



Tuesday, October 28, 2025 / 6:00 PM / City Hall / 405 East El Monte Way, Dinuba

District 1	District 2	District 3	District 4	District 5
Rachel Nerio- Guerrero Mayor	Maribel Reynosa Council Member	Benjamin Prado Vice Mayor	Kuldip Thusu Council Member	Linda Launer Council Member

All attendees are advised that electronic devices should be placed on silent upon entering the Council Chambers.

The City Council will take action on all items listed on the agenda.

1. CLOSED SESSION - 6:00 P.M.

1.1. Conference with Real Property Negotiators - Government Code section 54956.8
Property: APNs 030-250-18 through 030-250-12. (JW)

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

2. OPENING CEREMONIES - 6:30 P.M.

2.1. Welcome and Call to Order

2.2. Invocation

2.3. Pledge of Allegiance

3. PRESENTATIONS

3.1. Recognition of Dinuba Youth Soccer League - Girls Team (MA)

4. NEW EMPLOYEES/PROMOTIONS

4.1. New Employee Introduction for Kianna Santana-Sanchez (SH)

5. 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).

6. 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.

7. 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.

7.1. SUBJECT

Approval of City Council Meeting Minutes (MA)

RECOMMENDATION

Council to review and approve the City Council Meeting of October 14, 2025.

7.2. SUBJECT

Resolution No. 2025-59 Approving Fiscal Year 2025-26 Salary Schedule (MA)

RECOMMENDATION

Council to adopt Resolution No. 2025-59 Approving the Fiscal Year Salary Schedule for compliance with the Public Employee's Retirement Law.

7.3. SUBJECT

Request for Waiver of All Associated City Fees and Sponsorship for the Dinuba Chamber of Commerce Car Show on Saturday, November 8, 2025 (MA)

RECOMMENDATION

Council to consider waiver of all associated City fees and sponsorship in the amount of \$2,000 for the Dinuba Chamber of Commerce Car Show on Saturday, November 8, 2025.

7.4. SUBJECT

Second Reading and Adoption of Ordinance 2025-04, Amending Title 14 of the Dinuba Municipal Code, Adopting by Reference the 2025 California Building Standards (Title 24 California Code of Regulations) (GA)

RECOMMENDATION

Council conduct the second reading, waive reading in full, and adopt Ordinance 2025-04, amending Title 14 of the Dinuba Municipal Code, adopting by reference the 2025 California Building Standards Code (Title 24, California Code of Regulations), to include the 2025 editions of the California Building, Residential, Electrical, Mechanical, Plumbing, Energy, Wildland-Urban Interface, Historical Building, Fire, Existing Building, Green Building Standards, Referenced Standards, the 2024 International Property Maintenance Code, and any local amendments.

7.5. SUBJECT

Request for sponsorship of the Dinuba Emperors Baseball 2025 Annual Golf Tournament (DJ)

RECOMMENDATION

Council to approve "Emperor" sponsorship of \$1000 for the Dinuba Emperors Baseball 2025 Annual Golf Tournament event on November 2, 2025.

7.6. SUBJECT

Ordinance No. 2025-03 – Second reading and Adoption to amend various portions of the Zoning Ordinance (Title 17) to comply with the Housing Element as well as several cleanup amendments to the code. (KSch)

RECOMMENDATION

Council to conduct the second reading, waive reading in full, and adopt Ordinance 2025-03 pertaining to amendments of various sections of the Zoning Ordinance to implement action plans of the Dinuba Housing Element as well as several "cleanup" amendments to correct errors and omissions related to the comprehensive update of the Dinuba Zoning Ordinance.

7.7. SUBJECT

Proclamation No. 2025-03 Woman's Club 130th Year Celebration (MA)

RECOMMENDATION

Council to adopt Proclamation No. 2025-03 Woman's Club 130th Year Celebration.

7.8. SUBJECT

Authorization to Purchase Bobcat Skid Steer (GA)

RECOMMENDATION

City Council to authorize the purchase of a T770 T4 Bobcat Skid Steer in the amount of \$90,086 to assist with basin and alley maintenance activities.

8. WARRANT REGISTER

8.1. SUBJECT

Warrant Register October 17 & October 24, 2025 (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

9. DEPARTMENT REPORTS

9.1. SUBJECT

Award of Contract - Dinuba Entertainment Plaza Renovation and Beautification Project (JW)

RECOMMENDATION

City Council award the construction contract for the Dinuba Entertainment Plaza Renovation and Beautification Project to SW Construction, Inc., the lowest responsible bidder, in the amount of \$4,358,542.88, and authorize the City Manager simultaneously to execute Change Order No. 1 in a deductive amount of \$1,348,734.61 to incorporate approved value engineering measures that reduce overall project costs while maintaining the project's design intent and functionality, resulting in a revised total contract amount of \$3,009,808.27, contingent upon the negotiation and execution of a deductive Change Order No. 2, based upon additional value engineering measures which results in additional overall project cost reductions of at least \$400,000.

9.2. SUBJECT

Authorization to Purchase Rose Ann Vuich Restroom and Pavilion (JW)

RECOMMENDATION

Council authorize the Parks Director to purchase a Restroom in amount of \$231,119.00 from LB Foster and a 58' Pavilion from Superior Shades in the amount of \$125,799.55.

10. MAYOR/COUNCIL REPORTS

11. CITY MANAGER COMMUNICATIONS

12. CITY STAFF COMMUNICATIONS

13. ADJOURNMENT

This agenda was posted at least 72 hours prior to the regular meeting per GC Section 54954.2(a). A Citizens' Packet regarding this meeting is available at the City Clerk's Office located at City Hall, 405 East El Monte Way, Dinuba CA 93618.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at 559-591-5900. Please provide at least 48 hours notification prior to the meeting to allow staff to make reasonable arrangements. (28 CFR 35.102-35.104 ADA Title II)

559.591.5900 / FAX 559.591.5902 . e-mail address: info@dinuba.ca.gov. www.dinuba.org

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.

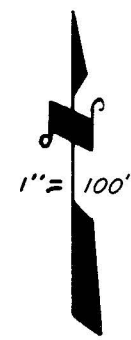
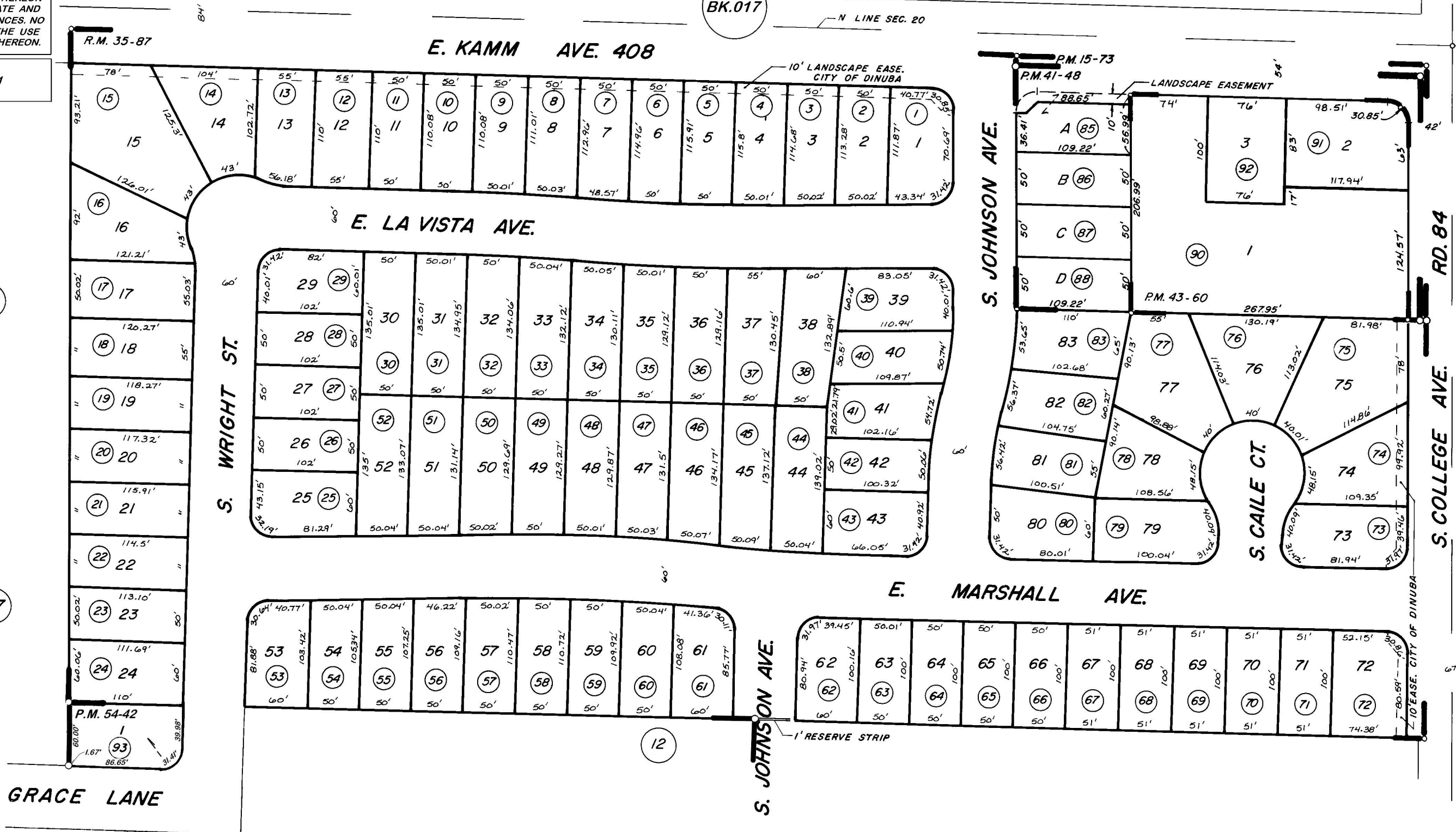
REVISED: 9/9/2021
REASON: 2021-0055281
CAD TECH: NFL

N½ OF NE¼ OF NW¼ SEC. 20, T.16S., R. 24E., M.D.B. & M.

TAX CODE AREA 030-25
001-023 001-037

BK.017

N LINE SEC. 20



PARCEL MAP 4256 P.M. 43-60
MARSHALL ACRES SUB. R.M. 35-87
PARCEL MAP 1472 P.M. 15-73
PARCEL MAP 4044 P.M. 41-48
POR. PARCEL MAP 5334, P.M. 54-42

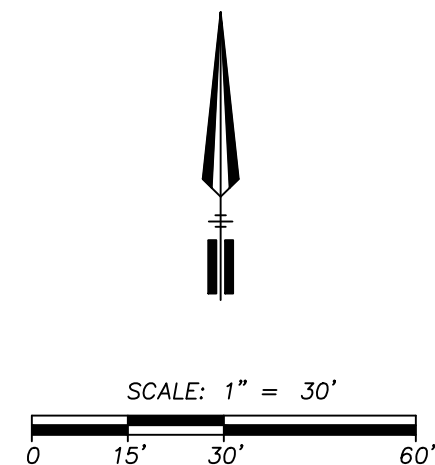
VICINITY OF DINUBA
ASSESSOR'S MAPS BK. 030 PG. 25
COUNTY OF TULARE, CALIF.

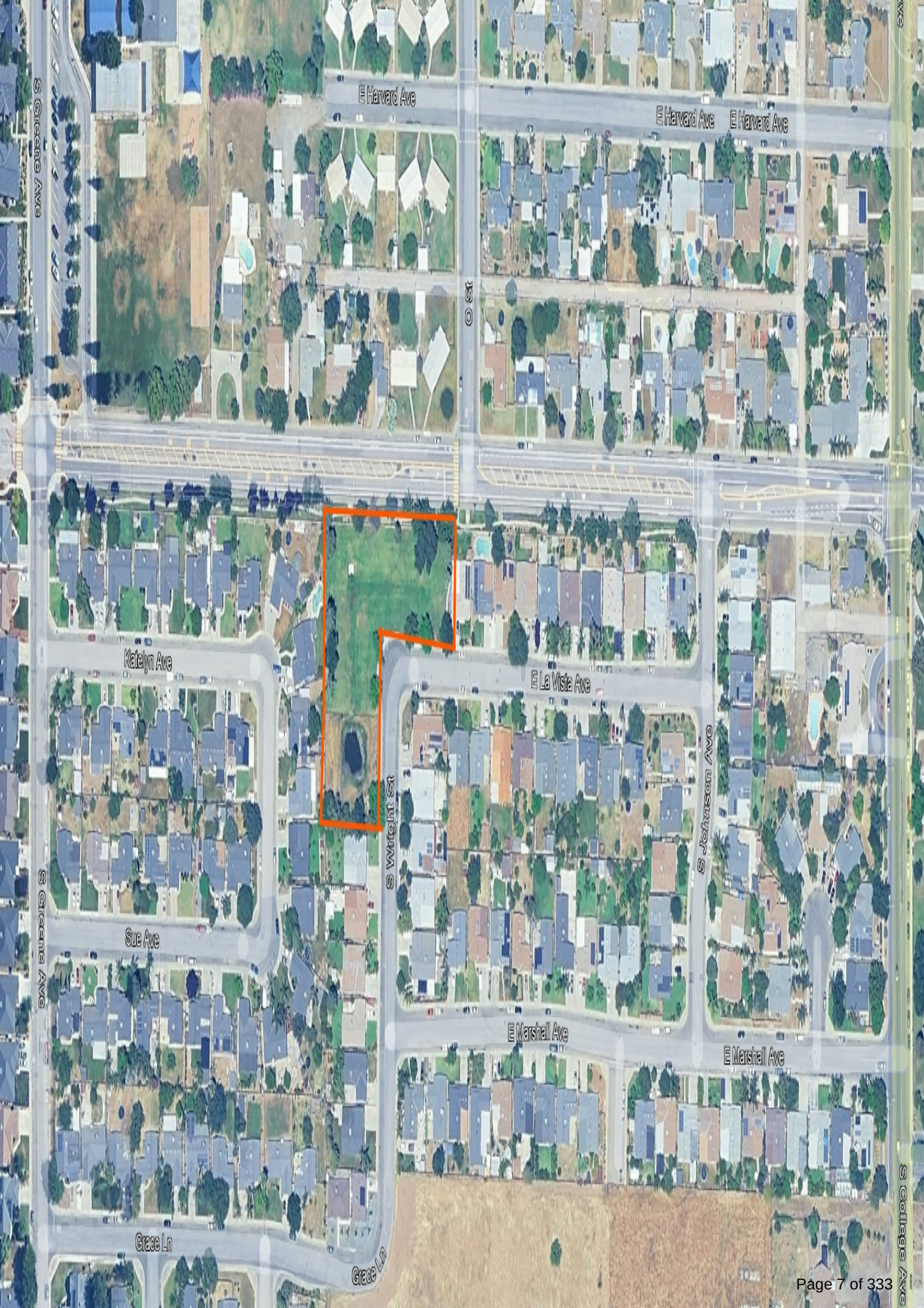
NOTE-ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

1	EXISTING SEWER SERVICE (CONTRACTOR TO VERIFY)
2	EXISTING WATER METER (CONTRACTOR TO VERIFY)
TRC	TRENCH PER CITY STD. W-17
SDI	EXISTING INLET TO BE REMOVED AND REPLACED
WTR	EXISTING WATER SERVICE TO BE REMOVED
SSR	EXISTING SANITARY SEWER SERVICE TO BE REMOVED
PP	EXISTING POWER POLE. SEE GRADING FOR DEMO NOTES
RFM	REMOVE 4" STORM DRAIN FORCE MAIN. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.
	LIMITS OF DEMOLITION. EXISTING APPURTENANCES TO BE REMOVED. (AREA= ±10,822 SF)

*SEE GRADING PLAN FOR DEMO NOTES

1. INSTALL THRUST BLOCKS AT ALL BENDS, TEES & CROSSES PER CITY STD. W-3 & W-8.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES IN THE WORK AREA.
3. ALL PROPOSED 24" STORM DRAIN WILL REPLACE ALL EXISTING 15" PIPING IN PLACE. SEE UTILITY IMPROVEMENTS FOR SAID LOCATIONS.





E Harvard Ave

E Harvard Ave

E Harvard Ave

S Greengate Ave

S Wright St

Kate Lynn Ave

E La Vista Ave

S Johnson Ave

S Wright St

Sue Ave

E Marshall Ave

E Marshall Ave

Grace Ln

Grace Ln

S College Ave



City Council Staff Report

Department: CITY MANAGER'S OFFICE

October 28, 2025

To: Mayor and City Council
From: Maria Alaniz, City Clerk/HR Director
By: Lupe Montejano, Billing Supervisor/Deputy City Clerk
Subject: Approval of City Council Meeting Minutes (MA)

RECOMMENDATION:

Council to review and approve the City Council Meeting of October 14, 2025.

EXECUTIVE SUMMARY:

None.

OUTSTANDING ISSUES:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None required.

ATTACHMENTS:

1. City Council Minutes, October 14, 2025



**October 14, 2025
MINUTES**

COUNCIL MEMBERS PRESENT:

Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Kuldip Thusu, Linda Launer

COUNCIL MEMBERS ABSENT:

STAFF MEMBERS PRESENT:

Alaniz, Avila, Chastain, Hurtado, James, Lew, Montejano, Patlan

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

Mayor Nerio-Guerrero 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 Vice Mayor Prado.

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. NEW EMPLOYEE/PROMOTIONS

3.1. Promotion Recognition for Michael Banks (GC)

Fire Chief Chastain introduced Michael Banks in recognition of his promotion from Firefighter/Paramedic to Engineer/Paramedic. Chief Chastain gave a brief history of Bank's experience and employment history. Banks was joined by his family and friends, and pinned by his wife, Michelle.

The Council gave words of support and encouragement.

Banks thanked the Council, the department, and his family.

3.2. Promotion Recognition for Jesse Garcia (GC)

Fire Chief Chastain introduced Jesse Garcia in recognition of his promotion from Firefighter/Paramedic to Engineer/Paramedic. Chief Chastain gave a brief description of Garcia's experience and work with the department. Garcia was joined by his family and friends and pinned by his wife, Tiffany.

The Council gave words of support and encouragement.

Garcia thanked the Council, the department, and his family.

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.

Dr. Christina Alva approached the podium to address the rezoning of her property to accommodate a horse.

5. 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.

5.1. SUBJECT

Approval of City Council Meeting Minutes (MA)

RECOMMENDATION

Council to review and approve the City Council meeting of September 23, 2025.

5.2. SUBJECT

Resolution No. 2025-55 Approving the Benefit Guidelines for Administrative, Professional and Confidential Employees (MA)

RECOMMENDATION

Council to adopt Resolution No. 2025-55 approving the Benefit Guidelines to the Administrative, Professional and Confidential employees to comply with the CalPERS reporting requirements and to reflect current practice and regulatory federal and state laws.

5.3. SUBJECT

Resolution Number 2025-57, Authorization to Submit Clean Water State Revolving Fund (CWSRF) Program Application (JW)

RECOMMENDATION

Council adopt Resolution No. 2025-57, authorizing the City Manager, or his designee, to sign and file, on behalf of the City of Dinuba, a Financial

Assistance Application with the State Water Resources Control Board under the Clean Water State Revolving Fund (CWSRF) Program for the planning and design of the "Dinuba Downtown Storm Drain Infrastructure Improvements" project.

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

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Kuldip Thusu, Linda Launer

Absent: None

6. WARRANT REGISTER

6.1. SUBJECT

Warrant Register September 26, October 3, & October 10, 2025. (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

A motion was made by Council Member Launer, seconded by Vice Mayor Prado, to approve the Warrant Register as presented.

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Kuldip Thusu, Linda Launer

Absent: None.

7. PUBLIC HEARING

7.1. SUBJECT

Ordinance No. 2025-04, Adoption of the 2025 California Building Standards Code (Title 24, California Code of Regulations) Amending Title 14 of the Dinuba Municipal Code (GA)

RECOMMENDATION

Council conduct a public hearing, receive testimony, and take the following actions by one motion:

1. Introduce and waive the full reading of Ordinance No. 2025-04, amending Title 14 of the Dinuba Municipal Code, adopting by reference the 2025 California Building Standards Code and any local amendments.
2. Schedule second reading and adoption of the Ordinance for October 28, 2025.

Building Official Little introduced Ordinance No. 2025-04, adopting by reference the 2025 California Building Standards Code. Little reported that this ordinance brings the City of Dinuba into compliance with state law.

Mayor Nerio-Guerrero opened the Public Hearing.

No comments were made.

Mayor Nerio-Guerrero closed the Public Hearing.

A motion was made by Council Member Launer, seconded by Council Member Thusu, to take the following actions by one motion: introduce and waive the full reading of Ordinance No. 2025-04, amending Title 14 of the Dinuba Municipal Code, adopting by reference the 2025 California Building Standards Code, and any local amendments and schedule second reading and adoption of the Ordinance for October 28, 2025.

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Kuldip Thusu, Linda Launer

Absent: None.

7.2. SUBJECT

Public hearing for adoption of amendments to the Dinuba Housing Element. (KSch)

RECOMMENDATION

Council to adopt Resolution No. 2025-56 approving amendments to the draft Dinuba Housing Element.

City Planner Schoettler reported a series of amendments required after the Housing Element was reviewed by the State of California, Department of Housing and Community Development. Updates are included in the housing plan and chapter plan updates. Schoettler shared that the Planning Commission passed the revisions in a previous meeting.

Mayor Nerio-Guerrero opened the public hearing.

No comments were made.

Mayor Nerio-Guerrero closed the public hearing.

A motion was made by Council Member Thusu, seconded by Vice Mayor Prado, to adopt Resolution No. 2025-56 approving amendments to the draft Dinuba Housing Element.

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Kuldip Thusu, Linda Launer

Absent: None

7.3. SUBJECT

Public hearing to amend the Dinuba Zoning Ordinance to incorporate action plans of the Dinuba Housing Element (KSch)

RECOMMENDATION

City Council conduct a public hearing and vote to introduce Ordinance 2025-03, implementing action plans of the Dinuba Housing Element, and also implementing "cleanup" amendments to the Zoning Ordinance.

City Planner Schoettler introduced Ordinance 2025-03, which implements the action plans of the Dinuba Housing Element and amends the Zoning Ordinance. Schoettler shared that amendments included the parking chapter and the definitions chapter to resemble state law. Schoettler shared that the Planning Commission voted to approve at the last meeting.

Mayor Nero-Guerrero opened the Public Hearing.

No comment were made.

Mayor Nerio-Guerrero closed the Public Hearing.

A motion was made by Vice Mayor Prado, seconded by Council Member Reynosa, to introduce Ordinance 2025-03, implementing action plans of the Dinuba Housing Element, and implement "cleanup" amendments to the Zoning Ordinance.

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Kuldip Thusu, Linda Launer

Absent: None

7.4. SUBJECT

Public Hearing Accepting South of El Monte Revitalization Study Report and Closing-Out; Project No. 21-CDBG-PL-30006(JW)

RECOMMENDATION

Staff recommends the City Council take the following actions:

1. Open the public hearing to receive comments regarding the South El Monte Neighborhood Revitalization Plan.
2. Close the public hearing after receiving public input.
3. Accept the South El Monte Neighborhood Revitalization Study Report and authorize the formal close-out of Project No. 21-CDBG-PL-30006.
4. Approve Resolution No. 2025-58

City Engineer Watts presented the South El Monte Revitalization Study Report and Closing, Project No. 21-CDBG-PL-30006. Addressing strategies for infrastructure, housing, public safety, and community amenities.

Mayor Nerio-Guerrero opened the Public Hearing

No comments were made.

Mayor Nerio-Guerrero closed the Public Hearing.

A motion was made by Council Member Launer, seconded by Council Member Thusu, to accept the South El Monte Neighborhood Revitalization Study Report, authorize the formal close-out of Project No. 21-CDBG-PL-30006, and approve Resolution No. 2025-58.

Ayes: Rachel Nerio-Guerrero, Maribel Reynosa, Benjamin Prado, Kuldip Thusu, Linda Launer

Absent: None

8. MAYOR/COUNCIL REPORTS

The Council shared community events and meetings they attended.

9. CITY MANAGER COMMUNICATIONS

City Manager Patlan shared that the Alta Historical Society, Dia de Los Muertos event is scheduled for October 25th. Patlan gave an update on the Entertainment Plaza project

and shared that he will be out of the office from October 24–29, 2025.

10. CITY STAFF COMMUNICATIONS

Assistant City Manager James shared that the County of Tulare will host a hazardous waste cleanup event on November 22, 2025, at the county fire station.

City Attorney Lew reported he attended the League Conference.

Fire Chief Chastain gave an update on the firehouse remodel and shared that classrooms have been moved to the training facility.

Parks and Community Service Director Hurtado shared that Dog Days was a success, and about the Fall Festival on October 31st.

City Engineer Watts gave an update on the Englehart/Sierra intersection and ongoing developments.

Public Works Director Avila shared that crews were out addressing storm-related issues, and no major flooding was reported. Avila gave a recruitment update for his department.

11. ADJOURNMENT

The meeting was adjourned at 7:41 p.m.

[MIN_SIGNATURES]



City Council Staff Report

Department: CITY MANAGER'S OFFICE

October 28, 2025

To: Mayor and City Council
From: Maria Alaniz, City Clerk/HR Director
By:
Subject: Resolution No. 2025-59 Approving Fiscal Year 2025-26 Salary Schedule (MA)

RECOMMENDATION:

Council to adopt Resolution No. 2025-59 Approving the Fiscal Year Salary Schedule for compliance with the Public Employee's Retirement Law.

EXECUTIVE SUMMARY:

The Public Employees' Retirement Law (PERL) requires that the City Council approve and adopt the salary schedule for all employees on an annual basis.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The City Council is required to annually adopt the salary schedule for all employees in order for the California Public Employees' Retirement System (CalPERS) to approve the pay rate reportable compensation. The salary schedule is enclosed as Attachment 'A'.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None required.

ATTACHMENTS:

1. A. Resolution No. 2025-59

RESOLUTION NO. 2025 - 59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA, CALIFORNIA, APPROVING FISCAL YEAR 2025-26 SALARY SCHEDULE

WHEREAS, Public Employees' Retirement Law (PERL) Government Code Section 20636 requires all California Public Employees' Retirement System (CalPERS) employers list their pay rates pursuant to publicly available salary schedules;

WHEREAS, California Code of Regulations (CCR) Section 570.5 outlines the required elements necessary to meet the definition for a publicly available pay schedule as follows:

- 1) Has been duly approved and adopted by the employer's governing body in accordance with requirements of applicable public meeting laws;
- 2) Identifies the position title for every employee position;
- 3) Shows the pay rate for each identified position, which may be stated as a single amount or as multiple amounts within a range;
- 4) Indicates the time base, including, but not limited to, whether the time base is hourly, daily, bi-weekly, monthly, bi-monthly, or annually;
- 5) Is posted at the office of the employer or immediately accessible and available for public review from the employer during normal business hours or posted on the employer's internet website;
- 6) Indicates an effective date and date of any revisions;
- 7) Is retained by the employer and available for public inspection for not less than five years; and
- 8) Does not reference another document in lieu of disclosing the pay rate.

NOW, THEREFORE, be it resolved by the City Council of the City of Dinuba, State of California, does hereby adopt Resolution No. 2025-59 approving Fiscal Year 2025-26 Salary Schedule, as follows:

A. Attachment "A" FY 2025-26 Position and Salary Ranges

THE FOREGOING RESOLUTION is approved and adopted by the City Council of the
City of Dinuba this 28th day of October, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rachel Nerio-Guerrero, Mayor

ATTEST:

Maria Alaniz, City Clerk

Attachment 'A'

City of Dinuba

FY 2025/2026 Positions & Salary Ranges

*Effective 7/1/25 - 6/30/26

Title	Salary Range	Monthly Range Steps					Group
		A	B	C	D	E	
Accountant I	130	5,611	5,890	6,185	6,495	6,819	Professional
Accountant II	140	6,197	6,503	6,833	7,173	7,533	Professional
Accounting Technician I	97	3,753	3,943	4,139	4,347	4,562	Classified
Accounting Technician II	102	3,945	4,143	4,351	4,566	4,794	Classified
Administrative Assistant I	110	4,273	4,482	4,709	4,943	5,193	Classified
Administrative Assistant II	115	4,488	4,716	4,950	5,200	5,460	Classified
Administrative Services Director	196	10,818	11,360	11,929	12,523	13,151	Administrative
Administrative Technician	100	3,864	4,061	4,266	4,477	4,699	Classified
Animal Control Officer	102	3,945	4,143	4,352	4,566	4,794	Classified
Assistant City Manager	195	10,398	10,918	11,527	12,041	13,021	Administrative
Associate Engineer	160	7,566	7,942	8,337	8,753	9,192	Professional
Billing Clerk	90	3,501	3,676	3,857	4,051	4,257	Classified
Billing Clerk II	95	3,682	3,862	4,056	4,262	4,472	Classified
Billing Supervisor/Deputy City Clerk	150	6,845	7,190	7,545	7,921	8,322	Professional
Building Inspector	115	4,488	4,716	4,950	5,200	5,460	Classified
Building Official	164	7,871	8,263	8,677	9,110	9,566	Professional
Building Official/Senior Building Inspector	156	7,268	7,628	8,011	8,412	8,833	Professional
Business Manager	160	7,566	7,942	8,337	8,753	9,192	Professional
Cashier/Customer Service Rep.	83	3,267	3,429	3,602	3,782	3,969	Classified
City Clerk/Human Resources Director	182	9,670	10,135	10,625	11,140	11,679	Administrative
City Engineer	223	14,154	14,860	15,605	16,385	17,200	Administrative
City Manager	228	15,895	16,640	17,422	18,242	19,091	Administrative
Clerical Assistant I	70	3,004	3,155	3,311	3,477	3,650	Classified
Code Enforcement Officer I	105	4,066	4,269	4,481	4,711	4,940	Classified
Code Enforcement Officer II	115	4,488	4,716	4,950	5,200	5,460	Classified
Code Enforcement Technician	95	3,682	3,862	4,056	4,262	4,472	Classified
Community & Youth Services Supervisor	115	4,488	4,716	4,950	5,200	5,460	Classified
Community Service Officer	86	3,364	3,531	3,708	3,895	4,091	Classified
Deputy City Clerk	120	5,082	5,332	5,581	5,878	6,174	Professional
Dispatcher	102	4,125	4,333	4,550	4,775	5,016	Police
Engineer/Paramedic	159	7,009	7,360	7,726	8,114	8,519	Fire
Events Coordinator	107	4,146	4,385	4,574	4,800	5,044	Classified
Evidence Technician	85	3,331	3,498	3,671	3,855	4,047	Classified
Finance/Budget Services Manager	175	8,781	9,216	9,679	10,163	10,672	Professional
Fire Battalion Chief	185	9,700	10,178	10,691	11,227	11,787	Professional
Fire Captain	172	7,978	8,376	8,795	9,234	9,696	Fire
Fire Chief	196	10,818	11,360	11,929	12,523	13,151	Administrative
Fire Inspector	115	4,488	4,716	4,950	5,200	5,460	Classified
Fire Inspector II	225	4,987	5,209	5,469	5,739	6,030	Classified
Firefighter I/EMT-B	138	5,688	5,971	6,270	6,585	6,914	Fire
Firefighter I/Paramedic	153	6,602	6,933	7,280	7,644	8,025	Fire
Fiscal Analyst I	130	5,611	5,890	6,185	6,495	6,819	Professional
Fiscal Analyst II	140	6,197	6,503	6,833	7,173	7,533	Professional
Grounds Maintenance Worker I	88	3,432	3,604	3,786	3,973	4,170	Classified
Grounds Maintenance Worker II	100	3,864	4,061	4,266	4,486	4,699	Classified
Grounds Maintenance Worker III	113	4,404	4,623	4,853	5,096	5,349	Classified
Human Resources Analyst I	130	5,611	5,890	6,185	6,495	6,819	Professional
Human Resources Manager	174	8,693	9,126	9,582	10,079	10,566	Professional
Human Resources/Payroll Technician	104	4,025	4,226	4,437	4,661	4,893	Confidential
Human Resources Technician I	104	4,025	4,226	4,437	4,661	4,893	Confidential
Human Resources Technician II	114	4,446	4,664	4,902	5,145	5,403	Confidential
Information Technology/Records Manager	160	7,566	7,942	8,337	8,753	9,192	Professional
Lieutenant	185	9,700	10,180	10,691	11,227	11,787	Professional
Maintenance Worker I	98	3,791	3,981	4,177	4,391	4,609	Classified
Management Analyst	150	6,845	7,190	7,545	7,921	8,322	Professional
Mechanic I	110	4,273	4,482	4,709	4,943	5,193	Classified
Mechanic II	120	4,723	4,954	5,203	5,463	5,736	Classified
Mechanic Helper	100	3,864	4,061	4,266	4,477	4,699	Classified
Meter Reader	88	3,432	3,604	3,786	3,973	4,170	Classified
Paramedic Trainee	70	3,004	3,155	3,311	3,477	3,650	Classified
Parks & Community Services Director	190	10,194	10,700	11,235	11,797	12,390	Administrative
Parks Manager	150	6,845	7,190	7,545	7,921	8,322	Professional
Parks Supervisor	125	4,987	5,209	5,469	5,739	6,030	Classified
Payroll Technician II	102	3,945	4,143	4,352	4,566	4,794	Confidential
Permit Technician	100	3,864	4,061	4,266	4,477	4,699	Classified
Planner I	125	5,337	5,604	5,886	6,179	6,488	Professional
Planner II	135	5,897	6,191	6,500	6,828	7,167	Professional
Planning Technician	100	3,864	4,061	4,266	4,477	4,699	Classified
Police Chief	197	11,168	11,710	12,279	12,873	13,501	Administrative

Police Officer	148	6,493	6,814	7,159	7,512	7,888	Police
Public Improvements Officer	126	4,987	5,209	5,469	5,739	6,030	Classified
Public Works Director	190	10,194	10,700	11,235	11,797	12,390	Administrative
Public Works Superintendent	160	7,566	7,942	8,337	8,753	9,192	Professional
Public Works Supervisor	145	6,514	6,840	7,179	7,538	7,916	Professional
Records Technician	100	3,864	4,061	4,266	4,477	4,699	Classified
Recreation Coordinator	107	4,146	4,356	4,574	4,800	5,044	Classified
Recreation Supervisor	125	4,987	5,209	5,469	5,739	6,030	Professional
Senior Accountant	150	6,845	7,190	7,545	7,921	8,322	Professional
Senior Accounting Technician	107	4,146	4,356	4,574	4,800	5,044	Classified
Senior Administrative Assistant	125	4,987	5,209	5,469	5,739	6,030	Classified
Senior Center Coordinator	107	4,146	4,356	4,574	4,800	5,044	Classified
Senior Center Supervisor	115	4,488	4,716	4,950	5,217	5,460	Classified
Senior Code Enforcement Officer	125	4,987	5,209	5,469	5,739	6,030	Classified
Senior Fiscal Analyst	150	6,845	7,190	7,545	7,921	8,322	Professional
Senior Mechanic	130	5,212	5,472	5,748	6,035	6,335	Classified
Senior Planner	150	6,845	7,190	7,545	7,921	8,322	Professional
Senior Wastewater Treatment Plant Operator	108	4,188	4,399	4,619	4,848	5,091	Classified
Sergeant	168	7,920	8,313	8,727	9,168	9,623	Police
Single Role EMT	88	3,432	3,604	3,786	3,973	4,170	Fire
Single Role Paramedic	105	4,066	4,269	4,481	4,711	4,940	Fire
Sports Coordinator	107	4,146	4,356	4,574	4,800	5,044	Classified
Sportsplex Coordinator	107	4,146	4,356	4,574	4,800	5,044	Classified
Streets Supervisor	125	4,987	5,209	5,469	5,739	6,030	Classified
Utilities Supervisor	125	4,987	5,209	5,469	5,739	6,030	Classified
Utility Worker I	88	3,432	3,604	3,786	3,973	4,170	Classified
Utility Worker II	103	3,983	4,181	4,396	4,612	4,841	Classified
Utility Worker III	113	4,404	4,623	4,853	5,096	5,349	Classified
Wastewater Treatment Plant Operator I	98	3,791	3,981	4,177	4,391	4,609	Classified
Wastewater Treatment Plant Operator II	103	3,983	4,181	4,396	4,612	4,841	Classified
Wastewater Treatment Plant Operator Trainee	88	3,432	3,604	3,786	3,973	4,170	Classified
Wastewater Treatment Plant Superintendent	159	7,485	7,861	8,254	8,668	9,102	Professional
Wastewater Treatment Plant Supervisor	150	6,845	7,190	7,545	7,921	8,322	Professional
Water Quality Technician	105	4,066	4,269	4,481	4,711	4,940	Classified
Water System Specialist III	113	4,404	4,623	4,853	5,096	5,349	Classified
Water System Supervisor	125	4,987	5,209	5,469	5,739	6,030	Classified
Youth Services Coordinator	107	4,146	4,356	4,574	4,800	5,044	Classified

*Revised 7/1/25

City of Dinuba

FY 2025/2026 Regular Part-time Positions & Salary Ranges

***Effective 7/1/25 - 6/30/26**

Title	Salary Range	Hourly Range Steps				
		A	B	C	D	E
Accounting Technician I	97	21.65	22.75	23.88	25.08	26.32
Animal Control Officer	102	22.76	23.90	25.11	26.34	27.66
Assistant Recreation Leader (ELOP)	External survey	18.43	19.36	20.33	21.36	22.45
Billing Clerk	90	20.20	21.21	22.25	23.37	24.56
Clerical Assistant I	70	17.33	18.20	19.10	20.06	21.06
Code Enforcement Officer I	105	23.46	24.63	25.85	27.18	28.50
Custodian I	88	19.80	20.79	21.84	22.92	24.06
Events Coordinator	107	23.92	25.13	26.39	27.69	29.10
Fire Inspector	115	25.89	27.21	28.56	30.10	31.50
Grounds Maintenance Worker I	88	19.80	20.79	21.84	22.92	24.06
Maintenance Worker Assistant	88	19.80	20.79	21.84	22.92	24.06
Maintenance Worker I	98	21.87	22.97	24.10	25.33	26.59
Meter Reader	88	19.80	20.79	21.84	22.92	24.06
Recreation Coordinator	107	23.92	25.13	26.39	27.69	29.10
Recreation Leader (ELOP)	External survey	20.00	21.77	22.74	23.79	24.86
Utility Worker I	88	19.80	20.79	21.84	22.92	24.06
Water Conservation Technician	88	19.80	20.79	21.84	22.92	24.06
Youth Services Coordinator	107	23.92	25.13	26.39	27.69	29.10

*Revised 7/1/25

City of Dinuba

FY 2025/2026 Temporary Positions & Salary Ranges

*Effective 7/1/25- 6/30/26

Title	Salary Range	Hourly Range Steps					F
		A	B	C	D	E	
Animal Control Officer		21.69	22.77	23.91	25.09	26.35	
Clerical Assistant I		16.50	17.00	17.50	18.00	18.50	
Code Enforcement Officer I		21.33	23.70	24.90	26.14	27.46	
Events Coordinator		19.13	21.26	22.83	23.45	24.61	
Facility Assistant		16.50	17.00	17.50	18.00	18.50	
Fire Inspector		24.66	25.91	27.20	28.51	30.00	
Grounds Maintenance Worker I		16.50	17.00	17.50	18.00	18.50	
Lifeguard/Swim Instructor		16.50	17.00	17.50	18.00	18.50	
Maintenance Worker Asst.		16.50	17.00	17.50	18.00	18.50	
Paid Call Firefighter		16.50	17.00	17.50	18.00	18.50	
Pool Supervisor		17.50	18.00	18.50	19.00	19.50	
Sports Site Supervisor		18.00	18.50	19.00	19.50	20.00	
Sports Official		16.50	17.00	17.50	18.00	18.50	
Sportsplex Assistant		16.50	17.00	17.50	18.00	18.50	
Reserves - Dispatchers		16.72	17.44	18.19	18.98	19.82	
Reserves - Firefighter		16.50	17.00	17.50	18.00	18.50	
Reserves - Police Officers		16.50	24.38	25.67	27.03	28.46	29.96
Sports Official/Scorekeeper		16.50	17.00	17.50	18.00	18.50	
Utility Worker I		16.50	17.00	17.50	18.00	18.50	
Water Conservation Technician		16.50	17.00	17.50	18.00	18.50	

*Revised 7/1/25



City Council Staff Report

Department: CITY MANAGER'S OFFICE

October 28, 2025

To: Mayor and City Council

From: Maria Alaniz, City Clerk/HR Director

By: Lupe Montejano, Billing Supervisor/Deputy City Clerk

Subject: Request for Waiver of All Associated City Fees and Sponsorship for the Dinuba Chamber of Commerce Car Show on Saturday, November 8, 2025 (MA)

RECOMMENDATION:

Council to consider waiver of all associated City fees and sponsorship in the amount of \$2,000 for the Dinuba Chamber of Commerce Car Show on Saturday, November 8, 2025.

EXECUTIVE SUMMARY:

The Dinuba Car Show is scheduled for November 8, 2025, from 11:00 a.m. - 4:00 p.m. The one-day event celebrates the downtown area with a classic car show, local vendors, food, and live music. The Dinuba Chamber of Commerce has submitted a request for City sponsorship of the event for \$2,000.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The Dinuba Chamber of Commerce has requested that the City sponsor the 2025 Dinuba Car Show with a contribution of \$2,000, a waiver of all related City fees, and authorization for street closures (see Attachment 'A'). The event is set to take place on November 8, 2025, in downtown Dinuba.

The sponsorship will help cover costs for city services, security, and entertainment, ensuring that the event remains free and accessible to all attendees.

The Traffic Safety Committee will oversee the additional items requested by the Chamber of Commerce.

FISCAL IMPACT:

The sponsorship for the Car Show is provided by the Community Grant Fund.

PUBLIC HEARING:

None required.

ATTACHMENTS:

1. A. Dinuba Chamber of Commerce 2025 Car Show Sponsorship

Dinuba Chamber of Commerce
210 North L Street, Dinuba, CA 93618
heathe@dinubachamber.com | (559) 591-2707

City Council Request – Road Closure, Fee Waiver, and Sponsorship Support

Event: Dinuba Car Show 2025
Date: Saturday, November 8, 2025
Time: 11:00 AM – 4:00 PM
Setup & Road Closure: Begins at 8:00 AM
Location: Tulare Street, from Uruapan Street to L Street, with an additional closure extending to M Street.

The Dinuba Chamber of Commerce respectfully requests City Council approval for the following in support of the **Dinuba Car Show 2025**:

1. **Street Closure Authorization** for Tulare Street from **Uruapan to L Street**, with additional closure to **M Street**, beginning at **8:00 AM** and reopening by **5:30 PM**.
2. **Waiver of all associated City fees** related to street closures, public works support, and event permitting.
3. **City Sponsorship in the amount of \$2,000** to assist with event expenses including public safety staffing, barricades, insurance, and live entertainment.

The Dinuba Car Show is a long-standing community tradition that draws families, residents, and visitors to our downtown district, supporting small businesses and strengthening local pride. The event showcases classic cars, custom builds, and motorcycles from across the Valley, alongside local vendors, food, and **live music**. No alcohol will be served or sold at this event.

Car registration begins at **10:00 AM**, with the show open to the public from **11:00 AM to 4:00 PM**. Roll-in will be managed by Chamber volunteers in coordination with the **Dinuba Police Department** and **Public Works** to ensure safe traffic flow and emergency access.

The Chamber has successfully hosted similar events in the past with strong community participation and minimal City expense. The requested sponsorship and fee waiver are consistent with, and in some cases **less than**, prior City support for comparable downtown events.

We appreciate the City's continued partnership in fostering a vibrant, welcoming downtown and respectfully request your consideration of this support.

Submitted by:
Dinuba Chamber of Commerce
210 North L Street
Dinuba, CA 93618
(559) 591-2707
heathe@dinubachamber.com

Thank you for your continued partnership in supporting Dinuba's community and downtown vitality.

DINUBA CAR SHOW

NOV 8TH 2025



**Roll in 10-11am
Event 11-3pm**

Save the Date
Downtown Dinuba
Presented by the Dinuba
Chamber of Commerce
www.DinubaChamber.com





Office Use Only

Date Received: _____

Request Number: _____

TRAFFIC SAFETY IMPROVEMENT REQUEST FORM

This form should be used to file a request for review and consideration of a traffic safety or transportation system related matter in the City of Dinuba. The City of Dinuba Traffic Safety Committee is an interdepartmental group that reviews all City traffic safety or transportation related matters, including but not limited to, repair and/or maintenance to public streets, speeding, sidewalks, street lighting, parking, pedestrian crossings, school zones, street closures, etc. The TSC will review, consider, approve, and/or make recommendations to the City Council when necessary, to respond to requests. Upon completion of this form, please return it to the attention of the City of Dinuba, Public Works Director, 1088 E. Kamm Avenue, Dinuba, CA 93618, for review by the TSC. The following information is required prior to consideration of this request. Please fill in all that applies as completely as possible:

Name Heathe Jones /Dinuba Chamber of Commerce Today's Date 10/1/2025

Address 210 North L Street Daytime Telephone 559-591-2707

Contact Heathe Jones Daytime Telephone _____

Nature of Request: Dinuba Car Show

(Description of request which includes specific location, address, issue or concern, and any other information which might help us in considering the request. Additional pages may be attached if necessary).

NOTE: If this is Public Right of Way Temporary Closure Request, please complete corresponding document accordingly.

The Dinuba Car Show is a community event hosted by the Dinuba Chamber of Commerce

featuring classic cars, custom builds, motorcycles, vendors, and live music in downtown Dinuba.

The event promotes local businesses and family engagement. No alcohol will be served.

The requested road closure will affect Tulare Street beginning at the intersection of Uruapan Street

and continuing east to L Street, with an additional closure extending to M Street to allow for car show

staging and pedestrian access.

Heathe Jones
Signature of Requesting Party

October 7, 2025

Date

PROCESS FOR REQUESTS

It is the intent that all items related to the City's transportation system are addressed by the Traffic Safety Committee for approval and/or recommendation to the City Council. Requests made directly to the City Council shall be referred to the Traffic Safety Committee for review and recommendation.

- All requests should be submitted using the Traffic Safety Improvement Request Form to the Public Works Director.
- In the event of emergency, a special TSC meeting may be scheduled.
- Letter acknowledging receipt of request will be mailed to applicant notifying of date of TSC review.
- Requests, along with all applicable information, are reviewed by the TSC. If necessary, the TSC may direct a TSC member to provide further analysis (engineering, warrants, and history) to report to the group before finalizing the request.
- Projects having a fiscal impact (not part of the operations budget) require review and approval of the Finance Director.
- Approved projects (discretion authorized by City Council) will be reported to the City Council and scheduled for implementation with the Public Works Department and/or City Engineer's Office.
- The TSC will provide a recommendation on all projects requiring City Council approval.
- Final disposition will be reported to the applicant as soon as reasonably possible.

The following are examples of traffic safety and transportation related matters that may be reviewed by the TSC. This is not an all-inclusive list.

- Establishment/removal of all parking zones
 - Time restricted zones
 - Red curb "no parking"
 - Loading zones
 - Angle parking
 - Handicapped parking
 - Residential permit parking
- Traffic Control Issues
 - Review community concerns/complaints on traffic matters, street, and roadway conditions
 - Speeding, speed bumps/humps
 - Installation/removal of signage, beacons, stop signs, yield signs, signals
 - Installation/removal of pavement striping/crosswalks
 - Sight distance issues
 - Speed surveys and traffic warrants
 - Analysis of collision data
 - Traffic calming measures
 - Connectivity of transportation modes (transit, pedestrian, bicyclists)
- School Safety Issues
- Street lighting
- Sidewalk repair and replacement
- ADA Transition Plan
- Alleys
- Street Closures in connection with parades, community events, block parties, etc.
- Requests for placement of banner along Alta Avenue
- Evaluate contingency plan for addressing major natural disasters (i.e. flooding)
- Evaluate, address, and prioritize transportation system needs through the CIP process and/or grant opportunities/Pavement Condition Index reports.

PUBLIC RIGHT-OF-WAY TEMPORARY CLOSURE REQUEST

Purpose of Closure – Check one and fill out appropriate schedule(s) attached:

☐ Neighborhood Block Party ☒ Community Event ☐ Business Promotion ☐ Neighborhood Watch

☐ Other _____

Area / Street to be closed: Tulare (See Narrative) Date: November 8 2025

Limits of closure, from: Urupan to: L Street

Time of closure, from: 9-5pm to: _____

List activities to be conducted in the Public Right-of-Way/on-site. Attach all relevant information. Please provide your own trash cans and dispose of waste properly. **Map(s) are required illustrating area of closure for ALL events.**

Dinuba Car Show

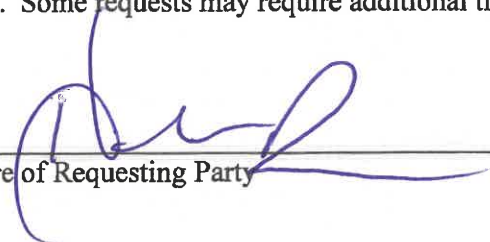
List requested City equipment/special needs: _____

Is vendor (bounce house, pony rides, etc.) required, if so, a City of Dinuba business license name / number (required). City current licensed list of Bounce Houses attached.

Insurance Company Name: Will Provide

Policy No: _____ Phone No: _____

The Traffic Safety Committee meets on the first Thursday of each month. You will be advised when your request is scheduled for review and the results of the findings will be reported to you as soon as reasonably possible. Some requests may require additional time to process due to engineering reviews and special studies.


Signature of Requesting Party

Oct 7. 2025
Date

BLOCK PARTY/BUSINESS PETITION
CLOSE THE BLOCK/AREA AS DESCRIBED BELOW:

(Print name of street(s))

Name of Organizing Party _____ Date: _____

Address: _____ Phone: _____

Person(s) circulating petition: _____

Event Date: _____ Event Time: from _____ to _____

The following person(s) is/are residents/business on the block indicated above and have no objection to the street being blocked from traffic during the hours indicated above. Further, it is agreed that although the street will be closed to through traffic, those residing on the aforesaid street will have vehicular access to their home or business.

	NAME (Print)	SIGNATURE	ADDRESS	PHONE NO
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____

I attest the signatures above represent 60 percent, or more, of the residences or businesses of the street / area to be blocked off per this request.

Signature of Organizing Party

Print Name / Date

5REGISTRATION STATEMENT FOR AMPLIFYING EQUIPMENT
(See Reverse Side for Dinuba Municipal Code Noise Regulations)

Date of Event: November 8th 2025 Time of Usage: 11-4pm

Address of Event: _____

PROPERTY OWNER

Name: City of Dinuba Telephone: _____

Address: _____

EQUIPMENT USER:

Name: Dinuba Chamber of Commerce Telephone: 559-901-8964

Maximum Sound Producing Power of the Amplifying Equipment:

Wattage: _____ Volume (in Decibels): _____ Audible Distance: _____

Sound from amplifying equipment shall NOT exceed 70 decibels when measured at any property line from the hours of 7:00 am to 10:00 pm, nor 50 decibels from 10:00 pm to 7:00 am.

I certify the above information to be true and correct to the best of my knowledge. I agree to observe the provisions of the City of Dinuba Municipal Code Chapter 9.54 "NOISE REGULATIONS."

Property Owner

Equipment User

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____

DINUBA MUNICIPAL CODE NOISE REGULATIONS

For a full description please refer to the Municipal Code online at www.dinuba.org

District	Time	Sound Level Decibels
Residential	10:00 p.m. to 7:00 a.m.	50
Residential	7:00 a.m. to 10:00 p.m.	70
Commercial	10:00 p.m. to 7:00 a.m.	60
Commercial	7:00 a.m. to 10:00 p.m.	70
Industrial	anytime	80
Public parks and	10:00 p.m. to 10:00 a.m.	60
City facilities	10:00 a.m. to 11:00 p.m.	85

9.54.020 Definitions.

B. "Decibel" means a unit of sound level when the base of the logarithm is the tenth root of ten and quantities concerned are proportional to power.

9.54.060 Public address system.

A. Registration Statements - Filing. Every user of sound amplifying equipment shall file a registration statement with the city ten days prior to the date on which the sound amplifying equipment is intended to be used, which statement shall contain the following information:

1. The name, address and telephone number of both the owner and user of the sound amplifying equipment;

2. The maximum sound producing power of the sound amplifying equipment which shall include the wattage to be used, the volume in decibels of sound which will be produced, and the approximate distance for which sound will be audible from the sound amplifying equipment.

3. The dates and times such equipment is intended to be used.

B. Registration Statements - Approval. The city shall return to the applicant within five working days an approval copy of the registration statement or disapproval. In the event the registration statement is disapproved, the city shall endorse upon the statement its reasons for disapproval and return it forthwith to the applicant.

C. Revocation. The city shall revoke any existing or issued permit when it is found that the applicant has not met all the requirements and conditions specified in this chapter or the permit.

D. Appeal. Any person aggrieved by an action of the city regarding a registration statement may appeal such decision to the city council.

E. Regulations. No sound emanating from such sound amplifying equipment shall exceed fifteen decibels above the ambient noise as measured at any property line.

In any event, the volume of sound shall be so controlled that it will not be a public nuisance or unreasonably loud, raucous, jarring, disturbing, or cause annoyance or discomfort to reasonable person of normal sensitivity within the area of audibility. (Ord. 94-14 § 2 (part), 1994)

**LIST OF BOUNCE HOUSE VENDORS
WITH CERTIFICATE OF LIABILITY INSURANCE AND BUSINESS LICENSE
WITH THE CITY OF DINUBA**

Bouncing off the Walls

Helms Enterprises

DBA-Bouncing Off the Walls

& Kings River Party Rental

(559) 281-1464

Policy Exp. 11/13/2021

**Bounce House rentals are required
to provide generators at all City of Dinuba park sites.
Please secure a generator through the bounce
house company contracted for
your party.**

The Vendor would need to meet the city requirements of purchasing a business
license and providing a certificate of liability insurance. These documents
would need to be provided to our office prior to rental date.



Rev. 5/10/2021

OFFICE USE ONLY

Request Number _____ **TSC Meeting Date:** _____

Nature of Request: _____

Staff review / sign-offs / list requirements:

☐ City Manager's Office: _____

☐ City Engineer: _____

☐ Parks & Community Services: _____

☐ Finance Services: _____

☐ Fire Services: _____

☐ Police Services: _____

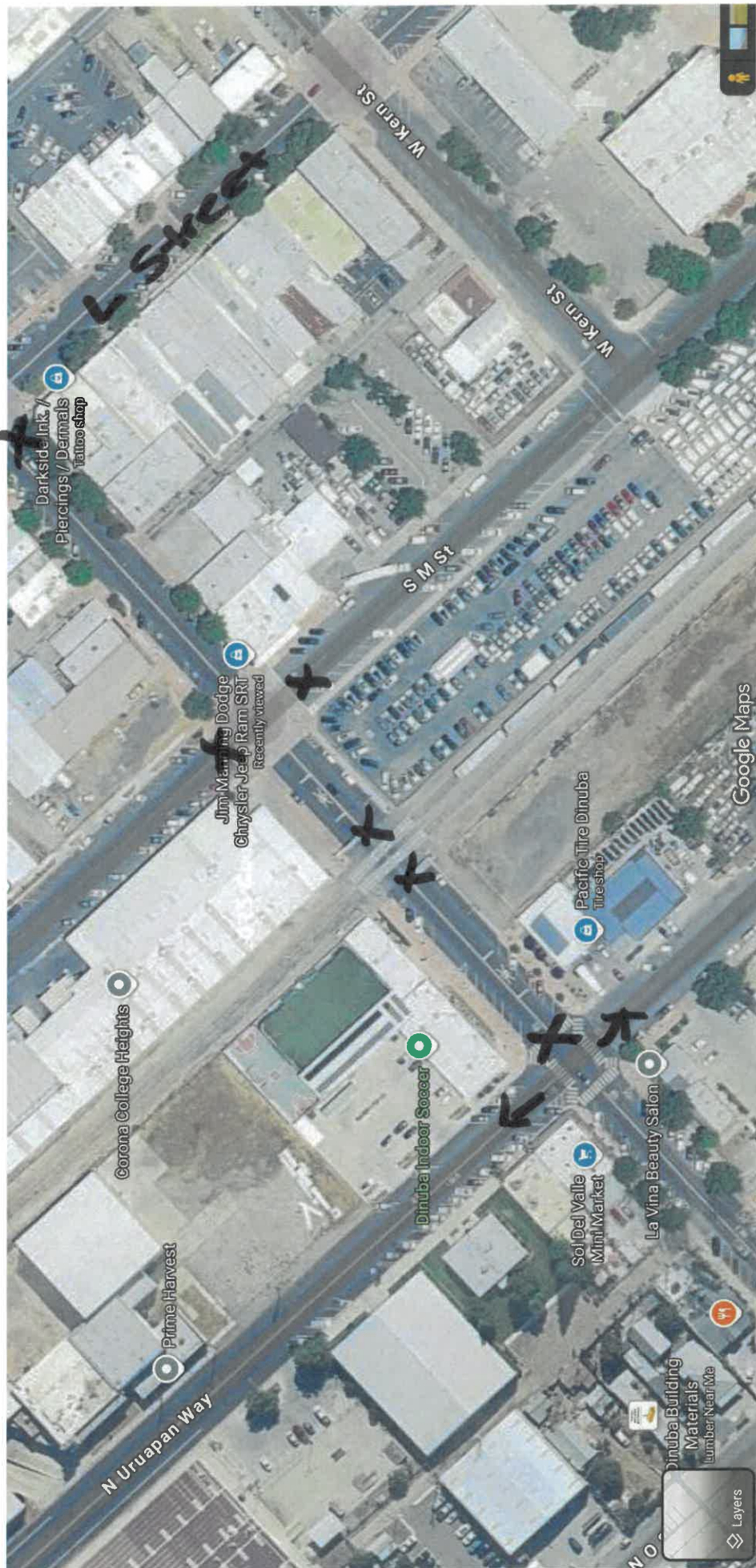
☐ Public Works: _____

☐ City Clerk / Deputy City Clerk: _____

TSC Action:

- ☐ **Denied**
- ☐ **Approved**
- ☐ **Approved with Conditions**

CONDITIONS OF APPROVAL:





City Council Staff Report

Department: PUBLIC WORKS

October 28, 2025

To: Mayor and City Council

From: George Avila, Public Works Director

By: David Little, Building Official

Subject: Second Reading and Adoption of Ordinance 2025-04, Amending Title 14 of the Dinuba Municipal Code, Adopting by Reference the 2025 California Building Standards (Title 24 California Code of Regulations) (GA)

RECOMMENDATION:

Council conduct the second reading, waive reading in full, and adopt Ordinance 2025-04, amending Title 14 of the Dinuba Municipal Code, adopting by reference the 2025 California Building Standards Code (Title 24, California Code of Regulations), to include the 2025 editions of the California Building, Residential, Electrical, Mechanical, Plumbing, Energy, Wildland-Urban Interface, Historical Building, Fire, Existing Building, Green Building Standards, Referenced Standards, the 2024 International Property Maintenance Code, and any local amendments.

EXECUTIVE SUMMARY:

On October 14, 2025, the City Council conducted a first reading of Ordinance Number 2025-04, amending Title 14 of the Dinuba Municipal Code. The City Council voted to approve the first reading of Ordinance 2025-04. The Council is asked to conduct a second reading, waive the reading in full, and adopt the Ordinance, which will take effect 30 days after it is adopted.

OUTSTANDING ISSUES:

None.

DISCUSSION:

State Law (Health & Safety Code § 18942) mandates that all California cities adopt the triennial update to the California Building Standards Code (Title 24, California Code of Regulations). Adopting Title 24 by reference allows a municipality the option to make amendments in relation to non-building and administrative standards that address local conditions. Title 24 consists of Part 1 California Administrative Code, Part 2 California Building Code, Part 2.5 California Residential Code, Part 3 California Electrical Code, Part 4 California Mechanical Code, Part 5 California Plumbing Code, Part 6 California

Energy Code, Part 7 Wildland-Urban Interface Code, Part 8 California Historical Building Code, Part 9 California Fire Code, Part 10 California Existing Building Code, Part 11 California Green Building Standards Code, and Part 12 California Reference Standards Code. In summary, this ordinance brings the City of Dinuba into compliance with state law by adopting the 2025 California Standards Code. On October 14, 2025, the City Council voted to approve the first reading of the ordinance and scheduled the second reading and adoption for October 28, 2025. If adopted, the city clerk will publish a summary in the Dinuba Sentinel within 15 days.

FISCAL IMPACT:

There is no fiscal impact associated with the recommended action.

PUBLIC HEARING:

A public hearing regarding Ordinance 2025-04 was held on October 14, 2025.

ATTACHMENTS:

1. Ordinance Number 2025-04

ORDINANCE NO 2025-04
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DINUBA
AMENDING TITLE 14 OF THE DINUBA MUNICIPAL CODE TO ADOPT BY
REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE
(TITLE 24, CALIFORNIA CODE OF REGULATIONS)

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

SECTION 1. Amendments are made to the following chapters of the Dinuba Municipal Code to adopt by reference the 2025 California Building Standards Code (Title 24, California Code of Regulations), as mandated by state law.

SECTION 2. ADOPTION BY REFERENCE.

The City Council of the City of Dinuba hereby adopts by reference the 2025 California Building Standards Code (Title 24, California Code of Regulations), including all parts, volumes, and appendices, as the Building Standards Code of the City of Dinuba, except as specifically amended or modified by this ordinance. A copy of the 2025 California Building Standards Code shall be maintained on file in the office of the City Clerk and shall be available for public inspection during regular business hours.

Chapter 14.04

CALIFORNIA BUILDING CODE*

Sections:

14.04.010 Adoption.

14.04.020 Amendments to the code.

14.04.030 Adoption of subsequent supplements, revisions and amendments.

14.04.040 Copies on file.

14.04.050 Adoption of the accumulative supplement.

* Statutory Authority. This code is adopted pursuant to California Government Code § 50022.1 et seq. The provisions of the California Building Code and other applicable codes are adopted by reference under the California Health and Safety Code § 17922, which establishes the statewide application of building codes and housing construction regulations.

14.04.010 Adoption.

A. Adoption of the California Building Code.

The 2025 California Building Code, based on the 2024 International Building Code and adopted by the California Building Standards Commission as Part 2, Volumes 1 and 2 of Title 24 of the California Code of Regulations (hereinafter referred to as the 'code'), is hereby adopted by reference

by the City of Dinuba, except as specifically repealed or amended, pursuant to the provisions of California Government Code Sections 50022.1 through 50022.8, inclusive.

B. Scope and Purpose.

The 2025 California Building Standards Code (hereinafter referred to as the 'building code') establishes the building regulations for the City of Dinuba. Together with the adopted appendices and the amendments set forth in this chapter, this code regulates the conditions and maintenance of all property, buildings, and structures within the City. It sets standards for utilities, facilities, and other physical conditions necessary to ensure that structures are safe, sanitary, and suitable for occupancy and use. It also provides for the condemnation and demolition of buildings and structures unfit for human occupancy, as well as for the issuance of permits and the collection of permit fees.

C. Portions of the California Building Code Not Adopted.

Except as expressly adopted herein, the appendices to the 2025 California Building Code are not approved, adopted, or incorporated by reference in this chapter and shall not be considered part of this chapter or of the Building Code of the City of Dinuba. The following appendices are adopted and made part of this chapter:

1. Appendix H, Signs.
2. Appendix I, Patio Covers.
3. Appendix J, Grading.

14.04.020 Amendments to the code.

14.04.020.1 (amending CBC § 105.1).

105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

(1) No permit shall be issued for the improvement of, or the construction, installation or placement of any building or structure on any lot or parcel of land resulting from a subdivision of land contrary to the provisions of Ordinance No. 424 of the city of Dinuba.

(2) No permit shall be issued in connection with any building or structure erected, constructed, altered, enlarged, converted, moved or maintained, or for the use of land in a manner contrary to the provisions of Ordinance No. 376.

14.04.020.2 (amending CBC § 105.2).

105.2 Work exempt from a permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. One-story detached accessory structures and portable structures used as tool or storage sheds, playhouses, or other similar uses, accessory to single-family dwellings if less than one hundred

twenty square feet in gross floor area. Exempt structures must comply with the front, side, and rear setback requirements, lot coverage limits, maximum height restrictions, and minimum clearances from the main residence and other structures. Unpermitted accessory structures shall not include electrical, plumbing, or mechanical systems that would otherwise require a permit. Land or sea cargo containers do not qualify as residential accessory structures.

2. Residential retaining walls not exceeding four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.

3. Residential decks, platforms, on-site paths, and driveways that do not exceed (18") eighteen inches above natural grade, are not part of an accessible route, do not serve as a required landing at a door, and comply with applicable lot coverage, front, side, and rear setback requirements.

4. Residential painting, papering, tiling, carpeting, cabinets and countertops, other than kitchen countertops having electrical receptacle spacing requirements.

14.04.020.3 (amending CBC § 105.3.2).

105.3.2 Expiration of Plan Review.

Applications for which no permit is issued within 180 days from the date of approval shall expire. Plans and supporting documents submitted for review may then be returned to the applicant or destroyed by the building official. Upon written request submitted prior to expiration, the building official may grant a single extension not exceeding 180 days, provided the applicant demonstrates that circumstances beyond their control prevented timely action. If a permit has not been obtained after the initial extension, the building official may grant additional extensions of up to 90 days. Each request must be submitted in writing before the current expiration date and will require payment of a fee established by resolution of the City Council. No further extensions shall be granted if a new code cycle has been adopted or if the scope of the project has been modified.

Exception: When a project has been approved by the City but is pending approval from an outside agency at the time of expiration, written requests for extensions shall not be required.

14.04.020.4 (amending CBC § 105.5).

105.5 Expiration of Permits.

Every permit issued by the building official under the provisions of the technical codes shall expire and become null and void if the project authorized by such permit has not received approval for at least one of the required inspections identified in Section 110.3 of the 2025 California Building Code within 180 days of issuance. The building official may grant a one-time extension of 180 days if the applicant submits a written request prior to the permit expiration and the project has not changed in scope. Additional 180-day extensions may be granted if the request is submitted in writing before the expiration date, the project has not changed in scope, at least one required inspection has been approved, and the applicant pays a fee as established by resolution of the City Council, provided a new code has not been adopted. If a permit expires, work may not commence or recommence until a new permit is obtained, and all applicable fees are paid as if for a new project. This section applies to all existing projects and shall be enforced under the conditions set forth herein.

14.04.020.5 (amending CBC § 109.4).

