



Tuesday, August 11, 2026 / 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 Legal Counsel — Anticipated Litigation (GA)
Potential Initiation of Litigation Pursuant to Government Code § 54956.9(d);
Number of Potential Cases: One (1)

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

- 2.1.** Welcome and Call to Order
- 2.2.** Invocation
- 2.3.** Pledge of Allegiance

3. 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).

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.

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 July 14, 2026, as presented.

5.2. SUBJECT

Request for Excused Absence Council Member Kuldip Thusu (MA)

RECOMMENDATION

Council to excuse the absence of Council Member Kuldip Thusu from the City Council meeting of July 14, 2026.

5.3. SUBJECT

Resolution No. 2026-46 Approving Fiscal Year 2026-27 Salary Schedule (MA)

RECOMMENDATION

Council to adopt Resolution No. 2026-46-approving the fiscal year 2026-27 Salary Schedule for compliance with the Public Employees' Law.

5.4. SUBJECT

Adopt Resolution No. 2026-48 to Accept the California Highway Patrol's Cannabis Tax Fund Grant Program (CTFGP) Award (AI)

RECOMMENDATION

Council to adopt Resolution No. 2026-48 accepting grant funding from the State of California Highway Patrol (CHP) in the amount of \$176,330.58.

5.5. SUBJECT

Resolution No. 2026-54 Approving the Acquisition of Property in Fee for the Dinuba ATP Pedestrian Improvements Project (JW)

RECOMMENDATION

Council adopt Resolution No. 2026-54 by one motion approving:

1. Right of Way Agreement with Salvador Medina Melchor and Maria Medina.
2. Right of Way Agreement with Michael J. Negrete.
3. Right of Way Agreement with Juan V. Ugalde and Guadalupe M. Hernandez.
4. Right of Way Agreement with Patricia R. Hernandez.
5. Right of Way Agreement with David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust.
6. Right of Way Agreement with Alejandro Martinez.
7. Right of Way Agreement with Nicholas John Pedregon and Denise Talingo Pedregon.
8. Right of Way Agreement with Alvaro De Jesus Najera Rios and Maria Galvan Cruz.
9. Authorize the City Manager or designee to execute the agreements.
10. Accept the Grant Deeds for public right-of-way purposes.

5.6. SUBJECT

Resolution No. 2026-51 Identifying the Terms and Conditions for Fire

Department Response Away From Their Official Duty Station and Assigned to an Emergency Incident (GC)

RECOMMENDATION

Council adopt Resolution No. 2026-51 identifying the terms and conditions for fire department response away from their official duty station and assigned to an emergency incident.

5.7. SUBJECT

Resolution No. 2026-53 Authorization to Execute a Measure R Program Supplement Agreement for the Design of West Saginaw at-grade Railroad Crossing. (GA)

RECOMMENDATION

Council to approve Resolution No. 2026-53 authorizing the City Manager or Public Works Director to execute a Measure R Program Supplement for the design of West Saginaw at-grade Railroad Crossing Project in the amount of \$340,000.

6. WARRANT REGISTER

6.1. SUBJECT

Warrant Register July 17 & 24, 2026 (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

7. PUBLIC HEARING

7.1. SUBJECT

Application 2026-06: Mittry Farms Site - Annexation and Rezoning (KSch)

RECOMMENDATION

Council by one motion take the following action:

1. Resolution No. 2026-55 (Attachment "A") approving the environmental finding for the project.
2. Introduce and conduct the first reading, waive reading in full, of Ordinance No. 2026-15 (Attachment "B") amending the City of Dinuba Zoning Map to prezone the site "R-1-6" (Single Family Residential) and also "RM-2" (Multi-Family Residential).
3. Resolution No. 2026-56 (Attachment "C") Initiating annexation of the site.

