LAMBERT GARDENS ADD. R. M. 16-31.
PARCEL MAP 1420 P. M. 15-21

CITY OF DINUBA
ASSESSOR'S MAPS BK. 18, PG. 04.
COUNTY OF TULARE, CALIF.

NOTE- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

12/28/2013

https://www.ndcdata.com/search/maps/06107_01714_0.png

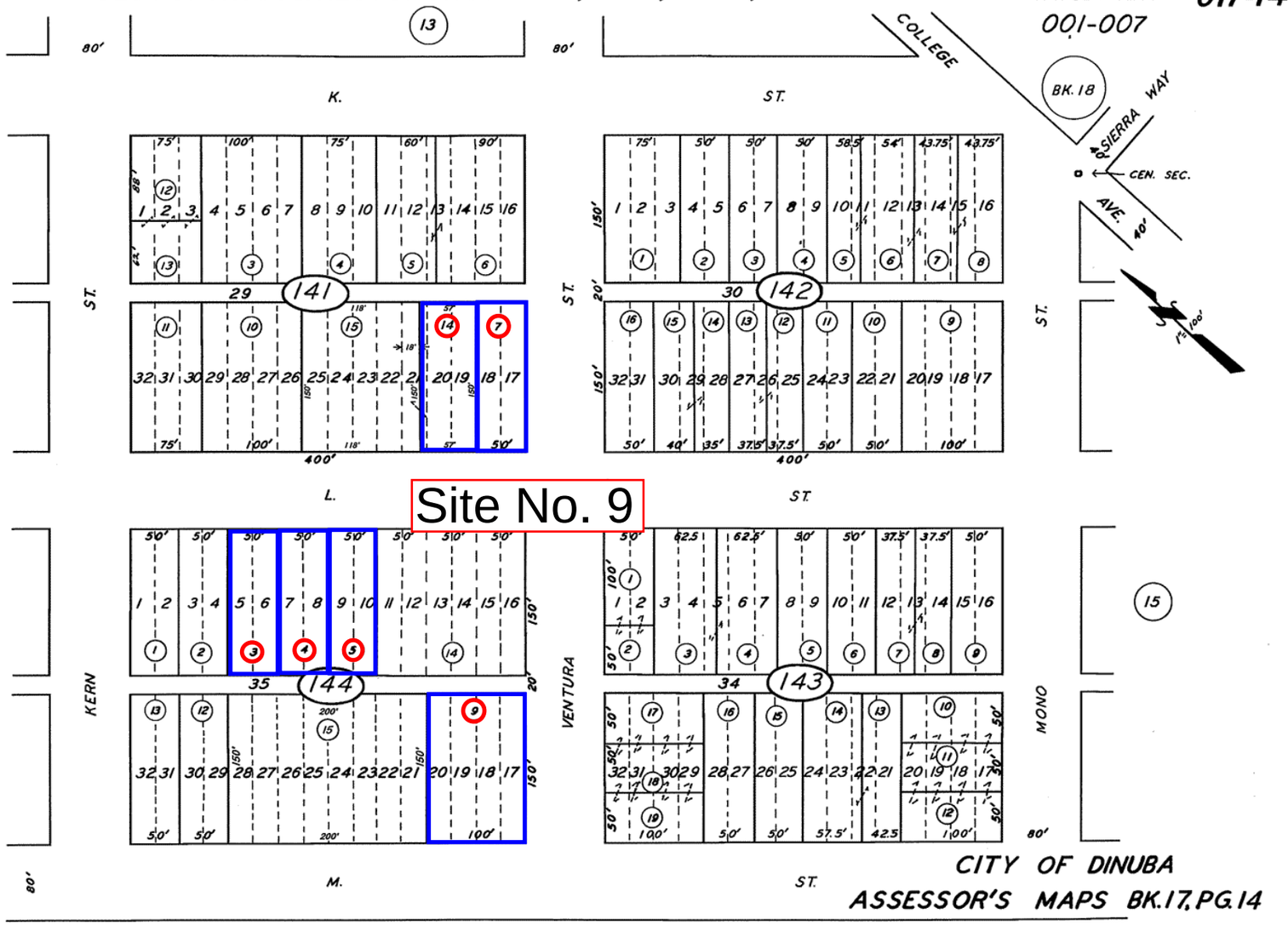
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REVISED: 06/12/2013
REASON: I COMBINE: BLK.144,
CAD TECH: RLW APN 15

POR. SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC. 17, T. 16S., R. 24E., M.D.B.&M.

TAX CODE AREA 017-14
001-007



CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 14
COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

POR. TOWN OF DINUBA, R.M. 3-15

12/28/2013

N1/2 SEC.18, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 017–03
001–020 001–025
001–030 001–032

DISCLAIMER

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Bk. 014

Bk. 012

EL MONTE WAY — 48' R.M. 36–75

WESTGATE WAY — 72'

N.1/4 COR.

1 (47) 4.94 AC. — 2 (13) 4.66 AC. — 3 (41) 4.21 AC. — 4 (15) 4.70 AC.

617.90' — 642.91' — 581.64' — 582.21' — 2520.24'

322.30' — 352.87' — 323.50' — 314.96' — 315.96'

178.74' — 45.08' — 180.18' — 227'± — 551.62' — 46.50' — 65' — 72'

4.69' — 164'± — 91.51' — 33.18' — 25.27'

29 — 28 — 26 — 97.93 AC. 8A — 20 — 27

R.23 E. — R.24 E. — CITY LIMIT — 1219.74'

RD. 72

CITY OF DINUBA (27) 9.10 AC.

667' — 660' — 451.07' — 208.93' — 189.31' — 458.07'

(25) 1 AC.

SIERRA WAY — 42'

1814.57'

W.1/4 COR.

DINUBA REDEVELOPMENT AGENCY

L.S. 24–87
R.M. 36–75

31.87'

CTR. SEC.

02

SURABIAN DR. — 38'

1 DINUBA (42) 4.95 AC.

1 REDEVELOPMENT AGENCY 2 (43) 10.00 AC.

1 (10) 10.00 AC.

P.M. 47–67 — P.M. 42–9

1860.56' — MONTE VISTA DR.

204.36' — 222.81' — 826.21' — 885.91' — 884.73' — 843.59' — 30.95' — 31.83' — 47.20' — 47.12' — 492.13' — 492.02' — 473.46' — 472.36'

SAMANTHA WAY — 30' WIDE PVT. RD. — 559.18'

6 (39) 15.37 AC.

PARKING & ACCESS EASEMENT

1249.64' — 546.16' — 1087.07' — 229.91' — 151' — 76'

P.M. 46–97 — P.M. 38–87

4 (37) 2.01 AC. — 305' — 384'± — 52.83' — 102.98' — 256.04' — 33.49' — 9.24' — 141.19'

5 (38) 3.15 AC. — 305'± — 446.06' — 452.39' — 95'

1 (5) 18.19 AC.

1524.97' — 31.83' — 137.61' — 55'

ALTA AVE.

E.1/4 COR.

27

1" = 400'

BASIS OF BEARINGS: P.M. 46–97

Site No. 10

PARCEL MAP NO. 3784, P.M. 38–87
PARCEL MAP NO. 4105, P.M. 42–9
SURABIAN SUBDIVISION, R.M. 36–75
RECORD OF SURVEY, L.S. 24–87
POR. PARCEL MAP NO. 4592, P.M. 46–97
PARCEL MAP NO. 4662, P.M. 47–67
POR. RECORD OF SURVEY, L.S. 25–65 (SEC. 18)
POR. RECORD OF SURVEY, L.S. 31–81 (ALTA AVE.)

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 03
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)
Assessor's Block Numbers Shown in Ellipses

2012–0076511	01/08/2015	RLW
REVISION	DATE	TECH

https://www.ndcdata.com/search/maps/06107_01712_0.png

12/28/2013

DISCLAIMER

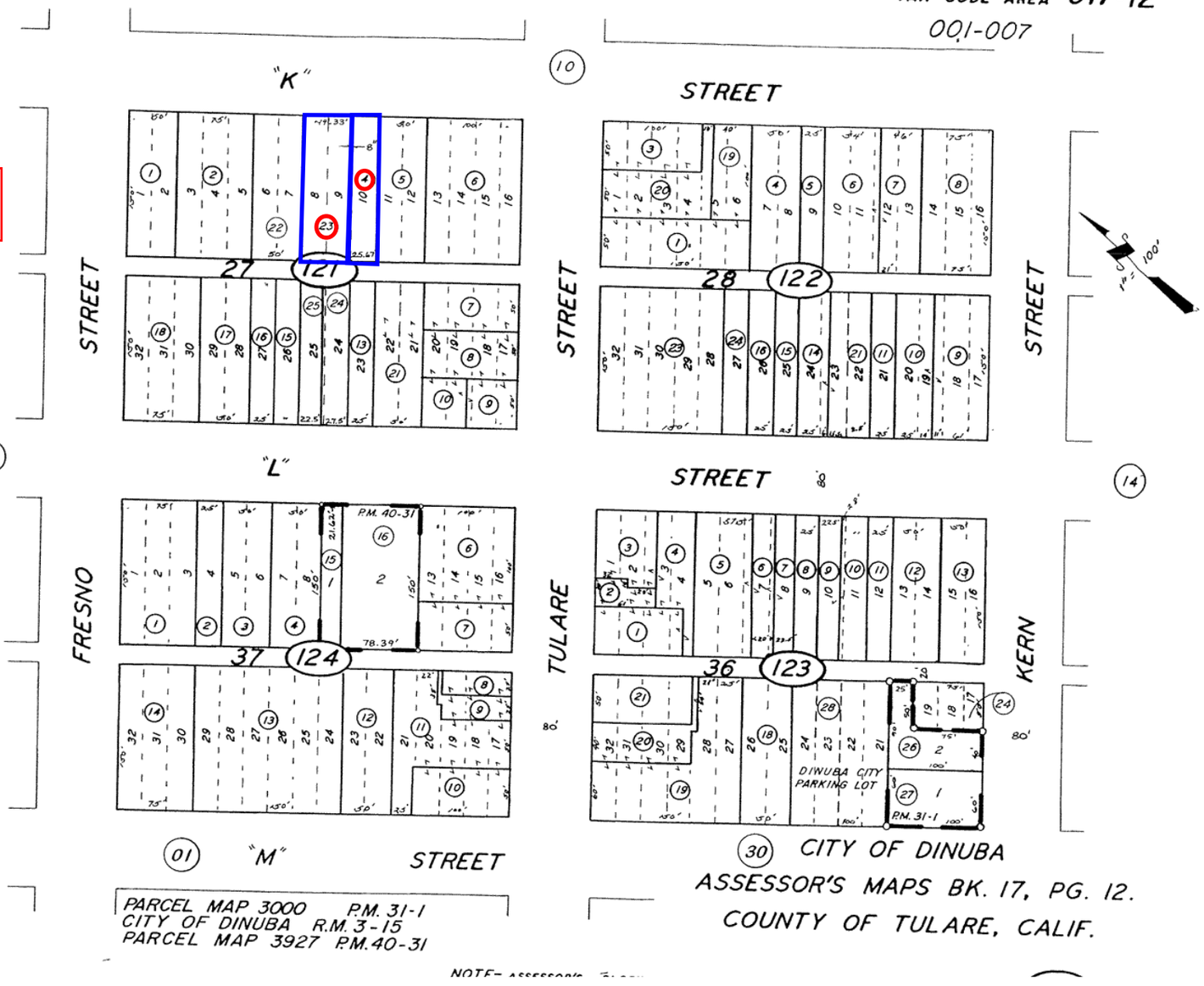
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REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC

Site No. 11

POR. SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SEC.17, T.16S., R.24E., M.D.B.&M.

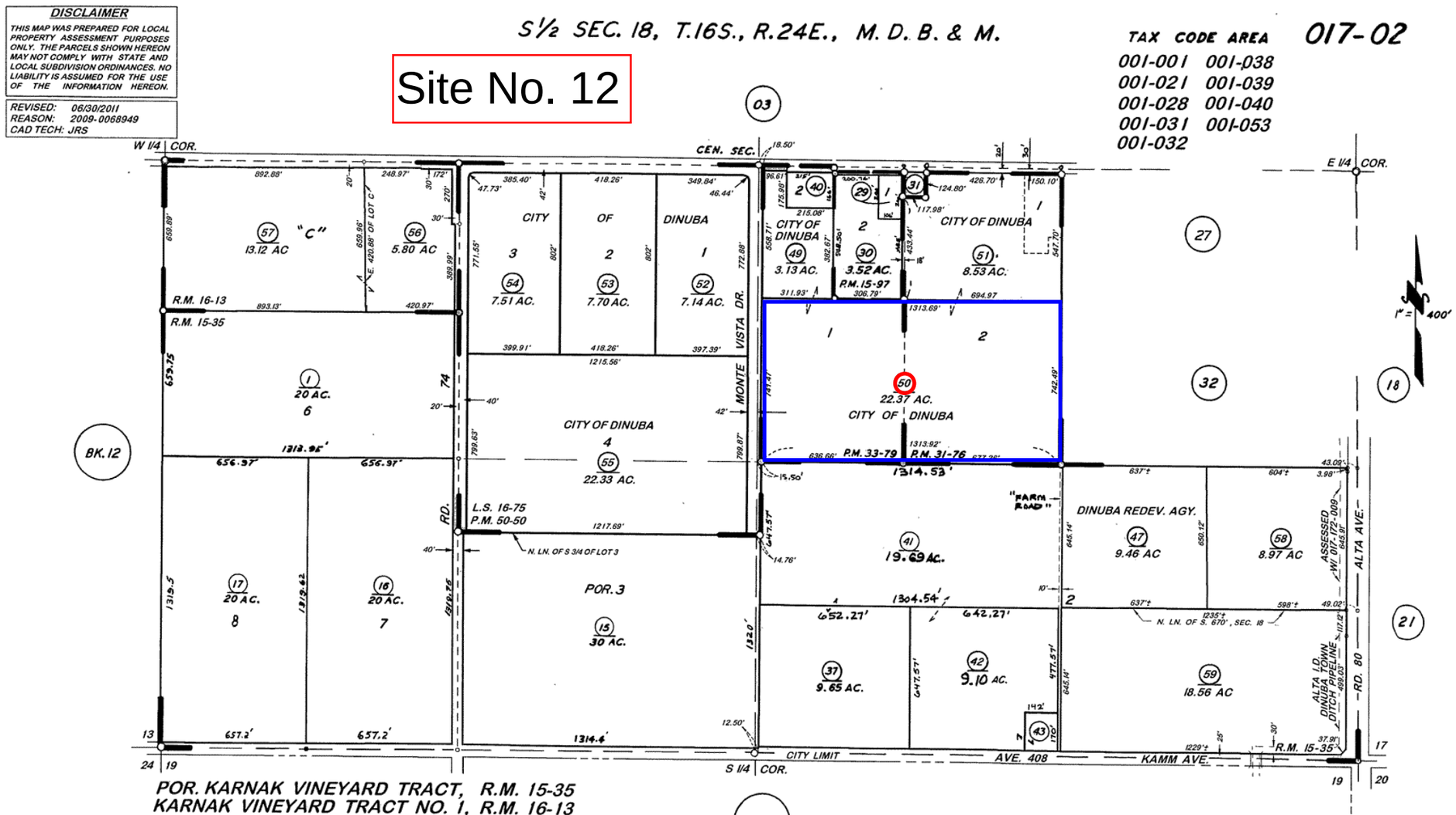
TAX CODE AREA 017-12
001-007



PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M. 40-31

CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.

https://www.ndcdata.com/search/maps/06107_01702_0.png



12/28/2013

https://www.ndcdata.com/search/maps/06107_01712_0.png

POR. SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SEC.17, T.16S., R.24E., M.D.B.&M.

TAX CODE AREA 017-12
001-007

DISCLAIMER

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REVISED: 03/25/2009
REASON: UPDATE ADJ. PG.
CAD TECH: MLC

Site No. 13

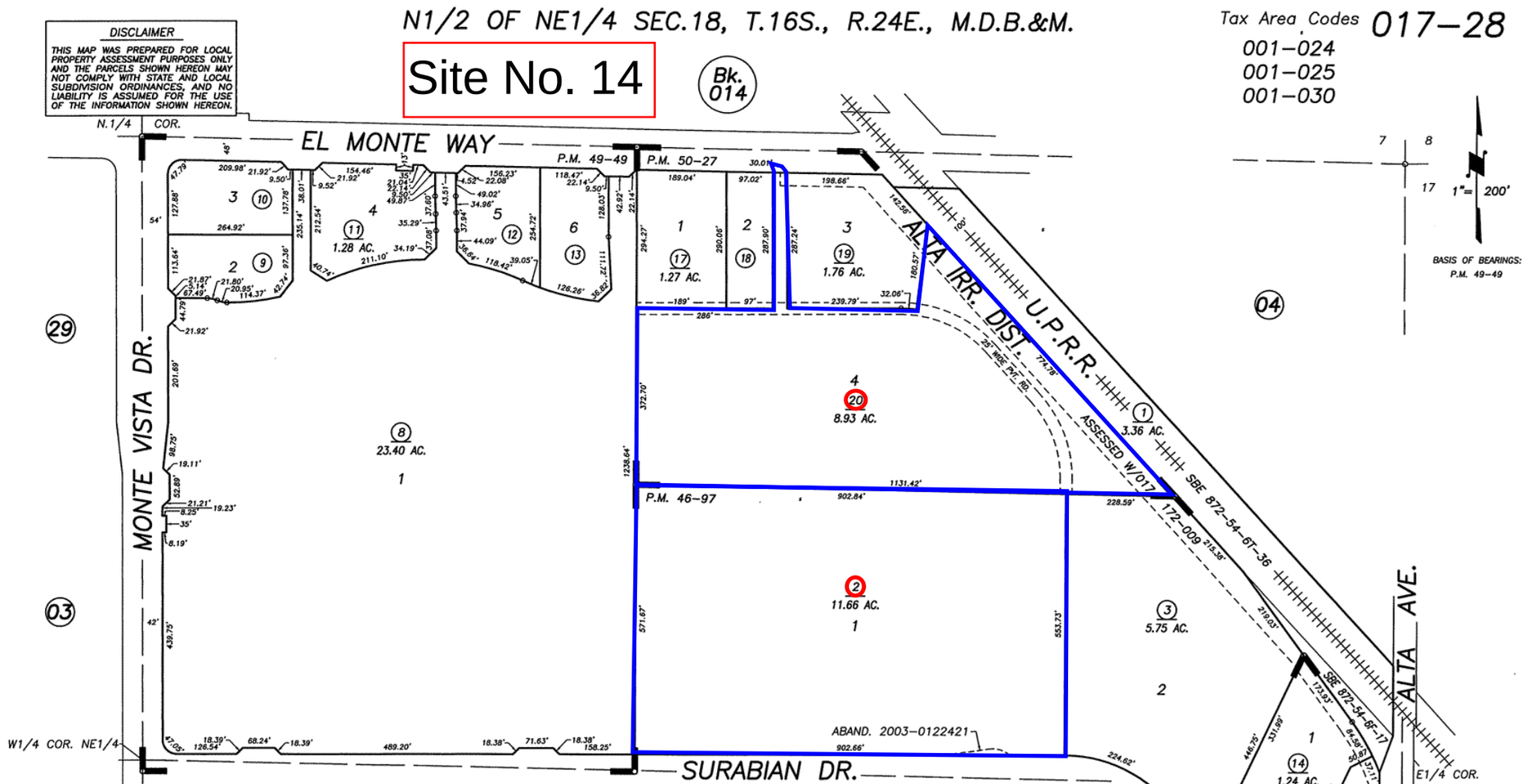


PARCEL MAP 3000 P.M. 31-1
CITY OF DINUBA R.M. 3-15
PARCEL MAP 3927 P.M. 40-31

ASSESSOR'S MAPS BK. 17, PG. 12.
COUNTY OF TULARE, CALIF.

12/28/2013

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12/28/2013

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DISCLAIMER

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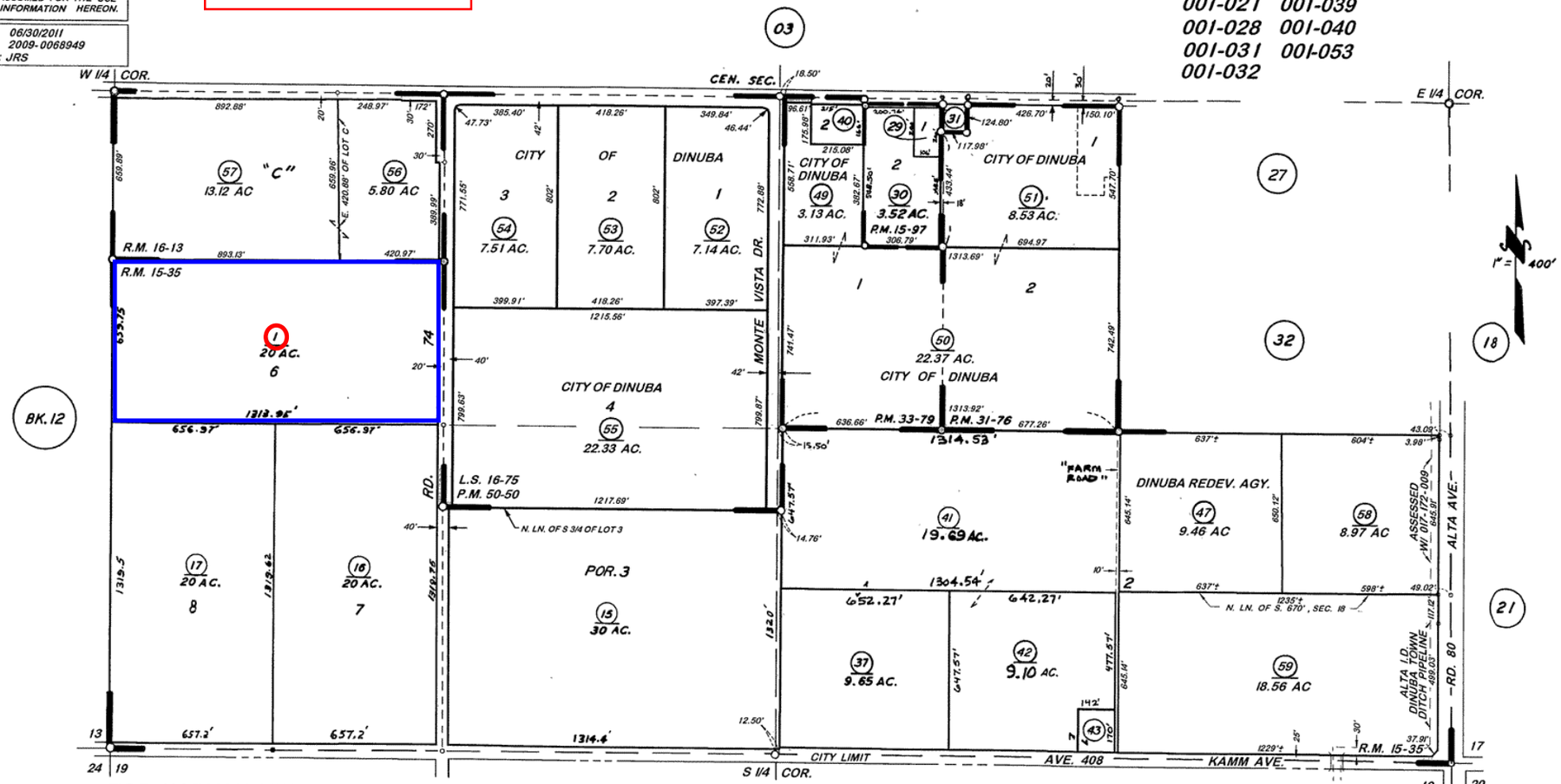
REVISED: 06/30/2011
REASON: 2009-0068949
CAD TECH: JRS

Site No. 15

S½ SEC. 18, T.16S., R.24E., M.D.B. & M.