109.4 Work Commencing Before Permit Issuance.

Any person who begins work on a building, structure, or electrical, gas, mechanical, or plumbing system before obtaining the required permits shall be subject to an investigation fee, in addition to the required permit fee. This fee shall be collected regardless of whether a permit is subsequently issued. The initial investigation fee shall equal the amount of the adopted permit fee. For repeat violations by the same permittee, progressive penalties shall apply. A second violation shall result in an investigation fee equal to three times the permit fee. A third violation shall result in an investigation fee equal to four times the permit fee. A fourth violation shall result in an investigation fee equal to five times the permit fee, with subsequent violations increasing progressively up to a maximum of ten times the permit fee. Payment of an investigation fee does not relieve the applicant of the obligation to comply with all other provisions of this code or the technical codes, nor does it exempt the applicant from any other penalties prescribed by law.

14.04.020.6 (amending CBC § 109.6).

109.6 Refunds.

The Building Official may authorize refunds in accordance with this section and any additional administrative procedures adopted by the City. A refund of up to 80 percent of the permit fee may be issued under the following conditions:

1. No work has commenced and no inspections have been requested under the permit.
2. The permit is canceled prior to the commencement of work.
3. A written refund request is submitted by the original permittee to the Building Official.

Exceptions:

Plan review fees are non-refundable once plan check has commenced.

Requests submitted more than 180 days after payment of the permit fee are ineligible for a refund.

14.04.020.7 (amending CBC § 1705.3).

1705.3 Concrete construction. The special inspections and verifications for concrete construction shall be as required by this section and Table 1705.3.

Exception: Special inspections shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

14.04.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions and amendments to the California Building Code that are subsequently approved and adopted by the State of California are adopted and incorporated as part of this code.

14.04.040 Copies on file.

A copy of the California Building Code is available in the office of the City Clerk for public use and examination.

14.04.050 Adoption of 2025 Accumulative Supplement.

The City of Dinuba adopts the 2025 Accumulative Supplement to the California Building Code, California Building Code Standards, California Mechanical Code, California Plumbing Code, California Electrical Code, and the California Fire Code, as approved by the California Building Standards Commission. These supplements are hereby incorporated into this code and are enforceable as part of the City's building regulations.

Chapter 14.06

CALIFORNIA ADMINISTRATIVE CODE

Sections:

14.06.010 Adoption.

14.06.020 Amendments to the code.

14.06.030 Adoption of subsequent supplements, revisions and amendments.

14.06.040 Copies on file.

14.06.010 Adoption of the California Administrative Code.

The 2025 California Administrative Code, as published by the International Code Council (ICC) and adopted by the California Building Standards Commission as Part 1 of Title 24 of the California Code of Regulations (hereinafter referred to as the 'code'), is hereby adopted by reference by the City of Dinuba, except as specifically repealed or amended, pursuant to the provisions of California Government Code Sections 50022.1 through 50022.8, inclusive.

14.06.020 Amendments. (Reserved)

14.06.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions, and amendments to the California Administrative Code are hereafter approved and adopted by the State of California are incorporated into this code and a part thereof.

14.06.040 Copies on file.

A copy of the California Administrative Code is available in the office of the City Clerk for public use and examination.

Chapter 14.08

CALIFORNIA MECHANICAL CODE*

Sections:

14.08.010 Adoption.

14.08.020 Amendments to the code.

14.08.030 Adoption of subsequent supplements, revisions and amendments.

14.08.040 Copies of file.

14.08.050 Violation—Infraction.

* Statutory Authority. Certain building and construction codes are required to be adopted by all municipalities under Health and Safety Code § 17958. The specific codes are listed in Health and Safety Code § 17922. Cities are authorized to adopt codes by reference under California Government Code Section 50022.1 through 50022 et seq.

14.08.010 Adoption of the California Mechanical Code.

The 2025 California Mechanical Code, based on the 2024 Uniform Mechanical Code and adopted

by the California Building Standards Commission (hereinafter referred to as the 'code'), is hereby adopted by reference by the City of Dinuba, except as specifically repealed or amended, pursuant to the provisions of California Government Code Sections 50022.1 through 50022.8, inclusive.

14.08.020 Amendments. (Reserved)

14.08.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions, and amendments to the California Mechanical Code are hereafter approved and adopted by the State of California are incorporated into this code and a part thereof.

14.08.040 Copies on file.

A copy of the California Mechanical Code is available in the office of the City Clerk for public use and examination.

14.08.050 Violation—Infraction.

Any person, firm, or corporation violating any of the provisions of this chapter, including any violation of the provisions of the California Mechanical Code or any amendments, revisions, or supplements thereto, shall be guilty of an infraction. Violations are subject to the penalties outlined in Chapter 1.18 of the Dinuba Municipal Code.

Chapter 14.12

PROPERTY MAINTENANCE CODE*

Sections:

14.12.010 Adoption.

14.12.020 Amendments to the code.

14.12.030 Adoption of subsequent supplements, revisions and amendments.

14.12.040 Copies of file.

14.12.050 Violation—Infraction.

* For statutory provisions of the State Housing Act, see Health and Safety Code § 17910 et seq.; for authority of cities to adopt codes by reference, see Gov. Code § 0022 et seq.

14.12.010 Adoption.

The 2024 International Property Maintenance Code (IPMC), as published by the International Code Council (ICC), is hereby adopted by reference by the City of Dinuba as the Property Maintenance Code, subject to the amendments set forth in this chapter to conform with the California Building Standards and local administrative provisions, pursuant to the provisions of California Government Code Sections 50022.1 through 50022.8, inclusive.

14.12.020 Amendments to the code.

14.12.020.1 Scope and General Requirements (amending IPMC § 101).

[A] 101.5 CONFLICT WITH ZONING ORDINANCE. If any provision of this Ordinance shall conflict

with any provision of Ordinance No. 250 of the City of Dinuba, the provisions of Ordinance No. 250 shall prevail.

14.12.020.2 References to Other Codes.

Unless otherwise specified, all references in the IPMC to the following codes shall mean:

Delete the following references	Insert the following references
International Building Code and International Residential Code	Current California Building Code and current California Residential Code
International Mechanical Code	Current California Mechanical Code
International Electrical Code	Current California Electrical Code
International Fire Code	Current California Fire Code
International Plumbing Code	Current California Plumbing Code
International Existing Building Code	Current California Existing Building Code
International Zoning Code	City of Dinuba – Zoning Ordinance
International Fuel Gas Code	Current California Plumbing Code
Name of jurisdiction	City of Dinuba
Jurisdiction to insert appropriate schedule	Current fees established by resolution of the city council
Board of appeals	Hearing officer appointed by the city manager
Code Official or Health Official	Building official or his/her designee

14.12.020.3 Conflicts (amending IPMC § [A] 102.8.1).

[A] 102.8.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where conflicts occur between the provisions of this code and California statutes, the provisions of California law shall apply.

14.12.020.4 Code Official (amending IPMC § [A] 103).

[A] 103.1 General. The Building Official in charge of the City of Dinuba Building Division shall be known as the code official.

[A] 103.3 Deputies. The code official may appoint deputies, who shall have powers delegated by the code official.

[A] 103.4 Liability. The code official or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not hereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the City of Dinuba.

14.12.020.5 Right of Entry (amending IPMC § [A] 105.3).

[A] 105.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by the code, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent, or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall pursue legal remedies.

14.12.020.6 Appeals (amending IPMC § [A] 106.2).

[A] 106.2 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code may appeal that decision, notice or order by filing an appeal with the city clerk within ten calendar days of the date of service of that decision, notice, or order. The appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. The appeal shall identify the real property, state the grounds for the appeal, and state all material facts in support of the appeal. The provisions in Dinuba Municipal Code section 14.64.120 shall apply.

[A] 106.5 Stays of enforcement. Appeals of notices and/or orders issued pursuant to this chapter, other than those issued pursuant to section 109, shall stay the enforcement of the notice and order until the appeal is heard by the board of appeals.

14.12.020.7 Stop Work Orders (amending IPMC § [A] 108).

[A] 108.4 Unlawful continuance. Any person continuing work after service of a stop work order, except as directed to remove a violation, shall be subject to penalties under Dinuba Municipal Code § 1.16.030.

14.12.020.8 Unsafe Structures (amending IPMC § [A] 109).

[A] 109.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned and shall be posted and vacated in accordance with this section and declared to be a public nuisance and the violations shall be abated by repair, rehabilitation, demolition or removal pursuant to the provisions of this code.

[A] 109.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered, occupied or maintained contrary to Title 14; or one that is partially constructed, reconstructed or demolished upon which work is abandoned. Work is deemed abandoned when there is no valid building or demolition permit.

[A] 109.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure boarded according to Appendix A or fenced, so as not to be an attractive nuisance and/or to prevent entry. Upon failure of the owner or owner's authorized agent to board the premises within the time specified in the order, the code official shall cause the premises to be boarded and secured through any available public agency or by contract or arrangement by private persons and the cost for such boarding shall be a debt owed by the owner, shall be charged against the real property upon which the structure is located, and shall be a lien upon such real property and shall be collected by any legal means.

[A] 109.3 Notice. Whenever the code official has condemned a structure or equipment under the provisions of this section, the code official shall obtain a preliminary or survey title report as to the building, structure, or premises, which shall identify all owners of record, holders of mortgages, deeds of trust or other liens and encumbrances of record. In accordance with section 107.3 of this code, the code official shall serve the persons listed in the preliminary or survey title report with notice described in section 107.2 of this code. In addition, the notice shall be posted in a conspicuous place on in or about the structure or premises affected by such notice. If the notice pertains to equipment, it shall be placed on the condemned equipment.

[A] 109.5 Placard removal. The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action was based has been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code and applicable state law and Title 14.

[A] 109.8 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who occupies a placarded premises or operates placarded equipment, and any owner, owner's authorized agent or person responsible for the premises who lets anyone occupy a condemned premises or operate condemned equipment shall be liable for the penalties provided by this code and Title 14.

14.12.020.9 Emergency Repairs (amending IPMC § [A] 110.5–[A] 110.6).

[A] 110.5 Costs of emergency repairs. Cost incurred in the performance of emergency work may be paid by the city. Such costs shall be a debt owed to the city by the owner. The city attorney may institute appropriate legal action against the owner of the premises or the owner's authorized agent

where the unsafe structure is or was located for the recovery of such costs.

[A] 110.6 Appeal. Once the emergency work has been completed, the owner may appeal the need for the emergency repairs and/or the costs for such work within seven calendar days after service in the manner provided in Sections 106 of this code.

14.12.020.10 Definitions (amending IPMC § [A] 202).

- GARBAGE. Garbage shall be defined pursuant to Dinuba Municipal Code Section 13.12.120.
- INOPERABLE MOTOR VEHICLE. A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, incapable of being moved under its own power or is prohibited from being operated on a public street or highway for any reason pursuant to the provisions of the California Vehicle Code.
- RUBBISH. Rubbish shall be defined pursuant to Dinuba Municipal Code Section 7.08.010 (F).
- [A] STRUCTURE. That which is built or constructed or a portion thereof.
- TEMPORARY. Temporary shall mean buildings, facilities, or structures intended for use at one location for not more than six months for the purpose of this code only.

14.512.020.11 Exterior Property Standards (amending IPMC § 302).

302.1 Sanitation. The owner or authorized agent shall maintain the property exterior and premises in a clean, safe and sanitary condition. Such owner or authorized agent shall remain liable for violations thereof regardless of any contract or agreement with any third party regarding such property. The occupant may also be held jointly and severally liable for causing or contributing violations of this section.

302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and prevent the accumulation of stagnant water thereon, or within any structure located thereon. Excess or concentrated drainage shall be contained on site or directed to the nearest practicable drainage system approved by the code official.

Exception: Approved retention areas and reservoirs.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in proper state of repair, and maintained free from hazardous conditions. The owner or owner's authorized agent of any building, lot or premises within the city shall maintain the walks and/or walkways located upon such premises that are accessible to the general public and the public sidewalks between such premises and any adjacent public street or alley in a clean, safe sanitary, and in a proper state of repair, free from hazardous conditions. Maintenance shall include the removal and proper disposal of any unsightly, unsafe, or unsanitary conditions, including but not limited to accumulations of garbage, refuse, litter, dirt, gum, spilled materials, or other substances on adjoining sidewalks and alleys, walkways, stairs, driveways, parking areas, and similar surfaces.

302.4 Weeds. No owner, authorized agent, lessee or occupant or other person having charge or

control of any building, lot or premises within the city shall permit weeds exceeding twelve inches (12") in height to remain or accumulate upon such premises or upon public sidewalks adjoining such premises.

Upon failure of the owner or authorized agent having charge of a property to cut and destroy weeds after service of a warning notice of violation, any duly authorized employee of the city or contractor hired by the city shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or authorized agent responsible for the property pursuant to Dinuba Municipal Code Chapter 9.18.

302.8 Motor vehicles. Refer to Dinuba Municipal Code Chapter 7.24. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: An owner, authorized agent, lessee, or occupant of the property may repair, wash, clean, or service personal property, provided they comply with Dinuba Municipal Code and any other applicable requirements.

14.12.020.12 Swimming Pools (amending IPMC § 303.2).

303.2 Enclosures. Except as otherwise provided by regulation, private swimming pools, hot tubs, spas, and ponds with a depth greater than 18 inches (457 mm) shall be enclosed by a fence or barrier at least 48 inches (1219 mm) in height, measured from the finished ground level on the side of the barrier away from the pool. Gates and doors within the barrier shall be self-closing and self-latching. The self-latching device shall be located not less than 54 inches (1372 mm) above the bottom of the gate. Self-closing, self-latching gates shall swing outward, away from the pool, and shall be maintained to ensure the gate closes and latches securely when released from a point at least 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced, altered, or maintained in a way that diminishes its effectiveness as a safety barrier

14.12.020.13 Exterior Structure (amending IPMC § 304).

304.14 Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. All exterior doors, door assemblies, including weather stripping, thresholds and hardware, shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Under-Floor areas. Under-floor access doors and ventilation openings shall be maintained to prevent the entrance of rodents, rain and surface drainage water. Doors shall be tight fitting and ventilation openings shall be properly screened with corrosion-resistant wire mesh having openings not exceeding 1/4 inch in any direction pursuant to CBC 1202.4.1.

304.18.2 Windows. Operable windows located in whole or in part within 12 feet above ground level or a walking surface that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Vacant/abandoned buildings shall provide internal window coverings to prevent easy view of the building interior.

14.12.020.14 (Reserved)

14.12.020.15 Pest Elimination (amending IPMC § 309).

309.1 Infestation. All structures shall be kept free from insect, rodent, and vermin infestations. When such an infestation is reported or observed, the code official may require the owner or responsible agent of the building, lot, or premises to engage a licensed exterminator or other qualified professional to inspect the property. The professional shall provide a written report verifying the presence and severity of the infestation, along with recommended methods of extermination. Any structure found to be infested shall be promptly treated using approved processes that are not hazardous to human health. Upon completion of the extermination, the code official may request written confirmation from the exterminator or qualified professional attesting to the successful elimination of the infestation. After extermination, appropriate measures shall be taken to prevent reinfestation.

309.2 Owner. The owner of any structure shall be responsible for ensuring the structure is pest-free prior to renting or leasing and for providing extermination when infestations occur. The owner of any dwelling unit, multiple-occupancy building, rooming house, or nonresidential structure shall maintain the premises in a rodent-free and pest-free condition. If an infestation is caused by an occupant substantially failing to properly maintain their occupied area of the structure or premise as clean and sanitary as the condition of the structure or premises permits. For as long as the occupants failure either substantially causes an unlivable condition to occur, or substantially interferes with the owners ability to remedy the condition, the owner does not have to remedy the condition. Where the infestation is caused by defects in the structure, the owner is not required to remedy the condition for as long as the occupant's failure contributes to the problem. When an infestation results from structural defects, the owner remains responsible for extermination.

14.50.020.16 Plumbing Facilities (amending IPMC § 505.4).

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110° F (43° C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless the installation complies with Chapter 5 of the current California Plumbing Code. An approved combination temperature-and-pressure relief valve shall be properly installed on all water heaters, maintained in good working condition, and discharge to the exterior unless otherwise approved by the code official.

14.12.020.17 Heating Facilities (amending IPMC § 602).

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68° F (20° C) in all habitable rooms, bathrooms and toilet rooms as measured per IPMC section 602.5. Cooking appliances or fireplaces shall not be used, nor shall portable space heaters be used, as a means to provide required heating.

Exception: In areas where the average monthly temperature is above 30° F (-1° C), a minimum temperature of 65° F (18° C) shall be maintained.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68° F (20° C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. Minimum room temperatures are not required when the outdoor temperature falls below the locality's winter design temperature, provided the heating system is operating at its full design capacity. For this locality, the winter outdoor design temperature is 32° F.

14.12.020.18 Electrical Systems (amending IPMC § 604.3).

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation including the improper use of extension cords as permanent wiring, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

14.12.020.19 Means of Egress (amending IPMC § 702.1).

[BE] 702.1 General. A safe, continuous, and unobstructed path of travel shall be provided from any point within a building or structure to a public way. All means of egress shall comply with the current California Residential Code or California Building Code, as applicable based on the building's approved use.

14.12.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions and amendments to the code as may be hereafter approved and adopted by the state are adopted and made a part of this code.

14.12.040 Copies on file.

A copy of the International Property Maintenance Code is available in the office of the City Clerk for public use and examination.

14.12.050 Violation—Infraction.

Any person, firm, or corporation violating any of the provisions of this chapter, including any violation of the provisions of the International Property Maintenance Code or any amendments, revisions, or supplements thereto, shall be guilty of an infraction. Violations are subject to the penalties outlined in Chapter 1.18 of the Dinuba Municipal Code.

Chapter 14.16

CALIFORNIA PLUMBING CODE*

Sections:

14.16.010 Adoption.

14.16.020 Amendments to the code.

14.16.030 Adoption of subsequent supplements, revisions and amendments.

14.16.040 Copies on file.

14.16.050 Violation – Infraction.

* For statutory provisions authorizing cities to regulate building and construction within the city, see California Government Code §§ 38601 and 38660; for provisions authorizing cities to adopt codes by reference, see California Government Code § 50022 et seq.

14.16.010 Adoption.

The 2025 California Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials and codified in the California Building Standards Code in Title 24, Part 5, of the California Code of Regulations based on the 2024 Uniform Plumbing Code (referred to as the “code” in this chapter), is hereby adopted by the City of Dinuba pursuant to the provisions of California Government Code Sections 50022.1 through 50022.8, inclusive.

14.16.020 Amendments. (Reserved)

14.16.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions and amendments to the code as may be hereafter approved and adopted by the state are adopted and made a part of this code.

14.16.040 Copies on file.

A copy of the California Plumbing Code is available in the office of the City Clerk for public use and examination.

14.16.050 Violation—Infraction.

Any person, firm, or corporation violating any of the provisions of this chapter, including any violation of the provisions of the California Plumbing Code or any amendments, revisions, or supplements thereto, shall be guilty of an infraction. Violations are subject to the penalties outlined in Chapter 1.18 of the Dinuba Municipal Code.

Chapter 14.20

CALIFORNIA ELECTRICAL CODE*

Sections:

14.20.010 Adoption.

14.20.020 Amendments to the code.

14.20.030 Adoption of subsequent supplements, revisions and amendments.

14.20.040 Copies on file.

14.20.050 Violation – Infraction.

* For statutory provisions authorizing cities to regulate building and construction within the city, see California Government Code §§ 38601 and 38660; for provisions authorizing cities to adopt codes by reference, see California Government Code § 50022 et seq.

14.20.010 Adoption.

The 2025 California Electrical Code, based on the 2023 National Electrical Code (NEC) published by the National Fire Protection Association (NFPA) and adopted with amendments by the California Building Standards Commission as Part 3 of Title 24 of the California Code of Regulations (referred to in this chapter as the “code”), except as specifically repealed or amended by the City of Dinuba, is hereby adopted by the city pursuant to California Government Code Sections 50022.1 through 50022.8, inclusive.

14.20.020 Amendments. (Reserved)

14.20.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions and amendments to the code as may be hereafter approved and adopted by the state are adopted and made a part of this code.

14.20.040 Copies on file.

A copy of the California Electrical Code is available in the office of the City Clerk for public use and examination.

14.20.050 Violation—Infraction.

Any person, firm, or corporation violating any of the provisions of this chapter, including any violation of the provisions of the California Electrical Code or any amendments, revisions, or supplements thereto, shall be guilty of an infraction. Violations are subject to the penalties outlined in Chapter 1.18 of the Dinuba Municipal Code.

Chapter 14.24

SWIMMING POOL FENCING AND SECURITY

Sections:

14.24.010 Adoption.

14.24.020 Amendments to the code.

14.24.030 Adoption of subsequent supplements, revisions and amendments.

14.24.040 Copies on file.

14.24.050 Violation – Infraction.

* For statutory provisions authorizing cities to regulate building and construction within the city, see Gov. Code §§ 38601 and 38660; for provisions authorizing cities to adopt codes by reference, see Gov. Code § 50022 et seq.

14.24.010 Adoption.

The 2024 International Swimming Pool and Spa Code (ISPSC), as published by the International

Code Council and referred to in this chapter as the “code,” except as specifically repealed or amended by the City of Dinuba, is hereby adopted by the city pursuant to the provisions of California Government Code Sections 50022.1 through 50022.8, inclusive.

14.24.020 Amendments. (Reserved)

14.24.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions, and amendments to the code as may hereafter be approved and adopted by the state are adopted and made a part of this code.

14.24.040 Copies on file.

A copy of the International Swimming Pool and Spa Code is available in the office of the City Clerk for public use and examination.

14.24.050 Violation – Infraction.

Any person, firm, or corporation violating any of the provisions of this chapter, including any violation of the provisions of the International Swimming Pool and Spa Code or any amendments, revisions, or supplements thereto, shall be guilty of an infraction. Violations are subject to the penalties outlined in Chapter 1.18 of the Dinuba Municipal Code.

Chapter 14.28

CALIFORNIA HISTORICAL BUILDING CODE

Sections:

14.28.010 Adoption.

14.28.020 Amendments to the code.

14.28.030 Adoption of subsequent supplements, revisions and amendments.

14.06.040 Copies on file.

14.28.010 Adoption.

The 2025 California Historical Building Code, as published by the International Code Council (ICC) and adopted by the California Building Standards Commission as Part 8 of Title 24 of the California Code of Regulations (referred to as the “code” in this chapter), except as specifically repealed or amended by the City of Dinuba, is hereby adopted by reference pursuant to the provisions of California Government Code Sections 50022.1 through 50022.8, inclusive.

14.28.020 Amendments. (Reserved)

14.28.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions, and amendments to the California Historical Building Code are hereafter approved and adopted by the State of California are incorporated into this code and a part thereof.

14.28.040 Copies on file.

A copy of the California Historical Building Code is available in the office of the City Clerk for public use and examination.

Chapter 14.32

CALIFORNIA EXISTING BUILDING CODE

Sections:

14.32.010 Adoption.

14.32.020 Amendments to the code.

14.32.030 Adoption of subsequent supplements, revisions and amendments.

14.32.040 Copies on file.

14.32.010 Adoption.

The 2025 California Existing Building Code, as published by the International Code Council (ICC) and adopted by the California Building Standards Commission as Part 10 of Title 24 of the California Code of Regulations (hereinafter referred to as the 'code'), is hereby adopted by reference by the City of Dinuba, except as specifically repealed or amended, pursuant to the provisions of California Government Code Sections 50022.1 through 50022.8, inclusive.

14.32.020 Amendments. (Reserved)

14.32.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions, and amendments to the California Existing Building Code are hereafter approved and adopted by the State of California are incorporated into this code and a part thereof.

14.32.040 Copies on file.

A copy of the California Existing Building Code is available in the office of the City Clerk for public use and examination.

Chapter 14.36

CALIFORNIA RESIDENTIAL CODE

Sections:

14.36.010 Adoption.

14.36.020 Amendments to the code.

14.36.030 Adoption of subsequent supplements, revisions and amendments.

14.36.040 Copies on file.

14.36.010 Adoption.

A. Adoption of the California Residential Code.

The 2025 California Residential Code, as published by the International Code Council (ICC) and adopted by the California Building Standards Commission as Part 2.5 of Title 24 of the California Code of Regulations, and based on the 2024 International Residential Code (referred to as the "code" in this chapter), is hereby adopted by the City of Dinuba by reference, except for the local

amendments set forth herein, pursuant to the provisions of California Government Code Sections 50022.1 through 50022.8, inclusive.

B. Scope and Purpose.

The California Building Standards Codes, 2025 Edition (hereinafter “building code”), shall constitute be the building codes for the City. This Code, together with the adopted appendices and the amendments set forth in this chapter, shall regulate and govern the construction conditions of all residential buildings and structures within the City.

C. Portions of the California Residential Code Not Adopted.

Except as expressly adopted herein, the appendices to the 2025 California Building Code are not approved, adopted, or incorporated by reference in this chapter and shall not be considered part of this chapter or of the Residential Code of the City of Dinuba. The following appendices are adopted and made part of this chapter:

1. Appendix BF, Patio Covers.
2. Appendix BG, Sound Transmission.
3. Appendix CI, Swimming Pool Safety Act.
14.36.020 Amendments to the code.

14.36.020.1 (amending CRC § R105.2).

R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures and portable structures used as tool or storage sheds, playhouses, or other similar uses, accessory to single-family dwellings if less than one hundred twenty square feet in gross floor area. Exempt structures must comply with the front, side, and rear setback requirements, lot coverage limits, maximum height restrictions, and minimum clearances from the main residence and other structures. Unpermitted accessory structures shall not include electrical, plumbing, or mechanical systems that would otherwise require a permit. Land or sea cargo containers do not qualify as residential accessory structures.
2. Residential fences not over 7 feet high measured from the lowest adjacent grade.
3. Residential retaining walls not exceeding four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Residential decks, platforms, on-site paths, and driveways that do not exceed (18") eighteen inches above natural grade, are not part of an accessible route, do not serve as a required landing at a door, and comply with applicable lot coverage, front, side, and rear setback requirements. Sidewalks within the public right-of-way require an encroachment permit and must comply with the current City of Dinuba Public Improvement Standards.

5. Residential painting, papering, tiling, carpeting, cabinets and countertops, other than kitchen countertops having electrical receptacle spacing requirements.

14.36.020.2 (amending CRC § Table R302.3.6).

Table R302.3.6 “Not less than 5/8 inch Type X” in all columns in the table.

14.36.020.3 (amending CRC § R318.1).

R318.1 Means of egress. Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. If a dwelling provides a direct passage door between the dwelling and an attached garage, the attached garage shall provide an egress door to prevent entrapment. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

14.36.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions, and amendments to the California Residential Code are hereafter approved and adopted by the State of California are incorporated into this code and a part thereof.

14.36.040 Copies on file.

A copy of the California Residential Code is available in the office of the City Clerk for public use and examination.

Chapter 14.40

CALIFORNIA FIRE CODE*

Sections:

14.40.010 Adoption of California Fire Code.

14.40.015 Fire Code amendments.

14.40.020 Cost recovery.

14.40.044 Automatic sprinkler system.

14.40.048 Appendices.

* For statutory provisions authorizing cities to regulate building and construction within the city, see Gov. Code §§ 38601 and 38660; for provisions authorizing cities to adopt codes by reference, see Gov. Code § 50022 et seq.

14.40.010 Adoption of California Fire Code.

For the purposes of prescribing regulations governing conditions hazardous to life and property from fire or explosion, **the 2025 California Fire Code (CFC)**, including Appendix Chapter 1, as promulgated by the California Building Standards Commission, which incorporates the adoption of the 2025 edition of the California Fire Code based on the 2024 International Fire Code with California Amendments, including Appendix B, C, CC, D,E,F, H, I and O, is hereby adopted by reference thereto as is fully set forth in this Chapter, save and except such portions as are deleted,

modified, or amended by the provisions of this Chapter. Copies of the 2025 California Fire Code are on file in the office of the Building Official and Fire Code Official. Any changes made by the California Building Standards Commission applicable to the City, including new editions, shall be deemed incorporated herein. If any conflicts between this Code and any other City, State or Federal Code should arise, the most restrictive code providing the highest level of safety as determined by the Fire Code Official shall prevail.

14.40.015 Fire Code amendments.

A101.I Title. These regulations shall be known as the Fire Code of City of Dinuba, hereinafter referred to as "this code."

106.1.2. Stamps. The fire code official may require fire protection system construction documents to be stamped by an approved, State of California registered, Fire Protection Engineer, or other fire code official approved Technical Specialist. This requirement shall be applied at the sole discretion of the fire code official.

106.1.3. Approvals. The process described in section 106.1.2 shall only be permitted after the fire code official has approved the engineer or specialist, and the engineer or specialist has demonstrated that they possess the technical ability to evaluate fire protection system designs and have the proper background and experience.

Section 111 is deleted replaced with

Section 111 APPEALS Whenever the Fire Chief or Fire Code Official shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions or intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provision of this code do not apply, or an equally good or better form of construction is proposed, or that the true intent and meaning of this Code has been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Fire Chief or the Fire Code Official to the California Office of the State Fire Marshal within thirty (30) days from the date of the decision. The decision of the California State Fire Marshal shall be final.

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm) unless larger characters are specified by the fire official. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

503.2.1 Dimensions, Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders and gutters, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Section 603.5.2 Exception 1 is deleted.

14.40.020 Cost recovery.

Section 115 of the California Fire Code is added to read:

Section 116 of the California Fire Code is added to read:

116.1 Cost Recovery. The Fire Code Official or designee is authorized to recover any direct or indirect costs for fire prevention, fire suppression, hazardous material incident response, and protection of the public from fire and life safety hazards.

116.2 Fire Prevention Cost Recovery. Any person or firm who fails to, or refuses to, correct, within the time allotted for correction, any fire hazard prohibited by code, regulation or law, for which a public agency has issued a notice of violation or correction respecting the hazard, or failure to comply with a written notice of violation is liable for the fire prevention costs, and any other costs, incurred in furtherance of the abatement of the fire hazard, and those costs shall be a charge against that person.

116.3 Fire Suppression Cost Recovery. Any person or firm who causes a fire, sets a fire, allows a fire to be set, or allows a fire kindled or attended by them to escape onto any public or private property, is liable for the fire suppression costs, rescue or emergency medical services costs, and any other costs incurred as a result of fighting the fire.[JB5]

116.4 Hazardous Materials Release Cost Recovery. Any person or firm who releases a hazardous material, allows a hazardous material to be released, causes, or allows a hazardous material attended by them to escape onto any public or private property, is liable for the hazardous material incident response, rescue or emergency medical services costs, and any other costs incurred as a result of responding to the hazardous material release.

116.5 Protection of the Public Cost Recovery. Any person or firm who creates a fire or life safety hazard to the public, allows a fire or life safety hazard to the public, causes, or allows a fire or life safety hazard to the public to escape onto any public or private property, is liable for the fire or life safety hazard incident response, rescue or emergency medical services costs, and any other costs incurred as a result of responding to the fire or life safety hazard to the public.

116.6 Action and Administration. Cost recovery actions and administration pursuant to this section shall be as set forth in the Master Fee Schedule and fire department policy, and shall constitute a debt of such person, and is collectable by the City of Dinuba Fire Department in the same manner as in the case of an obligation under a contract, express or implied.

116.7 Other laws. The provisions of this section shall not be deemed to nullify or prevent the application, either cumulatively, concurrently, or separately, of the provisions of the California Health and Safety Code or any other law related to liability.

14.40.044 Automatic sprinkler system.

SECTION 901.6.3.2 ADDITIONAL FIRE PROTECTION SYSTEM

903.1.2. Changes in occupancy or use. Existing Buildings and Structures: Existing buildings where an automatic fire extinguishing system does not exist and a change of occupancy or use, as defined in the 2025 California Fire Code Definitions is made and the existing area of the building equals or exceeds five thousand (5,000) square feet unless otherwise specified, an approved automatic fire-

extinguishing system shall be installed throughout the building.

903.1.3. Additions to existing buildings. All additions to existing buildings or structures hereafter erected, constructed, or moved into, when the addition to the existing building results in a total building area of five thousand (5,000) square feet or more unless otherwise specified, an approved automatic fire-extinguishing system shall be installed in the entire building.

EXCEPTIONS:

(1) Minor additions, defined as restrooms, mechanical rooms, or similar accessory rooms with floor area less than ten (10) percent of the building area of the existing building to which it is being added shall not be construed to require all of the building to be equipped with an automatic fire-extinguishing system, all additions will be evaluated on an individual basis by the Fire Chief or Fire Code Official.

(2) Additions, when required by the California Building Code, to provide minimum standards to safeguard life or limb, health, property and public welfare, may not be construed as to require the installation of an automatic fire-extinguishing system.

(3) Changes, alterations and repairs to the interior of existing building or the front thereof facing a public street may be made without triggering the requirement of the installation of an automatic fire-extinguishing system, provided such changes do not, in the opinion of the Fire Chief or Fire Code Official or Building Code Official, increase the fire hazard of such building.

Section 903.1.4. Drinking Establishments. In new construction, additions or a change in occupancy, an automatic fire-extinguishing system shall be installed in rooms used by the occupants for the consumption of alcoholic beverages and unseparated accessory uses where the total building area of such unseparated rooms and assembly uses is equal to or exceeds three thousand (3,000) square feet.

Section 903 are hereby amended and changed as follows (all other sections not amended are adopted as written)

Section 903.2.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies and intervening floors of the building where one of the following conditions exists:

Section 903.2.1.1 An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The total fire area equals or exceeds 5,000 square feet (464 m²).
2. The total fire area has an occupant load of 125 or more.
3. The total fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The total fire area contains a multi-theater complex.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,000 square feet (278 m²).
2. The fire area has an occupant load of 75 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 5,000 square feet (465 m²), contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of not less than 4-hour fire-resistance rating without openings.

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The total fire area equals or exceeds 5,000 square feet (464 m²).
2. The total fire area has an occupant load of 125 or more.
3. The total fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceed 5,000 square feet (468 m²), contains more than one fire area containing exhibition and display rooms, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The total fire area equals or exceeds 5,000 square feet (464 m²).
2. The total fire area has an occupant load of 125 or more.
3. The total fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.1.8 Group B. An automatic sprinkler system shall be provided for Group B occupancies as required in Sections 903.2.2.1 and 903.2.2.2 as follows:

1. The total fire area equals or exceeds 5,000 square feet (464 m²)

Section 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E occupancies where total fire area equals or exceeds 5,000 square feet (464 m²).
2. The Group E total fire area is located on a floor other than a level of exit discharge serving such occupancies.

EXCEPTION: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E total fire area has an occupant load of 125 or more.
4. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.
5. Throughout any Group E structure equal to or greater than 5,000 square feet (464 m²) in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.
6. For public school state-funded construction projects see Section 903.2.19.
7. For public school campuses, Kindergarten through 12th grade, see Section 903.2.20

Section 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 total fire area equals or exceeds 5,000 square feet (464 m²).
2. A Group F-1 total fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 total fire areas on all floors, including any mezzanines, equals

or exceeds 5,000 square feet (464 m²).

4. A Group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.

5. A Group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M total fire area equals or exceeds 5,000 square feet (464 m²).

2. A Group M total fire area is located more than three stories above grade plane.

3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 5000 square feet (464 m²).

5. [SFM] The structure exceeds 24,000 square feet (2229 m²), contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.

Section 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 total fire area equals or exceeds 5,000 square feet (464 m²).

2. A Group S-1 total fire area is located more than three stories above grade plane.

3. The combined area of all Group S-1 total fire areas on all floors, including any mezzanines, exceeds 5,000 square feet (464 m²).

4. A Group S-1 fire area used for the storage of commercial trucks or buses where the total fire area equals or exceeds 5,000 square feet (464 m²).

5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m²).

903.2.9.1 Repair garages.

An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the California Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a total fire area containing a repair garage exceeding 5,000 square feet (464 m²).

2. Buildings not more than one story above grade plane, with a total fire area containing a repair garage exceeding 5,000 square feet (464 m²).

3. Buildings with repair garages servicing vehicles parked in basements.

4. A Group S-1 fire area used for the repair of commercial motor vehicles where the total fire area exceeds 2,500 square feet (232 m²).

5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m²)

903.2.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 10,000 cubic feet (283 m³) shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1

Section 903.2.10

Group S-2 parking garages. An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist:

1. Where the total fire area of the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, exceeds 5,000 square feet (464 m²).

2. Where the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

3. Where the total fire area of the open parking garage, in accordance with Section 406.5 of the California Building Code, exceeds 48,000 square feet (4460 m²).

903.3.1.2 Group R Mixed Occupancy Buildings.

Mixed occupancy buildings containing Group R occupancies shall be provided with automatic sprinkler systems in accordance with Section 903.3.1.1 (NFPA 13). The R-2 or R-3 residential portion of a mixed occupancy building shall be provided with fire sprinkler piping and control valves arranged so that the automatic sprinkler system can remain in service independent of non-residential occupancies.

Exceptions:

1. Mixed occupancy buildings where a vertical fire barrier with no openings is provided in accordance with California Building Code, Section 707 separating the R occupancy from other uses may have automatic fire sprinkler systems installed in the residential portion in accordance with Sections 903.3.1.2 (NFPA 13R) or 903.3.1.3 (NFPA 13D) as applicable. Separate control valves shall be installed as indicated above unless otherwise approved by the fire code official.

2. Group R-1 or R-2 occupancies with accessory occupancy groups that do not require installation of fire sprinklers by Section 903.2.

903.3.1.3 Joint Live Work Units Quarters. Where joint live/work residential dwelling units are constructed in accordance with California Fire Code, Chapter 11, Article 7, automatic sprinkler systems shall be designed in accordance with Section 903.3.1.1 (NFPA 13).

903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11.

1. Fire Damage Repairs. An approved automatic sprinkler system shall be installed as a condition of a fire damage repair building permit as follows:

(a) When a fire occurs in any existing building or occupancy, including R-3 occupancies and one and two family dwelling units, and the building permit repair costs exceed 25% of the current building valuation, an automatic sprinkler system shall be installed throughout the building as required for a new building in Section 903 or R309, regardless of the building square footage.

(b) Fire damage repair costs and building valuation shall be determined using the latest ICC Building Valuation Tables in use by the fire department at the time of the issuance of the fire damage repair permit.

14.40.048 Appendices.

Add/amend CFC Appendices as follows:

Appendix A, Appendix G, Appendix J, Appendix K, Appendix L, Appendix M and Appendix N are not adopted.

C103.3 maximum spacing. The maximum spacing between fire hydrants shall be 400 feet for residential developments and 300 feet for commercial, multi-family developments, or mixed use applications.

Appendix CC, Section CC105.1 The maximum spacing between fire hydrants shall be 400 feet for residential developments and 300 feet for commercial developments, multi-family developments, or mixed use applications.

Appendix D, D106 and D107 are amended to add to each section and exception “as determined by the fire code official”

D107.1 Exceptions are not adopted

14.55.090 Violation – Penalty

Any person, firm or corporation violating any of the provisions of this chapter, including any violation of the California Fire Code or all other amendments, revisions or supplements shall be a misdemeanor unless the city attorney determines that violation to be an infraction. The violation of the provisions of this chapter may be prosecuted by city authorities in the name of the people of the state of California, or redressed by civil action. Every violation determined to be an infraction is punishable in accordance with Chapter 1.18.040 Notwithstanding any other provision of law, a violation of local building and safety codes determined to be an infraction is punishable pursuant to Government Code sect. 36900, other applicable law or codes, or Chapter 1.18.040.

Chapter 14.45

CALIFORNIA ENERGY CODE

Sections:

14.45.010 Adoption.

14.45.020 Amendments to the code.

14.45.030 Adoption of subsequent supplements, revisions and amendments.

14.45.040 Copies on file.

14.45.010 Adoption.

The 2025 California Energy Code, as published by the International Code Council and adopted by the California Building Standards Commission as Part 6 of Title 24 of the California Code of Regulations (referred to as the “code” in this chapter), except as specifically repealed or amended by the City of Dinuba, is hereby adopted by reference, pursuant to Sections 50022.1 through 50022.8, inclusive, of the California Government Code.

14.45.020 Amendments. (Reserved)

14.45.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions and amendments to the code as may be hereafter approved and adopted by the state are adopted and made a part of this code.

14.45.040 Copies on file.

A copy of the California Energy Code is available in the office of the City Clerk for public use and examination.

Chapter 14.48

CALIFORNIA GREEN BUILDING CODE

Sections:

14.48.010 Adoption.

14.48.020 Amendments to the code.

14.48.030 Adoption of subsequent supplements, revisions and amendments.

14.48.040 Copies on file.

14.48.010 Adoption.

The 2025 California Green Building Code as adopted by the Building Standards Commission of the state of California and codified in the California Building Standards Code at Title 24, Part 11, of the California Code of Regulations, except as specifically repealed or amended by ordinance of the City of Dinuba, (referred to as the “code” in this chapter), is hereby adopted by reference pursuant to the California Government Code Sections 50022.1 through 50022.8, inclusive.

14.48.020 Amendments. (Reserved)

14.48.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions and amendments to the code as may be hereafter approved and adopted by the state are adopted and made a part of this code.

14.48.040 Copies on file.

A copy of the California Green Building Code is available in the office of the City Clerk for public use and examination.

Chapter 14.49

CALIFORNIA WILDLIFE-URBAN INTERFACE CODE

Sections:

14.49.010 Adoption.

14.49.020 Amendments to the code.

14.49.030 Adoption of subsequent supplements, revisions and amendments.

14.49.040 Copies on file.

14.49.010 Adoption of the California Wildlife-Urban Interface Code.

The 2025 California Wildlife-Urban Interface Code, as published by the International Code Council (ICC) and adopted by the Building Standards Commission of the State of California and codified in the California Building Standards Code at Title 24, Part 1, of the California Code of Regulations, except as specifically repealed or amended by ordinance of the City of Dinuba, (referred to as the “code” in this chapter), is hereby adopted by reference , pursuant to the provisions

of California Government Code Sections 50022.1 through 50022.8 inclusive.

14.49.020 Amendments. (Reserved)

14.49.030 Adoption of subsequent supplements, revisions and amendments.

All supplements, revisions, and amendments to the California Wildlife-Urban Interface Code are hereafter approved and adopted by the State of California are incorporated into this code and a part thereof.

14.49.040 Copies on file.

A copy of the California Wildlife-Urban Interface Code is available in the office of the City Clerk for public use and examination.

Chapter 14.50 (RESERVED).

Unchanged Chapters and Sections

No changes, amendments, or modifications to the following chapters of **Title 14 of the Dinuba Municipal Code** are made or implied by this ordinance:

Chapter 14.52 – Substandard Housing, Unsafe Structures and Unsafe Use of Property—Nuisances

Chapter 14.55 – Open Burning

Chapter 14.62 – Historic Preservation

Chapter 14.64 – Construction and Demolition Debris Recycling and Reuse Ordinance

SECTION 3. 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 4. PUBLICATION AND EFFECTIVE DATE.

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.

The foregoing Ordinance No. 2025-04 was introduced at a regular meeting of the City Council of the City of Dinuba on the 14th day of October 2025 by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

ABSTAIN:	COUNCIL MEMBERS:
----------	------------------

Rachel Nerio-Guerrero, Mayor of the City of Dinuba

ATTEST:

Maria Alaniz, Interim City Clerk



City Council Staff Report

Department: CITY MANAGER'S OFFICE

October 28, 2025

To: Mayor and City Council

From: Daniel James, Assistant City Manager

By:

Subject: Request for sponsorship of the Dinuba Emperors Baseball 2025 Annual Golf Tournament (DJ)

RECOMMENDATION:

Council to approve "Emperor" sponsorship of \$1000 for the Dinuba Emperors Baseball 2025 Annual Golf Tournament event on November 2, 2025.

EXECUTIVE SUMMARY:

The Dinuba High School Emperors Baseball program will host its Annual Golf Tournament event on November 2, 2025. The event will raise money for the Dinuba High School baseball program.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The Dinuba High School Emperors Baseball program will host its Annual Golf Tournament event on November 2, 2025. The event will raise money for the Dinuba High School baseball program. The event flyer is attached herein as (Attachment 'A') The event will raise money to help support the Dinuba High School baseball program.

Staff is recommending that the City Council approve the "Emperor" level sponsorship which includes the following:

- 4 Golf Tournament Entries (Team)
- 2 Golf Tournament Tee Signs on course
- Company Logo on Annual Youth Baseball Camp Shirt
- Company Logo on our Baseball Schedule poster
- Recognition all Home Baseball Games & social media platforms

Funding is available in the Community Grants fund as part of the FY 2025-26 Budget. Staff recommends approving the request as presented in the amount of \$1,000, or provide direction regarding an alternative sponsorship level.

FISCAL IMPACT:

The sponsorship amount of \$100 will be funded from the Community Grants fund.

PUBLIC HEARING:

None required.

ATTACHMENTS:

1. A. DHS Baseball Golf Tournament



EMPEROR CLASSIC GOLF TOURNAMENT

Join us for a day of golf and giving back.
Register now and make a difference!

SUNDAY, NOV. 2, 2025

10:00 AM - FINISH

Ridge Creek Golf Course

REGISTER NOW

cost \$125

• www.golfridgecreek.com/homerun





City Council Staff Report

Department: PLANNING

October 28, 2025

To: Mayor and City Council

From: Schoettler Karl, City Planner

By:

Subject: Ordinance No. 2025-03 – Second reading and Adoption to amend various portions of the Zoning Ordinance (Title 17) to comply with the Housing Element as well as several cleanup amendments to the code. (KSch)

RECOMMENDATION:

Council to conduct the second reading, waive reading in full, and adopt Ordinance 2025-03 pertaining to amendments of various sections of the Zoning Ordinance to implement action plans of the Dinuba Housing Element as well as several "cleanup" amendments to correct errors and omissions related to the comprehensive update of the Dinuba Zoning Ordinance.

EXECUTIVE SUMMARY:

The action is primarily a series of amendments to the text of the Dinuba Zoning Ordinance to implement action programs of the 2023-2031 Dinuba Housing Element.

In addition there are several "cleanup" amendments to the zoning code to correct errors and omissions, following the new comprehensive Dinuba Zoning Ordinance that was adopted in 2024.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The newly-adopted Dinuba Housing Element contains numerous action plans the City needs to take in order to implement the goals of the Element and to ensure that Dinuba complies with State law when it comes to housing issues. A number of the action plans involve amendments to the Dinuba Zoning Ordinance. There are eight chapters of the Zoning Ordinance that are proposed for amendments related to action plans contained in the Housing Element. These include:

Chapter 19: Multi-Family Residential Zones (amendments to standards on building height and also provisions for "by right" processing of projects).

Chapter 21: Permitted Uses in Residential Zones (new single family dwellings prohibited in multi-family zones)

Chapter 33: Permitted Uses in Commercial Zones (amendments to allow certain types of residential uses in certain commercial zones)

Chapter 45: Special Uses (addition of procedures for "By-Right" processing of qualified residential projects and also the addition of a Density Bonus ordinance)

Chapter 49: Parking and Loading (amendments to parking requirements for various residential uses)

Chapter 55: Site Plan Review (revisions to make findings for approval of Site Plan Reviews more objective)

Chapter 57: Conditional Use Permits (revisions to make findings for approval of Conditional Use Permits more objective)

Chapter 67: Definitions (additions of definitions of various residential uses, and edits to some existing definitions)

There are also several "cleanup" amendments that are proposed in the wake of the adoption of the comprehensive Dinuba Zoning Ordinance last year. These are intended to correct various errors and omissions that staff has identified in the adopted ordinance. Amendments are proposed to the following chapters:

Chapter 45: Special Uses (section on Accessory Dwelling Units)

Chapter 19: Multi-Family Residential zones (standards on density of projects)

Chapter 49: Parking and Loading (standards on compact parking stalls)

FISCAL IMPACT:

None.

PUBLIC HEARING:

A public hearing notice was published in the Midvalley Times prior to the City Council's public hearing on October 14, 2025.

ATTACHMENTS:

1. A. CC Ord HE ZOA 10-14-25

ATTACHMENT “A”

**DINUBA CITY COUNCIL
ORDINANCE NO. 2025-03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
DINUBA ADOPTING AMENDMENTS TO THE DINUBA ZONING
ORDINANCE (TITLE 17 OF THE DINUBA MUNICIPAL CODE)
RELATED TO THE HOUSING ELEMENT UPDATE, ALONG
WITH “CLEANUP” AMENDMENTS**

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

SECTION 1: FINDINGS,

- (a) The City of Dinuba administers a zoning ordinance that is intended to promote the harmonious development of various types of land uses in the City.
- (b) The City has also adopted a Housing Element of the Dinuba General Plan that contains a number of action plans, including several the direct the City to amend the Zoning Ordinance.
- (c) The City has recently adopted a comprehensive update of the Dinuba Zoning Ordinance and several cleanup amendments are needed to correct errors and omissions.
- (d) Consistent with the California Environmental Quality Act (CEQA) the City has determined the Zoning Ordinance Update is exempt from review for environmental impacts (as a Categorical Exemption No. 15061 (b) (3) “General Exemption”)

The City Council of the City of Dinuba does hereby ordain as follows:

SECTION 2. Subsection 17.19.040 (RM (Multi-Family Residential Zones (Site Plan Review)) of the Dinuba Municipal Code is amended as shown on page 19-2 of Exhibit “A”.

SECTION 3. Subsection 17.19.050 RM (Multi-Family Residential Zones (Design Guidelines)) of the Dinuba Municipal Code is amended as shown on page 19-2 of Exhibit “A”.

SECTION 4. Exhibit 19-1: RM (Multi-Family Residential Zones (Selected Development Standards in the RM Zones)) is amended as shown on page 19-5 of Exhibit “A”.

SECTION 5. Table 21-1: (Permitted Uses in Residential and Other Zones) is amended as shown on page 21-3 of Exhibit “B”.

SECTION 6. Table 33-1: (Permitted Uses in Commercial Zones) is amended as shown on page 33-8 of Exhibit “C”.

SECTION 7. Subsection 17.45.090 B.5. (Special Uses and Standards: Accessory Dwelling Units and Junior Accessory Dwelling Units (Development Standards (ADU Unit Size))) is amended as shown on page 45-20 and 45-21 of Exhibit “D”.

SECTION 8. Subsection 17.45.230 (Special Uses and Standards (Streamlined Ministerial Approval Process for Affordable Multi-Family Residential projects)) is added as shown on pages 45-58 through 45-61 of Exhibit “D”.

SECTION 9. Subsection 17.45.250 (Special Uses and Standards (Affordable Housing Density Bonus)) is added as shown on pages 45-61 to 45-76 of Exhibit “D”.

SECTION 10. Subsection 17.49.020 (Parking and Loading (General Requirements)) is amended as shown on page 49-2 of Exhibit “E”.

SECTION 11. Subsection 17.49.030 (Parking and Loading (Number of Parking Spaces Required)) is amended as shown on pages 49-3 and 49-4. of Exhibit “E”.

SECTION 12. 17.55.070 (Site Plan Review (Report and Findings)) is amended as shown on pages 55-5 and 55-6 of Exhibit “F”.

SECTION 13. 17.57.050 (Conditional Use Permits (Report and Findings)) is amended as shown on page 57-3 and 57-4 of Exhibit “G”.

SECTION 14. Subsection 17.67.030 (Definitions (Definitions)) is amended as shown on page 67-8 (Density Bonus), page 67-10 (Emergency Housing), page 67-11 (Employee Housing), page 67-12 (Farmworker Housing), page 67-22 (Replacement Housing), page 67-22 (Residential Care Home), page 67-28 (Supportive Housing) and page 67-29 (Use by right).

SECTION 15. SEVERABILITY.

Each of the provisions of these ordinances are 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 16. 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 17. The foregoing Ordinance amendments were introduced at a regular meeting of the City Council of the City of Dinuba on the 14th day of October, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**Rachel Nerio-Guerrero,
Mayor of the City of Dinuba**

ATTEST:

Maria Alaniz, City Clerk

CHAPTER 19



RM Zones (Multiple Family Residential)

Sections

17.19.010	Purpose
17.19.020	Subdistricts
17.19.030	Permitted and Conditional Uses
17.19.040	Site Plan Review
17.19.050	Design Guidelines
17.19.060	Development Standards
17.19.070	Fences, Walls and Hedges
17.19.080	Off-Street Parking and Loading Facilities
17.19.090	Landscaping and Irrigation
17.19.100	Open Space
17.19.110	Signs

17.19.010 Purpose

The purpose of the RM districts is to provide living areas within Dinuba where development is consistent with the Dinuba General Plan and is limited to medium and high density areas of multi-family dwellings, along with other uses suitable to the intent of the zone, and where regulations are designed to promote the following:

- (1) a suitable environment for family life, recognizing that a significant part of the multi-family population is adult, including senior citizens;
- (2) New multi-family development that integrates well into the surrounding neighborhood and that are designed to promote a welcoming, pedestrian-friendly environment;
- (3) space for community facilities, including parks, schools, churches and other facilities that will complement the residential environment;
- (4) attractive and unique development projects that encompasses well-designed buildings with ample landscape and off-street parking;
- (5) housing that is affordable to low- and moderate-income households and to households that have special housing needs.

17.19.020 Subdistricts

In order to adequately plan for multi-family development at various densities, the following sub-districts are established:

RM-1.5 (Medium-High Density Multi-Family Residential (one unit per 1,500 square feet of lot area);

RM-2 (Medium Density Multi-family residential (one unit per 2,000 square feet of lot area)

RM-3 (Low Density Multi-family Residential (one unit 3,000 square feet of lot area).

17.19.030 Permitted Uses

Permitted Uses and Conditionally-Permitted Uses in the RM zones are listed in Chapter 17.21 (Permitted Uses in Residential Zones)

17.19.040 Site Plan Review

No multi-family uses may be established on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.55 (Site Plan Review). **Qualified projects may utilize the "By-Right Approval" process detailed in Section 17.45.240 (Special Uses and Standards).**

17.19.050 Design Guidelines

The City has adopted Design Guidelines within a separate document (**the Dinuba Residential Design Guidelines**). Applicants are encouraged to review and implement recommendations of the Design Guidelines. Projects that are subject to processing under State law (SB 35 and SB 330) are subject to all Objective Development Standards contained in the City's application packet for those projects (see Section 17.19.070).

17.19.060 Development Standards (also illustrated in Exhibit 19-1).

The following establishes zoning standards for the development of uses in the RM zones, including:

- Density (the number of units allowed on a given site)
- Lot size, width and depth

Exhibit "A": Dinuba Zoning Ordinance
Chapter 19: RM Zones (Multi-Family Residential)

- Building Height
- Setbacks
- Distance between buildings
- Outdoor Recreational Areas
- Porches
- Fences
- Landscaping
- Parking
- Signs

a. Unit Density

The maximum unit densities for Dinuba's multi-family residential districts are as follows:

<u>District</u>	<u>Maximum Unit Density</u>
RM-1.5	One dwelling per 1,500 square feet of lot area. Residential development on parcels larger than $\frac{3}{4}$ acre shall have a minimum density of 20 units per acre to ensure affordability, consistent with State affordability standards, unless it can be demonstrated that affordability (to State of California standards) can be achieved with a lesser density.
RM-2	One dwelling per 2,000 square feet of lot area
RM-3	One dwelling per 3,000 square feet of lot area

i. Density Bonus

The purpose of a density bonus is to encourage the private sector to construct affordable housing for "target households" as defined by the Government Code. A density bonus can be approved by Farmersville if a private sector housing developer agrees to construct a certain percentage of units for target households and agrees to maintain their affordability for a specific time period, pursuant to State Density Bonus Law or Government Code Sections 65915 through 65917.5. All density bonus applications will be reviewed and processed pursuant to the applicable laws in place at the time the request is received.

b. Lot Frontage, Depth and Area

1. The minimum lot frontage for newly-established lots in all multi-family residential zones is as follows:

Exhibit "A": Dinuba Zoning Ordinance
Chapter 19: RM Zones (Multi-Family Residential)

50 feet, all zones

Lots on cul-de-sacs or curve-frontage lots must have a minimum width of 40 feet at the street right-of-way.

2. The minimum lot depth for newly-established lots in all multi-family residential zones is as follows:

100 feet.

3. The minimum area of all newly-created lots for all multi-family residential zones is as follows:

7,000 square feet, minimum

c. Building Height

The maximum height of all structures shall be 35 feet (~~three two~~ stories); the maximum height of accessory structures shall be 12 feet.

d. Lot Coverage

<u>District</u>	<u>Coverage</u>
RM-1.5	60 percent, maximum
RM-2	55 percent, maximum
RM-3	50 percent, maximum

**Exhibit "A": Dinuba Zoning Ordinance
Chapter 19: RM Zones (Multi-Family Residential)**

Exhibit 19-1: Selected Development Standards in the RM Zones

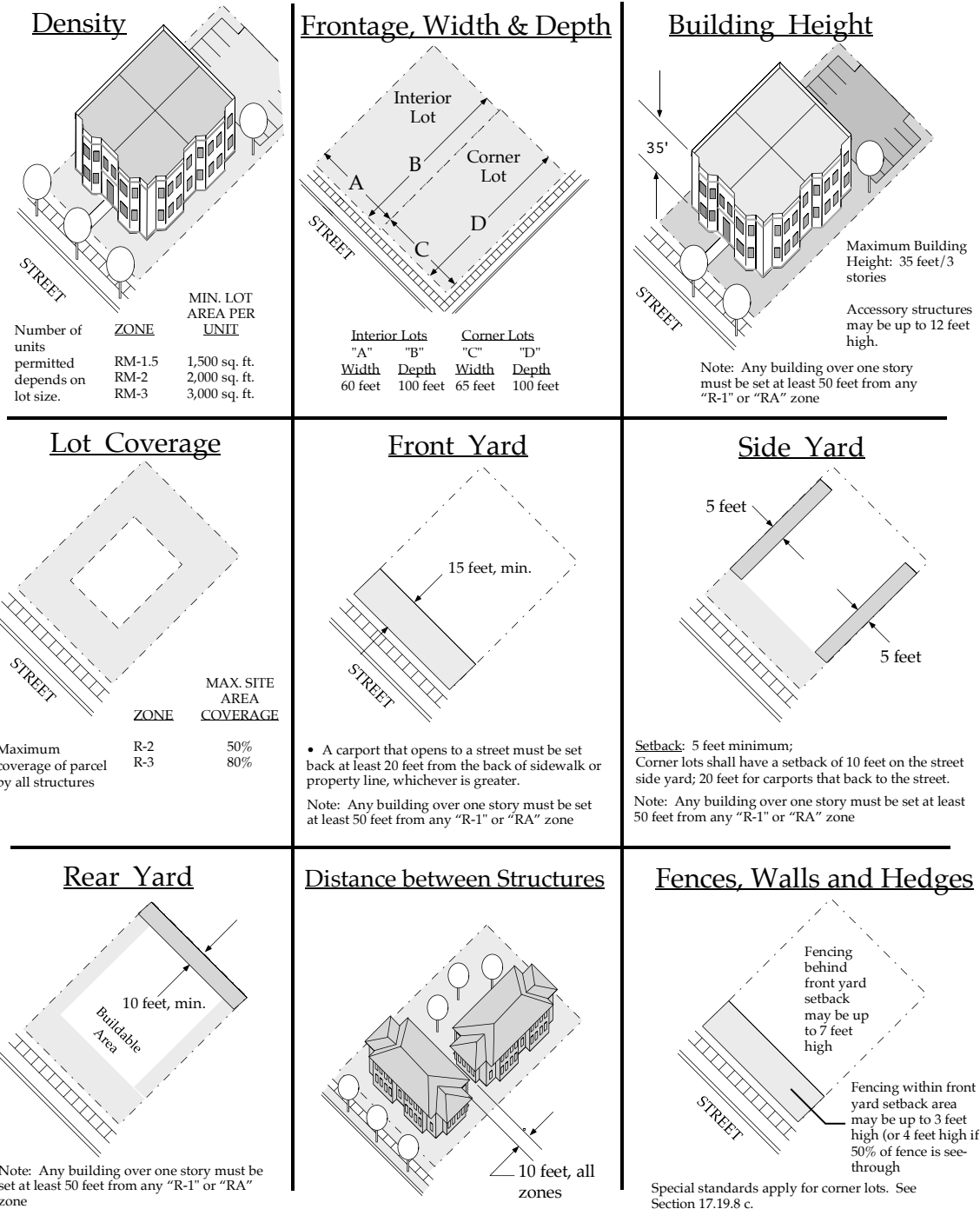


Exhibit “A”: Dinuba Zoning Ordinance
Chapter 19: RM Zones (Multi-Family Residential)

e. Yard Requirements (see Table 19-1)

Yard requirements (building setbacks) for structures in all multi-family residential zones shall be as follows:

Table 19-1: Setback Requirements

Front Yard:	15 feet, minimum, however a garage or carport with driveway opening directly to the street must be set back at least 20 feet behind the sidewalk. (1)
Side Yards:	
Interior side yard:	5 feet, minimum plus five feet for additional story (1)
Corner lot street side:	10 feet, minimum, except a garage or carport with driveway opening directly to the street must be set back at least 20 feet behind the sidewalk. (1)
Reverse corner lot, street side	15 feet, minimum, except a garage or carport with driveway opening directly to the street must be set back at least 20 feet behind the sidewalk. (1)
Rear Yard:	10 feet, minimum plus 10 feet per additional story (1)
Special Requirements:	
(1) Regardless of all other setback requirements, any building over one story must be set back at least 50 feet from any lot zoned “R-1” or “R-A” (2) Detached accessory structures no taller than 12 feet may have a zero rear or side yard setback if set back behind the front yard setback, and behind the side yard setback on the street side yard of a corner lot or reverse corner lot (3) A detached Accessory Dwelling Unit no higher than 12 feet may be set back a minimum of four feet from a rear or interior side property line, provided the structure is behind the front yard setback. (4) Architectural features, including eaves, sills, chimneys, cornices, and bay windows may extend up to 30 inches into a required side yard. (5) No building shall be located closer than 5 feet to an alley. (6) Portable carports are prohibited between a dwelling and any street abutting the lot	

f. Minimum Distance Between Buildings on the Same Lot:

The minimum distance between a structure used for human habitation and another structure (such as another dwelling, detached garage, carport, or storage shed, etc.) shall be ten feet.

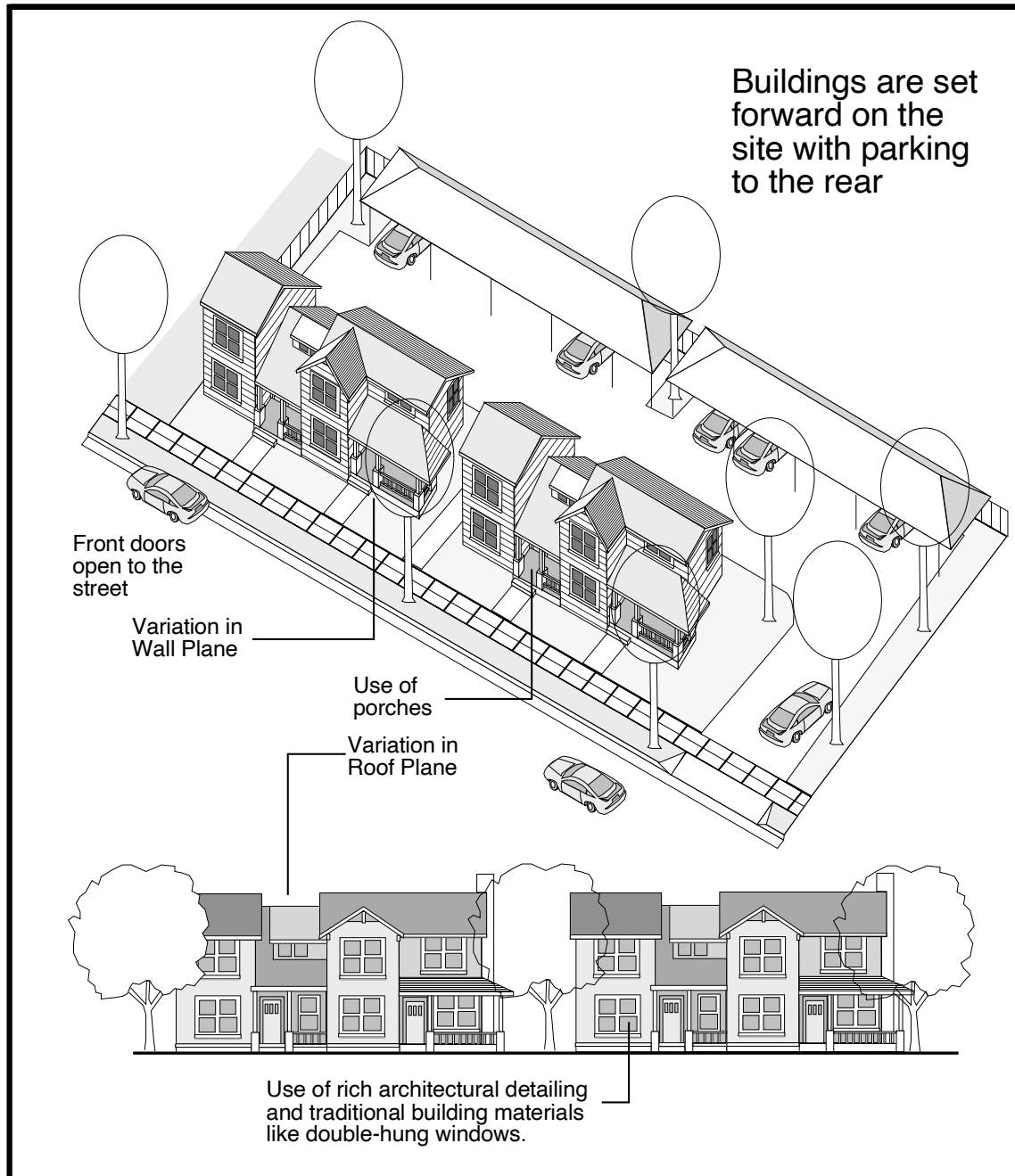
g. Building Orientation and Porch requirements (also see Exhibit 19-2)

For sites abutting roadways that are designated by the Circulation Element of the Dinuba General Plan as a “Local” or “Collector” street, the multi-family project shall be designed with dwellings abutting (and facing) the street, and parking to the rear. Further, at least

Exhibit "A": Dinuba Zoning Ordinance
Chapter 19: RM Zones (Multi-Family Residential)

50% of the ground floor units abutting the street shall feature a useable covered porch measuring at least eight feet wide and six feet deep.

Exhibit 19-2: *Front Orientation and Porch Requirement*



Ground floor units along streets shall be oriented to face the street with the front door opening onto a useable porch. Parking is to the rear.

17.19.070 Objective Design Standards

For multi-family development projects seeking approval through the SB35 and SB 333 procedures, objective design standards apply and these can be found in the application form for these types of projects.