8. MAYOR/COUNCIL REPORTS

9. CITY MANAGER COMMUNICATIONS

10. CITY STAFF COMMUNICATIONS

11. 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



City Council Staff Report

Department: CITY MANAGER'S OFFICE

August 11, 2026

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 July 14, 2026, as presented.

EXECUTIVE SUMMARY:

None.

OUTSTANDING ISSUES:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None required.

ATTACHMENTS:

1. City Council Meeting Minutes, July 14, 2026



**July 14, 2026
MINUTES**

COUNCIL MEMBERS PRESENT:

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

COUNCIL MEMBERS ABSENT:

Kuldip Thusu

STAFF MEMBERS PRESENT:

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

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 Mayor Nerio-Guerrero.

2. AGENDA CHANGES OR DELETIONS

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

Mayor Nerio-Guerrero requested that Public Hearing item 6.2 be presented before item 6.1.

3. REQUEST TO ADDRESS COUNCIL

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

Javier Garcia approached the podium regarding ongoing sidewalk improvement projects.

4. CONSENT CALENDAR

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

4.1. SUBJECT

Approval of City Council Meeting Minutes (MA)

RECOMMENDATION

Council to review and approve the City Council meeting of June 23, 2026, as presented.

4.2. SUBJECT

Approval of Lease Agreement with OPAL Fuels Station Services LLC for the City's Compressed Natural Gas (CNG) Fueling Facility and Authorization to Surplus CNG Equipment (GA)

RECOMMENDATION

Council by one motion:

1. Approve a Lease Agreement between the City of Dinuba and OPAL Fuels Station Services LLC, and
2. Authorize the City Manager or his designee to execute the subject Lease Agreement and any related documents, and
3. Authorize the surplus of Compressed Natural Gas (CNG) fueling equipment that has become obsolete and past its useful life.

4.3. SUBJECT

Resolution No. 2026-43 Approving Findley Parcel Map (JW)

RECOMMENDATION

Council, by one motion and one vote, take the following actions:

1. Adopt Resolution No. 2026-43 approving the Findley Parcel Map creating four (4) parcels and one remainder parcel for the Findley Subdivision; and,
2. Authorize the City Engineer and City staff to record the Parcel Map with the Tulare County Recorder.

4.4. SUBJECT

Resolution No. 2026-45 Authorization to sell property for Residential Development and Public Right of Way Dedication (JW)

RECOMMENDATION

Council, by one motion and one vote:

1. Adopt Resolution No. 2026-45 authorizing the sale of seven (7) City-owned subdivision lots to Joe Crown Homes.
2. Accept the dedication of the public right-of-way created through the approved Lot Line Adjustment.

3. Authorize the City Manager, or designee, to execute all documents necessary to complete the property transfer and record all associated documents.

4.5. SUBJECT

Resolution No. 2026-44 Approving the Acquisition of Property in Fee for the El Monte/Road 56 Roundabout (JW)

RECOMMENDATION

Council adopt Resolution No. 2026-44 by one motion approving:

1. Right of Way Agreement with Joseph G. Warkentin, Trustee of the Dennis and Elizabeth Warkentin Living Trust.
2. Right of Way Agreement with Airport Ranch Co., L.P., et al.
3. Authorize the City Manager or designee to execute the agreements.
4. Accept the Grant Deed for public street purposes

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

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

Absent: Kuldip Thusu

5. WARRANT REGISTER

5.1. SUBJECT

Warrant Register June 26, 2026, July 2, & 10, 2026 (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

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

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

Absent: Kuldip Thusu

6. PUBLIC HEARING

6.1. SUBJECT

Public Hearing to Accept and Approve Closeout Report on the 2021 Sewer Lateral Program (21-CDBG-PI-00011) and Senior Meal Program (22-CDBG-NH-0003) Grants (GA)

RECOMMENDATION

Council conduct the required public hearing to receive public comments regarding the closeout of the City's 2021 Community Development Block Grant (CDBG) Sewer Lateral Program (21-CDBG-PI-00011) and 2022 Senior Meal Program (22-CDBG-NH-00003). Following the public hearing, authorize staff to submit the required grant closeout documentation to the California Department of Housing and Community Development (HCD).