TAX CODE AREA 017-02

001-001 001-038
001-021 001-039
001-028 001-040
001-031 001-053
001-032



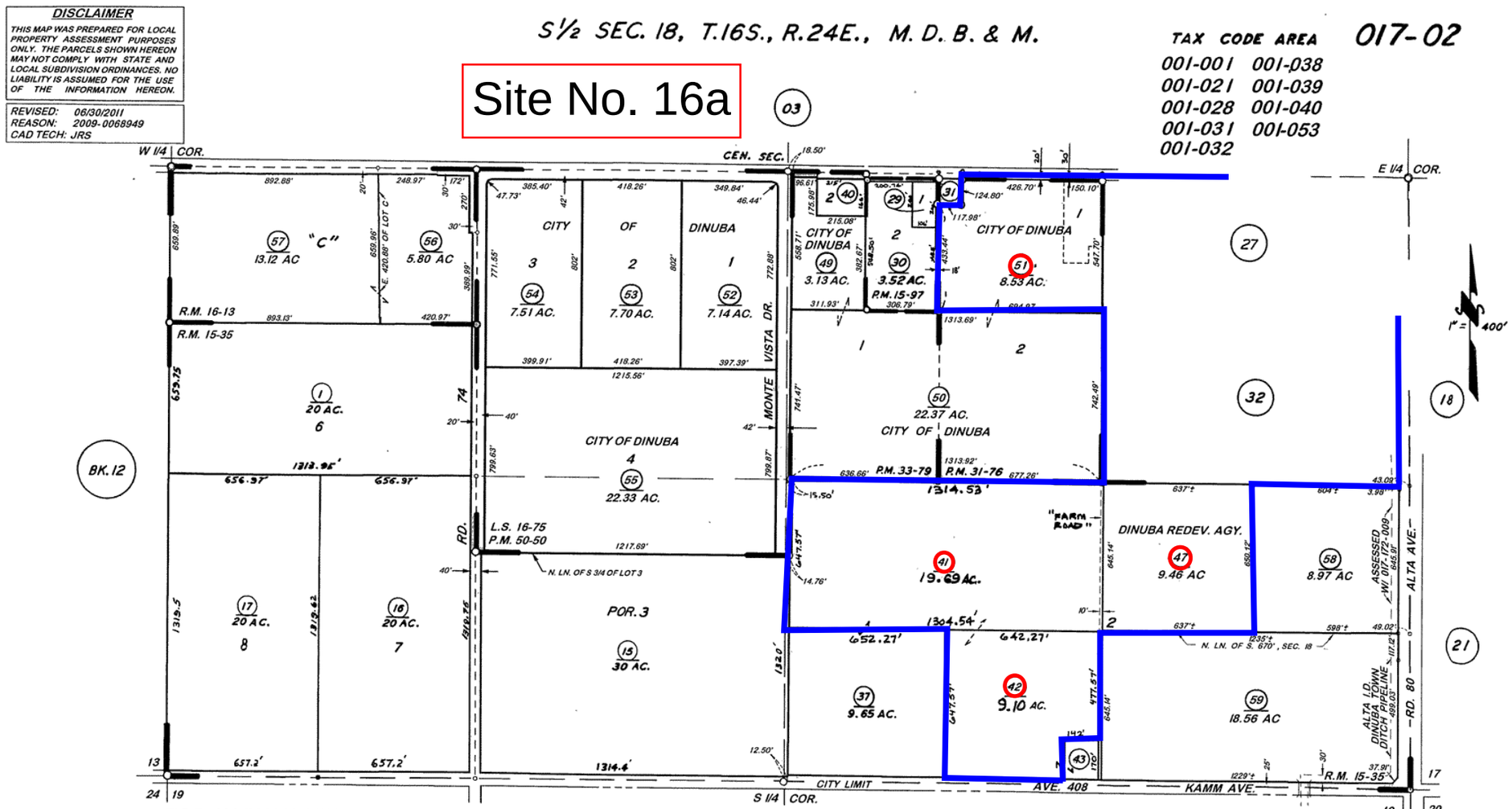
POR. KARNAK VINEYARD TRACT, R.M. 15-35
KARNAK VINEYARD TRACT NO. 1, R.M. 16-13
PARCEL MAP 1496, P.M. 15-97
PARCEL MAP 3075, P.M. 31-76
PARCEL MAP 3277, P.M. 33-79
PARCEL MAP 4945, P.M. 50-50
RECORD OF SURVEY, L.S. 16-75
POR. RECORD OF SURVEY, L.S. 25-65

CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 02.
COUNTY OF TULARE, CALIF.

NOTE- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

12/28/2013

https://www.ndcdata.com/search/maps/06107_01702_0.png



12/28/2013

DISCLAIMER

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N1/2 OF NE1/4 OF SE1/4 SEC.18, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 017–27
001–001 001–007
001–021 001–031

03

N 1/4 COR. SE 1/4

SIERRA WAY

642.24'

P.M. 49–85 R.M. 24–31

E 1/4 COR.

1"= 100'

BASIS OF BEARINGS: P.V.49–85

Site No. 16 b

02

658.50'

1

273

1
10.00 AC.

638.91'

1/64 COR.

561.54'

WHITTAKER WAY

60'

ABAND. ALLEY V.2694 P.647

ALTA AVE.

18

271

7 (1) 72.46' 80.05' 100.45'
6 (2) 70' 100.45'
5 (3) 70' 100.35'
4 (4) 70'
3 (5) 70' 100.45'
2 (15) 81' 100.47'
1 (16) 93.02' 80.89'
14 (8) 50.80' 80.89' 100.46'
13 (9) 70' 100.46'
12 (10) 70' 100.45'
11 (11) 70'
10 (12) 70' 100.46'
9 (13) 70' 100.46'
8 (14) 70' 100.46'
7 (17) 72.60' 80.05'

21 (1) 70.09' 94.80' 115'
20 (2) 70.20' 115'
19 (3) 70.20' 115'
18 (4) 70.20' 115'
17 (5) 70.20' 115'
16 (9) 82.57' 115.02'
15 (8) 93.02' 95.43'

P.M. 49–60

272

10 1

2
11
2.37 AC.

ARKONA AVE.

ALTA I.D. CANAL ASSESSED WITH 017–172–009

563.49'

1/64 COR.

32

MANTON ADDITION, R.M. 24–31
POR. RECORD OF SURVEY, L.S. 25–65 (E1/2 SEC. 18, ETC.)
PARCEL MAP 4855, P.M. 49–60
POR. PARCEL MAP 4880, P.M. 49–85

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 27
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) Assessor's Block Numbers Shown in Elipses (123)

2007-0109573	08/18/2009	LLB
REVISION	DATE	TECH

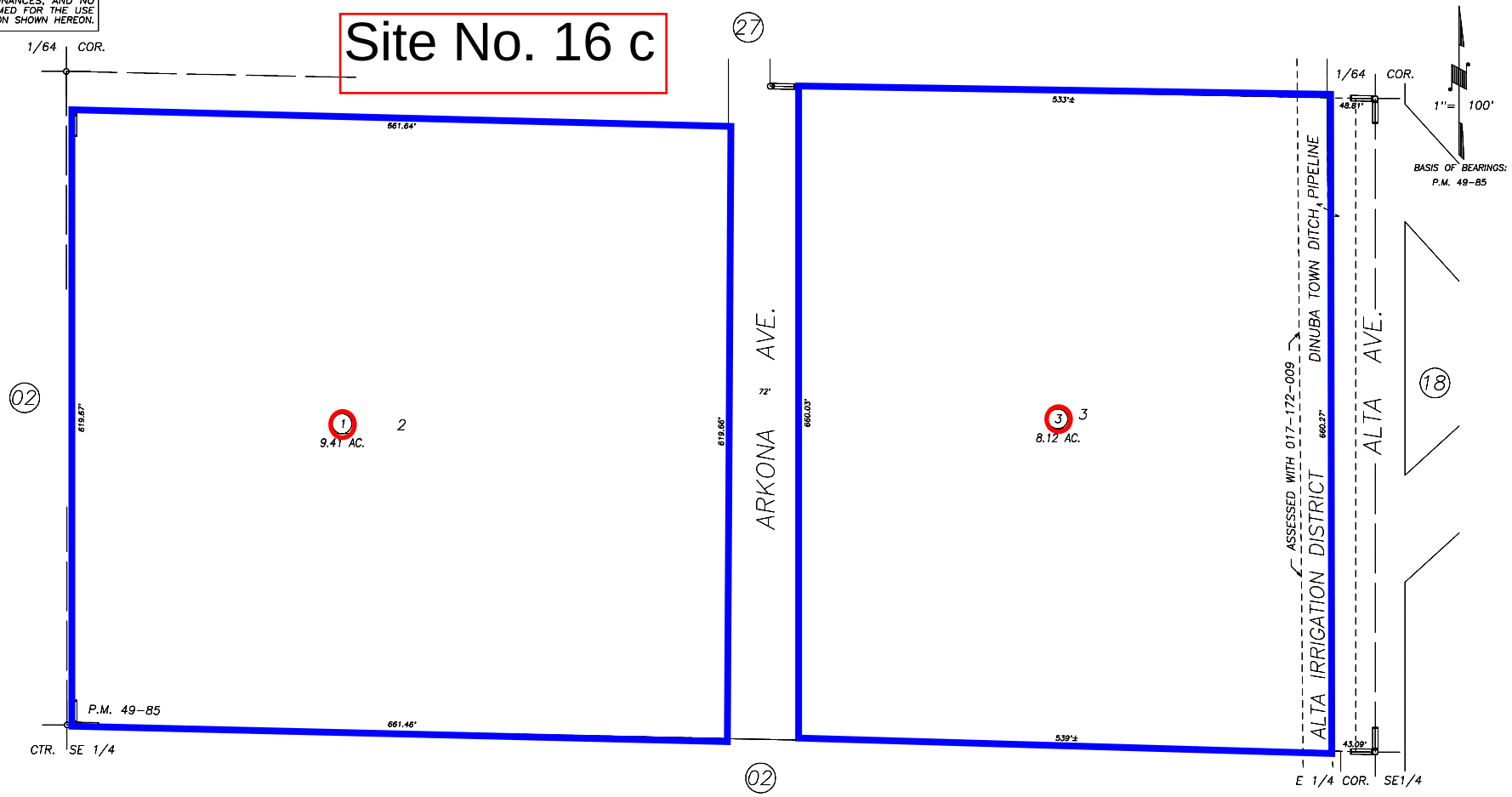
DISCLAIMER

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S1/2 OF NE1/4 OF SE1/4 SEC.18, T.16S., R.24E., M.D.B.&M.

Tax Area Codes 017–32
001–021

Site No. 16 c



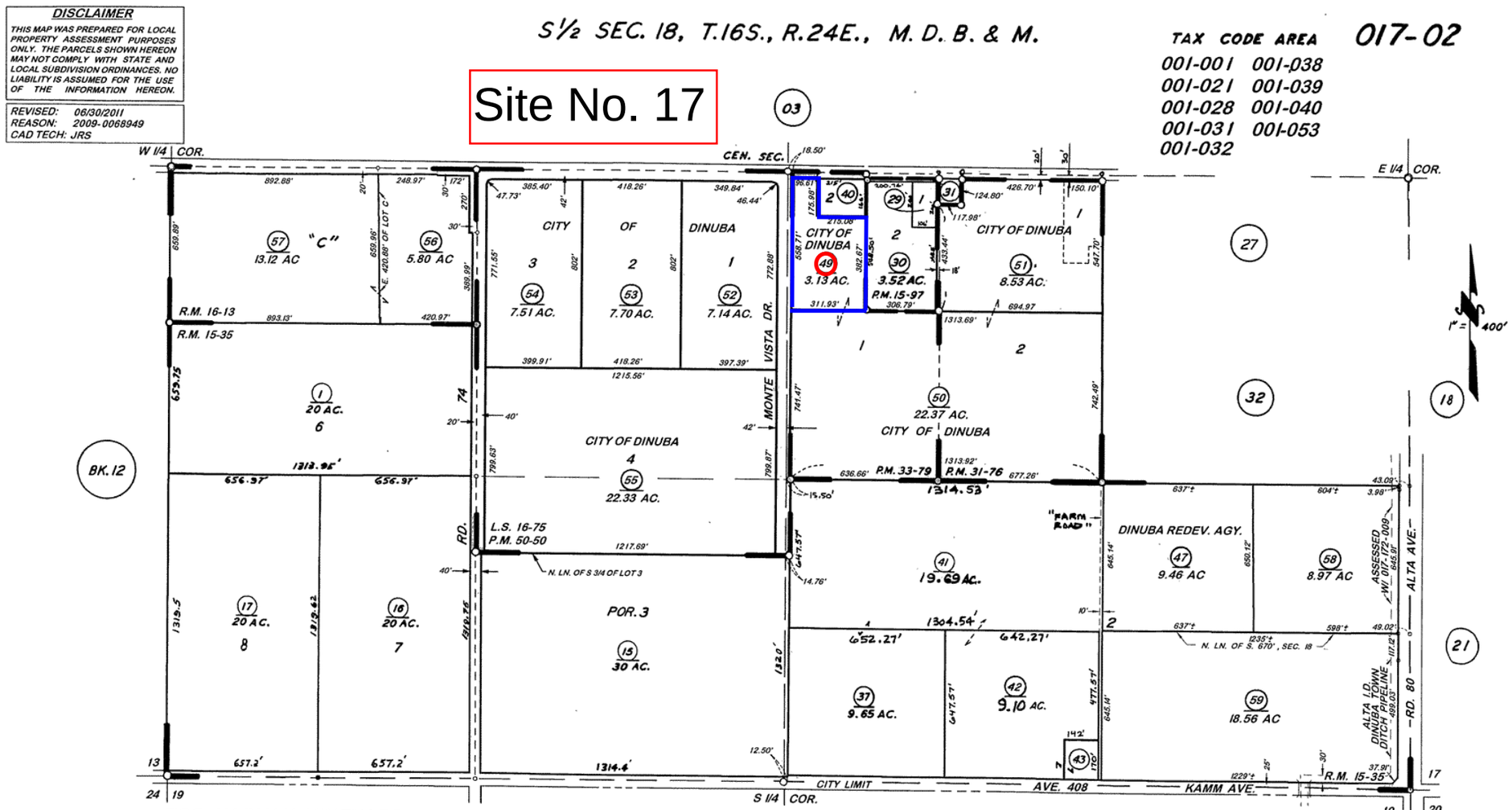
POR. RECORD OF SURVEY, L.S. 25–65 (E1/2 SEC. 18, ETC.)
POR. PARCEL MAP 4880, P.M. 49–85

CITY OF DINUBA
ASSESSOR'S MAPS BK. 017 , PG. 32
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1)
Assessor's Block Numbers Shown in Elipses (123)

2009–0068949	06/30/2011	JRS
REVISION	DATE	TECH

https://www.ndcdata.com/search/maps/06107_01702_0.png



12/28/2013

https://www.ndcdata.com/search/maps/06107_01714_0.png

DISCLAIMER

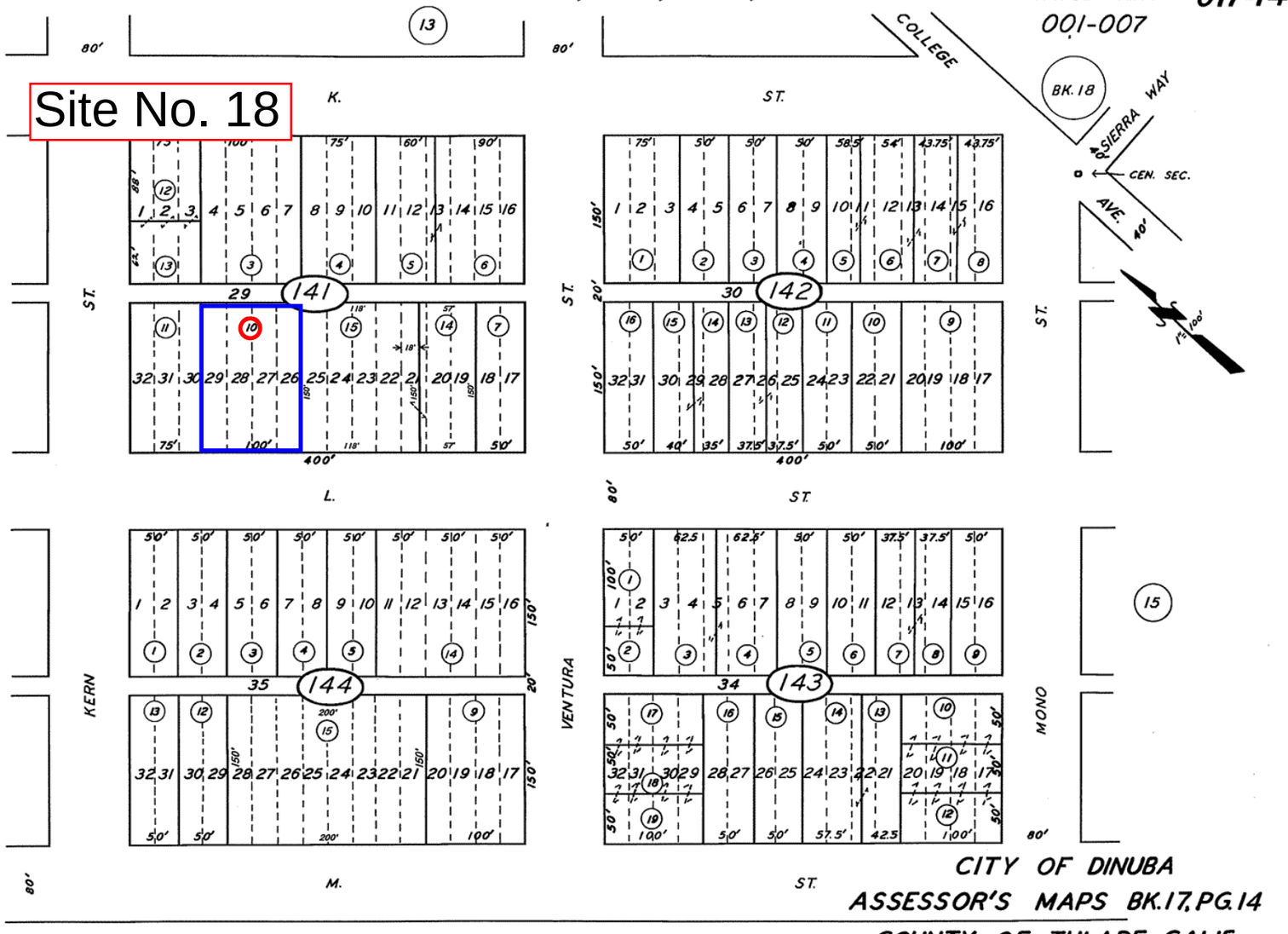
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.

REVISED: 06/12/2013
REASON: I COMBINE: BLK.144,
CAD TECH: RLW APN 15

POR. SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC. 17, T. 16S., R. 24E., M.D.B.&M.

TAX CODE AREA 017-14
001-007

Site No. 18



POR. TOWN OF DINUBA, R.M. 3-15

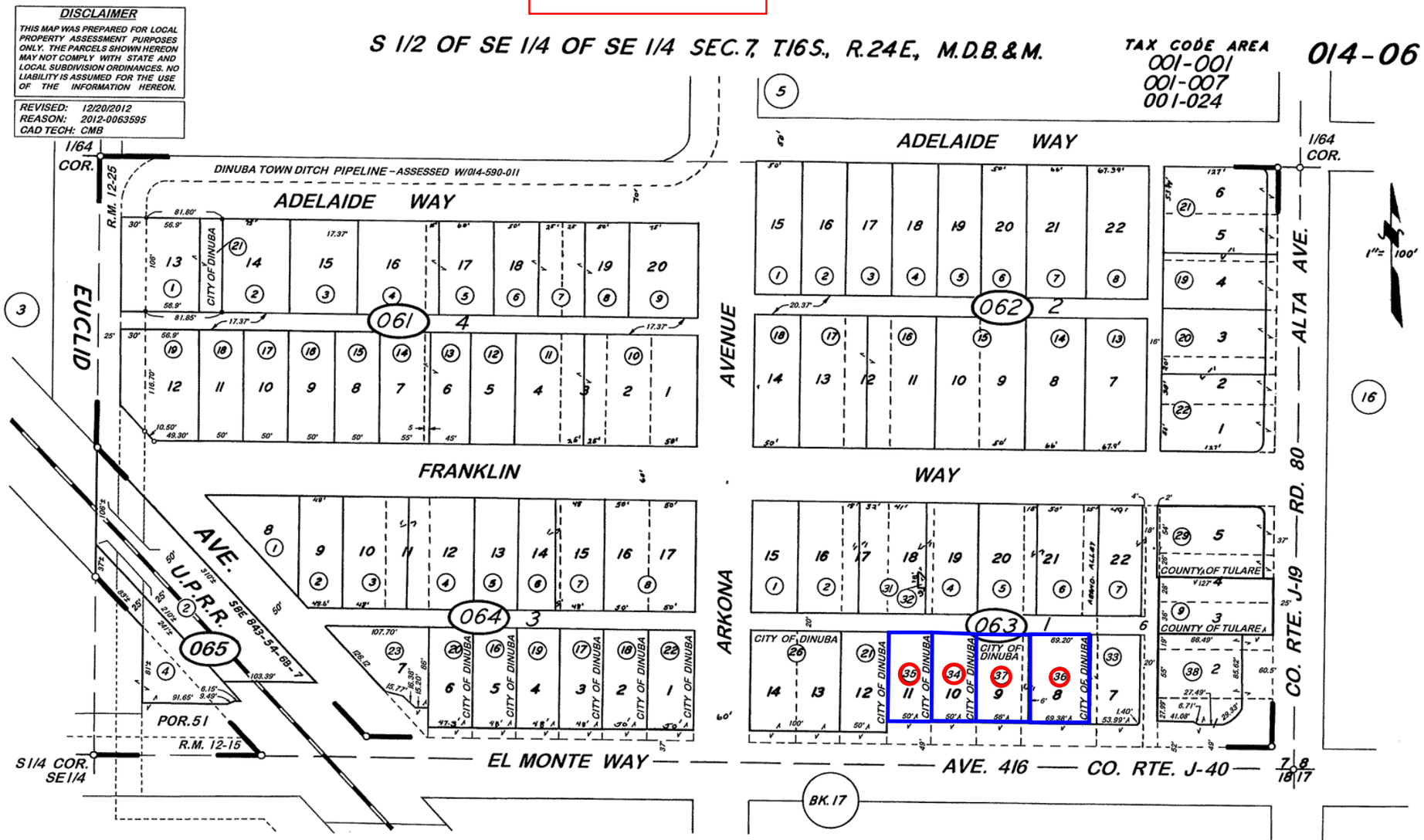
CITY OF DINUBA
ASSESSOR'S MAPS BK. 17, PG. 14
COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