17.19.080 Fences, Walls and Hedges (see Exhibit 19-3)

a. Front Yards:

Fences, walls and hedges in a required front yard setback area shall not exceed four feet in height, and the fence must be at least 50% open "see-through" (such as wrought-iron) from top to bottom.

b. Rear and Side Yards:

Fences, walls, and hedges in the area behind the required front yard setback shall not exceed seven feet in height, however fencing on corner lots within the street side yard are subject to the requirements in Subsection 17.19.8 c.

c. Fences on the Street Side Yards of Corner Lots and Reverse Corner Lots

Regular Corner Lots: Fences, walls and hedges within the required side yard setback area along the street side yard of a corner lot shall not exceed seven feet in height, provided the fence is set back at least five feet behind the sidewalk or property line, whichever distance is greater.

Reverse Corner Lots: Fences, walls and hedges within the required side yard setback area along the street side yard of a reverse corner lot shall not exceed four feet in height.

d. Corner Safety visibility triangle

Street Intersection

No fencing higher than 3 feet shall be placed in the corner area of a lot formed by a triangle with its right angle at corner of the lot adjacent to the street intersection and right angle sides measuring 30 feet long.

Driveway/Street Intersection

No fencing higher than 3 feet shall be placed in triangular areas situated where a driveway intersects a street. The affected area is defined as a triangle where the

Exhibit "A": Dinuba Zoning Ordinance
Chapter 19: RM Zones (Multi-Family Residential)

right angle corner is set at the point where the driveway intersects the property line, and the right angle sides measure ten feet long.

- e. Materials such as razor wire and barbed wire are prohibited in residential zones (except for temporary construction yards associated with a development project).
- f. For non-residential uses, the fencing standards of Chapter 17.25 (C-1 Zone) shall apply.
- f. For non-residential uses, the fencing standards of Chapter 17.25 (C-1 Zone) shall apply.

17.19.090 Off-Street Parking and Loading Facilities

- a. For multi-family dwellings, a minimum of 1.5 on-site parking stalls per dwelling shall be provided on-site, plus one guest space per five dwelling units. One stall per unit shall be covered with a carport or garage. All parking spaces, driveways and parking lots shall have a concrete or asphalt surface, consistent with the Dinuba Improvement Standards.

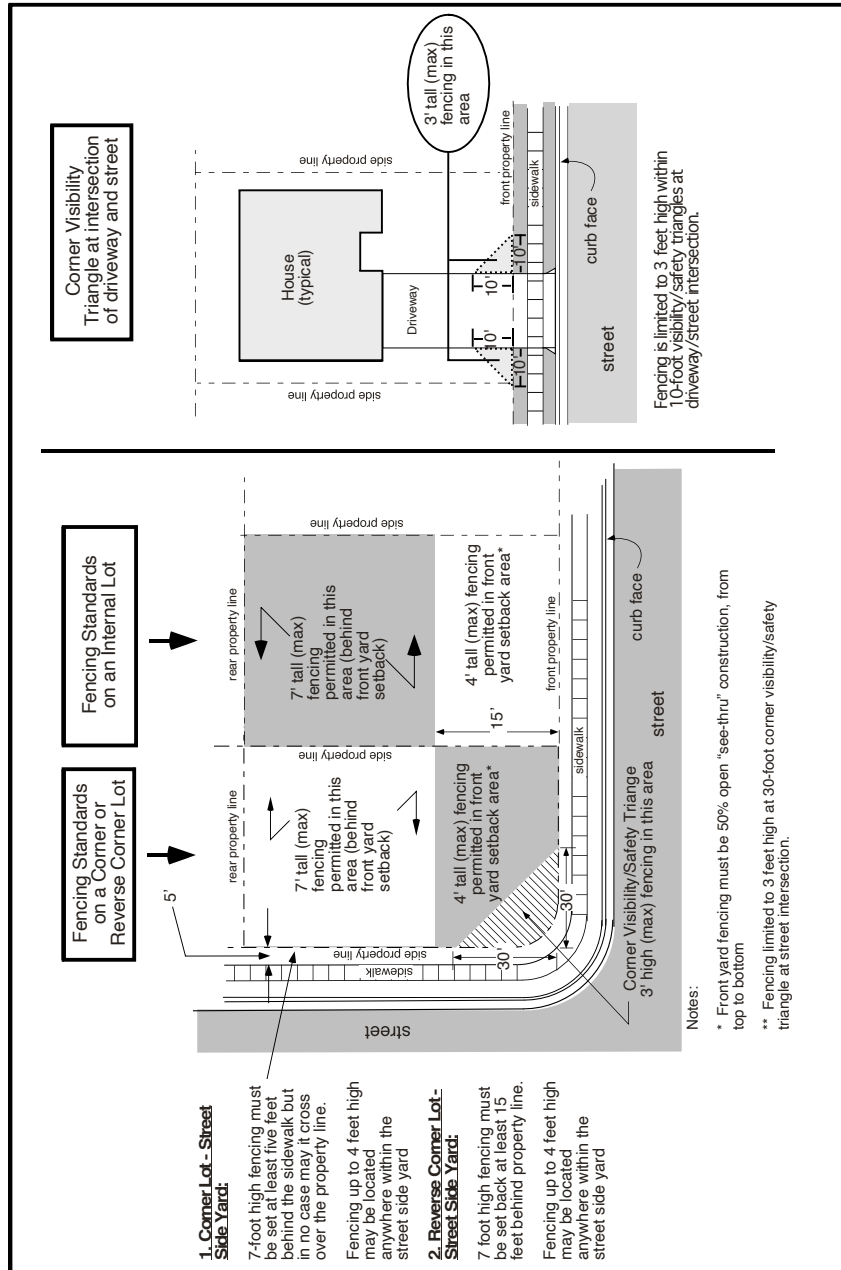
Parking lots shall be designed to preclude backing on vehicles onto public streets.

- b. Non-residential uses in this District shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).

17.19.100 Landscaping and Irrigation

Landscaping and irrigation improvements shall be installed in all setback and open space areas that are not otherwise occupied by improvements. All landscaping and irrigation shall be consistent with Chapter 17.47 (Landscaping and Irrigation) and the Dinuba Landscape Design Guidelines.

Exhibit 19-3: Fencing Standards Shown on Typical Lots



17.19.110 Open Space

At least five percent of the subject site shall be improved with landscaping and recreational facilities. Required setback areas adjacent to public streets shall not be counted toward the required five percent open space area, nor shall parking and vehicle

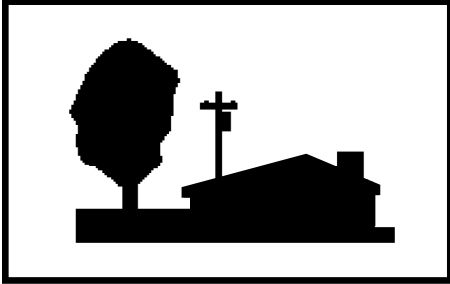
Exhibit "A": Dinuba Zoning Ordinance
Chapter 19: RM Zones (Multi-Family Residential)

maneuvering areas. Shared open space can include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos. The calculated space shall not include enclosed meeting or community rooms.

17.19.120 Signs

Signs shall be consistent with the requirements detailed in Chapter 17.51 (Signs).

CHAPTER 21



Permitted Uses in Residential and Public Zones

Sections

- 17.21.010 Purpose**
- 17.21.020 Permitted Uses Table**

17.21.010 Purpose.

This chapter establishes a list of uses that are permitted in residential zones and the public zone within the City of Dinuba. The intent is to ensure (to the degree practical) that residential and public uses function in a harmonious manner and that uses with similar operating characteristics are reasonably grouped and do not conflict with one another or surrounding areas and zones.

17.21.020 Permitted Uses Table

Table 21-1 lists uses that are permitted in Dinuba's residential and public zones. Permitted uses are listed in the left column and the residential and public zones are listed across the top. To determine whether a particular use is permitted (and whether it is subject to any special requirements) each box is marked with one of the following:

- "P" Permitted
- "C" Permitted by Conditional Use Permit
- "-(S)" Where the use is listed as permitted (or Conditionally Permitted) along with the letter "(S)", the use is permitted subject to special standards contained in Chapter 17.45 (Special Uses).
- A box in the table with no letter indicates that the use is not permitted in this zone.

Any use that is judged by the City Planner to be reasonably similar in nature to other permitted uses may be considered a permitted use. Further, any use judged by the City Planner to be reasonably similar in nature to a Conditionally Permitted use may be considered as such (permitted by Conditional Use Permit).

Exhibit “B”: Dinuba Zoning Ordinance
Chapter 21: Permitted Uses in Residential Zones

For ease of use, the uses in Table 21-1 are grouped into similar categories, as follows:

- A. Residential Uses
- B. Accessory Uses
- C. Agricultural Uses
- D. Public and Quasi-Public Uses
- E. Other Uses

Table 21-1: Permitted Uses in Residential and Other Zones

 <i>Residential Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
Accessory Dwelling Units (ADU's)	P(S)	P(S)	P(S)	P(S)	
Bed and breakfast inns	C	C	C	C	
Duplex	P	P	P		
Emergency shelter		P			
Employee housing (seven or more employees)	C	C	C	C	
Employee housing (six or fewer employees)	P	P	P	P	
Farm employee housing (seven or more employees) up to thirty-six beds in a group quarters or up to twelve units or spaces designed for use by a single family or household	C	C	P	P	
Farm employee housing (six or fewer employees)	C	C	P	P	
Farm employee housing over thirty-six beds in a group quarters or over twelve units or spaces designed for use by a single family or household			P	P	

21-2

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “B”: Dinuba Zoning Ordinance
Chapter 21: Permitted Uses in Residential Zones

 <i>Residential Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
Licensed family day care centers for 15 or more children as an accessory use	C	C	C		
Licensed family day care centers for up to 14 children as an accessory use	P	P	P		
Low Barrier Navigation Centers (LBNC)		P			
Mobile home parks	C(S)	C(S)	C(S)		
Multi-Family Dwellings		P			
Planned unit development subject to provisions of Chapter 17.41	C	C			
Residential care facilities (six or fewer patients)	P	P	P	P	
Residential care facilities (seven or more patients)	P	P	P	P	
Single Family Dwelling	P	P	P	P	
Single Room Occupancy units		P			
Swimming pool	P(S)	P(S)	P(S)	P(S)	P
Supportive Housing		P			
Transitional housing		P			

21-3

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “B”: Dinuba Zoning Ordinance
Chapter 21: Permitted Uses in Residential Zones

 <i>Accessory Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
Accessory structures and uses located on the same site as a conditional use	C	C	C	C	C
Accessory structures and uses located on the same site as a permitted use	P	P	P	P	P
Flower and vegetable gardens, agricultural crops, orchards and vineyards, horticultural collections, nursery stock (but excluding the following: any sign or structure for the purpose of sale of any product, commercial greenhouses and commercial farming buildings)			P	P	
Home occupations	P(S)	P(S)	P(S)	P(S)	P(S)
Marijuana cultivation (medical and nonmedical) in accordance with Section 5.86.040	P	P	P		
Swimming pools provided, that no swimming pool shall be located in a required front or side yard; and further provided, that all fencing comply with the Uniform Building Code or city standards	P	P	P	P	P
Temporary construction materials storage yards required in connection with a development project	P	P	P	P	P
Tennis courts, including related fencing over seven feet in height located on the same site as a permitted or conditional use	P	P	P	P	P

21-4

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “B”: Dinuba Zoning Ordinance
Chapter 21: Permitted Uses in Residential Zones

 <i>Agricultural Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
Agricultural crops raised for commercial purposes			P	P	
Agricultural products processing produced on the premises (except commercial animal slaughter)				P	
Farm equipment service and repair establishments				C	
Fertilizer plants and yards				C	
Fruit and nut trees raising, vegetables and horticultural specialties	P	P	P	P	P
Grain elevators				C	
Livestock raising (no slaughtering)			P	P	
Stand (“fruit stand”) for the sale of agricultural produce grown on the site				C	

21-5

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “B”: Dinuba Zoning Ordinance
Chapter 21: Permitted Uses in Residential Zones

 <i>Public and Quasi-Public Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
Cemeteries, crematories and columbariums				C	
Churches, parsonages, and other religious institutions	C	C	C		
Communication and wireless facilities, with stealthing					C
Communication and wireless facilities, without stealthing					
Communications equipment buildings			C		C
Electric transmission lines, transmission substations and distribution substations			C	C	
Flood control channels, water pumping stations and reservoirs, irrigation ditches and canals, settling and water conservation recharge basins, drainage ponds and streets and roads necessary for access to permitted uses					P
Gas and electric transmission lines, electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks	P	P	P	P	P
Gas and oil wells				C	
Health care facilities, including hospitals and sanitariums					C
Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums,					C

21-6

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “B”: Dinuba Zoning Ordinance
Chapter 21: Permitted Uses in Residential Zones

 <i>Public and Quasi-Public Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
art galleries, police and fire stations and other public buildings, structures and facilities, public playgrounds, parks and community centers					
Pumping stations (public service)			C	C	
Recreation areas, parks, playgrounds and such buildings, structures and facilities as are appropriately related thereto	P	P	P	P	P
Recreational facilities (operated for profit or otherwise), including golf courses, golf driving ranges, swimming pools, riding academies, drive-in theaters, playgrounds, parks, community centers and stadiums.				C	C
Schools, colleges, and similar educational facilities.	C	C	C	C	C
Stormwater ponding basins			C	C	C

etc. <i>Miscellaneous Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
Kennels and animal hospitals				C	
Medical buildings, professional medical buildings, including dentists, physicians, podiatrists, ophthalmologists, and similar practitioners					C

21-7

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “B”: Dinuba Zoning Ordinance
Chapter 21: Permitted Uses in Residential Zones

etc. <i>Miscellaneous Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
Planned unit development subject to provisions of Chapter 17.41	C	C			
Solar electricity generating plant					C
Solar energy system	P	P	P	P	P
Veterinarians’ offices		C			
Other uses determined to be reasonably similar in nature and intensity to those that are permitted in that particular zone, as determined by the City Planner.	P	P	P	P	P
Other uses determined to be reasonably similar in nature and intensity to those that are conditionally permitted in that particular zone, as determined by the City Planner.	C	C	C	C	C

21-8

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

CHAPTER 33



Permitted Uses in Commercial Zones

Sections

- 17.33.010 Purpose**
17.33.020 Permitted Uses Table

17.33.010 Purpose.

This chapter establishes Table 48-1 which contains the list of uses that are permitted in each commercial zone within the City of Dinuba. The intent is to ensure (to the degree practical) that commercial neighborhoods function in a harmonious manner and that uses with similar operating characteristics are reasonably grouped and do not conflict with one another or surrounding areas and zones.

17.33.020 Permitted Uses Table

Table 33-1 lists uses that are permitted in Dinuba's commercial zones. Permitted uses are listed in the left column and the City's commercial zones are listed across the top. To determine whether a particular use is permitted (and whether it is subject to any special requirements) each box is marked with one of the following:

- "P" Permitted
- "C" Permitted by Conditional Use Permit
- "(S)" Where the use is listed as permitted (or Conditionally Permitted) along with the letter "(S)", the use is permitted subject to special standards contained in Chapter 17.45
- A box in the table with no letter indicates that the use is not permitted in this zone.

Note: For projects involving new construction, Site Plan Review is required consistent with procedures in Chapter 17.51 (Site Plan Review).

Any use that is judged by the City Planner to be reasonably similar in nature to other permitted uses may be considered a permitted use. Further, any use judged by the City Planner to be

Exhibit "C": Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

reasonably similar in nature to a Conditionally Permitted use may be considered as such (permitted by Conditional Use Permit).

For ease of use, the uses in Table 33-1 are grouped into similar categories, as follows:

- A. Educational facilities and schools
- B. Automotive and vehicular uses
- C. Entertainment and Recreational facilities and uses
- D. Restaurants, cafes, eating and drinking establishments and related facilities
- E. Offices and related uses
- F. Personal Services
- G. Public and Semi-Public Uses
- H. Residential Uses
- I. Retail Stores and related uses
- J. Service Commercial, minor manufacturing, processing and related uses
- K. Utilities and related activities
- L. Other Uses

Table 33-1: Permitted Uses in Commercial Zones

 <i>Educational facilities and schools, including:</i>	<u>Zones</u>				
	C-1	C-2	C-3	C-4	PO
Art and craft schools and colleges		P		P	
Beauty colleges		P	P	P	
Business, professional, and trade schools and colleges		P		P	
Day care centers (adults, up to 12 attendees)	P	P	P	P	P
Day care centers (adults, more than 12 attendees)	C	C	C	C	C
Day care centers (children, up to 14 attendees)	P	P	P	P	P
Day care centers (children, more than 14 attendees)	C	C	C	C	C
Music and dance studios		P		P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “C”: Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

 <i>Automotive and vehicular uses including vehicle sales, servicing repair and parts, etc., including:</i>	Zones				
	C-1	C-2	C-3	C-4	PO
Automobile parts stores	P	P	P	P	
Automobile audio and security installations within an enclosed structure		P(S)		P(S)	
Automobile detailing, hand car wash within an enclosed building		P(S)		P(S)	
Automobile oil and lube shop		P	P	P	
Automobile repair, body and fender repair		P(S)		P(S)	
Automobile sales, new, including service and repair within an enclosed building		P	P	P	
Automobile sales, used, including service and repair within an enclosed building		P	P	P	
Automobile upholstery and top shops		P(S)		P(S)	
Boat sales and service				P(S)	
Car wash (self-service)				P	
Car wash, including use of mechanical conveyors, blowers and steam cleaning			P	P	
Equipment rental yards				P	
Farm equipment sales and service				P	
Gasoline service stations, including dispensing of diesel and liquid petroleum gas fuels and complete truck service				P(S)	
Mobile home, recreational vehicle and trailer sales and servicing				P	
Motorcycle sales and service		P(S)		P(S)	
Muffler shop		P(S)		P(S)	
Rental equipment, including trailers, trucks and cars				P	
Service stations, gasoline sales including convenience store		C(S)	C(S)	C(S)	

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit "C": Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

 Automotive and vehicular uses including vehicle sales, servicing repair and parts, etc., including:	Zones				
	C-1	C-2	C-3	C-4	PO
with sales of alcoholic beverages					
Tire shops, including rebuilding, recapping and retreading		P(S)		P(S)	

 Entertainment and Recreational Facilities and Uses, including:	Zones				
	C-1	C-2	C-3	C-4	PO
Adult bookstores and adult movie theaters as provided for in Title 17				C	
Arcades	P	P	P	P	
Bowling alleys		P	P	P	
Card rooms		C			
Dance halls		C		C	
Health clubs		P	P	P	
Pool and billiards, including in conjunction with a restaurant				C	
Shooting range, indoor				C	
Theaters and auditoriums		P	P	P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “C”: Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

 Restaurants, cafes, eating and drinking establishments and related facilities where products are typically consumed onsite, or prepared for offsite consumption, including:	Zones				
	C-1	C-2	C-3	C-4	PO
Bakeries, retail and wholesale	P	P	P	P	
Bars and cocktail lounges		C	C	C	
Breweries, micro		C		C	
Candy store	P	P	P	P	
Delicatessens	P	P	P	P	
Drive-thru restaurants			P	P	
Mobile food vehicles parked on private property (permitted subject to standards contained in Dinuba Municipal Code section 7.28.		P		P	
Restaurants , including those serving alcoholic beverages	P	P	P	P	
Restaurants, including restaurant with bar/lounge		C	C	C	

NOTE: New businesses featuring drive-thru lanes are not permitted in the downtown (C-2 zone) in an effort to strengthen the pedestrian-oriented shopping character of the downtown

 Offices and related uses, including:	Zones				
	C-1	C-2	C-3	C-4	PO
Banks, including drive-in banks and other savings and lending agencies		P	P	P	
Blueprint and photocopy shops	P	P	P	P	P

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit "C": Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

 Offices and related uses, including:	Zones				
	C-1	C-2	C-3	C-4	PO
Clinics (medical)	P	P	P	P	P
Employment agencies	P	P	P	P	P
Medical and dental laboratories and clinics including out-patient facilities and prescription pharmacies in conjunction therewith, or with a hospital	P	P	P	P	P
Medical buildings, professional medical buildings, including dentists, physicians, podiatrists, ophthalmologists, and similar practitioners	P	P	P	P	P
Offices, general	P	P	P	P	P

 Personal Services, including	Zones				
	C-1	C-2	C-3	C-4	PO
Banks, including drive-in banks and other savings and lending agencies		P	P	P	
Barber shops and beauty shops	P	P	P	P	P
Body piercing shops		C	C	C	
Cleaning, pressing and dyeing shops (retail only, dry cleaning, cleaning clothes in enclosed machines, nonflammable cleaning compounds)		P	P	P	
Copy and blueprint shops	P	P	P	P	P
Dry cleaning service		P	P	P	
Laundries and laundromats	P	P	P	P	
Locksmiths		P	P	P	
Massage therapy		C	C	C	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit "C": Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

 Personal Services, including	Zones				
	C-1	C-2	C-3	C-4	PO
Pet grooming business, no overnight stay for pets	P	P	P	P	P
Pet grooming business, with overnight stay for pets for a maximum of five nights		C	C	C	C
Photography studios	P	P	P	P	P
Tattoo shops		P	P	P	
Tattoo shops that also provide body piercing services		C	C	C	
Taxidermists				P	

 Public and Semi-Public Uses, including:	Zones				
	C-1	C-2	C-3	C-4	PO
Ambulance service				P	
Churches and other religious institutions	C	C	C	C	C
City, county, state and federal administrative offices, libraries and police and fire stations		P		P	
Mortuaries, crematoriums and columbariums		P		P	C
Public parking lots or structures	P	P	P	P	P
Public parks, playgrounds and other public recreation facilities					P
Public uses of a cultural type, including museums and art galleries		P			P
Public utility service yards, electrical and gas transmission stations					P
Wedding chapels		P		P	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit "C": Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

 Residential Uses, including:	Zones				
	C-1	C-2	C-3	C-4	PO
Dwellings for a caretaker or watchman and his immediate family, necessary and incidental to a use located in such zone				C	
Emergency shelter, up to six persons		P			
Hotel and motels		P	P	P	
<u>Low Barrier Navigation Center</u>		<u>P</u>		<u>P</u>	
Mixed land use in conformance with Chapter 17.45.3		P(S)		C(S)	
Residential drug treatment recovery homes					C
Single-family residential structures used as dwelling units constructed prior to January 1, 2010.					P
Single family dwelling that is being converted from an office or commercial use to a residence.					C
<u>Single Room Occupancy Units</u>		<u>P</u>	<u>P</u>	<u>P</u>	
Supportive housing		C			
Transitional housing		C			

 Retail Stores and related uses, including:	Zones				
	C-1	C-2	C-3	C-4	PO
Apparel stores	P	P	P	P	
Appliance sales		P	P	P	
Antique stores	P	P	P	P	P

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “C”: Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

 <i>Retail Stores and related uses, including:</i>	Zones				
	C-1	C-2	C-3	C-4	PO
Art galleries	P	P	P	P	P
Book stores	P	P	P	P	
Carpet stores		P	P	P	
Cell phone stores	P	P	P	P	
Convenience stores, including the sale of alcoholic beverages		C	C	C	
Department stores		P	P	P	
Drug stores		P	P	P	
Feed and seed stores				P	
Florists	P	P	P	P	P
Furniture stores		P	P	P	
Garden supplies		P	P	P	P
Gift, novelty or souvenir shops	P	P	P	P	
Gunsmith shops		P		P	
Hardware and home improvement stores		P	P	P	
Health food stores		P	P	P	
Hobby supply stores		P	P	P	
Hydroponic stores		C	C	C	
Jewelry stores, including clock and watch repairing		P	P	P	
Liquor stores		C	C	C	
Machinery sales and rentals				P	
Manufacturing and repair activities incidental to a permitted or conditionally-permitted retail use, where the manufacturing function occupies no more than 25% of the building or site.		P	P	P	
Medical and orthopedic appliance stores		P	P	P	

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “C”: Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

 Retail Stores and related uses, including:	Zones				
	C-1	C-2	C-3	C-4	PO
Music stores		P	P	P	
Paint and wallpaper stores		P	P	P	
Pawn shops		P		P	
Pet shops		P	P	P	
Shoe stores	P	P	P	P	
Sporting goods stores		P	P	P	
Supermarkets (including sales of alcoholic beverages)		P	P	P	
Thrift shops and secondhand stores		P		P	
Tobacco stores and smokeshops			C	C	
Toy stores		P	P	P	
Variety stores		P	P	P	
Wholesale establishments		P		P	

 Service Commercial, minor manufacturing, processing and related uses, including:	Zones				
	C-1	C-2	C-3	C-4	P-O
Animal hospitals and kennels and veterinarians				C	
Building materials, sales and storage				P	
Cabinet shops				P	
Catering		P		P	
Ceramics and pottery studios		P		P	
Contractor's storage yards				C	

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit "C": Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

 <i>Service Commercial, minor manufacturing, processing and related uses, including:</i>	Zones				
	C-1	C-2	C-3	C-4	P-O
Diaper supply services				P	
Electrical appliance and incidental repair shops		P		P	
Electrical shops				P	
Electroplating shops				C	
Exterminators				P	
Food lockers (no slaughtering, handling of dressed meats only)		P		P	
Glass shops				P	
Heating and ventilating or air conditioning shops, including incidental sheet metal				P	
Laboratories, experimental and testing				C	
Lumber yards, not including planing mills or saw mills				P	
Machine shops				C	
Petroleum products storage; provided, that gasoline, kerosene and similar highly inflammable products shall be stored underground				C	
Plumbing and sheet metal shops				P	
Recycling collection centers	P(S)	P(S)	P(S)	P(S)	
Rug and carpet cleaning and dyeing				P	
Stone monument works				C	
Upholstery shops				P	
Veterinarian offices and small animal hospitals or clinics including short-term boarding of animals and incidental care such as bathing and trimming;		C		C	

Key to Matrix: "P" = Permitted; "C" = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “C”: Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

 <i>Service Commercial, minor manufacturing, processing and related uses, including:</i>	Zones				
	C-1	C-2	C-3	C-4	P-O
provided, that all operations are conducted entirely within a completely enclosed structure which complies with specifications of soundproof construction prescribed by the Uniform Building Code					

 <i>Utilities and related activities, including:</i>	Zones				
	C-1	C-2	C-3	C-4	P-O
Communication and wireless facilities, with stealthing				P	
Communication and wireless facilities, without stealthing				C	
Communications equipment buildings		P		P	
Electrical distribution substations, communication equipment buildings, gas regulator stations and utility pumping stations and elevated pressure tanks		P	P	P	
Gas and electric transmission lines, electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks		P	P	P	
Microwave relay stations				C	
Solar energy system	P	P	P	P	P

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “C”: Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

 Utilities and related activities, including:	Zones				
	C-1	C-2	C-3	C-4	P-O
Water pump stations		P	P	P	

etc. Other Uses, including:	Zones				
	C-1	C-2	C-3	C-4	PO
Auction rooms		P		P	
Hookah bar		C		C	
Ice dispensers (coin-operated)	P	P	P	P	
Kennels located not closer than five hundred feet to any residential or PO district				P	
Meeting or social halls		P		P	
Meeting or social halls with fewer than four thousand square feet of floor space that do not operate after twelve a.m.		P		P	
Mini-storage facilities				P	
Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Chapter 17.49	P	P	P	P	P
Planned unit development subject to provisions of Chapter 17.41	C	C	C	C	C
Private clubs and lodges		P		P	
Storage buildings incidental to a permitted use (including the use of cargo containers)	P(S)	P(S)	P(S)	P(S)	P(S)
Swap meets				P	

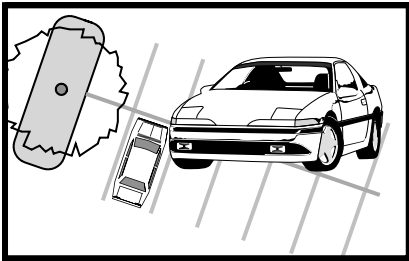
Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

Exhibit “C”: Dinuba Zoning Ordinance
Chapter 33: Permitted Uses in Commercial Zones

etc. <i>Other Uses, including:</i>	Zones				
	C-1	C-2	C-3	C-4	PO
Temporary uses	P(S)	P(S)	P(S)	P(S)	P(S)
Other uses determined by the City Planner to be reasonably similar in nature and operational characteristics to a permitted use in the zone	P	P	P	P	P
Other uses determined by the City Planner to be reasonably similar in nature and operational characteristics to a Conditionally-permitted use in the zone	C	C	C	C	C

Key to Matrix: “P” = Permitted; “C” = Conditional Use Permit required; (S) = Subject to requirements for Special Uses (see Chapter 17.45).

CHAPTER 49



Auto and Bicycle Parking and Loading

Sections

17.49.010	Purpose
17.49.020	General Requirements
17.49.030	Number of Parking Spaces Required by Use
17.49.040	Parking Lot Design Standards and Location Criteria

17.49.010 Purpose

The purpose of this chapter is to provide parking, bicycle and loading regulations for new and expanded development and land uses in Dinuba. This chapter will also serve to:

1. Provide accessible, attractive, secure, and well-maintained parking (auto and bicycle) and off-street loading facilities;
2. Provide parking and loading facilities that are designed to reduce traffic congestion;
3. Minimize the impact of new development on parking and loading facilities on surrounding properties;
4. Ensure the maneuverability of emergency vehicles in parking facilities and provide for loading and delivery services in proportion to the needs generated by the proposed land use which are clearly compatible with adjacent parcels and the surrounding neighborhood.

17.49.020 General Requirements

- a. No building shall be constructed, or use established unless off-street auto and bicycle parking and loading spaces are provided in accordance with the provisions of this chapter unless otherwise exempted by this chapter.
- b. When an existing use or building is enlarged and requires additional parking and loading under the provisions of this chapter, said improvements shall be provided on the subject site or the developer shall provide an in-lieu parking fee consistent with the provisions in this chapter.
- c. For every ten auto parking spaces provided for commercial and industrial uses the project shall provide one bicycle parking space.
- c. For uses not listed in this chapter, the Planning Director shall determine a parking and loading standard for the use based on the operational, size and locational characteristics of the use and the standards that similar cities apply to said use.
- d. Fractional space requirements shall be rounded up when the fractional number is 0.5 or more and shall be rounded down when the fractional number is less than 0.5.
- e. In any residential district, all inoperable motor vehicles shall be stored in a garage, carport or outside of the front yard setback area and shall be screened from view from the public right-of-way by solid fencing a minimum of six feet in height.
- f. For purposes of calculating the number of spaces required, "floor space" or "floor area" shall mean that area used for service the public, including areas occupied by fixtures and equipment used for the display or sale of merchandise. It shall not include areas used principally for non-public use, including storage, or administrative offices incidental to a commercial use.
- g. In addition to the requirements of this chapter, parking and loading facilities shall also adhere to the Dinuba Commercial and Industrial Design Guidelines, the Residential Design Guidelines and Landscape Design Guidelines, as applicable.
- h. Up to 30% of required parking spaces may be designed as compact stalls, measuring 8 feet wide by 16 feet long.**

17.49.030 Number of Parking Spaces Required

The minimum number of parking spaces (or stalls) required for new uses or buildings or the expansion of existing buildings or uses are detailed below, except that the number of on-site parking spaces required for uses in the “C-2” (Downtown Commercial) may be reduced by up to 50% of the parking requirement for the particular use, as shown in this chapter (or an applicant unable to meet on-site parking requirements may pay the City’s in-lieu parking fee.

 1. <u>Residential Uses</u>		
<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Single Family Residence	2 covered parking spaces. Spaces shall be situated side by side (tandem parking is not permitted)
b.	Accessory Dwelling Unit	One space
c.	Junior Accessory Dwelling Unit	No requirement
d.	Multi-family units	• <u>Studio</u> (no bedroom): 1.0 space • <u>One bedroom</u> unit: 1.0 space • <u>Affordable units</u>: 1.0 space • <u>Two or more bedroom</u>: 2.0 spaces • <u>Guest parking</u> shall be provided at a rate of one space per 5 units • <u>Senior housing: One space per employee on the maximum shift except that no parking is required for senior housing that is within one half mile of a transit stop</u>
e.	Emergency Shelter	One space per 10 beds
f.	Group care housing	two stalls for every two clients; tandem parking is permitted. <u>One space per employee on the maximum shift, except that no parking is required where the site is within one-half mile of a public transit stop.</u>

 1. <u>Residential Uses</u>		
<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
<u>g.</u>	<u>Supportive housing</u>	<u>One stall per bedroom plus one stall per employee, except that no parking is required where the site is within one-half mile of a public transit stop.</u>
<u>h.</u>	Transitional housing	one stall per bedroom plus one stall per employee. <u>One space per employee on the maximum shift, except that no parking is required where the site is within one-half mile of a public transit stop.</u>
<u>i.</u>	Single Room Occupancy (SRO) units:	one stall per bedroom <u>except that no parking is required where the site is within one-half mile of a public transit stop.</u> plus one stall per employee
<u>j.</u>	Labor camps:	one stall per living unit
<u>k.</u>	Nursing homes:	one stall <u>per employee on the maximum shift except that no parking is required where the site is within one-half mile of a public transit stop.</u> for every three beds
<u>l.</u>	Convalescent home:	one stall <u>per employee on the maximum shift except that no parking is required where the site is within one-half mile of a public transit stop.</u> for every three beds
<u>m.</u>	Family and group day care homes:	one stall for every three beds
<u>n.</u>	Senior housing:	one covered stall per unit
<u>o.</u>	Mobile home parks:	two covered stall per unit; tandem parking permitted, plus one guest space per five mobile homes
<u>p.</u>	Trailer parks:	one stall per trailer pad

 1. <u>Residential Uses</u>		
<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
<u>a.</u>	Motels and hotels:	one stall per room

 2. <u>Offices</u>		
<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Medical and dental offices:	one stall per 250 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
b.	Professional offices, including insurance, specialized consultants, law, travel, real estate, accountants, financial advisors and architects:	one stall per 250 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.

 3. <u>Personal Services</u>		
<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Banks, savings and loan, check cashing, credit unions, and similar offices:	one stall per 200 sq. ft. of building area, plus one bicycle space per ten vehicle spaces:
b.	Self-service laundry:	one stall for every three machines, plus one bicycle space per ten vehicle spaces



3. Personal Services

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
c.	Barber/beauty shops, day spas, massage therapists, hair stylists, tattoo/piercing shops:	two stalls per station, plus one bicycle space per ten vehicle spaces.
d.	Funeral home, mortuaries:	one stall for every 50 sq. ft. of building area



4. General Commercial Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Retail stores including clothing, shoes, stationary, sporting goods, kitchen wares, gift shops, book stores and beauty supplies:	one stall per 350 sq.ft. of building area, plus one bicycle space per ten vehicle spaces.
b.	Convenience stores:	one stall per 200 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
c.	Furniture, hardware and appliance stores:	one stall per 600 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
d.	Grocery stores:	one stall per 300 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
e.	Antique and second-hand shops:	one stall per 350 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
f.	Auto parts stores:	one stall per 500 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.



5. Eating and Drinking Establishments

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Coffee and tea establishments, candy shops and bakeries:	one stall per 100 square feet of building area, plus one bicycle space per ten vehicle spaces.
b.	Restaurants (other than fast food):	one stall per four seats, plus one bicycle space per ten vehicle spaces.
c.	Fast food restaurants	one stall per 100 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
d.	Donut shops	one stall per 100 square feet of building area, plus one bicycle space per ten vehicle spaces.
e.	Sandwich shops and delicatessens	one stall per 100 square feet of building area, plus one bicycle space per ten vehicle spaces.
f.	Sports bars	One stall per three seats, plus one bicycle space per ten vehicle spaces.



6. Automotive Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Tire, brake, radiator, and auto repair shops:	one stall per 200 square feet of building area.
b.	Multi-tenant auto-related shops:	one stall per 200 square feet of building area.
c.	Full-service car washes:	one stall per 200 sq. ft. of building area.
d.	Self-service car washes:	one parking stall per bay



6. Automotive Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
e.	New/Used-car sales:	one parking space for each two employees during the time of maximum employment, plus one parking space for each two thousand (2,000) square feet of lot and building area used for the display or storage of automobiles.
f.	Oil change shops:	one stall per bay.
g.	Service stations:	one stall per 300 sq. ft. of building area.
h.	Auto glass, upholstery and stereo shops:	one stall per 200 sq. ft. of building area.
i.	Paint and body shops:	one stall per 200 square feet of building area.
j.	Wholesale establishments:	one stall per 600 sq. ft. of building area.



7. Recreational Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Health clubs:	one stall per 100 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
b.	Bowling alleys:	one stall per 100 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
c.	Dance and martial arts studios:	one stall per 100 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.



7. Recreational Uses

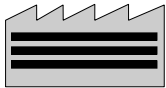
<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
d.	Golf courses	1.5 stalls per tee plus one stall for every four seats, plus one bicycle space per ten vehicle spaces.
e.	Stadiums, arenas, and other outdoor facilities:	one stall for every five seats, plus one bicycle space per ten vehicle spaces.
f.	Video arcades:	one stall per 100 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
g.	Rodeo and equestrian facilities:	one stall for every five seats, plus one bicycle space per ten vehicle spaces.
h.	Miniature golf course:	1.5 stalls per tee, plus one bicycle space per ten vehicle spaces.

8. Miscellaneous Commercial Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Shopping centers (three or more retail uses)	One stall per 250 square feet
b.	Retail nursery/garden shops:	one stall for every 1,000 sq. ft. of outdoor display area, plus one bicycle space per ten vehicle spaces.

8. Miscellaneous Commercial Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
c.	Agricultural Chemicals/Sales:	one stall per 500 sq. ft. of building area.
d.	Agricultural Services, including topping, farming operations, trucking, farm maintenance, spraying, agricultural contractors, and contract farming:	one stall per 500 sq. ft. of building area.
e.	Farm machinery, sales and service:	one stall per 500 sq. ft. of building area.



9. Industrial Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Manufacturing:	one stall per 500 sq. ft. of building area, plus one bicycle space per ten vehicle spaces
b.	Mini-storage:	two stalls plus one stall for every 250 sq. ft. of building area in the office
c.	Warehousing:	one stall per 1,000 sq. ft. of building area, plus one bicycle space per ten vehicle spaces
d.	Packing house:	one stall per 750 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.



10. Institutional Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Churches:	one stall per four seats, plus one bicycle space per ten vehicle spaces.
b.	Nursery and pre-schools:	one stall per classroom plus one stall for every 250 sq. ft. of nonclassroom building area, plus one bicycle space per four students.
c.	Elementary and middle schools:	one stall per two classrooms plus one stall per staff member, plus one bicycle space per four students.
d.	High schools:	three stalls for every two staff members, plus one bicycle space per four students.
e.	Colleges:	one parking space for each employee plus ten parking spaces for each classroom, plus one bicycle space per four students.
f.	Libraries, museums and art galleries:	one stall per 500 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
g.	Hospitals:	one stall per bed, plus one bicycle space per ten vehicle spaces



11. Governmental Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Governmental offices:	one stall per 400 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
b.	Courthouses:	one stall per 400 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.



11. Governmental Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
c.	Public safety buildings:	one stall per 400 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
d.	Corporation, transportation and fuel yards:	one stall per employee on the maximum shift plus visitor stalls
e.	Water treatment facilities and wastewater treatment facilities:	one stall per 400 sq. ft of building area

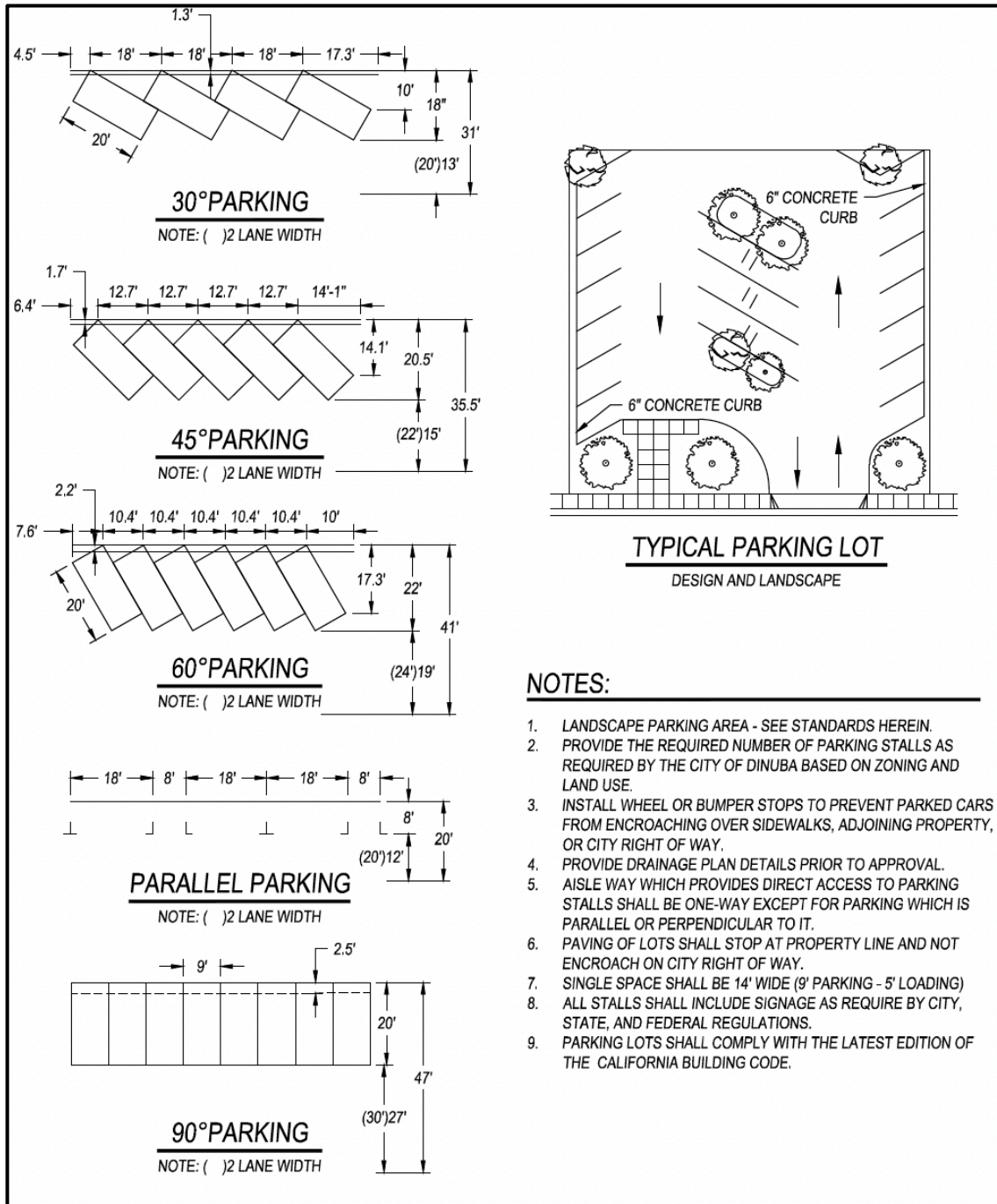
17.49.040 Parking Lot Design Standards and Location Criteria

a. Design Dimensions

Parking lots shall be designed to be consistent with the standards, dimensions and requirements of the details contained in Exhibit 49-1. The construction of parking lots shall also be consistent with the standards contained in Dinuba's Improvements Manual.

Exhibit 49-1: Parking Design

Exhibit "E": Dinuba Zoning Ordinance
Chapter 49: Parking and Loading



b. Circulation

Parking lots shall be designed so that backing into a public street from a parking stall shall be minimized in order to maintain effective traffic flow along the public street. Single family dwellings will be exempt from this requirement. The use of alleys to access parking lots is encouraged.

Commercial parking lots shall be designed to allow for cross parcel access (to the extent practical) to preclude vehicles from having to travel onto the street to access adjacent parcels.

c. Paving, Slope and Drainage

All parking lots shall be constructed with a 4-inch aggregate base and a 2-inch asphalt or concrete overlay, described in the Dinuba Improvements Manual. Parking lots shall be sloped so that storm water runoff flows towards public streets or alleys, into on-site landscape planters or bioswales or into pervious hardscape features.

d. Curbing and Wheel Stops

Concrete curbing shall be provided around all parking lots and landscape planters consistent with the Dinuba Improvements Manual. Wheel stops may be provided in parking stalls to ensure that the overhang of a vehicle does not interfere with pedestrian movements along a sidewalk, or damage landscaping adjacent to the parking lot.

e. Striping and Symbols

Parking lot stalls and travel lanes shall be clearly marked with painted strips. Parking stalls for handicapped persons shall be striped and provided with the appropriate symbols and signage that are consistent with the American Disabilities Act.

f. Lighting

All parking lots shall have pole lighting that property illuminates the parking lot but does not cause a nuisance for adjoining properties.

g. Driveways

Driveways from a public street or alley shall have locations and dimensions consistent with the Dinuba Improvements Manual. For one-way driveways the width of the driveway shall be at least 15 feet; two-way driveways shall have a minimum width of 25 feet.

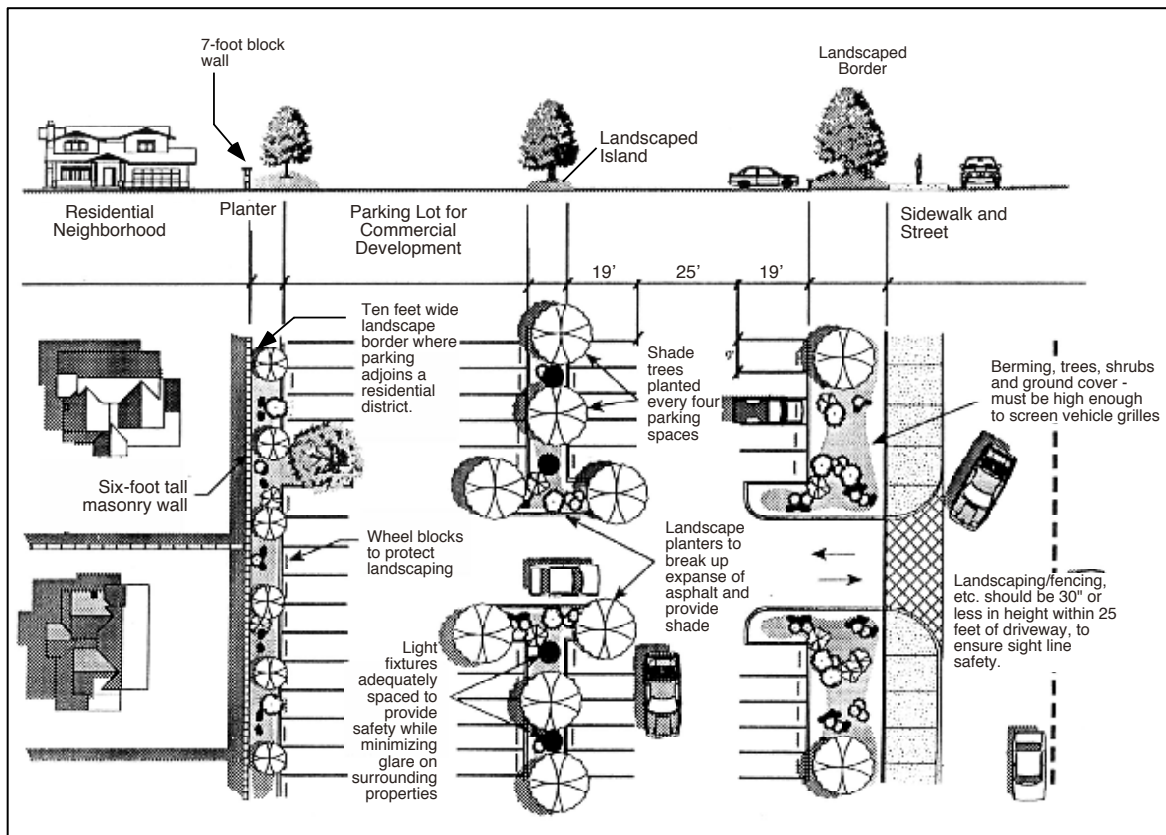
h. Landscaping (see also Exhibit 49-2)

All parking lots shall be landscaped in accordance with the requirements in Chapter 17.47 (Landscaping and Irrigation) and the Dinuba Landscape Design Guidelines. Trees shall be planted within all parking lots. Tree species shall be selected that will not cause damage to the parking lot or adjacent sidewalks, driveways or curbing, and will shade more than 50 percent of the parking lot within ten years. Landscape planters between the parking lots and public streets shall be planted with low hedges. As an alternative, a low wall (three feet) may be constructed and shrubs, turf or ground cover shall be planted between the wall and the street.

i. Fencing

Where any parking lot or loading facility directly abuts property in any residential zone, it shall be separated from such property by a solid masonry wall at least 7 feet high, provided that said wall be reduced to four feet adjacent to the front yard setback requirement on the residential parcel.

Exhibit 49-2: Typical Parking Lot Landscaping Scheme



i. Location Criteria

Parking lots shall be located on the same property as the building they serve, except that parking for buildings in the Downtown Commercial (C-2) district may be located within 300 feet of the subject property. In the C-2 district, new parking lots shall be located at the rear or side of the subject building. Parking lots shall not be located on the corner where two streets intersect.

j. Shared Parking

Where two or more non-residential uses share a single parking lot, the number of required parking spaces may be reduced by a maximum of 20 percent, as long as the total number of spaces is not less than the required for the use requiring the largest number of spaces.

Where non-residential uses share a single parking lot and it can be demonstrated that the uses operate at different times of the day (an evening use versus a day-time use), the required number of parking spaces may be reduced by up to 50 percent of the combined parking requirements of the two uses. Further, the City may consider the provision for up to one half of the required number of parking spaces in an off-site location up to 300 feet away.

k. Parking in Lieu Fee

For development in the downtown (generally defined as parcels that are zoned "C-2" (Downtown Commercial)) the City may establish an in-lieu parking fee, whereby uses that cannot provide required parking on site can pay the City a fee for the City to use to purchase and develop public parking facilities within the area. The fee shall be established based on a study performed by the City Engineer, and adjusted annually.

l. Bicycle Parking

Commercial, industrial and public uses are subject to the following bicycle parking standards:

1. Short-term bicycle parking. If the project will generate frequent visitor traffic (such as fast food restaurants, banks, convenience stores, supermarkets and similar uses) the project shall provide a permanently anchored bicycle rack within 50 feet of the visitors' entrance.
2. Acceptable bicycle parking facilities shall be convenient from the street and may include:
 - (a) Bicycle parking space size (eight feet long, three feet wide)
 - (b) Bike rack type (should be U-lock compatible).

- (c) Bicycle parking shall be safe, visible, and convenient.
- (d) For every ten bicycle spaces provided, one parking space may be eliminated, up to twenty percent of the required number of parking spaces.

m. Parking Standard Modifications

Parking space requirements may be modified through Dinuba's minor deviation process. A reduction of up to 20 percent in a project's required parking spaces may be approved by the Planning Director if the following findings can be made:

- 1. That the granting of the minor deviation will not create a safety hazard or lead to a condition where the loading of public vehicles onto public streets will interfere with the free flow of traffic on these streets.
- 2. That the granting of the minor deviation will not create a safety hazard of any other condition inconsistent with the objectives of the Zoning Ordinance.

n. Handicapped Parking Spaces

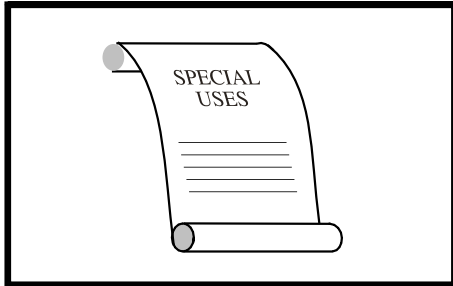
Handicapped parking stalls shall be provided per the Uniform Building Code. Handicapped parking stalls shall be designed consistent with the illustrations shown in the Dinuba Improvements Manual.

o. Loading Facilities

- 1. Commercial, industrial, office, institutional, and public uses exceeding 10,000 square feet in size shall be required to install an off-street loading facility unless the Planning Director finds that due to the operational nature of the use, none or more than one off-street loading space should be required.
- 2. To the extent possible, loading facilities should be located at the rear or side of the building that they are to serve.
- 3. As practical, streets and alleys shall not be used as loading or unloading areas, nor should trucks use streets and alleys for maneuvering trailers into a loading or parking space.
- 4. Loading facilities, at a minimum, shall have a length of 25 feet, a width of 12 feet, and an overhead clearance of 14 feet. All loading surfaces shall be paved consistent with Dinuba's Improvements Manual.

5. Where a loading facility is near or adjacent to a residential district or other noise-sensitive land uses, noise attenuating design measures will be incorporated into the project. These design measures may include increased setback distances, the construction of a 7-foot solid block wall, landscaping or locating the loading facilities away from noise-sensitive land uses.
 5. All loading facilities shall be lighted to provide adequate illumination of the loading area for safety and security reasons. Where a loading area is near or adjacent to a residential district or other light-sensitive uses, the lighting shall be directed away from these uses.
- p. Drive-Thru Facilities
- Drive-through facilities require special consideration as their design can significantly impact vehicular circulation on a site. The following requirements apply to any use with drive-through facilities:
1. Each drive-through lane shall be separated from the circulation routes necessary for ingress or egress from the property, or access to any parking space.
 2. Each drive-through lane shall be striped, marked or otherwise distinctly delineated.
 3. The vehicle stacking capacity of the drive-through facility and the design and location of the ordering and pick-up facilities will be determined by the director and city engineer based on appropriate traffic engineering and planning data. The applicant shall submit to the city a traffic study addressing the following issues:
 - i. Nature of the product or service being offered;
 - ii. Method by which the order is processed;
 - iii. Time required to serve a typical customer;
 - iv. Arrival rate of customers;
 - v. Peak demand hours;
 - vi. Anticipated vehicular traffic.

CHAPTER 45



Special Uses and Standards

Sections

17.45.010	Purpose
17.45.020	Home Occupations
17.45.030	Mixed Uses
17.45.040	Service Stations
17.45.050	Temporary Uses
17.45.060	Caretaker Facilities
17.45.070	Modular Structures/Storage Containers
17.45.080	Recycling/Buyback Centers
17.45.090	Accessory Dwelling Units
17.45.110	Sexually Oriented Businesses
17.45.120	Outdoor Storage Yards
17.45.130	Building height.
17.45.140	Swimming Pools in Residential Zones
17.45.150	Garage conversions
17.45.160	Bed and Breakfast Facilities.
17.45.170	Sight Distance
17.45.180	Regulation of Adult Material
17.45.190	Businesses Selling Alcoholic Beverages
17.45.200	Wireless Communication Facilities
17.45.210	Manufactured housing.
17.45.220	Garage Sales
17.45.230	Mobile Home Parks
17.45.240	<u>By Right Approval</u>
17.45.250	<u>Affordable Housing Density Bonus</u>

17.45.010 Purpose

The purpose of this chapter is to establish procedures, development standards, and location criteria for special uses within the City of Dinuba. Special uses are those uses that are listed in specific zones which have unusual characteristics and may have the potential for pronounced impacts on their surroundings, and where the City has established standards for the design and operation of such uses. These standards are intended to ensure that these uses do not have an adverse impact on the public health, safety, or welfare. Special uses and specific development standards for each are listed as follows.

17.45.020 Home Occupations

Persons wishing to conduct a home occupation shall apply for a business license/home occupation permit through the Finance Department. Home occupations must be clearly incidental and secondary to the use of a building as a residential dwelling. Home occupations shall comply with the following regulations:

- A. Home occupations may include:
1. Consultive professional occupations, whose function is one of rendering a service and does not involve the dispensing of goods or products.
 2. Secondary business offices associated with the resident, where said business has its principal office, staff and equipment located elsewhere.
 3. The giving of music lessons, swimming lessons and similar occupations.
 4. The home office of a salesperson, where all sales are done by written order with no commodities or displays on the premises.
 5. Drafting, designing and the like, using only normal equipment associated with the activity.
 6. Homemade Foods Businesses subject to standards of the California Homemade Foods Act (as codified in Government Code section 51035), and the following City standards:
 - a. There shall be no employment of help outside the residents of the dwelling, except for one full time employee.

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

- b. All food preparation in conjunction with a homemade food business must take place in the residence's existing kitchen.
 - c. Prior to granting of a city business license the applicant shall obtain a permit from the Tulare County Environmental Health Department. The City business license shall not be effective until that permit or approval is obtained, and shall automatically expire if the other required permit or approval expires, is disapproved or is revoked.
 - d. A copy of the Tulare County Environmental Health Department permit to operate shall be provided to the city planning department within ten working days of the issuance of that permit or approval.
- B. Notwithstanding standards for Homemade Food Businesses, the following criteria shall apply for the evaluation of a home occupation:
 - 1. A home occupation shall be clearly incidental to the use of a structure as a dwelling.
 - 2. A home occupation shall not be conducted in an accessory structure. There shall be no storage or display of equipment, supplies or products in an accessory structure or outside the dwelling.
 - 3. There shall be no sign of whatever nature identifying the home occupation.
 - 4. No person, other than the resident of the dwelling, shall be employed or subcontracted on the premises in the conduct of a home occupation, except that cottage food operations, as defined and allowed by Health and Safety Code Section [113758\(a\)](#), may have one full-time equivalent cottage food employee, not including a family member or household member of the cottage food operator, within the registered or permitted area of a private home where the cottage food operator resides.
 - 5. No commercial vehicles in excess of one ton capacity shall be used to deliver materials to or remove materials from the premises.
 - 6. Not more than one vehicle of not more than one-ton capacity used in connection with the home occupation shall be kept on the site. Any trailer, wheeled equipment or any vehicle displaying or advertising the home occupation shall not be visible from off the premises.
 - 7. The home occupation shall not involve the use of power equipment on the premises using motors exceeding one horsepower combined capacity.

8. There shall be no external alteration of appearances of the dwelling in which the home occupation is conducted which would reflect the existence of said home occupation.
9. No equipment or process shall be used which creates noise, vibration, glare, fumes, odor or electrical interference detectable to the normal senses off the lot if the occupation is conducted in a single-family detached residence, or outside the dwelling unit if conducted in other than a single-family detached residence. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises, or causes fluctuations in line voltage off the premises.
10. The home occupation shall not involve the storage or use of pesticides.
11. The home occupation shall not require additional off-street parking space. Required covered or uncovered parking shall not be used for conducting home occupations.
12. No home occupation shall be conducted between the hours of eleven p.m. and eight a.m.
13. Sales of goods on the premises shall be limited to the products of the home occupation, and no other merchandise or goods shall be sold, kept or displayed for the purpose of sale on the premises.
14. The patronage of a home occupation shall not exceed eight patrons or customers for any calendar day.
15. Additional requirements or conditions may be added as deemed necessary by the director.

A home occupation permit shall be revoked by the director upon violation of any condition or regulation, or any limitation of any permit issued, unless such violation is corrected within ten days of notice of such violation. Any permit may be revoked for repeated violations.

17.45.030 Mixed Use Developments

Mixed Use Developments are permitted in Dinuba's commercial zones subject to the following standards:

A. Development Standards

Mixed use developments are subject to Site Plan Review (consistent with the requirements of Chapter 17.55 and shall comply with the development standards of the underlying zone (concerning lot size and dimensions, setbacks, building height and coverage, etc.) except that residential development shall comply with density standards of the RM-1.5 zone (which allow a density up to one dwelling per 1,500 square feet of lot area) and also that projects may request a reduction of up to 50% in the number of parking spaces that are required for each distinct use on the site, as shown in Chapter 17.49 (Parking). Said request for a parking reduction shall be incorporated into the Site Plan Review application and is not subject to a Variance.

17.45.40 Service Stations

- A. Locational criteria. All new service stations must have frontage on a road classified in the Dinuba Circulation Element as a collector or arterial road.
- B. Site Design Criteria:
 - 1. Pump islands shall be at least 18 feet from any street right-of-way. In addition, a landscape planter at least ten feet wide shall be located between a pump island and the street right-of-way.
 - 2. Access driveways shall be a minimum width of 30 feet, and shall be no closer than 50 feet from the nearest curb line of any intersecting street.
 - 3. All vehicle repair activities shall be entirely within a building or enclosed area.
 - 4. A site plan for a service station shall include information to demonstrate proper maneuverability of fuel delivery vehicles onto and off of the site.

17.45.050 Temporary uses.

- A. Purpose. The purpose of this section is to regulate temporary land use activities which may adversely affect the public health, safety and welfare.
- B. Authority. The director is authorized to approve, approve with conditions, or to deny such request. The director may establish conditions including, but not limited to, hours of operation, parking, signage and lighting, traffic circulation and access, temporary or permanent site improvements, and other measures necessary to minimize detrimental effects on surrounding properties. The director also may require a cash deposit or cash bond to defray the costs of cleanup of a site by the city in the event the applicant fails to leave the property in a satisfactory condition, or to guarantee removal and/or reconversion of any temporary use to a permanent use allowed in the subject district.

C. Temporary Uses in All Districts. Notwithstanding underlying zoning, temporary use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

D. Temporary Uses in Residential Zoning Districts. The following temporary uses may be allowed in any residential zoning district:

1. Enclosed temporary construction materials storage yards in any residential district, required in connection with the development of subdivisions.
2. Model Home and Subdivision Sales Offices. Model homes may be used as offices solely for the first sale of homes within a recorded tract subject to the following conditions:
 - a. The sales office may be located in a garage, trailer or dwelling;
 - b. Approval shall be for a two-year period, at which time the sales office use shall be terminated and the structure restored back to its original condition. Extensions may be granted by the director in one-year increments up to a maximum of four years or until ninety percent of the development is sold, whichever is less;
 - c. A cash deposit, letter of credit or any security determined satisfactory to the city shall be submitted to ensure the restoration or removal of the structure;
 - d. The sales office is to be used only for transactions involving the sale, rent or lease of lots and/or structures within the tract in which the sales office is located, or contiguous tracts;
 - e. Failure to terminate the sales office and restore the structure or failure to apply for an extension on or before the expiration date will result in forfeiture of the cash deposit, a halt in further construction or inspection activity on the project site and enforcement action to ensure restoration of the structure;
 - f. Street improvements and temporary off-street parking at a rate of two spaces per model shall be provided prior to commencement of sales activities or the display of model homes;
 - g. Signage for residential development projects shall be consistent with Chapter 17.51 (Signs and Advertising).
 - h. Trailer coaches or mobile homes (for office purposes) on active construction sites pursuant to subsection (G) of this section.

E. Temporary Uses in Commercial and Industrial Zoning Districts. The following temporary land use activities may be allowed in the PO, C-1, C-2, C-3, C-4, M-1, and M-2 zoning districts, unless otherwise stated below:

1. Parking lot and sidewalk sales for businesses located within a commercial district;
2. Outdoor art and craft shows and exhibits subject to not more than fifteen days of operation or exhibition in any ninety-day period;
3. Seasonal retail sale of agricultural products raised on the premises, limited to periods of ninety days in a calendar year and when parking and access is provided to the satisfaction of the director;
4. Religious, patriotic, historic, or similar displays or exhibits within yards, parking areas or landscaped areas, subject to not more than fifteen days of display in any ninety-day period for each exhibit;
5. Christmas tree or pumpkin sales lots subject to the following:
 - a. All such uses shall be limited to thirty days of operation per calendar year,
 - b. All lighting shall be directed away from and shielded from adjacent residential areas;
6. Circuses, carnivals, rodeos, pony riding or similar traveling amusement enterprises subject to the following:
 - a. All such uses shall be limited to not more than fifteen days, or more than three weekends, of operation in any one-hundred-eighty-day period. To exceed this time limitation shall require the review and approval of a conditional use permit,
 - b. All such activities shall have a minimum setback of one hundred feet from any residential area. This may be waived by the director if no adverse impacts would result,
 - c. Adequate provisions for traffic circulation, off-street parking and pedestrian safety shall be provided to the satisfaction of the director,
 - c. Restrooms shall be provided,
7. Security personnel shall be provided (at a rate determined by the Police Chief),

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

8. Special, designated parking accommodations for amusement enterprise workers and support vehicles shall be provided.
 - d. Noise attenuation for generators and carnival rides shall be provided to the satisfaction of the director;
 - e. Mobile homes to provide temporary living or office quarters for circus or carnival personnel;
9. Temporary sidewalk sales and use of the public right-of-way for the display and sale of merchandise not associated with businesses in the C districts, including distribution of free or reduced price cell phones, shall require approval by the director. The use for such purposes shall be limited to two weeks. Permanent use for such purposes is strictly prohibited;
10. Temporary revival church services shall be permitted in the C-2 (downtown commercial) and C-4 (general commercial) districts.
11. Trailer Coaches or Mobile Homes on Active Construction Sites. Trailer coaches or mobile homes may be permitted on active construction sites for use as a temporary living quarters for security personnel, or temporary residence of the subject property owner, subject to the following restrictions:
 - a. The director may approve a temporary trailer for the duration of the construction project or for a specified period, but in no event for more than two years. If exceptional circumstances exist, a one-year extension may be granted; provided, that the building permit for the first permanent dwelling or structure on the same site has also been extended;
 - b. Installation of trailer coaches may occur only after a valid building permit has been issued;
 - c. A recreational vehicle being defined as a motor home, travel trailer, truck camper or camping trailer, with or without motive power, shall not be permitted pursuant to this section;
 - d. Any permit issued pursuant to this section in conjunction with a construction project shall become invalid upon cancellation or completion of the building permit for which this use has been approved, or the expiration of the time for which the approval has been granted.

17.45.060 Caretaker facilities for Commercial and Industrial uses

Where listed as a permitted use in a particular commercial or industrial zone, one permanent dwelling is allowed for purposes of housing a caretaker, subject to the following standards

- A. Supplementary Statement. The application shall include a statement with explanation of the need for caretaker quarters and the responsibilities of the caretaker/resident.
- B. Status of Caretaker. The resident of the dwelling shall be the owner or lessor, or an employee of the owner or lessor of the site.
- C. Type of Use Requiring a Caretaker. The principal use of the site must clearly require a caretaker for security purposes, or for care of people, plants, animals, equipment, or other conditions on the site.
- D. Type of Dwelling Unit Allowed. Caretaker residences shall be a standard site-built home, a modular home, or an apartment-type unit if the caretaker residence is to be integral with a principal structure.
- E. Parking Requirement. None, provided sufficient usable area is available to accommodate all resident vehicles on-site.

17.45.070 Modular Structures and Storage Containers

The purpose of this section is to control the approval and location of all modular structures within the City of Dinuba and to ensure that the uses of said structures, which shall meet the use requirements, zoning standards and design guidelines of the district in which the property is located, will not have a detrimental effect on the appearance of Dinuba nor on surrounding properties. Regulation of modular structures is therefore deemed necessary to promote the public health, safety, and welfare of residents of the City of Dinuba.