Item 6.1 was presented after Item 6.2.

Public Works Director Avila presented the Closeout Report on the 2021 Sewer Lateral Program (21-CDBG-PI-00011) and Senior Meal Program (22-CDBG-NH-0003) Grants.

Mayor Nerio-Guerrero opened the Public Hearing.

Javier Garcia approached the podium to express support for the Senior Meal Program. Garcia supports the Sewer Lateral Program and requested that the income requirements be removed to encourage participation.

Mayor Nerio-Guerrero closed the Public Hearing.

A motion was made by Vice Mayor Prado, seconded by Council Member Launer, to close out the City's 2021 Community Development Block Grant (CDBG) Sewer Lateral Program (21-CDBG-PI-00011) and 2022 Senior Meal Program (22-CDBG-NH-00003), and authorize staff to submit the required grant closeout documentation to the California Department of Housing and Community Development (HCD).

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

6.2. SUBJECT

Public hearing to consider an appeal of Planning Commission's approval of an application for a Conditional Use Permit for the construction and operation of a gas station at the existing Walmart store, located on the east side of Monte Vista Drive, south of El Monte Way.

RECOMMENDATION

Council to conduct the public hearing and adopt Resolution No. 2026-47, denying the appeal and affirming the Planning Commission's approval of Conditional Use Permit Application No. 2026-03, including the determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32, In-Fill Development Projects).

Item 6.2 was presented before item 6.1.

City Planner Bonique Emmerson asked the Council to deny the appeal and affirm the Planning Commission's approval of a Conditional Use Permit for the construction and operation of a gas station at the current Walmart Store. Emerson reported that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32, In-Fill Development Projects).

Mayor Nerio-Guerrero opened the Public Hearing.

A local businessperson approached the podium with concern about the project and the negative impact it will have on small businesses.

A businessperson approached the podium regarding the negative impact the Walmart Gas station will have on his business. The businessperson asked the Council to consider small businesses.

Francisco Franco, Engineering Consultant for the Walmart Legal team, approached the podium to give a statement from Walmart. Franco requested that the Council uphold the approval by the Planning Commission.

Mayor Nerio-Guerrero closed the Public Hearing.

The Council expressed words of support for the community's small businesses.

A motion was made by Council Member Reynosa, seconded by Council Member Launer, to adopt Resolution No. 2026-47, denying the appeal and affirming the Planning Commission's approval of Conditional Use Permit Application No. 2026-03.

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

Absent: Kuldip Thusu

7. DEPARTMENT REPORTS

7.1. SUBJECT

2025-26 Year-End Review (LP)

RECOMMENDATION

Council to receive the annual Year-End Review.

City Manager Patlan presented the annual Year-End Review along with a video highlighting the year's successes. Patlan thanked city staff and the Council for their support and gave an update on ongoing projects.

City Council Member Reynosa asked for the consideration of sidewalks in the area of Jefferson School.

The Council shared words of support and thanked city staff.

8. MAYOR/COUNCIL REPORTS

The Council shared the meetings and community events they attended.

9. CITY MANAGER COMMUNICATIONS

City Manager Patlan shared that he received positive feedback on the Fourth of July Celebration. Patlan shared that the event was the most attended so far. Patlan thanked staff for working closely with Ridge Creek staff for a successful event.

10. CITY STAFF COMMUNICATIONS

Assistant City Manager James advised that he will be out of the office from Thursday to Wednesday. James will be sharing pictures of events that took place in July.

Administrative Services Director Solis reported that the Fiscal Year 25/26 audit has been completed. The Council can expect to receive a DocuSign email from the auditors for their signatures soon.

Fire Chief Chastain provided an update on the Fourth of July illegal fireworks patrol, including that 27 citations were issued and 84 pounds of illegal fireworks were collected.