12/28/2013

https://www.ndcdata.com/search/maps/06107_01406_0.png

Site No. 19



12/28/2013

Exhibit G – Zoning Information

City of Dinuba

Zone Plan

City Ordinance 17.03.020

- City Limits
- Sphere of Influence
- Parcels

Zoning

- (AN) Agriculture
- (C-1) Neighborhood Commercial
- (C-2) Downtown Commercial
- (C-3) Community Commercial
- (C-3P) Community Commercial (Precise Plan Overlay)
- (C-4) General Commercial
- (C-4P) General Commercial (Precise Plan Overlay)
- (M-1) Light Industrial
- (M-2) Heavy Industrial
- (PB) Park/Ponding Basin
- (PO) Professional Office
- (PO-P) Professional Office (Precise Plan Overlay)
- (PP) Parking (Precise Plan Overlay)
- (R-1-6) One-Family Residential
- (R-1-6P) One-Family Residential (Precise Plan Overlay)
- (R-1-6PUD) One-Family Residential (Planned Unit Development)
- (R-1-7.5) One-Family Residential
- (R-1-10) One-Family Residential
- (R-A) Residential Acreage
- (RCO) Resource Conservation
- (RM-1.5) Multi-Family Residential
- (RM-1.5P) Multi-Family Residential (Precise Plan Overlay)
- (RM-2) Multi-Family Residential
- (RM-2P) Multi-Family Residential (Precise Plan Overlay)
- (RM-3) Multi-Family Residential
- (RM-3P) Multi-Family Residential (Precise Plan Overlay)

Last amendment: September 2011

0 1,000 2,000 Feet

0 0.25 0.5 Miles

Quad Knopf

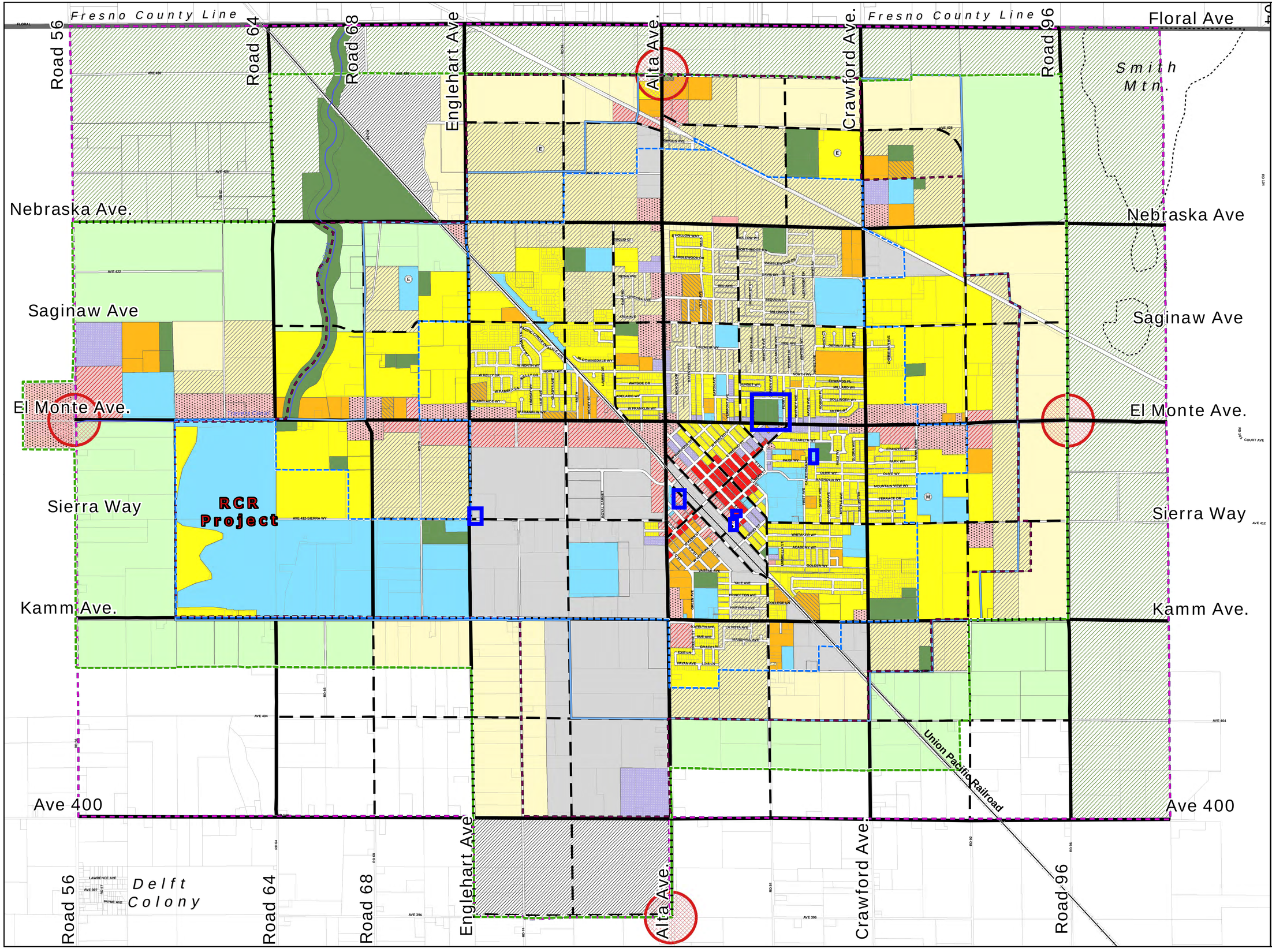
Path: L:\Projects\2005\051029\GIS\Zoning_Map_revised_24x36 11-11-2012.mxd Date: 11/29/2012

City of Dinuba

General Plan

Land Use and Circulation

Diagram



Legend

- City Limits
- Sphere of Influence
- Planning Area Boundary

Urban Development Boundaries

- 10 Year
- 20 Year
- Collectors
- Arterials
- County Boundary
- Gateways
- **Commercial - Central District**
- **Commercial - Community**
- **Commercial - General**
- **Commercial - Neighborhood**
- **Professional Office**
- **Residential - Low**
- **Residential - Medium Low**
- **Residential - Medium**
- **Residential - Medium High**
- **Residential - High**
- **Light Industrial**
- **Industrial Reserve**
- **Urban Reserve**
- **Public/Semi-Public**
- **Green Belt**
- **Park/Ponding Basin**

(S) Future school site, school site locations are approximate and subject to change.

Last amendment: September 2011

1,100 550 0 1,100 Feet

0.25 0.125 0 0.25 Miles

Quad Knopf

S:\Base Maps\California\Counties\Tulare County\Cities\Dinuba\Dinuba_GeneralPlan_Adopted.mxd-DD

RESOLUTION NO. 2022-49

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA AUTHORIZING THE ACCEPTANCE OF CERTAIN REAL PROPERTY ASSETS FROM THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA TO THE CITY OF DINUBA, AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, pursuant to Health and Safety Code (the "HSC") § 34172 (a) (1), the Redevelopment Agency of the City of Dinuba was dissolved on February 1, 2012; and

WHEREAS, consistent with the provisions of the HSC, the City Council of the City of Dinuba previously elected to serve in the capacity of the Successor Agency to the Redevelopment Agency of the City of Dinuba (the "Successor Agency"); and

WHEREAS, pursuant to HSC § 34179, the Successor Agency previously established the "Dinuba Oversight Board" to assist in the wind-down of the former redevelopment agency through June 30, 2018, at which time it was dissolved by operation of law; and

WHEREAS, consistent with HSC § 34179 (j), on July 1, 2018 the Tulare Countywide Oversight Board (the "CWOB") was established to assist in winding-down the dissolved redevelopment agencies within the County of Tulare; and

WHEREAS, at the time of dissolution, the former redevelopment agency held several real property assets that had been acquired for redevelopment purposes; and

WHEREAS, as a part of redevelopment dissolution process, successor agencies with real property assets are required to dispose of such real property pursuant to a Long-Range Property Management Plan (the "LRPMP") approved by the California Department of Finance (the "DOF"); and

WHEREAS, on November 5, 2015, the Successor Agency submitted its Dinuba Oversight Board-approved revised LRPMP to the DOF, which was subsequently revised at the request of DOF and resubmitted to DOF on December 23, 2015; and

WHEREAS, on December 31, 2015, the DOF approved the Successor Agency's LRPMP and notified the Successor Agency that pursuant to HSC § 34191.3, the approved LRPMP shall govern, and supersede all other provisions relating to the disposition and use of all the real property assets of the former redevelopment agency (the "DOF Determination"); and

WHEREAS, the approved LRPMP, which addresses the disposition and use of the real property assets held by the Successor Agency, includes 42 parcels of land, divided among 19 separate sites, 12 of which were designated for "Government Use", three (3) of which were designated for "Future Development", three (3) of which were designated "For Sale" and one (1) of which was subject to an "Enforceable Obligation" (reference the sites and parcels summary provided on pages 4-6 of the LRPMP); and

WHEREAS, the sites designated for Government Use were previously transferred to the City; the sites designated for Future Development are pending transfer to the City; the sites designated for sale will remain in the ownership of the Successor Agency until transferred to third-party buyers in the future; and the site subject to an Enforceable Obligation was transferred to a buyer; and

WHEREAS, the Future Development designated Sites are identified within the LRPMP as Site Nos. 13, 14 and 15 (APNs 017-121-018 [Site No. 13], 017-280-002 & -020 [Site No. 14] and 017-020-001 [Site No. 15]; and

WHEREAS, the LRPMP requires that the Future Development designed Sites be transferred to the City (reference pages 47 through 56 within the LRPMP) and designates the City as the responsible entity, in lieu of the Successor Agency, for the future disposition of the three (3) Sites designated for Future Development and for compliance with the applicable provisions of the HSC governing the future transfer of these Sites to third parties (the "City's LRPMP Obligations"); and

WHEREAS, the City's future disposition of LRPMP Future Development-designated real property Sites are not subject to review by the CWOB or DOF; and

WHEREAS, the City's responsibilities related to the disposition of the Future Development Sites includes, but are not limited to, acceptance of the transfer, management and oversight of escrow services, review of title reports, clearing-up of exceptions to title, resolving outstanding real property tax matters with the County, preparing, filing and recording appropriate documents related to the transfer of title or as may be reasonably required by the buyer or the title company, notary services, processing compensation agreements (or notices of compensation when property is sold for not less than market values) in the future for the purpose of proportionally dividing the net proceeds of sale among the affected taxing entities (which is anticipated to occur after the ultimate future sale of an LRPMP Property to third-party entities), management and accounting of the net proceeds of sale, including the payments to the Tulare County Auditor Controller and other related matters that are prerequisites to the close of escrow; and

WHEREAS, in addition, DOF has consistently confirmed: i) its expectation that the successor agencies transfer all of their remaining real property assets that are designated for "Future Development" within their LRPMPs to the entity that created their former and now dissolved redevelopment agencies; and ii) that a HSC § 34180 (f) (1) "Compensation Agreement" (or similar instrument) between the City and the taxing entities (as such taxing entities are defined in HSC § 34171 [k]) is not required as a prerequisite to the transfer of such real property assets to the City, as such agreement(s) may follow at a future time (the "DOF Confirmations); and

WHEREAS, consistent with the City's LRPMP Obligations and DOF's confirmations, the Successor Agency may transfer its remaining real property assets that are designated for "Future Development" within the LRPMP to the City, which are more particularly described within Exhibit "A" to this Resolution, and that the City may process Compensation Agreements (or

similar instruments) in the future, which is anticipated to occur when such real property assets are transferred to third-party entities; and

WHEREAS, approval of the attached Resolution will authorize the acceptance of the Successor Agency's transfer to the City of: a) all of the Successor Agency's remaining real property assets that are designated for "Future Development", at no cost as confirmed by a certificate of acceptance, the form of which is appended to the example quitclaim deed, which is attached as Exhibit B to this Resolution; b) the acceptance of the "City's LRPMP Obligations"; and c) the responsibility for compliance with the California Surplus Land Act prior to the ultimate future sale of the Property to third-party entities; and

WHEREAS, pursuant to California Government Code (the "GC") § 54234 (b) and § 103 of the Surplus Land Act (the "SLA") Guidelines promulgated by the California Department of Housing and Community Development (the "HCD") dated as of April 2021 (the "Guidelines"), the Successor Agency's transfer of the Property to the City consistent with the LRPMP and the DOF Determination is exempt from the California Surplus Land Act (GC §§ 54220, et seq.) if the transfer is completed by December 31, 2022; and

WHEREAS, consistent with the foregoing recital, the City will be responsible for compliance with the SLA prior to the ultimate future sale of the Property to third-party entities; and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act (the "CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, § 15000 *et seq*., hereafter the "Guidelines"), and the City's environmental guidelines; and

WHEREAS, this Resolution does not constitute a "project" for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378 (b) (5) of the Guidelines; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

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

1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

2. The Successor Agency's transfer to the City of: i) all of the Successor Agency's remaining real property assets that are designated for "Future Development", as described within Exhibit "A" to this Resolution, at no cost; ii) the obligation to process Compensation Agreements (or similar instruments) in the future, when such real property assets are transferred to third-

party entities; and iii) the responsibility for compliance with the SLA prior to the ultimate future sale of the Property to third-party entities, is accepted.

3. the City Manager is authorized and directed to execute the certificate of acceptance included within the quitclaim deed required to transfer the Property to the City, the form of which is included within Exhibit “B”.

4. This Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378 (b) (5) of the Guidelines.

5. This resolution shall take effect upon the date of its adoption.

PASSED, ADOPTED AND APPROVED this 8th day of August, 2022 by the following vote:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

_____
Linda Launer, Mayor

I, Maria Alaniz, City Clerk of the City of Dinuba, certify the foregoing is the full and true Resolution No. 2022-49 passed and adopted by the City Council of the City of Dinuba at a regular meeting held on September 13, 2022, by the above noted vote.

ATTEST: _____
Maria Alaniz, City Clerk

EXHIBIT "A"

LRPMP
FUTURE DEVELOPMENT USE
REAL PROPERTY ASSETS

SITE Nos.	APNs	ADDRESS	ACRES	ZONING
13	017-121-018	Vacant	0.26	Downtown Commercial (C-2)
14	017-280-002 017-280-020	Vacant	20.59	General Commercial (C-4) Light Industrial (M-1)
15	017-020-001	Vacant	20.00	Light Industrial (M-1)

EXHIBIT "B"

Form of Quitclaim Deed
(Not for Signature)

RECORDING REQUESTED BY Successor Agency to the Redevelopment Agency of the City of Dinuba **WHEN RECORDED MAIL TO:** City of Dinuba 405 E. El Monte Way Dinuba, CA 93618 Attn: City Clerk	

(Space Above Line For Use By Recorder)

APNs: _____

This document is exempt from the payment of a recording fee pursuant to Government Code Section 27383

DOCUMENTARY TRANSFER TAX $NONE

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Successor Agency to the Redevelopment Agency of the City of Dinuba, a public body, corporate and politic (the "Grantor") does hereby remise, release and quitclaim to the City of Dinuba, a California municipal corporation (the "Grantee"), any interest that Grantor may have in the real property in the City of Dinuba, County of Tulare, State of California, described in Attachment "A" attached hereto and incorporated herein by this reference.

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DINUBA, a public body, corporate and politic

Dated_____

By: **NOT FOR SIGNATURE**
Luis Patlan, Executive Director

Attachment "A"

The land referred to herein is situated in the State of California, County of Tulare, described as follows:

ADD LEGAL DESCRIPTION HERE:

APN: 017-121-018

Lots 30-31-32 Block 27 (Full Description to Come)

APN: 017-280-002

Parcel 1 Parcel Map No. 4592, V46 P97 PM (Full Description to Come)

APN: 017-280-020

Parcel 4 of Parcel Map No. 4922 PM 50-27 (Full Description to Come)

APN: 017-020-001

Karnak VYD TR All Lt 6 (Full Description to Come)

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

State of California } ss
County of Tulare }

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

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

WITNESS my hand and official seal.

_____
(Signature of Notary) (This area for official notarial seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by written deed or grant dated _____ _____, 2022 from the Successor Agency to the Redevelopment Agency to the City of Dinuba, is hereby accepted by the undersigned officer or agent on behalf of the City of Dinuba, pursuant to authority conferred by the City of Dinuba on _____, 2022, pursuant to Resolution No. 2022-49 and the City of Dinuba consents to recordation thereof by its duly authorized officer.

Dated this _____ day of _____, 2022.

By: **NOT FOR SIGNATURE**
Luis Patlan City Manager
City of Dinuba

Provides for:

APN 017-121-018
APN 017-280-002
APN 017-280-020
APN 017-020-001

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

State of California } ss
County of Tulare }

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

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

WITNESS my hand and official seal.

_____
(Signature of Notary) (This area for official notarial seal)

City Council Staff Report

Department: CITY MANAGER'S OFFICE

September 13, 2022

To: Mayor and City Council

From: Daniel James, Assistant City Manager

Subject: Award a Professional Services Contract to RRM Design Group for the City Hall & Civic Square Conceptual Plan. (DJ)

RECOMMENDATION

Council award a Professional Services Contract to RRM Design Group for the City Hall & Civic Square Conceptual Plan in an amount not to exceed $250,000.

EXECUTIVE SUMMARY

A Request for Qualifications (RFQ) was published in January of this year to seek proposals from qualified architectural design firms for the design of a new City Hall and Civic Square in the Downtown. Four proposals were received and RRM Design Group was selected as the most qualified firm. Staff recommends Council award a Professional Services Contract to RRM Design Group for the City Hall & Civic Square Conceptual Plan.

OUTSTANDING ISSUES

None.

DISCUSSION

Downtown revitalization and beautification has been a focus of the City Council and staff for many and years. In 2018, the City contracted with the Cal Poly Urban Planning and Regional Design Program to develop a set of conceptual designs and development strategies which identified opportunities for enhancements in the Downtown. A major component of these strategies is the future relocation of City Hall and the development of a Civic Square into the Downtown area.

The next step in the process for planning for a new City Hall and Civic Square in the Downtown is to develop a conceptual design. A Request for Qualifications (RFQ) was published in January of this year to seek proposals from qualified architectural design firms for the design of a new City Hall and Civic Square in the Downtown. Four proposals were received and RRM Design Group was selected as the most qualified firm. RRM Design Group's proposal is attached herein as 'Attachment A.'

RRM Design Group proposes to analyze potential sites for a future City Hall and Civic Square near the intersection of L St. and Fresno St. The RRM team will also work closely with staff and City Council to review possible uses of the Civic Square, as well as various city functions which may be located in the new City Hall. The firm will prepare a series of design alternatives for the proposed Civic Square and City Hall, and a final preferred conceptual plan which will be used to design future construction plans.

RRM Design Group has a proven track record in Dinuba and for communities throughout the State. The firm has received several Planning and Design awards and has a dedicated team of planners and architects which staff feels are well-suited to prepare a quality conceptual design for the future Civic Square and City Hall, which will both enhance the character of the Downtown, and which the community will be proud. Staff recommends Council award a Professional Services Contract to RRM Design Group for the City Hall & Civic Square Conceptual Plan.

FISCAL IMPACT

Staff is working with RRM Design Group to amend the task list related to this project. However, costs are not expected to exceed $250,000, and the project will be funded with a combination of American Rescue Plan Act (ARPA) and General Plan funds.

PUBLIC HEARING

None.

ATTACHMENTS:

Description

A. RRM Design Group's Proposal

B. Professional Services Agreement - City Hall - Civic Square Design

City of DINUBA

CITY HALL & CIVIC SQUARE CONCEPTUAL PLAN

SOQ Prepared for the City of Dinuba on February 11, 2022







rrm design group

February 11, 2022

Daniel James
Assistant City Manager
City of Dinuba
405 E. El Monte Way
Dinuba, CA 93618
(559) 591-5900
djames@dinuba.ca.gov

CREATING ENVIRONMENTS PEOPLE ENJOY®

www.rrmdesign.com

Contact:
Pam Ricci
paricci@rrmdesign.com
c: (805) 250-2840
o: (805) 543-1794

3765 South Higuera St., Ste. 102, San Luis Obispo, CA 93401
p: (805) 543-1794
f: (805) 543-4609

RE: CITY HALL & CIVIC SQUARE CONCEPTUAL PLAN - PLANNING AND ARCHITECTURAL SERVICES

Dear Mr. James,

A vibrant downtown center provides a sense of place that can be the civic heart and soul of the community. As is the case with many communities in California and across the country, Dinuba has seen the allure of its downtown diminish as convenience retailers are established in more peripheral locations of the city and empty storefronts appear. The goal to build a new city hall in the central core is the right choice to breathe new life and excitement into Dinuba's downtown. Beyond housing new government services in a modern, customized structure, the city hall with adjacent plaza areas for public gathering spaces can be the catalyst for attracting other businesses to the area. The historic land use model of retail spaces on the ground floor and office and residential uses on upper floors has become a modern mixed-use land use formula to create a more vital downtown core. Projects like the new civic center can encourage this type of mixed-use project development nearby.

RRM views the project as a key for revitalization of the civic center area. The project deliverables will capture a realistic vision to transform the city-owned downtown lots into a vibrant center and public gathering place, but also establish a road map to establish a district that will benefit the long-term wellbeing of the community. Exciting opportunities exist to improve and integrate mixed-use, commercial, and residential uses and create a synergy that will ultimately result in an inviting community asset. To make this happen, innovative design and redevelopment strategies are needed that will help attract new businesses, investments, and creative project applications from the development community. The key goals of the project are to increase the economic viability of the downtown and to improve the quality of life for the residents and visitors of the City of Dinuba.

This type of project is not only in RRM's wheelhouse, but one that we are passionate about. Prior to proposing, we strive to make sure prospective projects result in a "win-win" for both the City and for RRM, so we are certain that your investment of time in reviewing our materials is well worth it. We are pleased to present our qualifications, approach, and proposal to provide site planning and architectural design services to help the City formulate a vision and market-based objectives for the creation of the civic center and its revitalization impacts on proximate sites in the downtown area.

Over 45 years and thousands of projects under our belt, and it all comes down to four words: Creating environments people enjoy®. These words define who we are and what we do. As a multidisciplinary planning and architectural design firm, RRM's architects, planners, landscape architects, and engineers have worked extensively with both public and private sector clients. Our range of design expertise gives us a broad project portfolio including residential, commercial, mixed-use, hospitality, and civic projects that include new construction and infill redevelopment.

CREATING
ENVIRONMENTS
PEOPLE
ENJOY®

This experience on the private side of the development process gives RRM a unique understanding of realistic design recommendations that produces results and provides a solid understanding of property owner issues, maintenance concerns, development feasibility, and the real cost of public and private improvements and construction. Our knowledge and expertise creating plazas, design guidelines, master plans, zoning regulations, specific plans, and streetscapes gives us an understanding of the key elements needed to help foster character and community through interpretation of city policy documents. We also bring to Dinuba our experience designing city halls and other public use facilities Our experience on both sides of the counter gives us unique insight to not only achieve the City's goals and vision, but also an understanding of developer and market driven demands that yields implementable solutions. We do it with impeccable attention to detail; on time, on budget, and sensitive to community values and political issues.

We are excited about this project and the prospect to bring our experiences, resources, and lessons learned from other communities to help you, City staff, civic leaders, and citizens achieve their goals. We are ready to dedicate the time and resources to carry out the proposed work in a responsive manner.