A modular structure shall mean any designed, manufactured, remanufactured, used, or converted to a transportable building for use for commercial, office, or industrial purposes.

- A. A permanent modular structure shall be subject to applicable zoning standards and design guidelines for that particular zone, and shall comply with the following special development standards:
 - 1. A permanent modular structure shall be place on a permanent foundation.
 - 2. In addition to design guidelines that apply to the particular zone, a permanent modular structure shall be of an architectural style that is

Exhibit “D”: Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

consistent with buildings in the surrounding neighborhood. The modular structure shall require skirting around the base of the structure.

3. Permanent parking spaces and unloading zones shall be required consistent with Chapter 17.49 (Parking and Loading).
 4. Landscaping and irrigation shall be required consistent with Chapter 17.47 (Landscaping and Irrigation).
 5. The business or use conducted within the structure shall secure a business license from the City of Dinuba prior to being open to the public.
- B. A temporary modular structure shall be reviewed and may be approved by the Planning Director and shall comply with the development standards below. Construction management offices and model home offices shall be exempt from the time limitation standard.
1. A temporary modular structure shall be removed from the subject property within 30 days, unless a longer period of time is requested and approved.
 2. A temporary modular structure shall require aesthetic skirting around the base of the structure.
 3. The business or use conducted within the structure shall secure a business license from the City of Dinuba prior to being open to the public.

17.45.080 Recycling/Buyback Centers

Recycling facilities may be permitted as set forth in Table 17.33 (Permitted Uses in Commercial Zones) and Table 17.39 (Permitted Uses in Industrial Zones).

A. Zones Permitted

Recycling facilities are classified into four categories, and permitted by zone district as follows:

<u>Type of Facility</u>	<u>Zone(s) Permitted</u>
Reverse vending machines	All commercial and industrial zones
Small collection facilities	“C-4” zone and all industrial zones
Large collection facilities	“C-4” zone and all industrial zones
Small processing facilities	“C-4” zone and all industrial zones
Large processing facilities	All industrial zones

B. Criteria and standards.

1. All types of recycling facilities are subject to the following operating standards, in addition to those standards listed for the specific type, below.
 - a. The use shall employ containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule;
 - b. Recycling containers shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative;
 - c. The site shall be maintained free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day;
 - d. The business operation not exceed noise levels of sixty decibels as measured at the property line of residentially zoned or occupied property, otherwise shall not exceed seventy decibels;
 - e. Containers for the twenty-four-hour donation of materials shall be at least thirty feet from any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between the containers and the residential use;
 - f. Setbacks and landscaping shall be those required for the zoning district in which the facility is located.
 - g. On-site parking shall be provided for the use as listed in Chapter 17.49 (Parking and Loading).
 - h. Signage shall be provided consistent with standards contained in Chapter 17.51 (Signs and Advertising)

C. Types of Facilities and Specific Requirements

The ordinance establishes requirements for the following types of recycling facilities:

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

1. Reverse vending machines
2. Small Collection Facilities
3. Large Collection Facilities
4. Processing Facilities

D. The criteria and standards for specific recycling facilities are as follows:

1. **Reverse Vending Machine(s)** are an automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the state. In addition to standards listed above under 17.45.080 B., Reverse vending machines are subject to the following requirements:
 - a. Reverse vending machines must be established in conjunction with a commercial use or community service facility which is in compliance with the zoning, building and fire codes of the city;
 - b. Reverse vending machines must be located within thirty feet of the entrance to the commercial structure and shall not obstruct pedestrian or vehicular circulation;
 - c. Reverse vending machines shall not occupy parking spaces required by the primary use;
 - d. Reverse vending machines must shall occupy no more than fifty square feet of floor space per installation, including any protective enclosure, and shall be no more than eight feet in height;
 - e. Operating hours shall be at least the operating hours of the host use;
 - f. Reverse vending machines shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn.
2. **Small Collection Facilities** may occupy an area of not more than five hundred square feet, and may include: 1. a mobile unit; 2. a Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty square feet; 3. a Kiosk-type unit which may include permanent structures, or 4. unattended containers placed for the donation of recyclable materials. Small collection facilities are subject to the following standards and requirements:

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

Small collection facilities may be sited in commercial and industrial zones with an administrative permit provided they comply with the following conditions:

- a. Small collection facilities shall be established in conjunction with an existing commercial use or community service facility which is in compliance with the zoning, building and fire codes of the city;
 - b. Small collection facilities shall be no larger than five hundred square feet and occupy no more than five parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;
 - c. Small collection facilities shall be set back at least ten feet from any street line and shall not obstruct pedestrian or vehicular circulation;
 - d. Small collection facilities shall accept only glass, metals, plastic containers, papers and reusable items. Used motor oil may be accepted with permission of the Tulare County Environmental Health Department;
 - e. Small collection facilities shall use no power-driven processing equipment except for reverse vending machines;
 - f. Small collection facilities shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present;
 - g. Attended facilities located within one hundred feet of a property zoned or occupied for residential use shall operate only during the hours between nine a.m. and seven p.m.;
 - h. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling enclosure or containers;
3. **Large Collection Facilities** are defined as a facility that is larger than five hundred square feet, or is on a separate property not appurtenant to a host use, and which may have a permanent building. A large collection facility is permitted in service commercial and industrial zones with a site plan development permit, provided the facility meets the following standards:

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

- a. The facility shall be screened from the public right-of-way by operating in an enclosed building or:
- b. The facility shall be within an area enclosed by a solid fence at least six feet in height with landscaping;
- c. The facility shall be at least one hundred fifty feet from property zoned or planned for residential use; and
- d. All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage must be in containers approved by the fire department and/or Tulare County Health Department. No storage, excluding truck trailers and overseas containers, will be visible above the height of the fencing.
- e. The site shall be maintained free of litter and any other undesirable materials, and will be cleaned of loose debris on a daily basis.
- f. If the facility is located within five hundred feet of property zoned, planned or occupied for residential use, it shall not be in operation between seven p.m. and seven a.m.
- g. Facility will be clearly marked with the name and phone number of the facility operator and the hours of operation. Identification and informational signs will meet the standards of the zone, and directional signs, bearing no advertising message, may be installed with the approval of the zoning administrator, if necessary, to facilitate traffic circulation, or if the facility is not visible from the public right-of-way.
- h. Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment of material, may be approved through a use permit process if noise and other conditions are met.

4. Processing Facilities.

All processors are permitted only in industrial zones with a conditional use permit. A processor is a building or enclosed space used for the collection and processing of recyclable materials. "Processing" means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting,

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

shredding, cleaning, and remanufacturing. Further, "Processing facilities" include the following:

- a. A Light Processing Facility occupies an area of under forty-five thousand square feet of gross collection, processing and storage area and has up to an average of two outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers.
- b. A heavy processing facility is any processing facility other than a light processing facility.
- c. All processing facilities are subject to the following conditions:
 - i. In the industrial zone, processors will operate in a wholly enclosed building except for incidental storage, or:
 - ii. The facility shall be located within an area enclosed on all sides by a solid fence or wall not less than eight feet in height and landscaped on all street frontages;
 - iii. The facility shall be located no less than one hundred fifty feet from property zoned or planned for residential use.
 - iv. Power-driven processing shall be permitted, provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials.
 - v. A light processing facility shall be no larger than forty-five thousand square feet and shall have no more than an average of two outbound truck shipments of material per day and may not shred, compact or bale ferrous metals other than food and beverage containers.
 - vi. A processing facility may accept used motor oil for recycling from the generator in accordance with Section 25250.11 of the California Health and Safety Code.

- vii. If the facility is located within five hundred feet of property zoned or planned for residential use, it shall not be in operation between seven p.m. and seven a.m. The facility will be administered by on-site personnel during the hours the facility is open.

5. Definitions

- a. "Recyclable Material" means reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials. Recyclable material may include used motor oil collected and transported in accordance with Section 25250.11 and 25143.2(b) (4) of the California Health and Safety Code.
- b. "Recycling Collection Facility" shall mean a center for the acceptance by donation, redemption, or purchase, of recyclable materials from the public. Such facility shall not complete any processing except limited bailing, batching and the sorting of recyclable material and shall be classified as either a "small collection" or "large collection" facility.
- c. "Recycling Facility" shall mean a center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor means a recycling facility certified by the Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. Recycling facilities are either collection facilities or processing facilities.
- d. "Recycling Large Collection Facility" shall mean a collection facility which occupies an area of more than 200 square feet and may include a mobile unit, bulk reverse vending machine or a grouping of reverse vending machines, a kiosk type unit which may include a permanent structure, or an unattended container placed for the donation of recyclable materials.
- e. "Recycling Processing Facility" shall mean a building or enclosed space used for the collection and processing of recyclable materials. Processing means the preparation of material for

efficient shipment, or to an end-user’s specifications, by such means as baling, briquetting, impacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

- f. “Recycling Small Collection Facility” shall mean a collection facility which occupies an area of not more than 200 square feet, and may include a mobile unit, bulk reverse vending machine or a grouping of reverse vending machines, a kiosk type unit which may include a permanent structure, or an unattended container placed for the donation of recyclable materials.

17.45.090 Accessory Dwelling Units and Junior Accessory Dwelling Units

A. Purpose and Intent. This section is intended to meet the requirements of State law in providing for accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”).

1. This Section is intended to comply with California Government Code sections 65852.2 and 65852.22, as either may be amended from time to time. The standards established by this Section shall be interpreted and applied consistent with the language set forth in Government Code sections 65852.2 and 65852.22. Further, to the extent that this Ordinance does not specifically address various requirements of the Government Code, the requirements of the Government Code shall apply.
2. An ADU or JADU that complies with this Section shall be considered an accessory use or an accessory building that does not exceed the allowable density for the lot upon which it is located.
3. An ADU or JADU that complies with this Section shall be considered a residential use that is consistent with the existing General Plan and zoning for the lot.
4. An ADU or JADU that complies with this Section shall not be considered in the application of any other local ordinance, policy, or program to limit residential growth.
5. ADUs and JADUs shall be counted for purposes of identifying adequate sites for housing in the City’s Housing Element.

B. Applications. ADUs and JADUs shall conform to the following submittal requirements.

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

1. Ministerial Review. An ADU application that complies with the provisions of this Chapter shall be granted ministerial review and acted on within 60 days from the date a complete application is received unless either of the following occurs:
 - a. The applicant requests a delay or withdraws the ADU application; or
 - b. The ADU is being processed concurrently with the construction of a primary dwelling, in which case the City shall not approve the ADU prior to issuing occupancy for the primary dwelling.
 2. A scaled plot plan of the subject parcel on which the ADU or JADU will be located shall be provided. The plot plan shall indicate the location and separation distances between all existing and proposed structures, as well as setbacks from property lines. To the extent not included above, the plot plan shall also provide dimensions of all easements, right-of-way(s), building envelopes, fencing, parking, and paved areas.
 3. Complete floor plans of both existing and proposed conditions shall be provided. Each room shall be dimensioned and resulting floor area calculation included. The use of each room shall be labeled. The size and location of all doors, closets, walls, and cooking facilities shall be clearly depicted.
 4. Provide elevations that show all proposed and existing exterior structure dimensions, all architectural projections, and all openings for both the existing residence and the proposed secondary dwelling unit. The secondary dwelling unit shall meet the following design standards:
 - a. A secondary dwelling unit shall have a roof pitch and roof overhang equal to the roof pitch and roof overhang of the primary residence.
 - b. The address and mailbox for the second dwelling unit shall be located near the public right-of-way.
- C. Designated Areas.** ADUs and JADUs may be permitted on a lot with an existing or proposed single-family use or multi-family use located in the R-1, RM, and in the Planned Development zone districts, unless the City makes express findings supported by substantial evidence that ADUs and JADUs cannot be permitted due to the inadequacy of water and/or sewer services, and/or the impact of ADUs and JADUs on traffic flow and/or public safety and designate specific areas based on these findings. ADUs and JADUs are subject to the normal requirements of the district. ADUs and JADUs are not permitted in nonresidential zoning districts where residential uses are not

allowed. Non-habitable accessory structures shall be permitted in addition to ADUs and JADUs.

- D. Development Standards.** Fire and Building Code requirements are not considered "Development Standards" under this Ordinance. ADUs and JADUs may be permitted on any single-family lot or any multi-family lot. The requirements and standards of the Zoning Ordinance that apply to the primary dwelling on the lot shall apply to any ADU and/or JADU, including lot coverage, height floor area ratio, open space, landscape, and architectural review. If different or conflicting requirements or standards exist, the more restrictive requirements or standards shall apply, but only to the extent such requirements or standards do not conflict with the requirements and standards provided in this Section and Government Code sections 65852.2 and 65852.22.

1. Number of ADUs permitted per parcel.
 - a. Single-family dwelling. Parcels with an existing or proposed single-family dwelling may have up to one (1) ADU (attached, detached, or conversion), and one (1) JADU in compliance with the provisions of this chapter.
 - b. Multi-family dwelling. Parcels with an existing or proposed multi-family dwelling may develop ADUs in accordance with the following:
 - i. Conversions. Up to 25% of the number of units in non-livable space (e.g., storage rooms, boiler rooms, passageways, attics, basements, or garages) for a proposed or existing multi-family dwelling is permitted.
 - ii. Detached ADUs. One detached ADU is permitted for each proposed or existing multi-family dwelling on the site, not to exceed eight (8) ADUs.
 - iii. Attached ADUs are not permitted for proposed or existing multi-family dwellings and the provisions of ADU conversion shall apply.
2. Relation to Primary Dwelling. The ADU must be either: (1) attached to, or located within, the existing primary dwelling, including attached garages, storage areas, or similar uses within the primary dwelling structure; or (2) detached from the existing primary dwelling and located on the same lot as the existing primary dwelling. Except as provided in Government Code Section 65852.2(e), a JADU must be contained entirely within the walls of the existing single-family residence.

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

3. ADUs and JADUs are not subject to the density limitations for the premises.
4. Setbacks and Separation Distances.
 - a. Setbacks shall be defined as the distances between a structure and a property line or easement.
 - b. Separation Distances shall be defined as the distance between structures, and/or other improvements.
 - c. No setback or separation distance is required for an ADU constructed or installed within (1) an existing living area or permitted accessory structure, or (2) a structure constructed in the same location and to the same dimensions as an existing permitted accessory structure that is converted to an ADU or to a portion of an ADU.
 - d. A minimum setback of four (4) feet from the side and rear lot lines is required for an ADU that is not (1) converted from an existing permitted accessory structure, or (2) a new structure constructed in the same location and to the same dimensions as an existing permitted accessory structure. However, if a proposed ADU is less than 800 square feet, a front setback requirement in other areas of this Code cannot prevent the ADU front being built.
 - e. State Law does not address the distance between and ADU and other structures on a lot. In the event that an ADU is not consistent with (c)(1) or (c)(2) above, ADU or JADU proposals with Separation Distances of less than ten feet shall comply with building codes regarding safe fire separation distances.
5. ADU Unit Size.
 - a. ~~If there is an existing primary dwelling,~~ The total floor area of an attached ADU may not exceed 50 percent of the floor area of the existing primary dwelling or 850 square feet, whichever is less.
 - b. The total floor area for a detached ADU may not exceed 1,200 square feet, subject to the following limitations
 - i. ~~An attached or~~ detached one-bedroom ADU may not be more than 800 square feet of living area.

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

- ii. An ~~attached or~~ detached ADU that provides more than one (1) bedroom may not be more than 1,000 square feet of living area.
 - iii. An ADU may be an efficiency unit, as defined. A proposed ADU that does not meet the minimum requirements of an efficiency unit is not permitted.
- 6. JADU Size.
 - a. A JADU may not be more than 500 square feet in size.
- 7. Exceptions.
 - a. Notwithstanding any other minimum or maximum size for an ADU, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, or minimum lot size, an attached or detached ADU will be permitted if the ADU is:
 - i. Not more than 800 square feet of total floor area;
 - ii. Not more than 16 feet in height (any circumstance);
 - iii. Not more than 25 feet in height if the ADU is attached to the primary dwelling, or it can be the same height as the primary dwelling, whichever is lower;
 - iv. Has at least 4-foot side and rear yard setbacks; and
 - v. Is constructed in compliance with all Fire and Building Code requirements and standards of the Zoning Code (including consideration of separation distances).
- 8. ADU Building Development and Design Standards.
 - a. The ADU height requirements are as follows:
 - i. 16 feet- allowed under any circumstance.
 - ii. 18 feet- allowed if the proposed ADU is within ½ a mile of public transit or the property already has a multi-family dwelling two stories high.
 - iii. 25 feet- allowed if the ADU is attached to the primary dwelling; attached ADUs shall not exceed the height of the

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

existing or proposed primary dwelling or 25-feet,
whichever is less.

- b. The development of the ADU shall be subject to the property development standards for the zoning district in which the ADU is located.
 - c. Both attached and detached ADUs must be architecturally compatible, having similar materials and style of construction, with the primary dwelling and consistent with the established character of the adjoining residential neighborhood. The design and size of the building, health, and other codes adopted by the City.
 - d. Attached ADU's shall be compatible with and made structurally a part of the primary dwelling (e.g., share a common wall with the primary dwelling, rely partially on the primary dwelling for structural support, or be attached to the primary dwelling).
 - e. Detached ADUs shall comply with building and fire code separation standards and be compatible with the materials and colors of the primary dwelling.
 - f. No passageway is required in conjunction with the construction of an ADU.
 - g. A new utility connection directly between the ADU and the existing single-family home is not required.
 - h. Finish Materials and Roof Form. The ADU or JADU entrance shall have the same exterior finish materials as the primary dwelling on the parcel and shall be of the same construction typical of other dwelling units in the zone. The ADU or JADU shall have the same roof form as the primary dwelling and shall not have a flat roof.
9. JADU Building Standards.
- a. A JADU must include a separate entrance from the main entrance to the existing single-family residence.
 - b. A JADU must include at least an efficiency kitchen, which includes a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU. Permanent ovens or cooktops are not allowed in a JADU.

Exhibit “D”: Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

- c. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.
- d. A JADU shall not be considered a separate or new dwelling unit for purposes of any fire or life protection ordinance or regulation, or for purposes of providing water, sewer, or power, including a connection fee.
- e. Deed Restriction. A JADU shall not be permitted unless a deed restriction, which shall run with the land, is recorded for the applicable lot, and filed with the City along with the permit application, and must do both of the following:
 - i. Prohibit the sale of the JADU separate from the sale of the single-family residence.
 - ii. Prohibit the occupancy of the JADU unless the primary dwelling or newly created JADU is occupied by the property owner.

E. Connection, Impact, and other Fees. Except as provided below. ADUs and JADUs are subject to all fees and assessments required by the Dinuba Municipal Code for new residential construction.

- 1. ADUs and JADUs are not considered to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the ADU or JADU is constructed with a new single-family home or a new detached structure.
- 2. Any impact fees charged for an ADU or JADU of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.
- 3. An inspection fee shall be assessed for any inspection to determine if an ADU or JADU complies with applicable building standards.
- 4. The separate utility connection for an ADU constructed with a new single-family home or new detached structure is subject to a connection fee or capacity charge proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture unit (DFU) values upon the water or sewer system, that reflects the reasonable cost of providing this service.

5. Fire Sprinklers. Fire sprinklers are not required to be provided with an ADU if they were not required for the single-family dwelling.
 6. Passageways. No exterior passageway shall be required in conjunction with the construction of an accessory dwelling unit. However, accessory dwelling units attached to single-family dwellings shall have independent, exterior access and side and rear setbacks sufficient for fire and safety
- F. Occupancy and Ownership.** ADUs and JADUs must comply with the following standards.
1. A certificate of occupancy must be issued for the primary dwelling unit before a certificate of occupancy can be issued for an ADU or JADU on the lot.
 2. An ADU or JADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.
 3. Beginning January 1, 2025, owner occupancy shall be required for all ADU and/or JADU permits. For an ADU permit, the owner may occupy either the primary or accessory unit. For a JADU permit, the owner may reside in either the remaining portion of the primary unit, or the newly created JADU. For single-family residences in which an ADU and a JADU will be permitted, the preceding Section G.4. applies. Owner occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.
- G. Parking Standards.** One (1) parking space per ADU is required. All required parking spaces must be provided on-site, but may be provided as tandem parking on a driveway. ADUs that meet any of the following criteria are exempt from parking requirements:
- a. ADUs located within one-half mile walking distance of public transit.
 - b. ADUs located within an architecturally and historically significant historic district.
 - c. ADUs that are part of the proposed or existing primary residence or an accessory structure.
 - d. When on-street parking permits are required but not offered to the occupant of the ADU.
 - e. When there is a car share vehicle stationed within one block of the ADU.

- H. Permit Approval.** A permit must be obtained for the construction or installation of an ADU or JADU. The ADU or JADU must conform to the standards required by the Zoning Ordinance and the California Fire and Building Codes. A permit application for an ADU or a JADU shall be considered and approved ministerially without discretionary review or a hearing. The City shall approve or deny the application to create an ADU or a JADU within 60 days from the date the City receives a completed application if there is an existing single-family or multi-family dwelling on the lot.
- I. ADUs and Regional Housing Needs Assessment.** Subdivisions and multi-family housing developments developed or zoned at densities of ten (10) or more dwelling units per acre, with the ability of each lot or dwelling to construct an ADU, shall be counted in the City’s Housing Element as adequate sites for affordable housing, as provided in Government Code section 65583.1(a).
- J. Demolition Permits.** A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit be reviewed with the application for the accessory dwelling unit and issued at the same time. An applicant shall not be otherwise required, to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an accessory dwelling unit, unless the property is located within an architecturally and historically significant historic district.
- K. Other.** Nothing in this section shall be construed to prohibit the City from adopting an ordinance or regulation, related to parking or a service or a connection fee for water, sewer, or power, that applies to a single-family residence that contains an ADU or JADU, so long as that ordinance or regulation applies uniformly to all single-family residences, regardless of whether the single-family residence includes an ADU or JADU.
- L. Definitions**
1. “Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single-family or multi-family dwelling is situated. An ADU may be an efficiency unit or a manufactured home. An ADU approved under this Chapter may take any of the following forms:
 - a. Attached. An attached ADU is a habitable space that meets the defining criteria of an ADU which is attached to the existing or proposed primary dwelling.

Exhibit “D”: Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

- b. Detached. A detached ADU is a habitable space that meets the defining criteria of an ADU which does not share a wall or is otherwise attached to the existing or proposed dwelling, but is on the same parcel as an existing or proposed dwelling.
 - c. Conversion. An ADU may be located within existing structure and converted to habitable space in compliance with the California Building Code and may include the following:
 - i. An area within an existing dwelling, such as an attached garage.
 - ii. An existing accessory structure, such as a pool house or detached garage.
 - iii. A portion of habitable space in a multi-family dwelling including storage rooms, boiler rooms, passageways, attics, basements, or garages
2. “Efficiency unit” has the same meaning as defined in the California Building Code, California Code of Regulations, Title 24, Section 1207.4, which meets the following standards:
- a. The unit has a single living room of not less than 220 square feet of floor area for two (2) or fewer occupants and an additional 100 square feet of floor area for each additional occupant of the unit.
 - b. The unit has a separate closet.
 - c. The unit has a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front, and lighting and ventilation conforming to the California Building Standards Code.
 - d. The unit has a separate bathroom containing a water closet, lavatory, and bathtub, or shower.
3. “Floor area” or “total floor area” means the entire ground-level square footage of the structure, including the living area, as defined, and any non-habitable area within the structure, such as a garage or storage space.
4. “Impact fee” has the same meaning as the term “fee” as defined in Government Code Section 66000(b), except that it also includes fees specified in Government Code Section 66477. “Impact fee” does not include any connection fee or capacity charge.

Exhibit “D”: Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

5. “Junior accessory dwelling unit” or “JADU” means a dwelling unit that is no more than 500 square feet in size and contained entirely within the walls of an existing single-family residence, or other approved structure as specified in Government Code Section 65852.2(e). A JADU must include the following features:
 - a. Exterior access separate from the main entrance to the proposed or existing primary dwelling or other structure.
 - b. An efficiency kitchen, which includes a cooking facility with a sink and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.
 - c. JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.
6. “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
7. “Multi-generational dwelling unit” means a dwelling unit, that does not include a kitchen, contained entirely within the walls of an existing single-family residence where access is not restricted between areas of the residence.
8. “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards but was a lawful improvement that did conform to the zoning standards in place at the time of the improvement.
9. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.
10. “Permanent provisions for cooking” has the same meaning as “kitchen”.
11. “Permanent provisions for sanitation” and “sanitation facilities” means a separate bathroom containing a water closet, lavatory, and bathtub or shower.
12. “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
13. “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and

other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

14. "Tandem parking" means that two (2) or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

17.45.100 Adult-Oriented Businesses

A. Purpose and Intent

1. It is the purpose and intent of this Ordinance to regulate sexually oriented businesses to promote the health, safety, morals, and general welfare of the citizens of Dinuba and to establish reasonable and uniform regulations to prevent any deleterious location and concentration of sexually oriented businesses within the City, thereby reducing or eliminating the adverse secondary effects from such sexually oriented businesses. The provisions of this ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent nor effect of this ordinance to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of the ordinance to condone or legitimize the distribution of obscene material.
2. One of the important purposes of the regulations set forth in this Chapter is to discourage and to minimize the opportunity for criminal conduct. As such, nothing in this Chapter shall permit or be interpreted to permit any use, conduct, and/or activity which is specifically prohibited under the following California Penal Code sections:
 - a. Receipt of money for placement of persons for purposes of cohabitation (Penal Code 266d);
 - b. Purchase of persons for purposes of prostitution or placement of persons for immoral purposes (Penal Code 266e);
 - c. Sale of persons for immoral purposes (Penal Code 266f);
 - d. Pimping (Penal Code 266h);
 - e. Pandering (Penal Code 266i);
 - f. Lewd or obscene conduct (Penal Code 314);

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

- g. Houses of ill-fame (Penal Code 315);
 - h. Disorderly houses which disturb the immediate neighborhood (Penal Code 316);
 - i. Places of prostitution (Penal Code 317);
 - j. Place of prostitution; place of lewdness; place used as bathhouse permitting conduct capable of transmitting AIDS (Penal Code 11225).
3. "Nothing in this Chapter shall be interpreted to permit or permit any use, conduct, and/or activity which violates any federal, state or local law of regulation."

B. Establishment and Classification of Businesses Regulated

The establishment of any sexually oriented business shall be permitted only in the zone district permitted, and shall be subject to the following restrictions: No person shall cause or permit the establishment of any sexually oriented businesses, as defined above, within 1000 feet of any sensitive land use, as defined above. These limitations apply to sexually oriented businesses classified as follows:

- 1. Adult arcade
- 2. Adult bookstore, adult novelty store, or adult video store
- 3. Adult cabaret
- 4. Adult motel
- 5. Adult motion picture theater
- 6. Adult theater
- 7. Nude model studio.

C. Measurement of Distance

The distance between any sexually oriented business and any sensitive land use shall be measured in a straight line, without regard to intervening structures or objects from property line to property line.

D. Location of Sexually Oriented Business

The City of Dinuba's Zoning Ordinance requires that sexually oriented businesses shall be allowed only in a zone where such uses are specifically permitted -- the "M-1" (Light Industrial) zone, at the time of adoption of this ordinance. Permits for sexually oriented businesses shall be required and governed by the procedures and policies specified in the City of Dinuba Municipal Code. In addition, any sexually oriented business shall be subject to the following restrictions:

1. A person commits a misdemeanor, if he operates or causes to be operated, a sexually oriented business outside of the permitted zone.
2. A person commits a misdemeanor if he operates or causes to be operated a sexually oriented business within 1,000 feet of any sensitive land use, as defined above.

E. Non-Conforming Uses

1. Any sexually oriented businesses operating on (effective date of this Ordinance) that is in violation of this subsection shall be deemed a non-conforming use. A non-conforming use will be permitted to continue for a two (2) year period with possible extensions for extenuating circumstances to be granted by the City Council only upon a convincing showing of extreme financial hardship. Such extensions shall not exceed a total of three (3) years in addition to the initial amortization period. Any such non-conforming business loses its right to operate as a non-conforming use, if, for any reason, it voluntarily discontinues its business operation for a period of thirty (30) days or more or if its license to operate is revoked, and such revocation is not overturned by a court of competent jurisdiction. Such non-conforming uses, while non-conforming, shall not be increased, enlarged, extended or altered except that the use may be changed to a conforming use.
2. A sexually oriented business lawfully operating as a conforming use is not rendered a non-conforming use by the location, subsequent to the grant or renewal of the sexually oriented business permit and/or license, within 1,000 feet, of a sensitive land use. This provision applies only to the renewal of a valid permit and/or license, but this provision does not apply when an application for a permit and/or license is submitted after a permit and/or license has expired or has been revoked.
3. Abandonment. Notwithstanding the above, any discontinuance or abandonment of the use of any lot or structure as an Adult-Oriented Business shall result in a loss of legal nonconforming status of such use.

4. Amortization -- annexed property. Any Adult-Oriented Business which was a legal use at the time of annexation of the property and which is located in the City, but which does not conform to the provisions of this chapter shall be terminated within two (2) years of the date of annexation unless an extension of time has been approved by the City Council upon request by the business owner.

F. Injunction

A person who operates or causes to be operated a sexually oriented business without having a valid permit due to location restrictions is subject to a suit for injunction as well as prosecution for the misdemeanor punishable by a fine of \$1,000.00 and/or one hundred eighty (180) days imprisonment, or by both such fine and imprisonment. If an injunction is sought and granted, the sexually oriented business shall be obligated to pay the City, attorneys' fees and costs of the City, at the discretion of the Court.

G. Exception for Certain Nude Modeling

It is a defense to prosecution under this ordinance if a person appearing in a state of nudity did so in a modeling class operated:

1. By a proprietary school, licensed by the State of California; a college, junior college, or university supported entirely or partly by taxation;
2. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
3. In a structure:
 - a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and
 - b. Where, in order to participate in a class a student must enroll at least three (3) days in advance of the class; and
 - c. Where no more than one nude model is on the premises at any one time.

H. Definitions

1. "Employee" means a person who works or performs in and/or for a sexually oriented business, regardless of whether or not said person is paid a salary, wage

- or other compensation by the operation of said business. This definition pertains to "Sexually Oriented Businesses".
2. "Establishment" means and includes any of the following: (this definition pertains to "Sexually Oriented Businesses":
 - a. The opening or commencement of any such business as a new business;
 - b. The conversion of an existing business, whether or not a sexually oriented business, to any of the sexually oriented businesses defined in this chapter;
 - c. The addition of a any of the sexually oriented businesses defined in this chapter to any other existing sexually oriented business; or
 - d. The relocation of any such sexually oriented business; or
 - e. The substantial enlargement of any such sexually oriented business.
 3. "Nudity or State of Nudity" means: (a) the appearance or display of human bare buttock, anus, male genitals, female genitals, or the areola or nipple of the female breast; or (b) a state of dress which fails to opaquely and fully cover a human buttock, anus, male or female genitals, pubic region or areola or nipple of the female breast.
 4. "Operator" means and includes the owner, permit holder, custodian manager, operator or person in charge of any permitted or licensed premises. This definition pertains to "Sexually Oriented Businesses".
 5. "Permitted or "Unlicensed Premises" means any premises that requires a license and/or permit that is classified as a sexually oriented business.
 6. "Permittee and/or Licensee" means a person in whose name a permit and/or license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a permit and/or license.
 7. "Person" shall mean any individual, firm, co-partnership, corporation, company, association, joint stock association, city, county, or district, and includes any trustee, receiver, assignee, or other similar representative thereof.

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

8. "Public Building Regularly Frequented By Children" means any building owned, leased or held by the United States, the state, the county, the city, any special district, school district, or any other agency or political subdivision of the state or the United States, which building is used as a library, community center, children's center, or any other use having special attraction to children, or which building is often visited by children for social activities unaccompanied by their parents or other adult custodian.
9. "Public Park" or "Recreation Area" means public land which has been designated for park or recreational activities including, but not limited to a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, open space wilderness areas, or similar public land within the city which is under the control, operation, or management of the city park and recreation authorities.
10. "Religious Institution" means any church, synagogue, mosque, temple or building which is primarily for religious worship and related religious activities.
11. "Adult arcade" means an establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines, for viewing by five or fewer persons each, are regularly available or used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
12. "Adult Bookstore", "Adult Novelty Store" or "Adult Video Store" means a commercial establishment which (1) has as a significant or substantial portion of its stock-in-trade or (2) derives a significant or substantial portion of its revenues or (3) devotes a significant or substantial portion of its interior floor or display space or (4) devotes a significant or substantial portion of its business activities or employees' time, or advertising, to the sale, rental or viewing for any for any form of consideration, of any one or more of the following:
 - i. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas";
 - ii. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities."

- iii. An establishment may have other significant or substantial business purposes that do not involve the offering for sale, rental or viewing of materials, depicting or describing "specified sexual activities" or "specified anatomical areas", and still be categorized as adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store or adult video store so long as one of its significant or substantial business purposes is offering for sale or rental, for some form of consideration, the specified materials which depict or describe "specified anatomical areas" or "specified sexual activities."
13. "Adult cabaret" means a nightclub, bar, restaurant, "bottle club", or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features: (a) persons who appear nude or in a state of nudity or semi-nude; (b) live performances which are characterized by the exposure of "specified anatomical areas", or by "specified sexual activities", or (c) films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
14. "Adult motel" means a motel, hotel or similar commercial establishment which: (a) offers public accommodations, for any form of consideration, and which regularly provides or makes available to patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television, or (b) offers a sleeping room for rent for a period of time less than ten (10) hours; or (c) allows a tenant or occupant to rent or sub-rent the sleeping room for a time period of less than ten (10) hours.
15. "Adult motion picture theater" means a commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions depicting or describing "specified sexual activities" or "specified anatomical areas" are regularly shown for any form of consideration.
16. "Adult theater" means a theater, concert hall, auditorium, or similar commercial establishment which, for any form or consideration, regularly features persons

who appear in a state of nudity or live performances which are characterized by exposure of "specified anatomical areas" or by "specified sexual activities."

17. "Nude Model Studio" means any place where a person, who appears in a state of nudity or displays "specified anatomical areas" is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. This term does not include a modeling class operated by a proprietary school, licensed by the State of California; a college, junior college, or university supported entirely or partly by taxation; by a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing, where in order to participate in a class a student must enroll at least three (3) days in advance of the class, and where no more than one nude model is on the premises at any one time.
18. "Regularly Features or Regularly Shown" with respect to an adult cabaret, adult theater, or adult motion picture theater means at least three (3) times within any thirty (30) day period; or carried on as part of the business's routine scheduling of events or activities and not so infrequently as to constitute a single, rare or unusual event or occurrence.
19. Sensitive Land Use includes public and private schools (including pre-schools), public parks, playgrounds, libraries, facilities with youth programs, and religious institutions (e.g. churches).
20. "Significant or Substantial Portion" means such a percentage of its activities, space allocation, revenues, advertising targeting, stock in trade, floor or display space, business receipts, revenues, or other business undertakings as to indicate to a reasonable person that a sexually oriented portion of the business is one of its important activities, though not necessarily its only or even primary activity; for this purpose, evidence that 25% or more of its revenues are derived from such sexually oriented activities or materials, or that 25% or more of its interior floor space or display space is devoted to such sexually oriented activities or materials, or that 25% or more of its actual stock in trade regularly displayed and immediately available for use, rental, purchase, viewing or perusal is comprised of such sexually oriented materials, all as defined in Section 17.65.02 of this Chapter, Definitions, shall be evidence that a "significant or substantial portion" of the business is devoted to such uses.
21. "Specified Anatomical Areas" as used in this Chapter means and includes any of the following:

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

- i. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or
- ii. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

22. "Specified Sexual Activities" as used in this Chapter, means and includes any of the following

- i. The fondling or other intentional touching of buttocks for purpose of sexual arousal, or fondling or other intentional touching of human genitals, pubic region, anus, or female breasts.
- ii. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- iii. Masturbation, actual or simulated;
- iv. Human genitals in a state of sexual stimulation, arousal or tumescence;
- v. Excretory functions as part of or in connection with any of the activities set forth in sub-sections a through d of this subsection.

23. "Substantial Enlargement of a Sexually Oriented Business" means an increase in the floor areas occupied by the business as the floor areas existed on the affected date of this ordinance.

24. "Transfer of Ownership or Control of a Sexually Oriented Business" means and includes any of the following:

- i. The sale, lease or sublease of the business; or
- ii. The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange or similar means.

17.45.110 Outdoor Storage Yards

Outdoor storage yards, excluding the storage of vehicles in a day use parking lot or garage, are subject to the provisions of this section. The storage of vehicles in a public or commercial parking lot or garage is subject to Section 17.49 (Parking and Loading).

A. Site Design Standards.

2. Access. There shall be only one (1) access point to a storage yard for each three hundred (300) feet of street frontage. Such access point is to be a maximum width of twenty (20) feet and shall be provided with a solid gate or door.
3. Screening. A storage yard, except a temporary offsite construction yard, is to be screened from public view on all sides by solid wood, painted metal or masonry fencing, or chain link fencing with vinyl slats or other screening mechanism, with a minimum height of six (6) feet. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished.
25. Parking Requirement. None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.
26. Site Surfacing. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.
27. Office Facilities. When no buildings exist or are proposed on a storage yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting, and installed pursuant to the permit requirements of the Uniform Building Code.
28. Operation. Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than six (6) feet, unless a higher wall or fence is constructed at the required setback line under an approved building permit.

The provisions of this title shall not be construed to limit installation or maintenance of public utility pole lines, pipes, conduits and mains, and domestic water wells or require any use permit therefor.

17.45.120 Building height.

1. Height of a building shall be measured along the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof.
2. Roof structures for housing elevators, stairways, tanks, ventilating fans or similar equipment, and fire or parapet walls, skylights, towers, flagpoles, chimneys, antennas or similar structures may be erected above the height limit but shall not be allowed for the purpose of providing additional floor space.

17.45.130.1 Swimming Pools in Residential Zones

- A. Setback requirements for swimming pools on lots zoned for residential use are subject to the following requirements.
 3. Front Yard: Swimming pools are not permitted within any required front yard setback area
 3. Side Yards:
 - a. Interior Property Line: 3 foot setback required.
 - b. Street side Property Line on Corner and Reverse Corner Lots: 5 foot setback required
 - i. Rear Yard: 5 foot minimum setback required.
 - ii. Fencing for swimming pools shall comply with standards of the Uniform Building Code.

17.45.140 Garage conversions.

A. Purpose.

The purpose of this section is to allow, in limited cases, the conversion of garages and carports for living space. Such conversion is deemed acceptable subject to review of available off-street parking and compatibility with surrounding development.

B. Applicability.

Provisions of this section shall only apply in cases as follows:

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

1. The site is being used as a single-family detached residence;
2. That a replacement covered parking area of a minimum of four hundred square feet, with a minimum width of twenty feet, be provided without encroaching on required front or side yard setbacks;
3. That the area converted shall be used as part of the main dwelling or for a Junior Accessory Dwelling Unit, consistent with the standards contained in Section 17.45.090;
4. That the area to be converted shall be subject to all applicable building code requirements.

C. Process.

All applications for garage or carport conversions shall be subject to a building permit.

D. Conversion Criteria.

Garage or carport conversions are subject to the following criteria:

1. The garage door shall be removed from the structure, except when the applicant is retaining one parking stall to a standard width and length which would also be perpendicular with the garage door. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;
2. Provision for buffering, such as a planter, shall be provided between the converted carport or garage and the remaining parking area;
3. The remaining parking area shall have a minimum depth of twenty feet from property line with access to be approved by the director.

17.45.150 Bed and Breakfast Facilities.

A. Purpose.

The purpose of this section is to provide for the following:

1. To allow, in limited cases, the operation of bed and breakfast facilities;
and
2. To regulate such operations for the protection of the general health, safety and welfare.

2. Process.

Applications for bed and breakfast inns shall be subject to approval of a conditional use permit pursuant to Chapter 17.57. Bed and breakfast inns shall be subject to any such condition as deemed appropriate by the planning commission.

3. Development Criteria.

Bed and breakfast facilities are permitted, pursuant to a conditional use permit, in R, RM and C-2 zoned areas. In order for a conditional use permit to be approved, the following development criteria shall be met:

1. All standards of the underlying zoning district including, but not limited to, height, lot and yard requirements and lot coverage shall apply.
2. One additional off-street parking space shall be provided for each room available for lodging purposes. Tandem parking shall not be deemed as meeting this requirement.
3. The owner of the facility shall reside on site.
4. Bed and breakfast facilities shall be subject to all applicable building, fire, health and safety codes.
5. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen consecutive nights.
6. The scale and appearance of the bed and breakfast facility shall remain primarily residential in character; all buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences. The planning commission shall have authority to grant or deny applications for bed and breakfast facilities based upon design and aesthetic criteria, as well as the other provisions of this section.
7. One externally lighted sign shall be allowed on the premises. The sign may be either wall-mounted or freestanding and shall not exceed six square feet in area. Freestanding signs shall not exceed five feet in height.
29. Bed and breakfast facilities shall be operated by the permanent occupants of the premises. No more than two persons not residing on the premises shall be employed in the operation of the facility. One additional parking space shall be provided for each two employees.

17.45.160 Sight Distance.

The following regulations shall apply to all intersections of streets, alleys and private driveways in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions within the cutoff areas established.

- A. There shall be a corner cutoff area at all intersecting and intercepting streets or highways. The cutoff line shall be in a horizontal plane, making an angle of forty-five degrees with the side, front or rear property line, as the case may be. It shall pass through the points located on both the side and front (or rear) property lines at a distance of thirty feet from the intersection of such lines at the corner of a street, alley or highway.
- B. There shall be a corner cutoff area on each side of any private driveway intersecting a street or alley. The cutoff lines shall be in a horizontal plane, making an angle of forty-five degrees with the side, front or rear property line, as the case may be. They shall pass through a point of not less than ten feet from the edges of the driveway where it intersects the street or alley right-of-way.
- C. There shall be a corner cutoff area on each side of any alley intersecting a street or alley. The cutoff lines shall be in a horizontal plane, making an angle of forty-five degrees with the side, front or rear property line, as the case may be. They shall pass through a point not less than ten feet from the edges of the alley where it intersects the street or alley right-of-way.
- D. Where, due to an irregular lot shape, a line at a forty-five degree angle does not provide for intersection visibility, such corner cutoff shall be defined by a line drawn from a point on the front (or rear) property line that is not less than thirty feet from the intersection of the side and front (or rear) property lines and through a point on the side and front (or rear) property lines.

17.45.170 Regulation of adult material.

- A. Purpose.

The adult uses and material subject to the provisions of this section are recognized as having serious objectionable characteristics which are incompatible with, and may have deleterious effects upon, adjacent areas and community values.

- B. Limitations Upon Display of Certain Materials.

It shall be unlawful for any person, partnership, corporation or other legal entity to display harmful matter in a public or private place, other than a public or private place from which minors are excluded, without placing a device commonly known as a blinder rack in front of such matter, so that the lower two-thirds of the material is not exposed to view.

17.45.180 Businesses Selling Alcoholic Beverages

A. Purpose.

The purpose of this section is to set forth the development and operational standards for the issuance of a conditional use permit for alcoholic beverage sales. Such standards are adopted to protect the public welfare and health from the potential problems associated with the sale of alcoholic beverages.

4. A Conditional Use Permit (consistent with the standards and procedures established in Chapter 17.57) (Conditional Use Permits) shall be required for the following commercial uses where alcoholic beverages are sold, served or given away for on-site or off-site consumption:
 - Bars and lounges
 - Liquor stores
 - Convenience stores where at least 10% of the shelf space is occupied by alcoholic products
 - Gas stations with sales of alcoholic beverages
 - Micro breweries
 - Restaurants, cafes and eating places with a bar
 - Night clubs with the sale of alcoholic beverages
 - Bowling alleys and other recreational facilities where alcoholic beverages are sold
 - Theatres with sales of alcoholic beverages

A Conditional Use Permit shall not required for the following uses that offer alcoholic beverages:

- Grocery stores and supermarkets
 - Restaurants, cafes and eating places that offer alcoholic beverages as a side product
 - Wine bars
5. In considering an application for a conditional use permit or revocation of an existing conditional use permit for alcoholic beverage sales under this section, the Planning Commission (or the city council in the event of an

appeal), shall consider whether the proposed use will adversely affect the health, safety or welfare of the residents of the area or will result in an undue concentration of such establishments in one area. In considering the potential for negative impacts on surrounding parcels, the Planning Commission shall take into consideration the location and proximity of the following uses:

- a. Residential buildings and neighborhoods;
 - b. Churches, schools, hospitals, parks, public playgrounds and other similar uses; and
 - c. Other establishments offering alcoholic beverages, including beer and wine.
3. In all determinations pursuant to this section, the applicant for the Conditional Use Permit for alcoholic beverage sales shall have the burden of proving by substantial evidence that the proposed use will not adversely affect the health, safety or welfare of the public, nor result in undue concentration of alcoholic beverage outlets in that part of the city, or detrimentally affect nearby uses within the city.
 4. The director is specifically authorized to refuse the issuance of any retail license for alcoholic beverage premises located within six hundred feet of churches, hospitals, schools, public playgrounds, and nonprofit youth facilities. This distance shall be measured pursuant to rules of the department, which is a straight-line distance from the nearest property line of the alcoholic beverage establishment's to the nearest property line of the sensitive facility.

17.45.190 Wireless Communication Facilities

A. Purpose.

The purpose of this chapter is to ensure greater compatibility between communication facilities and adjacent land uses, to protect the general public, and to provide for the communication needs of the region by establishing design and operating standards.

B. Definitions.

For the purpose of this chapter, certain terms and words as used herein are defined as follows:

"Above ground level" means a measurement of height from the natural grade of a site to the highest point of a structure.

“Antenna” means the surface from which wireless radio signals are sent and received by a personal wireless facility.

“Camouflaged” means a communication tower or facility that is disguised, hidden, part of an existing or proposed structure or placed within an existing or proposed structure.

“Carrier” means a company that provides communications services.

“Collocation” means the use of single mount on the ground by more than one carrier (vertical collocation) and/or several mounts on an existing building or structure by more than one carrier.

“Elevation” means the measurement of height above sea level.

“Equipment shelter” means an enclosed structure, cabinet, shed or box at the base of the mount within which are housed batteries and electrical equipment.

“Fall zone” means the area within which there is a potential hazard from falling debris or collapsing material.

“Guyed tower” means a monopole or lattice tower that is tied to the ground or other surface by diagonal cables.

“Lattice tower” means a type of mount that is self-supporting with multiple legs and cross bracing of structural steel.

“Licensed carrier” means a company authorized by the Federal Communications Commission (FCC) to construct and operate a commercial mobile radio services system.

“Monopole” means the type of mount that is self-supporting with a single shaft of wood, steel or concrete and a platform or racks for panel antennas arrayed at the top.

“Omnidirectional (whip) antenna” means a thin rod that beams and receives a signal in all directions.

“Panel antenna” means a flat surface antenna usually developed in multiples.

“Personal wireless service facility” means a facility for the provision of personal wireless services, as defined by the Telecommunications Act.

“Security barrier” means a locked, impenetrable wall, fence, or berm that completely seals an area from unauthorized entry or trespass.

“Separation” means the distance between one carrier’s array of antennas and another carrier’s array.

“Stealththing” means designing a communications tower and facilities to be architecturally incorporated into the surrounding community’s environs while minimizing aesthetic impacts. Examples of stealththing include, but are not limited to, steeples, windmills, water towers, flag poles or chimneys.

C. Process.

1. Applications for communications towers and facilities shall be allowed in the zones identified by use matrices in Chapters 17.26, 17.48, and 17.54. Communication towers and facilities shall be subject to any such condition as deemed appropriate by administrative approval or the planning commission.
2. Telecommunications facilities to be located on city-owned buildings or infrastructure, located on rights-of-way or city-owned property, pursuant to a master telecommunications siting agreement, meeting the requirements of city policy, are exempt from the provisions of this chapter.

D. Development criteria.

In order for a conditional use permit to be approved, the following development criteria shall be met:

1. The applicant shall submit documentation of the legal right to install and use the proposed site or facility at the time of application submittal.
2. All standards of the underlying zoning district or specific plan including, but not limited to, height, lot and yard requirements, and lot coverage shall apply.
3. Buildings shall be subject to the setback requirements of the zone or ten feet, whichever results in the greater setback.
4. A minimum of ten feet of the front, side, and rear yards shall be landscaped pursuant to Section 17.71.130.
5. All equipment proposed for a communication facility shall be authorized per the FCC.
6. A balloon or crane test at the proposed site to illustrate the height of the proposed facility, the date, time and location of such test shall be advertised in a newspaper of general circulation in the city at least fourteen days prior to the test.

7. The applicant shall provide written indemnification to the city of Dinuba to indemnify the city from liability associated with any damage to the property or adjacent properties caused by the communication and wireless facilities. (Ord. 2014-04 § 2 (part), 2014: Ord. 2008-05 § 1 (part), 2008: Ord. 99-3 § 1 (part), 1999)
- E. Design standards.
1. Equipment shelters for communication facilities shall be designed with one of the following standards:
 - a. Equipment shelters shall be located in underground vaults; or
 - b. Equipment shelters shall be designed to be consistent with the surrounding architectural styles and materials; or
 - c. Equipment shelters shall be camouflaged behind an effective year-round landscape buffer, equal to the height of the proposed building(s), and/or opaque fence.
 2. Fencing shall be placed behind the landscaped areas and wood slats shall be woven into the fence if the fence is made of chain-link material. The use of barbed wire or similar material shall be located to the inside of the lot. Electrified fence or razor wire is prohibited unless required by any law enforcement agency or regulation of the state of California or any agency thereof.
- F. Lighting and signage.
1. Facilities shall be lighted only if required by the Federal Aviation Administration (FAA). Lighting of equipment structures and any other facilities on the site shall be shielded from abutting properties. There shall be total cutoff of all light at the property lines of the parcel to be developed and foot-candle measurements at the property line shall be 0.0 initial foot-candles when measured at grade.
 2. Signs shall be limited to those needed to identify the property and the owner and warn of any danger. All signs shall comply with the requirements of the city's sign regulations.
 3. All ground-mounted facilities shall be surrounded by a security barrier.
- G. Environmental standards.
1. No hazardous waste shall be discharged on the site of any communication facility. If any hazardous materials are to be used on the site, there shall be provisions for

full containment of such materials. An enclosed containment area shall be provided with a sealed floor, designed to contain one hundred ten percent of the volume of the hazardous materials stored or used on the site.

2. Communication facilities shall not generate noise in excess of fifty dB at the property line.

H. Collocation.

2. Licensed carriers shall share facilities and sites where feasible and appropriate, thereby reducing the number of facilities that are stand-alone. All applicants shall demonstrate a good faith effort to collocate with other carriers. Such good faith efforts include:
 - a. A survey of all existing structures that may be feasible sites for collocation;
 - b. Contact with other carriers;
 - c. Sharing information necessary to determine if collocation is feasible.
3. In the event collocation is not feasible a written statement of the reasons for the unfeasibility shall be submitted to the city. The city may retain a radio frequency engineer to verify if collocation at the site is not feasible. The cost for such an engineer will be at the expense of the applicant. The city may deny a permit to an applicant that has not demonstrated a good faith effort to provide for collocation.

I. Modifications.

1. A modification of a facility may be considered equivalent to an application for a new facility and will require a new conditional use permit or administrative use permit when the following apply:
 - a. The applicant wants to alter the terms of the conditional use permit by changing the facility in one or more of the following ways:
 - i. Increase the approved maximum height.
 - ii. Increase the approved maximum extension of equipment out from the center of the tower on towers without stealthing.
 - iii. Increase in the footprint of the facility on the ground.

- iv. Removal of stealthing.
2. A modification of the facility does not require a new or modified conditional use permit when collocation, addition or replacement of equipment that does not result in an increase in height beyond the approved maximum height, an increase in the approved maximum extension of equipment out from the center of the tower on towers, increase in the footprint of the facility on the ground, or removal of stealthing.
- A. Abandonment or discontinuation of use.
- 1. At such time a licensed carrier plans to abandon or discontinue operation of a facility, such carrier will notify the city or the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than thirty days prior to abandonment or discontinuation of operations. In the event that a licensed carrier fails to give such notice, the facility shall be considered abandoned upon such discontinuation of operation.
 - 2. Upon abandonment or discontinuation of use, the carrier shall physically remove the facility within ninety days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not be limited to:
 - a. Removal of antennas, mount, equipment shelters and security barrier from subject property;
 - b. Proper disposal of the waste materials from the site in accordance with the city standards;
 - c. Restoring the location of the facility to its natural condition, except that any landscaping and grading shall remain.
 - 3. If a carrier fails to remove a facility in accordance with this chapter, the city shall have the authority to enter the subject property and physically remove the facility. The city may require the applicant to post a bond at the time of construction to cover for the removal of the facility in the event the city must remove the facility.

17.45.200 Manufactured housing.

A. Purpose.

It is the purpose of this article to, where approved, allow manufactured homes to be placed on individual residential lots in the RA, R and RM districts. The manufactured home provisions shall not change the provisions of the existing district, but will provide for permanent manufactured homes under development standards to assure compatibility within the block in the district.

It is further the intention of this article to provide another type of affordable housing, as outlined in the goals and policies in the Dinuba general plan.

A. Requirements.

1. Date of Manufacture. No manufactured home shall be installed that was manufactured more than ten years from the date of application for a building permit for installation.

B. Development standards and conditions.

1. Finish Floor Elevation. All manufactured homes shall be installed on a foundation at the same finish floor elevation compatible to existing standards established within the block in the existing district, and excavated to comply to all standards of the Uniform Building Code, approved by the building official.
2. Foundations. All manufactured homes shall be installed on a permanent foundation in accordance with city building codes; Section 18551 of the State Health and Safety Code; State of California Housing and Community Development regulations; or a foundation designated by an engineer, licensed within the state of California. The approved method of securing the manufactured home to a permanent foundation shall be detailed when submitting plans for plan check and permit.
3. Roof Pitch. All manufactured homes shall have a roof pitch of not less than three-inch vertical rise for each twelve inches of horizontal run, or not less than what is consistent to be compatible within the block in the existing district.
4. Roofing Material. All manufactured homes and their accessory garages or carports shall have a roof consisting of asphalt composition, clay, tile, concrete or metal tile or panels, slate, built-up asphaltic-gravel materials or

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

other material customarily used for conventional dwellings, compatible with all roofs within the block in the existing district.

5. **Roof Overhang.** All manufactured homes and their garages or carports shall have a pitched roof with a minimum sixteen-inch roof overhang on each of the perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.
6. **Exterior Material.** All manufactured homes shall be covered with wood, masonry, concrete, stucco, metal lap, or an exterior material customarily used on conventional dwellings, compatible within the block in the existing district. The exterior covering material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
7. **Minimum Width of Manufactured Home.** All manufactured homes shall have a minimum width of twenty feet, or be compatible with existing conventional dwellings within the block in the district.
8. **Alterations.** The manufactured home shall not have been, or shall not be, altered in violation of applicable codes; any manufactured home altered shall not be allowed to be located into the existing district unless certified by the Department of Housing and Community Development prior to the issuance of a permit by the building official.
9. **Certification.** All manufactured homes shall be certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC Section 5401 et seq.).
10. **Residential Use.** All manufactured homes shall be occupied only as a single-family residential unit.
11. **Utility Connections.** All manufactured home utility connections pertaining to electrical, gas, water, mechanical and sewer shall be installed in a permanent manner applicable to a permanent single-family residential structure in the existing district. Location of water meters and gas meters shall conform to adopted standards of the city.
12. **Accessory Building.** All manufactured home accessory buildings such as detached garages, carports, patios or accessory buildings shall conform to all requirements of the Uniform Building Code or Department of Housing and Community Development requirements; all materials used for roofing and exterior shall be compatible with material customarily used on conventional accessory structures within the block in the existing district.

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

13. Wheels and Axles. All manufactured home tow bars, wheels and axles shall be removed when the manufactured home is installed on a residential lot, so as to be compatible with structures within the existing district.
14. Fees. All manufactured homes shall be subject to all fees required for new single-family dwellings as adopted by the city.
15. Modifications. No modifications shall be granted to a manufactured home unless approved by the Department of Housing and Community Development and the building official for the city.
16. Permits. Prior to the installation of a manufactured home on a permanent foundation, the owners of the manufactured home or a licensed contractor shall obtain a building permit.
17. Surrender of Registration. Subsequent to applying for the required building permits, and prior to the occupancy of a manufactured home on a permanent foundation, a certification of occupancy is to be issued by the building official pursuant to Section 18551 of the California Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership and certification of registration issued by a state agency is to be surrendered to the appropriate state agencies. Any manufactured home which is permanently attached with foundation must bear a California insignia or federal label, pursuant to Section 18550(b) of the Health and Safety Code.
18. Appeals. Any decision made by city officials on the compatibility of a manufactured home within a block in any district pursuant to this chapter may be appealed by the applicant or an aggrieved party to the planning commission.
19. Deviations. The community development department may approve deviations from one or more of the standards of this section on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

17.45.210 Garage sales.

A. Permit required.

It is unlawful for any person, co-partnership, club or association to conduct a sale without having secured a permit for such sale.

B. Posting of permit.

The permit shall be posted in a conspicuous place on the premises, outdoors or at the front entrance to the garage, patio or yard. The permit shall be posted in a place which is readily visible from the permitted address street frontage, unless the sale is taking place in a location in which the address frontage is an alley way, in which case the permit shall be posted in a place which is calculated most reasonably to give notice to anyone driving by of the content of the permit.

C. Permit fee.

The permit fee schedule shall be as follows:

1. First time during calendar year, permit required (no fee);
2. Second time during calendar year, permit fee as set by the city council;
3. More than two, permit fee as set by council plus the conditional use permit fee.

D. Location allowed.

Sales shall only be located on property that is used for residential purposes. Church rummage sales shall be located on the church property. No sales shall be permitted on properties which are adjacent to school entrances and exits where students are dropped off or picked up other than on days in which there is no school in session such as weekends and holidays.

E. Number of sales allowed.

There shall not be more than two sales allowed per calendar year at any one address, unless a conditional use permit is filed and approved by the planning commission.

F. Signs.

Signs advertising a sale shall be located on the property only. Individual signs shall not exceed three square feet; total signs shall not exceed nine square feet in the aggregate, and shall not be placed so as to block vehicular or pedestrian view from adjoining properties. Posting of signs shall be only during time of sale and in conformance with Chapter 17.51 (Signs and Advertising).

G. Length of time of sale and hours permitted.

No sale shall last more than three days. No sale shall start before six a.m. or continue after eight p.m.

H. Violation.

The conducting of any garage, patio or yard sale without a valid permit shall be considered an infraction. Each day of such sale without a valid permit constitutes a separate offense.

17.45.220 Mobile Home Parks

A. Purpose

The purpose of this section is to establish standards for the development of mobile home parks in Dinuba. Dinuba's housing element acknowledges that these developments serve as a valuable source of housing for the elderly and households in the lower- to moderate-income categories. Further, the higher densities of mobile home parks can help to conserve valuable farmland.

B. Permitted Uses

Permitted uses within mobilehome parks are those listed as permitted (or permitted subject to a Conditional Use Permit in the underlying zone district in which the park is situated.

C. Development Standards (see also Exhibit 45-1)

1. Density

No more than 8 mobile homes per gross acre shall be permitted.

2. Lot Size

- a. The minimum parcel size for a mobile home park shall be 5 acres.
- b. For a "single-wide" mobile home, the minimum size for an individual mobile home space is 2,800 square feet (25 feet wide and 50 feet long). For a "double-wide" mobile home the minimum size for an individual mobile home space is 3,200 square feet (35 feet wide and 50 feet long)

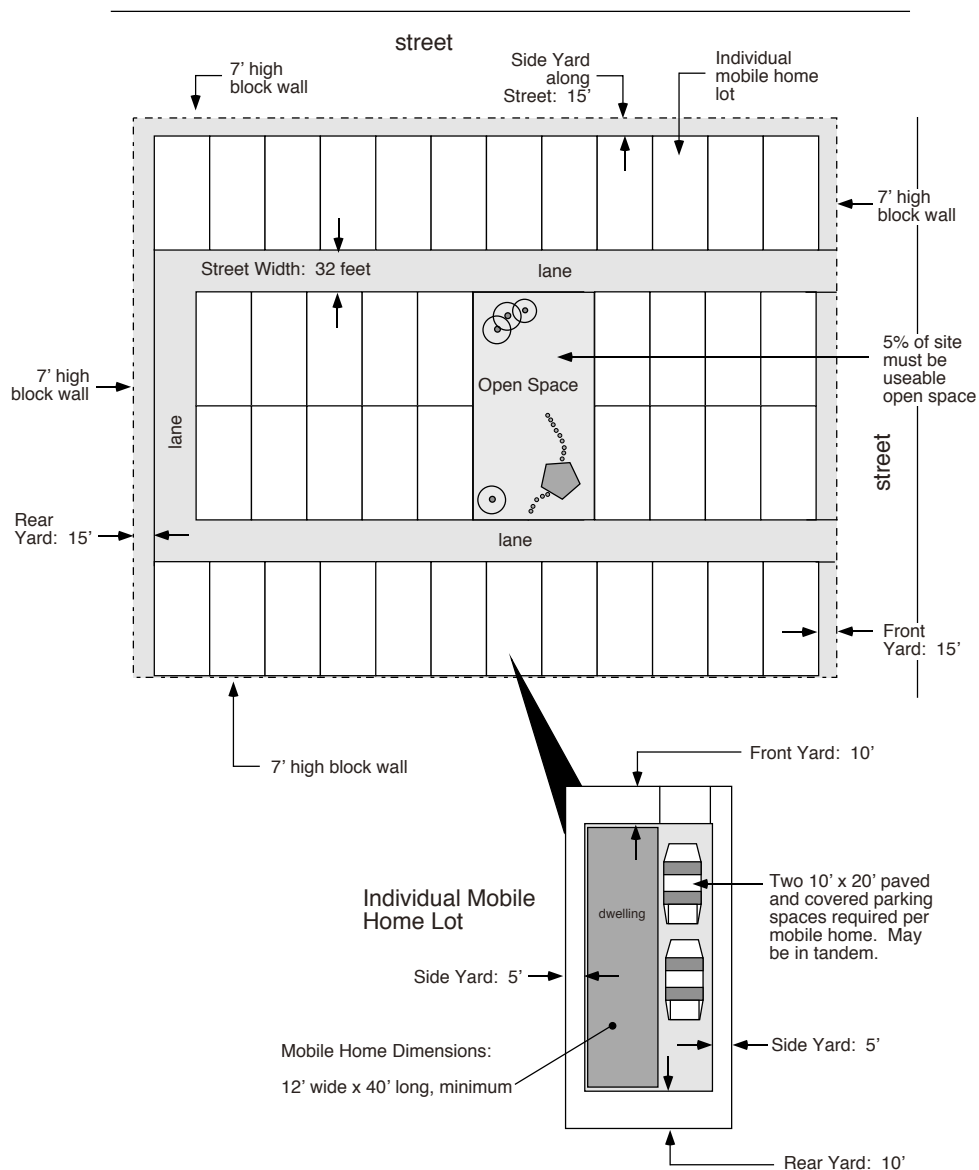
3. Coverage

No more than 75 percent of an individual space shall be covered with structures, including the mobile home, carport, patio, and storage buildings.

4. Unit size

All mobile homes shall have a minimum width of 12 feet and a minimum length of 40 feet.

Exhibit 45-1: *Selected Mobile Home Park Standards*



5. Setbacks

- a. Setbacks for the entire mobile home park shall be as follows:
 - a. Front yard: 20 feet.
 - b. Side yards: 10 feet.
 - c. Rear yard: 20 feet.
- b. Setbacks for mobile homes on an individual mobile home space shall be as follows:
 - (i) Front yard: 10 feet.
 - (ii) Side yard: 5 feet.
 - (iii) Rear yard: 10 feet.

6. Patios

Each mobile home site shall have a hard-surfaced patio area of not less than 200 square feet. A permanent porch greater than 20 square feet in area may be counted toward the required patio area.

7. Access and Streets

- a. A mobile home park shall have no fewer than two entrances for vehicles from a public street.
- b. Interior streets within the mobile home park shall have a minimum paved width of 25 feet. Said streets shall be constructed consistent with Dinuba's Improvements Manual.

8. Open Space

- a. Five percent of the gross area of any mobile home park shall be devoted to useable open space. Space for streets and required setback areas shall not be counted toward this open space requirement.
- b. Pedestrian ways shall be provided throughout the mobile home park, connecting all mobile home sites with one another and with common recreation areas.

9. Landscaping

- a. All setback areas that front onto a public street shall be provided with landscaping and an automated irrigation system.
- c. All landscaping shall reflect concepts of the Dinuba Landscape Design Guidelines and comply with landscape standards of Chapter 17.47 (Landscaping and Irrigation).
- d. The front yard of each individual mobile home lot shall be landscaped.

10. Building Height

Residential structures shall not exceed 25 feet/two stories in height; Accessory structures shall not exceed 12 feet in height.

11. Fencing, Walls and Hedges

A 7-foot high solid block wall shall be constructed along all property lines that surround the mobile home park, however the fence shall be reduced to 3 feet within the required front yard area.

12. Off-Street Parking

a. Resident Parking

Each mobile home space shall provide two off-street parking stalls. Said stalls may be designed as tandem stalls. Each stall shall have a minimum width of 10 feet and a minimum depth of 20 feet. All stalls shall be paved consistent with Dinuba's Improvements Manual.

b. Guest Parking

There shall be one guest parking space provided within the mobile home park for every two mobile homes. The location of guest parking shall be approved as part of the Conditional Use Permit for the mobile home park.

c. Office Parking

Exhibit "D": Dinuba Zoning Ordinance
Chapter 45: Special Uses and Standards

Parking shall be provided for central recreation buildings, park offices and other similar buildings at a ratio of one parking space per 400 square feet of gross floor space

d. Recreational Vehicle Storage Space

Centralized storage areas shall be provided for recreational vehicles and boats, at a minimum of one space per five mobile home spaces. Individual storage spaces shall measure not less than ten feet by thirty feet, and shall have direct access to a driveway with minimum width of twenty feet.

- e. Storage areas shall be paved and drained in order to be usable year round and shall be completely screened from exterior view by a combination of landscaping, masonry walls, fences or other comparable screening devices six feet in height.

13. Utility Installation

- a. Utility lines, including, but not limited to, electric, communications, street lighting and cable television, shall be placed underground.
- b. Each mobile home space and all interior roads shall be lighted for the safety and convenience of persons using the premises.
- c. All connections for each mobile home shall be placed at the rear of the mobile home space.