Police Chief Iriarte shared a staffing update.

Parks and Community Services Director Hurtado thanked the Council for their positive feedback regarding the Fourth of July Celebration and the Senior Center.

Public Works Director Avila gave an update on ongoing projects.

City Clerk/Human Resources Director Alaniz updated the Council on the status of their insurance cards.

11. ADJOURNMENT

The meeting was adjourned at 7:54 p.m.

[MIN_SIGNATURES]



City Council Staff Report

Department: CITY MANAGER'S OFFICE

August 11, 2026

To: Mayor and City Council

From: Maria Alaniz, City Clerk/HR Director

By:

Subject: Request for Excused Absence Council Member Kuldip Thusu (MA)

RECOMMENDATION:

Council to excuse the absence of Council Member Kuldip Thusu from the City Council meeting of July 14, 2026.

EXECUTIVE SUMMARY:

Council to excuse the absence of Council Member Kuldip Thusu from the City Council meeting of July 14, 2026.

OUTSTANDING ISSUES:

None.

DISCUSSION:

Council Member Kuldip Thusu was unable to attend the City Council meeting on July 14, 2026. Council Member Thusu requested that the City Council excuse his absence from the July 14, 2026 meeting.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None required.

ATTACHMENTS:

None



City Council Staff Report

Department: CITY MANAGER'S OFFICE

August 11, 2026

To: Mayor and City Council

From: Maria Alaniz, City Clerk/HR Director

By:

Subject: Resolution No. 2026-46 Approving Fiscal Year 2026-27 Salary Schedule (MA)

RECOMMENDATION:

Council to adopt Resolution No. 2026-46-approving the fiscal year 2026-27 Salary Schedule for compliance with the Public Employees' 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 Employee' 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. 2026-46

RESOLUTION NO. 2026 - 46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA, CALIFORNIA, APPROVING FISCAL YEAR 2026-27 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. 2026-46 approving Fiscal Year 2026-27 Salary Schedule, as follows:

A. Attachment "A" FY 2026-27 Position and Salary Ranges

THE FOREGOING RESOLUTION is approved and adopted by the City Council of the
City of Dinuba this 11th day of August, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rachel Nerio-Guerrero, Mayor

ATTEST:

Maria Alaniz, City Clerk

Attachment 'A'