We look forward to the opportunity to discuss our proposal with you and would be honored to work with the City on this important project. Should you have any questions about our team, our qualifications, or our interest in your project, please do not hesitate to give me a call at (805) 543-1794. Thank you for allowing us to propose on a project of such great importance to the City of Dinuba.

Sincerely,
RRM Design Group

Pam Ricci, AICP
Project Manager

Debbie Rudd, LEED AP
Principal-in-Charge

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GRAPHICS & PHOTOGRAPHS:

This document features images of RRM Design Group and its subconsultant partners' projects, the graphics and photos of which are owned and copyrighted by our respective firms. There are no stock photos or images of any kind used in this proposal.

ABOUT RRM DESIGN GROUP:

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California corporation • Leonard Grant, Architect C26973 • Robert Camacho, PE 76597 • Steven Webster, LS 7561 • Jeff Ferber, PLA 2844

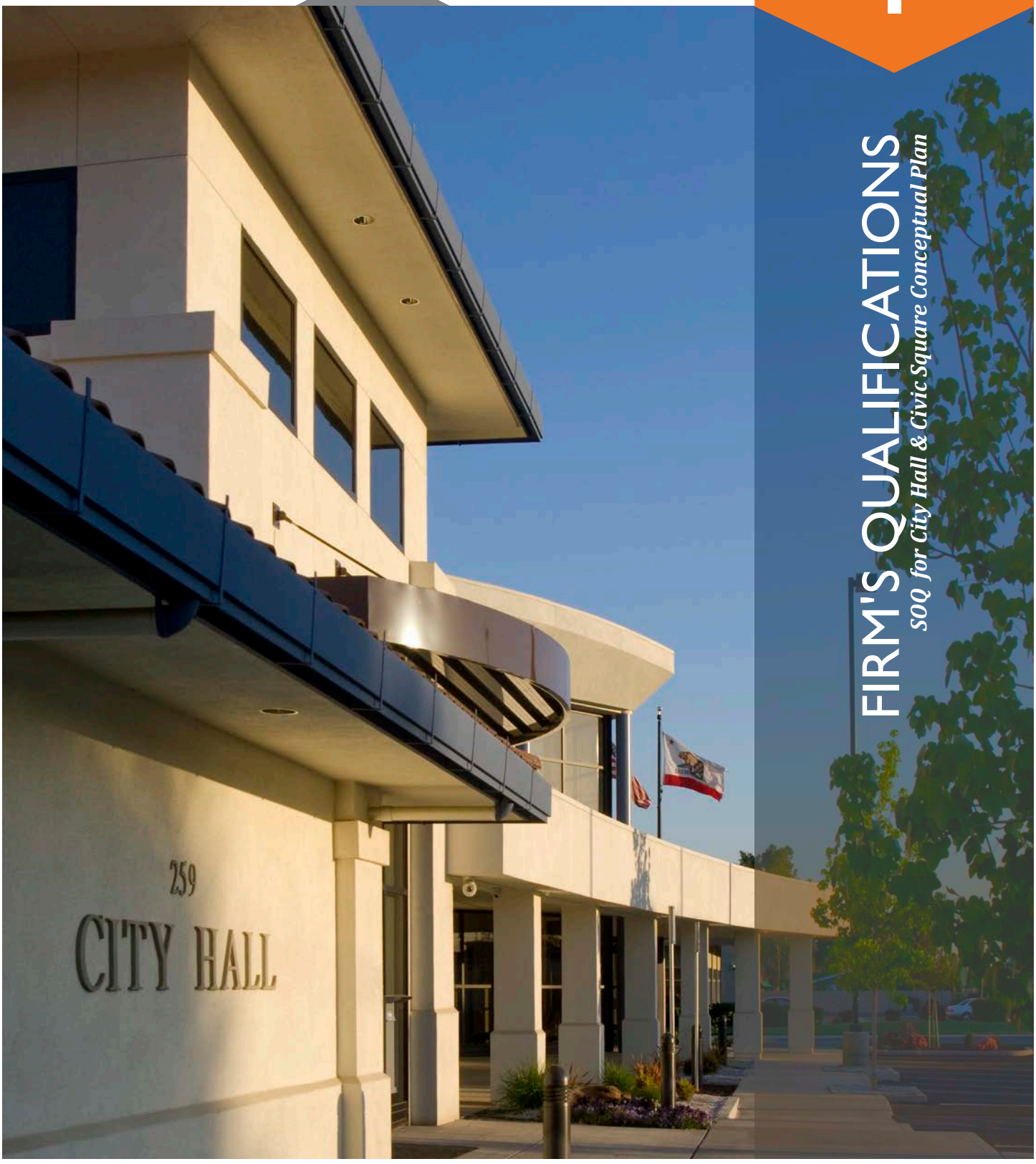
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RRM PROJECT
Ripon City Hall

I

FIRM'S QUALIFICATIONS

SOQ for City Hall & Civic Square Conceptual Plan



FIRM PROFILE | *RRM Design Group*

RRM exists because we love creating environments people enjoy. That is what got us into the business over 45 years ago, and it is why we continue to thrive today. Our architects and landscape architects, engineers, surveyors, and planners work with our clients and their communities to create the parks our children play in, the roads we drive down on our way to work, the neighborhoods we come home to, and the fire stations that keep our communities safe.

Our work culture emphasizes collaboration, frequent communication, and accessibility. We're a close partner with our clients, helping them understand and navigate through the project lifecycle. Whether your project is public or private, commercial or residential, we listen, we design, and we deliver. On time. On budget. Since 1974.



Pam Ricci will serve as project manager and primary point of contact for the project. Pam has 30+ years of experience spanning from land-use planning and urban design to environmental consulting and community leadership.

PERSONNEL BY DISCIPLINE

161 *professionals on staff at RRM Design Group in* 6 *core disciplines:*

28	California Licensed Architects
33	Architecture Designers
11	California Licensed Civil Engineers
2	California Licensed Structural Engineers
16	Engineering Designers
16	California Licensed Landscape Architects
13	Landscape Designers
12	Community & Urban Planners
1	Licensed Surveyor
3	Surveying Technicians
29	Administrative Support Staff
20	*LEED® Accredited Professionals*
3	*Certified Planners (AICP)*
4	*Congress for New Urbanism Accredited Professionals*

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FEDERAL ID NO.:
95-2923783



EXPERIENCE AND PROJECT EXAMPLES

SOQ for City Hall & Civic Square Conceptual Plan

2

ONE: A FRESH TAKE ON COMMUNITY ENGAGEMENT

Communication in our modern era has become increasingly distant, making effective and thorough engagement with communities and stakeholders more challenging. Our team utilizes a variety of methods to engage participants of diverse backgrounds, education levels, and abilities with a cross-platform approach that gives agencies the ability to listen, offer remote participation, and collect feedback from all voices in the community.

Bringing people together for a conversation:

In-person. virtually, or hybrid format

Utilizing in-person and virtual platforms, we'll help you engage with a broad cross-section of stakeholders

- *Project committee & key stakeholder interviews*
- *Community workshops*
- *Public hearings*
- *Open houses*



Formal Outreach Methods & Processes

We'll promote a smooth public review and adoption process through continual check-ins with decision-makers throughout the project.

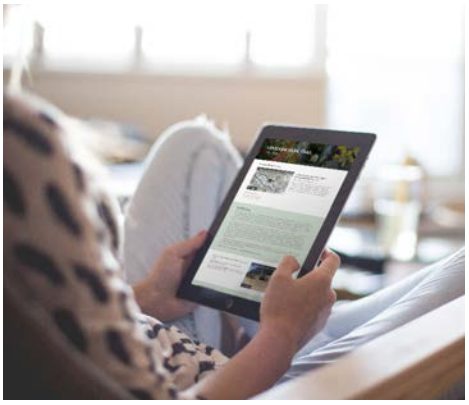
- *Stakeholder interviews*
- *Project committees*
- *Decision-makers check-ins*
- *Public hearings*



Reaching communities where they already are

In today's day and age, there are a ton of things fighting for our time and attention. We'll help increase participation by meeting your community where they already are, utilizing modern communication methods as well as more traditional approaches

- *Project website & branding*
- *Social media advertising*
- *Newsletters & e-blasts*
- *Mailers, flyers & business cards*
- *Community ambassadors*
- *Pop-up engagement booths*
- *Walking tours*
- *Student involvement*





Expand possibilities with digital tools

We'll help you engage with key demographics in a remote way

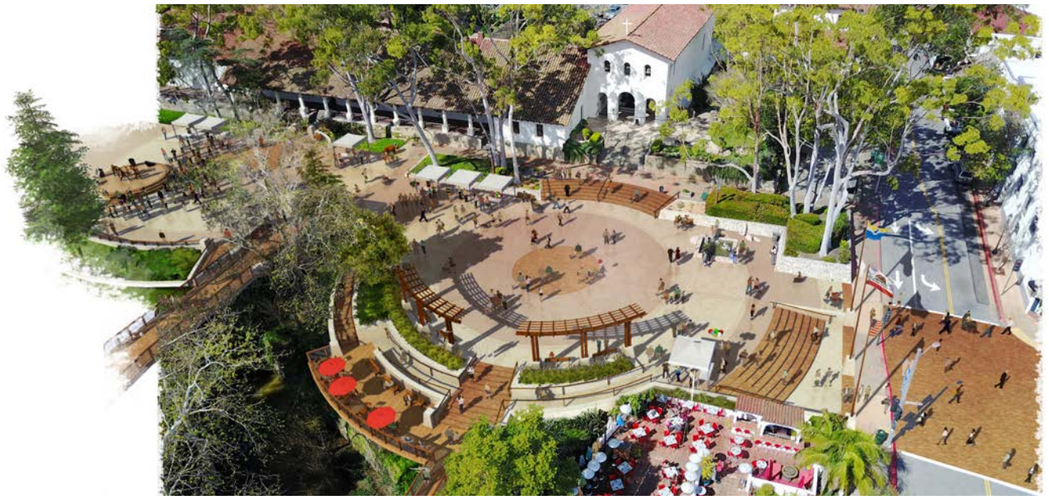
- *Virtual meetings & webinars*
- *Real time and static surveys*
- *360 video site tours*
- *White-boarding & brainstorming tools*
- *QR codes*

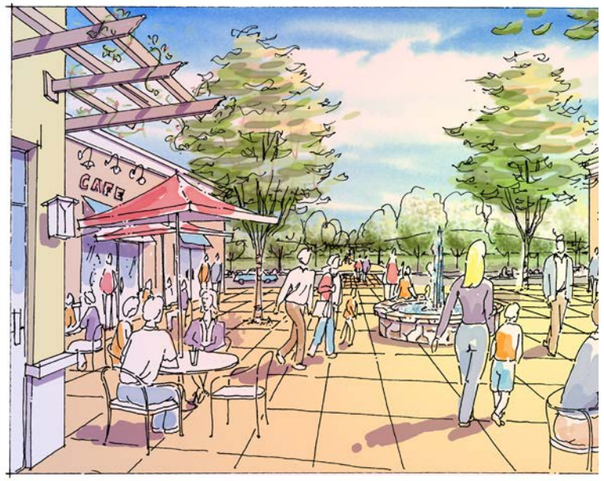


Scan QR code with camera app or click icon to learn more!

TWO: CAPTURING THE VISION







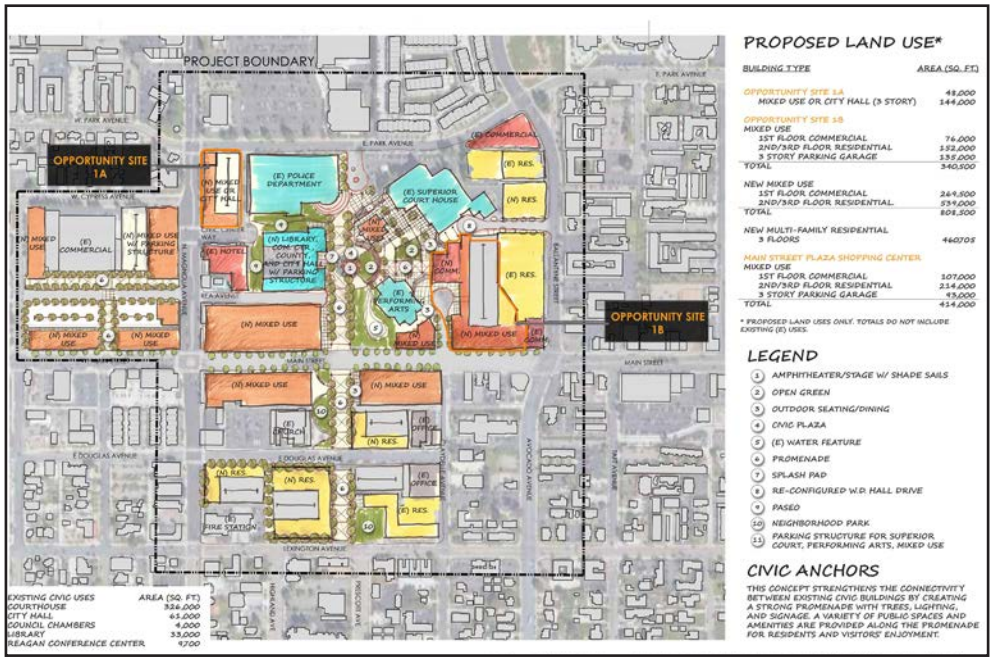


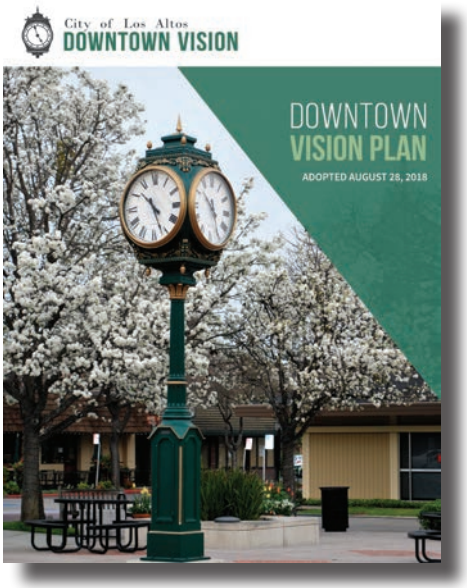


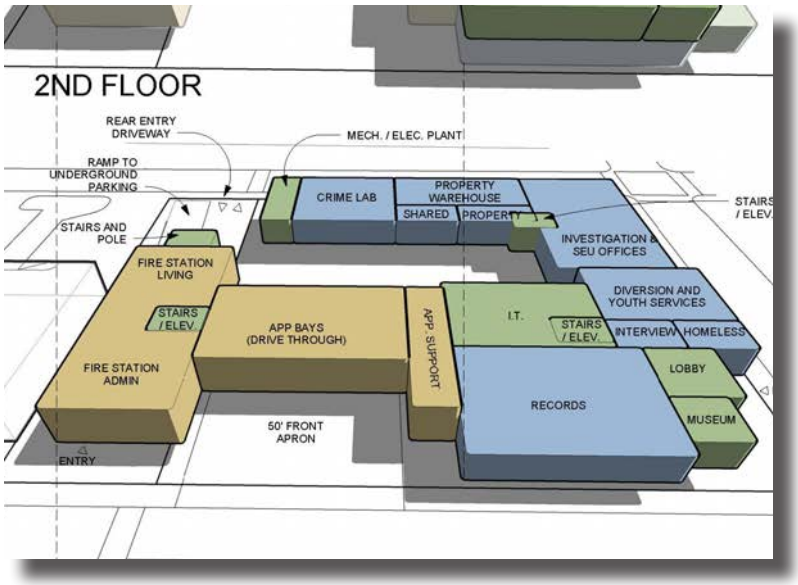


Featured Projects: Fullerton Downtown Core & Corridors Specific Plan (Fullerton), Mission Plaza, San Luis Obispo, Camarillo Commons Strategic Plan (Camarillo), El Corazon Specific Plan (Oceanside), Balboa Avenue Station Area Specific Plan (San Diego), Azusa TOD General Plan/Development Code Update and Specific Plan (Azusa)

THREE: PREPARING THE PLAN











Featured Projects: *El Cajon Civic Center Pre-Development Planning and Design, Los Altos Downtown Vision Plan, Napa Public Safety Joint Facility Needs Assessment & Feasibility Study*

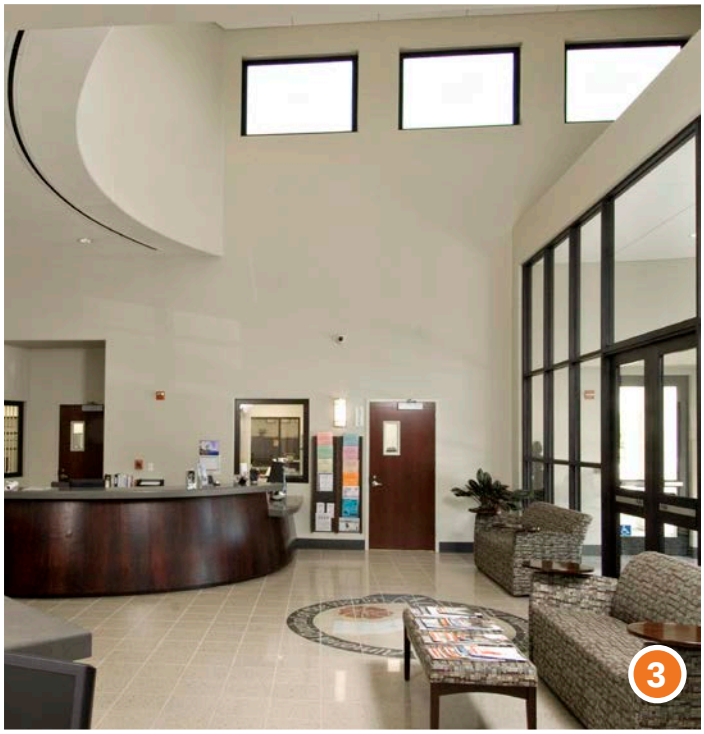
FOUR: RRM PLANS GET BUILT!



CITY HALL AND CITY CENTERS

1. **Paso Robles Public Safety Center**
2. **Paso Robles Public Safety Center Lobby**
3. **Ripon City Hall Lobby**
4. **Ripon City Hall Expansion**







RRM BUILT PROJECTS - STREETSCAPES AND PLACEMAKING















Featured Projects: Venice Beach Boardwalk and Oceanfront Walk (Los Angeles), Atascadero Streetscape Improvements, Ojai Arcade Plaza (Ojai), Village and Pine Knot Streetscape (Big Bear Lake), Whittier Greenway Trail (Whittier), Avila Beach Front Street Enhancement

RRM BUILT PROJECTS - PLAZAS



URBAN PARKS AND PLAZAS

1. Ojai Arcade Plaza, Ojai
2. Avenue of Flags, Buellton, CA
3. Atascadero Sunken Gardens, Atascadero, CA
4. Lemoore Downtown Plaza, Lemoore, CA













DOWNTOWN DEVELOPMENT PLANS

Plans that support vibrant, mixed-use downtowns are a particular area of expertise. RRM's plans draw from local and regional context and influence to provide context-sensitive urban design strategies and guidance for infill development. Our documents are clear in their intent, concise in their technical expression, and rich with graphic depictions to illustrate desired outcomes.

RRM projects featured here:

Shadelands Gateway Specific Plan, Livermore Downtown Core Landscape Concept and Stockmen's Park, Big Bear Village Streetscape Improvements, Los Altos Downtown Vision, Arcadia Gold Line Station Pedestrian Improvements, Mission Plaza Assessment and Master Plan, Long Beach Parklet and Outdoor Dining Handbook, Colton Downtown Development Code and Design Manual















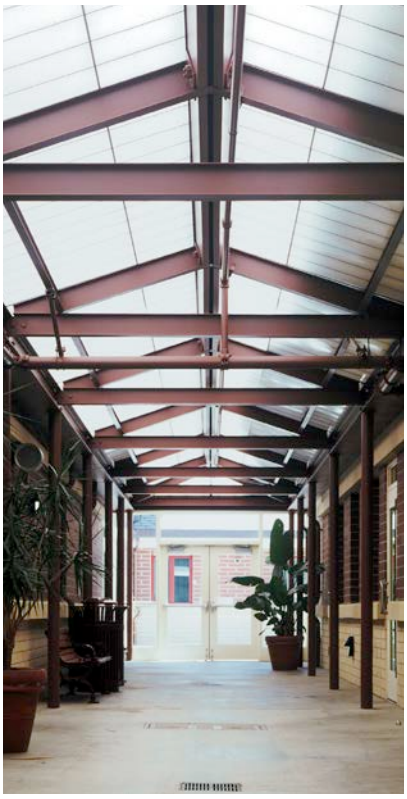


RIPON
CITY HALL/POLICE DEPARTMENT EXPANSION
RIPON, CA

NOTABLE INFO & STATS:
Client: *City of Ripon*
Construction Status: *Completed*

RRM SERVICES PROVIDED:
Architecture, Civil Engineering

The City of Ripon retained RRM Design Group to expand its existing combination City Hall/Police Department headquarters to accommodate unprecedented growth needs by various City administrative departments. Of special importance was the desire of the City to create a dynamic, functional and flexible Council Chambers. RRM provided programming through construction administration for this new City Hall complex with an added state-of-the-art EOC and dispatch center. RRM designed the new City Council Chamber to accommodate 100 seats, plus room to expand meetings into the adjacent lobby and even to the exterior of the building through a series of window curtain walls, television monitors, projection screens and speakers. The Council Chambers was designed with a focus on security, privacy and ease of information sharing. RRM custom designed the dais for the council members to include electronic voting, recessed monitors, microphones and ergonometric countertops and chairs. RRM's design of the expansion also makes extensive use of green building products and systems. The resultant design has created a new icon building for the City of Ripon.











PASO ROBLES
PUBLIC SAFETY CENTER
PASO ROBLES, CA

NOTABLE INFO AND STATS:
Client: *City of Paso Robles*
Construction Status: *Completed*

SERVICES PROVIDED:
Architecture, Engineering, Landscape Architecture

- *Bronze Award, Combined Use Category, Station Style, 2005*
- *Notable Design, Career Category, Station Style, 2004*

RRM Design Group created the technologically advanced 40,000 sf public safety center to replace the City of Paso Robles' antiquated fire and police stations with one building capable of accommodating both departments. The facility includes mission critical systems and essential equipment. The fire station includes living quarters for fire personnel, heavy and light apparatus bays, ample storage for suppression equipment and supplies, and fire administration offices. On the law enforcement side, the facility includes a full substation, sally port, detention facility with evidence booking, processing and warehousing. The public safety center combined the fire and police command and administration offices, and includes a detached building, which was designed to a higher essential services standard due to the proximity to seismic fault lines. The EOC was designed accommodate all City departments during an activation, It is also used as a training classroom by public safety personnel as well as City staff.