14. Special Requirements

- a. The mobile home park shall be provided with a laundry building for clothes washing and drying.
- b. Each mobile home pad shall consist of a base material adequate to support a mobile home.
- c. All tongues and tow bars shall be removed once a mobile home is fixed to the lot.
- d. All mobile homes shall be fitted with skirting, extending from the floor level of the mobile home to the ground.
- e. An on-site manager shall be required for all mobile home parks containing 16 or more mobile home units.

- f. Trash enclosures shall be provided, consistent with City specifications.

15. Signs

All signage at mobile home parks shall be consistent with the requirements established in Chapter 17.51 (Signs and Advertising).

17.45.230 Streamlined Ministerial Approval Process for Affordable Multi-Family Residential projects

A. Purpose

Senate Bill (SB) 35 and SB 330 provide streamlined (i.e. ministerial) approval processes for qualifying multifamily housing projects and mixed-use developments that have at least two-thirds of the square footage dedicated to residential use. Projects approved in accordance with SB 35 are exempt from the California Environmental Quality Act (CEQA). Local jurisdictions must approve or deny qualifying projects within 60 days of application completion for projects with 150 or fewer units, or within 90 days of application completion for projects with more than 150 units.

B. Qualifying Factors

In order to qualify for the Streamlined Ministerial Approval Process, a project must satisfy all of the following requirements:

- 1. At least 75 percent of the project site perimeter must adjoin parcels developed with urban uses.**
- 2. The project site must have a General Plan designation and zoning that allows residential or mixed-use development.**
- 3. At least 50 percent of the proposed units must be affordable to households earning below 80 percent of the Area Median Income (AMI).**
- 4. Affordable units must be subject to a recorded affordability covenant for a minimum of 55 years for rental units and 45 years for ownership units.**

C. Application

Project proponent shall submit a completed Housing and Community Development (HCD) SB 330 Preliminary Application Form to serve as Notice of Intent to submit an application for Streamlined Ministerial Approval Process.

D. Tribal Consultation

After the HCD SB 330 Preliminary Application Form is submitted, but prior to submitting the application for Streamlined Ministerial Approval Process, Native American tribal notification and consultation shall be satisfied in accordance with Government Code Section 65913.4(b).

17.45.240 By-Right Approval

A. Purpose of this article.

This chapter specifies the process for reviewing uses entitled to review as a "use by right" as defined in Government Code Section 65583.2. In enacting this chapter, it is the intent of the City to implement State law as well as the goals, objectives, and policies of the City's Housing Element of the General Plan.

B. Interpretation.

If any portion of this chapter conflicts with any applicable State law, State law shall supersede this chapter. Any ambiguities in this chapter shall be interpreted to be consistent with State law. Statutory references in this chapter include successor provisions.

C. Eligibility for by-right approval.

The following uses are eligible for by-right approval:

1. Projects that satisfy the criteria outlined in subsections (i) and (ii) below:

a. Are located on sites listed as lower-income sites in the adopted housing element site inventory pursuant to Government Code Section 65583.2 subdivision (c) that are shown to have been either:

i. Vacant and listed in two prior housing element site inventories; or

ii. Non-vacant and listed in a previous housing element site inventory; and the sites identified in the adopted housing element.

b. Twenty percent of the total number of housing units in the project are proposed to be available to lower-income households at affordable rent or affordable housing cost, as applicable.

2. Permanent supportive housing as defined in Government Code Section 65660 that meets all of the requirements of Government Code Sections 65660 et seq.
3. Low barrier navigation centers as defined in Government Code Section 65660 that meets all of the requirements of Government Code Sections 65660 et seq.
4. One hundred percent affordable projects located on land that was owned by an independent institution of higher education or religious institution as described in Government Code Section 65913.16.
5. Emergency shelters in the RM Zones pursuant to the objective standards established by Chapter 17.19 and other applicable standards established by the respective zone.
6. Single-room occupancy projects in the RM zones whereas 20 percent of the total number of units in the project are proposed to be available to lower-income households at affordable rent or affordable housing cost, as applicable.

D. Permit requirements.

An applicant for a project eligible for by-right zoning approval shall submit an application for administrative review for approval of the design. No discretionary permit or approval is required.

E. Review of application.

1. For administrative review applications listed in this section, the Community Development Director or his/her designee, without notice or hearing, shall consider the application ministerially without discretionary review. When the application is in compliance with the relevant standards, the permit shall be issued. Should the Community Development Director or his/her designee find that the application is not in compliance with the relevant standards, the Community Development Director or his/her designee shall issue a written notice to the applicant identifying which standards have not been met. The decision may be appealed to Planning Commission only by the applicant or the owner of the subject property.
2. The application for the administrative review shall be reviewed for conformance with objective standards established by the Zoning Code.

3. As provided by Government Code Section 65583.2(i), an eligible project is exempt from the California Environmental Quality Act.
4. Permanent supportive housing shall be reviewed consistent with the provisions of Government Code Sections 65650 et seq.
5. Low barrier navigation centers shall be reviewed consistent with the provisions of Government Code Sections 65650 et seq.

F. Required findings.

In granting administrative approval, the Community Development Director or his/her designee, shall issue a letter of approval and shall make the following findings:

1. That the project is eligible for by-right approval under State law.
2. That the project complies with all applicable objective zoning and other adopted standards.
3. That the project is granted subject to such applicable conditions as required to meet the standards of the use and zone in which it is located and to comply with applicable design standards.

17.45.250 Affordable Housing Density Bonus

A. Purpose

The purposes of the affordable housing regulations are to:

1. Lessen the shortage of housing affordable to moderate, low, and very low-income households in the city as partial compliance with California Government Code Section 65583(c);
2. Allow for density bonuses and additional incentives, consistent with California Government Code Section 65915, for housing affordable to moderate, low, and very low-income households, for seniors and disabled persons, and for development that includes a childcare facility;
3. Implement the policies of the Housing Element to expand the provision of housing for lower and moderate-income households, elderly residents and others with special housing needs;

4. Establish requirements for resale and rental controls to ensure that units remain affordable for at least 30 years or such other term as required by the City, consistent with State law; and
5. Nothing in this Article shall be construed as a provision for inclusionary zoning where an applicant is required to provide housing affordable to moderate, low, and very low-income households as a condition of approval for a residential development.

B. Other Regulations and Adopted Plans

1. State Law Governs. The provisions of this section shall be governed by the requirements of California Government Code Section 65915. Where conflict may occur between the provisions of this section and State law, the State law shall govern.
2. Effect of Granting a Density Bonus. The granting of a density bonus shall not, in and of itself, require a General Plan amendment, zoning change, or other discretionary approval.
3. Land Use Compatibility. When located within the Airport Influence Area (AIA) of any of the operative airport plans, applications for a density bonus project and/or an incentive as authorized by this section shall be subject to the provisions of the adopted land use compatibility policies for residential development established by each plan for noise, airspace protection, safety, and nuisance.

C. Applicability

The bonuses under this article are applicable to the following projects:

1. General residential projects of five or more units.
2. Senior housing projects of more than 35 units.

D. Density Bonuses

Pursuant to California Government Code Section 65915, the City shall grant a density bonus over the otherwise allowable maximum residential density permitted by this Ordinance, the General Plan, or operative plans, and one or more additional concessions or incentives, consistent with California Government Code Section 65915 and this section, if the applicant applies for and proposes to construct any one of the following:

1. Very Low Income Units.

- a. A density bonus of 20 percent if five percent of the total units of a housing development are affordable to very low-income households, as defined in California Health and Safety Code Section 50105.**
- b. For each additional one percent increase above five percent in the proportion of units affordable to very low-income households, the density bonus shall be increased by 2.5 percent, not to exceed the maximum density bonus as put forth in Section 17.45.250.D.8.**

2. Lower Income Units.

- a. A density bonus of 20 percent if 10 percent of the total units of a housing development are affordable to lower income households, as defined in California Health and Safety Code Section 50079.5.**
- b. For each additional one percent increase above 10 percent units affordable to lower income households, the density bonus shall be increased by 1.5 percent, not to exceed the maximum density bonus as put forth in Section 17.45.250.D.8.**

3. Senior Citizen Housing Development. A density bonus of 20 percent if a housing development qualifies as a Senior Citizen Housing Development, as defined in California Civil Code Section 51.3.

4. Moderate Income Units in Condominium and Planned Use Developments.

- a. A density bonus of five percent if 10 percent of the total dwelling units in a condominium project, as defined in Subdivision (f), or in a Planned Development as defined in Subdivision (k) of Section 1351 of the California Civil Code, are affordable to persons and families of moderate income, as defined in Section 50093 of the California Health and Safety Code.**
- b. For each additional one percent increase above 10 percent units affordable to moderate income households, the density bonus shall be increased by one percent, not to exceed the maximum density bonus as put forth in Section 17.45.250.D.8.**

5. Conversion of Apartments to Condominiums.

- a. A density bonus of 25 percent if at least 33 percent of the total units of the proposed condominium project are affordable to persons of low or moderate income as defined in California Health and Safety Code Section 50093, or if 15 percent of the total units of the condominium project are affordable to lower income households as defined by California Health and Safety Code Section 50079.5.**
- b. Apartments that have already been granted a density bonus are ineligible for a density bonus under this section.**

6. State Childcare Facility Density Bonus. When an applicant proposes to construct a housing development that conforms to the requirements of the State Density Bonus Law and includes a childcare facility other than a family day care home that will be located on the premises of, as part of, or adjacent to, the project, the City shall grant one of the following:

- a. Additional Density Bonus. A density bonus of additional residential units equal in gross square footage to the amount of square footage of the childcare facility.**
- b. Additional Concession or Incentive. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.**
- c. Length of Operation. The childcare facility remains in operation for a period of time that is as long as, or longer than the length of time during which the affordable housing units must remain affordable.**

7. Land Donation.

- a. Basic Requirements. When an applicant for a residential development such as a subdivision map or special permit donates land to the City in accordance with this section, a density bonus of 15 percent shall be granted if at least 10 percent of the units are for very low-income households. For each additional one percent increase above 10 percent units affordable to very low-income households, the density bonus shall be increased by one percent, up to a maximum of 35 percent of the maximum allowable residential density for the site.**

- i. This density bonus shall be in addition to any increase in density allowed by this section, the combination of which shall not exceed 35 percent, unless approved with good cause by the Director pursuant to this section.
- b. Additional Requirements. The density bonus for donation of land may be granted if all of the following conditions are met:

 - i. The applicant donates and transfers the land to the City or to a housing developer approved by the City. The transfer shall be complete (deed recorded) prior to the recordation of a subdivision map or approval of a Special Permit.
 - ii. The transferred land is at least one acre in size or of sufficient size to permit the development of at least 40 dwelling units.
 - iii. The land has the appropriate General Plan designation and zoning for the development at the density described in paragraph (3) of subdivision (c) of California Government Code Section 65583.2.
 - iv. Is or will be served by adequate public facilities and infrastructure; and has all permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map or Special Permit, except that the local government may subject the proposed development to subsequent design review if its design is not reviewed by the City prior to the time of transfer.
 - v. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with this section recorded at time of transfer.
 - vi. The transferred land shall be within the boundary of the proposed development or within one-quarter mile of the subject site, if acceptable to the Director.

8. Maximum Density Bonus.

- a. Mixed-Use Districts. No maximum.**
- b. Other Districts. A density bonus over 35 percent may be approved at the discretion of the Review Authority.**

9. Calculation of Density Bonus Units. When calculating the number of permitted density bonus units, all fractional units shall be rounded to the next higher whole number. The applicant who requests a density bonus for a project that meets two or more of the eligibility requirements shall specify whether the bonus shall be awarded on the basis of Sections 17.45.250.A through F. The density bonus shall not be included when determining the number of target units to be provided in a development project.

10. Optional Density Bonus. The City may grant a proportionally lower density bonus and/or provide concessions and/or incentives set forth in Section 17.45.250.E, Affordable Housing Concessions and Incentives, if an applicant agrees to construct a development containing less than the percentage of housing for lower or very low income households than provided in this section.

E. Affordable Housing Concessions and Incentives

1. Number of Incentives or Concessions. Pursuant to California Government Code Section 65915, an applicant is entitled to receive incentives and/or concessions as follows. The applicant who requests incentives or concessions for a mixed-income project shall specify whether the incentives or concessions shall be awarded on the basis of one or more of the points below.

- a. One incentive or concession for projects that include:**
 - i. At least 10 percent of the total units for lower income households.**
 - ii. At least five percent for very low-income households; or**
 - iii. At least 10 percent for persons and families of moderate income in a condominium or planned development.**
- b. One incentive or concession for senior citizen housing developments; or**

- c. Two incentives or concessions for projects that include:
 - i. At least 20 percent of the total units for lower income households.
 - ii. At least 10 percent for very low income households; or
 - iii. At least 20 percent for persons and families of moderate income in a condominium or planned development; or
- d. Three incentives or concessions for projects that include:
 - i. At least 30 percent of the total units for lower income households;
 - ii. At least 15 percent for very low-income households; or
 - iii. At least 30 percent for persons and families of moderate income in a condominium or planned development.

2. Proposal of Incentives and Findings. An applicant may propose specific incentives or concessions pursuant to this section and State law. In addition to any increase in density to which an applicant is entitled, the City shall grant one or more incentives and/or concessions that an applicant requests, up to the maximum number of incentives and concessions required pursuant to Section 17.45.250.E.1 unless the City makes a written finding that either:

- a. The concession or incentive is not necessary in order to provide the proposed targeted units, or
- b. The concession or incentive would have a specific adverse impact that cannot be feasibly mitigated on public health and safety or the physical environment or any property that is listed in the California Register of Historical Resources.

The applicant may propose, and the City may approve additional incentives and concessions for an eligible project that provides targeted units that meet two or more of the eligibility requirements based on a written finding that the additional incentives or concessions are necessary in order to make the project economically feasible.

- 3. Types of Affordable Housing Incentives. Affordable housing incentives may consist of any combination of the items listed below:**
- a. Modification of Development Standards. Up to 20 percent in modification of site development standards or zoning code requirements, including, but not limited to:**
- i. Reduced minimum lot sizes and/or dimensions.**
- ii. Reduced minimum building setbacks and building separation requirements, excluding back up treatment for off-street parking spaces.**
- iii. Reduced minimum outdoor and/or private usable open space requirements.**
- iv. Increased maximum lot coverage.**
- v. Increased maximum building height.**
- b. Reduced Parking. Upon the applicant's request, the following maximum parking standards, inclusive of handicapped and guest parking, shall apply to the entire project. Further reductions in required parking may be requested as one of the incentives allowed under Section 17.45.250.E.1.**
- i. Standard Reduction.**
- (1) 0.5 on-site space for studio units.**
- (2) 0.75 on-site space for one- or two-bedroom units.**
- (3) One on-site space for three or more bedrooms; and**
- (4) Guest parking shall be provided per the underlying district.**
- ii. Transit-Serviced Developments. When a development is located within one-half mile of a major transit stop and there is unobstructed access to the stop, the following maximum parking ratios apply. For Senior and Special Needs Housing, the development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at**

least eight times per day. For purposes of this section, "unobstructed access" means that a resident is able to access the stop without encountering natural or constructed impediments.

- (1) Mixed Income Developments. If the project dedicates 20 percent of the total units for lower income households and 11 percent of the total units for very low-income households, then the maximum required parking ratio shall be 0.5 spaces per bedroom.
- (2) One-Hundred Percent Affordable Developments. For projects that consist solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, the maximum parking ratios shall be as follows:

 - (a) Senior Housing. If the development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the California Civil Code, the ratio shall not exceed 0.5 spaces per unit.
 - (b) Special Needs Housing. If the development is a special needs housing development, as defined in Section 51312 of the California Health and Safety Code, the ratio shall not exceed 0.3 spaces per unit.
 - (c) All Other Housing. 0.5 spaces per unit.
- c. Mixed-Use Zoning. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and such uses are compatible with the housing project and the surrounding area.
- d. Other Incentives. Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable cost reductions or avoidance.

F. Application Requirements

An application shall be submitted by an applicant and shall contain the information as outlined by the Director.

G. Affordable Housing Standards

- 1. Duration of Affordability. All affordable housing units shall be kept affordable for a minimum period of 30 years or a longer period as required by the financing assistance or subsidy program or the City, consistent with State law.**
- 2. Timing of Availability. Affordable housing units shall be constructed concurrently with and made available for qualified occupants at the same time as the market-rate housing units within the same project unless both the City and the developer agree to an alternative schedule for development.**
- 3. Design. The mix and type of affordable units shall be proportionate to those of the project as a whole (with the exception that premium units—e.g., penthouses, top floor view units—shall not be required to be affordable units), and shall be comparable with the design of the base level market rate units prior to purchaser-funded upgrades in terms of appearance, materials, and finished quality.**
- 4. Parking. Parking designated for affordable units shall be provided in an equitable manner as that provided for the market rate units.**
- 5. Location. Wherever feasible, affordable units shall be dispersed throughout the development.**

H. Regulatory Agreement

The City shall enter into a recorded agreement in the form of a covenant with property owner, and take other appropriate steps necessary to assure that the required moderate, low and/or very low-income ownership units are provided and that the units remain affordable to moderate, low, or very low income households for the required period. This agreement shall include, but is not limited to, the following:

- 1. Number of Units. The total number of units approved for the projects, including the number of affordable housing units.**
- 2. Target Units. The location, unit sizes (in square feet) and number of bedrooms of the affordable housing units.**

3. Household Income Group. A description of the household income groups to be accommodated by the project and a calculation of the Affordable Sales Price.
4. Certification Procedures. The party responsible for certifying sales prices or annual rental rates, and the process that will be used for certification.
5. Schedule. A schedule for the completion and occupancy of the affordable housing units.
6. Required Term of Affordability. Duration of affordability of the housing units. Provisions should also cover resale control and deed restrictions on targeted housing units that are binding on property upon sale or transfer.
7. Expiration of Agreement. Provisions covering the expiration of the agreement, including notice prior to conversion to market-rate units and right of first refusal option for the City and/or the distribution of accrued equity for for-sale units.
8. Remedies for Breach. A description of the remedies for breach of the Agreement by either party.
9. Other Provisions. Other provisions to ensure implementation and compliance with this article.
10. Condominium and Planned Developments. In the case of condominium and planned developments, the Regulatory Agreement shall provide for the following conditions governing the initial resale and use of affordable housing units:
 - a. Target units shall, upon initial sale, be sold to eligible Very Low, Lower, or Moderate-Income Households at an Affordable Sales Price and Housing Cost, or to Qualified Residents as defined by this Ordinance.
 - b. Target units shall be initially owner-occupied by eligible Very Low- or Lower-Income Households.
 - c. Upon resale, the seller of a target unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall be used to

promote home ownership opportunities as provided for in California Health and Safety Code Section 33334.2. The City's proportionate share shall be equal to the percentage by which the initial sale price to the targeted household was less than the fair market value of the dwelling unit at the time of initial sale.

- 11. Rental Housing Developments.** In the case of rental housing developments, the Regulatory Agreement shall provide for the following conditions governing the use of Target Units during the use restriction period:

 - a. The rules and procedures for qualifying tenants, establishing affordable rent rates, filling vacancies, and maintaining Target Units for qualified tenants.**
 - b. Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this article.**
 - c. Provisions requiring owners to submit an annual report to the City, which includes the name, address, and income of each person occupying Target Units, and which identifies the bedroom size and monthly rent or cost of each Target Unit.**
- 12. Recordation of Agreement.** The agreement shall be recorded with the Tulare County Recorder's Office and shall run with the property. The agreement shall conform to the provisions of California Government Code Sections 65864 to 65869.

I. Enforcement

- 1. The provisions of this article shall apply to all agents, successors, and assignees of an applicant for development of the site. No building permit or occupancy permit shall be issued, nor any development approval granted, which does not meet the requirements of this article.**
- 2. In addition to, or in lieu of, the provisions of Section 17.45.250.H, the City shall institute injunction, mandamus, or any other appropriate legal actions or proceedings for the enforcement of this article.**
- 3. Any person, firm, or corporation, whether as principal, agent, employee or otherwise, violating or causing the violation of any of the provisions of this article, shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable for each offense by a fine of not**

more than \$500.00, or by imprisonment in the County Jail for a term not exceeding six months, or by both fine and imprisonment. Such person, firm, or corporation shall be deemed to be guilty of a separate offense for each and every day during any portion of which any violation of this article is commenced, continued, or permitted by such person, firm, or corporation, and shall be punishable as provided herein.

J. Definitions

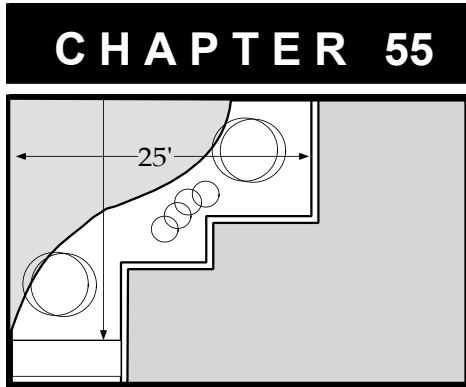
Whenever the following terms are used in this article, they shall have the meaning established by this section:

1. “Additional Incentive(s)”. Regulatory concessions as specified in California Government Code Section 65915(k) to include, but not be limited to, the reduction of site development standards or Zoning Ordinance requirements, approval of mixed-use zoning in conjunction with the housing project, or any other regulatory incentive which would result in identifiable cost reductions that are offered in addition to a density bonus.
2. “Affordable Housing”. Housing units that are affordable to families with very low, low, or moderate incomes.
3. “Affordable Housing Agreement”. A legally binding agreement between a developer and the City to ensure that the requirements of this section are satisfied. The agreement establishes, among other things, the number of required inclusionary or affordable housing units, the unit sizes, location, affordability tenure, terms, and conditions of affordability and unit production schedule.
4. “Affordable Unit, For Rent”. A unit for which the total monthly rent plus utilities does not exceed the following:
 - a. “Moderate Income Households”. 30 percent of 110 percent of the Tulare County median income.
 - b. “Lower Income Households”. 30 percent of 60 percent of the Tulare County median income.
 - c. “Very Low Income Households”. 30 percent of 50 percent of the Tulare County median income.

5. "Affordable Unit, For Sale". A unit for which the total monthly payment including interest, taxes, insurance, and utilities does not exceed the following:
 - a. "Moderate Income Households". 35 percent of 110 percent of the Tulare County median income.
 - b. "Lower Income Households". 30 percent of 70 percent of the Tulare County median income.
 - c. "Very Low Income Households". 30 percent of 50 percent of the Tulare County median income.
6. "Conversion". The change of status of a dwelling unit from a purchased unit to a rental unit or vice versa.
7. "Density Bonus". A minimum increase in the number of dwelling units authorized for a particular parcel of land over the otherwise maximum residential density.
8. "Density Bonus Dwelling Units". Those residential units granted pursuant to the provisions of this article which are above the maximum allowable residential density of the project site.
9. "Financial Assistance". Assistance to include, but not be limited to, the subsidization of fees, infrastructure, land costs, or construction costs, the use of redevelopment set-aside funds, community development block grant (CDBG) funds, or the provision of other direct financial aid in the form of cash transfer payments or other monetary compensation, by the City of Dinuba.
10. "Housing Costs". Defined in accordance with Section 50052.5 of the California Health and Safety Code and shall generally mean the monthly mortgage principal and interest, property taxes and assessments, homeowners insurance, homeowner association fees where applicable, an allowance for utilities and property maintenance and repairs, for ownership dwelling units; and the monthly rent, and allowance for utilities, fees, or service charges charged to all tenants, for rental dwelling units.
11. "Income Eligibility". The gross annual household income, considering the household size and number of dependents, income of all wage earners, elderly or disabled family members and all other sources of household income. For self-employed households, net annual household income shall be used in determining income eligibility.

12. "In-Lieu Incentives". Incentives offered by the City, which are of equivalent financial value based upon the land cost per dwelling unit(s), that are offered in-lieu of density bonus and additional incentives.
13. "Income". Any monetary benefits that qualify as income in accordance with the criteria and procedures used by the City of Dinuba.
14. "Income Levels". For purposes of determining income levels of households under this article, the City shall use the Tulare County income limits in Title 25, Section 6932 of the California Code of Regulations or other income limits adopted by the City Council if the State Department of Housing and Community Development fails to provide timely updates of the income limits in the California Code of Regulations.
15. "Lower Income Household". Low-income household whose gross income does not exceed 80 percent of the area median income for Tulare County as determined annually by the U.S. Department of Housing and Urban Development.
16. "Major Transit Stop". A site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. This definition shall additionally include all major transit stops designated in the applicable regional transportation plan. (California Public Resources Code § 21155 and § 21064.3).
17. "Market-Rate Unit". A dwelling unit where the rental rate or sales price is not restricted either by this article or by requirements imposed through other local, State, or federal affordable housing programs.
18. "Maximum Allowable Residential Density". The maximum residential density allowed under this Ordinance and the General Plan, or if a range of density is permitted, the maximum allowable density for the specific zoning range and General Plan applicable to the project.
19. "Median Income". The median income earned by a household or family, adjusted by size, as published by U.S. Department of Housing and Urban Development.

- 20. "Moderate Income Household". A household whose gross income is more than 80 percent but does not exceed 120 percent of the median income for Tulare County as determined annually by the U.S. Department of Housing and Urban Development.**
- 21. "Offsets". Concessions or assistance to include, but not be limited to, direct financial assistance, density increases, standards modifications or any other financial, land use, or regulatory concession which would result in an identifiable cost reduction enabling the provision of affordable housing.**
- 22. "Operating Agent". A nonprofit organization, for-profit corporation, County or City agency chosen by the City to carry out some or all of the administrative provisions of this article.**
- 23. "Project". A housing development at one location including all dwelling units for which permits have been applied for or approved within a 12 month period.**
- 24. "Qualifying Resident". Persons 62 years of age or older, or 55 years of age or older in a residential development developed, substantially rehabilitated, or substantially renovated for senior citizens that has at least 35 dwelling units, and as defined in Section 51.3 of the California Civil Code.**
- 25. "Senior Citizen Housing Development". A residential development consisting of at least 35 dwelling units which is developed for or substantially rehabilitated or renovated for persons 55 year of age or older.**
- 26. "Target Dwelling Unit". A dwelling unit that will be offered for rent or sale exclusively to and which shall be affordable to the designated income group or qualified resident, as required by this article.**
- 27. "Very Low-Income Household". A household whose gross income does not exceed 50 percent of the area median income for Tulare County as determined annually by the U.S. Department of Housing and Urban Development.**



Site Plan Review

17.55.010	Purpose
17.55.020	Applicability
17.55.030	Exemptions
17.55.040	Relationship to Design Guidelines
17.55.050	Application and Fee
17.55.060	Action of the Community Development Director
17.55.070	Report and Findings
17.55.080	Street Dedication and Improvements
17.55.090	Building Permit
17.55.100	Lapse of Site Plan
17.55.110	Revocation
17.55.120	Site Plan to Run With the Land

17.55.010 Purpose

The purpose of the site plan/design review process is to enable the City of Dinuba to make a finding that a proposed development project is in conformity with the intent and provisions of this Ordinance and to guide the building department in the issuance of building permits.

The site plan/design review process is intended to ensure that development constructed in Dinuba meets good urban design standards, does not have an adverse impact on neighboring properties, does not negatively impact the public health, safety and welfare, and produces a development that will enhance the image and marketability of Dinuba.

17.55.020 Applicability

The following project types shall be subject to obtaining a Site Plan Review permit prior to a building permit and construction:

1. All new multiple-family residences;

2. All additions to existing multiple-family residences;
3. All renovations to multiple-family residences which involve facade or exterior work;
4. All new commercial construction and also exterior renovations to commercial buildings;
5. All new industrial construction and also exterior renovations to industrial buildings.

17.55.030 Exemptions

The following uses shall be exempt from Dinuba's site plan/design review process:

- a. Single family dwellings.
- b. Open space uses that do not require a building permit.
- c. The establishment of a new use on a previously-developed site where no new construction is proposed (however such uses may be subject to a Conditional Use Permit).
- c. Incidental and accessory structures.
- d. Various public and private utility and infrastructure improvements.
- f. Existing uses that were originally permitted through the Site Plan Review process whose building area (or active use area) is being increased by less than 25 percent
- g. Other uses that the Planning Director determines not to require site plan/design review because it would not further the objectives of this chapter, including temporary use permits, minor building and site improvements and in home care facilities that cater to the elderly or disabled.

17.55.040 Relationship to Design Guidelines

In addition to the requirements for Site Plan Review outlined in this chapter, all development projects shall also be subject to conformance with the City of Dinuba's Design Guidelines as applicable for commercial, industrial, multi-family residential and neighborhood design.

17.55.050 Application and Fee

An application for a site plan/design review permit shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council. Uses that require a conditional use permit shall not be required to pay for a site plan/design review permit because the fee would be covered by the fee for a conditional use permit. The information requirements listed below will be required of applicants, and the application shall include the following information:

- a. Name and address of applicant.
- b. Statement that the applicant is the owner of the property or is the authorized agent of the owner.
- c. An accurate scale drawing of the site and the surrounding area for a distance of at least 100 feet from each boundary of the site showing the existing locations of streets and property lines.
- d. Preliminary floor plans and front, side and rear architectural elevations of the proposed structures, along with renderings showing proposed colors and materials of the structures and improvements.
- e. A site plan , drawn to scale, which shall show the following:
 1. Lot and building dimensions.
 2. All buildings and structures: location, size, height, and proposed use.
 3. Yards and space between buildings.
 4. Walls and fences: location, height and materials.
 5. Off-street parking and loading: location, number of spaces, dimensions of spaces, and internal circulation pattern.
 6. Access: pedestrian, vehicular and service: points of ingress and egress.
 7. Signs: location, size, height, and type of illumination.
 8. Lighting: location and general nature.
 9. Trash enclosures.

10. Street dedication and improvements.
11. Grading and drainage plan.
12. Landscaping and irrigation: location and type.

17.55.060 Action of the Community Development Director

1. Within thirty days after submission, the director, on behalf of the city, shall review the site plan to determine compliance with this title. If it is determined that the site plan cannot be approved without granting a variance or use permit, or amending this title, the applicant shall be notified in writing and no action on the site plan shall take place until proper application for a variance, use permit or amendment has been filed and acted upon as prescribed by this title.
2. The director may require the submittal of additional information or revised plans. Within thirty days from the receipt of an application the applicant shall be notified in writing of any revisions or additional information required and shall submit such information. Failure to submit required information may be cause for site plan disapproval.
3. Once the application is determined to be complete, the director shall refer the application to the Design Review Committee (DRC (composed of appropriate department heads and service providers, including but not limited to the city engineer, public works director, building official, fire chief, police chief, solid waste provider, school district and other individuals or representatives who may be affected or otherwise have an interest in the project)). These individuals and agencies shall submit comments and questions to the director, who, based on these comments, may request revisions to the site plan or additional information as appropriate.
4. Within thirty days after the acceptance of the completed site plan, the director shall approve, approve with conditions or disapprove the site plan.
5. In making their determination, the director shall consider and, when appropriate, make findings consistent with Section 17.55.070. In making these findings, the director shall determine that approvals will be consistent with established legislative policies relating to traffic safety, street dedications and street improvements, environmental quality, and to zoning, fire, police, building and health codes.
6. In reaching a determination with regard to a site plan review, the director shall state those conditions which he has determined are necessary to protect the public health, safety and general welfare of the community and those conditions as may

Exhibit "F": Dinuba Zoning Ordinance
Chapter 55: Site Plan and Design Review

be required by the city municipal code or any federal, state or other local law, rule, regulation or court decision in accordance with this section.

7. All conditions of site plan approval shall be fully complied with prior to the issuance of any certificate of occupancy. It is unlawful for any person to construct, occupy or maintain any building, facility or site without fully complying with all of the conditions of site plan approval or any other applicable requirement of this chapter.
8. The director's decision shall be final unless appealed to the planning commission. Appeals shall be processed in accordance with Chapter 17.63 (Appeals).
9. When, in the opinion of the director, the site plan submitted is of such consequence, magnitude or involves potential public controversy, the director may refer such to the planning commission for public hearing. The referral shall be placed on the agenda of the next available planning commission meeting following the director's decision.
10. The approved site plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the director, with one copy mailed to the applicant and one copy filed with the building official.
11. Revisions by the applicant to an approved site plan shall be resubmitted in the manner required for drawings first submitted. Minor modifications, as determined by the director, shall be approved as a change to the site plan. Any other change shall be processed as an original filing.

17.55.070 Report and Findings

In making their decision, the director shall prepare a report on the site plan/design review permit application based on their analysis of the project and also recommendations of the Design Review Committee. This report shall be forwarded to the applicant and their agent. The findings shall include the following:

- a. That the location of the proposed use is in accordance with the purpose and objectives of this Ordinance and the purposes of the district in which the subject site is located.
- b. That the design of buildings and other improvements complies with applicable Design Guidelines for the zone in which the project is located.
- e. ~~That the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health,~~

- ~~safety, convenience or welfare, or be materially injurious to properties or improvements in the vicinity.~~
- d. ~~That the proposed use will not have a significant impact on the environment, or that any significant impacts have been acknowledged.~~
- e. That the proposed use will comply with applicable provisions contained in this Ordinance.
- f. That the proposed use is consistent with the Dinuba General Plan.
- g. That the site for the proposed use is adequate in size, shape and location to accommodate the use for which it is proposed.
- h. That the use will not have a significant impact on the environment. Satisfaction of this finding shall be solely predicated upon adopted CEQA thresholds of significance.**

17.55.080 Street Dedication and Improvements

In addition to the conditions detailed in the Director's resolution, changes in the neighborhood that would result from traffic generated by the development undergoing site plan/design review may require land dedication and/or street improvements. Should the Director find that approval of the proposed development combined with existing traffic in and near the subject property warrant road improvements along the subject property, the Commission may require conditions as follows:

- a. The applicant shall dedicate necessary right-of-way along the subject property adequate to facilitate the installation of roadway improvements consistent with Dinuba's Circulation Element and Improvements Manual.
- b. The applicant shall install roadway improvements, including curbs, gutters, sidewalks and street paveout, along the subject property that are consistent with Dinuba's Circulation Element and Improvements Manual. These improvements may extend off site for purposes of ensuring safe traffic circulation, effective storm drainage, or pedestrian safety.
- c. The applicant shall install non-roadway improvements within the roadway right-of-way, including street signs, street lights, street trees and bus stops.

All improvements shall be constructed and installed to city standards and shall be installed at the time of development. Where it is determined by the Director that it is impractical to install certain or all improvements at the time of development, an agreement to make such improvements may be accepted in lieu thereof. In the event of

such an arrangement, the applicant shall enter into an agreement with Dinuba for the installment of improvements before a building permit is issued. The applicant shall deposit money with the City of Dinuba or post a bond with the City in the amount determined by the City Engineer to guarantee the installation of said improvements.

17.55.090 Building Permit

Before a building permit shall be issued for any building or structure proposed as part of a site plan/design review, the Chief Building Official shall find that the proposed building location and size, facilities and improvements are in conformance with the site plan/design review and conditions approved by the Community Development Director.

17.55.100 Lapse of Site Plan

Site plan/design review approval shall lapse and shall become void one year following the date on which it was approved unless, prior to expiration of one year, a building permit has been issued by the Chief Building Official and construction has commenced. Alternatively, the applicant may request a one-year extension of the Site Plan by submitting a letter to the Community Development Director that justifies the extension. Extensions may be requested up to three times.

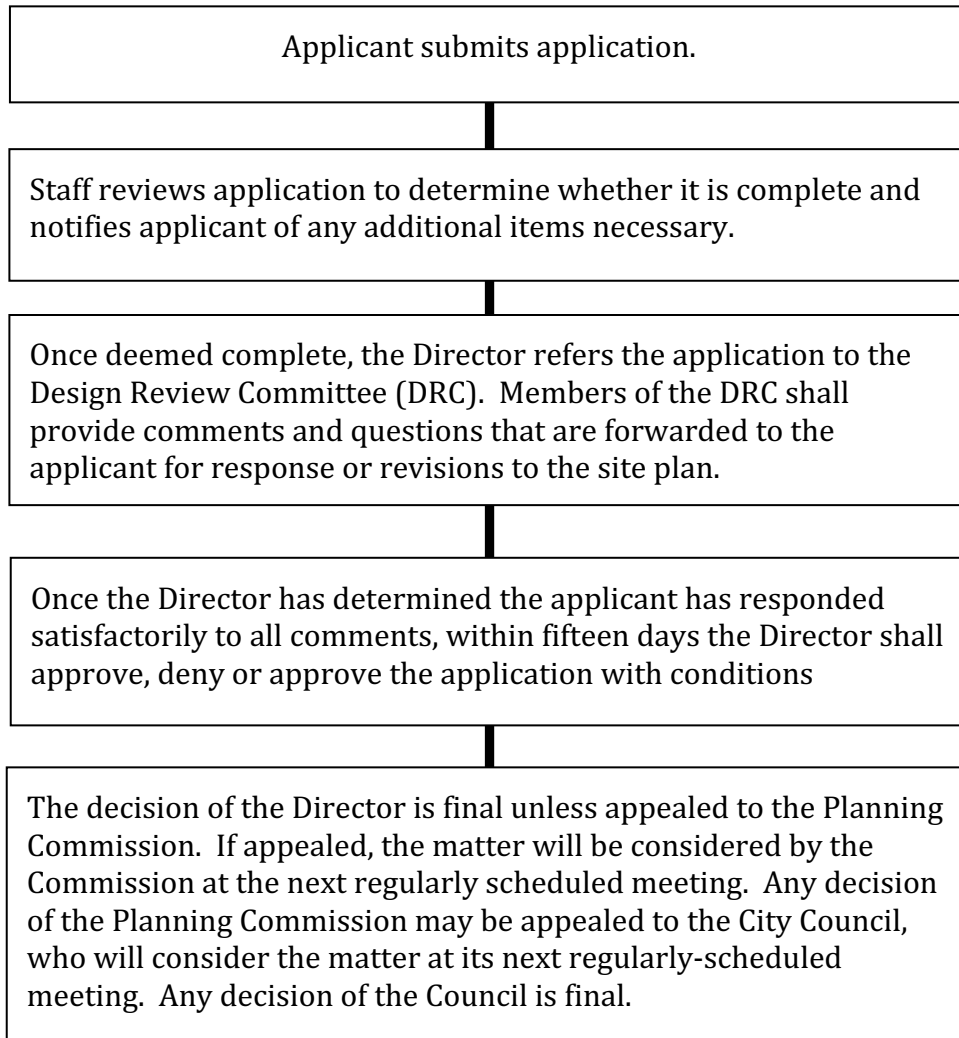
17.55.110 Revocation

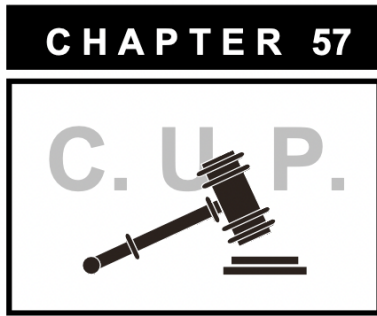
Upon violation of any conditions of an approved site plan, said site plan may be revoked and building permits associated with an approved site plan shall be suspended. Within 30 days of the revocation and suspension, the City Council shall consider the matter. If not satisfied that the regulation, general provision, condition or conditions are being complied with, the City Council may revoke the site plan and/or building permit and take action as may be necessary to ensure compliance.

17.55.120 Site Plan to Run With the Land

A site plan shall run with the land and shall continue to be valid upon change of ownership of the property or building which was the subject of a site plan application.

Exhibit 55-1: *Site Plan Review Process*





Conditional Use Permits

Sections

17.57.010	Purpose
17.57.020	Application and Fee
17.57.030	Hearings and Notice
17.57.040	Review and Public Hearing Notice
17.57.050	Report and Findings
17.57.060	Action of the Planning Commission
17.57.070	Conditions
17.57.080	Lapse of Conditional Use Permit
17.57.090	Extension of Conditional Use Permit
17.57.100	Revocation
17.57.110	New Application
17.57.120	Use Permit to Run with the Land
17.57.130	Preexisting Conditional Use Permits
17.57.140	Temporary Conditional Use Permits

17.57.010 Purpose

The purpose of this chapter is to establish procedures for processing Conditional Use Permits and temporary use permits. Certain uses listed in districts in this Ordinance are permitted subject to receiving a Conditional Use Permit. Because of their unusual characteristics, or unique area in which they are proposed, these uses require special consideration so that they may be located properly with respect to the purpose and objectives of this Ordinance and with respect to their effects on surrounding properties.

17.57.020 Application and Fee

An application for a Conditional Use Permit shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council.

17.57.030 Hearings and Notice

Upon receipt of a Conditional Use Permit application and making a determination that the application is complete and meets City standards, the Planning Department shall prepare a notice for a public hearing consistent with the requirements contained in Section 17.5 (Public Hearings). The application shall include the following information:

- a. Name and address of applicant.
- b. Statement that the applicant is the owner of the property, or is the authorized agent of the owner.
- c. A site plan, drawn to scale, which shall show the following:
 1. Lot and building dimensions.
 2. All buildings and structures: location, size, height, and proposed use.
 3. Yards and space between buildings.
 4. Walls and fences; location, height and materials.
 5. Off-street parking and loading: Location, number of spaces, dimensions of spaces, and internal circulation pattern, consistent with standards contained in Section 17.49 (Parking and Loading).
 6. Access: pedestrian, vehicular and service. Points of ingress and egress.
 7. Signs: location, size, height, and type of illumination, consistent with standards contained in Section 17.51 (Signs and Advertising).
 8. Lighting: location and general nature.
 9. Street dedication and improvements.
 10. Landscaping and irrigation: location and type, consistent with standards contained in Section 17.47 (Landscaping and Irrigation).
- d. Where new construction or significant remodeling is proposed, preliminary floor plans and front, side and rear elevations of the proposed structures.

17.57.040 Review and Public Hearing Notice

Upon receipt the Planning Director shall review the application and determine whether it is complete, and shall notify the applicant of any discrepancies or additional information required to properly analyze the request. The Planning Director shall also make a determination regarding any review of potential environmental impacts associated with the project, as required by the California Environmental Quality Act.

The Planning Director shall then make an investigation of the application and shall prepare a report thereon which shall be submitted to the Planning Commission, including a recommendation as to the action to be taken by the Planning Commission and a statement supporting such recommendations.

17.57.050 Report and Findings

The Planning Department shall prepare a report on the Conditional Use Permit application that provides a recommendation based on the following findings.

- a. That the use is compatible with the zone district in which it is proposed.
 - b. That the use is compatible with the general plan adopted for the subject site.
 - c. That the development and operation of the use will comply with applicable zoning ordinance regulations
 - d. That the use will not have a significant impact on the environment. Satisfaction of this finding shall be solely predicated up adopted CEQA thresholds of significance.
 - e. That the site for the proposed site is adequate in size, shape and location to accommodate the use the district for which it is proposed.
-
- a. ~~That the location of the proposed use is in accordance with the purpose and objectives of this Ordinance and the purpose of district in which the subject site is located.~~
 - b. ~~That the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience or welfare, or materially injurious to properties or improvements in the vicinity.~~
 - c. ~~That the proposed use will not have a significant impact on the environment, or that any significant impacts will be mitigated or acknowledged.~~
 - d. ~~That the proposed use will comply with applicable provisions contained in this Ordinance.~~

e. ~~That the proposed use is consistent with the Dinuba General Plan.~~

17.57.060 Action of the Planning Commission

The Planning Commission shall conduct a public hearing for the proposed Conditional Use Permit, consistent with the procedure established in Chapter 17.5 (Public Hearings). Following the public hearing, the Planning Commission shall take action on the Conditional Use Permit. The Commission can approve, approve with conditions or deny the Conditional Use Permit based on the finding listed above. The Commission's decision is final unless appealed to the City Council, consistent with the procedure established in Chapter 17.63 (Appeals).

Within 10 days of adopting a resolution on the Conditional Use Permit, the Commission shall transmit a copy of its resolution to the applicant.

17.57.070 Conditions

The Planning Commission can approve a Conditional Use Permit subject to conditions. Conditions may involve the operation of the use, maintenance of the property or specific aspects associated with the development, including storage and display of goods, grading, surface and drainage improvements; vehicular ingress and egress; parking and loading; landscaping and irrigation and maintenance thereof; regulation of light, vibration, odors, and noise; appearance of buildings, grounds, signs, and other structures; street dedication and improvements; and hours of operation. In cases where certain improvements may be phased over time, Dinuba may request a bond or monetary deposit to ensure faithful performance on the part of the applicant. The value of the bond or deposit shall be determined by the City Engineer.

Conditions set forth for a Conditional Use Permit can only be required in order to achieve the purpose and objectives of this Ordinance. Conditions which require dedication of land for a purpose not reasonably related to the use of the property shall be prohibited.

17.57.080 Lapse of Conditional Use Permit

A Conditional Use Permit shall lapse and become void one year from the date it became effective, unless by conditions of the use permit a greater time is allowed, or unless a building permit is issued by the Chief Building Official and construction on the use has commenced.

17.57.090 Extension of Conditional Use Permit

A Conditional Use Permit for which no building permit or business license has been issued may be renewed in increments of one year, not to exceed three one-year extensions; provided, that prior to the one-year expiration, an application for renewal is filed with the Planning Department. The Planning Commission by resolution may approve, approve with conditions or deny the renewal application.

17.57.100 Revocation

Where the City finds that a use operating under a Conditional Use Permit is not complying with the conditions of that use permit, the operation of the use shall be suspended. Within 60 days of the suspension, the Planning Commission shall hold a public hearing on the Conditional Use Permit. Based on a report from the Planning Department, findings contained in Section 17.57.050 of this Chapter, and testimony from the public, the Commission may revoke the Conditional Use Permit with conditions that may be necessary to assure compliance with the purpose and objectives of this Ordinance. The Commission's decision shall be final unless appealed to the City Council consistent with the requirements contained in Chapter 17.63 (Appeals).

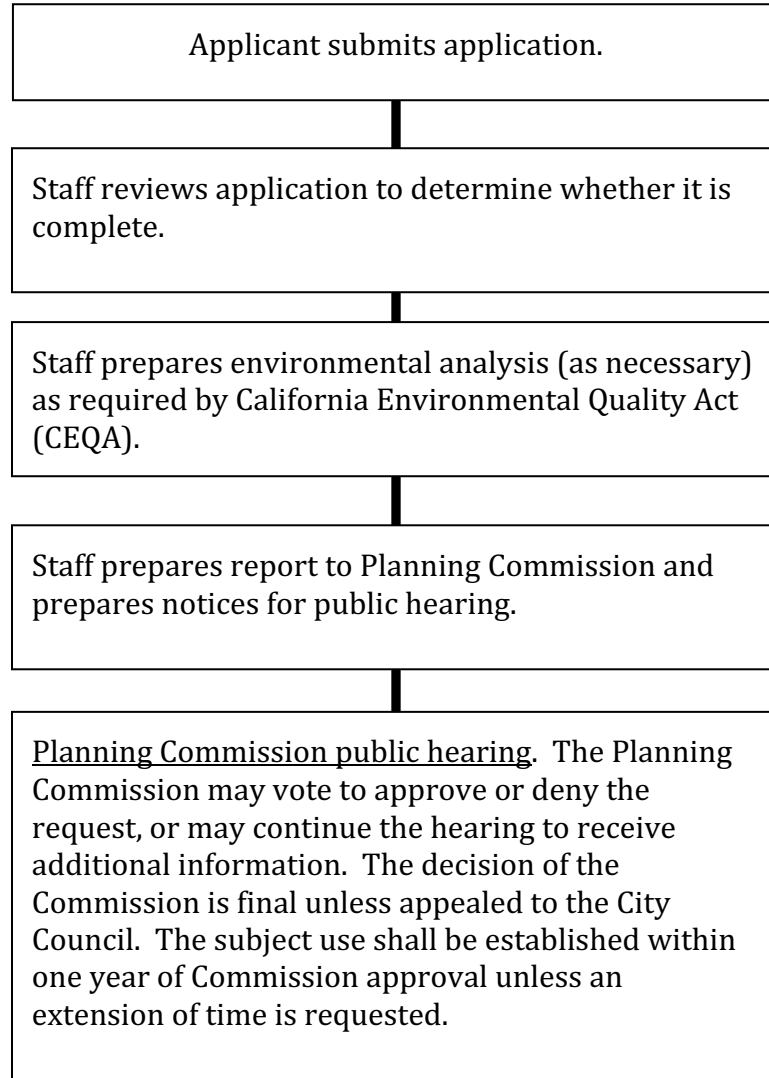
17.57.110 New Application

Following the denial or revocation of a Conditional Use Permit, no application for the same or substantially the same Conditional Use Permit shall be filed within one year of the date of denial or revocation.

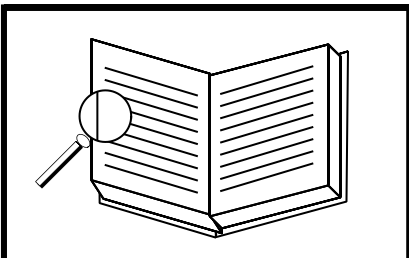
17.57.120 Use Permit to Run with the Land

A Conditional Use Permit shall run with the land and shall continue to be valid upon change of ownership of the property or structure that was the subject of the use permit application.

Exhibit 57-1: Conditional Use Permit Process



CHAPTER 67



Definitions

Sections

17.67.010	Purpose
17.67.020	Objectives
17.67.030	Definitions

17.67.010 Purpose

Unless the text of this ordinance states otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words and phrases used in this ordinance shall be defined in Section 25-67.3 of this chapter.

17.67.020 Objectives

The objectives of this chapter are as follows:

- A. Provide coherent and consistent explanation of the terms used in the Ordinance.
- B. Avoid misinterpretation of the regulations, procedures, and standards as put forth in the Ordinance.
- C. Introduce a common vocabulary to facilitate communication regarding the Ordinance.

17.67.030 Definitions

It is noted that individual chapters within this Zoning Ordinance may have definitions within the chapter that pertain to that particular subject matter. Individual chapters with definitions include the following

- Accessory Dwelling Units
- Adult Entertainment
- Landscaping and Irrigation
- Recycling/Buyback Centers
- Signs and Advertising
- Wireless Telecommunication Equipment

“Abutting” shall mean two or more parcels sharing a common boundary of at least one point.

“Abandoned” shall mean to cease or suspend from developing or maintaining a building or use for a stated period of time.

“Access” shall mean safe, adequate, and usable ingress or egress to a property or use.

“Accessory Dwelling Unit” – see Section 17.45.090 for definitions pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units.

“Accessory Structure” shall mean a structure containing no kitchen or bathroom and located upon the same lot or parcel as the principal use or structure to which it is an accessory. The structure is customary, incidental, and subordinate to the use of the principal building, or the principal use of the land. All accessory structures shall be constructed with, or subsequent to, the construction of the principal structure or activation of the principal use.

“Adult Day Program” shall mean any community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis.

Adult Entertainment (see Section 17.45.110 for definitions pertaining to adult entertainment).

“Agricultural Accessory Structures” means those uses and structures customarily incidental and subordinate to the agricultural use of the land, including: barns, storage sheds, corrals, pens, fences, windmills, watering and feed troughs; the storage and use of farm implements, irrigation, and crop-protection equipment; the storage and use of fuels for heating buildings and operating farm equipment or appliances; water and waste water

treatment facilities and systems for private uses and structures which are determined by the Planning Director to be necessary, customary, and incidental to the agricultural use of the lot or parcel. Agricultural accessory uses shall not include construction equipment storage yards.

“Agricultural Operations” means the cultivation and tillage of soil, dairying, the production, irrigation frost protection, cultivation, growing, harvesting, and processing of any agricultural commodity, including timber, viticulture, agriculture, horticulture, the raising of livestock, fur-bearing animals, fish, or poultry, and any commercial practices incidental to, or in conjunction with, such agricultural operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

“Alley” shall mean a public way permanently reserved as a secondary means of vehicular access to abutting property.

"Amendment" shall mean a change in the working, context, or substance of this chapter, an addition or deletion or a change in the district boundaries or classifications upon the zoning map.

“Ancillary Use” shall mean a use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

“Animal Hospital” shall mean a facility where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment; the ancillary use of the premises as a kennel or a place where animals or pets are boarded for remuneration.

“Annexation” shall mean the incorporation of a land area into an existing incorporated community with a resulting change in the boundaries of that community.

“Antenna” shall mean any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or receiving of electromagnetic radio frequency waves, including antennas or towers used for transmitting or receiving television, radio, citizen’s band or cellular phone communication. An antenna can be affixed to or supported by a roof or exterior wall of a building or other structure or an antenna can be ground mounted, which is supported by a platform, framework, pole, or other structural system that is affixed to or placed directly on or in the ground. This definition also means associated equipment including, but not limited to cabling, generators, fans, air conditioning units, electrical panels, equipment shelters, equipment cabinets, equipment buildings, pedestals, meters, vaults, splice boxes, and surface location markers.

"Applicant" shall mean a person who is required to file an application for a permit under this section.

“Arcade” shall mean a place of business having four (4) more amusement machines.

"Area of Shallow Flooding" shall mean an area designated AO or VO AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one foot to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Assessor" shall mean the county assessor of the County of Tulare.

"Automated Teller Machine" (ATM) shall mean a computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel. These machines may be located at or within banks, or in other locations.

"Awning" shall mean a roof-like cover that is temporary in nature and that projects from the wall of a building for the purpose of shielding a door or window from the elements.

"Bar/Tavern" shall mean a business where alcoholic beverages are sold for on-site consumption, which is not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery, and other beverage tasting facilities. Does not include adult entertainment businesses.

"Base Flood" shall mean a flood having a one percent chance of being equaled or exceeded in any given year (also called the "100-Year Flood"). Base flood is the term used throughout this ordinance.

"Basement" shall mean any area of the building having its floor subgraded - i.e., below ground level on all sides.

"Bed And Breakfast Inn" (B&B) means a single-family dwelling which is predominantly residential in character, containing three to six guest rooms offering overnight accommodations for rent, wherein a breakfast meal is customarily included in the lodging rate.

"Block" shall mean the properties abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land or water course.

"Boarding, rooming, lodging house" means a building where lodging and/or meals are provided for compensation for between seven and fifteen persons (not including residential care homes).

"Body piercing shop" means an establishment providing body piercing services, which means any method of puncturing the skin of a person by an aid of needles or other instrument designed or used to puncture the skin for the purpose of inserting jewelry or

other objects in or through the human body. Body piercing services shall not include: (A) ear piercing services where said services are not the primary source of business; and/or (B) the use of needles for legally authorized medical procedures by a licensed acupuncturist, a certified doctor, and/or a registered nurse.

"Breezeway" shall mean a roofed passageway, open on at least two (2) sides, where the roof is structurally integrated with the main building. A fence or wall not exceeding six (6) feet in height may be permitted on one side of said breezeway.

"Buildable Area" shall mean the area of a lot remaining after the minimum yard and open space requirements of the zone district have been met.

"Building" shall mean any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or chattels or property of any kind.

"Building Face" shall mean the exterior surface of any building, regardless of frontage.

"Building, height of" shall mean the vertical distance measured from the adjoining curb level to the highest point of the structure, exclusive of chimneys and ventilators; provided, however, that where buildings are set back from the street line, the height shall be measured from the average elevation of the finished grade at the front of the building.

"Building Permit" shall mean the written permission from the City of Dinuba for the construction, repair, alteration, or addition to a structure.

"Bulletin Board" shall mean a permanently constructed sign containing a surface area that may have interchangeable letters, words, or numerals displaying the name of the institution, events conducted upon and/or services offered upon such premises.

"Caretakers residence" shall mean a single-family residence on the same property with, or on abutting property owned by the owner of, an open space, commercial or manufacturing use, which residence is occupied by one (1) or more persons charged with the care or protection of facilities used in such open space, commercial or manufacturing use, and which residence is provided to the occupant as compensation for such services and for which he does not pay money or other things of value other than his services.

"Carport" shall mean a permanent roofed structure with not more than two (2) enclosed sides used or intended to be used for automobile shelter and storage. See also "Carport, Portable".

"Carport, Portable" shall mean a portable attached or detached accessory structure used as a roof covering to protect vehicles or shelter goods and which may or may not be fixed to the ground and which is not designed or intended to be permanently affixed on a lot. Such accessory structures may be erected by the use of poles, ropes, stakes, or a

combination of these items. Roof coverings may be constructed of various materials such as canvas, vinyl, metal sheeting or similar materials.

“Cell Tower” – see Section 17.45.200 for terms related to cell towers and wireless communication.

"Cemetery" shall mean land used or intended to be used for the burial of the dead and dedicated for such purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundaries of such premises.

“Child care facility” means a facility, other than a home, which provides regular care, protection and supervision to children for a period of less than twenty-four hours a day, while the parents or guardians are away.

“Child care home” means a home in which the occupant provides regular care, protection and supervision to twelve or fewer children, inclusive, including children who reside at the home, if any, for a period of less than twenty-four hours a day, while the parents or guardians are away.

“Church” shall mean a building, together with its accessory buildings and uses, where persons regularly assemble for worship and which building, together with its accessory buildings, and uses, is maintained and controlled by a religious body organized to sustain public worship.

"City" shall mean the City of Dinuba.

"City manager" shall mean the city manager of the City of Dinuba.

“Club, Lodge, Or Private Meeting Hall” shall mean a permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

“Combining Districts” (Overlay Districts) means zones or geographical areas in Dinuba that may require special regulations or treatment due to unique features, resources or hazards. These districts may be combined with any district identified in this Ordinance.

“Commercial Accessory Structures” means uses and structures incidental and subordinate to the commercial use of the land including: equipment storage areas, trash storage areas and bins; vending machines; required loading and unloading facilities; outdoor tables, benches, umbrellas, fountains, ponds, statues, sculptures, paintings, and other works of art; radio and television antennas, private satellite dish antennas; the

storage and use of fuels for fleet vehicles, heating buildings or for the operation of appliances or equipment used within a building; sales offices, showrooms and administrative offices; permitted signs; the storage and use of commercial fleet vehicles as part of the principal use; and other accessory uses and structures which are determined by the Planning and Building Director to be necessary, customary and incidental to the commercial use of the land.

"Commercial Recreation Facility – Outdoor" Means facilities for various outdoor recreational activities, where a fee is charged for use. Examples include: amusement and theme parks; fairgrounds; go-cart tracks; golf driving ranges; miniature golf courses; roller skating, hockey, skateboarding; and water slides. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc.

"Commission" and "planning commission" shall mean the planning commission of the City of Dinuba.

"Communications Equipment Building" shall mean a building housing electrical and mechanical equipment necessary for the conduct of a public communication business with or without personnel.

"Conditional Use" shall mean a use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in the Ordinance and authorized by the Planning Commission.

"Convalescent Hospital Or Nursing Home" shall mean any place, structure, or institution providing for skilled nursing and allied professional health care, or for chronic or convalescent care for one or more persons, exclusive of relatives, in which nursing, dietary or other personal services are rendered to convalescents, invalids, or aged persons, who, by reason of advanced age, chronic illness, or physical infirmity are unable to properly care for themselves, but not including persons suffering from contagious or mental diseases, alcoholism, or drug addiction, and in which surgery is not performed and primary treatment, such as customarily is given in hospitals or sanitariums, is not provided.

"Convenience Store" shall mean a retail establishment with not more than four thousand five hundred square feet of gross floor area, offering for sale prepackaged food products, household items, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, usually for off-site consumption.

"Council" and "city council" shall mean the city council of the City of Dinuba.

"Corner cut-off" shall mean the provision for and maintenance of adequate and safe visibility for vehicular and pedestrian traffic at all intersections of streets, alleys, or private driveways.

"County" shall mean the County of Tulare.

"County recorder" shall mean the county recorder of the County of Tulare.

"Day" shall mean calendar day.

"Day Care" means facilities that provide nonmedical care and supervision of adults or minor children for periods of less than twenty-four hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services:

1. "Child day care center" means a commercial or nonprofit child day care facility designed and approved to accommodate fifteen or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
2. "Large family day care home" means as provided by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for seven to fourteen children, inclusive, including children under the age of ten years who reside in the home, for periods of less than twenty-four hours per day, while the parents or guardians are away.
3. "Small family day care home" means as provided by Health and Safety Code Section 1596.78, a home that provides family day care for eight or fewer children, including children under the age of ten years who reside in the home.
4. "Adult day care facility" means a day care facility providing care and supervision for adult clients.

"Dedication" shall mean the setting aside of land for a particular purpose, including roadway, park, or bikepath improvements; utility easements; or access routes for the public.

"Density" shall mean the number of families, individuals, dwelling units , or housing structures per unit of land.

"Density Bonus" means the California Density Bonus Law codified in Government Code Sections 65915 through 65918, which allows a density increase over the otherwise maximum allowable residential density under the applicable zoning

ordinance and the land use element of the general plan as of the date of application. Density bonus percentages may range from five to thirty-five percent depending upon the percentage of low-income, very low-income, moderate-income housing units or large family housing units proposed for construction by a housing developer.

~~"Density Bonus" shall mean an increase in units of up to 35 percent over the otherwise maximum allowable residential density under the Ordinance or Dinuba's Land Use Element of the General Plan (see Government Code Section 65915).~~

~~"Developer Incentives" means:~~

- ~~1. — Reduce or eliminate standards contained in the Subdivision Ordinance or the City of Dinuba Standards and Specifications Manual~~
- ~~2. — Reduce or eliminate Ordinance requirements, including open space, lot size, setback, or parking standards.~~
- ~~3. — Reduce or eliminate any design requirements exceeding Uniform Building Code specifications.~~

"Development" shall mean any man-made changes to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

"Development Agreement" shall mean a contract duly executed and legally binding between the City of Dinuba and a developer that delineates the terms and conditions agreed upon by the two parties.

"Disabled Person" means a person who has a medical, physical, or mental condition that limits a major life activity, as those terms are defined in California Government Code section 12926, anyone who is regarded as having such a condition or anyone who has a record of having such a condition. It includes a person or persons, or an authorized representative of a disabled person. The term disabled person does not include a person who is currently using illegal substances, unless he or she has a separate disability.

"Disability" shall mean an individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

"Drive-in restaurant" shall mean any building or structure in which food and drink are prepared for service to customers within such structure or occupying vehicles outside of such structures and including self-service restaurants for take-out food.

"Drive-Through Facility" shall mean a commercial facility where vehicles line up for service at definite spots and where customers are served from a window or similar feature without leaving their vehicles.

"Driveway" shall mean any vehicular access to an off-street parking or loading facility.

"Duplex" shall mean a structure on a single lot containing two dwelling units, each of which is totally separated from the other by a common wall that extends from ground to roof.

"Dwelling" shall mean a structure or portion thereof designed for or occupied for residential purposes whether for one family, several families, roomers or boarders, but for purposes of this definition specifically not to include automobile trailers, hotels, motels, labor camps, tents, railroad cars, converted, transit vehicles, mobile homes or any type of temporary structure.

"Dwelling, Multiple-Family" shall mean a structure containing more than one dwelling unit, designed for occupancy or occupied by more than one family.

"Dwelling, Single-Family" shall mean a building containing one dwelling unit. "Single-family dwelling" shall not include trailers, mobile homes or residential manufactured housing.

"Easement" shall mean a space on a lot or parcel of land reserved for or used for public uses.

"Electric Distribution Substation" shall mean an assembly of equipment which is part of a system for the distribution of electric power where electric energy is received at a subtransmission voltage and transformed to a lower voltage for distribution for general consumer use.

"Electric Transmission Substation" shall mean an assembly of equipment which is part of a system for the transmission of electric power where electric energy is received at very high voltage from its source of generation by means of a network of high voltage lines, and where, by a means of transformers, said high voltage is transformed to a lower subtransmission voltage for purposes of supplying electric power to large individual consumers, interchange connections with other power producing agencies or electric distribution substations for transformation to still lower voltages for distribution to smaller individual users.

"Emergency Housing" (i.e. "Emergency Shelter") means housing with minimal supportive services for homeless persons, and other interventions including: Navigation Centers, Bridge Housing, and respite or recuperative care. No individual or household may be denied emergency shelter because of an inability to pay.

~~"Emergency Shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of 180 days or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelter may include various related uses including but not limited to, navigation centers, bridge housing, and respite or recuperative care.~~

"Employee housing" shall mean housing as described, defined, and regulated by the Employee Housing Act, Sections 17000 et seq. of the California Health and Safety Code. Employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure and a residential use of the property by a single household per the requirements of California Health and Safety Code Section 17021.5. Employee housing for up to six persons per dwelling is permitted in the R-1 (Single Family Residential) zones and the RM (Multiple Family Residential) zones, subject to the same standards applicable to single-family homes in the same zones. In the RA (Residential Acreage) zone, and AN (Agriculture) zone, employee housing is permitted for up to twelve (12) units or thirty-six (36) beds, subject to the same standards applicable to single-family homes in the same zone. Employee housing is permitted subject to the issuance of a permit by the State of California Department of Housing and Community Development as provided in California Health and Safety Code Sections 17021.5 and 17030. The permit shall be prominently displayed in the housing unit and shall be provided to any peace officer, City inspector or State inspector, upon demand.

~~"Employee housing" shall mean housing as described, defined, and regulated by the Employee Housing Act, Section 17021.5. of the California Health and Safety Code. Employee housing for up to six unrelated persons per dwelling is permitted in the R-1 (Single Family Residential) zone, and in the RM (Multiple Family Residential) zones, subject to density standards of the particular zone. In the UR (Urban Reserve) zone, employee housing is permitted for up to twelve (12) units or thirty-six (36) beds. Employee housing is permitted subject to the issuance of a permit by the State of California Department of Housing and Community Development as provided in California Health and Safety Code Sections 17021.5 and 17030. The permit shall be prominently displayed in the housing unit and shall be provided to any peace officer, City inspector or State inspector, upon demand. Employee housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences.~~

"Essential service" shall mean the erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supplying, or disposal systems including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, but not including buildings reasonably necessary for the furnishing of adequate service by such

public utilities or municipal departments or commissions, or for the public health or safety or general welfare.

"Exceptional Structure" shall mean any structure or building having pre-eminent historical/cultural, architectural, archaeological, or aesthetic significance. Exceptional structures should be considered for nomination to the National Register of Historic Places.

"Extremely Low Income Household" means those units targeted for this category of household that shall be affordable at a rent that does not exceed 30 percent of 60 percent of the Tulare County median income.

"Façade" shall mean the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

"Fair Housing Laws" means (1) the federal Fair Housing Act (42 U.S.C. section 3601 and following) and (2) the California Fair Employment and Housing Act (Government Code section 12955 and following), including amendments to them.