City of Dinuba

FY 2026/2027 Positions & Salary Ranges

*Effective 7/1/26- 6/30/27

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	3,940	4,141	4,345	4,564	4,791	Classified
Accounting Technician II	102	4,143	4,351	4,571	4,794	5,034	Classified
Administrative Assistant I	110	4,486	4,706	4,945	5,191	5,453	Classified
Administrative Assistant II	115	4,711	4,952	5,198	5,460	5,734	Classified
Administrative Services Director	197	10,818	11,360	11,929	12,523	13,151	Administrative
Administrative Technician	100	4,056	4,264	4,479	4,701	4,935	Classified
Animal Control Officer	102	4,143	4,351	4,571	4,794	5,034	Classified
Assistant City Manager	195	10,398	10,918	11,466	12,041	13,021	Administrative
Associate Engineer	160	7,566	7,942	8,337	8,753	9,192	Professional
Billing Clerk	90	3,676	3,860	4,059	4,264	4,481	Classified
Billing Clerk II	95	3,865	4,054	4,259	4,475	4,696	Classified
Billing Supervisor/Deputy City Clerk	150	6,845	7,190	7,545	7,921	8,322	Professional
Building Inspector	115	4,711	4,952	5,198	5,460	5,734	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	3,430	3,600	3,782	3,971	4,169	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	3,155	3,312	3,477	3,650	3,832	Classified
Code Enforcement Officer I	105	4,269	4,482	4,704	4,947	5,186	Classified
Code Enforcement Officer II	115	4,711	4,952	5,198	5,460	5,734	Classified
Code Enforcement Technician	95	3,865	4,054	4,259	4,475	4,696	Classified
Community & Youth Services Supervisor	115	4,711	4,952	5,198	5,460	5,734	Classified
Community Service Officer	86	3,533	3,708	3,893	4,089	4,295	Classified
Deputy City Clerk	120	5,082	5,332	5,599	5,878	6,174	Professional
Dispatcher	102	4,332	4,550	4,777	5,015	5,268	Police
Engineer/Paramedic	159	7,359	7,727	8,114	8,519	8,945	Fire
Events Coordinator	107	4,354	4,574	4,803	5,039	5,297	Classified
Evidence Technician	85	3,498	3,673	3,855	4,047	4,250	Classified
Finance/Budget Services Manager	175	8,781	9,216	9,679	10,163	10,672	Professional
Fire Battalion Chief	185	9,700	10,180	10,691	11,227	11,787	Professional
Fire Captain	172	8,376	8,794	9,234	9,696	10,137	Fire
Fire Chief	196	10,818	11,360	11,929	12,523	13,151	Administrative
Fire Inspector	115	4,711	4,952	5,198	5,460	5,734	Classified
Fire Inspector II	125	5,236	5,469	5,743	6,027	6,332	Classified
Firefighter I/EMT-B	138	5,972	6,270	6,584	6,913	7,258	Fire
Firefighter I/Paramedic	153	6,933	7,279	7,643	8,026	8,427	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	3,604	3,784	3,975	4,172	4,378	Classified
Grounds Maintenance Worker II	100	4,056	4,264	4,479	4,701	4,935	Classified
Grounds Maintenance Worker III	113	4,625	4,853	5,096	5,351	5,616	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	4,226	4,437	4,659	4,893	5,138	Confidential
Human Resources Technician I	104	4,226	4,437	4,659	4,893	5,138	Confidential
Human Resources Technician II	114	4,668	4,898	5,146	5,401	5,673	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	3,980	4,181	4,387	4,611	4,839	Classified
Management Analyst	150	6,845	7,190	7,545	7,921	8,322	Professional
Mechanic I	110	4,486	4,706	4,945	5,191	5,453	Classified
Mechanic II	120	4,959	5,202	5,463	5,737	6,022	Classified
Mechanic Helper	100	4,056	4,264	4,479	4,701	4,935	Classified
Meter Reader	88	3,604	3,784	3,975	4,172	4,378	Classified
Paramedic Trainee	70	3,155	3,312	3,477	3,650	3,832	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	5,236	5,469	5,743	6,027	6,332	Classified
Payroll Technician II	102	4,143	4,351	4,571	4,794	5,034	Confidential
Permit Technician	100	4,056	4,264	4,479	4,701	4,935	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	4,056	4,264	4,479	4,701	4,935	Classified
Police Chief	197	11,168	11,710	12,279	12,873	13,501	Administrative
Police Officer	148	6,817	7,155	7,517	7,888	8,284	Police