1 VIEW FROM PARKING LOT



2 VIEW OF YOUNG READERS AREA

PASO ROBLES
CITY HALL & LIBRARY EXPANSION

PASO ROBLES, CA

NOTABLE INFO AND STATS:

Client: *City of Paso Robles*

Project Timeline: *2020-Present*

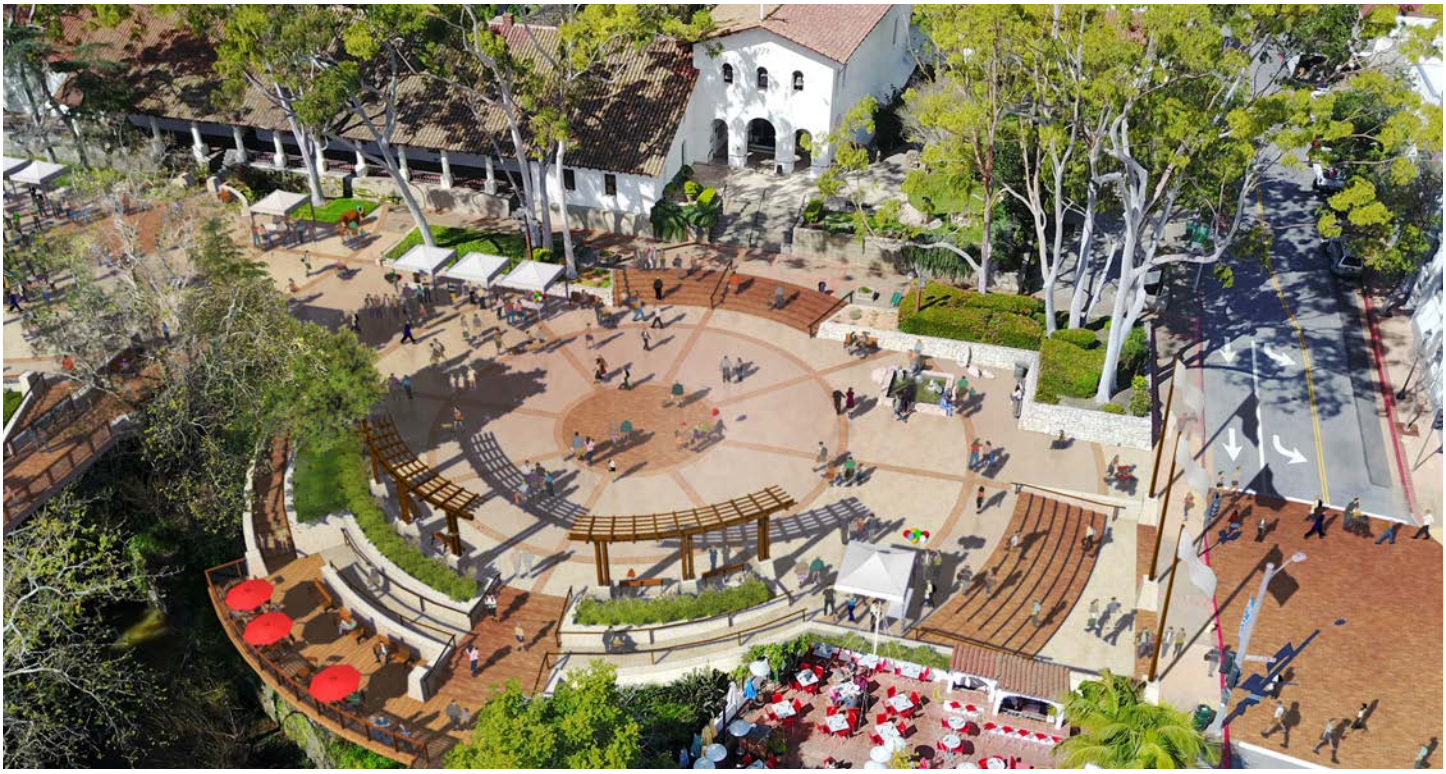
SERVICES PROVIDED:

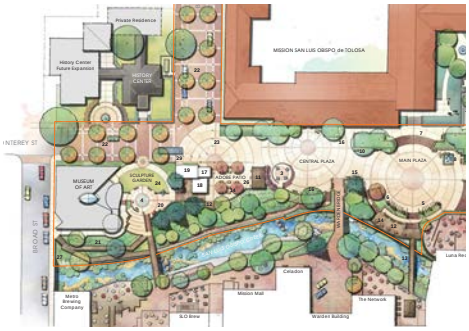
Architecture, Planning

The City hired RRM to assist with planning for the future City Hall. The City was looking for innovative thinking and strong consensus-building skills. RRM is working closely with City staff to develop and execute a process to maximize return on the public's investment and achieve the project's objectives.

Through the process, RRM helped the City identify redefined existing space and areas of expansion for both the City offices and the library. RRM has provided layouts for both the office and library space that include various levels of privacy and collaborative areas.

RRM is working with the City to coordinate required adjacencies and public connectivities to the facility and is providing budgetary targets. RRM has collaborated with multiple departments within the City to reach consensus upon an agreeable approach and layout.









MISSION PLAZA

SAN LUIS OBISPO, CA

NOTABLE INFO & STATS:

***Client**: City of San Luis Obispo*

RRM SERVICES PROVIDED:

Landscape Architecture, Architecture, Planning, Engineering, Surveying

San Luis Obispo's most cherished and beloved civic space – Mission Plaza – was in dire need of renovation to address a number of issues, including an increasing demand for special events, ongoing maintenance and infrastructure deterioration, and safety due to its popularity as a hang-out for a growing transient population. The City retained RRM Design Group to reimagine Mission Plaza in conjunction with the larger Downtown Concept Planning process. After a robust and exhaustive outreach program, the final design features multiple gathering areas for large and small events, a stage, a new café intended to activate an underutilized part of the plaza, and an interactive sculpture garden that engages with the Museum of Art that shares the site. Inspired by the creek that runs adjacent, the primary forms of the plaza are a series of concentric circles reminiscent of water droplets – a subtle acknowledgment of the site's place intersecting urban development and nature.



> *"The Vision for Downtown Los Altos that you and your team at RRM developed is taking root and generating some interest here in the Bay Area region."*
>
> ---
>
> *Jon Biggs, Community Development Department, City of Los Altos*





LOS ALTOS DOWNTOWN
VISION PLAN
LOS ALTOS, CA

NOTABLE INFO AND STATS:
***Client**: City of Los Altos*
***Project Timeline:** Adopted in 2018*

RRM SERVICES PROVIDED:
Planning, Architecture, Landscape Architecture

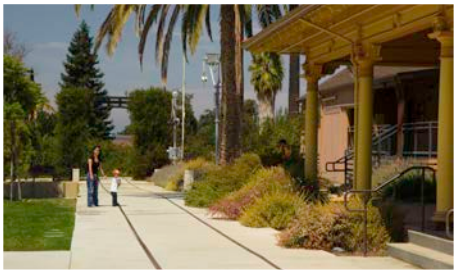
Award of Merit, Comprehensive Planning

- American Planning Association (APA), Northern California Chapter, 2020

RRM was retained by the City of Los Altos to craft a 20-year Vision Plan for the 76-acre downtown area, bound by Edith Avenue, San Antonio Road, and the Foothill Expressway. Through a robust outreach process that included unique, targeted outreach events and a variety of online engagement, a community-based vision plan was crafted that maintains the history, values, and desired intensity of development, while also allowing for incremental change that builds upon the exceptional character and qualities of Los Altos. The plan envisions a series of public spaces, office, residential, and commercial uses. This fulfills the community vision for the downtown area while also incorporating a phasing action plan that identifies short-, mid-, and long-term implementation items to guide City's efforts.









NILES TOWN PLAZA

FREMONT, CA

NOTABLE INFO & STATS:

***Client**: City of Fremont*

RRM SERVICES PROVIDED:

Engineering and Landscape Architecture

As an outgrowth of the Union Pacific Property Master Plan that RRM Design Group prepared for the Fremont Office of Housing and Redevelopment, RRM was retained to prepare detailed design and construction documents for Niles Town Plaza. Working closely with City staff and the spirited community of Niles through a series of six focused workshops, RRM crafted a plan to return the historic Niles Passenger Depot to its original location in the plaza, refurbish a historic freight building on the site, and create a 1.3-acre multi-use town square with an amphitheater, shade trees and public art features commemorating the rich railroad and film history of the Niles District. As a result of the plans prepared by RRM, Niles Town Plaza was constructed and completed in December 2009.







"This was a successful process that brought the community together to create a welcoming environment attracting shoppers and pedestrians and revitalizing a once underutilized public space in the heart of our downtown."

Dan Singer, Former City Manager, City of Ojai

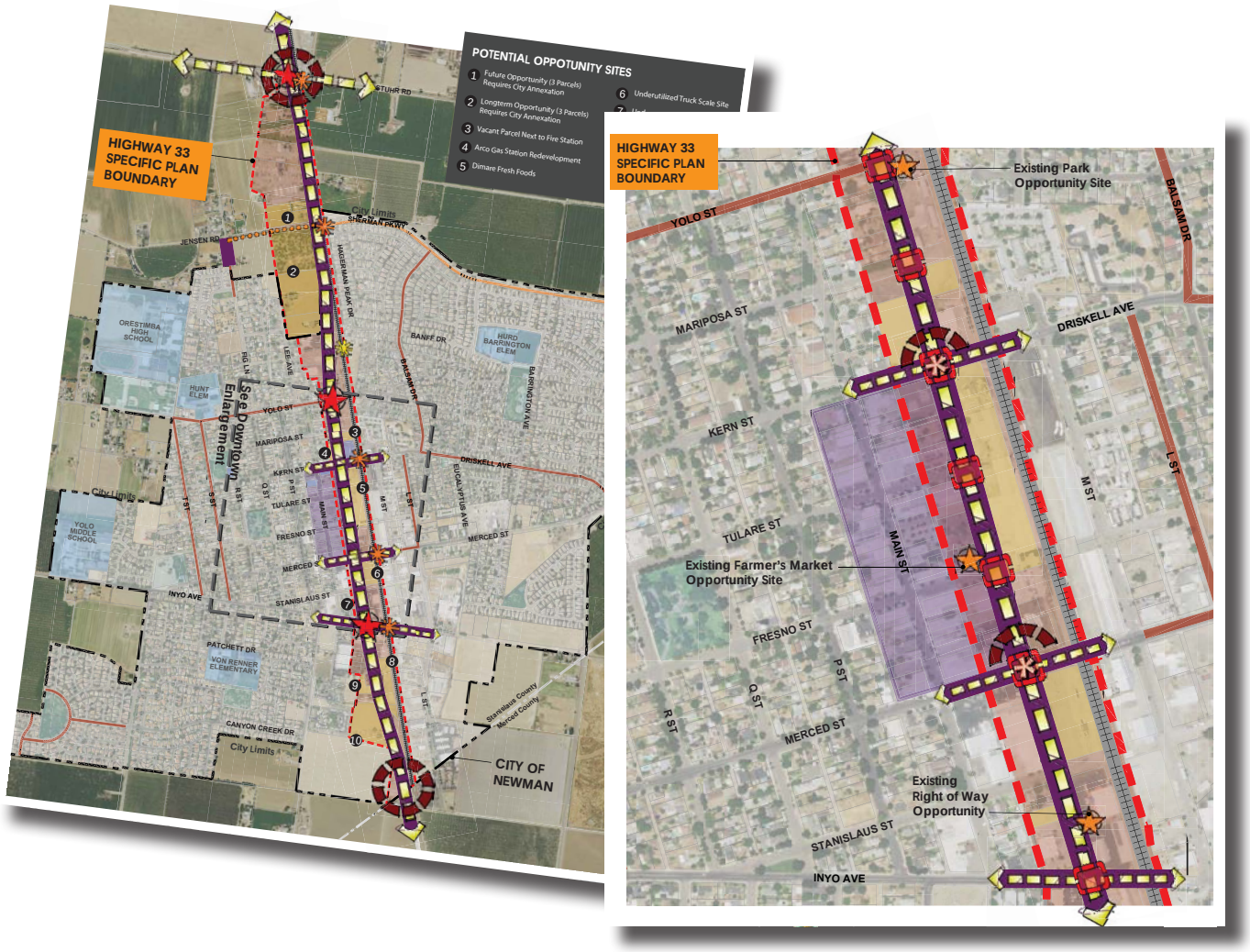
OJAI
ARCADE PLAZA
OJAI, CA

NOTABLE INFO AND STATS:
***Client**: City of Ojai*
***Project Size:** 25 Acres*

RRM SERVICES PROVIDED:
Planning, Landscape Architecture, Civil Engineering

AWARDS & RECOGNITION:
Outstanding Landscape Achievement Design Award
- City of Ojai

Through a highly public process, RRM Design Group prepared the Master Plan, design guidelines, and construction documents for the new Ojai Arcade Plaza and its surrounding urban area. Significant improvements and redesigns were necessary to rejuvenate the aging park-like plaza in the heart of Ojai and to help turn it into a vibrant downtown area. The plan revitalized this plaza area by including entry monuments, urban design fixtures, a central water feature, public art, new paving (with etched design work), bronze leaves (inlaid in paving and placed on benches), an information wall kiosk, a trash enclosure, restrooms and architectural enhancement of the surrounding buildings. RRM also collaborated with artists to creatively integrate art into the plaza design.



NEWMAN

HIGHWAY 33 SPECIFIC PLAN UPDATE

NEWMAN, CA

NOTABLE INFO & STATS:

***Client**: City of Newman*
Kathryn Reyes, Director of Public Works
(209) 862-4448 | kreyes@cityofnewman.com
***Dates:** 2019-2022*

RRM SERVICES PROVIDED:

Planning, Landscape Architecture and Urban Design

KEY PERSONNEL:

Debbie Rudd, Debbie Jewell and Lance Wierschem

The City of Newman was awarded a California Department of Transportation (Caltrans) Grant to update the 1996 Newman Highway 33 Specific Plan document. The Specific Plan document acts as a planning tool to guide future development along the Highway 33 corridor for the next 20 years. The update effort addresses land use and City growth patterns, and focused on pedestrian, bicycle, and vehicular transportation improvements. These improvements address transit needs, safety and lighting issues, intersections, as well as reduce greenhouse gas emissions. The project included an on-line survey, website, community workshops, and stakeholder meetings. The online survey included both a questionnaire and an interactive mapping exercise where participants identified problem areas on a map and were able to leave notes and comments on the map.









Merit Award

American Society of Landscape Architects (ASLA), Southern California Chapter, 2014

BIG BEAR VILLAGE

DOWNTOWN MASTER PLAN AND STREETSCAPE IMPROVEMENTS

BIG BEAR LAKE, CA

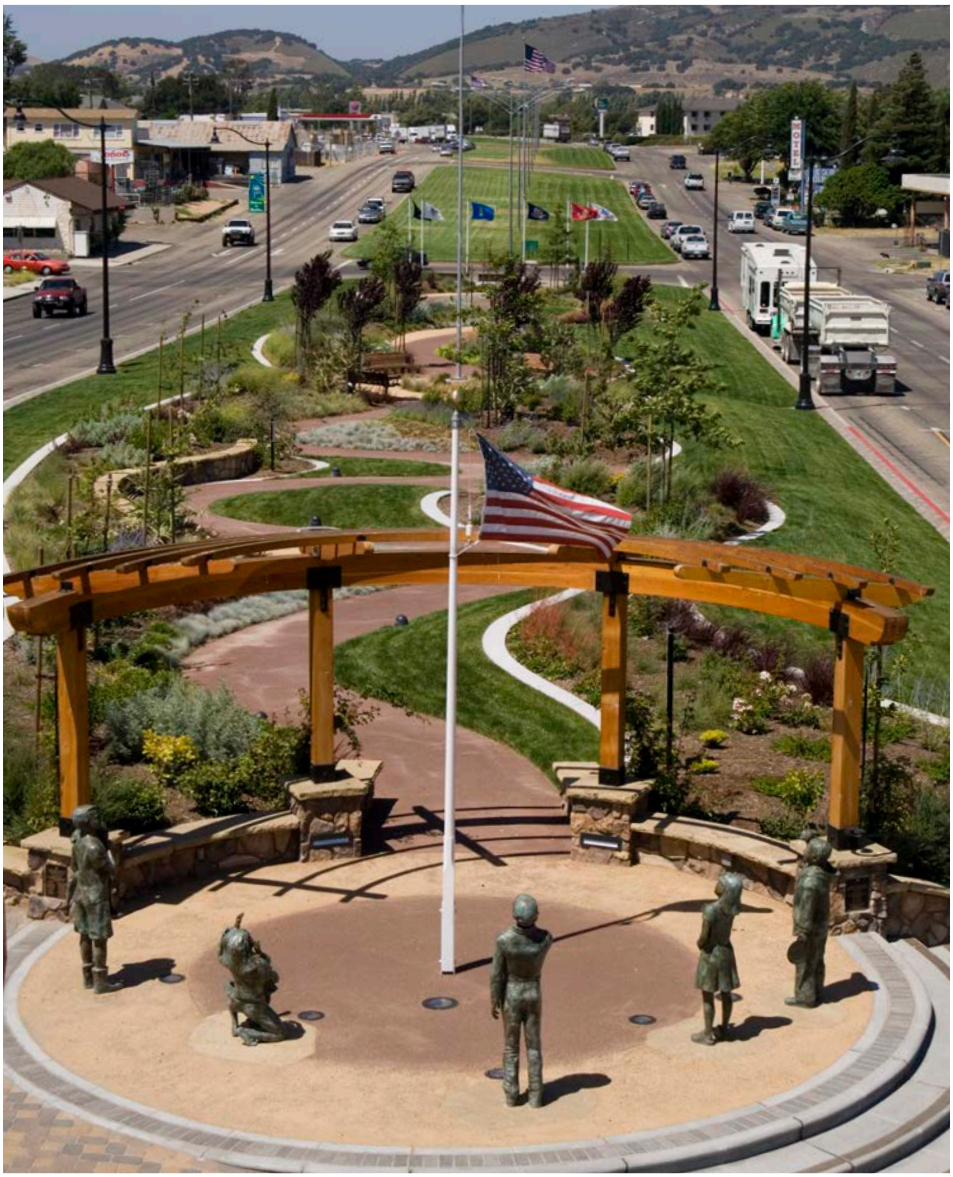
NOTABLE INFO & STATS:

Client: City of Big Bear Lake

RRM SERVICES PROVIDED:

Planning, Landscape Architecture, Engineering, Surveying

The City of Big Bear Lake selected RRM Design Group to develop a Downtown Master Plan for the core commercial and retail center. The plan includes transportation and multimodal elements as well as complete street design improvements to three of their major downtown streets, an urban park, a pedestrian trail leading from The Village "L" to Veteran's Park at the lake edge, and other lake waterfront design improvements. The City then commissioned RRM to complete three major implementation plans identified in the Master Plan: Village Drive Streetscape, Pine Knot Avenue Streetscape, and the Knickerbocker Trail. These three projects include pedestrian walkability improvements for visitors and residence, bike facilities to connect to local residential and tourist-oriented destination points, wayfinding signs, new street trees, and decorative sidewalk and intersection paving.









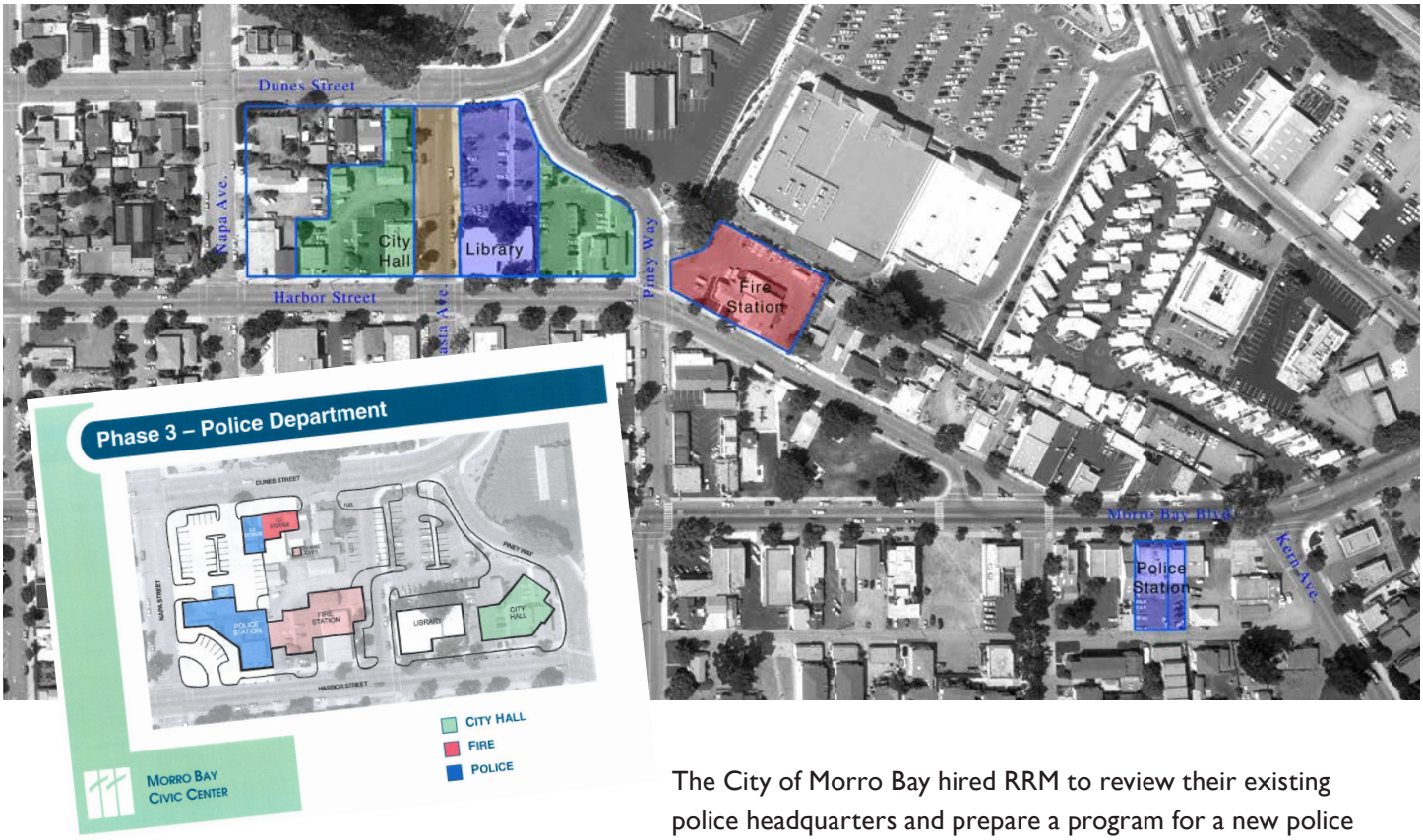
BUELLTON
AVENUE OF THE FLAGS
BUELLTON, CA

NOTABLE INFO & STATS:
Client: MNS Engineering/ City of Buellton

RRM SERVICES PROVIDED:
Landscape Architecture

AWARDS & RECOGNITION:
Planning Implementation Award of Excellence - Art on the Avenue *- American Planning Association, Central Coast California Chapter*

After creating the Urban Design Plan for the City of Buellton, the City retained RRM Design Group to implement the plan's first phase of work: streetscape enhancement. Located around the corner from Highway 246, this streetscape enhancement project included a downtown entry monument as well as the re-landscaping of the Avenue of Flags first median. To create a pedestrian-friendly and attractive environment, RRM added planting and irrigation features, decorative paving, stone walls, street and pedestrian lights, and matching street furniture. RRM also collaborated with the City's redevelopment consultant to work with adjacent property and business owners to ensure a seamless transition between the public and private right-of-ways.