"Family" means one person or two or more individuals living together sharing household responsibilities and activities, which may include, sharing expenses, chores, eating evening meals together and participating in recreational activities and having close social, economic and psychological commitments to each other.

"Farmworker Housing" means employee housing that contains a maximum of 36 beds if the housing consists of group living quarters and is occupied by employees and their households or contains a maximum of 12 residential units occupied by employees and their households. Farmworker housing is considered an agricultural land use and shall be permitted in any zone district which permits agricultural land uses. Permitted occupancy in farmworker housing may include agricultural employees who do not work on the property where the farmworker housing is located.

~~"Farmworker Housing" (Employee Housing Act, Section 17021.6): Means housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this title. Farmworker housing shall not be deemed a use that implies that the farmworker housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of farmworker housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in farmworker housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the farmworker housing is located.~~

"Farming" see Agricultural Operations

"Federal" shall mean the Government of the United States of America.

"Fence" shall mean any structural device forming a physical barrier which is so constructed that not less than fifty (50) percent of the vertical surface is open to permit the transmission of light, air, and vision through said surface in a horizontal plane. (For board or other solid barriers, see "Wall.").

"Flooding" shall mean a general and temporary condition or partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source.

"Flood Boundary And Floodway Map" shall mean the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administrative has delineated both the areas of special flood hazards and the floodway.

"Flood Hazard Boundary Map" shall mean the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administrative has delineated the areas of flood hazards.

"Flood Insurance Rates Map" shall mean the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administrative has delineated both the areas of special flood hazards and the risk of premium zones applicable to the community.

"Floodplain" or "Flood-Prone Area" shall mean any land area susceptible to being inundated by water from any source.

"Floodway" shall mean the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

"Floor Area, Gross" shall mean a sum of the gross horizontal areas, in square feet, of the floors of a building, including interior balconies and mezzanines, but not including the horizontal area occupied by any wall, inner court or shaft enclosure.

"Foster Family Home" shall mean any residential facility providing 24-hour care for six or fewer foster children that is owned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed. The placement may be by a public or private child placement agency or by a court order, or by voluntary placement by a parent, parents, or guardian.

"Garage, Private" shall mean an accessory structure or a portion of a main structure used only for the storage of self-propelled passenger vehicles or trailers by families residing upon the premises.

"Garage, Repair" shall mean a commercial structure or part thereof other than a private garage where motor vehicles are repaired or painted.

"Garage sale" is defined as a sale, offer to sell, or holding for the purpose of selling, conducted by any person or persons, of household furnishings, goods or other tangible personal property, conducted in a noncommercial garage, yard, patio, driveway or on any portion of the premises in a residential property.

"Garage, Storage" shall mean a structure or part thereof used for the storage, parking or servicing of motor vehicles, but not for the repair thereof.

"Grade" shall mean the gradient, the rate of incline or decline expressed as a percent. For example, a rise of twenty five (25) feet in a horizontal distance of one hundred (100) feet would be expressed as a grade of twenty five (25) percent. (See also "Slope")

"Grading" shall mean any stripping, cutting, filling or stockpiling of soil.

"Hazardous waste" means waste, or a combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either:

- A. Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness.
- B. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of or otherwise managed.

"Hedge" shall mean a plant or series of plants, shrubs, or other landscaped material, so arranged as to form a physical barrier or enclosure.

"Historic Preservation" shall mean the protection, rehabilitation, and restoration of districts, sites, structures, buildings and artifacts significant in American history, architecture, archaeology or culture.

"Historical Structure" shall mean any structure or building having pre-eminent historical/cultural, architectural, archaeological, or aesthetic significance.

"Hookah bar" means any facility or location whose business operation, whether as its primary use or as an accessory use, is denoted by smoking specially made tobacco through one or more pipes (commonly known as hookah, shisha, or narghile) designed with a tube passing through an urn of water that cools the smoke.

"Home Occupation" shall mean any use conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof or adversely

affect the uses permitted in the residential district of which it is a part; which creates no additional vehicular or pedestrian traffic, requires no additional parking space, generates no noises audible beyond the site, causes no radio or television interference; where no persons are employed other than domestic help, and no mechanical equipment is used other than that necessary for domestic purposes; no materials, equipment and/or supplies are stored outdoors other than such storage normally associated with the residential use of the property. For purposes of this definition, the storage of a vehicle of not more than one (1) ton capacity shall be deemed as normally associated with residential use the property.

"Homemade foods business" shall mean a business conducted out of a residence where the occupants of the dwelling prepare and package certain types of food, operated in compliance with California Homemade Foods Act (as codified in Government Code section 51035), and the following City standards:

- (a) There shall be no employment of help outside the residents of the dwelling, except for one full time employee.
- (b) All food preparation in conjunction with a homemade food business must take place in the residence's existing kitchen.
- (c) Prior to granting of a city business license the applicant shall obtain a permit from the Tulare County Environmental Health Department. The City business license shall not be effective until that permit or approval is obtained, and shall automatically expire if the other required permit or approval expires, is disapproved or is revoked.
- (d) A copy of the Tulare County Environmental Health Department permit to operate shall be provided to the city planning department within ten working days of the issuance of that permit or approval.

"Homeless Shelter" shall mean a church, public building, or quasi-public facility that provides emergency or temporary shelter to homeless individuals and/or groups. These accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services. Also referred to as emergency housing.

"Hospital" shall mean any building or portion thereof used for the accommodation and medical care of sick, injured, or infirm persons and including sanitariums, alcoholic sanitariums, institutions for the cure of chronic drug addicts and mental patients.

"Hotel" shall mean a structure or portion thereof in which there are individual guest rooms or suites, usually occupied on a transient basis, where lodging with or without meals is provided for compensation.

"Household pets" shall mean animals, birds, or fowl ordinarily permitted in a dwelling and kept only for the company or pleasure provided to the occupants. Household pets shall not include horses, cows, goats, sheep, other equine, bovine, ovine, or ruminant animals, pigs, predatory wild animals, chickens, ducks, geese, turkeys, game birds and fowl which normally constitute an agricultural use (except pigeons, which shall be deemed household pets). The keeping of household pets or other animals is lawful only in those districts where the use is listed as a permitted use or when any household pets are kept as an accessory use to lawfully maintained residences in other districts. The keeping of any animal not herein described as a household pet shall not be deemed an accessory residential use.

"Immediate Family" Immediate family shall include spouse, parent or step-parent, brother or step-brother or half-brother, sister or step-sister or half-sister, child or step-child, or grandparents.

"Industrial Accessory Structures" means those uses and structures incidental and subordinate to the industrial use of the land including: loading and unloading facilities and equipment, parking areas and shipping terminals; water and waste water treatment facilities and systems; incidental services such as cafeterias; storage facilities and garages, sales office, showrooms, and administrative offices; radio and television antennas, private satellite dish antennas; the storage and use of fuels for fleet vehicles, heating buildings or for the operation of appliances or equipment used within a building; the storage of fully operative fleet vehicles, heavy equipment or trucks as part of the principal use; permitted signs; and other accessory uses and structures which are determined by the Planning and Building Director to be necessary, customary and incidental to the industrial use of the land.

"Institution" shall mean all governmental, religious, and charitable organizations.

"Junk Yard" shall mean a site or portion of a site which waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including used furniture and household equipment yards, house wrecking yards, used lumber yards and the like; excepting a site where such uses are conducted with a completely enclosed structure and excepting a motor vehicle wrecking yard as defined in this section. An establishment for the sale, purchase or storage of used cars or salvaged machinery in operable condition and the processing of used or salvage materials as part of a manufacturing operation shall not be deemed a junk yard.

"Labor Camp". See "Farm Labor Housing".

"Landscaping". See Chapter 17.47 for terms related to landscaping and irrigation.

"Liquor store" means a retail establishment designed and operated for the primary purpose of selling alcohol. Food stores and convenience markets for which sales of food

comprise the majority of gross sales, but also sell alcohol, shall not be considered as a liquor store.

"Loading space" shall mean an off-street space or berth on the temporary parking of commercial vehicles while loading or unloading, and which abuts a street, alley or other appropriate means of ingress and egress.

"Lodge Or Club" means an association of persons, whether incorporated or unincorporated, for some common purpose, but not including groups organized to render a service carried on as a business.

"Lot, Corner" (see Exhibit 67-1 for illustration of lot types) shall mean a site bounded by two (2) or more adjacent street lines which have an angle of intersection of not more than one hundred thirty five degrees (135°).

"Lot, Coverage" shall mean the portion of the lot covered by buildings and structures.

"Lot, Interior" (see Exhibit 67-1 for illustration of lot types) shall mean a lot other than a corner lot.

"Lot, Through" (see Exhibit 67-1 for illustration of lot types) shall mean a lot that fronts onto two parallel streets.

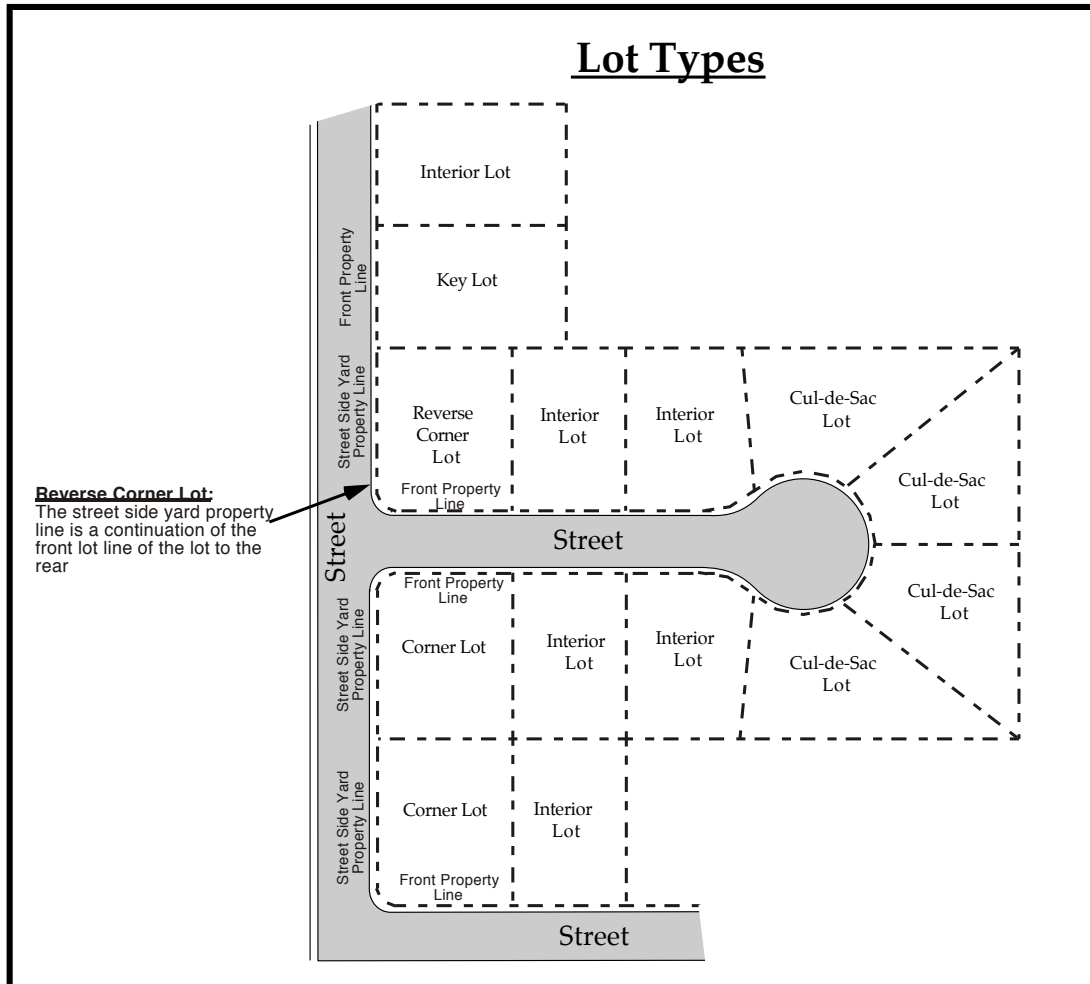
"Lot, Key" (see Exhibit 67-1 for illustration of lot types) shall mean the first lot to the rear of a reversed corner lot whether or not separated by an alley.

"Lot, Flag" shall mean a lot that typically does not front onto a public street but whose access to a public street is provided by a narrow strip of land upon which an easement for vehicular movement is provided.

"Lot, Reversed Corner" (see Exhibit 67-1 for illustration of lot types) shall mean a corner lot whose side street line is substantially a continuation of the front lot line of the first lot to its rear.

"Lot Line, Front" shall mean the property line dividing a lot from a street. On a corner lot the shorter street frontage shall be considered the front lot line.

Exhibit 67-1: Typical Lot Types



“Lot Line, Rear” shall mean the property line opposite the front lot line.

“Lot Line, Side” shall mean any lot lines other than front lot lines or rear lot lines.

“Low Barrier Navigation Centers (LBNC) shall mean a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing.

“Manufactured home” means:

1. A structure, transportable in one or more sections, which is eight body feet or more in width, and is at least forty body feet or more in length, in traveling mode, or, when

erected on site, is three hundred twenty or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities;

2. A living unit built to the specifications of the National Manufactured Housing Construction and Safety Standards Act of 1974, constructed after June 15, 1976.

“Manufacturing” shall mean a process that involves and/or produces basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause impacts on surrounding land uses or the community. Also manufacturing processes involving and/or producing: apparel; food and beverage products; electronic, optical, and instrumentation products; ice; jewelry; and musical instruments. Light manufacturing also includes other establishments engaged in the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community.

“Massage Establishments” means any establishments wherein massage is given engaged in or carried on or permitted to be given, where the body is rubbed or there is any manipulation of the body or similar procedure given by a certified massage therapist.

“Mean Sea Level” means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community’s Flood Insurance Rate Map are referenced.

“Medical Buildings” means clinics or offices for doctors, dentists, oculists, chiropractors, osteopaths, chiropodists, or similar practitioners of the healing arts; including accessory laboratories and a prescription pharmacy but not including offices for veterinarians.

“Minor Deviation” shall mean a reduction of a zoning standard by up to 20% that can be processed administratively.

“Mixed Use Project” shall mean a project that combines both commercial and residential uses, where the residential component is typically located above or behind the commercial.

“Mobile Home” shall mean a structure, transportable in one or more sections that is built on a permanent chassis and is designed to be used as a single-family dwelling unit with or without a foundation. Mobile Home does not include a recreational vehicle, travel trailer, commercial coach, or factory-built home.

“Mobilehome Park” shall mean a, area or parcel of land where three or more mobilehomes or mobilehome sites are rented or leased or held out for rent or lease for human habitation. Mobilehome parks may contain accessory facilities: including recreation facilities; meeting rooms; parking lots for boats, recreational vehicles, and

other vehicles; administrative offices and other accessory structures associated with mobilehome parks.

"Motel" shall mean a structure or portion thereof or a group of attached or detached structures containing individual guest rooms, suites or dwelling units, usually occupied on a transient basis and usually with garage attached or parking space located in proximity to each unit, where lodging is provided for compensation.

"Motor Vehicle Wrecking Yard" shall mean a site or portion of a site on which the dismantling or wrecking of vehicles, whether self-propelled or not, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts is conducted. The presence on a site of two (2) or more motor vehicles which have not been capable of operating under their own power for thirty days or more or, in the case of vehicles not self-propelled, which have not been towable or from which parts have been removed for reuse or sale, shall constitute prima facie evidence of a motor vehicle wrecking yard.

"Noise" means any undesired audible sound.

"Non-Conforming, Use" shall mean a non-conforming use is a use of a structure or land that was lawfully established and maintained prior to the adoption of the Dinuba Zoning Ordinance but which, does not conform with the current use regulations for the district in which it is located.

"Non-Conforming, Structure" shall mean a non-conforming structure is a structure that was lawfully erected prior to the adoption of the Dinuba Zoning Ordinance but which does not conform with the standards of coverage, setbacks, height or distance between structures prescribed in the regulations for the district in which the structure is located.

"Nuisance" shall mean an interference with the enjoyment and use of property.

"Nursery School" shall mean the use of a site or portion of a site for an organized program devoted to the education or day care of five (5) or more pre-elementary school age children other than those residing of the site.

"Nursing Home" shall mean a structure operated as a lodging house in which nursing, dietary and other personal services are rendered to convalescent, invalids, or aged persons not including persons suffering from contagious or mental diseases, alcoholism or drug addiction and in which surgery is not performed and primary treatment, such as customarily is given in hospitals and sanitariums, is not provided. A convalescent home or a rest home shall be deemed a nursing home.

"Occupancy use permit" means a permit issued to verify the proposed use complies with the provisions of the zoning ordinance.

"Off-sale liquor establishment" means any establishment which has obtained or is required to obtain an Alcoholic Beverage Control board license Type 20 (off-sale beer and wine) or Type 21 (off-sale general) and/or is selling alcoholic beverages in an open or a closed container for consumption off the premises. Typical off-sale liquor establishments may include but are not limited to the following: food markets, supermarkets, drugstores, liquor stores, bars and convenience markets.

"Open Space" means any parcel or area of land or water essentially unimproved and set aside, dedicated, designed or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

"Overlay Zone" shall mean a zone applied in combination with other zone districts in order to impose additional restrictions or to allow greater variety than is possible with the underlying zone.

"Parcel Map" shall mean the division of a lot, tract or parcel of land into four or fewer lots or parcels of land for sale, lease or financing. Commercial and industrial parcel maps may contain more than four lots.

"Permitted Use" shall mean any use or activity allowed in a zoning district and subject to the development standards applicable to that zoning district.

"Pitch" (or peak) shall mean the highest point as in the highest point of a roof.

"Planned unit development" shall mean a residential, commercial, or industrial development which is designed and built as a planned unit pursuant to the provisions of the "PUD", Planned Unit Development zone, Chapter 17.41 (Planned Unit Development overlay zone).

"Plat" shall mean a map representing a tract of land, showing the boundaries and location of individual properties and streets; a map of a subdivision or site plan.

"Police Chief" shall mean the Police Chief of the City of Dinuba or his or her designee.

"Porch" shall mean a roofed open area, which may be glazed.

"Pre-Zoning" means to delineate the zoning of an unincorporated territory prior to annexation by the City.

"Public Hearing" shall mean a meeting announced and advertised in advance and open to the public, with the public given an opportunity to testify and participate.

"Railroad Right-Of-Way" shall mean a strip of land for the accommodation of main line or branch line railroad tracks, switching equipment and signals, but not including lands

on which stations, offices, storage buildings, spur tracks, sidings, section gang and other employee housing, yards or other uses are located.

"Reasonable Accommodation" means providing disabled persons flexibility in the application of land use and zoning regulations and procedures, or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. It may include such things as yard area modifications for ramps, handrails or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways; building additions for accessibility; tree removal; or reduced off-street parking where the disability clearly limits the number of people operating vehicles. Reasonable accommodation does not include an accommodation which would (1) impose an undue financial or administrative burden on the City or (2) require a fundamental alteration in the nature of the City's land use and zoning program.

"Recreational Area" means an active play area, including sport fields, school yards, picnic grounds or other areas where sport, outdoor or recreational activities take place.

"Recreational Vehicle" shall mean a motor home, travel trailer, truck camper or camping trailer, with or without motor power, designed for human habitation for recreational purposes with a living area less than 220 square feet.

Recycling" – see Section 17.45.080 for terms related to recycling and recycling facilities.

"Replacement Housing" means a dwelling unit designated to offset the loss of a dwelling unit currently included in the City's Regional Housing Needs Allocation (RHNA) inventory for lower-income households, pursuant to Assembly Bill (AB) 1397. Whenever a project results in the demolition, destruction or removal of a dwelling unit currently included in the City's RHNA inventory for lower-income households, the developer must identify an existing dwelling unit within the incorporated city or provide a new dwelling unit within the incorporated city as replacement RHNA inventory. The number of replacement dwelling units required shall be commensurate with the number of dwelling units lost through the project.

"Residential care home" means a state authorized, certified or licensed family care home or foster home serving mentally disordered or otherwise handicapped persons or dependent and neglected children on a twenty-four-hour basis. Residential care facilities shall meet the Zoning Ordinance requirements of a single-family dwelling in the same zone district.

~~"Residential Care Facility" means a State licensed community care facility, or similar facility determined by the director, for 24-hour non-medical care, meals, support, and maintenance services to children, the elderly, and adults with intellectual and physical disabilities. This included facilities for the elderly, adult residential care facilities, and group homes including small family homes.~~

"Restaurant" shall mean any building or structure in which food and drinks are prepared for service to customers within such structure.

"Rest Home" shall mean a residential facility for six or more elderly or infirm persons, all of whom are independently mobile and do not require confinement or regular nursing or medical care on the premises. Rest home differs from a "convalescent hospital" in that it is expected to provide comfort, safety, social participation, and the maintenance of health and activity, but does not provide skilled nursing care for the ill.

"Retail store" shall mean a business selling goods, wares, or merchandise directly to the ultimate consumer.

"Rezone" means to change the zoning classification on a parcel of land from one zone district to another.

"Revocation" means to rescind a planning decision made by the Planning Director, Planning Commission or City Council, based on findings that supported non-compliance of certain conditions of approval.

"Right-Of-Way" shall mean a strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

"Roof line" shall mean the highest point of a parapet wall or the main roof structure or a highest point of a parapet wall other than such architectural features as cupolas, pylons, projections or minor raised portions of the roof.

"Room" shall mean an unsubdivided portion of the interior of a dwelling unit, excluding bathroom, kitchen, closets, hallways, and service porches.

"Satellite Dish Antenna" shall mean a satellite earth station consisting of a receiving component of a disc or similar configuration whose purpose is to receive television signals from orbiting satellites or other sources and a low-noise amplifier whose purpose is to magnify television signals.

"School" means any public or private educational facility including, but not limited to nursery schools, preschools, kindergartens, elementary schools, primary schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges, and universities. School includes the school grounds, but does not include the facilities used primarily for another purpose and only incidentally as a school.

"Secondhand store" shall mean a retail business which sells used merchandise.

“Senior citizens’ housing development” means a development containing dwellings specifically designed for and occupied by persons sixty-two years of age or older and limited to such occupancy for the actual lifetime of the building, either by the requirements of state or federal programs for housing for the elderly or in accordance with standards established by resolution of the planning commission and/or the city council.

“Service Station” shall mean a facility which supplies gasoline and diesel fuel to motor vehicles, and including grease racks or elevators, wash racks or pits, tire repairs, battery servicing and repairing, ignition service, sales of motor vehicle accessories and other customary services for automobiles, but excluding painting and body work.

“Senior Household” means those units that have at least one person occupying the residential unit that is at least 55 years of age or older.

“Setback Line” means that line that is the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be erected or placed.

“Setback”: See “Yard, Front”, “Yard, Rear”, or “Yard, Side”.

“Sewer” means any pipe or conduit used to collect and carry away sewage from the generating source to the waste water treatment facility.

"Shall" is mandatory; and "may" is permissive.

“Shooting ranges, indoor” means a facility specifically designed for firearms practice within an enclosed building. Each shooting range facility is typically overseen by one or more range masters to ensure gun safety rules are being followed.

“Shooting ranges, outdoor” means an outdoor facility specifically designed for firearms practice with a required backstop and other safety features to catch bullets. Each shooting range facility is typically overseen by one or more range masters to ensure gun safety rules are being followed.

"Shopping center" means a group of two or more commercial uses planned and designed to function as an integral unit on a single parcel of contiguous parcels and which utilize common off-street parking and access, landscaping, loading facilities and points of ingress and egress.

“Sign” See Chapter 17.51 (Signs and Advertising) for definitions related to signs and advertising.

"Single Room Occupancy Unit" shall mean a facility providing dwelling units where each unit has a minimum floor area of 150 square feet and a maximum floor area of 400 square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer.

"Site" shall mean a parcel of land, subdivided or unsubdivided, occupied or to be occupied by a use or structure.

"Site Area" shall mean the total horizontal area included within the property lines of a site.

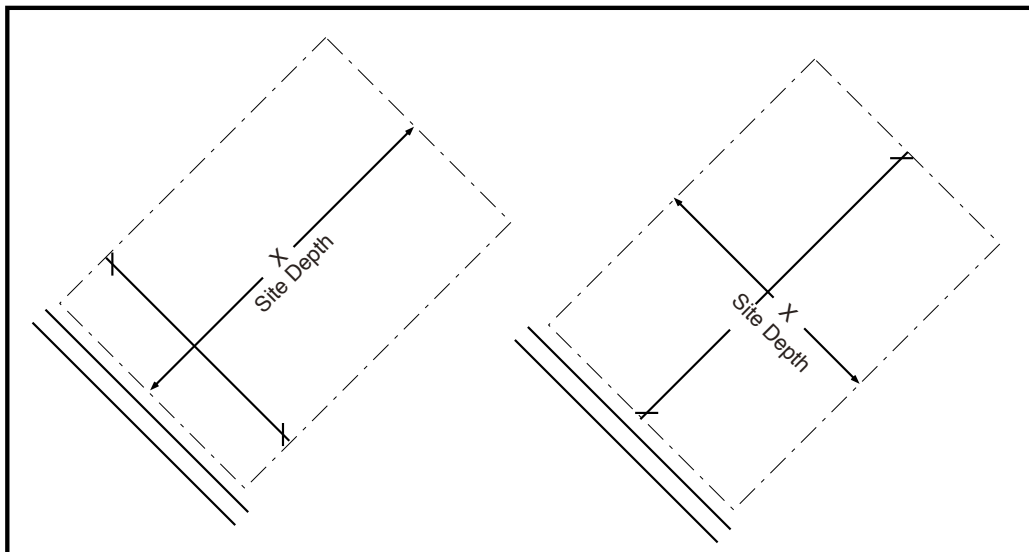
"Site plan" shall mean a plan, prepared to scale, showing accurately and with complete dimensioning, all of the uses proposed for a specific parcel of land. See Chapter 17.55 (Site Plan Review) for requirements.

"Site plan review" shall mean the review by the commission or its authorized agent of a site plan and other studies to assist the commission or agent to determine the manner in which the applicant intends to make use of his property.

"Site Depth" (see Exhibit 67-2 for illustration of Site Width and Depth) means the horizontal distance between the front and rear property lines of a site measured along a line midway between the front side property line.

"Site Width" (see Exhibit 67-2 for illustration of Site Width and Depth) means the horizontal distance between the side property lines of a site measured at right angles to the depth at a point midway between the front and rear property lines.

Exhibit 67-2: *Site Width and Depth*



"Slope" shall mean a natural or artificial incline, as a hillside or terrace. Slope is usually expressed as a ratio. For example, a horizontal distance of one hundred (100) feet with a rise of fifty (50) feet would be expressed as a 2:1 slope. (See also "grade" and "top and toe of slope.")

"Social Rehabilitation Facility" means any residential facility that provides social rehabilitation services for no longer than 18 months in a group setting to adults recovering from mental illness who temporarily need assistance, guidance, or counseling.

"Solar electricity generating plant" means a facility that generates electricity from the sun, primarily for commercial purposes.

"Solar energy system" means a solar collector, solar energy device, or structural design feature of a building whose primary purpose is to provide for the collection, storage and distribution of solar energy for space heating or cooling, for water heating, or for generation of electricity that will be used primarily by the persons and structures on the site.

"Specific Plan" shall mean a plan for a designated area within the city, based on the general plan, but containing more detailed regulations and programs as provided in Section 65450 and following of the California Government Code.

"Stable" shall mean a detached accessory structure including but not limited to a corral or paddock for the keeping of one (1) or more horses owned by the occupants of the premises, and which are not kept for remuneration, hire or sale.

"State" shall mean the State of California.

"Stock Yard" means an enclosed area where animals are temporarily held for concentrated feeding or display preliminary to slaughtering, shipping or resale.

"Storm Water Runoff" means water flowing from impervious surfaces and entering Dinuba's storm water drainage system, which is a series of curbs and gutter, drop inlets, storm drainage pipes, basins and waterways.

"Story" shall mean a space in a building between the surface of any floor and the surface of the floor next above, or if there be no floor above, then the space between such floor and the ceiling or roof above.

"Street" shall mean a thoroughfare, dedicated as such or acquired for public use as such, other than an alley, which affords the principal means of access to abutting land.

"Street, Arterial" shall mean a street with signals at important intersections and stop signs on side streets, and which collects and distributes traffic to and from collector streets.

“Street, Collector” shall mean a street that collects traffic from local streets and connects with minor and major arterials.

“Street, Cul-De-Sac” shall mean a street with a single common ingress and egress and with a turnaround at the end; non-through streets that serve local neighborhoods.

“Street, Dead End” shall mean a street with a single common ingress and egress.

“Street, Local” shall mean a street designed to provide vehicular access to abutting property and to discourage through traffic; narrow streets that serve local neighborhoods.

“Street property line” means that property line common to the street right-of-way or access easement.

"Structural alteration" shall mean any change in the supporting members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, or retaining walls, or similar components.

“Structure” means any object constructed, installed, or placed on real property by man, including, but not limited to buildings, towers, smokestacks, and overhead lines.

“Structure, Accessory” shall mean a detached subordinate structure located on the same site with the main structure or main use, the use of which is customarily incidental to that of the main structure or the main use of the land.

“Structure, Main” shall mean a structure housing the principal use of site or functioning as the principal use.

"Structure, temporary" shall mean a structure which is readily movable and used or intended to be used for a period not to exceed ninety (90) consecutive days.

“Subdivision” means the division of a lot, tract or parcel of land into five or more lots or parcels of land for sale, lease or financing.

“Substantial Damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have

been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or;

2. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"Supportive Housing" means housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260 (of the Health and Safety code) and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Lower-income supportive housing facilities shall require recorded affordability restrictions (such as deed restrictions and covenants) for 55 years, shall require at least 35 percent of units to be used for supportive housing, and nonresidential floor area shall be used for onsite supportive services. This housing may include apartments, single-room occupancy residences or single-family homes.

~~"Supportive Housing" means housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260 (of the Health and Safety code) and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. This housing may include apartments, single-room occupancy residences or single-family homes.~~

"Swimming pool" shall mean any permanent structure containing a body of water intended for recreational uses, and shall include wading pools.

"Target Households" means Very low income, low income, or senior citizen households.

"Tent Revival" shall mean a religious meeting or series of meetings which are often evangelistic in nature and are conducted within a non-permanent structure such as, but not limited to, a collapsible shelter of canvas or other material stretched and sustained by poles.

"Transitional Housing" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months."

"Travel Trailer" shall mean a vehicle other than a motor vehicle, which is designed or used for human habitation and which may be moved upon a public highway without a permit or chauffer's license or both, without violating any provision of the California Vehicle Code.

"Truck service station" shall mean an occupancy which provides especially for the servicing of trucks, with incidental operations similar to those permitted for "automobile service station."

"Use" shall mean the purpose for which land or structures thereon is designed, arranged or intended to be occupied or used or for which it is occupied, maintained, rented or leased.

"Use by right" shall mean that the local government's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the California Public Resources Code.

"Utility Pole" means any pole or tower owned by any utility company that is primarily used to support wires or cables necessary to the provision of electrical or other utility services regulated by the California Public Utilities Commission.

"Vacancy Rate" means the number of uninhabited dwelling units that are available and suitable for occupancy expressed as a ratio to the total number of housing units.

"Variance" means permission to deviate from the literal requirements of the development standards of a zone district.

"Very Low-Income Household" means those units targeted for this category of household that shall be affordable at a rent that does not exceed 30 percent of 50 percent of the Tulare County median income.

"Veterinary Clinics, Animal Hospitals, And Kennels" means office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. Kennels and boarding operations are commercial facilities for the keeping, boarding or maintaining of four or more dogs four months of age or older, or four or more cats, except for dogs or cats in pet shops.

"Warehousing" shall mean a building or buildings used for the storage of goods, of any type, when such building or buildings contain more than five hundred (500) square feet of storage space, and where no retail operation is conducted. Also see "wholesaling."

"Watercourse" shall mean a lake, river, creek, stream, wash, arroyo, channel, or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

"Wireless Communication" – see Section 17.45.200 for terms related to cell towers and wireless communication.

"Yard" means an open space on the same site as a structure other than a court unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

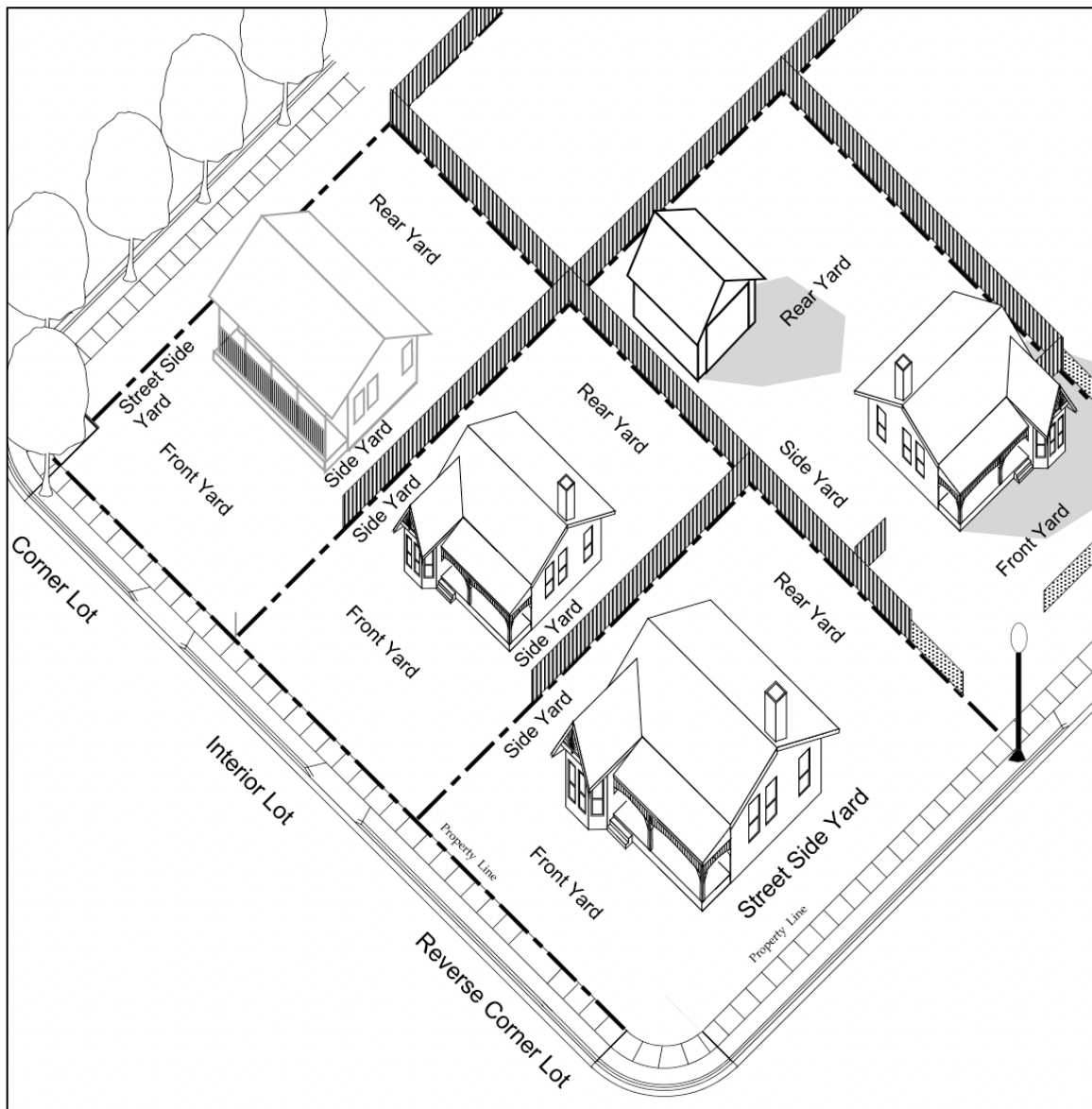
"Yard, Front" (see Exhibit 67-3 for illustration of yard types) shall mean a yard extending across the full width of the site or lot between the front lot line and the nearest line or point of the main structure.

"Yard, Rear" (see Exhibit 67-3 for illustration of yard types) shall mean a yard extending across the full width of the side of a lot between the rear lot line and the nearest line or point of the main structure.

"Yard, Side" (see Exhibit 67-3 for illustration of yard types) shall mean a yard extending from the front yard to the rear yard between the side lot line and the nearest line or point of the main structure.

"Zoning" means the division of a municipality into districts, and the regulation within those districts of the height, appearance, and bulk of buildings and structures; the area of a lot which may be occupied and the size of required open spaces; the density of population; and the use of buildings and land for commercial, agricultural, industrial, residential or other purposes. The term "zoning" shall be synonymous with the term "classification" and the term "zone" shall be synonymous with the term "district".

Exhibit 67-3: Yard Types





City Council Staff Report

Department: CITY MANAGER'S OFFICE

October 28, 2025

To: Mayor and City Council

From: Maria Alaniz, City Clerk/HR Director

By:

Subject: Proclamation No. 2025-03 Woman's Club 130th Year Celebration (MA)

RECOMMENDATION:

Council to adopt Proclamation No. 2025-03 Woman's Club 130th Year Celebration.

EXECUTIVE SUMMARY:

None.

OUTSTANDING ISSUES:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None required.

ATTACHMENTS:

1. Dinuba Woman's Club 130th Anniversary

Dinuba Woman's Club on its 130th Anniversary

WHEREAS, the Dinuba Woman's Club was founded in 1895 by a group of visionary women dedicated to promoting civic responsibility, cultural enrichment, and community service within the City of Dinuba; and

WHEREAS, for 130 years, the Dinuba Woman's Club has been an integral part of the community, working tirelessly to support education, public welfare, and beautification projects that have enhanced the quality of life for Dinuba's residents; and

WHEREAS, the members of the Dinuba Woman's Club have demonstrated leadership, compassion, and commitment to civic engagement, making lasting contributions to the betterment of Dinuba through volunteerism and advocacy; and

WHEREAS, the Club provides support, encouragement, comfort, enthusiasm, creatively and friendship that are enjoyed by the club women that come from all walks of life, with varied perspectives, diverse backgrounds and different experience; and

WHEREAS, the City of Dinuba proudly recognizes the Dinuba Woman's Club for its enduring dedication to service and its remarkable legacy of empowering women and strengthening community ties; and

NOW, THEREFORE, BE IT RESOLVED, that I, Rachel Nerio-Guerrero, Mayor of the City of Dinuba, do hereby recognize the Dinuba Woman's Club on the occasion of its 130th Anniversary, and express heartfelt appreciation for its outstanding contributions to the City of Dinuba and its citizens.

CITY OF DINUBA

Recognition

Dinuba Woman's Club

130th Anniversary

WHEREAS, the Dinuba Woman's Club was founded in 1895 by a group of visionary women dedicated to promoting civic responsibility, cultural enrichment, and community service within the City of Dinuba; and

WHEREAS, for 130 years, the Dinuba Woman's Club has been an integral part of the community, working tirelessly to support education, public welfare, and beautification projects that have enhanced the quality of life for Dinuba's residents; and

WHEREAS, the members of the Dinuba Woman's Club have demonstrated leadership, compassion, and commitment to civic engagement, making lasting contributions to the betterment of Dinuba through volunteerism and advocacy; and

WHEREAS, the Club provides support, encouragement, comfort, enthusiasm, creatively and friendship that are enjoyed by the club women that come from all walks of life, with varied perspectives, diverse backgrounds and different experience; and

WHEREAS, the City of Dinuba proudly recognizes the Dinuba Woman's Club for its enduring dedication to service and its remarkable legacy of empowering women and strengthening community ties; and

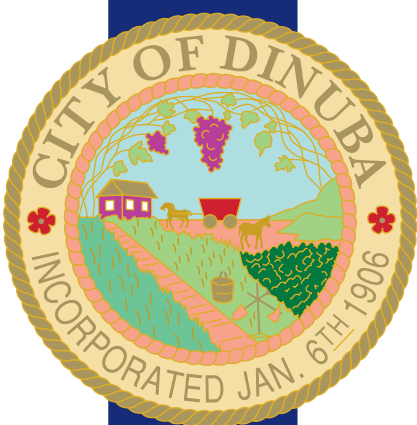
NOW, THEREFORE, BE IT RESOLVED, that I, Rachel Nerio-Guerrero, Mayor of the City of Dinuba, do hereby recognize the Dinuba Woman's Club on the occasion of its 130th Anniversary, and express heartfelt appreciation for its outstanding contributions to the City of Dinuba and its citizens.

IN WITNESS THEREOF, I have hereunto set my hand and caused the great seal of the City of Dinuba to be affixed, on this 28th day of October, two-thousand-twenty-five.

Rachel Nerio-Guerrero , Mayor

Attest

Maria Alaniz, City Clerk



2025





City Council Staff Report

Department: PUBLIC WORKS

October 28, 2025

To: Mayor and City Council
From: George Avila, Public Works Director
By: Elva Patino, Business Manager
Subject: Authorization to Purchase Bobcat Skid Steer (GA)

RECOMMENDATION:

City Council to authorize the purchase of a T770 T4 Bobcat Skid Steer in the amount of \$90,086 to assist with basin and alley maintenance activities.

EXECUTIVE SUMMARY:

The Public Works Department is requesting authorization to purchase a skid steer to enhance the maintenance operations for the City's alleys and ponding basins. This new equipment will reduce reliance on contracted services, increase productivity, and extend the lifespan of critical city infrastructure. Bobcat of Fresno has provided a quote to the city for a new T770 T4 Bobcat Skid Steer in the amount of \$90,086.

OUTSTANDING ISSUES:

None

DISCUSSION:

The City's alleys and ponding basins require regular maintenance to maintain proper drainage, accessibility, and appearance. Over time, these areas are subject to sediment accumulation, potholing, overgrown vegetation, and debris buildup. A skid steer provides an ideal solution due to its compact size, power, and versatility. Equipped with various attachments, the skid steer can efficiently perform grading, leveling, hauling, and clearing tasks within narrow alleys and confined basin areas where larger machinery cannot safely operate.

For ponding basins, the skid steer will support removal of accumulated silt and sediment, restoration of drainage grades, and mowing or clearing of embankments. In alley maintenance, the equipment will allow staff to regrade surfaces, fill potholes, remove illegal dumping or debris, and maintain vegetation control. This will improve drainage, reduce maintenance response times, and enhance the safety and usability of these public areas. The machine's adaptability—allowing quick attachment changes—

means one operator can perform multiple functions in a single visit, maximizing staff efficiency and reducing the need for specialized equipment or contracted labor.

Staff obtained a quote from Bobcat of Fresno in the amount of \$90,086, provided herein as Attachment "A", which meets the department's operational requirements and equipment specifications. The proposal is offered through the Sourcewell Purchasing Contract #020223-CEC. Utilizing this purchasing cooperative enables the City to piggyback on competitively solicited contracts, expediting the procurement process and ensuring the City receives the most cost-effective pricing. Purchases made through a cooperative agreement are authorized under the City's purchasing policy.

FISCAL IMPACT:

Funding for this purchase was approved through the Fiscal Year 2025/26 Budget Request process. An allocation of \$80,000 from the Disposal Fund had been approved, with the remaining balance to be covered by the City's annual Basin Maintenance program.

PUBLIC HEARING:

None.

ATTACHMENTS:

1. Attachment 'A' - Bobcat Quote Skid Steer



Product Quotation
 Quotation Number: **NC1466696**
 Quote Sent Date: **Oct 20, 2025**
 Expiration Date: **Nov 19, 2025**

Your Bobcat Contact
Nolan Clark
 Phone: +17012411686
 Email: nolan.clark@doosan.com

Your Customer Contact

Deliver to
CITY OF DINUBA G4397
 1088 E KAMM AVE
 DINUBA, CA, 93618-2842

Bobcat Dealer
Bobcat of Fresno, Fresno, CA
 2728 S 4TH STREET
 FRESNO, CA, 93725
 RAMON ESTRADA

Bill to
NEW GOVERNMENT CUSTOMER
2391333
 250 E Beaton Dr
 West Fargo, ND, 58078-2656

Item Name	Item Number	Quantity	Price Each	Total
T770 T4 Bobcat Compact Track Loader	M0285	1	59,431.01	59,431.01

Standard Equipment:

92 HP Turbo Tier 4 Diesel Engine
 Air Intake Heater (Automatically Activated)
 Auxiliary Hydraulics: Variable Flow
 Backup Alarm
 Bob-Tach
 Bobcat Interlock Control System (BICS)
 Controls: Hand and Foot (Manual)
 Cylinder Cushioning - Lift, Tilt
 Engine/Hydraulic Systems Shutdown
 Glow Plugs (Automatically Activated)

Horn
 Instrumentation: Engine Temp and Fuel Gauges,
 Hourmeter, RPM and Warning Indicators
 Lift Arm Support
 Lift Path: Vertical
 Lights, Front & Rear
 Operator Cab
 Includes: Adjustable Suspension Seat, Top & Rear
 Windows, Seat Bar, Seat Belt
 Roll Over Protective Structure (ROPS) meets SAE-
 J1040 & ISO 3471
 Falling Object Protective Structure (FOPS) meets SAE-
 J1043 & ISO 3449, Level I; (Level II is available
 through Bobcat Parts)
 Parking Brake: Spring Applied, Pressure Released (SAPR)
 Solid Mounted Carriage with 5 Rollers
 Tracks: Rubber, 17.7" Wide C-Pattern
 Warranty: 2 years, or 2000 hours whichever occurs first

Cab Plus Package	M0285-P11-C15	1	3,354.69	3,354.69
<i>Included:</i> Includes: Enclosed HVAC Cab Adjustable Vinyl Suspension Seat, Power Bob-Tach, Oval Display, Standard Lights, Solid Undercarriage, 7-Pin Attachment Control,				
Selectable Joystick Controls (SJC)	M0285-R01-C04	1	649.23	649.23
High Flow Hydraulics	M0285-R03-C03	1	1,851.21	1,851.21
17.7" Multi-Bar Tracks	M0285-R09-C05	1	584.24	584.24
72" Brushcat (HF)	7233002	1	8,249.68	8,249.68
80" Severe Duty Bucket	7326129	1	2,037.56	2,037.56
Bolt-On Cutting Edge, 80"	6718008	1	342.07	342.07
Total for T770 T4 Bobcat Compact Track Loader				76,499.69

Quote Subtotal	76,499.69
Dealer PDI	700.00
Tariff Surcharge	4,080.16
Freight Charges	1,350.00
Destination Charges	452.00
Dealer Assembly Charges	87.50
Sales Total before Taxes	83,169.35
Taxes 8.5%	6,916.22
Quote Total - USD	90,085.57

Comment: *Plus applicable taxes. IF Tax Exempt, please include Tax Exempt Certificate with the order.

*Prices per the Sourcewell Contract #020223-CEC

*Sourcewell Member Number (if applicable): _____

*All orders should include 1) Accounts Payable Contact and email address, 2) W9 with correct legal entity name, and 3) Bill to Address.

*Orders may be placed with the contract holder or authorized dealer as allowed by the terms and conditions of the contract. *A Copy of all orders must be provided to Heather.Messmer@Doosan.com.

*Contact Holder Information: Doosan Bobcat North America, Inc. Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078. TID# 38-0425350.

*Payment Terms: Net 60 Days. Credit cards accepted.

*Remittance address: Doosan Bobcat North America, Inc. P. O. Box 74007382, Chicago, IL 60674-7382

Customer Acceptance:

Quotation Number: NC1466696

Purchase Order: _____

Authorized Signature: _____

Print: _____ Sign: _____

Date: _____ Email: _____

Addresses

Delivery Address _____

Billing Address (if different from ship to): _____

Tax Exempt: Y ☐ / N ☐

Exempt in the State of: _____

Tax Exempt ID: _____

Federal: _____

State: _____

Expiration Date: _____



City Council Staff Report

Department: CITY MANAGER'S OFFICE

October 28, 2025

To: Mayor and City Council
From: Karina Solis, Administrative Services Director
By: Lupe Montejano, Billing Supervisor/Deputy City Clerk
Subject: Warrant Register October 17 & October 24, 2025 (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:

1. WR 10.17.25
2. WR 10.24.25



Accounts Payable Invoice Report

G/L Date Range 10/12/25 - 10/17/25
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.									
4C107471	4 Creeks S El Monte Neighborhood Revitalization Plan	Paid by Check #54390		09/22/2025	10/17/2025	10/17/2025		10/17/2025	6,312.09
4C107615	4 Creeks S El Monte Neighborhood Revitalization Plan Final	Paid by Check #54390		10/08/2025	10/17/2025	10/17/2025		10/17/2025	48,684.65
Vendor 385 - 4 Creeks, Inc. Totals							Invoices	2	\$54,996.74
Vendor 1284 - Adams Ashby Group, Inc.									
7317	Ashby S El Monte Neighborhood Revitalization Plan General Admin	Paid by Check #54391		10/06/2025	10/17/2025	10/17/2025		10/17/2025	2,000.00
Vendor 1284 - Adams Ashby Group, Inc. Totals							Invoices	1	\$2,000.00
Vendor 263 - Advantek Benefit Administrators									
Funding 10/10/25	Miscellaneous	Paid by Check #54392		10/10/2025	10/17/2025	10/17/2025		10/17/2025	133,595.08
Vendor 263 - Advantek Benefit Administrators Totals							Invoices	1	\$133,595.08
Vendor 1599 - Adventist Health Toxicology									
2615	PD - Toxicology Service	Paid by Check #54393		10/02/2025	10/17/2025	10/17/2025		10/17/2025	1,152.00
Vendor 1599 - Adventist Health Toxicology Totals							Invoices	1	\$1,152.00
Vendor 555 - Maria Alaniz									
San Marcos 2025	CMC Training (City Clerk Training)	Paid by Check #54394		10/13/2025	10/17/2025	10/17/2025		10/17/2025	320.00
Vendor 555 - Maria Alaniz Totals							Invoices	1	\$320.00
Vendor 119 - American Backflow Specialties									
INV69151	backflow supplies	Paid by Check #54395		09/02/2025	10/17/2025	10/17/2025		10/17/2025	3,625.43
INV69167	backflow supplies	Paid by Check #54395		09/02/2025	10/17/2025	10/17/2025		10/17/2025	120.61
Vendor 119 - American Backflow Specialties Totals							Invoices	2	\$3,746.04
Vendor 351 - Anthem Blue Cross									
000412814838	Roberts 102A78783 11/01/25-11/30/25	Paid by Check #54396		10/04/2025	10/17/2025	10/17/2025		10/17/2025	164.90
Vendor 351 - Anthem Blue Cross Totals							Invoices	1	\$164.90
Vendor 17 - AT&T									
250127196110/25	405 E El Monte Way 10/01/25-10/31/25	Paid by Check #54397		10/01/2025	10/17/2025	10/17/2025		10/17/2025	70.77
939105474310/25	405 E El Monte Way 09/02/25-10/01/25	Paid by Check #54398		10/02/2025	10/17/2025	10/17/2025		10/17/2025	65.62
Vendor 17 - AT&T Totals							Invoices	2	\$136.39
Vendor 2095 - BCS Consulting, Inc.									
1047	Monthly IT Service - September 2025	Paid by Check #54399		10/11/2025	10/17/2025	10/17/2025		10/17/2025	6,200.00
Vendor 2095 - BCS Consulting, Inc. Totals							Invoices	1	\$6,200.00
Vendor 2127 - Justin Belk									
Medic 2025	Reimbursement	Paid by Check #54400		09/09/2025	10/17/2025	10/17/2025		10/17/2025	300.00
Vendor 2127 - Justin Belk Totals							Invoices	1	\$300.00
Vendor 2201 - BlueTriton Brands, Inc.									



Accounts Payable Invoice Report

G/L Date Range 10/12/25 - 10/17/25
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
05J8730276486	FY25/26-Mult. Div.-Water bottle service/rental	Paid by Check #54401		10/07/2025	10/17/2025	10/17/2025	10/07/2025	10/17/2025	267.18
		Vendor 2201 - BlueTriton Brands, Inc. Totals				Invoices	1		\$267.18
Vendor 822 - Boundtree Medical LLC									
85953462	Supplies	Paid by Check #54402		10/10/2025	10/17/2025	10/17/2025		10/17/2025	2,037.37
85953463	Supplies	Paid by Check #54402		10/10/2025	10/17/2025	10/17/2025		10/17/2025	33.61
		Vendor 822 - Boundtree Medical LLC Totals				Invoices	2		\$2,070.98
Vendor 405 - Broadcast Music Inc.									
12352584	FY25/26-Comm. Srvcs.-Music licensing sub renewal 10/1/25-9/30/26	Paid by Check #54403		10/02/2025	10/17/2025	10/17/2025	10/08/2025	10/17/2025	446.00
		Vendor 405 - Broadcast Music Inc. Totals				Invoices	1		\$446.00
Vendor 116 - BSK Associates									
AI24846	bacti report	Paid by Check #54404		09/30/2025	10/17/2025	10/17/2025		10/17/2025	176.00
AI24426	report	Paid by Check #54404		10/01/2025	10/17/2025	10/17/2025		10/17/2025	357.50
AI25506	bacti test	Paid by Check #54404		10/01/2025	10/17/2025	10/17/2025		10/17/2025	176.00
AI26229	bacti report	Paid by Check #54404		10/08/2025	10/17/2025	10/17/2025		10/17/2025	132.00
		Vendor 116 - BSK Associates Totals				Invoices	4		\$841.50
Vendor 1172 - Builders Concrete Inc.									
358248	Builders Concrete Sales Whitney Sand Slurry Valve	Paid by Check #54405		09/18/2025	10/17/2025	10/17/2025		10/17/2025	403.63
		Vendor 1172 - Builders Concrete Inc. Totals				Invoices	1		\$403.63
Vendor 1275 - California Turf Equipment									
694084	FY25/26-Maintenance supplies - CPR, Senior Center seeding	Paid by Check #54406		10/10/2025	10/17/2025	10/17/2025	10/13/2025	10/17/2025	487.06
		Vendor 1275 - California Turf Equipment Totals				Invoices	1		\$487.06
Vendor 896 - Central Valley Refrigeration, Inc.									
64949	ice machine problem	Paid by Check #54407		09/02/2025	10/17/2025	10/17/2025		10/17/2025	715.07
65054	PD - Manitowoc Ice Machine Maintenance/Repairs	Paid by Check #54407		09/04/2025	10/17/2025	10/17/2025		10/17/2025	351.00
		Vendor 896 - Central Valley Refrigeration, Inc. Totals				Invoices	2		\$1,066.07
Vendor 240 - Clean Cut Landscape Management Inc.									
5846	Monthly Landscaping Service September 2025	Paid by Check #54408		09/30/2025	10/17/2025	10/17/2025		10/17/2025	21,583.00
5895	Monthly Landscaping Service Credit	Paid by Check #54408		10/06/2025	10/17/2025	10/17/2025		10/17/2025	(7,200.00)
		Vendor 240 - Clean Cut Landscape Management Inc. Totals				Invoices	2		\$14,383.00
Vendor 1419 - Collins & Schoettler Planning Consultant, Inc.									
CS Open 6	Zoning Ordinance Update July 2024	Paid by Check #54409		07/29/2024	10/17/2025	10/17/2025		10/17/2025	1,281.25
		Vendor 1419 - Collins & Schoettler Planning Consultant, Inc. Totals				Invoices	1		\$1,281.25
Vendor 170 - Comcast									
0135597	10/02/25 405 E El Monte Way 10/04/25-11/03/25	Paid by Check #54410		10/02/2025	10/17/2025	10/17/2025		10/17/2025	69.62



Accounts Payable Invoice Report

G/L Date Range 10/12/25 - 10/17/25

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 170 - Comcast Totals			Invoices	1		\$69.62
Vendor 3 - Culligan Water									
218187	exchange tank	Paid by Check #54411		09/30/2025	10/17/2025	10/17/2025		10/17/2025	83.00
			Vendor 3 - Culligan Water Totals			Invoices	1		\$83.00
Vendor 2234 - Dekra-Lite Industries, Inc.									
SO0174498	Dekra-Lite 30' Mini Tree Lights Clean California Entertainment	Paid by Check #54412		09/18/2025	10/17/2025	10/17/2025		10/17/2025	42,267.28
			Vendor 2234 - Dekra-Lite Industries, Inc. Totals			Invoices	1		\$42,267.28
Vendor 77 - Department of Justice									
850246	PD - Fingerprint Service / September 2025	Paid by Check #54413		10/06/2025	10/17/2025	10/17/2025		10/17/2025	2,250.00
			Vendor 77 - Department of Justice Totals			Invoices	1		\$2,250.00
Vendor 200 - Dinuba Unified School District									
2045	FY25/26-Senior Center-Senior Meals-Tues/Thurs-Sept. 2025	Paid by Check #54414		10/02/2025	10/17/2025	10/17/2025	10/02/2025	10/17/2025	8,437.50
2046	FY25/26-CDBG/Senior Center- Senior Meals-Mon/Wed/Fri-Sept. 2025	Paid by Check #54414		10/02/2025	10/17/2025	10/17/2025	10/02/2025	10/17/2025	9,450.00
			Vendor 200 - Dinuba Unified School District Totals			Invoices	2		\$17,887.50
Vendor 2099 - EagleShield Pest Control, Inc									
210048	October 2025	Paid by Check #54415		10/09/2025	10/17/2025	10/17/2025		10/17/2025	85.00
			Vendor 2099 - EagleShield Pest Control, Inc Totals			Invoices	1		\$85.00
Vendor 1396 - Employ America									
40S2504-IN	FY25/26-Parks-Parks/Grounds Maintenance-Sept. 2025	Paid by Check #54416		09/30/2025	10/17/2025	10/17/2025	10/09/2025	10/17/2025	3,405.60
			Vendor 1396 - Employ America Totals			Invoices	1		\$3,405.60
Vendor 1506 - Enterprise FM Trust									
FBN5454480	PD - 3 Malibus, 7 Durangos, 4 Chargers	Paid by Check #54417		10/03/2025	10/17/2025	10/17/2025		10/17/2025	10,601.29
FBN5457704	FLEET PW	Paid by Check #54417		10/03/2025	10/17/2025	10/17/2025		10/17/2025	379.80
			Vendor 1506 - Enterprise FM Trust Totals			Invoices	2		\$10,981.09
Vendor 1591 - Environment Control Central Cal, Inc.									
29661-299	monthly maintenance	Paid by Check #54418		10/01/2025	10/17/2025	10/17/2025		10/17/2025	11,715.00
			Vendor 1591 - Environment Control Central Cal, Inc. Totals			Invoices	1		\$11,715.00
Vendor 1341 - ESRI, Inc.									
900112873	Esri Annual Subscription GIS	Paid by Check #54419		10/13/2025	10/17/2025	10/17/2025		10/17/2025	7,000.00
			Vendor 1341 - ESRI, Inc. Totals			Invoices	1		\$7,000.00
Vendor 36 - Ewing Irrigation Products									
27948298	FY25/26-Parks/L&L-Irrigation parts/supplies-Delgado Park	Paid by Check #54420		10/10/2025	10/17/2025	10/17/2025	10/13/2025	10/17/2025	165.52
			Vendor 36 - Ewing Irrigation Products Totals			Invoices	1		\$165.52
Vendor 632 - Rosalva Flores									



Accounts Payable Invoice Report

G/L Date Range 10/12/25 - 10/17/25

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
CLEAR52025	PD - CLEAR5 52nd Annual Training & Tech. Seminar	Paid by Check #54421		10/13/2025	10/17/2025	10/17/2025		10/17/2025	297.00
		Vendor 632 - Rosalva Flores Totals				Invoices	1		\$297.00
Vendor 2243 - Future Unique Enthusiastic Leaders									
1260	PD - FUEL Youth DJ - National Night Out - 10/07/2025	Paid by Check #54422		10/03/2025	10/17/2025	10/17/2025		10/17/2025	200.00
		Vendor 2243 - Future Unique Enthusiastic Leaders Totals				Invoices	1		\$200.00
Vendor 2206 - Gamboa, Austin									
Cnty Medic 2025	Reimbursement	Paid by Check #54423		10/13/2025	10/17/2025	10/17/2025		10/17/2025	78.00
		Vendor 2206 - Gamboa, Austin Totals				Invoices	1		\$78.00
Vendor 1801 - Garda CL West, INC									
10830533	Service Month October 2025	Paid by Check #54424		10/01/2025	10/17/2025	10/17/2025		10/17/2025	1,651.61
		Vendor 1801 - Garda CL West, INC Totals				Invoices	1		\$1,651.61
Vendor 18 - The Gas Company									
0990155800810/25	405 E El Monte Way 09/03/25-10/02/25	Paid by Check #54425		10/06/2025	10/17/2025	10/17/2025		10/17/2025	40.73
1620155874510/25	990 E El Monte Way 09/03/25-10/02/25	Paid by Check #54426		10/06/2025	10/17/2025	10/17/2025		10/17/2025	5.10
1620156700110/25	1390 E Elizabeth Way 09/03/25-10/02/25	Paid by Check #54427		10/06/2025	10/17/2025	10/17/2025		10/17/2025	45.14
1620158000410/25	September 2025	Paid by Check #54428		10/06/2025	10/17/2025	10/17/2025		10/17/2025	27.52
1830985449710/25	PD - 09/03/2025 - 10/02/2025 Billing Charges	Paid by Check #54429		10/06/2025	10/17/2025	10/17/2025		10/17/2025	69.37
		Vendor 18 - The Gas Company Totals				Invoices	5		\$187.86
Vendor 1351 - Grant's AC & Heating Inc.									
104689	PD - U#3 - Squad Room A/C Repairs	Paid by Check #54430		10/08/2025	10/17/2025	10/17/2025		10/17/2025	1,050.00
		Vendor 1351 - Grant's AC & Heating Inc. Totals				Invoices	1		\$1,050.00
Vendor 2113 - Green Pro Solutions									
26133	floating lift station degreaser	Paid by Check #54431		07/29/2025	10/17/2025	10/17/2025		10/17/2025	4,034.05
		Vendor 2113 - Green Pro Solutions Totals				Invoices	1		\$4,034.05
Vendor 496 - The Hanover Insurance Company									
10/07/2025	RHF A044134 07/01/2025-07/01/2026	Paid by Check #54432		10/07/2025	10/17/2025	10/17/2025		10/17/2025	18,070.10
		Vendor 496 - The Hanover Insurance Company Totals				Invoices	1		\$18,070.10
Vendor 2227 - Ruben Hernandez									
0929100325	PD - Traffic Collision Investigation Training / Lunch Reimb.	Paid by Check #54433		10/13/2025	10/17/2025	10/17/2025		10/17/2025	66.21
		Vendor 2227 - Ruben Hernandez Totals				Invoices	1		\$66.21
Vendor 533 - Herwaldt Motorsports									
4177743	PD - Supplies	Paid by Check #54434		10/03/2025	10/17/2025	10/17/2025		10/17/2025	80.99
4177787	PD - Supplies	Paid by Check #54434		10/08/2025	10/17/2025	10/17/2025		10/17/2025	141.67
		Vendor 533 - Herwaldt Motorsports Totals				Invoices	2		\$222.66
Vendor 174 - Howard's Pest Control									



Accounts Payable Invoice Report

G/L Date Range 10/12/25 - 10/17/25
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
133700	monthly service	Paid by Check #54435		10/06/2025	10/17/2025	10/17/2025		10/17/2025	65.00
133709	Contractual	Paid by Check #54435		10/06/2025	10/17/2025	10/17/2025		10/17/2025	165.00
Vendor 174 - Howard's Pest Control Totals									230.00
Vendor 1721 - Image 2000 Fresno									
804640	PD - Copier Supplies Freight Charges	Paid by Check #54436		10/07/2025	10/17/2025	10/17/2025		10/17/2025	16.75
806139	PD - Copiers Maintenance	Paid by Check #54436		10/14/2025	10/17/2025	10/17/2025		10/17/2025	502.68
Vendor 1721 - Image 2000 Fresno Totals									519.43
Vendor 974 - InfoSend, Inc.									
295783	UTILITY PRINT AND POSTAGE	Paid by Check #54437		09/30/2025	10/17/2025	10/17/2025		10/17/2025	457.04
Vendor 974 - InfoSend, Inc. Totals									457.04
Vendor 106 - J's Communciation Inc.									
72965	Station Radios	Paid by Check #54438		10/03/2025	10/17/2025	10/17/2025		10/17/2025	7,468.90
Vendor 106 - J's Communciation Inc. Totals									7,468.90
Vendor 1414 - Jameson Hydro Crane Service LLC									
7455	70crane and fuel sub charge	Paid by Check #54439		09/30/2025	10/17/2025	10/17/2025		10/17/2025	1,650.00
Vendor 1414 - Jameson Hydro Crane Service LLC Totals									1,650.00
Vendor 216 - Key Design Locksmithing									
17625	FY25/26-Parks-lock repair/replace parks office-srv. call /labor	Paid by Check #54440		10/06/2025	10/17/2025	10/17/2025	10/07/2025	10/17/2025	170.38
Vendor 216 - Key Design Locksmithing Totals									170.38
Vendor 281 - Law and Associates Investigations									
25-173	Reddell	Paid by Check #54441		10/09/2025	10/17/2025	10/17/2025		10/17/2025	800.00
Vendor 281 - Law and Associates Investigations Totals									800.00
Vendor 2179 - Logan Bros Pump & Ag, INC									
250569	Logan Bros Pump Well 18 Rehab	Paid by Check #54442		09/22/2025	10/17/2025	10/17/2025		10/17/2025	89,462.99
Vendor 2179 - Logan Bros Pump & Ag, INC Totals									89,462.99
Vendor 1943 - Mineral King Publishing, Inc									
719756	MidValley CDBG Public Notice Close Out S El Monte Revitalization	Paid by Check #54443		10/02/2025	10/17/2025	10/17/2025		10/17/2025	396.00
719757	adopt building standards 2025	Paid by Check #54443		10/02/2025	10/17/2025	10/17/2025		10/17/2025	360.00
Vendor 1943 - Mineral King Publishing, Inc Totals									756.00
Vendor 22 - Moore Twining Associates Inc.									
2509406	industrial	Paid by Check #54444		09/29/2025	10/17/2025	10/17/2025		10/17/2025	88.00
2509577	industrial	Paid by Check #54444		10/01/2025	10/17/2025	10/17/2025		10/17/2025	88.00
2509622	drinking water monitoring	Paid by Check #54444		10/01/2025	10/17/2025	10/17/2025		10/17/2025	100.00
2509644	in house testing	Paid by Check #54444		10/02/2025	10/17/2025	10/17/2025		10/17/2025	179.00
2509710	industrial	Paid by Check #54444		10/06/2025	10/17/2025	10/17/2025		10/17/2025	88.00
2509872	industrial	Paid by Check #54444		10/08/2025	10/17/2025	10/17/2025		10/17/2025	88.00
2509873	in house testing	Paid by Check #54444		10/08/2025	10/17/2025	10/17/2025		10/17/2025	94.00
2509921	industrial	Paid by Check #54444		10/08/2025	10/17/2025	10/17/2025		10/17/2025	88.00