Public Improvements Officer	126	5,261	5,524	5,800	6,089	6,394	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	4,056	4,264	4,479	4,701	4,935	Classified
Recreation Coordinator	107	4,354	4,574	4,803	5,039	5,297	Classified
Recreation Supervisor	125	5,236	5,469	5,743	6,027	6,332	Classified
Senior Accountant	150	6,845	7,190	7,545	7,921	8,322	Professional
Senior Accounting Technician	107	4,354	4,574	4,803	5,039	5,297	Classified
Senior Administrative Assistant	125	5,236	5,469	5,743	6,027	6,332	Classified
Senior Center Coordinator	107	4,354	4,574	4,803	5,039	5,297	Classified
Senior Center Supervisor	115	4,711	4,952	5,198	5,460	5,734	Classified
Senior Code Enforcement Officer	125	5,236	5,469	5,743	6,027	6,332	Classified
Senior Fiscal Analyst	150	6,845	7,190	7,545	7,921	8,322	Professional
Senior Mechanic	130	5,472	5,746	6,035	6,337	6,653	Classified
Senior Planner	150	6,845	7,190	7,545	7,921	8,322	Professional
Senior Wastewater Treatment Plant Operator	108	4,397	4,619	4,850	5,091	5,346	Classified
Sergeant	168	8,315	8,729	9,164	9,625	10,105	Police
Single Role EMT	88	3,605	3,784	3,975	4,172	4,378	Fire
Single Role Paramedic	105	4,269	4,481	4,704	4,947	5,188	Fire
Sports Coordinator	107	4,354	4,574	4,803	5,039	5,297	Classified
Sportsplex Coordinator	107	4,354	4,574	4,803	5,039	5,297	Classified
Streets Supervisor	125	5,236	5,469	5,743	6,027	6,332	Classified
Utilities Supervisor	125	5,236	5,469	5,743	6,027	6,332	Classified
Utility Worker I	88	3,604	3,784	3,975	4,172	4,378	Classified
Utility Worker II	103	4,183	4,391	4,616	4,843	5,084	Classified
Utility Worker III	113	4,625	4,853	5,096	5,351	5,616	Classified
Wastewater Treatment Plant Operator I	98	3,980	4,181	4,387	4,611	4,839	Classified
Wastewater Treatment Plant Operator II	103	4,183	4,391	4,616	4,843	5,084	Classified
Wastewater Treatment Plant Operator Trainee	88	3,605	3,784	3,975	4,172	4,378	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	4,269	4,482	4,704	4,947	5,186	Classified
Water System Specialist III	113	4,625	4,853	5,096	5,351	5,616	Classified
Water System Supervisor	125	5,236	5,469	5,743	6,027	6,332	Classified
Youth Services Coordinator	107	4,354	4,574	4,803	5,039	5,297	Classified

*Revised 8/11/26

City of Dinuba

FY 2026/2027 Part-time Positions & Salary Ranges

*Effective 7/1/26- 6/30/27

Title	Salary Range	Hourly Range Steps				
		A	B	C	D	E
Accounting Technician I	97	22.73	23.89	25.07	26.33	27.64
Animal Control Officer	102	23.90	25.10	26.37	27.66	29.04
Assistant Recreation Leader (ELOP)	External survey	18.43	19.36	20.33	21.36	22.45
Billing Clerk	90	21.21	22.27	23.42	24.60	25.85
Clerical Assistant I	70	18.20	19.11	20.06	21.06	22.11
Code Enforcement Officer I	105	24.63	25.86	27.14	28.54	29.92
Custodian I	88	20.79	21.83	22.93	24.07	25.26
Events Coordinator	107	25.12	26.39	27.71	29.07	30.56
Fire Inspector	115	27.18	28.57	29.99	31.50	33.08
Grounds Maintenance Worker I	88	20.79	21.83	22.93	24.07	25.26
Maintenance Worker Assistant	88	20.79	21.83	22.93	24.07	25.26
Maintenance Worker I	98	22.96	24.12	25.31	26.60	27.92
Meter Reader	88	20.79	21.83	22.93	24.07	25.26
Recreation Coordinator	107	25.12	26.39	27.71	29.07	30.56
Recreation Leader (ELOP)	External survey	20.00	21.77	22.74	23.79	24.86
Utility Worker I	88	20.79	21.83	22.93	24.07	25.26
Water Conservation Technician	88	20.79	21.83	22.93	24.07	25.26
Youth Services Coordinator	107	25.12	26.39	27.71	29.07	30.56