MORRO BAY
NEW POLICE STATION PROGRAM
AND CIVIC CENTER & CITY HALL MASTER PLAN
MORRO BAY, CA

The City of Morro Bay hired RRM to review their existing police headquarters and prepare a program for a new police station facility to meet their needs. RRM provided space needs outlines, component diagrams, and an overall site analysis for the City of Morro Bay to pursue a new police station that meets community needs.

The City had previously retained RRM to prepare a master plan and conceptual site design for the Morro Bay Civic Center. The Master Plan establishes the phased development of a 46,000 sf Civic Center occupying two city blocks with a new City Hall, a new Fire Department headquarters building, a new Police Department headquarters building, spaces for San Luis Obispo County Administrative and Social Services, and an existing public library. The project process included the development of the space needs of each City department through surveys and key personnel interviews. The resulting building programs were then tested against benchmark buildings for similar sized communities, ensuring that the City's program represented the minimum space necessary to meet the future needs of all City departments. RRM analyzed the opportunities, costs, and potential for the new Civic Center to be LEED certified by the U.S. Green Building Council, including a plan to sustainably remove and dispose of the existing using salvage and recycling of used building materials. The project has become a unifying element for downtown Morro Bay and serves as a showcase for sustainable building.

Dispatch Center - Volume I (see Vol. I for Room Forms-Component Diagrams)

Staff Positions	S/C	Exist.	Total	Program Proposed Size	Program Proposed SF	Notes
Dispatcher/Call Takers	C	8	12			
Dispatch Supervisor	C	1	2	12' x 12'	144	Private Office
Dispatch Floor				23' x 23'	529	2 positions existing, 4 console positions total
Server Room				10' x 12'	120	
Office Storage				15' x 6'	90	
Break-Copy-Supply				12' x 14'	168	Easy Access for Dispatch
Restroom				8' x 9'	72	Easy Access for Dispatch
TOTAL PERSONNEL	9	14				
SPACE SF SUBTOTAL					1123	
SF TOTAL WITH CIRCULATION (20%)					1348	

Property and Evidence - Volume I (see Vol. I for Room Forms-Component Diagrams)

Staff Positions	S/C	Exist.	Total	Program Proposed Size	Program Proposed SF	Notes
Property Clerk - Full time	C	1	1	20' x 12'	240	Shared office space
Property Clerk - Part time	C	0	1			
Supply Storage Room				13' x 10'	130	
Evidence Booking and Processing				15' x 30'	450	
Evidence Pass Through Room				18' x 12'	216	
Evidence Processing and Warehouse				35' x 30'	1050	
Evidence Storage				14' x 12'	168	
Evidence Garage				20' x 12'	240	
Bicycle Evidence Storage				30' x 15'	450	
TOTAL PERSONNEL	1	2				
SPACE SF SUBTOTAL					2944	
SF TOTAL WITH CIRCULATION (20%)					3533	

Records - Volume II

Staff Positions	S/C	Exist.	Total	Program Proposed Size	Program Proposed SF	Notes
Supervisor	C	1	1	10' x 12'	120	Office
Records Personnel	C	3	6	8' x 8'	384	Open Work Stations
Front Desk-Counter	C	1	1	8' x 8'	64	Open Work Station
Supplies/Copier/Printer Room				13' x 8'	150	
Live Scan Room				10' x 10'	100	Adjacent to Lobby
Records Files				8' x 10'	80	
Other Agency Mailboxes				6' x 8'	48	
TOTAL PERSONNEL	5	8				
SPACE SF SUBTOTAL					946	
SF TOTAL WITH CIRCULATION (20%)					1135	



NAPA PUBLIC SAFETY JOINT FACILITY

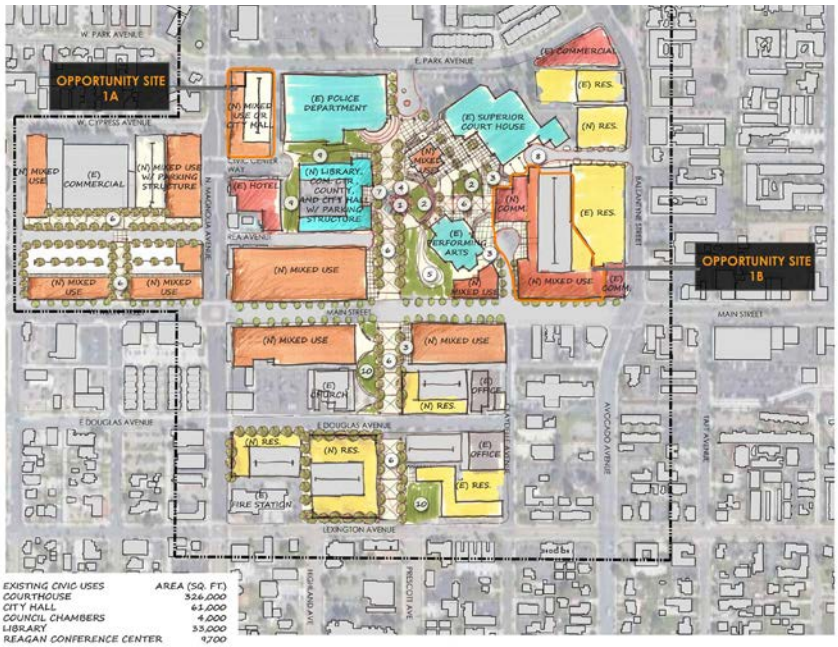
NEEDS ASSESSMENT & FEASIBILITY STUDY

NAPA, CA

The City of Napa hired RRM to perform a needs assessment, architectural program and site feasibility studies for a $38 million joint-use facility to house their mission critical public safety operations. This 95,000 sf essential services facility will house the police and fire command and administration functions, two-company fire station, full police station with patrol, investigations, records, evidence processing, property warehouse and state-of-the-art crime lab. The new facility will contain shared break room, locker rooms, fitness center and conference/training rooms. A new emergency dispatch center for 16 dispatchers and a secured emergency operations center are integral to the new facility. A secured ancillary storage building is anticipated for special teams such as the countywide SWAT team and for motorcycle, bicycle and vehicular maintenance. This project will achieve LEED Silver Certification as a minimum.







EL CAJON

CIVIC CENTER PRE-DEVELOPMENT PLANNING AND DESIGN

EL CAJON, CA

NOTABLE INFO AND STATS:

***Client**: City of El Cajon*

***Dates:** 2021-Present*

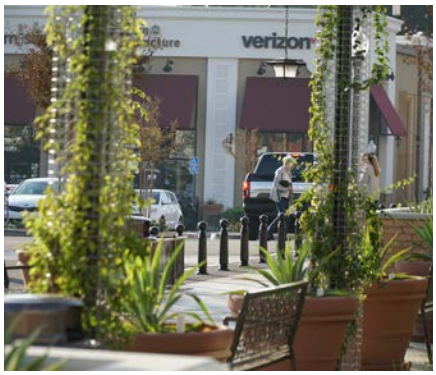
RRM SERVICES PROVIDED:

Planning, Landscape Architecture, Architecture, Civil Engineering

The City of El Cajon retained RRM for site planning/ programming services to provide a preliminary site and design concepts to help formulate an economically viable vision compatible with the community's ultimate objectives for a reimagined Civic Center. The project deliverable will capture a realistic vision to transform the heart of El Cajon in terms of creating a sense of place and establishing a road map to create a district that will benefit the community's long-term well-being. These concepts will explore exciting opportunities to improve and integrate civic, mixed-use, commercial, and residential uses and create a synergy that will ultimately result in an inviting community asset. They will assist the City with initial public agency presentations and market the project to potential investors/developers.







> *"RRM is...commended for advocating a higher quality built environment without losing sight of community expectations and market realities."*
>
> ---
>
> *Steve K. Harris, AICP, Director of Community Development, City of Yorba Linda*



YORBA LINDA
TOWN CENTER SPECIFIC PLAN
YORBA LINDA, CA

NOTABLE INFO AND STATS:
***Client**: City of Yorba Linda*

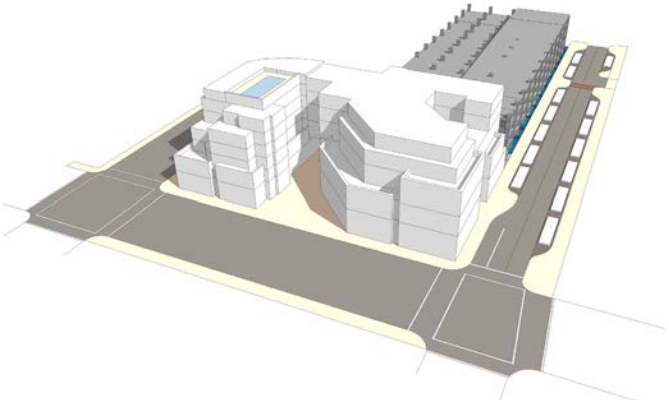
RRM SERVICES PROVIDED:
Planning, Architecture, Landscape Architecture, Graphic Design

AWARDS & RECOGNITION:
***Planning Achievement Award: Hard Won Victories** - American Planning Association (APA), California Chapter, Orange County Section, 2012*

The Town Center Specific Plan was developed as a result of significant public dissatisfaction which culminated in 2006, and resulted in the City Council's rescinding an approved development plan, passing a citizen's "right-to-vote" referendum on development issues, unseating the City Council majority, and a change in several senior management staff positions. RRM Design Group led months of public meetings, workshops, study sessions and public hearings while developing a plan that was ultimately embraced by the community and adopted unanimously by the City Council. Key features of the Specific Plan for this 30-acre site include retail land use districts, relocation of an existing public library from a prime retail location to the central core of the planning area, inclusion of a public open space, design guidelines based on the existing historic architectural palette and a "tiered-density" approach to allow the Specific Plan to be adopted ahead of the required community-wide vote.







SANTA ROSA
STREET DEVELOPMENT
SAN LUIS OBISPO, CA

NOTABLE INFO & STATS:
***Client**: NKT Commercial, LLC*
***Project Timeline:** 2013-Present*

RRM SERVICES PROVIDED:
Architecture

RRM Design Group was retained to design a five-story mixed-use project that included a 53,000 sf hotel area, 54,650 sf office area, 20,000 sf restaurant/retail area, and 4,500 sf pedestrian level plaza. The goal was to provide design for a new hotel, residential units, and prospective office and retail space for tenants on this prominent site near the downtown area of San Luis Obispo. With RRM's understanding and experience of the entitlement process in San Luis Obispo, we designed a development that connects to the downtown character and addresses the corners with a strong presence. RRM partnered with the owner to work with various city agencies and reviewing bodies to assist in garnering support for the project. This project is adjacent to the San Luis Obispo Transit Center.



PROJECT STAFF QUALIFICATIONS

SOQ for City Hall & Civic Square Conceptual Plan

3

ASSEMBLING OUR TEAM

RRM Design Group is a multidisciplinary firm with architects, planners, urban designers, landscape architects, and engineers under one roof. We thrive on successfully serving as an extension of staff for a variety of assignments and leveraging decades of collective public agency experience. We value each community's uniqueness and ensure that development regulations are crafted in a way that responds to local and State requirements, applicant needs, political context and community values. We listen, collaborate, and bring solutions to the table that are planed-based yet realistic in the sense that future projects can be implemented and brought to reality.

RRM is very committed to developing and investing in their staff and our employees feel the commitment. In fact, over 50% of our staff has been here more than five years and 33% have been here over ten years. Our turnover is better than industry standard.

CITY OF DINUBA

RRM DESIGN GROUP



DEBBIE RUDD, LEED AP
PRINCIPAL-IN-CHARGE +
COMMUNITY ENGAGEMENT LEAD



PAM RICCI, AICP
PROJECT MANAGER



SCOTT MARTIN, AIA, LEED AP, CNU-A
DESIGN DIRECTOR

ARCHITECTURE

MIKE SCOTT, LEED PE
PUBLIC SAFETY ARCHITECT

CHARLES DELLINGER, AIA, PMP, LEED PE
ARCHITECT

LANDSCAPE ARCHITECTURE

LANCE WIERSCHEM, PLA, LEED AP
URBAN DESIGNER + LANDSCAPE ARCHITECT

ENGINEERING

SCOTT YOSHIDA, PE, QSD/P
CIVIL ENGINEER

COMMUNITY ENGAGEMENT

YOSHI JIMENEZ, AIA
PROGRAMMING SPECIALIST
CULTURAL + SPANISH TRANSLATOR

IN-HOUSE PROJECT SUPPORT STAFF

RRM Design Group has a variety of in-house resources which assist with special projects when needed. Our in-house support teams include: Architects, Planners, Urban Designers, Landscape Architects, and Engineers.



CREATING ENVIRONMENTS PEOPLE ENJOY.

Project Role

PRINCIPAL-IN-CHARGE + COMMUNITY ENGAGEMENT LEAD

Debbie will be responsible for RRM's contractual obligations to the City of Dinuba and provide quality control and final review of all products as well as advising on community engagement strategies.

Experience

33 YEARS OF EXPERIENCE

31 years at RRM Design Group

DEBBIE RUDD | *LEEP AP*

PRINCIPAL

Debbie Rudd delivers 33 years of urban design experience with RRM, advancing projects from the early visioning and policy stages to construction. She undertakes urban design plans and policy documents with a realistic approach that brings about implementation. As principal and a co-leader of the urban revitalization team, Debbie is well-versed in community, commercial and streetscape planning principles that maximize design, minimize costs, and materialize community consensus. She excels in public outreach, identifying public concerns and preferences and translating them into cutting-edge workable designs and policy documents easily understood by the public and implemented by the City.

RELEVANT PROJECTS

- *Avila Downtown Plaza, Avila Beach*
- *Big Bear Village Specific Plan Update, Big Bear Lake*
- *Camarillo Commons Strategic Plan, Camarillo*
- *Camarillo General Plan Circulation Element Update, Camarillo*
- *Camarillo General Plan Community Design Element Update, Camarillo*
- *De la Guerra civic plaza, Santa Barbara*
- *Los Altos Downtown Vision, Los Altos*
- *Mission Plaza, San Luis Obispo*
- *Morro Bay Centennial Plaza, Morro Bay*
- *Newman Highway 33 Specific Plan, Newman*
- *Ojai Arcade Plaza, Ojai Pismo Beach Downtown Plaza, Pismo Beach*
- *Pismo Beach Downtown Core Vision, Goals and Strategic Plan, Pismo Beach*
- *Port Hueneme General Plan Update, Port Hueneme*
- *Santa Maria Downtown Specific Plan and Design Guidelines, Santa Maria*
- *Scotts Valley Town Center Specific Plan and EIR*
- *Shadelands Gateway Specific Plan, Walnut Creek*
- *Venice Beach Plaza, Venice*

EDUCATION

- *Bachelor of Science, Interior Architecture/Space Planning, Kansas State University, Manhattan, KS*

ACCREDITATIONS • LICENSES • AFFILIATIONS

- *Leadership in Energy and Environmental Design Accredited Professional (LEED AP)*
- *American Planning Association (APA) No. 124878*
- *LEED-ND Corresponding Committee*
- *Economic Vitality Corporation (EVC) - Building, Design and Construction Cluster*



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Project Role

PROJECT MANAGER

Experience

36 YEARS OF EXPERIENCE

5 years at RRM Design Group

** prior to joining RRM, as City Planner*

PAM RICCI | *AICP*

PRINCIPAL PLANNER

Having worked for the City of San Luis Obispo's Community Development Department for 30 years, Pam brings an invaluable perspective from the other side of the desk to RRM's Planning Group. While with the City, Pam served as the liaison with the Architectural Review Commission and managed large development applications, including the downtown Court Street, Garden Street Terraces, and Chinatown projects, and worked with Public Works and Utilities on City improvement and park projects. At RRM, Pam serves as project manager for private and public projects in various jurisdictions. Pam's role often involves a high degree of coordination with public agency staff. Her prior experience enables her to offer RRM's clients a rare combination of strategy, commitment to quality, and knowledge of the planning environment.

RELEVANT PROJECTS

- *Court Street Downtown Paseo Development and 919 Palm Parking Structure, San Luis Obispo**
- *Chinatown Historic District Project and EIR, San Luis Obispo**
- *Garden Street Project & Roadway Reconfiguration, San Luis Obispo**
- *SLO Promenade Commercial Development, San Luis Obispo**
- *West Branch Street Retail Renovation, Arroyo Grande*
- *Froom Ranch Specific Plan, San Luis Obispo*
- *Housing Authority Headquarters, San Luis Obispo*
- *Community Health Center General Plan Amendment/Rezoning, Lompoc*
- *Goleta Creek & Watershed Management Plan, Goleta*
- *Subdivision Ordinance Update, Long Beach*
- *650 Tank Farm Mixed-Use Project, San Luis Obispo*
- *Mission Plaza Improvements and Concept Plan, San Luis Obispo*
- *Santa Maria Airport Business Park Specific Plan Amendment, Rezoning and Development Plan*

EDUCATION

- *Bachelor of Arts, Geography & Environmental Planning, University of California Davis*
- *Graduate Studies, City & Regional Planning, California Polytechnic State University, San Luis Obispo, CA*

ACCREDITATIONS • LICENSES • AFFILIATIONS

- *American Institute of Certified Planners (AICP)*
- *American Planning Association (APA)*



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Project Role

DESIGN DIRECTOR

Experience

20 YEARS OF EXPERIENCE

20 years at RRM Design Group

SCOTT MARTIN | *AIA, LEED AP, CNU-A*

PRINCIPAL

Scott is a talented architect with a keen ability to be innovative and sensitive to clients' needs. His project focus and experience are wide-ranging, from illustration, master planning, urban design, needs assessments, design review to the production and construction of facilities. Scott is a LEED Accredited Professional and has a high level of expertise in designing and implementing sustainable solutions. Scott's unique relationship with both public and private clients gives him an understanding of the realities of development and community priorities. He excels in working directly with owner and user groups to set project goals and priorities. Scott blends cohesive design solutions with his strong technical skills to bring a project's vision to reality.

RELEVANT PROJECTS

- *Alhambra General Plan Update*
- *Azusa TOD General Plan/ Development Code Update and Specific Plan*
- *Calabasas General Plan Update*
- *De la Guerra Civic Plaza, Santa Barbara*
- *Dublin Citywide Multifamily Design Standards*
- *El Cajon Housing Element Rezoning Program Mixed-Use Zone Testing*
- *Encinitas SB 2 Planning Grant (Objective Design Standards)*
- *Long Beach Urban Design Element and On-Call Planning Services*
- *Mission Plaza Downtown Concept Plan, San Luis Obispo*
- *Morro Bay Centennial Plaza, Morro Bay*
- *Pasadena Urban Design Consulting*
- *Pismo Beach Downtown Plaza, Pismo Beach*
- *Stanford's San Juan Residential District*
- *Temecula Citywide Design Guidelines*
- *West Covina Architectural and Urban Design Review*
- *West Hollywood Urban Design Program*
- *Yorba Linda Housing Element Implementation Program (Multi-Family Design Guidelines)*

EDUCATION

- *Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA*

ACCREDITATIONS • LICENSES • AFFILIATIONS

- *Architect, CA, C32348*
- *Architect, CO, 00405508*
- *Leadership in Energy and Environmental Design Accredited Professional (LEED AP)*
- *Congress for the New Urbanism Accredited (CNU-A)*
- *American Institute of Architects (AIA)*
- *San Luis Obispo Chamber of Commerce Economic Development Committee*



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Project Role

PUBLIC SAFETY ARCHITECT

Experience

24 YEARS OF EXPERIENCE

21+ years at RRM Design Group

MIKE SCOTT | *LEED AP*

PRINCIPAL

Having worked at RRM for 21 years, Mike has spent this time specializing in mostly commercial, public safety, and education projects. A LEED Accredited Professional, Mike brings an environmentally conscious and context-sensitive design approach to every project. Mike is experienced at taking projects from inception to completion, providing team management with a positive attitude, coordinating consultant systems for complete and integrated buildings, and consistently administering detail-oriented quality control.

RELEVANT PROJECTS

- *Paso Robles City Hall and Library Expansion, Paso Robles*
- *Paso Robles Public Safety Center, Paso Robles*
- *Ripon City Hall and Police Department Expansion, Ripon*
- *Barton Heliport Remodel and Expansion, Pacoima*
- *Cal Poly Center for Innovation and Entrepreneurship (CIE) (aka "Hothouse"), San Luis Obispo*
- *Cal Poly Technology Park San Luis Obispo*
- *Contra Costa County Fire Protection District Projects, Contra Costa*
- *CSU Stanislaus John Stuart Rogers Faculty Development Center, Turlock*
- *IQMS Corporate Headquarters, Paso Robles*
- *Manteca Fire Station No. 4 and 5, Manteca*
- *MINDBODY Tenant Improvements LEED Gold, San Luis Obispo*
- *Newhall Community Center, Santa Clarita*
- *San Jose Fire Station #34 and #35, San Jose*
- *Santa Barbara County Fire North Operations Center, Santa Ynez*
- *Santa Clara County Fire Dept HQ Remodel, Santa Clara*
- *Santa Clara County Fire As-Needed Professional Services, Santa Clara*
- *Santa Clara County Fire Headquarters, Santa Clara*
- *SESLOC Headquarters, Operations Center, San Luis Obispo*
- *SLO County Health Department Johnson Avenue Campus Master Plan, San Luis Obispo*

EDUCATION

- *Bachelor of Science, Architecture, California Polytechnic State University, San Luis Obispo, CA*

ACCREDITATIONS • LICENSES • AFFILIATIONS

- *Architect, CA, C31544*
- *Leadership in Energy and Environmental Design Accredited Professional (LEED AP)*



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CHARLES DELLINGER | *AIA, PMP, LEED AP*

SENIOR PROJECT MANAGER

Charles has been delivering institutional, public safety, educational, and commercial projects for clients for 19 years throughout California. As a licensed architect, MBA, PMP, and LEED® Accredited Professional who has acted as an architect, owner's representative, and construction manager, he provides a creative problem-solving approach rooted in a thorough understanding of the complex construction environment. He strives to take projects from a blank slate to operational readiness as a team not only at completion but throughout the design and construction process.

Project Role

ARCHITECT

Experience

19 YEARS OF EXPERIENCE

3+ years at RRM Design Group

RELEVANT PROJECTS

- *Paso Robles City Hall and Library Expansion, Paso Robles*
- *Ripon City Hall and Police Fairmount Avenue Fire Station, San Diego*
- *Goleta City Hall Facility Space Needs Assessment, Goleta*
- *Harris Administration Office Building, San Luis Obispo**
- *Madera Fire Station No. 58, Madera*
- *PG&E Bldg. B Office Modernization, Fresno **
- *PG&E Capitol St. Office Modernization, Fresno **
- *PG&E Kendall Road Campus, San Luis Obispo**
- *PG&E O&P St. Office Modernization, Fresno **
- *PG&E Rio Oso Substation GIS Expansion, Rio Oso **
- *Quito Fire Station, Los Gatos*
- *Redwood Fire Station, Los Gatos*
- *Santa Barbara County Fire Station No 19 Dispatch Center Feasibility Study, Santa Barbara*
- *Selma Fire Station No. 2 Renovation, Selma*
- *SLO County Health Department Johnson Avenue Campus Master Plan, San Luis Obispo*

EDUCATION

- *Bachelor of Science, Architecture, California Polytechnic State University, San Luis Obispo, CA*
- *Master of Business Administration, California Polytechnic State University, San Luis Obispo, CA*

ACCREDITATIONS • LICENSES • AFFILIATIONS

- *Architect, CA, 31916*
- *Leadership in Energy and Environmental Design (LEED)*
- *Project Management Professional*

** Work prior to RRM*



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LANCE WIERSCHEM | *PLA, LEED AP*

SENIOR LANDSCAPE ARCHITECT

With over a decade of experience in both landscape architecture and planning, Lance Wierschem offers an expansive view of planning and design. From regional and land use planning to private and specific plans, Lance's versatile experience serves both his team and his clients. Engaged in all aspects of project administration, from concept to construction, he is dedicated to executing projects with detailed precision. Lance's alliance to creative collaboration ultimately guides his design process. Working alongside his team, he is committed to creating plans that not only fulfill the client's need, but serve the greater community as well.