Accounts Payable Invoice Report

G/L Date Range 10/12/25 - 10/17/25
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 142 - ODP Business Solutions, LLC		Vendor 22 - Moore Twining Associates Inc. Totals		Invoices		8		\$813.00	
438929343001	office supplies	Paid by Check #54445		09/24/2025	10/17/2025	10/17/2025		10/17/2025	239.62
440657272001	Office Supplies	Paid by Check #54445		10/07/2025	10/17/2025	10/17/2025		10/17/2025	117.44
Vendor 76 - Pacific Gas & Electric		Vendor 142 - ODP Business Solutions, LLC Totals		Invoices		2		\$357.06	
3380779542308/25	2007 N CRAWFORD 07/11/25-08/10/25	Paid by Check #54472		08/12/2025	10/17/2025	10/17/2025		10/17/2025	2,155.58
0375636985008/25	PW N/E Rd 76 & Ave 416 07/24/25-08/21/25	Paid by Check #54455		08/22/2025	10/17/2025	10/17/2025		10/17/2025	125.28
0584832101308/25	NE CRAWFORD & GERALD 07/25/25-08/24/25	Paid by Check #54459		08/25/2025	10/17/2025	10/17/2025		10/17/2025	256.31
2725120519408/25	Alta & Kamm Aves 07/29/25-08/26/25	Paid by Check #54467		08/27/2025	10/17/2025	10/17/2025		10/17/2025	77.41
1344455159509/25	PW NW COR M & VENTURA AVE 08/06/25-09/04/25	Paid by Check #54461		09/05/2025	10/17/2025	10/17/2025		10/17/2025	108.05
2104753778809/25	155 W Merced Ave 08/06/25-09/04/25	Paid by Check #54464		09/05/2025	10/17/2025	10/17/2025		10/17/2025	110.66
4475716051809/25	180 W MERCED STE A	Paid by Check #54450		09/05/2025	10/17/2025	10/17/2025		10/17/2025	1,835.63
6058049267009/25	148 S M ST 08/06/25-09/04/25	Paid by Check #54481		09/05/2025	10/17/2025	10/17/2025		10/17/2025	58.79
7681012419809/25	180 W MERCED STE C	Paid by Check #54449		09/05/2025	10/17/2025	10/17/2025		10/17/2025	353.38
9750865237309/25	180 W MERCED STE B	Paid by Check #54446		09/05/2025	10/17/2025	10/17/2025		10/17/2025	293.41
2459149581709-25	PW SW SW 7-16-24 07/28/25-09/08/25	Paid by Check #54466		09/09/2025	10/17/2025	10/17/2025		10/17/2025	32,299.14
3120184832709/25	7387 W Sierra Ave 08/21/25-09/08/25	Paid by Check #54469		09/09/2025	10/17/2025	10/17/2025		10/17/2025	20,013.30
3380779542309/25	2007 N CRAWFORD 08/11/25-09/08/25	Paid by Check #54473		09/09/2025	10/17/2025	10/17/2025		10/17/2025	1,960.34
7149346409409/25	EUCLD S/LINDARA WELL #18 07/29/25-09/08/25	Paid by Check #54483		09/09/2025	10/17/2025	10/17/2025		10/17/2025	838.84
8218800681909/25	2099 W SIERRA WAY B 08/21/25-09/08/25	Paid by Check #54484		09/09/2025	10/17/2025	10/17/2025		10/17/2025	3,133.46
0375636985009/25	PW N/E Rd 76 & Ave 416 08/22/25-09/22/25	Paid by Check #54456		09/23/2025	10/17/2025	10/17/2025		10/17/2025	135.55
0418167531709/25	RD 72 7 W Sierra Way 08/25/25-09/23/25	Paid by Check #54457		09/24/2025	10/17/2025	10/17/2025		10/17/2025	899.94
0584832101309/25	NE CRAWFORD & GERALD 08/25/25-09/23/25	Paid by Check #54460		09/24/2025	10/17/2025	10/17/2025		10/17/2025	356.36
3230483783709/25	S/E Cor Hayes & Gerald 08/25/25-09/23/25	Paid by Check #54470		09/24/2025	10/17/2025	10/17/2025		10/17/2025	1.57
4592247189609/25	111 N HAYES AVE 08/25/25-09/23/25	Paid by Check #54474		09/24/2025	10/17/2025	10/17/2025		10/17/2025	37.61
4979039280409-25	DSC 08/25/25-09/23/25	Paid by Check #54453		09/24/2025	10/17/2025	10/17/2025		10/17/2025	2,162.18
8968787345809/25	651 W SAGINAW AVE 08/25/25-09/23/25	Paid by Check #54488		09/24/2025	10/17/2025	10/17/2025		10/17/2025	317.07



Accounts Payable Invoice Report

G/L Date Range 10/12/25 - 10/17/25

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
4751971656809/25	HAYES & EDWARDS 08/26/25-09/24/25	Paid by Check #54475		09/25/2025	10/17/2025	10/17/2025		10/17/2025	47.82
4772157652909/25	ALTA & EL MONTE 08/26/25-09/24/25	Paid by Check #54476		09/25/2025	10/17/2025	10/17/2025		10/17/2025	190.94
4939694448709/25	110 S College Ave 08/26/25-09/24/25	Paid by Check #54477		09/25/2025	10/17/2025	10/17/2025		10/17/2025	1.58
5355488862709/25	912 N ALTA AVE @ SAGINAW & ALTA 08/26/25-09/24/25	Paid by Check #54479		09/25/2025	10/17/2025	10/17/2025		10/17/2025	92.67
5657667089909/25	NW COR ALICE & W EL MONTE WAY 08/26/25-09/24/25	Paid by Check #54480		09/25/2025	10/17/2025	10/17/2025		10/17/2025	121.23
6657667025209/25	NW COR ALTA & RD 80 08/26/25-09/24/25	Paid by Check #54482		09/25/2025	10/17/2025	10/17/2025		10/17/2025	89.70
8647150103009/25	ON E EL MONTE WAY & PERRY 08/26/25-09/24/25	Paid by Check #54487		09/25/2025	10/17/2025	10/17/2025		10/17/2025	84.51
1686600158509/25	2255 W EL MONTE WAY 08/27/25-09/25/25	Paid by Check #54463		09/26/2025	10/17/2025	10/17/2025		10/17/2025	92.21
2125236871309/25	1215 W EL MONTE WAY 08/27/25-09/25/25	Paid by Check #54465		09/26/2025	10/17/2025	10/17/2025		10/17/2025	65.71
2725120519409/25	Alta & Kamm Aves 08/27/25-09/25/25	Paid by Check #54468		09/26/2025	10/17/2025	10/17/2025		10/17/2025	87.27
3354641796609/25	KAMM & O ST 08/27/25-09/25/25	Paid by Check #54471		09/26/2025	10/17/2025	10/17/2025		10/17/2025	131.06
5064695483909/25	CRAWFORD & EL MONTE SW 08/27/25-09/25/25	Paid by Check #54478		09/26/2025	10/17/2025	10/17/2025		10/17/2025	143.35
8397932225809/25	3481 W EL MONTE WAY 08/27/25-09/25/25	Paid by Check #54485		09/26/2025	10/17/2025	10/17/2025		10/17/2025	32.93
8633990399809/25	PW WELL #14 08/27/25-09/25/25	Paid by Check #54486		09/26/2025	10/17/2025	10/17/2025		10/17/2025	24.64
8981923387809/25	150 W SAGINAW AVE 08/27/25-09/25/25	Paid by Check #54489		09/26/2025	10/17/2025	10/17/2025		10/17/2025	75.92
9237058126309/25	2813 W EL MONTE WAY 08/27/25-09/25/25	Paid by Check #54490		09/26/2025	10/17/2025	10/17/2025		10/17/2025	49.00
0571296382509/25	PW-2999 W EL MONTE WAY 08/28/25-09/26/25	Paid by Check #54458		09/28/2025	10/17/2025	10/17/2025		10/17/2025	166.53
1416294094509/25	PW 389 W EL MONTE WAY 08/28/25-09/26/25	Paid by Check #54462		09/28/2025	10/17/2025	10/17/2025		10/17/2025	92.52
6220088828709/25	PARKS-EL MONTE & MCKINLEY 08/25/25-09/23/25	Paid by Check #54454		09/28/2025	10/17/2025	10/17/2025		10/17/2025	168.77
2509717364210/25	L & M ALLEY @ FRESNO ST 09/05/25-10/05/25	Paid by Check #54451		10/06/2025	10/17/2025	10/17/2025		10/17/2025	41.99
4475716051810/25	180 W MERCED STE	Paid by Check #54447		10/06/2025	10/17/2025	10/17/2025		10/17/2025	1,365.45
7681012419810/25	180 W MERCED STE C	Paid by Check #54448		10/06/2025	10/17/2025	10/17/2025		10/17/2025	150.21
9624769219510/25	255 S L ST 09/05/25-10/05/25	Paid by Check #54452		10/06/2025	10/17/2025	10/17/2025		10/17/2025	170.52
Vendor 76 - Pacific Gas & Electric Totals						Invoices	45		\$71,016.39

Vendor 7 - Pena's Disposal Services



Accounts Payable Invoice Report

G/L Date Range 10/12/25 - 10/17/25
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
10/25 FOR 9/25	OCTOBER PAYMENT FOR SEPTEMBER Disposal & Recycling Charges	Paid by Check #54491		10/17/2025	10/17/2025	10/17/2025		10/17/2025	187,548.24
NOVEMBER 2025	NOVEMBER 2025 CONTRACT Disposal Payment	Paid by Check #54491		11/01/2025	10/17/2025	10/17/2025		10/17/2025	60,000.00
		Vendor 7 - Pena's Disposal Services Totals				Invoices	2		\$247,548.24
Vendor 1102 - RDO Equipment Co.									
W1893575	FY25/26-Parks-Equipment repair/maintenance-chipper	Paid by Check #54492		10/02/2025	10/17/2025	10/17/2025	10/03/2025	10/17/2025	2,368.39
		Vendor 1102 - RDO Equipment Co. Totals				Invoices	1		\$2,368.39
Vendor 124 - Reedley Veterinary Hospital									
185	PD - Vet Fees / September Disposal Fees	Paid by Check #54493		09/30/2025	10/17/2025	10/17/2025		10/17/2025	2,711.00
		Vendor 124 - Reedley Veterinary Hospital Totals				Invoices	1		\$2,711.00
Vendor 221 - Rene G. Ortega Concrete									
2116	amador and n k st ADA ramps	Paid by Check #54494		10/13/2025	10/17/2025	10/17/2025		10/17/2025	12,800.00
		Vendor 221 - Rene G. Ortega Concrete Totals				Invoices	1		\$12,800.00
Vendor 817 - Maribel Reynosa									
TNR2025-8	PD - Feral Cat Trap & Release Program Voucher - Reimbursement	Paid by Check #54495		10/08/2025	10/17/2025	10/17/2025		10/17/2025	200.00
		Vendor 817 - Maribel Reynosa Totals				Invoices	1		\$200.00
Vendor 1823 - Santander Bank, N.A.									
17964964	PD - U#8, U#12 & U#25 Lease	Paid by Check #54496		09/29/2025	10/17/2025	10/17/2025		10/17/2025	15,859.00
		Vendor 1823 - Santander Bank, N.A. Totals				Invoices	1		\$15,859.00
Vendor 42 - Scout Specialties									
189499	FY25/26-Sports-Field striping paint-Soccer field prep-KC Park	Paid by Check #54497		10/03/2025	10/17/2025	10/17/2025	10/09/2025	10/17/2025	352.10
		Vendor 42 - Scout Specialties Totals				Invoices	1		\$352.10
Vendor 2189 - Selman & Company LLC									
20251001	October 2025	Paid by Check #54498		10/13/2025	10/17/2025	10/17/2025		10/17/2025	27.00
20250101	January 2025	Paid by Check #54498		10/14/2025	10/17/2025	10/17/2025		10/17/2025	72.00
		Vendor 2189 - Selman & Company LLC Totals				Invoices	2		\$99.00
Vendor 361 - SJVAPCD									
S184737	WELL ELECTRIC GENERATOR	Paid by Check #54499		10/01/2025	10/17/2025	10/17/2025		10/17/2025	781.00
S184749	WELL ELECTRIC GENERATOR	Paid by Check #54499		10/01/2025	10/17/2025	10/17/2025		10/17/2025	314.00
		Vendor 361 - SJVAPCD Totals				Invoices	2		\$1,095.00
Vendor 121 - State of California									
25PP-GEMT IGT #4	AB 1705 PP-GEMT CY 2025 Collection #4 NPI1255427183	Paid by EFT #3699		10/13/2025	10/16/2025	10/16/2025		10/16/2025	109,191.19
		Vendor 121 - State of California Totals				Invoices	1		\$109,191.19
Vendor 2066 - Terminix Commercial									
464234999	PD - Pest Control Service	Paid by Check #54500		09/25/2025	10/17/2025	10/17/2025		10/17/2025	78.14



Accounts Payable Invoice Report

G/L Date Range 10/12/25 - 10/17/25

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
464432303	FY25/26-Comm. Svcs.-Pest control services-Sept. 2025	Paid by Check #54500		09/25/2025	10/17/2025	10/17/2025	10/07/2025	10/17/2025	98.74
Vendor 2066 - Terminix Commercial Totals									Invoices 2
									\$176.88
Vendor 426 - Tioga Solar Dinuba LLC									
1060464458	tioga 9-1-2025 to 9-30/2025	Paid by Check #54501		09/30/2025	10/17/2025	10/17/2025		10/17/2025	42,129.10
Vendor 426 - Tioga Solar Dinuba LLC Totals									Invoices 1
									\$42,129.10
Vendor 311 - Top Dog Training Center									
2005	PD - K9 Maintenance Training / Enzo & Zeus	Paid by Check #54502		10/07/2025	10/17/2025	10/17/2025		10/17/2025	360.00
Vendor 311 - Top Dog Training Center Totals									Invoices 1
									\$360.00
Vendor 1633 - Toyota Industries Commercial Finance, Inc.									
4004551602	LEASE	Paid by Check #54503		09/26/2025	10/17/2025	10/17/2025		10/17/2025	296.74
Vendor 1633 - Toyota Industries Commercial Finance, Inc. Totals									Invoices 1
									\$296.74
Vendor 561 - America Trevino									
October 2025	Anthem Reimb 10/1/25-10/31/25	Paid by Check #54504		10/15/2025	10/17/2025	10/17/2025		10/17/2025	349.37
Vendor 561 - America Trevino Totals									Invoices 1
									\$349.37
Vendor 49 - Tulare County									
0130500610002025	2025 Secured Tax Bill 013-050-061-000	Paid by Check #54505		10/13/2025	10/17/2025	10/17/2025		10/17/2025	167.16
Vendor 49 - Tulare County Totals									Invoices 1
									\$167.16
Vendor 296 - Tulare Kings Veterinary Emergency									
249244	PD - Vet Services	Paid by Check #54506		10/11/2025	10/17/2025	10/17/2025		10/17/2025	152.12
Vendor 296 - Tulare Kings Veterinary Emergency Totals									Invoices 1
									\$152.12
Vendor 192 - UNUM Life Insurance Company of America									
11/1/25-11/30/25	0537123-001	Paid by Check #54507		10/10/2025	10/17/2025	10/17/2025		10/17/2025	11,777.95
Vendor 192 - UNUM Life Insurance Company of America Totals									Invoices 1
									\$11,777.95
Vendor 1041 - UPS									
0000Y64A59405	Postage	Paid by EFT #3668		10/04/2025	10/17/2025	10/17/2025		10/17/2025	61.39
Vendor 1041 - UPS Totals									Invoices 1
									\$61.39
Vendor 359 - Valero Marketing & Supply Company									
107928846	PD - 09/07/2025 - 10/06/2025 Fuel Charges	Paid by EFT #3669		10/06/2025	10/17/2025	10/17/2025		10/17/2025	12,870.71
Vendor 359 - Valero Marketing & Supply Company Totals									Invoices 1
									\$12,870.71
Vendor 101 - Valley Soil & Forest Products									
52843	fill sand	Paid by Check #54508		10/02/2025	10/17/2025	10/17/2025		10/17/2025	672.70
Vendor 101 - Valley Soil & Forest Products Totals									Invoices 1
									\$672.70
Vendor 2062 - W & E Electric									
2509003	CLEAR FAULT AND REPLACE KEY PAD	Paid by Check #54509		09/05/2025	10/17/2025	10/17/2025		10/17/2025	514.21
2509004	CHECK/DEWATER PANEL	Paid by Check #54509		09/05/2025	10/17/2025	10/17/2025		10/17/2025	150.00
2509041	add circuits replace bad	Paid by Check #54509		09/19/2025	10/17/2025	10/17/2025		10/17/2025	10,691.83
2509077	MANUALLY TRANSFER ENERGY	Paid by Check #54509		09/26/2025	10/17/2025	10/17/2025		10/17/2025	300.00
2509079	SHORT SMOKE ALARM	Paid by Check #54509		09/26/2025	10/17/2025	10/17/2025		10/17/2025	150.00



Accounts Payable Invoice Report

G/L Date Range 10/12/25 - 10/17/25
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
2509114	REPAIR OUTLET	Paid by Check #54509		09/30/2025	10/17/2025	10/17/2025			150.00
		Vendor 2062 - W & E Electric	Totals			Invoices	6		\$11,956.04
Vendor 2072 - Wells Fargo Vendor Financial Services LLC									
5036155058	PD - Copiers Lease	Paid by Check #54510		10/07/2025	10/17/2025	10/17/2025			563.12
		Vendor 2072 - Wells Fargo Vendor Financial Services LLC	Totals			Invoices	1		\$563.12
Vendor 2080 - Xcitium Inc.									
42662535-74	Contract Payment (17/36)	Paid by Check #54511		10/09/2025	10/17/2025	10/17/2025			888.80
		Vendor 2080 - Xcitium Inc.	Totals			Invoices	1		\$888.80
		Grand Totals				Invoices	156		\$993,972.11



Accounts Payable Invoice Report

G/L Date Range 10/19/25 - 10/24/25

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.									
4C010291	FY 24/25 4 Creeks Dinuba CIP project Whitney/Parkway	Paid by Check #54514		07/21/2025	10/24/2025	10/24/2025		10/24/2025	5,211.00
Vendor 385 - 4 Creeks, Inc. Totals								Invoices	1
									\$5,211.00
Vendor 1143 - AAA Quality Services, Inc.									
00360846	FY25/26-Parks-Portable restroom services (2)-Nebraska Park	Paid by Check #54515		10/18/2025	10/24/2025	10/24/2025	10/20/2025	10/24/2025	497.70
00360847	FY25/26-Parks-Portable restroom services (2)-Centennial Park	Paid by Check #54515		10/18/2025	10/24/2025	10/24/2025	10/20/2025	10/24/2025	497.70
00360848	FY25/26-Parks-Portable restroom services (1) Vuich Park	Paid by Check #54515		10/18/2025	10/24/2025	10/24/2025	10/20/2025	10/24/2025	130.20
Vendor 1143 - AAA Quality Services, Inc. Totals								Invoices	3
									\$1,125.60
Vendor 479 - Able Industries, Inc.									
9250010	Able- Downtown Alleys	Paid by Check #54516		09/01/2025	10/24/2025	10/24/2025		10/24/2025	900.00
Vendor 479 - Able Industries, Inc. Totals								Invoices	1
									\$900.00
Vendor 206 - ADT Security Services, Inc.									
1170756740	Alarm	Paid by Check #54517		10/04/2025	10/24/2025	10/24/2025		10/24/2025	222.69
1170757712	FY25/26-Comm. Svcs.-Alarm monitoring svcs 11/1/25-1/31/26	Paid by Check #54517		10/04/2025	10/24/2025	10/24/2025	10/15/2025	10/24/2025	211.95
Vendor 206 - ADT Security Services, Inc. Totals								Invoices	2
									\$434.64
Vendor 263 - Advantek Benefit Administrators									
2510 011	Contractual	Paid by Check #54518		10/15/2025	10/24/2025	10/24/2025		10/24/2025	165,764.55
Vendor 263 - Advantek Benefit Administrators Totals								Invoices	1
									\$165,764.55
Vendor 1036 - Allstar Fire Equipment									
267986	Safety Equipment	Paid by Check #54519		10/14/2025	10/24/2025	10/24/2025		10/24/2025	11,722.12
Vendor 1036 - Allstar Fire Equipment Totals								Invoices	1
									\$11,722.12
Vendor 522 - Allstar Towing									
41890	towing breakdown	Paid by Check #54520		10/07/2025	10/24/2025	10/24/2025		10/24/2025	145.00
41895	DPD M/C breakdown	Paid by Check #54520		10/08/2025	10/24/2025	10/24/2025		10/24/2025	320.00
41834	PD - Tow Service 9MFS277 / DF2502282	Paid by Check #54520		10/16/2025	10/24/2025	10/24/2025		10/24/2025	400.00
Vendor 522 - Allstar Towing Totals								Invoices	3
									\$865.00
Vendor 119 - American Backflow Specialties									
INV69443	backflow repair	Paid by Check #54521		10/09/2025	10/24/2025	10/24/2025		10/24/2025	607.68
Vendor 119 - American Backflow Specialties Totals								Invoices	1
									\$607.68
Vendor 20 - Ameritas Life Insurance									
October 2025	010-007745-00000	Paid by Check #54522		10/08/2025	10/24/2025	10/24/2025		10/24/2025	24,434.88
Vendor 20 - Ameritas Life Insurance Totals								Invoices	1
									\$24,434.88
Vendor 351 - Anthem Blue Cross									
000412793005	Hartley 919M97599 11/01/25-11/30/25	Paid by Check #54523		10/04/2025	10/24/2025	10/24/2025		10/24/2025	164.90
000412795570	Medders 975A79192 11/01/25-11/30/25	Paid by Check #54527		10/04/2025	10/24/2025	10/24/2025		10/24/2025	164.90



Accounts Payable Invoice Report

G/L Date Range 10/19/25 - 10/24/25

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
000412810867	Tyler 299A24237 11/01/25-11/30/25	Paid by Check #54528		10/04/2025	10/24/2025	10/24/2025		10/24/2025	135.60
000412812154	Magyar 792A24403 11/01/25-11/30/25	Paid by Check #54529		10/04/2025	10/24/2025	10/24/2025		10/24/2025	135.60
000412814852	Harman 532W04713 11/01/25-11/30/25	Paid by Check #54526		10/04/2025	10/24/2025	10/24/2025		10/24/2025	164.90
000414942444	Tyler 141A75193 11/01/25-11/30/25	Paid by Check #54525		10/07/2025	10/24/2025	10/24/2025		10/24/2025	310.12
000414972414	Hartley 925M97595 11/01/25-11/30/25	Paid by Check #54524		10/07/2025	10/24/2025	10/24/2025		10/24/2025	336.03
			Vendor 351 - Anthem Blue Cross Totals			Invoices	7		\$1,412.05
Vendor 145 - Arbitrage Compliance Specialists, Inc.									
1040699	Tax Allocation Refunding Bonds, Issue of 2015	Paid by Check #54530		10/13/2025	10/24/2025	10/24/2025		10/24/2025	2,250.00
			Vendor 145 - Arbitrage Compliance Specialists, Inc. Totals			Invoices	1		\$2,250.00
Vendor 665 - Christy Arias									
October 2025	Anthem Reimb 10/01/25-10/31/25	Paid by Check #54531		10/17/2025	10/24/2025	10/24/2025		10/24/2025	342.12
			Vendor 665 - Christy Arias Totals			Invoices	1		\$342.12
Vendor 17 - AT&T									
238451821410/25	405 E El Monte Way 10/7/25-11/6/25	Paid by Check #54532		10/07/2025	10/24/2025	10/24/2025		10/24/2025	64.04
939105447610/25	Telephone 09/10/25-10/09/25	Paid by Check #54533		10/10/2025	10/24/2025	10/24/2025		10/24/2025	31.41
939105446210/25	DSC 09/11/25-10/10/25	Paid by Check #54534		10/11/2025	10/24/2025	10/24/2025		10/24/2025	31.41
939105474410/25	PARKS & COMM SRVCE 09/11/25-10/10/25	Paid by Check #54535		10/11/2025	10/24/2025	10/24/2025		10/24/2025	253.37
			Vendor 17 - AT&T Totals			Invoices	4		\$380.23
Vendor 1044 - AutoZone, Inc.									
02833840870	m-731	Paid by Check #54536		10/15/2025	10/24/2025	10/24/2025		10/24/2025	242.75
			Vendor 1044 - AutoZone, Inc. Totals			Invoices	1		\$242.75
Vendor 822 - Boundtree Medical LLC									
85958478	Supplies	Paid by Check #54537		10/15/2025	10/24/2025	10/24/2025		10/24/2025	395.92
85961598	Supplies	Paid by Check #54537		10/17/2025	10/24/2025	10/24/2025		10/24/2025	251.06
			Vendor 822 - Boundtree Medical LLC Totals			Invoices	2		\$646.98
Vendor 116 - BSK Associates									
AI24967	testing	Paid by Check #54538		09/25/2025	10/24/2025	10/24/2025		10/24/2025	55.00
AI26120	testing	Paid by Check #54538		10/09/2025	10/24/2025	10/24/2025		10/24/2025	176.00
AI26986	testing	Paid by Check #54538		10/17/2025	10/24/2025	10/24/2025		10/24/2025	176.00
			Vendor 116 - BSK Associates Totals			Invoices	3		\$407.00
Vendor 1415 - California Depart. of Tax and Fee Administration									
ALT Fuel 09/2025	058-100947 07/01/2025-09/30/2025	Paid by EFT #3703		09/30/2025	10/21/2025	10/21/2025		10/21/2025	387.00
			Vendor 1415 - California Depart. of Tax and Fee Administration Totals			Invoices	1		\$387.00
Vendor 1192 - California Industrial Rubber Co.									



Accounts Payable Invoice Report

G/L Date Range 10/19/25 - 10/24/25

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
f-000090	finance charge September	Paid by Check #54539		09/30/2025	10/24/2025	10/24/2025		10/24/2025	6.79
Vendor 725 - CDW Government		Vendor 1192 - California Industrial Rubber Co. Totals				Invoices	1		\$6.79
AF77I8Y	APC Smart UPS 1500VA 120V	Paid by Check #54540		09/03/2025	10/24/2025	10/24/2025		10/24/2025	803.67
Vendor 725 - CDW Government		Vendor 725 - CDW Government Totals				Invoices	1		\$803.67
Rope Rescue Tech	Educational Reimbursement	Paid by Check #54541		09/26/2025	10/24/2025	10/24/2025		10/24/2025	113.00
Vendor 1495 - David Cervantes		Vendor 1495 - David Cervantes Totals				Invoices	1		\$113.00
107382	pd-29	Paid by Check #54542		10/03/2025	10/24/2025	10/24/2025		10/24/2025	389.87
Vendor 215 - Chad's Auto Glass		Vendor 215 - Chad's Auto Glass Totals				Invoices	1		\$389.87
0160181 10/07/25	1088 E KAMM AVE 10/11/25-11/10/25	Paid by Check #54544		10/07/2025	10/24/2025	10/24/2025		10/24/2025	48.51
0148160 10/11/25	1390 E Elizabeth Way 10/16/25-11/15/25	Paid by Check #54543		10/11/2025	10/24/2025	10/24/2025		10/24/2025	296.08
0148178 10/12/25	PD 680 S ALTA AVE OFC 10/17/25-11/16/25	Paid by Check #54545		10/12/2025	10/24/2025	10/24/2025		10/24/2025	252.63
Vendor 170 - Comcast		Vendor 170 - Comcast Totals				Invoices	3		\$597.22
162140	e-31	Paid by Check #54546		10/02/2025	10/24/2025	10/24/2025		10/24/2025	513.73
Vendor 1273 - Cook's Communications Corp.		Vendor 1273 - Cook's Communications Corp. Totals				Invoices	1		\$513.73
218485	portable exchange	Paid by Check #54547		09/30/2025	10/24/2025	10/24/2025		10/24/2025	80.00
Vendor 3 - Culligan Water		Vendor 3 - Culligan Water Totals				Invoices	1		\$80.00
592566551	October 2025	Paid by EFT #3706		10/07/2025	10/24/2025	10/24/2025		10/24/2025	315.90
Vendor 1035 - De Lage Landen Public Finance		Vendor 1035 - De Lage Landen Public Finance Totals				Invoices	1		\$315.90
854596	PD - Blood Alcohol Analysis / Sep 2025	Paid by Check #54548		10/07/2025	10/24/2025	10/24/2025		10/24/2025	350.00
Vendor 77 - Department of Justice		Vendor 77 - Department of Justice Totals				Invoices	1		\$350.00
034939	smog test	Paid by Check #54549		10/17/2025	10/24/2025	10/24/2025		10/24/2025	45.00
Vendor 2029 - Dinuba Smog		Vendor 2029 - Dinuba Smog Totals				Invoices	1		\$45.00
25211550	inventory	Paid by Check #54550		10/03/2025	10/24/2025	10/24/2025		10/24/2025	369.88
Vendor 309 - Elbert Distributing		Vendor 309 - Elbert Distributing Totals				Invoices	1		\$369.88
18013	BC Vehicle	Paid by Check #54551		10/15/2025	10/24/2025	10/24/2025		10/24/2025	976.49
Vendor 1798 - ARMANDO Empire Auto Glass, LLC		Vendor 1798 - ARMANDO Empire Auto Glass, LLC Totals				Invoices	1		\$976.49
Vendor 442 - Fastenal Company									



Accounts Payable Invoice Report

G/L Date Range 10/19/25 - 10/24/25
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
CAVIS160359	supplies	Paid by Check #54552		09/30/2025	10/24/2025	10/24/2025		10/24/2025	357.39
		Vendor 442 - Fastenal Company Totals				Invoices	1		\$357.39
Vendor 2064 - Ferguson Enterprises, LLC									
1905333	install water tank	Paid by Check #54553		09/11/2025	10/24/2025	10/24/2025		10/24/2025	10,500.00
		Vendor 2064 - Ferguson Enterprises, LLC Totals				Invoices	1		\$10,500.00
Vendor 1244 - Fire Apparatus Solutions									
02p2021	E-31	Paid by Check #54554		10/06/2025	10/24/2025	10/24/2025		10/24/2025	191.38
		Vendor 1244 - Fire Apparatus Solutions Totals				Invoices	1		\$191.38
Vendor 1801 - Garda CL West, INC									
20650740	Excess Items September 2025	Paid by Check #54555		09/30/2025	10/24/2025	10/24/2025		10/24/2025	11.70
		Vendor 1801 - Garda CL West, INC Totals				Invoices	1		\$11.70
Vendor 18 - The Gas Company									
1263155600310/25	DSC 09/03/25-10/02/25	Paid by Check #54556		10/06/2025	10/24/2025	10/24/2025		10/24/2025	20.02
		Vendor 18 - The Gas Company Totals				Invoices	1		\$20.02
Vendor 1431 - Patricia Hartman									
November 2025	Anthem Reimb 11/01/25-11/30/25	Paid by Check #54557		10/23/2025	10/24/2025	10/24/2025		10/24/2025	164.90
		Vendor 1431 - Patricia Hartman Totals				Invoices	1		\$164.90
Vendor 2244 - High Quality Pro Roofing Inc.									
REC100925	FY25/26-Comm. Svcs.-Parks & CS roof/leak repairs 9/18/25	Paid by Check #54558		10/09/2025	10/24/2025	10/24/2025	10/10/2025	10/24/2025	9,540.00
		Vendor 2244 - High Quality Pro Roofing Inc. Totals				Invoices	1		\$9,540.00
Vendor 2245 - Hillcrest Shops									
1156	FY25/26-Special Events-Fall Harvest Fling-36" bin of pumpkins	Paid by Check #54559		10/17/2025	10/24/2025	10/24/2025	10/20/2025	10/24/2025	378.00
		Vendor 2245 - Hillcrest Shops Totals				Invoices	1		\$378.00
Vendor 1721 - Image 2000 Fresno									
806789	PD - Copier Supplies Freight Charges	Paid by Check #54560		10/16/2025	10/24/2025	10/24/2025		10/24/2025	16.75
		Vendor 1721 - Image 2000 Fresno Totals				Invoices	1		\$16.75
Vendor 213 - Javelina Trading Company									
2509024	Contractual	Paid by Check #54561		10/16/2025	10/24/2025	10/24/2025		10/24/2025	978.74
		Vendor 213 - Javelina Trading Company Totals				Invoices	1		\$978.74
Vendor 1718 - JCL Company, LLC									
10142524531	shop tool	Paid by Check #54562		10/14/2025	10/24/2025	10/24/2025		10/24/2025	67.27
		Vendor 1718 - JCL Company, LLC Totals				Invoices	1		\$67.27
Vendor 5 - Jorgensen & Co.									
6210560	Transit Center Processing Fee	Paid by Check #54563		09/02/2025	10/24/2025	10/24/2025		10/24/2025	20.00
		Vendor 5 - Jorgensen & Co. Totals				Invoices	1		\$20.00
Vendor 218 - Key Evidence Lock and Safe									
137252	Key Evidence- Service Call & Supplies	Paid by Check #54564		10/20/2025	10/24/2025	10/24/2025		10/24/2025	1,700.58
		Vendor 218 - Key Evidence Lock and Safe Totals				Invoices	1		\$1,700.58



Accounts Payable Invoice Report

G/L Date Range 10/19/25 - 10/24/25

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 1917 - Kimball Midwest									
103813730	Supplies	Paid by Check #54565		10/06/2025	10/24/2025	10/24/2025		10/24/2025	618.35
		Vendor 1917 - Kimball Midwest Totals				Invoices	1		\$618.35
Vendor 1831 - Kings Water Alliance									
429	Kings Water Alliance-FY2025/2026	Paid by Check #54566		09/23/2025	10/24/2025	10/24/2025		10/24/2025	17,998.00
		Vendor 1831 - Kings Water Alliance Totals				Invoices	1		\$17,998.00
Vendor 796 - L.N. Curtis & Sons									
INV1000085	Safety Equipment	Paid by Check #54567		10/15/2025	10/24/2025	10/24/2025		10/24/2025	8,354.07
INV1000511	Safety Equipment	Paid by Check #54567		10/16/2025	10/24/2025	10/24/2025		10/24/2025	629.26
		Vendor 796 - L.N. Curtis & Sons Totals				Invoices	2		\$8,983.33
Vendor 449 - Les Schwab Tire Centers of Central California									
55100369892	parks trailer	Paid by Check #54568		08/20/2025	10/24/2025	10/24/2025		10/24/2025	187.91
55100373014	maintenance	Paid by Check #54568		10/03/2025	10/24/2025	10/24/2025		10/24/2025	260.44
55100373351	r-02	Paid by Check #54568		10/08/2025	10/24/2025	10/24/2025		10/24/2025	107.99
55100373366	maintenance	Paid by Check #54568		10/08/2025	10/24/2025	10/24/2025		10/24/2025	1,002.59
55100373403	u-40	Paid by Check #54568		10/09/2025	10/24/2025	10/24/2025		10/24/2025	904.59
55100373693	u-42	Paid by Check #54568		10/14/2025	10/24/2025	10/24/2025		10/24/2025	930.79
55100373702	u-43	Paid by Check #54568		10/14/2025	10/24/2025	10/24/2025		10/24/2025	930.79
		Vendor 449 - Les Schwab Tire Centers of Central California Totals				Invoices	7		\$4,325.10
Vendor 1723 - Matson Alarm Co, Inc.									
7214910	FY25/26-Sportsplex-Alarm monitoring 11/1/25-11/30/25	Paid by Check #54569		11/01/2025	10/24/2025	10/24/2025	10/20/2025	10/24/2025	110.77
		Vendor 1723 - Matson Alarm Co, Inc. Totals				Invoices	1		\$110.77
Vendor 1780 - Tim McLean									
July-Sept. 2025	Anthem Reimb 7/1/25-9/30/25	Paid by Check #54570		10/17/2025	10/24/2025	10/24/2025		10/24/2025	1,070.55
		Vendor 1780 - Tim McLean Totals				Invoices	1		\$1,070.55
Vendor 1931 - MissionSquare Plan Services									
2026-00000121	30 - 457 - Employee MissionSquare \$*	Paid by EFT #3737		10/23/2025	10/23/2025	10/23/2025		10/23/2025	4,063.58
		Vendor 1931 - MissionSquare Plan Services Totals				Invoices	1		\$4,063.58
Vendor 22 - Moore Twining Associates Inc.									
2509973	testing	Paid by Check #54571		10/09/2025	10/24/2025	10/24/2025		10/24/2025	292.00
2510146	testing	Paid by Check #54571		10/14/2025	10/24/2025	10/24/2025		10/24/2025	257.00
2510151	testing	Paid by Check #54571		10/14/2025	10/24/2025	10/24/2025		10/24/2025	102.00
2510159	testing	Paid by Check #54571		10/14/2025	10/24/2025	10/24/2025		10/24/2025	106.00
		Vendor 22 - Moore Twining Associates Inc. Totals				Invoices	4		\$757.00
Vendor 142 - ODP Business Solutions, LLC									
440046489001	FY25/26-Senior Center-drink station operating supp.-stir stick	Paid by Check #54572		09/29/2025	10/24/2025	10/24/2025	10/15/2025	10/24/2025	23.74
440049047001	FY25/26-Senior Center-Meals-Operating supplies-lunch bags	Paid by Check #54572		09/29/2025	10/24/2025	10/24/2025	10/15/2025	10/24/2025	90.90
438774611001	Office Supplies-Toner	Paid by Check #54572		09/30/2025	10/24/2025	10/24/2025		10/24/2025	103.80



Accounts Payable Invoice Report

G/L Date Range 10/19/25 - 10/24/25

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
442141735001	FY25/26-Office/Operating supplies	Paid by Check #54572		10/01/2025	10/24/2025	10/24/2025		10/24/2025	256.88
		Vendor 142 - ODP Business Solutions, LLC	Totals			Invoices	4		\$475.32
Vendor 2217 - Orbit Lanes									
10222025	FY25/26-CDBG-Senior Meals-Specialty Lunch for 10/22/25	Paid by Check #54573		10/16/2025	10/24/2025	10/24/2025	10/20/2025	10/24/2025	298.10
		Vendor 2217 - Orbit Lanes	Totals			Invoices	1		\$298.10
Vendor 1773 - Pace Supply Corp.									
1910814767	CTS ss insert	Paid by Check #54574		09/26/2025	10/24/2025	10/24/2025		10/24/2025	2,457.53
1910859904	CL1 Repair Clamp	Paid by Check #54574		10/14/2025	10/24/2025	10/24/2025		10/24/2025	677.04
1910837338	1 3/4 angel key cts	Paid by Check #54574		10/15/2025	10/24/2025	10/24/2025		10/24/2025	4,177.79
		Vendor 1773 - Pace Supply Corp.	Totals			Invoices	3		\$7,312.36
Vendor 76 - Pacific Gas & Electric									
8607273249710/25	L & L 1001 E El Paso Ave 09/05/25-10/05/25	Paid by Check #54581		10/06/2025	10/24/2025	10/24/2025		10/24/2025	13.27
9750865237310/25	PGE 180 W MERCED STE B	Paid by Check #54582		10/06/2025	10/24/2025	10/24/2025		10/24/2025	175.54
1557710974510/25	Parks 1851 E Kamm Ave 09/09/25-10/08/25	Paid by Check #54577		10/09/2025	10/24/2025	10/24/2025		10/24/2025	3,179.16
2946520700810/25	L & L 09/09/25-10/08/25	Paid by Check #54579		10/09/2025	10/24/2025	10/24/2025		10/24/2025	3.18
6021181187610/25	Sportsplex 201 N URUAPAN WAY 09/09/25-10/08/25	Paid by Check #54578		10/09/2025	10/24/2025	10/24/2025		10/24/2025	2,738.49
9001498229310/25	405 E El Monte Way 09/09/25-10/08/25	Paid by Check #54575		10/09/2025	10/24/2025	10/24/2025		10/24/2025	2,045.11
7314274871110/25	Parks & CS 09/09/25-10/08/25	Paid by Check #54580		10/10/2025	10/24/2025	10/24/2025		10/24/2025	4,711.86
2567113494510/25	Autumn Gate Phase II & III 09/13/25-10/14/25	Paid by Check #54576		10/14/2025	10/24/2025	10/24/2025		10/24/2025	60.07
		Vendor 76 - Pacific Gas & Electric	Totals			Invoices	8		\$12,926.68
Vendor 1565 - Quadient Finance USA, Inc.									
10.10.25	POSTAGE	Paid by Check #54583		10/10/2025	10/24/2025	10/24/2025		10/24/2025	2,500.00
		Vendor 1565 - Quadient Finance USA, Inc.	Totals			Invoices	1		\$2,500.00
Vendor 1526 - Robert Soria Trucking									
15921	base rock	Paid by Check #54584		10/15/2025	10/24/2025	10/24/2025		10/24/2025	256.00
		Vendor 1526 - Robert Soria Trucking	Totals			Invoices	1		\$256.00
Vendor 42 - Scout Specialties									
189559	Supplies	Paid by Check #54585		10/06/2025	10/24/2025	10/24/2025		10/24/2025	434.74
189565	FY25/26-Parks-park striping paint supplies-Nat'l Night Out	Paid by Check #54585		10/06/2025	10/24/2025	10/24/2025	10/13/2025	10/24/2025	123.15
189703	FY25/26-Sports-Field striping paint-Soccer field prep-KC Park	Paid by Check #54585		10/11/2025	10/24/2025	10/24/2025	10/17/2025	10/24/2025	150.90
		Vendor 42 - Scout Specialties	Totals			Invoices	3		\$708.79
Vendor 156 - Shape Inc.									
55389b43305	influent pimp	Paid by Check #54586		10/14/2025	10/24/2025	10/24/2025		10/24/2025	28,829.30
		Vendor 156 - Shape Inc.	Totals			Invoices	1		\$28,829.30
Vendor 2214 - Standard Insurance Company									



Accounts Payable Invoice Report

G/L Date Range 10/19/25 - 10/24/25

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
10825666	11/01/25-12/01/25	Paid by Check #54587		10/13/2025	10/24/2025	10/24/2025		10/24/2025	692.50
		Vendor 2214 - Standard Insurance Company	Totals			Invoices	1		\$692.50
Vendor 247 - State Center Community College District									
19511885-86	PD - Traffic Investigation / Julian Hernandez & Ruben Hernandez	Paid by Check #54588		10/02/2025	10/24/2025	10/24/2025		10/24/2025	298.00
		Vendor 247 - State Center Community College District	Totals			Invoices	1		\$298.00
Vendor 1442 - Superior Pool Products, LLC									
Q2032953	Chlorine Drum	Paid by Check #54589		10/14/2025	10/24/2025	10/24/2025		10/24/2025	396.74
		Vendor 1442 - Superior Pool Products, LLC	Totals			Invoices	1		\$396.74
Vendor 1196 - Tap Master, Inc.									
0925-79	Tap Master Whitney Water Main Project	Paid by Check #54590		09/18/2025	10/24/2025	10/24/2025		10/24/2025	15,580.00
		Vendor 1196 - Tap Master, Inc.	Totals			Invoices	1		\$15,580.00
Vendor 1352 - Trizetto Provider Solutions, LLC									
3U25102500	Service Month October 2025	Paid by Check #54591		10/01/2025	10/24/2025	10/24/2025		10/24/2025	539.50
		Vendor 1352 - Trizetto Provider Solutions, LLC	Totals			Invoices	1		\$539.50
Vendor 49 - Tulare County									
260119	FY 24/25 Tulare County Nebraska/Crawford Project Final Invoice	Paid by Check #54592		09/05/2025	10/24/2025	10/24/2025		10/24/2025	394,031.29
		Vendor 49 - Tulare County	Totals			Invoices	1		\$394,031.29
Vendor 296 - Tulare Kings Veterinary Emergency									
249535	PD - Vet Fees	Paid by Check #54593		10/16/2025	10/24/2025	10/24/2025		10/24/2025	304.24
		Vendor 296 - Tulare Kings Veterinary Emergency	Totals			Invoices	1		\$304.24
Vendor 950 - United States Treasury									
09/30/25 3rd Qtr	Excise Tax 3rd Qtr. 2025	Paid by EFT #3704		09/30/2025	10/22/2025	10/22/2025		10/22/2025	797.33
		Vendor 950 - United States Treasury	Totals			Invoices	1		\$797.33
Vendor 1041 - UPS									
0000Y64A59425	Late Fee 2025	Paid by EFT #3707		10/18/2025	10/24/2025	10/24/2025		10/24/2025	9.68
		Vendor 1041 - UPS	Totals			Invoices	1		\$9.68
Vendor 273 - US Bank									
565234341	copier	Paid by Check #54594		09/26/2025	10/24/2025	10/24/2025		10/24/2025	2,511.21
		Vendor 273 - US Bank	Totals			Invoices	1		\$2,511.21
Vendor 1702 - US Bank Corporate Payment System									
0391 10/13/25	Crystal Garza	Paid by EFT #3732		10/13/2025	10/24/2025	10/24/2025		10/24/2025	102.75
0425 10/13/25	Alexis Arroyo	Paid by EFT #3725		10/13/2025	10/24/2025	10/24/2025		10/24/2025	157.02
0714 10/13/2025	Greg	Paid by EFT #3708		10/13/2025	10/24/2025	10/24/2025		10/24/2025	375.00
0745 10/13/25	Recreation	Paid by EFT #3735		10/13/2025	10/24/2025	10/24/2025		10/24/2025	925.93
0839 10/13/25	Maria Alaniz	Paid by EFT #3726		10/13/2025	10/24/2025	10/24/2025		10/24/2025	4,882.86
2158 10/13/25	Heather Leiferman	Paid by EFT #3729		10/13/2025	10/24/2025	10/24/2025		10/24/2025	982.94
2192 10/13/25	Maricela Montoya	Paid by EFT #3730		10/13/2025	10/24/2025	10/24/2025		10/24/2025	1,014.73
3091 10/13/25	Karina Solis	Paid by EFT #3715		10/13/2025	10/24/2025	10/24/2025		10/24/2025	792.20



Accounts Payable Invoice Report

G/L Date Range 10/19/25 - 10/24/25

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
3437 10/13/2025	FD	Paid by EFT #3712		10/13/2025	10/24/2025	10/24/2025		10/24/2025	1,268.76
3780 10/13/25	Elijah Luna	Paid by EFT #3727		10/13/2025	10/24/2025	10/24/2025		10/24/2025	3,357.06
4210 10/13/2025	Michelle	Paid by EFT #3709		10/13/2025	10/24/2025	10/24/2025		10/24/2025	1,324.86
4438 10/13/25	Luz Torres	Paid by EFT #3724		10/13/2025	10/24/2025	10/24/2025		10/24/2025	209.53
4533 10/13/25	Stephanie Hurtado	Paid by EFT #3734		10/13/2025	10/24/2025	10/24/2025		10/24/2025	141.13
4668 10/13/25	Police Department	Paid by EFT #3722		10/13/2025	10/24/2025	10/24/2025		10/24/2025	92.15
4832 10/13/25	Eric Trevino	Paid by EFT #3723		10/13/2025	10/24/2025	10/24/2025		10/24/2025	632.11
4970 10/13/25	Michele Tapia	Paid by EFT #3728		10/13/2025	10/24/2025	10/24/2025		10/24/2025	1,426.85
5366 10/13/25	Pablo Velasquez	Paid by EFT #3720		10/13/2025	10/24/2025	10/24/2025		10/24/2025	580.31
5374 10/13/25	Jacqueline Lopez	Paid by EFT #3714		10/13/2025	10/24/2025	10/24/2025		10/24/2025	175.00
5855 10/13/2025	Dustin	Paid by EFT #3710		10/13/2025	10/24/2025	10/24/2025		10/24/2025	463.46
6020 10/13/25	Denis Richardson	Paid by EFT #3718		10/13/2025	10/24/2025	10/24/2025		10/24/2025	959.36
6393 10/13/25	Brandon Enriquez	Paid by EFT #3716		10/13/2025	10/24/2025	10/24/2025		10/24/2025	62.02
6401 10/13/25	CNG Public Works	Paid by EFT #3717		10/13/2025	10/24/2025	10/24/2025		10/24/2025	454.31
6510 10/13/2025	Joanne	Paid by EFT #3711		10/13/2025	10/24/2025	10/24/2025		10/24/2025	2,431.32
6619 10/13/25	Jho Roldan	Paid by EFT #3736		10/13/2025	10/24/2025	10/24/2025		10/24/2025	170.07
6999 10/13/25	Steve Barron	Paid by EFT #3721		10/13/2025	10/24/2025	10/24/2025		10/24/2025	987.31
7494 10/13/25	Joshua Ruzicka	Paid by EFT #3733		10/13/2025	10/24/2025	10/24/2025		10/24/2025	152.52
7832 10/13/25	Daniel James	Paid by EFT #3713		10/13/2025	10/24/2025	10/24/2025		10/24/2025	182.65
8962 10/13/25	Elva Patino	Paid by EFT #3719		10/13/2025	10/24/2025	10/24/2025		10/24/2025	19.97
9993 10/13/25	Librado Montes	Paid by EFT #3731		10/13/2025	10/24/2025	10/24/2025		10/24/2025	699.59
Vendor 1702 - US Bank Corporate Payment System Totals									
							Invoices	29	\$25,023.77
Vendor 154 - USA Bluebook									
inv00853888	supplies	Paid by Check #54595		10/10/2025	10/24/2025	10/24/2025		10/24/2025	1,373.30
Vendor 154 - USA Bluebook Totals									
							Invoices	1	\$1,373.30
Vendor 359 - Valero Marketing & Supply Company									
107927135	PW Fuel September 2025	Paid by EFT #3702		10/06/2025	10/24/2025	10/24/2025		10/24/2025	8,235.12
107927176	Sept/Oct 2025	Paid by EFT #3705		10/06/2025	10/24/2025	10/24/2025		10/24/2025	7,789.30
Vendor 359 - Valero Marketing & Supply Company Totals									
							Invoices	2	\$16,024.42
Vendor 354 - Verizon Wireless									
6125455522	cellphone	Paid by Check #54597		10/07/2025	10/24/2025	10/24/2025		10/24/2025	1,233.94
6125636052	PD - 09/11/2025 - 10/10/2025	Paid by Check #54596		10/10/2025	10/24/2025	10/24/2025		10/24/2025	2,080.70
	Billing Charges								
6125896994	Sept/Oct 2025	Paid by Check #54598		10/12/2025	10/24/2025	10/24/2025		10/24/2025	514.26
Vendor 354 - Verizon Wireless Totals									
							Invoices	3	\$3,828.90
Vendor 2062 - W & E Electric									
2509045	check timeclock and power for electric door locks	Paid by Check #54599		09/19/2025	10/24/2025	10/24/2025		10/24/2025	150.00
2509078	checked 2 power pedestals	Paid by Check #54599		09/26/2025	10/24/2025	10/24/2025		10/24/2025	150.00
Vendor 2062 - W & E Electric Totals									
							Invoices	2	\$300.00
Vendor 1313 - Yopez Plumbing									



Accounts Payable Invoice Report

G/L Date Range 10/19/25 - 10/24/25
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
10605	FY25/26-Parks-Maint. cleaning-sediment trap-Parks offic	Paid by Check #54600		10/07/2025	10/24/2025	10/24/2025	10/13/2025	10/24/2025	350.00
			Vendor 1313 - Yepez Plumbing	Totals		Invoices	1		\$350.00
Vendor Adelfo Feria									
REF 24-3760	Refund 24-3760	Paid by Check #54601		10/16/2025	10/24/2025	10/24/2025		10/24/2025	96.98
			Vendor Adelfo Feria	Totals		Invoices	1		\$96.98
Vendor Health Net Overpayment Recovery Department									
REF2541502-01-01	Refund 2541502-01-01	Paid by Check #54602		10/10/2025	10/24/2025	10/24/2025		10/24/2025	521.05
			Vendor Health Net Overpayment Recovery Department	Totals		Invoices	1		\$521.05
Vendor Healthnet Modivcare									
REF2436519-01-01	Refund 2436519-01-01	Paid by Check #54603		10/14/2025	10/24/2025	10/24/2025		10/24/2025	1,241.05
			Vendor Healthnet Modivcare	Totals		Invoices	1		\$1,241.05
			Grand Totals			Invoices	152		\$800,795.07



City Council Staff Report

Department: ENGINEERING

October 28, 2025

To: Mayor and City Council
From: Watts Jason, City Engineer
By: Watts Jason, City Engineer
Subject: Award of Contract - Dinuba Entertainment Plaza Renovation and Beautification Project (JW)

RECOMMENDATION:

City Council award the construction contract for the Dinuba Entertainment Plaza Renovation and Beautification Project to SW Construction, Inc., the lowest responsible bidder, in the amount of \$4,358,542.88, and authorize the City Manager simultaneously to execute Change Order No. 1 in a deductive amount of \$1,348,734.61 to incorporate approved value engineering measures that reduce overall project costs while maintaining the project's design intent and functionality, resulting in a revised total contract amount of \$3,009,808.27, contingent upon the negotiation and execution of a deductive Change Order No. 2, based upon additional value engineering measures which results in additional overall project cost reductions of at least \$400,000.

EXECUTIVE SUMMARY:

The Dinuba Entertainment Plaza Renovation and Beautification Project will revitalize the City's central public space into a vibrant and accessible community hub through a \$2.9 million Clean California Local Grant Program award administered by Caltrans. The bid opening was held on September 17, 2025, with four bids received, and the lowest responsive bid of \$4,358,542.88 was submitted by SW Construction, Inc. Staff identified value engineering measures that reduced project costs by \$1,348,734.61 without compromising the project's overall design intent, resulting in a revised contract amount of \$3,009,808.27. Staff remains confident that additional cost-saving measures can be implemented to further reduce expenses. These will be addressed through a deductive change order prior to project commencement. After all deductive measures are in place, staff anticipates a remaining \$200,000 overage, which will be funded through the General Fund. However, the ultimate goal is to eliminate any impact to the General Fund entirely. Staff recommends awarding the contract to SW Construction, Inc. and authorizing the City Manager to execute the corresponding deductive change order.

OUTSTANDING ISSUES:

None

DISCUSSION:

The Dinuba Entertainment Plaza Renovation and Beautification Project will comprehensively transform the City's central public space into a vibrant, accessible, and welcoming destination. The existing plaza has become worn and outdated, limiting its functionality as a hub for community events and gatherings. The City of Dinuba was awarded a \$2.9 million grant through the Clean California Local Grant Program, administered by Caltrans. This highly competitive statewide initiative is designed to reduce litter, upgrade public infrastructure, and foster safer, more inclusive environments in underserved communities.

Planned improvements include the addition of shade structures, drought-tolerant landscaping, enhanced site furnishings, public art, and upgraded lighting and hardscape. These enhancements will reduce maintenance needs, increase usability, and support community pride and engagement. These combined resources will strengthen downtown revitalization efforts and ensure Entertainment Plaza continues to serve as a central gathering place for residents and visitors.

Staff solicited bids and received a total of four (4) proposals by the September 17, 2025 deadline. The bids are summarized below:

CONTRACTOR	BASE BID
SW Construction, Inc.	\$4,358,5423.88
American Paving Company	\$5,126,283.00
Caliber Contracting Services, Inc.	\$5,127,309.00
Avison Construction, Inc.	\$5,190,894.00

The lowest responsive bid was submitted by SW Construction, Inc. in the amount of \$4,358,542.88. Following bid review, staff identified value engineering measures, including the elimination of Vendor Square, which reduce the project cost by \$1,348,734.61 without affecting the overall design intent or functionality. A signed copy of the deductive change order is attached as Attachment 'B'. This results in a revised contract amount of \$3,009,808.27. Staff is confident additional cost-saving measures can be implemented through a deductive change order before the project begins. After reductions, an estimated \$200,000 overage may remain, which would be funded by the General Fund, with should any overages occur.

Under California Public Contract Code, the City is required to award contracts at the bid amount submitted by the lowest responsible bidder. After award, the City is legally permitted to implement deductive change orders, such as those derived from value engineering, as long as the scope changes do not materially alter the competitive nature of the original bid. Value engineering, combined with City in-kind services, allows the City to reduce costs while maintaining design integrity, improve efficiency,

and ensure alignment with grant funding limits.

Staff recommends that Council authorize award of the base contract to SW Construction, Inc. and authorize the City Manager to execute Change Order No. 1 reflecting the approved value engineering adjustments, and contingent upon the negotiation and execution of a deductive Change Order No. 2, based upon additional value engineering measures which results in additional overall project cost reductions of at least \$400,000. Additionally, Council approval is requested to authorize contract change orders of up to ten percent (10%) of the revised contract amount, as needed, to address unforeseen field conditions or minor modifications during construction.

A copy of the SW Construction, Inc. bid proposal is included as Attachment 'A'.

FISCAL IMPACT:

The Dinuba Entertainment Plaza Renovation and Beautification Project will be primarily funded through the \$2.9 million Clean California Local Grant Program administered by Caltrans, with no City match required. Following value engineering adjustments, the total project cost is \$3,009,808.27. Staff is confident that additional cost-saving measures can be implemented through a deductive change order before the project begins. After all reductions are finalized, staff anticipates a remaining overage of approximately \$200,000, which may be covered by the General Fund. However, the goal is to fully offset this amount and eliminate any General Fund contribution to the project. The project budget also includes sufficient contingency to accommodate up to ten percent (10%) in contract change orders for unforeseen conditions or minor modifications during construction.

PUBLIC HEARING:

None

ATTACHMENTS:

1. A. SW Construction, Inc. - Bid Proposal
2. B. Deductive Change Order

RECEIVED
SEP 17 2025
BY: *[Signature]*

City of Clark
405 E. El Monte Way
Dinuba, CA 93618

RE: Dinuba Entertainment Plaza
Renovation : Beautification Project
State Project No. CCL 5143(040)

9/17 @ 1:30

Don't open until the time of his opening

PROPOSAL TO THE CITY OF DINUBA
DINUBA ENTERTAINMENT PLAZA RENOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

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 \$120,000) at <u>one hundred twenty thousand</u> per L.S.	LUMP SUM	<u>120,000</u>
2.	LUMP SUM	L.S.	Traffic Control System and Dust Control at <u>Sixty eight thousand eight hundred twenty six</u> per L.S. <u>Sixty eight thousand eight hundred twenty six</u> cents	LUMP SUM	<u>\$68,826.86</u>
3.	LUMP SUM	L.S.	Clearing and Grubbing at <u>Thirty two thousand two hundred</u> per L.S.	LUMP SUM	<u>32,200</u>

City of Dinuba
DINUBA ENTERTAINMENT PLAZA RENOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-1

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE	TOTAL AMOUNT
4.	LUMP SUM	L.S.	Miscellaneous Facilities and Operations at <u>twenty nine thousand five hundred</u> _____ per L.S.	LUMP SUM	<u>29,500</u>
5.	LUMP SUM	L.S.	Acquire and Implement Storm-water Pollution Prevention at <u>seventeen thousand two hundred fifty</u> _____ per L.S.	LUMP SUM	<u>\$17,250</u>
6.	LUMP SUM	L.S.	Acquire City of Dinuba Encroachment Permit (\$284 + 4% Contract Amount Per Section SP1.10) at <u>one hundred seventy four thousand eight hundred fifty</u> _____ per L.S.	LUMP SUM	<u>174,850.00</u>
7.	LUMP SUM	L.S.	Install Pavement Striping, Signage, and Markings at <u>eleven thousand eight hundred</u> _____ per L.S.	LUMP SUM	<u>\$11,800</u>
8.	13,700	S.F.	Remove Existing Concrete at <u>two and two cents</u> _____ per S.F.	<u>2.02</u> <u>per sq ft</u>	<u>27,674</u>
9.	53	L.F.	Remove Existing Curb and Gutter at <u>fifty nine</u> <u>twenty two cents</u> per L.F.	<u>59.22</u>	<u>3,138.66</u> <u>4125</u>

City of Dinuba
DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-2

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE	TOTAL AMOUNT
10.	LUMP SUM	L.S.	Remove Existing Gazebo at <u>Sixteen thousand one hundred</u> _____ per L.S.	LUMP SUM	<u>16,100</u>
11.	42	L.F.	Remove Planter Wall at <u>Thirty six and eighty cents</u> _____ per L.F.	<u>36.80</u>	<u>1,545</u>
12.	250	L.F.	Remove Existing Iron Rod Fence at <u>Seventeen and twenty five cents</u> _____ per L.F.	<u>17.25</u>	<u>4,312.50</u>
13.	2	E.A.	Remove Brick Planter at <u>Seven hundred fifty three and twenty five cents</u> _____ per E.A.	<u>753.25</u>	<u>1,506.50</u>
14.	12	E.A.	Remove and Salvage Streetlight at <u>one</u> thirteen <u>thousand four hundred thirty seven and fifty cents</u> _____ per E.A.	<u>1437.50</u>	<u>\$17,250</u>
15.	550	S.F.	Resurface City Fountain Seal at <u>Twenty five</u> _____ per S.F.	<u>25.00</u>	<u>\$13,750</u>
16.	1	E.A.	Remove and Relocate Existing Clock at <u>Four thousand one hundred fourteen and seventy cents</u> _____ per E.A.	<u>4,114.70</u>	<u>4,114.70</u>

City of Dinuba
DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-3

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE	TOTAL AMOUNT
17.	15,384	S.F.	Construct Concrete Sidewalk at <u>twenty and</u> <u>sixty nine cents</u> per S.F.	<u>20.69</u>	<u>\$318,294.96</u>
18.	42	L.F.	Construct Planter Wall, in-kind at <u>Six hundred</u> <u>ninety</u> per L.F.	<u>690</u>	<u>28,980</u>
19.	LUMP SUM	L.S.	Construct "Vendors Square" Market at <u>Seven hundred</u> <u>seventy seven</u> <u>thousand five hundred</u> <u>eighty two</u> per L.S. <u>& ninety seven</u>	LUMP SUM	<u>777,582.97</u>
20.	2	E.A.	Construct "Citizen's Row" Sign at <u>Forty thousand</u> <u>three hundred fifteen</u> <u>& eighty eight</u> <u>cents</u> per E.A.	<u>40,315.80</u>	<u>80,631.76</u>
21.	19	E.A.	Install Picnic Table at <u>Three hundred one</u> <u>and thirty cents</u> per E.A.	<u>301.30</u>	<u>5,724.70</u>
22.	4	E.A.	Install Park Bench at <u>Three hundred</u> <u>fifty seven and</u> <u>sixty five cents</u> per E.A.	<u>357.65</u>	<u>1,403.60</u> 1,430.60
23.	2	E.A.	Construct Concrete Bench at <u>Twenty thousand</u> <u>four hundred</u> <u>seventy eight</u> <u>thirty eight</u> per E.A. <u>cents.</u>	<u>20,476.38</u>	<u>40956.76</u>

City of Dinuba
DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-4

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE	TOTAL AMOUNT
24.	450	L.F.	Install Metal Rail Fence at <u>Three hundred</u> <u>Seventy Nine :</u> <u>Fifty Cents</u> per L.F.	<u>379.50</u>	<u>170,755</u>
25.	12	E.A.	Install Decorative Streetlight at <u>Six thousand twenty</u> <u>three and</u> <u>twelve cents</u> per E.A.	<u>6,023.12</u>	<u>72,277.44</u>
26.	25	E.A.	Install Palm Tree Lighting at <u>Three thousand</u> <u>Seventy and</u> <u>twenty seven</u> <u>cents</u> per E.A.	<u>3,070.27</u>	<u>76,756.75</u>
27.	LUMP SUM	L.S.	Install Misc Lighting at <u>Forty Seven thousand</u> <u>two hundred</u> <u>eighty eight</u> per L.S.	LUMP SUM	<u>47,288</u>
28.	LUMP SUM	L.S.	Construct "Entertainment Plaza" Monument at <u>One hundred five</u> <u>thousand two hundred</u> <u>thirty and four</u> <u>Cents</u> per L.S.	LUMP SUM	<u>105,230.04</u>
29.	LUMP SUM	L.S.	Construct Stage at * Seven hundred eighty Nine hundred twenty four thousand fifty six and seventy Cents per L.S.	LUMP SUM	974,056.70 <u>784,510.96</u>
30.	8	E.A.	Install Trash Receptacles at <u>Two hundred</u> <u>Eighty Seven :</u> <u>fifty Cents</u> per E.A.	<u>287.50</u>	<u>2,300</u>

City of Dinuba
DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-5

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE	TOTAL AMOUNT
31.	3	E.A.	Install Bike Rack at <u>Two hundred</u> <u>high</u> _____ per E.A.	<u>295</u>	<u>885</u>
32.	8	E.A.	Install No Littering Sign at <u>Six hundred thirty</u> <u>two & fifty</u> <u>cents</u> _____ per E.A.	<u>632.50</u>	<u>5060</u>
33.	LUMP SUM	L.S.	Install "Citizen's Row" Shade Canopy at <u>Twenty three thousand</u> <u>five hundred</u> <u>seventy five</u> _____ per L.S.	LUMP SUM	<u>23,575</u>
34.	LUMP SUM	L.S.	Install Playground Shade Canopy at <u>Thirty five thousand</u> <u>four hundred</u> _____ per L.S.	LUMP SUM	<u>35,400</u>
35.	5,500	S.F.	Install Poured-in-Place Rubber Surface at <u>Thirty three and</u> <u>four cents</u> _____ per S.F.	<u>33.04</u>	<u>\$181,720</u>
36.	LUMP SUM	L.S.	Install Playground Structure at <u>Seventy six thousand</u> <u>nine hundred forty</u> <u>one</u> _____ per L.S.	LUMP SUM	<u>\$76,941</u>
37.	3	E.A.	Install Playground Music Equipment <u>Nine thousand seven</u> <u>hundred seventy</u> <u>five</u> _____ per E.A.	<u>9,775</u>	<u>29,325</u>

City of Dinuba
DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-6

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE	TOTAL AMOUNT
38.	2	E.A.	Construct ADA Ramp at <u>Thirty thousand five hundred fourteen and ten cents</u> per E.A.	<u>30,514.10</u>	<u>61,028.20</u>
39.	32	L.F.	Install Ramp Handrail at <u>Five hundred fifty two</u> per L.F.	<u>552</u>	<u>17,664</u>
40.	53	L.F.	Construct Concrete Curb and Gutter at <u>Ninety six and sixty five cents</u> per L.F.	<u>96.65</u>	<u>5,122.45</u>
41.	LUMP SUM	L.S.	Install City Procured Seasonal Festive Tree at <u>fifteen thousand four hundred forty seven and thirteen cents</u> per L.S.	LUMP SUM	<u>15,447.13</u>
42.	18,906	S.F.	Install Grass at <u>two and forty nine cents</u> per S.F.	<u>2.49</u> 50.60	<u>47,075</u> 470,327
43.	9,295	S.F.	Install Landscape and Irrigation at <u>fifty and sixty cents</u> per S.F.	<u>50.60</u>	<u>470,327</u>
44.	LUMP SUM	L.S.	Install Electrical Facilities at <u>fifty one thousand seven hundred fifty</u> per L.S.	LUMP SUM	<u>51,750</u>

City of Dinuba
DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-7

ITEM NO.	ESTIMATED QUANTITY	UNIT	DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE	TOTAL AMOUNT
45.	LUMP SUM	L.S.	Install Booster Pump at <u>Twenty Six thousand</u> <u>four hundred</u> <u>fifty</u> _____ per L.S.	LUMP SUM	<u>26,450</u>
46.	LUMP SUM	L.S.	Contract Local Mural Artist at <u>Forty-Five Thousand</u> <u>Dollars</u> per L.S.	LUMP SUM	<u>\$45,000.00</u>
47.	445	L.F.	Construct Concrete Mowstrip at <u>fourty one and</u> <u>twenty seven</u> <u>cents</u> _____ per L.F.	<u>41.27</u>	<u>18,365.15</u>
48.	355	L.F.	Install Rock Veneer and Pre-Cast Cap at <u>Two hundred</u> <u>thirty</u> _____ per L.F.	<u>230</u>	<u>81,650</u>
49.	LUMP SUM	L.S.	Earthwork at <u>One hundred nine thousand</u> <u>one hundred ninety</u> <u>eight and twenty</u> <u>five cents</u> per L.S.	LUMP SUM	<u>109,198.25</u>

TOTAL AMOUNT OF BASE BID, ITEMS 1 THRU 49 \$ 4,358,543.70

Total amount of Base Bid, Items 1 thru 49 is (in words)

Four Million Three Hundred & Fty Eigh Thousand
Five Hundred Forty Three Dollars and Seventy Eight cents.