*Revised 8/11/26

City of Dinuba

FY 2026/2027 Temporary Positions & Salary Ranges
***Effective 7/1/26- 6/30/27**

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		16.90	17.40	17.90	18.40	18.90	
Code Enforcement Officer I		21.33	23.70	24.90	26.14	27.46	
Community Service Officer		19.41	20.37	21.39	22.47	23.60	
Events Coordinator		19.13	21.26	22.83	23.45	24.61	
Facility Assistant		16.90	17.40	17.90	18.40	18.90	
Fire Inspector		24.66	25.91	27.20	28.51	30.00	
Grounds Maintenance Worker I		16.90	17.40	17.90	18.40	18.90	
Lifeguard/Swim Instructor		16.90	17.40	17.90	18.40	18.90	
Maintenance Worker Asst.		16.90	17.40	17.90	18.40	18.90	
Paid Call Firefighter		16.90	17.40	17.90	18.40	18.90	
Per Diem Paramedic		28.00					
Pool Supervisor		17.50	18.00	18.50	19.00	19.50	
Senior Center Assistant		16.90	17.40	17.90	18.40	18.90	
Sports Site Supervisor		18.00	18.50	19.00	19.50	20.00	
Sports Official		16.90	17.40	17.90	18.40	18.90	
Sports Official/Umpire Adult League		16.90	17.40	17.90	18.40	18.90	
Sportsplex Assistant		16.90	17.40	17.90	18.40	18.90	
Reserves - Dispatchers		17.12	17.84	18.59	19.38	20.22	
Reserves - Firefighter		16.90	17.40	17.90	18.40	18.90	
Reserves - Police Officers		25.00	37.46	39.31	41.30	43.34	45.51
Sports Official/Scorekeeper		16.90	17.40	17.90	18.40	18.90	
Utility Worker I		16.90	17.40	17.90	18.40	18.90	
Water Conservation Technician		16.90	17.40	17.90	18.40	18.90	

*Revised 8/11/26



City Council Staff Report

Department: POLICE SERVICES

August 11, 2026

To: Mayor and City Council
From: Abel Iriarte, Police Chief
By: John George Ayala, Sergeant
Subject: Adopt Resolution No. 2026-48 to Accept the California Highway Patrol's Cannabis Tax Fund Grant Program (CTFGP) Award (AI)

RECOMMENDATION:

Council to adopt Resolution No. 2026-48 accepting grant funding from the State of California Highway Patrol (CHP) in the amount of \$176,330.58.

EXECUTIVE SUMMARY:

The Dinuba Police Department applied for and received a conditional award of funding in the amount of \$176,330.58 from the California Highway Patrol's Cannabis Tax Fund Grant Program (CTFGP). Grant funds will be used to support Driving Under the Influence (DUI) checkpoints, and the acquisition of a dedicated DUI enforcement vehicle or trailer to enhance checkpoint operations in the City.

The California Highway Patrol (CHP) works closely with state and local agencies, and other traffic safety stakeholders to actively address impaired driving. The CHP considers a variety of factors in determining specific needs for each grant cycle, including opportunities and projects best suited to prevent the loss of life, injuries and property damage caused by driving under the influence of alcohol and/or drugs. The purpose of the Cannabis Tax Fund Grant Program (CTFGP) is to provide alternative funding sources to augment, but not to supplant current activities and programs.

OUTSTANDING ISSUES:

There are no outstanding issues. The City has been conditionally awarded the grant, and must execute the agreement by adopting Resolution No. 2026-48 to proceed.

DISCUSSION:

The California Highway Patrol's Cannabis Tax Fund Grant Program (CTFGP) provides financial support to local agencies for the prevention and enforcement of impaired driving, with a specific focus on cannabis-related impairment. The program is funded

through state revenues generated by Proposition 64.

The Dinuba Police Department applied for (CTFGP) funding to support Driving Under the Influence (DUI) checkpoints, and the acquisition of a dedicated DUI enforcement vehicle or trailer to enhance checkpoint operations. These checkpoints allow for the flexible deployment of officers in areas and during time periods with a higher likelihood of impaired driving, such as weekends and holidays.