Project Role

LANDSCAPE ARCHITECT

Experience

16 YEARS OF EXPERIENCE

16 years at RRM Design Group

RELEVANT PROJECTS

- *25th Street Renaissance Streetscape, San Diego*
- *Arcadia Gold Line Station Pedestrian Linkage*
- *Azusa TOD General Plan/ Development Code Update and Specific Plan*
- *Balboa Village Design Guidelines, Streetscape Improvement Plan, and Wayfinding Sign Program, Newport Beach*
- *Big Bear Village Specific Plan Update*
- *Carlsbad Village and Barrio Master Plan*
- *Coronado Vision Plan*
- *Downtown Brea Parklets Feasibility Study*
- *Del Mar Alley Improvements Master Plan, San Clemente*
- *Long Beach Parklet and Outdoor Dining Handbook*
- *Long Beach Urban Design Element*
- *Los Altos Downtown Vision*
- *Mission Boulevard Public Spaces and Active Transportation Network (ATN), San Diego*
- *Mission Plaza Assessment and Master Plan, San Luis Obispo*

EDUCATION

- *Bachelor of Science, Landscape Architecture, California Polytechnic State University, San Luis Obispo, CA*
- *Minor, City and Regional Planning, California Polytechnic State University, San Luis Obispo, CA*

ACCREDITATIONS • LICENSES • AFFILIATIONS

- *Professional Landscape Architect, CA, 6210*
- *Leadership in Energy and Environmental Design (LEED AP)*



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SCOTT YOSHIDA | *PE, QSD/P*

PROJECT MANAGER

Scott is a project manager here at RRM. He is a registered civil engineer with expertise in designing/managing complex residential and commercial projects, including residential subdivisions, apartment complexes, solar farms, wineries and hotels. Scott specializes in site-grading and drainage, utility design, and roadway engineering. With more than 15 years of experience in land development, he prepares and oversees contracts, budgets, and schedules, and coordinates multidisciplinary teams. He has established and fostered client relationships. Scott is also a Qualified SWPPP Preparer/Practitioner (QSD/QSP) and has extensive knowledge of state, regional and local stormwater requirements, LID design, and implementation.

Project Role

CIVIL ENGINEER

Experience

15 YEARS OF EXPERIENCE

3+ years at RRM Design Group

RELEVANT PROJECTS

- *855 North 4th Street Affordable Housing, Pismo Beach*
- *1401 Creston Road Multifamily Housing, Paso Robles*
- *Branch Elementary School Domestic Water Plant, Arroyo Grande*
- *California Truck Center, Keyes*
- *California Truck Center Santa Maria Construction Documents, Santa Maria*
- *Dana Reserve Specific Plan, Nipomo*
- *Oak Hills Estates Vandenberg Village Subdivision, Vandenberg Village*
- *Palm Nipomo Parking Structure, San Luis Obispo*
- *Rio Mesa Avenue 12 Specific Plan (Paseo Pacifico Specific Plan), Madera*
- *Rudolph Properties - Nacimiento Ranch, Nacimiento*
- *San Lorenzo Park Phase 2 and 3 Construction Documents, San Lorenzo*
- *San Luis Ranch Retail Parcel Vesting Tentative Map, San Luis Obispo*

EDUCATION

- *Bachelor of Science, Civil Engineering, California Polytechnic State University, San Luis Obispo, CA*

ACCREDITATIONS • LICENSES • AFFILIATIONS

- *Civil Engineer, CA, 78227*
- *California Certified Qualified Stormwater Pollution Prevention Plan Developer/Practitioner (QSD/P), 22229*



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Project Role

PROGRAMMING SPECIALIST AND CULTURAL + SPANISH TRANSLATOR

Experience

7 YEARS OF EXPERIENCE

6 years at RRM Design Group

YOSHI JIMENEZ | *AIA*

DESIGNER II

A native of Santa Maria, California, Yoshi grew up as part of a predominantly Hispanic community. Being biliterate (Spanish is her native language) has allowed her to connect to community members as an active participant in local government activities and a resource for younger kids pursuing higher education goals. Yoshi's ability to communicate fluidly with the largest demographic in her city allows her to understand their perspective and communicate it clearly with non-Spanish-speakers. As a member of the architecture team at RRM, she is fulfilled through projects that have large-scale impacts on societal issues, such as affordable housing projects. Her belief that the built environment plays a vital role in the wellbeing of communities is what motivates her to seek opportunities to reach out to community members.

RELEVANT PROJECTS

- *Atascadero Fire Stations Nos. 1 and 2 Needs Assessment, Atascadero*
- *C.L. Smith Elementary Office Expansion, San Luis Obispo*
- *Curation Foods Office Renovation (Apio), Santa Maria*
- *Glen Loma Ranch Fire Station, Gilroy*
- *McFarland City Hall and Police Station, McFarland*
- *Newman Highway 33 Specific Plan Update, Newman*
- *Oceano Elementary School Site Improvements, Oceano*
- *Ortega Park and Dwight Murphy Field Design Services, Santa Barbara*
- *Rancho Alegre Master Plan and Reconstruction, Santa Barbara*
- *San Diego Fire Station Design Standardization, San Diego*
- *Tennyson Park Master Plan, Hayward*
- *Visalia Fire Station No. 53, Visalia*

EDUCATION

- *Bachelor of Science, Architecture, California Polytechnic State University, San Luis Obispo, CA*

ACCREDITATIONS • LICENSES • AFFILIATIONS

- *American Institute of Architects (AIA), San Luis Obispo Chapter, Associate Member*
- *Leadership Santa Maria Valley, Class of 2019*

RRM PROJECT

Tennyson Park Master Plan Community Engagement, Hayward

4

APPROACH AND SCOPE OF WORK

SOQ for City Hall & Civic Square Conceptual Plan



OUR UNDERSTANDING AND APPROACH

UNDERSTANDING

The City of Dinuba owns three properties in the downtown core located at the corner of Fresno and L Streets. The project goal is to provide a new location for a state-of-the-art city hall building and to create an adjacent civic square as a gathering spot for local events and celebrations. There are other civic and iconic buildings in the immediate vicinity including the Dinuba Unified School District's Vocational Education Center, Dinuba Transit Center, Dinuba Chamber of Commerce, and Strand (State) Theatre. This backdrop of other notable civic structures and uses nearby reinforces the logic and synergy of the plan to develop a new city hall on this downtown site. Beyond the confines of improvements to the City's three properties, the project is viewed as a catalyst that extends beyond to enhance the character and economic vitality of the surrounding area.

The main components of the project are:

1. **New City Hall** – For many decades, the City of Dinuba has been making do with its existing location at 405 E. El Monte. The building is antiquated and does not provide adequate space for offices, assembly facilities, and other services. In addition, a new facility would benefit from modern space planning principles and technological advantages. The new building is intended to become a City landmark as a modern facility, but also includes architectural elements and detailing that pays tribute to other buildings in the area.

2. **Civic Square** – Beyond the new city hall itself, is the space surrounding it. The civic square space would be a multi-purpose outdoor space that would provide areas for people to take a break from work, meet for lunch, or just relax and enjoy some fresh air. It is also envisioned as a gathering for larger groups and functions and special community events.

3. **Areawide Improvements** – As mentioned, the impacts and improvements of the civic square conceptual design goes beyond the physical boundaries of the three City-owned parcels. The project is more holistic in that it looks at urban design components to improve the appearance of the larger downtown area and reinvigorate it economically. These improvements include the following:
   a. Active alleyways – L Street is known locally as "Main Street" as it is one of the main thoroughfares through the downtown. L Street includes alleys on both sides that are currently underutilized, but could serve multiple uses for safe pedestrian movement, outdoor dining, and small open spaces. Through lighting, landscaping, hardscape treatments, public art, and other improvements, alleys could be used as paseos, parklets, and areas that people like to use and linger in, as well as typical service functions as appropriate.

   b. Building Facade Improvements – The City is looking for ideas on enhancing existing buildings along "Main Street" between Fresno and Tulare Streets to freshen up and enhance businesses and make them more interesting and inviting.

c. Lighting, Landscape, and Hardscape Improvements – The City is looking for guidance on "quality of life" improvements in the project area such as lighting, landscaping, and hardscape installations. The idea is to create a unified theme with a consistent style of street furniture such as trash and recycling containers, light posts and fixtures, benches, banner supports, bicycle racks, and planters.

d. Parking – With the additional development in the area, there will be new demand for parking spaces. RRM will work with City to provide the existing inventory of parking spaces and the need generated by the project and other area improvements.

APPROACH

The following is a summary of RRM's fundamental approach to the design process. It is presented in a loosely chronological order, although it is usually not quite as linear as this would suggest. Frequently tasks are conducted concurrently, and occasionally we need to circle back to specific tasks – one example of this is the need to reconnect with stakeholders multiple times to reassure them that we are still on the same page.

For the city hall programming process, RRM recommends a more structured approach. This structured approach helps ensure that the process remains on the path and meets the given objectives without being detoured by competing interests.

More than anything through our space planning experience, we've learned to **understand** the concerns, **listen** for the important issues, **collaborate** on solutions, build **consensus**, and **implement** with precision.

RECONFIRM PROJECT STEPS & CITY PRIORITIES

We do our homework, and spend time talking to staff to understand the lay of the land. This effort will begin with a kickoff meeting and includes becoming familiar with previous work, relevant political considerations, and identification of primary goals and objectives.

OPPORTUNITY AND CONSTRAINT ANALYSIS

Spending time on site is imperative to understanding the nuances and potential ramifications of future design proposals. Key team-members will prepare a detailed photographic inventory and analysis of each site which identifies the opportunities and constraints. This information will provide an essential reference for defining and benchmarking the history and architectural character of the space and their best suitability for various buildings, improvements, and features. This will set the stage for the city hall analysis and concepts.

RESEARCH PRECEDENT PROJECTS

From the preliminary policy research done in step 1, we will review the general plan, landscape design guidelines, and other pertinent policy documents in detail to understand the full scope of how this project fits into the City's long-range vision. We will also coordinate with City staff to identify the current and future needs for the new city hall building. Based on our experiences with other similar projects statewide, we will work with City staff to include into the conceptual plan alternatives and city hall designs those features and components that have been successful elsewhere.

ENGAGE STAKEHOLDERS

After the City identifies the key stakeholders, we will devise a strategy for creating a productive dialog with them. This may include stakeholder interviews, a community meeting/charrette, and culminate with a City Council study session. Building trust with the community is a key priority – and one that will require more than one touch point.

DESIGN OPTIONS

Based on feedback received from stakeholders and understanding the opportunities and constraints of the sites, we will prepare design alternatives to show different approaches to meeting the City's goals and objectives for the city hall and civic square plaza. Sometimes it helps to show distinctly different ideas to prompt discussion, and vet various ideas graphically.

PREFERRED CONCEPT

Based on feedback from the community and staff, we distill the civic square and city hall designs into a single, preferred plan. This plan will more than likely represent a hybrid of the design options, featuring the most supported elements as appropriate. We will also have colorful architectural drawings to illustrate how the city hall and the civic square are envisioned.

SCOPE OF SERVICES

TASK I: IDENTIFY OPPORTUNITIES

In this initial phase of the project, the team will engage in a due diligence process designed to inform the team and staff on the primary issues to be addressed and gather and review relevant data and background information.

Subtask I.A: Kickoff Meeting

RRM will facilitate a virtual kickoff meeting attended by the City's project management team and RRM's design team. This meeting will provide an opportunity to discuss the City's goals and objectives for the Downtown Civic Square Conceptual Plan and City Hall and discuss any design ideas and constraints. To keep the kickoff meeting on track, RRM will prepare an agenda in consultation with staff.

Deliverables:

- *Prepare for and conduct one (1) virtual kickoff meeting*
- *Meeting notes*

Subtask I.B: Data Collection, Due Diligence, and Base Mapping

RRM will collect from the City relevant project data for the design effort, including but not limited to:

- *AutoCAD base file with one-foot contours and planimetric data*
- *As-built data*
- *Existing improvement drawings*
- *City GIS databases with property lines and building footprints*
- *Underground and overhead utility plat maps and data*
- *Property boundaries*
- *Aerial photo*

RRM will review this data for completeness and may request additional information from the City, as necessary, to analyze the project background and generate a base map that will be used for the design effort.

Deliverables:

- *Collect and review relevant data as noted above*
- *Compile data into base map*

Subtask I.C: Site Reconnaissance and Constraints Mapping

With the background data in hand, RRM will conduct a field investigation to inspect and photo log the existing plaza and surrounding buildings. We will take notes on the base map of constraints and opportunities of the site area. We will photograph the main street facades and surrounding area. This site visit will include architects and urban designers. It will include an site visit to the Strand Theater site and building.

Deliverables:

- *Prepare for and conduct one (1) site visit*
- *Notes and photos from site meeting*

TASK II: PUBLIC PARTICIPATION & CONSENSUS BUILDING

Subtask II.A: Stakeholder Interviews OPTIONAL

RRM will work with the City to create a list of key stakeholders for RRM to interview prior to preparing the draft conceptual plan alternatives and city hall concepts. These will be a series of one on one or small group interviews where we can hear from local businesses, decision makers, landowners, and residents on issues and ideas for the downtown civic square conceptual plan site and city hall. We ask that City staff identify, notify, and manage the meeting invitations of the stakeholders.

Deliverables:

- *Prepare for and conduct six (6) hours of half-hour interviews*
- *Meeting notes*

Subtask II.B: Community Meeting OPTIONAL

RRM will work with the City to host an online open house to present the draft conceptual plan for the civic square and city hall concepts to interested stakeholders and community members. The virtual open house format will allow design team members and City staff to engage with participants to discuss the plan. The open house will be conducted using Zoom or another acceptable platform for the City. We envision the workshop program will include a presentation of the draft plan followed by questions and answers. Any feedback provided at this stage will be collected and recorded into a summarized memorandum. The City will provide direction on which feedback to incorporate into the final conceptual plan. The community meeting will be held virtually and recorded for the City's use.

Deliverables:

- *Prepare for and conduct one (1) online community meeting*
- *Presentation materials*
- *Community feedback memorandum*

Subtask II.C: City Council Study Session OPTIONAL

This is a flexible task to allow an opportunity for RRM to present concepts to the City Council. This study session can either be used early in the process to present the three conceptual site plan alternatives or later in the process to present the preferred conceptual site plan. We could also use this to present city hall concepts plans to the City Council. Timing and content for this study session will be worked out with City staff.

Deliverables:

- *Prepare for and conduct one (1) City Council study session*
- *Presentation materials*

TASK III: PROJECT DESIGN ELEMENTS

Subtask III.A: Civic Square Design

1. **Draft Conceptual Civic Square Alternatives**

   Once RRM has completed a thorough analysis and review of the civic square site and the relevant City provided documents, RRM will prepare up to three draft civic square concept plans. This task will take place after the architectural team has determined the size, footprint and location of the city hall building. RRM and the City will review the progress in a virtual working meeting during the conceptual plan development. The draft conceptual plans of the civic square will be colored and labeled for review by the City in a virtual working meeting to gather feedback.

Deliverables:

- *Up to three (3) draft conceptual alternative plans of the civic square*
- *Prepare for two (2) virtual working meetings to present the plans and solicit feedback*

2. **Develop Inspiration Boards and Character Sketches**

   Once the direction has been provided, to help illustrate the draft conceptual plans and convey the design intent, RRM will prepare character perspective sketches and imagery to illustrate the vision and character of key areas in the civic square.

Deliverables:

- *Vision and character boards*
- *Two (2) perspective character sketches*

3. **Preferred Conceptual Plan for Civic Square**

   Based on the feedback generated by City staff, RRM will develop the draft conceptual plan to a preferred conceptual plan level. The preferred conceptual plan will consolidate the best ideas from the three alternatives into a preferred plaza design. To help illustrate the conceptual plan and convey the design intent, RRM will update the character perspective sketches and imagery that evoke the vision and character of key areas in the plaza. The plan and supporting graphics will be colored and labeled for final presentation to the City Council.

Deliverables:

- *One (1) preferred conceptual plan*
- *Update two (2) perspective character sketches*
- *Prepare for one (1) virtual working meeting to present the plan and solicit feedback*

Subtask III.B: Active Alleys

RRM will evaluate and propose ways to activate the alleyways that parallel both sides of L Street. This will include looking for opportunities for enhancement during our site visit, and creating two 11X17 boards of ideas for activation. These boards will include plan view sketches of ideas for key sites/ areas along the alley, and one before and after sketch of how a rear building facade could be renovated and opened up to the alley. It will also include a list of items that could be implemented to help these alleys. This assumes we will look at two blocks of alleys.

Deliverables:

- *Two (2) 11 X 17 idea boards for alley activation*
- *One (1) before and after simulation of a rear facade of a building in an alleyway*

Subtask III.C Strand Theater Repurposing OPTIONAL

RRM will conduct a site visit of the Strand Theater site and building to evaluate existing conditions and brainstorm repurposing opportunities for the theater. We will generate a memo that outlines opportunities and constraints with repurposing and recommendations for uses. This memo will not include structural analysis, but this can be added for an additional fee.

Deliverables:

One (1) memo outlining opportunities, constraints, and recommendations

Subtask III.D Lighting, Landscaping, & Hardscape Improvements OPTIONAL

To accompany the preferred conceptual plan, RRM will identify general landscape materials, lighting fixtures, furnishings, and hardscape elements through keynotes and supplemental images. The plans will show existing and proposed tree locations and plantings, supported by a plant list of proposed water wise plant material and tree types and irrigation equipment and methods consistent with the City of Dinuba Landscape Design Guidelines. The plans will include location and selection of type, size, and dimensions of improvements including planters, benches, trash receptacles, decorative bollards, artwork, and other elements that will enhance the project area.

This task does not include any additional renderings or exhibits beyond those described above.

Deliverables:

- *Schematic landscape plan, lighting and materials, finishes and furnishings*

Subtask III.E Façade Improvements for L Street Buildings (between Tulare & Fresno) OPTIONAL

Based on input from stakeholder meetings, RRM will prepare conceptual elevations and/or renderings that capture preferred stylistic improvements to private buildings along L Street.

Deliverables:

- *One conceptual style image board*
- *(3) three conceptual elevations or renderings of L Street façade improvements*

Meetings:

- *One (1) two-hour meeting to review styles with city stakeholders*

TASK IV: FACILITATE FOCUS MEETINGS WITH CITY STAFF

Subtask IV.A Program Validation and Site Visit

RRM will interview key City staff to review space and operational needs for personnel and equipment functions and identify and document these in a space needs document. RRM will prepare a conceptual diagram using the space needs and site assessment constraints.

The diagram (test fit) will form the general basis for consensus program understanding and constraint validation to ensure general conformance for operational needs on the chosen site.

Deliverables:

- *Facility space needs summary*
- *(3) three conceptual fit test – (1) one for each site*

Meetings:

- *One (1) day of 5-6, 1-hour meetings to walk through departmental space needs with each department*
- *One (1) meeting to review fit test findings and options*

TASK V: PREPARE ARCHITECTURAL DESIGNS, SCHEMATIC DESIGNS, AND COST ESTIMATES

Subtask V.A: City Hall Design

RRM will develop at least one conceptual floor plan diagram based on the program documents. Conceptual floor plan diagrams will focus on the size and adjacency of spaces to each other and in relation to the existing condition and locations within the building. RRM will additionally prepare two to three exterior images that capture the character and general conceptual aesthetic qualities of the city hall facility. Upon completion of the conceptual floor plan and renderings RRM will prepare a conceptual budgetary AACE Level-4 cost estimate for the proposed project.

Deliverables:

- *Draft and final conceptual plan*
- *Two (2) to three (3) architectural renderings of a City Hall building*
- *One (1) conceptual budget estimate (draft and final)*

TASK VI: CITY COUNCIL & PLANNING COMMISSION MEETINGS

1. Planning Commission and City Council Meetings

RRM will prepare for and present at one Planning Commission meeting and one City Council meeting. We will prepare presentations and materials for meetings. Notes will be taken between Planning Commission and City Council and any changes to plans will be made after City Council meeting.

Deliverables:

- *Prepare for and present at one Planning Commission meeting and one City Council meeting*

2.Refine Final Conceptual Site Plan

Based on the feedback generated by Planning Commission, City Council and City staff, RRM will refine the preferred conceptual site plan into the final conceptual site plan. The final conceptual plan will illustrate the preferred plaza design.

Deliverables:

- *One (1) final conceptual plan*

TASK VII: PROJECT MANAGEMENT

Subtask VII.A: Project Coordination and Management

RRM will provide ongoing coordination with the City on an as-needed basis to facilitate the processing and work product development for the project. This task is intended to allow for necessary coordination between the project team members and City staff, including teleconferences, meetings, correspondence, record keeping, electronic file management, and additional necessary coordination.

Deliverables:

- *Ongoing project coordination and management as described above. This assumes an average of four (4) hours per month for up to twelve (12) months*

TASK VIII: MEETING ATTENDANCE & RESEARCH

This task will cover miscellaneous meetings with cCty staff and stakeholders and ongoing research throughout the project.

Deliverables:

- *Ongoing coordination and attendance at project-related meetings; This assumes four (4) in person meetings with the RRM team and related research*
- *Ongoing coordination and attendance at project-related meetings*

OPTIONAL TASKS

Task O.1: Structural Analysis of Strand Theater OPTIONAL

RRM Structural Engineering will visit the site and provide an ASCE 41-17 Tier 1 Evaluation to assess the seismic deficiencies for the building. This analysis will provide the supporting information to define the scope of facility renovations as site and building conceptual layouts are developed.

Structural Assumptions:

- Tier 1 Analysis of the ASCE 41 Seismic Assessment by a licensed Structural Engineer to identify conformance to current building codes.
- Note: The ASCE 41 Seismic Assessment is the standard to identify specific deficiencies and provide general recommendations.
- This project will utilize ASCE 41-17 for a Tier 1 screening based on the checklists provided in ASCE 41-17.
- This assumes that the structure is accessible and capable of being observed at the time of the field visit. Note that RRM will only perform a visual assessment at this phase to observe the existing structural elements. No destructive or further invasive investigations will be performed at this phase.
- However, it should be noted that the evaluation will be more accurate when most of the structural elements are visible. If finishes cover up nearly all surfaces, RRM will use the basis of standard construction for the time period the structure was built.
- The assessment report will summarize the structural findings and a written summary of potential retrofit schemes to address seismic deficiencies.
- Note that any retrofit and/or replacement design, including calculations, detailing, and/or construction documents are not part of this Tier 1 screening. Should the Client want to proceed with the retrofit solution, moving forward to a Tier 2/3 assessment would considered an additional service once the retrofit scope of the work is known.