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

City of Dinuba
DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-8

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

_____, (\$ _____),
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 ABC8, the number of which is 971158, and the expiration date of which is 4/30/26. The undersigned also certifies that he is registered with the Department of Industrial Relations with DIR Number 1001096581. The representations made herein are made under penalty of perjury.

Signature of bidder, with business name, address and telephone number.

- (1) SN Construction
Bidding Firm
- (2) Corporation
(Corp.) (Indiv.) (Partner)
- (3) 5305 Woodmere Drive
Business Address
- Bakersfield, CA 93314
City State Zip
- 661-398-2289
Area Code Telephone
- (4) 
Signature of Authorized Person
- Elias Garcia
Type or Print Name of Authorized Person



Liberty Mutual Surety
Attention: LMS Claims
P.O. Box 34526
Seattle, WA 98124
Phone: 206-473-6210
Fax: 866-548-6837
Email: HOSCL@libertymutual.com
www.LibertyMutualSuretyClaims.com

The Ohio Casualty Insurance Company BID OR PROPOSAL BOND

KNOW ALL MEN BY THESE PRESENTS, That we, SW Construction, Inc.

of Bakersfield, CA

(hereinafter called the Principal) as Principal, and The Ohio Casualty Insurance Company, with its principal office in the City of Boston, Massachusetts (hereinafter called the Surety), as Surety, are held and firmly bound unto City of Dinuba

of Dinuba, CA

(hereinafter called the Obligee) in the penal sum of Ten Percent of Bid Amount

Dollars 10 % lawful money of

the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns.

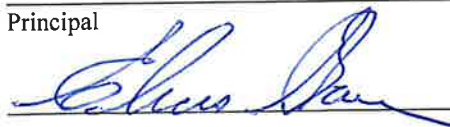
THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas, the Principal has submitted the accompanying bid dated September 17, 2025 for DINUBA ENTERTAINMENT PLAZA RENOVATION & BEAUTIFICATION PROJECT STATE PROJECT NO. CCL 5143(040)

NOW, THEREFORE, if the Obligee shall make any award according to the terms of said bid and the Principal shall enter into a contract with said Obligee in accordance with the terms of said bid and provide a bond for the faithful performance thereof within the time specified; or if no time is specified within thirty days after the date of said award; or if the Principal shall, in the case of failure so to do, indemnify the Obligee against any loss the Obligee may suffer directly arising by reason of such failure, not exceeding the penalty of this bond, then this obligation shall be null and void; otherwise to remain in full force and virtue.

Signed, sealed and dated: September 15, 2025

SW Construction, Inc.

Principal

By: 

The Ohio Casualty Insurance Company

By: 

Michael Melshenker

(Attorney-in-fact)



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 Ventura)

On 09/15/2025 before me, Shannon Katrina Martinez, Notary Public
(insert name and title of the officer)

personally appeared Michael McShenker,
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.

Signature S. Martinez (Seal)





POWER OF ATTORNEY

Certificate No: **8212575-992821**

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

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, Michael Melshenker; Shannon Katrina Martinez

all of the city of Ventura state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

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 14th day of October, 2024.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle

Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 14th day of October, 2024 before me personally appeared Nathan J. Zangerle, 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 Plymouth Meeting, 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
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 The Ohio Casualty Insurance Company, Liberty Mutual 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 Nathan J. Zangerle, 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, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the 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 15th day of September, 2025.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, 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.

(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 the bidder is other than an individual, identify here its character, i.e., joint venture, partnership, corporation (including state of corporation), etc. If the 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:

Elias Garcia
Jesse Balza

President
Secretary

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 only one firm 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.
49	2.38%	BROWN'S Construction	3736 Gilmore Ave BKA 93308 661-439-3820	820808 1000060215
20-22 20.31, 33.34 36, 37, 41	2%	HARMONSON Construction	801 PURVIS Ave Clovis, CA 93412 559-374-2227	1057285 1000455319
8-14. 16	3%	KROEGER 559-237-3764	4627 S. Chestnut Ave Fresno, CA 93725	621846 100000246
15		XXXXXXXXXX	870 Route 530 #5 Whiting, NJ 08159 732-569-6111	10093528

⁽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.

9/17/25
Date
5303 Woodmere Drive
Address
Bakersfield CA 93313
Tel: 398-2289
Telephone Number

SW Construction
Bidders Name

Authorized Signature
Elias Garcia
Corporation
Type of Organization
(Individual, Partnership or Corporation)

City of Dinuba
DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-12

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 only one firm 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.
7.32		CRISP COMPANY	1250 South Lake Ave	3791000
7.32	0.1	510-1056-2890 HIS HARKER STRIPPING	Bloomington, CA 93212 16010 Tradition Ct Bk. CA 93314	100000300 615222 100004812
19.20, 24.29.39	0.33	161-599-1810 KERN Steel Fabrication	1627 Williams St Bk. CA 93305 161-327-9588	388210 1000012598
24	5%	California Commercial Fence	S. Indiana Ave Selma, CA 93662 559-575-8204	1101165 1001024962

⁽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.

9/17/25

Date

5303 Woodmere Drive

Address

Bakersfield CA 93313

161-398-2289

Telephone Number

SW Construction

Bidders Name

Elias Garcia

Authorized Signature

Elias Garcia

Corporation

Type of Organization

(Individual, Partnership or Corporation)

City of Dinuba

DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT

STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-12

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 only one firm 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.
19.20 29	3%	Anderson Drywall	3748 Kenfro Rd #C BK. CA 93314 tel: 679. 4736	897347 1000539126
19		Anderson Drywall		
29	.5%	Contractors USA	4066 Rosedale Hwy #20 BK. CA 93308 tel: 487-3213	954176 200009351
35	2%	Spectra 800-875-5788	559 S Promenade Ave St 103 CORONA CA 92879	854429 1000002115

⁽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.

9/17/25

Date

5303 Woodmere Drive

Address

Bakersfield CA 93313

tel: 398.2289

Telephone Number

SW Construction

Bidders Name

Elias Garcia

Authorized Signature

Elias Garcia

Corporation

Type of Organization

(Individual, Partnership or Corporation)

City of Dinuba

DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT

STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-12

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 only one firm 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.
19 29	2%	TOUR CS	1560 H St PESNO, CA 93721 559-237-3990	908294 1000002824
25-27 44.45	10.34%	Dynamic Electrical	2150 Wardrobe Ave Merced, CA 95341 209-257-3267	925014 1000001034
19.20, 28.29	1.2%	PACIFIC Steel Group	4805 Murphy Canyon San. Diego CA 92123	997880 1000004101
18-20 23, 28, 29, 48 49, 42.43	19.05%	Millan Landscape	14520 Meacham Road Bk. CA 93314 661-889-3059	1025521 2000008466

⁽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.

9/17/25

Date

5303 Woodmere Drive

Address

Bakersfield CA 93313

661-398-2289

Telephone Number

SW Construction

Bidders Name

Elias Garcia

Authorized Signature

Elias Garcia

Corporation

Type of Organization

(Individual, Partnership or Corporation)

City of Dinuba

DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT

STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-12

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 only one firm 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.
21	5%	Frontline Plastering	2549 N. Bundy Dr Fresno, CA 93727 559.647.2314	1017354 1000055393

⁽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.

9/17/25

Date

5308 Woodmere Drive

Address

Bakersfield CA 93313

tel: 398.2289

Telephone Number

SW Construction

Bidders Name

Elias Garcia

Authorized Signature

Elias Garcia

Corporation

Type of Organization

(Individual, Partnership or Corporation)

City of Dinuba
DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-12

PROJECT: DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION
PROJECT; STATE PROJECT NO. CCL 5143(040)

To the City Council, City of Dinuba

NONCOLLUSION AFFIDAVIT

TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

I, Elias Garcia
(Name)

declare that I am

President
(Owner, Partner, Corporate Officer (list title), Co-Venturer)

of SW Construction
(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 9/17/25 (date), at Bakersfield (city) CA (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.

City of Dinuba
DINUBA ENTERTAINMENT PLAZA RENNOVATION & BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

AUGUST 2025

BP-13

STATEMENT OF EXPERIENCE OF BIDDER

The bidder has been engaged in the general contracting business, under the present business name, for _____ years. Experience in work of a nature similar to that bid in this Proposal extends over a period of _____ years.

The bidder shall state below work of a similar magnitude or character that he has done and to give 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
	See Attached		

Completed Projects

Project Name: Site Work

Location: Greenfield Middle School

Owner: Greenfield Union School District

Sandra Rodriguiz 661-396-4809

Architect: Ordiz & Melby

Manuel Maldonado 661-477-1229

IOR: Brian Phillips 661-201-8861

Demolition of concrete, paving, and chain link fencing and installation of new concrete walks, new paving, landscaping, and chain link fencing.

Installation of new sewer manhole, sewer, water, electrical, coms, and fire alarm to the new modular building at Greenfield Middle School.

\$396,674.18 Completed 2022

Project Name: Fairview Elementary School

Owner: Greenfield Union School District

Sandra Rodriguiz 661-396-4809

Architect: Ordiz & Melby

Manuel Maldonado 661-477-1229

IOR: Brian Phillips 661-201-8861

Modernization project that consists of site concrete improvements around the school. Project also constated of new landscaping, some modifications to main entrance and new footings around the campus in various spots.

\$1,945,245.77 Completed 2023

Project Name: Increment 02: Construction of (2) Classroom Buildings 'H' & 'J'

Location: Crescent School

Owner: Greenfield Union School District

Sandra Rodriguiz 661-396-4809

Architect: Ordiz & Melby

Manuel Maldonado 661-477-1229

IOR: Brian Phillips 661-201-8861

Crescent Elementary Two Kindergarten Classroom Buildings – New 19,000 SF (+/-) Classroom Buildings.

BP#00 Standard Project Requirements (For all Bid Package)

BP#65 Structural Concrete and Reinforcing Steel (A or C8)

\$400,546.95 Completed 2023

Project Welcome Center

Location: Bakersfield College

Owner: Kern Community College District

Jamal Powell 661-921-2593

Architect: PBK

Michael Shepherd 661-509-2099

Concrete Only consists of demo and removing existing concrete, raise existing utility boxes, install new storm drain systems and tie into existing storm drain system, rough and fine grade, cast in place concrete benches. Form and place concrete new stairways and handrails form and place new concrete with new construction joints.

\$198,469.31 Completed 2023

Project Name: Vista High School

Owner: Kern High School District

Dwight Sons 661-396-4695

Architect: HMC Architects 909-610-7076

HVAC renovation, updated shade structure, improvements thought out the school. New curb and gutter replaced. New and updated landscaping.

\$1,77,601.17 Completed 2024

Project Name: South High School Cross Connect

Owner: Kern High District

Dwight Sons 661-827-3122

Architect: HMC Architect

Carlos Caceres 909-332-2870

All labor, materials, and equipment required to provide and install all work necessary and required for the installation of the new domestic water mainline with laterals and backflow preventers, new firewater main line with hydrants and PIV's, new storm drain lines with catch basins, trenching, asphalt, paving, and concrete sidewalk, landscaping, demolition, and replacement.

\$1,539,375.24

Completed 2025

Project Name: Highland High School Cross Connect

Owner: Kern High District

Dwight Sons 661-827-3122

Architect: SC Architect

Stephen Corbin 661-397-4377

All labor, materials, and equipment required to provide and install all work necessary and required for the installation of the new irrigation main line with a backflow preventer, new domestic water mainline with laterals, new firewater main line with hydrants and PIV's, trenching, asphalt, paving, and concrete sidewalk, landscaping, demolition, and replacement.

\$1,048,457.92

Completed 2024

AFFIDAVIT

Elias Garcia
(Name of Individual)
doing business as SW Construction
(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 Bakersfield, State of
California


(Applicant must sign here)

(Note: Statement will be returned unless the 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 1,2

(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.

SEPTEMBER 5, 2025

ADDENDUM NO. 1
CITY OF DINUBA

CLEAN CALIFORNIA-DINUBA ENTERTAINMENT PLAZA RENOVATION AND BEAUTIFICATION
PROJECT.

NOTICE

Notice is hereby given that the plans and specifications for this project have been revised as prescribed by this Addendum. It is mandatory that all bidders comply with the changes detailed herein. This Addendum shall be signed by the Bidder and attached to the inside of the Contract Documents. All changes, omissions, additions and alterations in, on and to the Contract Documents and Specification will apply to proposals made for the execution of the various parts of the work affected thereby. Careful note of this Addendum shall be taken by all parties of interest so that the proper allowance may be made in all computations, estimates and contracts, and all trades affected shall be fully advised in the performance of the work which will be required by them. In cases of conflict between the Plans, Specifications and this Addendum, this Addendum shall govern.

1. **CONSTRUCTION PLANS – PLAN SET REVISIONS**

Various sheets within the plan set have several revisions and are delineated with a revision cloud.

2. **SPECIFICATIONS – SPECIAL PROVISIONS – “BEGINNING OF WORK AND THE TIME OF COMPLETION”**

The entire section for SP1.05 shall be replaced with the following.

The Contractor shall begin work within fifteen (15) calendar days of the date of the “Notice to Proceed” and shall diligently prosecute all contract work to completion before the expiration of **One Hundred and Forty Days (140) working days** from the date of Notice to Proceed. Working days shall be based upon the Caltrans 5-day Construction Workday Calendar.

Per the grant requirements, this project shall be complete and open to the public no later than June 30, 2026, no exceptions. Contractor shall adjust their schedule accordingly to ensure this timeline is met. The City plans on awarding the Contract at the following City Council meeting (September 23, 2025) following the bid opening.

The City would like to have a ground breaking ceremony the week of July 1, 2026. The official date will be presented at a later date.

The Contractor shall not proceed with any work until receiving a “Notice to Proceed” but may order the materials necessary for construction immediately after the contract documents have been signed by all parties.

Liquidated damages shall be **One Thousand Five Hundred Dollars (\$1,500.00)** per day for each and every working day of delay in completing the total work under this Contract. Time of Completion as specified will be enforced. Liquidated damages will be deducted from final payments based upon working days delay in completion of the project.

3. SPECIFICATIONS – BID PROPOSAL

The Bid Proposal has been revised as follows. All the bid items listed below are the updated bid item numbers. Contractor shall use the bid proposal sheets attached to this addendum when submitting their bid.

BASE BID

The Bid Proposal quantity has been revise as follows:

1. Bid Item No. 17 – Construct Concrete Sidewalk quantity changed from 20,186 SF to 14,260 SF.
2. Bid Item No. 22 – Install Park Bench quantity changed from 7 EA. to 4 EA.
3. Bid Item No. 41 – Bid item name change from “Acquire Seasonal Festive Tree” to “Install City Procured Seasonal Festive Tree”
4. Bid Item No. 42 – Install Grass quantity changed from 19,500 SF to 19,138 SF.

4. RESPONSE TO BIDDER INQUIRES

Question #1:

What is the Engineers Estimate?

Answer #1:

The Engineers Estimate is \$2,667,635.50

Question #2:

Will there be specifications released for the rubber safety surfacing?:

Answer #2:

The rubber safety surfacing shall follow SpectraTurf drawings and specifications attached to this addendum or approved equal and no additional payment shall be made therefor.

Question #3:

What color, or color mix is desired for the wear course?

Answer #3

The rubber safety surfacing shall follow SpectraTurf drawings and specifications attached to this addendum or approved equal and no additional payment shall be made therefor.

The plans have been updated to show the general conceptual layout for bidding purposes. Contractor is required to provide a conceptual design for City approval that falls within the bid amount.

Question #4:

Will Aliphatic (UV-stable, non-yellowing) Resin or Standard Aromatic Resin be required?

Answer #4:

The rubber safety surfacing shall follow SpectraTurf drawings and specifications attached to this addendum or approved equal and no additional payment shall be made therefor.

Question #5:

Please provide details on the playground shade structure to price materials and installation.

Answer #5:

Shade structure over the playground area will consist of 9 columns and 5 fabric canopies. Contractor shall reference the plans for dimensions.

For the Citizens row shade structure, the shade structure will consist of a cantilever shade consisting of 5 columns and 2 fabric canopies. Contractor shall reference the plans for dimensions.

More details to follow in a future addendum for more specific's.

Question #6:

Please provide a detail on the rubberized surfacing and surrounding playground curbing. For example, is there intention for baserock or concrete underneath the rubberized surfacing?

Answer #6:

The rubber safety surfacing shall follow SpectraTurf drawings and specifications attached to this addendum or approved equal and no additional payment shall be made therefor.

Question #7:

Keynote #2 on sheet CD1 (11 of 76) calls out for a mound in the playground area constructed to specified elevation. What is that elevation(s)?

Answer #7:

Sheet CD1 has been updated to reflect the elevation of the mound. The elevation of the mound is shown as C338.04. This grade reflects the finished surface elevation. For the play surface section, please refer to the specifications attached to this addendum.

Question #8:

Sheet 13 of 76 shows (1) water line tie-in, but architectural sheet A1 (19 of 76) shows another water tie-in and a sewer tie-in at the Vendor Square raised planter box. Please confirm amount of utility tie-ins.?

Answer #8:

The plans have been updated accordingly. The water and sewer service tie-in for the planter box has been eliminated.

Question #9:

For Bid item 41 Acquire Seasonal Festive Tree, What type of Tree and where is it being installed

Answer #9:

The City has elected to buy a 30' Christmas Tree. It will be the Contractors responsibility to install. The tree per specifications. The specifications will be provided in a future addendum.

Question #10:

What bid item for River rock cobble and Moss rock Boulders are being paid?

Answer #10:

These items will be paid for under the Install Landscape & Irrigation bid item and no additional payment will be made therefor.

Question #11:

In Plan sheet 64 of 76 Material Plan Trash Receptacle item says the contractor is buying through it Kings River Casting Company but Site plan legend item 10 says Trash receptacle is being provided by the city. Please clarify whether city provide Trash receptacle and then contractor will install it or contractor will buy and install it?

Answer #11:

The City has furnished all trash receptacles shown on the plans. In a future addendum, the City will show all a purchased equipment list.

Bidders Acknowledgment

Jason Watts, P.E.


Bidder's Authorized Representative


City Engineer

SEPTEMBER 13, 2025

ADDENDUM NO. 2
CITY OF DINUBA

DINUBA ENTERTAINMENT PLAZA RENOVATION AND BEAUTIFICATION PROJECT
STATE PROJECT NO. CCL-5143(040)

NOTICE

Notice is hereby given that the plans and specifications for this project have been revised as prescribed by this Addendum. It is mandatory that all bidders comply with the changes detailed herein. This Addendum shall be signed by the Bidder and attached to the inside of the Contract Documents. All changes, omissions, additions and alterations in, on and to the Contract Documents and Specification will apply to proposals made for the execution of the various parts of the work affected thereby. Careful note of this Addendum shall be taken by all parties of interest so that the proper allowance may be made in all computations, estimates and contracts, and all trades affected shall be fully advised in the performance of the work which will be required by them. In cases of conflict between the Plans, Specifications and this Addendum, this Addendum shall govern.

1. CONSTRUCTION PLANS – PLAN SET REVISIONS

Various sheets within the plan set have several revisions and are delineated with a revision cloud.

2. RESPONSE TO BIDDER INQUIRES

Question #1:

Detail 17/S5.0 on sheet 42 of 76 shows no backfill in between columns underneath the finish cap. Please confirm backfill in between columns.

Answer #1:

The space underneath the finish cap does not require backfill material.

Question #2:

In plan sheet CD6 detail W-12, under legend note 1 states water meter will be furnished and installed by the public works department. Installation fees shall be paid prior to setting the meter. So, please provide installation fees associated with the city. Also do those fees include the water meter hot tap? Please elaborate what exactly is the contractor responsible for vs public works.

Answer #2:

For a 2" water service, the Contractor shall pay \$503 plus the cost of the meter. The meter will be a 2" Neptune Meter. The Contractor shall install all necessary infrastructure so that the City can shut the curb stop off and install the water meter. The City will not be performing a hot tap. The City will only be required to furnish and install the water meter only.

Question #3:

Bid item 31 has 3 EA of install city furnished Bike rack. The plans don't show the location of the bike racks and also no detail for the bike rack. Please provide bike rack detail and location of the bike rack on plan.

Answer #3

Locations for bike racks can be found on sheet CD1 and CD3. Contractor shall surface mount bike rack per manufacturer recommendations. Manufacturer has yet to provide installation detail. Contractor shall assume responsibility to acquire and install 4 anchor bolts per post.

Question #4:

Please confirm correct depth of mulch detail 5 (sheet 66) for shrub modified soil and detail 4 (sheet 66) tree modified soil state to install 4" layer of mulch, but sheet LS21 section 3.16 (sheet 73) mulching of plants states to apply 5" layer? Please advise which is correct mulch depth 4" or 5".

Answer #4:

The correct depth of mulch is 5" thick.

Question #5:

Tree staking detail 1 sheet LS15 has each tree with a 1"x9' metal stakes, Will the city consider allowing the contractor to install wood lodge pole stakes instead as they are easier to furnish and provide a less material cost? Please advise.

Answer #5:

The City will allow and prefer wood lodge pole stakes in lieu of metal stakes. Contractor shall assume 2 wood lodge poles per tree and bid accordingly.

Question #6:

Irrigation legend on sheet 62 of 76 has 57 hunter PCB bubblers. But irrigation plan sheet 55 of 76 only shows 53? Details on sheet 63 show different number of bubblers needed per tree. Detail 2 shows two bubblers per tree and Detail 3 shows four bubblers per tree? Which is correct to follow? Do the trees get 2 bubblers per tree or four? And do the Palm trees only get one bubbler or two or four? Please advise.

Answer #6:

The 72" box olive trees receive four (4) bubblers per tree as shown on the plans and Detail #3 on sheet 63. The existing trees to remain on the street get the root watering 10" root watering systems as shown on the legend and on Detail #1 on sheet 63. All other trees received one emitter per Detail #4 on sheet 59 and as shown on the irrigation plans. All shrubs received one emitter per Detail #4 on sheet 59 except for the 15 gallons shrubs which receive two (2) emitters as shown on the irrigation legend (See areas to receive drip emitters for 15 gallons.) and Detail #2 on sheet 63.

Question #7:

There are three varieties of plants shown on shrub plan sheet 65 of 76, but they are shown as 15 gallons. They are the Cupressus Sempervirens Compacta, Loro Chinensis Raspberry, and Prunus ilicifolia Lyonii. Please confirm these variety of plants are in fact 15 gallon in size and not 5 gallon nor 1 gallon? Please advise.

Answer #7:

The plants are 15 gallon in size.

Question #8:

Sheet A2 shows a fountain (note 11), but there's no other details on any other sheets. Please provide further details on the fountain.

Answer #8:

The plans have been updated accordingly. There will not be a fountain included in this project.

Question #9:

Can design team provide a detail for the underground transition from power to J-box and to transformer at the type T1 and T2 fixtures mounted to the trees. It's unclear where the junction box will be located (on tree or as a stub-up) and where the low-voltage transformers will mount.

Answer #9:

Please see the updated electrical sheets. Any transformers needed shall be mounted adjacent to the tree ring on the tree and located high enough to deter vandalism.

Question #10:

Refer to Notice Invited to bid (sheet 10/204) it indicates that compensation shall comply with both the federal minimum wage rates as predetermined by the U.S. Department of Labor and the State of California Prevailing Wage Rates as determined by the Director of the Department of Industrial Relations, whichever is higher. However, General Provisions Section 10.04 (Sheet 91/204) and SP1.33 Prevailing Wage (Sheet 195/204) specify that wage rates shall be determined solely by the State of California. Please clarify whether this project is subject to State Prevailing Wage Rates, Federal Davis-Bacon Wage Rates, or both.

Answer #10:

This project is subject to State and Federal Prevailing Wage Rates.

Question #11:

Refer to Sheet LS1, Planting Soil Legend Code 32-91-05, which specifies 6–8" of recycled mulch for tree protection. However, Detail 4 on Sheet LS2 indicates a 5" mulch layer. Please confirm the correct thickness to be used.

Answer #11:

The correct depth of mulch to be used for tree protection is 5" thick.

Question #12:

Refer to Sheet LS12, Planting Code 32-93-04, which specifies a 5" mulch layer. However, Detail 4 and 5 on Sheet LS14 indicate a 4" mulch layer. Please clarify which specification takes precedence.

Answer #12:

The correct depth of mulch is 5" thick as shown on the tree and material legend.

Question #13:

Refer to Sheet LS12, Planting Code 32-93-04, and Sheet LS21, Section 329300, 2.6, which specify Screened Orchard Mulch. However, Technical Provisions Section 27, Landscape Planting, 27.02(C) specifies Nitrolized Humus supplied by Agri-Fuels for tree and shrub basins. Please confirm the correct mulch material to be used.

Answer #13:

When conflict occurs between the plans and specifications for landscape and irrigation only, the plans shall prevail unless otherwise specified in an addendum. Sheet LS12 is correct and Section 27 is incorrect.

Question #14:

Refer to Technical Provisions Section 27, Landscape Planting, 27.03(E)(2)(e), which requires tree holes to be drilled with a 24" diameter auger to a depth of 6 feet or until reaching sand. Additionally, staking materials are specified as Lodgepole pipe stakes with VIT Cinch Ties. However, Detail 4 on Sheet LS14 and Detail 1 on Sheet LS15 show staking with 1" x 9" single metal stakes with metal arm bars and rubber straps, and no auger drilling is indicated. Please clarify which specifications take precedence.

Answer #14:

Contractor shall use 2 wood lodge pole stakes in lieu of metal stakes. The Dinuba City Standard needs to be updated to reflect this change. Contractor shall bid accordingly.

Question #15:

Refer to Sheet LS21, Section 329300, 3.12(C), which specifies native soil for backfill except in rocky conditions. However, Palm Detail 6 on Sheet LS14, Note 6, specifies 100% washed plaster sand for backfill. Please confirm the correct backfill material for palm planting holes.

Answer #15:

Sheet LS21 for backfill is correct for everything except the palm trees. For the Palm backfill specifically, 100% washed plaster sand for backfill is correct.

Question #16:

Refer to Sheet LS1. Please clarify which bid items in the Bid Proposal shall be paid for the following Planting Soil Legend codes:

- 32-91-01: Apply Certified Compost
- 32-91-02: Modified Existing Soil
- 32-91-03: Trenching
- 32-91-04: Ripping
- 32-91-05: Tree Protection

Answer #16:

These items will be paid for under the Install Landscape & Irrigation bid item and no additional payment will be made therefor.

Question #17:

Refer to Sheet LS12. Please clarify which bid items in the Bid Proposal shall be paid for following Material legend codes:

- 32-93-09: 4"-8" River Rock Cobble
- 32-93-12: 2'-3' Moss Rock Boulder
- 32-94-01: Permaloc Aluminum Landscape Edging

Answer #17:

These items will be paid for under the Install Landscape & Irrigation bid item and no additional payment will be made therefor.

Question #18:

Refer to Sheet LS3, Several valve stations (A6, A12, A18, A19, A20) and the hydrometer location do not show decoder symbols. Please clarify how the 2-wire system should be routed for these valve stations.

Answer #18:

This information can be found within the landscape notes on the plans.

Question #19:

Refer to Sheet LS10, which specifies 2½" PVC Schedule 40 pipe for the mainline. However, Sheet LS18, Specs Section 328400, 2.2(2), & Technical Provision, section 25, 25.03, A (sheet 157/204), specifies PVC Class 315 for pipes 2"-3" in diameter. Please confirm the correct pipe material for mainline 2-1/2" installation as size shown on Plan.

Answer #19:

PVC Schedule 40 shall be used for all mainlines.

Question #20:

Refer to Technical Provision, section 25, 25.03, A (sheet 157/204), mainline fitting shall be Schedule 80 for Mainline 2" and larger. However, sheet LS18, section 328400, 2.4, Pipe fitting shall be Schedule 40. Please clarify the correct Mainline Fitting

Answer #20:

All mainlines shall be schedule 40.

Question #21:

Refer to Sheet LS19, Specs Section 328400, 3.2(1)(3)(4), which specifies installation depths of 24"–30" for mainline, 18" for lateral lines, and 24" for control wires under paved areas. However, Detail 1 on Sheet LS5 specifies 36" depth for all components under pavers. Additionally, Section 3.3(A)(3) requires detectable pipe locator tape above all mainline pipes, but Detail 3 on Sheet LS4 and Detail 1 on Sheet LS5 show locator tape only in landscape areas. Please clarify the required sleeve depth and locator tape placement under paved areas.

Answer #21:

Spec Section 328400, 3.2(1)(3)(4) shall govern for depths. Detectable tape shall be placed over all mainlines regardless of the finished surface.

Question #22:

Kindly clarify whether plastic or concrete valve boxes are to be used. If plastic valve boxes are acceptable, may Rainbird, NDS, or Carson be used as the manufacturer instead of Brook, since Brook does not supply plastic valve boxes?

Answer #22:

For irrigation infrastructure, plastic valve boxes are sufficient. Rainbird and NDS are approved equals and can be used in lieu of Brook for irrigation facilities only.

Question #23:

The valve box size shown in detail LS7/2 differs from the size specified in section 328400/2.28. Please advise which specification shall take precedence.

Answer #23:

LS7/2 shall govern.

Question #24:

Refer to Sheet LS17, Specifications Section 329100, 2.5 and 3.11, it states that the Planting Soil Mix shall be installed prior to the application of 1–2 inches of compost. Please confirm whether the Planting Soil Mix material, as referenced in Specifications Section 329100, 2.5, is to be installed before the soil modification shown on Sheet LS1, under Planting Soil Legend codes 32-91-01 to 32-91-04. If yes, please specify the required depth of the Planting Soil Mix.

Answer #24:

The planting soil mix material shall be installed before the soil modification. Depth of planting soil mix shall follow the notes delineated in the plans.

Question #25:

The legend for the bench on sheet LS2 indicates a backed model, whereas the legend on sheet S2 indicates a backless model. Kindly clarify which bench model is to be used.

Answer #25:

The benches installed will be backless and will be furnished by the City. The contractor shall bid for the installation of the benches and no additional payment will be made therefor.

Items that have been approved by City Council for purchase and are attached to this addendum.

Question #26:

The legend for the trash receptacle on sheet S2 states that the trash receptacle is to be furnished by the city. Please confirm that the contractor's responsibility is limited to the installation of the trash receptacle only.

Answer #26:

The trash receptacle will be furnished by the City. The contractor shall bid for the installation and transportation of the trash receptable from Dinuba Public Works Department and no additional payment will be made therefor.

Items that have been approved by City Council for purchase and are attached to this addendum.

Question #27:

Kindly confirm that the contractor shall be responsible for installing the bike racks only. If the contractor is to furnish and install, please provide the model, manufacturer, and finish options.

Answer #27:

The bike rack will be furnished by the City. The contractor shall bid for the installation and transportation of the bike rack from the Dinuba Public Works Department and no additional payment will be made therefor.

Items that have been approved by City Council for purchase and are attached to this addendum.

Question #28:

I can't find any information regarding the playground equipment or the shade canopy over the play area. Has the city already selected a vendor for those items? Do you have specs on the equipment? If you have selected a vendor, could you please let me know who it is? I'd love to reach out to them to get specs, so we can put together a competitive bid package.

Answer #28:

Items that have been approved by City Council for purchase and are attached to this addendum.

Question #29:

Is there an engineer's estimate for this project for bonding purposes? Also do you have the duration?

Answer #29:

The engineer's estimate is not used for bonding purposes. As stated in the NIB, Contractor shall furnish a bidders bond made payable to the City of Dinuba for an amount equal to at least 10% of the amount bid.

The duration has been detailed out per the first Addendum. Refer to section 2 of Addendum 1 for the complete special provision. The total duration shall be **One Hundred and Forty (140) Working Days.**

Question #30:

More detail is needed on new Dinuba City Fountain Seal. What is the proposed material? Existing material looks to be like rubberized surfacing. E.g., Will new material be the same or painted concrete or something else? Also, the civil drawings and architectural drawings show two different designs for the new fountain seal. Clarify which design is correct.

Answer #30:

The plans have been updated to reflect the correct design for the fountain seal. The resurfacing of the Dinuba City fountain seal shall follow Aqua Seal Water Safety Surfacing specifications, or approved equal, attached to this addendum and no additional payment shall be made therefor.

Question #31:

Can any more detail be provided on the Seasonal Festive Tree? Existing/New? Size? Etc.

Answer #31:

The City has elected to buy and furnish a 30' Christmas Tree. It will be the Contractors responsibility to install only per manufacture specifications

Items that have been approved by City Council for purchase and are attached to this addendum.

Question #32:

Request for a bid item allowance for BI#46 'Contract Local Mural Artist' and actual cost to be paid. Art options won't be provided until the job is awarded making this a difficult item to provide a cost on.

Answer #32:

The bid proposal has been updated to reflect a specified allowance for the Contractor. Contractor is required to find a local mural artist once awarded. City will work with awarded Contractor on designs once selected and will operate within that allowance. All costs associated with this bid item will be paid for on a force account basis. Please refer to Section 9.10 of the project specifications for details.

Question #33:

What is Bid Item #33 'Install Citizen's Row Shade Canopy'? It looks like all there is for Citizen's Row are the two entrance signs for BI#20.

Answer #33:

Bid item 33 shall be bid for the installation of a city furnished shade structure adjacent to the amphitheater as shown on the plans. Contractor shall reference the plans for dimensions.

Bid item 20 shall be bid for the construction of the entrance signs detailed on sheet A12.

Question #34:

Please review the 320 LF quantity for metal rail fence BI#24

Answer #34:

The quantity for metal rail fence has been adjusted to 450 LF. Contractor shall use the updated BP pages.

Question #35:

The electrical sheets don't show the Irrigation booster pump and/or irrigation controller. Can the design team to add that to the electrical plans?

Answer #35:

The electrical sheets do not show the irrigation booster pump and/or irrigation controller. This item of work shall be paid for on a force account basis via a contract change order during construction due to the electrical engineer not being able to provide that information in time to allow Contractors to bid this item of work appropriately.

Question #36:

Drawing Page D1, Keynote #13 states, "Remove existing stone slab around perimeter of the planter area." Is the intent that existing stone veneer on the planters is to be removed from the existing planter walls?

Answer #36:

The existing stone veneer on the planters shall be removed. A new stone veneer and pre-cast cap shall be installed per the plans.

Question #37:

Noticed on addenda 1 item 43 install landscape and irrigation the square footage doesn't cover the irrigation for the sod. Please revise item to cover the extra square footage of 19,138 irrigation for the sod.

Answer #37:

That is correct. All the irrigation for the sod shall be included under the install grass bid item and no additional payment will be made therefor.

Any and all landscape and irrigation infrastructure delineated or called out on the plans, other than the sod (Grass), shall be bid in the install landscape and irrigation bid item and no additional payment will be made therefor.

Question #38:

Please confirm there is only one location for the river rock cobble as shown on sheet 06 of 76 site plan, and not four locations as shown on sheet 64 of 76. Please advise.

Answer #38:

The plans have been updated to reflect the correct locations of river rock cobble.

Question #39:

See attached drawing page CD3, Keynote #12 which states, "Construct concrete wall in-kind with adjacent walls and install decorative stone. See Architectural plans." We are unable to find a call out to any details in the Architectural or Structural plans for these wall. Please provide the details.

Answer #39:

The plans have been updated accordingly. Refer to the most recent plans uploaded with this Addenda.

Question #40:

See attached drawing pages CD3 and A1. The two planters in the red boxes are being partially demoed and are to receive new stone. The existing planters appear to have precast concrete caps. Are the existing precast caps to remain? Are new precast caps to be installed where the new planter walls are being installed? Please provide direction.

Answer #40:

The existing precast caps shall be removed and new precast caps shall be installed. The plans have been updated accordingly. Refer to the most recent plans uploaded with this Addenda.

Question #41:

Bid Item No. 18, 42 LF, Construct Planter Wall in-kind. Does this bid item include all 6 locations of Keynote #12 on drawing page CD3? See attached. The 42 LF does not appear to match the 6 locations of Keynote #12. Please clarify what is included in Bid Item No. 18.

Answer #41:

Bid item 18 refers to the construction of new planter walls adjacent to existing planter walls. The quantity has been updated to reflect lineal foot of wall being added. A new bid item was added to include the addition and/or replacement of stone veneer and pre-cast concrete caps on the perimeter of the planter.

Question #42:

Drawing page CD3 shows the two ends being demoed of the planter in Vendor Square and Keynote #12 stating to construct concrete wall in-kind where the two ends are removed. Drawing page A2 shows the planter in Vendor Square and calls out detail 9/A14, which shows CMU walls 2 feet tall with a precast cap. It appears that the new CMU walls and cap are for all 4 walls of the planter. Structural drawing page S2.1 shows a new foundation being built for the whole planter and calls out detail 19/S5.0 on all 4 walls of the planter. Detail 19/S5.0 shows CMU walls. Is the whole planter being demoed or just the two ends? Is the material to build the two ends, or the whole planter, to be CMU or concrete?

Answer #42:

Contractor shall keep the existing CMU walls intact as much as possible. Contractor shall modify the walls as necessary to match the length and width shown on the plans. The modification of the wall shall follow details delineated in the plans.

Keynote 12 on CD3 has been updated.

Question #43:

See attached detail 5/A12. It is calling for 2" precast cap with 6x6 W1.4 mesh at center slab. What is meant by "center slab"? Are you asking for mesh to be cast into the horizontal center of the precast cap?

Answer #43:

The intention of that callout is so the contractor acquires a pre-cast cap with wire rebar mesh.

Question #44:

Please review the Bid Item #17 quantity.

Answer #44:

Bid Item 17 has been reviewed and is correct.

Question #45:

How are the mowstrip, stairs, and ramp at stage paid for? Is the stage ramp part of bid item #38?

Answer #45:

A mowstrip bid item has been included.

The amphitheater shall be bid under bid item 29 as a lump sum. The only portion of the amphitheater that is not delineated under bid item 29 is the concrete in front of the steps. That concrete shall be bid under bid item 17.

The stage ramp shall be bid under bid item 29. The ramp on Ventura and the one on M Street shall be the only items bid under Bid Item 38.

Question #46:

Are there drainage details at the rubberized surfacing area?

Answer #46:

Contractor shall reference the grades provided on CD1. Contractor shall ensure that positive drainage is met to drain everything away from the rubberized surface and ensure a minimum slope of 0.5% is met on the rubberized surface.

The only major slope shall be the hill where the large slide is located. The slope of the hill shall match the slope of the slide.

Question #47:

How are the sleeves intended to be done? Will more concrete have to be removed and replaced?

Answer #47:

The sleeves are intended to be installed via directional boring. The City wants to save as much existing concrete as possible.

If more concrete is needed to be replaced as part of the directional boring activities, Contractor shall bid accordingly.

Question #48:

Can we get specs. on the playground equipment with installation details?

Answer #48:

Information on the playground equipment is provided within this addendum. All gametime equipment shall be installed by a gametime approved installer.

Question #49:

Are there any as-builts that can be provided?

Answer #49:

No

Question #50:

Will any waterproofing be required?

Answer #50:

It is assumed that this question pertains to the playground rubberized surface. The rubberized surface shall follow the manufacturer's specifications specified on the plans and via Addendum #1.

Question #51:

See attached drawing pages A8 and A10. It is unclear what is at the top of the highlighted walls. It is precast concrete caps, or a concrete lip similar to detail 10/A14 (see attached), or something else?

Answer #51:

It shall be a concrete cap as shown on detail 9 sheet A14

Question #52:

The bid form calls for "Resurface City Fountain Seal", however there are no details, drawings, or specifications provided that show the fountain or define the resurfacing requirements. Please provide clarification and details for this scope.

Answer #52:

Please see information attached to this addendum.

Question #53:

The bid form lists, "Remove and Relocate Existing Clock". While the final placement location is identified on the plans, no details are provided regarding the removal process, protection of the existing clock, or installation requirements at the new location. Please provide specifications and installation details.

Answer #53:

Due to how old the clock is, the City is unaware of how the clock was installed or needs to be reinstalled. The City is relying on the Contractor to remove, protect the clock, and reinstall the clock as close to the same as how it is installed now.

Question #54:

The bid form states, "Contract Local Mural Artist". Please clarify the intent of this item. Is the contractor expected to budget an allowance and independently procure a local mural artist? Will the artist be designated by the City/Owner, or is the contractor responsible for selecting one? Does the mural artist need to be listed as a subcontractor at bid time and carry a DIR registration number to perform work on site?

Answer #54:

The City provided an allowance for this bid item. Do not list the mural artist as a subcontractor. The City will work with the Contractor within the allowance to select the mural artist and approve the design.

Question #55:

The plans show details for a 2" commercial water service and hot tapping, but the requirements are unclear and there is no associated bid item. Please clarify the scope and provide directions on how this should be included in pricing.

Answer #55:

Please see answer above.

Question #56:

The plans do not show or reference any drainage scope, and no bid items are provided for drainage work. Please confirm whether drainage improvements are required for this project.

Answer #56:

A bid item has been added to address this.

Question #57:

Curbing is called out on the plans, but no corresponding bid item is listed. Please confirm how this is to be addressed.

Answer #57:

A mow strip bid item has been added.

Question #58:

Colored concrete is shown on the plans, but there is no associated bid item. Please clarify if this is included under another bid item or if a separate item will be issued.

Answer #58:

Colored concrete shall be included in bid item 17.

3. SPECIFICATIONS – BID PROPOSAL

The Bid Proposal has been revised as follows. All the bid items listed below are the updated bid item numbers. Contractor shall use the bid proposal sheets attached to this addendum when submitting their bid.

BASE BID

The Bid Proposal quantity has been revised as follows:

1. Bid Item No. 8 – Remove Existing Concrete quantity changed from 14,038 SF to 13,700 SF.
2. Bid Item No. 17 – Construct Concrete Sidewalk quantity changed from 14,260 SF to 15,384 SF.
3. Bid Item No. 26 – Install palm tree lighting quantity changed from 35 EA to 25 EA.
4. Bid Item No. 41 – Changed bid item name from “Acquire Seasonal Festive Tree” to “Install Seasonal Festive Tree.”
5. Bid Item No. 42 – Install Grass quantity changed from 19,138 SF to 18,906 SF.
6. Bid Item No. 47 – Added bid item, Construct Concrete Mowstrip.
7. Bid Item No. 48 – Added bid item, Install Rock Veneer and Pre-Cast Cap.
8. Bid Item No. 49 – Added bid item, Perform Grading

4. SPECIFICATIONS – BID PROPOSAL

The Bid explanation of bid items has been revised as follows. All the explanation of bid items listed have been updated and/or added. Contractor shall use these explanations when bidding the project.

The following bid items have been added

BID ITEM NO. 47 – CONCRETE MOWSTRIP

BID ITEM NO. 48 – INSTALL ROCK VENEER AND PRE-CAST CAP

BID ITEM NO. 49 – EARTHWORK

The explanation of the following bid items have been changed

BID ITEM NO. 41 - INSTALL SEASONAL FESTIVE TREE

BID ITEM NO. 42 - INSTALL GRASS

BID ITEM NO. 43 - INSTALL LANDSCAPE & IRRIGATION

BASE BID:

BID ITEM NO. 17 - CONSTRUCT CONCRETE SIDEWALK

This item is bid per square foot, complete and in place, constructed per the plans, and in conformance with the provisions of Section 15 of these Specifications. Bid item shall include the cost to color. No additional payment will be made, therefor.

This bid item shall include sidewalk transitions, adding San Diego Buff color (existing concrete color) to the concrete mix for the areas delineated on the plans, and laying out the joint pattern to match the existing joint patterns in the park and no additional payment will be made therefor.

BID ITEM NO. 41 – INSTALL SEASONAL FESTIVE TREE

This item is bid per lump sum, complete and in place, and shall conform to manufacturer recommendations, and conform to these specifications. Contractor shall be responsible for

transporting and installing a 30' tall City furnished seasonal festive tree in a location delineated by the City.

BID ITEM NO. 42 - INSTALL GRASS

This item is bid per square foot and shall be completed per the plans and conform to the provisions of Section 27 of these Specifications.

This item shall include, but not be limited to, soil preparation, fine grading, landscape planting, fertilizing, mulching, and maintenance and establishment of specified area per the plans. The removal of existing landscape planting shall be included in the bid item for Clearing and Grubbing. **The irrigation system shall be included in bid item #43 Install Landscape and Irrigation. Any irrigation for the grass area specifically shall be delineated under this bid item.**

BID ITEM NO. 43 - INSTALL LANDSCAPE AND IRRIGATION

This item is bid per square foot and shall be completed per the plans and conform to the provisions of Section 25 and 27 of these Specifications.

This item shall include, but not be limited to, soil preparation, fine grading, landscape planting, fertilizing, mulching, and maintenance and establishment of planted materials. The removal of existing landscape planting shall be included in the bid item for Clearing and Grubbing.

The contractor shall be responsible for digging all holes, installing all root barriers delineated on the plans. **This bid item shall also include a 1 year maintenance and establishment period.**

This item shall include, but not be limited to, trenching, installing of all pipes, fittings, sprinklers, valves, controllers, wires, etc., backfilling and compaction, and system testing and adjustment. The removal of existing landscape irrigation system components, if necessary, shall be included in the bid item for Clearing and Grubbing and therefor, no other payments will be made.

BID ITEM NO. 46 – CONTRACT LOCAL MURAL ARTIST

This item is bid on a lump sum basis. Contractor shall be responsible for providing art options from local artists within Tulare County for Vendor Square art mural wall.

An allowance was provided for this bid item to ensure all Contractors bid the same. This bid item will be completed on a force account basis per Section 9.10 within the project specifications.

BID ITEM NO. 47 - MOW STRIP

This bid item is per lineal foot, complete and in place, and shall be constructed per the plans and conform to section 15 of the specifications. No additional payment will be made, therefor.

BID ITEM NO. 48 - INSTALL ROCK VENEER AND PRE-CAST CAP

This bid item is per lineal foot, complete and in place, and shall be constructed per the plan. No additional payment will be made, therefor.

This bid item shall include the removal of the existing rock veneer and cap and the installation of the new rock veneer and cap as delineated on the plans.

BID ITEM NO. 49 – EARTHWORK

This item is bid on a lump sum basis and shall conform to the provisions of Section 12 of these specifications. Included in this bid item is the grading and compaction of the subgrade and movement of all the necessary dirt required to get to proposed grades.

This bid item also includes any finish grading necessary to transition from the proposed improvements to existing grade and no additional payment will be made therefor.

Bidders Acknowledgment

Jason Watts, P.E.


Bidder's Authorized Representative


City Engineer



ORDER NO.	1
DATE	10/8/2025
STATE	CA
COUNTY	Tulare

CONTRACT CHANGE ORDER

CONTRACT FOR	Dinuba Entertainment Plaza Renovation & Beautification Project
STATE PROJECT NO.	CCL-5143(040)
OWNER	CITY OF DINUBA

TO:	SW Construction, Inc.
	CONTRACTOR
Original Contract Amount:	\$4,358,542.88
Previously Approved Change Orders:	\$0.00
New Contract Amount:	\$0.00
Change Order Amount:	\$0.00
Original Contract Time (WD)	140
Revised Contract Time (WD):	140

You are hereby requested to comply with the following changes from the contract plans and specifications:

Description of Changes	DECREASE	INCREASE
(Supplemental Plans and Specifications Attached)	In Contract Price	In Contract Price
1.0 Adjust Bid Item #2 - Traffic Control System & Dust Control	-\$18,588.56	
2.0 Adjust Bid Item #6 - Acquire City Encroachment Permit	-\$54,850.00	
3.0 Remove Bid Item #7 - Install Pavement Striping, Signage, & Markings	-\$11,800.00	
4.0 Adjust Bid Item #8 - Remove Existing Concrete	-\$12,855.68	
5.0 Remove Bid Item #10 - Remove Existing Gazebo	-\$16,100.00	
6.0 Remove Bid Item #12 - Remove Existing Iron Rod Fence	-\$4,312.50	
7.0 Remove Bid Item #13 - Remove Brick Planter	-\$1,506.50	
8.0 Remove Bid Item #14 - Remove and Salvage Streetlight	-\$17,250.00	
9.0 Adjust Bid Item #17 - Construct Concrete Sidewalk	-\$153,394.91	
10.0 Adjust Bid Item #18 - Construct Planter Wall, in-kind	-\$7,230.00	
11.0 Adjust Bid Item #19 - Construct "Vendors Square" Market	-\$698,521.50	
12.0 Adjust Bid Item #20 - Construct "Citizen's Row" Sign	-\$16,017.18	
13.0 Remove Bid Item #21 - Install Picnic Table	-\$5,724.70	
14.0 Remove Bid Item #22 - Install Park Bench	-\$1,430.60	
15.0 Remove Bid Item #23 - Construct Concrete Bench	-\$40,956.76	
16.0 Remove Bid Item #24 - Install Metal Rail Fence	-\$170,775.00	
17.0 Adjust Bid Item #29 - Construct Stage	-\$22,163.90	
18.0 Remove Bid Item #30 - Install Trash Receptacles	-\$2,300.00	
19.0 Remove Bid Item #31 - Install Bike Rack	-\$885.00	
20.0 Remove Bid Item #32 - Install No Littering Sign	-\$5,060.00	
21.0 Adjust Bid Item #38 - Construct ADA Ramp	-\$7,960.19	
22.0 Remove Bid Item #41 - Install Seasonal Festive Tree	-\$15,447.13	
23.0 Remove Bid Item #46 - Contract Local Mural Artist	-\$45,000.00	
24.0 Adjust Bid Item #48 - Install Rock Veneer and Pre-Cast Cap	-\$10,206.25	
25.0 Adjust Bid Item #49 - Earthwork	-\$8,398.25	
TOTALS	-\$1,348,734.61	
NET CHANGE IN CONTRACT PRICE	-\$1,348,734.61	

JUSTIFICATION:

See MEMO and back up documentation attached.

The amount of the Contract will be **Decreased** by the sum of: \$-1,348,734.61

The Contract Total including this and previous Change Orders will be: \$3,009,808.27

The Contract period provided for completion will be (Increased): 0

This document will become a supplement to the contract and all provisions will apply hereto.

Requested [Signature] Contractor 10/9/2025 (Date)

Recommended _____ City Engineer (Date)

Accepted _____ Public Works Director (Date)



City Council Staff Report

Department: ENGINEERING

October 28, 2025

To: Mayor and City Council
From: Watts Jason, City Engineer
By: Watts Jason, City Engineer
Subject: Authorization to Purchase Rose Ann Vuich Restroom and Pavilion (JW)

RECOMMENDATION:

Council authorize the Parks Director to purchase a Restroom in amount of \$231,119.00 from LB Foster and a 58' Pavilion from Superior Shades in the amount of \$125,799.55.

EXECUTIVE SUMMARY:

Rose Ann Vuich Park provides a variety of amenities for residents and visitors, including open green spaces, picnic areas, and a children's playground. The park regularly hosts community events, seasonal celebrations, and recreational activities, serving as a welcoming space for residents of all ages.

The City of Dinuba is eligible to utilize Community Development Block Grant (CDBG) program income for community improvement projects. Staff has identified Rose Ann Vuich Park as an ideal location for these improvements and proposes to use the available funds to construct a new restroom and pavilion. The new restroom will be installed in the same location as the existing dilapidated facility, while the pavilion will be located approximately 150 feet southeast of that site. LB Foster has provided a quote of \$231,119 for the restroom, and Superior Shades has provided a quote of \$125,799.55 for the 58' pavilion. Staff is seeking approval to proceed with the purchase and installation of these amenities.

OUTSTANDING ISSUES:

None

DISCUSSION:

Rose Ann Vuich Park is a well-utilized community space in Dinuba, featuring open green areas, picnic facilities, and a children's playground. The park regularly hosts community events, seasonal celebrations, and recreational activities, providing a

welcoming environment for residents of all ages.

The City of Dinuba is eligible to use Community Development Block Grant (CDBG) program income to fund community improvement projects. Program income consists of funds generated from prior CDBG-funded activities, such as loan repayments, interest earned, or fees collected from CDBG-assisted projects. These funds must be tracked separately and are required to be reinvested in other eligible CDBG activities before drawing down additional grant funds. Using program income allows the City to maximize federal funding and continue supporting community development projects that benefit low- and moderate-income residents. Staff has identified Rose Ann Vuich Park as an ideal location for such improvements and proposes using the available funds to construct a new restroom and a pavilion. The restroom will be installed in the same location as the existing facility, while the pavilion will be situated approximately 150 feet southeast of that site.

City staff worked closely with LB Foster to identify restroom features that would reduce long-term maintenance and enhance durability. The proposed design includes stainless steel fixtures, electric hand dryers, a precast concrete roof and walls, anti-graffiti coating, and other vandal-resistant elements that will extend the facility's lifespan. After evaluating several options, staff determined that a two-door Dakota Stadium-Style CXT Restroom (three toilets, one urinal, and one storage room) best meets the City's needs. The color scheme and stone veneer will match the existing style at Viscaya Park. LB Foster has provided a proposal in the amount of \$231,119, included as Attachment "A," and a photo of a similar style, not the same model, as shown in Attachment "B".

Due to the popularity and positive community response to the 58-foot pavilion recently installed at Viscaya Park, staff recommends installing an identical 58-foot pavilion at Rose Ann Vuich Park. The pavilion quote from Superior Shades is \$125,799.55, as shown on Attachment "D". As a reminder, the 58' Pavilion will look like the image shown in Attachment "C". The Parks Director will make the final decision on the colors prior to ordering.

Both the restroom and pavilion, along with most associated materials and equipment, can be procured through approved purchasing cooperatives. These cooperatives allow the City to "piggyback" on contracts that have already been competitively bid and awarded, eliminating the need for a separate bidding process. Utilizing this method streamlines procurement, reduces administrative time, and often results in cost savings, while ensuring full compliance with the City's purchasing policy and state procurement regulations. This approach also provides access to vetted vendors and established pricing, helping the City efficiently complete projects without compromising transparency or fiscal responsibility.

FISCAL IMPACT:

No fiscal impact. The City will be using CDBG program income funding to purchase the restroom and the pavilion

PUBLIC HEARING:

None

ATTACHMENTS:

1. A. LB Foster Quote
2. B. Restroom Appearance Example
3. C. 58' Pavilion Example
4. D. 58' Superior Shades Quote



CXT® Incorporated manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Incorporated, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES):

Remitting by check:

CXT, Inc., PO Box 676208, Dallas, TX 75267-6208

Remitting by ACH or wire transfer:

Beneficiary: CXT, Inc.

Beneficiary Bank: PNC Bank, Pittsburgh, PA

Account: 1077766885 ABA/Routing: 043000096

Email remittance details to AR@lbfoster.com

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Site must allow for the crane to be within three feet of the building location and the truck to be within three feet of the crane. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for

special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at cxtinc.com.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-1/2% of contract price per month or any part of any month will be charged.

****Customer is responsible for all local permits and fees.**

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: All orders are cash in advance. At CXT's discretion, credit may be given after approval of credit application. Payment to CXT by the purchaser of any approved credit amount is net 30 days after submission of invoice to purchaser. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

- F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.

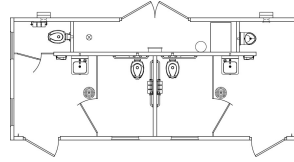
- F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.

- F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.

- Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.

DAKOTA — 11' x 26'

Dakota with chase has two multiuser fully accessible flush restrooms. Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, vitreous china fixtures, 4-gallon water heater, interior and exterior lights, off loaded, and set up at site.



Price Per Unit				
Base Price		\$ 121,740.00		\$ 121,740.00
Added Cost Options			Click to Select	
Final Connection to Utilities		\$ 7,000.00	☐	0.00
Optional Wall Texture- choose one ☐ Split Face Block (\$6,500) ☒ Custom Texture (\$8,500)			Reset Wall Texture	8,500.00
Optional Roof Texture ☐ Ribbed Metal		\$ 6,500.00		0.00
Individual User Option		\$ 27,500.00	☐	0.00
Stainless Steel Water Closet (each)	Qty: 3	\$ 2,500.00	☒	7,500.00
Stainless Steel Lavatory (each)	Qty: 2	\$ 1,750.00	☒	3,500.00
Stainless Steel Urinal (each)	Qty: 1	\$ 2,500.00	☒	2,500.00
Electric Hand Dryer (each)	Qty: 2	\$ 1,000.00	☒	2,000.00
Electronic Flush Valve (each)	Qty: 3	\$ 1,500.00	☒	4,500.00
Electronic Lavatory Faucet (each)	Qty: 2	\$ 1,500.00	☐	0.00
Electronic Urinal Valve (each)	Qty: 1	\$ 1,500.00	☒	1,500.00
Paper Towel Dispenser (each)	Qty: 2	\$ 350.00	☐	0.00
Toilet Seat Cover Dispenser (each)	Qty: 3	\$ 350.00	☐	0.00
Sanitary Napkin Disposal Receptacle (each)	Qty: 2	\$ 150.00	☐	0.00
Baby Changing Table (each)	Qty: 2	\$ 1,100.00	☒	2,200.00
Marine Grade Skylight in Restroom (each)	Qty: 2	\$ 1,800.00	☐	0.00
Marine Package (excluding fiberglass doors and frames)		\$ 4,500.00	☐	0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt (each)	Qty: 1	\$ 6,500.00	☐	0.00
Exterior Mounted ADA Drinking Fountain w/Bottle Filler (each)	Qty: 1	\$ 8,500.00	☒	8,500.00
2K Anti-Graffiti Coating		\$ 5,000.00	☒	5,000.00
Optional Door Closure (each)	Qty: 2	\$ 850.00	☒	1,700.00
Fiberglass Entry and Chase Doors and Frames (each)		Qty: 4 \$ 5,300.00	☐	0.00
Timed Electric Lock System (2 doors- does not include chase door) (each)		Qty: 2 \$ 2,500.00	☐	0.00
Exterior Frostproof Hose Bib with Box (each)	Qty: 1	\$ 1,200.00	☒	1,200.00
Total for Added Cost Options:			\$	48,600.00
Custom Options: Installation Surcharge (Crane and DIR): 7000			\$	7,000.00
Engineering and State Fees:			\$	9,000.00
Estimated One-Way Transportation Costs to Site (quote):			\$	28,475.00
Estimated Tax:			\$	16,304.00
Total Cost per Unit Placed at Job Site:			\$	231,119.00

This price quote is good for 60 days from date below, and is accurate and complete.

Manuel Alvarado

Digitally signed by Manuel Alvarado
Date: 2025.10.22 15:20:16 -07'00'

CXT Sales Representative

Date

I accept this quote. Please process this order.

Company Name

Signer's Name
(please type or print)

Company Representative

Date

OPTIONS

Exterior Color(s) *(For single color mark an X. For two-tone combinations use W = Walls and R = Roof.)*

☐ Amber Rose	☐ Berry Mauve	☐ Buckskin	☐ Cappuccino Cream
☐ Charcoal Gray	☐ Cocoa Milk	☐ Evergreen	☐ Georgia Brick
☐ Golden Beige	☐ Granite Rock	☐ Hunter Green	☐ Java Brown
☐ Liberty Tan	☐ Malibu Taupe	☐ Mocha Caramel	☐ Natural Honey
☐ Nuss Brown	☐ Oatmeal Buff	☐ Pueblo Gold	☐ Raven Black
☐ Rich Earth	☐ Rosewood	☐ Sage Green	☐ Salsa Red
☐ Sand Beige	☐ Sun Bronze	☐ Toasted Almond	☐ Western Wheat

Special roof color # _____ Special wall color # _____

Special trim color # _____

Use an X to mark options.

Rock Color *(*If option is not available verify custom wall option is selected on previous page.)*

☐ Basalt*	☐ Mountain Blend*	☐ Natural Gray*	☐ Romana*
----------------------------------	--	--	----------------------------------

Roof Texture *(*If option is not available verify optional roof texture option is selected on previous page.)*

☐ Ribbed Metal*	☒ Cedar Shake
--	---

Wall Texture(s) *(For single texture mark an X. For top and bottom textures use T = Top and B = Bottom.)*

*(*If option is not available verify custom wall texture option is selected on previous page.)*

☐ Split Face Block*	☐ Horizontal Lap*	☐ Board & Batt*	☐ Stucco*
☐ Brick*	☐ Distressed Wood**	☐ Barnwood	

Rock Wall Texture *(bottom texture only)*

*(*If option is not available verify custom wall option is selected on previous page.)*

☐ Napa Valley*	☐ River Rock*	☐ Flagstone*	☐ Stacked Rock**
---------------------------------------	--------------------------------------	-------------------------------------	---

**Textures not included in CXT's quote are additional cost.*

Door Opener

☐ Non-locking ADA Handle	☐ Privacy ADA Latch	☐ Pull Handle/Push Plate
---	--	---

Deadbolt ☐

Accessible Signage

☐ Men	☐ Women	☐ Unisex
------------------------------	--------------------------------	---------------------------------

Toilet Paper Holder

☐ 2-Roll Stainless Steel	☐ 3-Roll Stainless Steel
---	---

Notes:









C/O MRC
PO Box 106
Spring Lake, NJ 07762
Ph: 732-458-1111
Em: MRC@GAMETIME.COM
Web: www.mrcrec.com

10/23/2025
Quote #
119554-01-01

CA Dinuba City of Rose Ann Vuich Park Shade Pavillion

Dinuba City of
Attn: Stephanie Hurtado
1591 W Sierra Way
Dinuba, CA 93618
United States
Phone: 559-591-5940 Ext. 104
shurtado@dinuba.ca.gov

Ship to Zip 93618

Quantity	Part #	Description	Unit Price	Amount
1	Custom	Superior - 58' (AS) Hexagonal Duo Top (HDT)	\$112,000.00	\$112,000.00
1	ABT	Superior - ABT	\$590.00	\$590.00
1	Drawing	Superior - Engineering: Sealed Drawings	\$1,000.00	\$1,000.00
			Sub Total	\$113,590.00
			Discount	(\$3,360.00)
			Freight	\$6,200.00
			Tax	\$9,369.55
			Total	\$125,799.55

Comments

Supply Only

Customer responsible for offloading

Taxes added, if ship to is different than 1591 W Sierra Way, Dinuba, CA 93618 additional taxes may be applied

Due to the market volatility of raw materials, pricing is valid for 30 days after date of quotation. All quotes must be reviewed after 30 days.

jb/JP

This quotation is subject to policies in the current GAMETIME PARK & PLAYGROUND CATALOG and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to **GAMETIME c/o MRC**. Kindly issue one order for the equipment and a separate order for surfacing and/or equipment installation services. Customer is responsible for any required permits and fees pertaining to such permits.

PRICING / PAYMENT: Pricing f.o.b. factory, firm for 30 days from date of quotation unless otherwise stated above. Payment terms: Purchase order made payable to **GameTime**. Net 30 days for tax supported governmental agencies. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

TAXES: State and local taxes, if applicable, will be added at time of invoicing unless a tax exempt certificate is provided at the time of order entry.

FREIGHT/SHIPMENT: Freight charges: Prepaid and added at time of invoicing. Shipment: order shall ship within 14-16 Weeks after GAMETIME'S receipt and acceptance of your PURCHASE ORDER, signed quotation and color selections. Some products may require longer lead times. Consult with your Sales Representative for any extended lead times that may apply to your order.

RECEIPT OF GOODS: Customer is responsible for unloading and uncrating equipment from truck. Customer shall receive, unload and inspect goods upon arrival, noting any discrepancies on the Delivery Receipt prior to written acceptance of the shipment.

EXCLUSIONS: Unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; installation; installation tools/equipment; safety surfacing; borders and drainage provisions.

TO ORDER: Please complete the acceptance portion of this quotation and provide color selections, PURCHASE ORDER and other key information requested. Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.



C/O MRC
PO Box 106
Spring Lake, NJ 07762
Ph: 732-458-1111
Em: MRC@GAMETIME.COM
Web: www.mrcrec.com

10/23/2025
Quote #
119554-01-01

CA Dinuba City of Rose Ann Vuich Park Shade Pavillion

Acceptance of quotation: (ALL INFORMATION REQUIRED)

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

Email: _____ Facsimilie: _____

Purchase Amount: **\$125,799.55**

Order Information: (ALL INFORMATION REQUIRED)

Bill To: _____ Ship To: _____

Bill To Contact: _____ Ship To Contact: _____

Bill To Email: _____ Ship To Email: _____

Bill To Phone: _____ Ship To Phone: (Office): _____
(Cell): _____

Bill to Address: _____ Ship To Address: _____

Bill To City, State, Zip: _____ Ship To City, State, Zip: _____

SALES TAX EXEMPTION CERTIFICATE #: _____
(PLEASE PROVIDE A COPY OF CERTIFICATE)

Quote prepared by: Jamie Bartlett