Deliverables:

- *Structural analysis and assessment – ASCE 41 Tier 1*

Meetings:

- *One (1) Facility Tour – Structural Observation*

LIMITATIONS OF SCOPE AND EXCLUSIONS

Please note that the tasks to be performed by the RRM team are limited purely to those outlined above. Substantive changes requested by the Client or changes in the Client's program or direction that are inconsistent with prior approvals are subject to additional services fees. Any additional services that RRM Design Group is asked to perform over and beyond those described above will be billed on a negotiated and Client-approved, fixed-fee, or hourly basis.

The following services or tasks are specifically excluded from the scope:

- Independent verification of the accuracy of City provided information
- Topographic survey
- Record boundary survey
- Grading and drainage
- Additional graphics or renderings beyond what is listed above
- Additional travel or meetings in person not listed above
- Printing and reprographics
- Environmental analysis (CEQA/NEPA)
- Construction documentation package
- Technical specifications

Pam Ricci always on top of her game

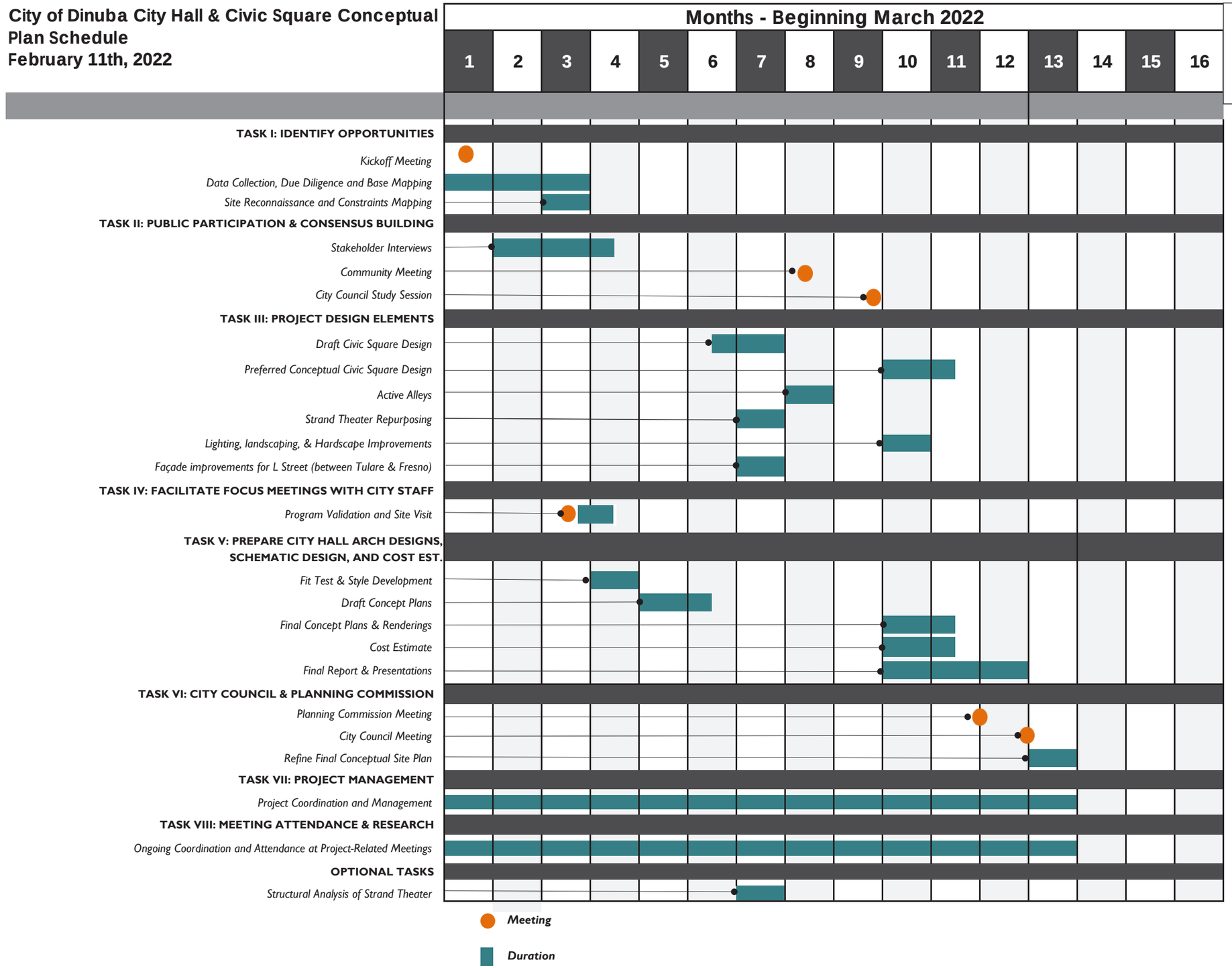


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PROJECT SCHEDULE

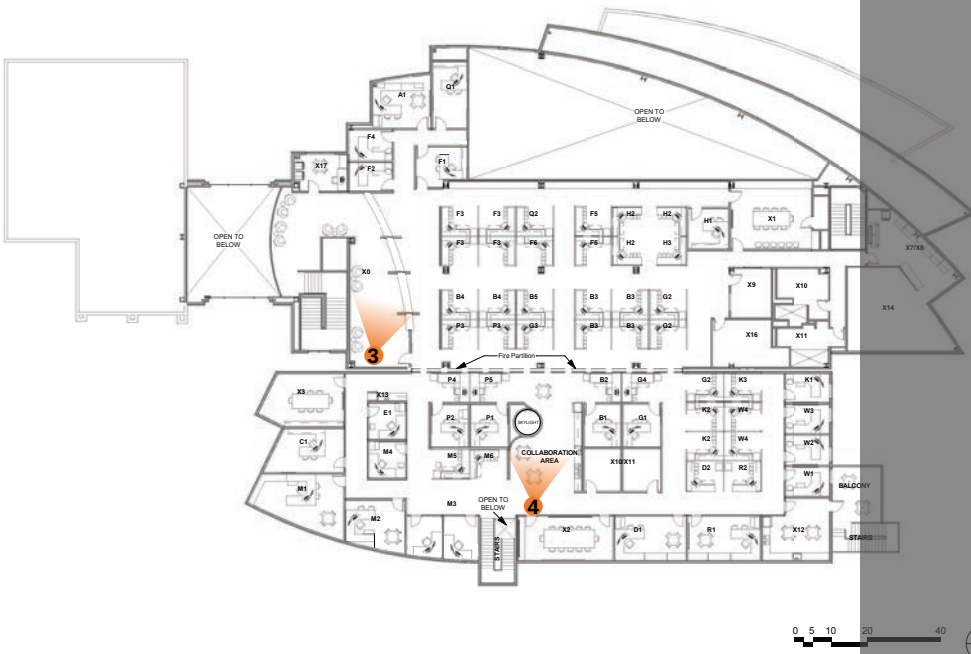
SOQ for City Hall & Civic Square Conceptual Plan

City of Dinuba City Hall & Civic Square Conceptual Plan Schedule
February 11th, 2022



6

COST PROPOSAL
SOQ for City Hall & Civic Square Conceptual Plan





OBBY



4 VIEW OF COLLABORATION ARE

SECOND FLOOR CONCEPTUAL PLAN & VISUALIZATIONS

PASO ROBLES LIBRARY & CITY HALL SPACE PLANNING

City Hall and Civic Square Conceptual Plan
Fee Schedule
February 11, 2022

				RRM DEBBIE RUDD		RRM PAM RICCI		RRM SCOTT MARTIN		RRM MIKE SCOTT		RRM CHARLES DELLINGER		RRM LANCE WIERSCHEM		RRM SCOTT YOSHIDA		RRM YOSHI JIMENEZ		RRM RRM STAFF		RRM RRM STAFF	
				Principal		Project Manager		Design Director		Principal Architect		Senior Architect		Urban Designer +Landscape Architect		Civil Engineer		Programming		Designer I		Urban Designer	
				255 $ per hour		195 $ per hour		220 $ per hour		225 $ per hour		210 $ per hour		140 $ per hour		195 $ per hour		108 $ per hour		90 $ per hour		90 $ per hour	
TASK I: IDENTIFY OPPORTUNITIES		**FEE TYPE**																					
I.A	Kickoff Meeting		$ 2,667	2	$510	3	$585	1.5	$330	2	$450	2	$420	1.5	$210		$0	1.5	$162		$0		$0
I.B	Data Collection, Due Diligence and Base Mapping and Base Mapping		$ 9,451	2	$510	4	$780	2	$440	1	$225	12	$2,520	16	$2,240		$0	12	$1,296		$0	16	$1,440
I.C	Site Reconnaissance and Constraints Mapping (site visit)		$ 16,277	12	$3,060	8	$1,560	12	$2,640	1	$225	12	$2,520	16	$2,240		$0	24	$2,592	8	$720	8	$720
		Task I Value:	**$ 28,395**																				
TASK II: PUBLIC PARTICIPATION & CONSENSUS BUILDING		**FEE TYPE**																					
II.A	Stakeholder Interviews		$ 6,080	10	$2,550	4	$780	8	$1,760		$0	3	$630	0	$0		$0		$0		$0	4	$360
II.B	Community Meeting		$ 10,676	10	$2,550	10	$1,950	8	$1,760		$0	8	$1,680		$0		$0	12	$1,296		$0	16	$1,440
II.C	City Council Study Session		$ 11,209	12	$3,060	12	$2,340	8	$1,760	1	$225	8	$1,680	4	$560		$0	8	$864		$0	8	$720
		Task II Value:	**$ 27,965**																				
TASK III: PROJECT DESIGN ELEMENTS		**FEE TYPE**																					
III.A	Civic Square Design (alternatives)		$ -		$0		$0		$0		$0		$0		$0		$0		$0		$0		$0
1	Civic square alternatives		$ 17,050	6	$1,530	2	$390	20	$4,400		$0	2	$420	40	$5,600	2	$390	2	$0		$0	48	$4,320
2	Inspiration boards and character sketches		$ 6,870	2	$510		$0	8	$1,760		$0		$0	2	$280		$0		$0	32	$2,880	16	$1,440
3	Preferred conceptual plan		$ 11,730	4	$1,020		$0	12	$2,640		$0		$0	24	$3,360	2	$390		$0	32	$2,880	16	$1,440
4	Active alleys		$ 7,170	6	$1,530		$0	10	$2,200		$0		$0	4	$560		$0		$0		$0	32	$2,880
III.C	Strand Theater Repurposing		$ 5,510		$0	2	$390	8	$1,760		$0	16	$3,360		$0		$0	16	$0		$0		$0
III.D	Lighting, Landscaping, & Hardscape Improvements Hardscape improvements		$ 8,300	2	$510		$0	2	$440		$0		$0	24	$3,360	2	$390		$0		$0	40	$3,600
III.E	Façade improvements for LStreet buildings (between Tulare & Fresno)		$ 7,040		$0		$0	8	$1,760		$0	8	$1,680		$0		$0	16	$0	40	$3,600		$0
		Task III Value	**$ 63,670**																				
TASK IV: FACILITATE FOCUS MEETINGS WITH CITY STAFF		**FEE TYPE**																					
IV.A	Program Validation and Site Visit		$ 17,980		$0		$0	4	$880	4	$900	36	$7,560		$0		$0	60	$6,480	24	$2,160		$0
		Task IV Value	**$ 17,980**																				
TASK V: PREPARE ARCHITECTURAL DESIGNS, SCHEMATIC DESIGNS, AND COST ESTIMATES		**FEE TYPE**																					
V.A	City Hall Architecture		$ 27,096		$0		$0	12	$2,640	8	$1,800	40	$8,400	0	$0		$0	112	$12,096	24	$2,160		$0
		Task V Value	**$ 27,096**																				
TASK VI: CITY COUNCIL & PLANNING COMMISSION MEETINGS		**FEE TYPE**																					
1	Planning Commission and City Council		$ 22,500	24	$6,120	4	$780	20	$4,400	24	$5,400	16	$3,360	2	$280		$0		$0	8	$720	16	$1,440
2	Refine Final Conceptual Site Plan		$ 5,070	2	$510		$0	4	$880		$0		$0	16	$2,240		$0		$0		$0	16	$1,440
		Task VI Value	**$ 27,570**																				
TASK VII: PROJECT MANAGEMENT		**FEE TYPE**																					
VII.A	Project Coordination and Management		$ 15,270	10	$2,550	48	$9,360		$0		$0	16	$3,360		$0		$0		$0		$0		$0
		Task VII Value	**$ 15,270**																				
TASK VIII: MEETING ATTENDANCE & RESEARCH		**FEE TYPE**																					
	Meeting Attendance and Research		$ 19,450	32	$8,160	10	$1,950	32	$7,040	4	$900	4	$840	4	$560		$0		$0		$0		$0
		Task VIII Value	**$ 19,450**																				
OPTIONAL TASKS		**FEE TYPE**																					
0.1	Structural Analysis of Strand Theater		$ 7,500		$0		$0		$0		$0	0	$0		$0		$0		$0		$0		$0
		Task 0 Value	**$ 7,500**																				

Subtotal (without optional tasks)	**$ 227,396**
Reimbursable Expenses	**$ 6,000**
Estimated Project Total without optional tasks	**$ 233,396**

RRM PROJECT
Ojai Arcade Plaza

7

REFERENCES

SOQ for City Hall & Civic Square Conceptual Plan



REFERENCES

JON BIGGS

Community Development Director
City of Los Altos
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jbiggs@losaltosca.gov
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Project: *Los Altos Downtown Vision*

ANDREW MOONEY

Park Planner
Conejo Recreation and Park District
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403 W Hillcrest Dr, Thousand Oaks, CA 91360
Project: *Alex Fiore Teen Center and Goebel Adult Center Master Plan*

SHELLY STANWYCK

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City of San Luis Obispo
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sstanwyc@slocity.org
1341 Nipomo Street, San Luis Obispo, CA 93401
Project: *Mission Plaza Assessment & Master Plan*

ETHAN BINDERNAGEL

AICP, Community Development Director
City of Pleasant Hill
(Formerly the Planning Manager with the City of Walnut Creek)
(925) 671-5284
Ebindernagel@pleasanthillca.org
Projects: *Shadelands Gateway Specific Plan*

MATT WATSON

Assistant Fire Chief
Madera Fire Dept
City of Madera
Matt.Watson@fire.ca.gov
Project: City of Madera Fire Station #58

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (the "Agreement"), is made and entered into this 13th day of September, 2022 (the "Effective Date"), by and between the City of Dinuba, a California municipal corporation (the "City") and RRM Design Group, Inc., a California corporation (the "Consultant" or "TKE"). The City and the Consultant are collectively referred to herein as "Parties" or individually referred to as a "Party."

RECITALS

CITY has determined that it requires the following professional services from a consultant:

A. CONSULTANT represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. CONSULTANT further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of mutual covenants and conditions herein contained, CITY and CONSULTANT agree as follows:

DEFINITIONS

A. "Scope of Services": Such professional services as are set forth on 'Exhibit A' of the Request for Qualifications attached hereto and incorporated herein by this reference.

B. "Commencement Date": September 13, 2022

C. "Expiration Date": Upon Completion of the Scope of Work

CONSULTANT RESPONSIBILITIES

For the remuneration stipulated herein, City hereby engages Consultant to provide the professional services described within the "Scope of Services", attached hereto as Exhibit "A", and made a part hereof by this reference.

COMPENSATION

During the Term, as defined herein, City shall pay Consultant the fee and expenses described within the "Scope of Services", attached hereto as Exhibit "A". Said compensation shall be considered full and complete reimbursement for all of Consultant's costs associated with the services provided hereunder. Consultant shall be paid in accordance with the City's standard accounts payable system.

NAMED PERSONNEL

Consultant commits the personnel listed within the Scope of Services, attached hereto as Exhibit "A" for the duration of the Term.

TERM

The term of this Agreement shall commence as of the Effective Date and shall continue to be in effect unless terminated by either Party for a period not to exceed the project timeline as outlined in the "Scope of Work", unless extended by the Parties as described herein (the "Term"). This Agreement may be terminated at any time by thirty (30) days' written notice by either Party. This Agreement shall remain in force and effect unless mutually amended. The Term may be extended with the written consent of both Parties.

RELEASE OF NEWS INFORMATION

No news release, including photographs, public announcements or confirmation of same, or any part of the subject matter of this Agreement or any phase of any program hereunder shall be made without prior written approval of City's Agreement Administrator

CONFIDENTIALITY OF REPORTS

Consultant shall keep confidential all reports, information and data received, prepared or assembled pursuant to performance hereunder and that City designates as confidential. Such information shall not be made available to any person, firm, corporation or entity without the prior written consent of City.

CITY SUPPORT

City shall provide Consultant with any plans, publications, reports, statistics, records or other data or information pertinent to the services to be provided hereunder which are reasonably available to City.

INDEPENDENT CONTRACTOR

Consultant shall perform the services as contained herein as an independent contractor and shall not be considered an employee of City or under City supervision or control. This Agreement is by and between Consultant and City, and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or association, between City and Consultant.

CONFLICT OF INTEREST

Consultant represents, warrants and agrees that *it* does not presently have, nor will it acquire during the Term of this Agreement, any interest direct or indirect, by contract, employment or otherwise, or as a partner, joint venturer or shareholder (other than as a shareholder holding a one percent [1%] or less interest in publicly traded companies) or affiliate with any business or business entity that has entered into any contract, subcontract or arrangement with City. Upon execution of this Agreement and during its Term, as appropriate, Consultant shall upon written request, disclose in writing to City any other contractual or employment arrangement from which it receives compensation. Consultant agrees not to accept any employment during the Term of this Agreement by any other person, business or corporation which employment will or may likely develop a conflict of interest between City's interests and the interests of third parties.

I0. SUCCESSOR AND ASSIGNMENT

The services as contained herein are to be rendered by Consultant whose name is as appears first above written and said Consultant shall not assign nor transfer any interest in this Agreement without the prior written consent of City

INDEMNIFICATION

Consultant agrees to indemnify, defend (upon request by City) and save harmless City, its elected and appointed officials, officers, agents and employees from and against any liability, expense, including defense costs and legal fees, and claims for damages of any nature whatsoever, including, but not limited to, bodily injury, death, personal injury or property damage arising from or connected with Consultant's operations, or its services, acts and/or omissions hereunder, including any workers' compensation suit, liability or expense, arising from or connected with the services performed by or on behalf of Consultant by any person pursuant to this Agreement.

INSURANCE

Without limiting Consultant's indemnification of City, Consultant shall procure and maintain at all times during the Term of this Agreement, a program of insurance against claims for injuries to persons or damages to property which may arise from or in connection with performance of the work hereunder by Consultant, its officers, representatives, agents or employees. Consultant acknowledges that Section 3700 of the California Labor Code requires all employers to be insured against liability for workers' compensation or undertake self-insurance in accordance with the provisions of that Code Section. Consultant assures City that it will comply with the provisions of Section 3700 of the California Labor Code prior to commencing any work hereunder. Further, prior to commencement of work pursuant to this Agreement, Consultant, including any subcontractor (if any), shall obtain all insurance required hereunder from a company or companies acceptable to City's Risk Manager, who shall be the City Manager or designee.

Minimum Limits on Insurance

Consultant shall maintain limits of no less than:

General Liability: One-million dollars ($1 million) per occurrence and two-million dollars ($2 million) aggregate for bodily injury, personal injury and property damage for products/completed operations and any other activities undertaken by Consultant pursuant to this Agreement. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to Consultant's services rendered pursuant to this Agreement or the general aggregate limit shall be twice the required occurrence limit.

Automobile Liability: One-Million dollars ($1 million) per occurrence, combined single limit for bodily injury, death and property damage insuring against liability arising out of the use of any vehicle, including, owned, leased, hired or borrowed and non-owned and employee non-ownership vehicles.

Workers' Compensation and Employer's Liability insurance that meets the statutory requirements of

the State of California.Professional Liability: One-million dollars ($1 million) per claims made and two-million dollars ($2 million) aggregate insuring against any liability arising out of professional errors and/or omissions ("malpractice").

Modifications to the above noted minimum insurance limits may only occur upon concurrence of both Parties to this Agreement, confirmed in writing by Consultant and City's Risk Manager.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless the City's Risk Manager approves, in writing, insurers with a lower A.M. Best rating.

Verification of Coverage

Consultant shall furnish the City's Risk Manager with certificates and amendatory endorsements effecting coverage required by this Agreement.

Failure to Provide or Maintain Insurance

Failure on the part of Consultant to procure or maintain required insurance shall constitute a material breach of this Agreement upon which City may immediately terminate this Agreement.

NON-DISCRIMINATION

In the performance of this Agreement and in the hiring and recruitment of employees, Consultant shall not engage in, nor permit its officers, employees or agents to engage in, discrimination in employment of persons because of their race, religion, color, national origin, ancestry, age, mental or physical disability, medical condition, marital status, sexual gender or sexual orientation, or any other status protected by law, except as permitted pursuant to Section 12940 of the California Government Code.

COMPLIANCE WITH LAWS

The Parties agree to be bound by applicable federal, state and local laws, regulations and directives as they pertain to the performance of this Agreement.

SEVERABILITY

In the event that any provision herein contained is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect, impair or invalidate any other provision contained herein. If any such provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

INTERPRETATION

No provision of this Agreement is to be interpreted for or against either Party because that Party or that Party's legal representative drafted such provision, but this Agreement is to be construed as if it were drafted by both Parties hereto.

DISPUTES - ATTORNEY'S FEES -APPLICABLE LAW -- VENUE

If either Party to this Agreement is required to initiate or defend litigation in any way connected with this Agreement, the prevailing Party in such litigation, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees, including fees incurred by a Party for use of in-house counsel. The laws of the State of California shall govern this Agreement. In the event that either Party brings any action against the other under this Agreement, the Parties agree that venue for such litigation shall be the Superior Court of the State of California located in the County in which the City is located.

WAIVER

No breach of any provision hereof can be waived unless in writing. Waiver of any one breach of any provision shall not be deemed to be a waiver of any other breach of the same or any other provision hereof.

NOTICE

Notices herein shall be presented in person or by certified or registered U.S. mail, as follows:

City of Dinuba
Dinuba City Hall
405 East El Monte Way
Dinuba, CA 93618
p: (559) 591-5900
Attn: Luis Patlan, City Manager

To Consultant: RRM Design Group, Inc.
SAN LUIS OBISPO – HQ
3765 South Higuera St., Ste. 102
San Luis Obispo, CA 93401
p: (805) 543-1794
Attn: Debbie Rudd, Principal

Nothing in this paragraph shall be construed to prevent the giving of notice by personal service. Either Party may at any time change the address at which they are to receive notices by providing notice to the other Party.

AGREEMENT ADMINISTRATOR

This Agreement shall be administered by the City Manager, or designees, in accordance with the provisions of this Agreement (the "City's Agreement Administrator"). The City's Agreement Administrator shall have the authority to issue interpretations or waive provisions to this Agreement

on behalf of the City.

ENTIRE AGREEMENT

This Agreement supersedes any and all other agreements, either oral or in writing, between the Parties hereto with respect to the retention of Consultant by City and contains all the covenants and agreements between the Parties with respect to such retention.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Commencement Date.

CITY:
City of Dinuba

_____
Luis Patlan, City Manager

CONSULTANT:
RRM Design Group, Inc.

_____
Debbie Rudd, Principal