The department has received conditional approval for (CTFGP) funding for the amount of \$176,330.58. A copy of the (CTFGP) Intent to Award Letter from CHP is enclosed herein as Attachment 'A'. The grant will be used exclusively to cover overtime costs for law enforcement personnel assigned to DUI checkpoints and acquire a dedicated DUI enforcement vehicle or trailer to support impaired driving operations. Acceptance of this grant will enhance the City's impaired driving efforts.

FISCAL IMPACT:

The California Highway Patrol's Cannabis Tax Funds Grant Program (CTFGP) grant in the amount of \$176,330.58 will be utilized during FY 2026/27 solely to cover the personnel overtime costs associated with impaired driving DUI checkpoints, as well as the acquisition of an approved DUI enforcement vehicle or trailer, as defined and authorized under the terms of the grant agreement.

PUBLIC HEARING:

None.

ATTACHMENTS:

1. Attachment 'A' - CTFGP Intent to Award Letter from CHP
2. Attachment 'B' - Resolution #2026-48

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

601 North 7th Street
Sacramento, CA 95811
(916) 843-4360
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



June 30, 2026

File No.: 060.17344.17369

Sergeant John Ayala
Dinuba Police Department
680 South Alta Avenue
Dinuba, CA 93618

Dear Sergeant Ayala:

On behalf of the California Highway Patrol (CHP), it is my pleasure to inform you, the Dinuba Police Department, is conditionally approved for Cannabis Tax Fund Grant Program (CTFGP) funding in the amount of \$176,330.58. The purpose of this grant funding is to help your agency reduce and mitigate the impacts of impaired driving in your community.

All grant awards, including any adjustments to requested funding, were made by the Department based on the merits of the Grant Application, scale of operation, and in accordance with the Request for Application (RFA) requirements and associated regulations.

The official Grant Agreement for signature is forthcoming. In order to execute your Grant Agreement, please provide documentation from a local governing body, authorizing your organization to receive this grant funding, to the Cannabis Grants Unit, by email at CGUGrants@chp.ca.gov, as soon as possible. Refer to California Code of Regulations Title 13, Division 2, Chapter 13, Section 1890.13(g) for additional information.

The CHP looks forward to partnering with you and your agency on this project in an effort to make California's roadways a safer place to travel. If you have any questions, please feel free to contact the Cannabis Grants Unit at (916) 843-4360.

Sincerely,

A blue ink signature of M. W. Headrick, written in a cursive style.

For/

M. W. HEADRICK, Chief
Enforcement and Planning Division



Safety, Service, and Security

An Internationally Accredited Agency

RESOLUTION NO 2026-48

**A RESOLUTION OF THE COUNCIL OF THE CITY OF DINUBA
AUTHORIZING THE POLICE DEPARTMENT TO ACCEPT THE FY 2026/27
CALIFORNIA HIGHWAY PATROL'S CANNABISTAX FUND GRANT PROGRAM
(CTFGP) AWARD**

WHEREAS, the California Highway Patrol is responsible by the Legislature of the State of California for the administration of the Cannabis Tax Fund Grant Program, setting up the necessary procedures governing the application; and

WHEREAS, the City of Dinuba, by and through the Dinuba Police Department, has applied for grant funds from the Cannabis Tax Fund Grant Program (CTFGP), and as a sub-recipient of the Award No. 30941 grant, the City of Dinuba was awarded \$176,330.58 from State funds through the FY 2027 Department of California Highway Patrol; and

WHEREAS, the monies are to be expended for law enforcement personnel overtime costs assigned to Driving Under the Influence (DUI) Checkpoints, and to acquire a dedicated DUI Enforcement Vehicle or Trailer for the prevention and enforcement of impaired driving;

NOW, THEREFORE, BE IT RESOLVED, the Dinuba City Council hereby is committed to see that these funds are properly expended as follows:

Driving Under the Influence (DUI) Checkpoints – Personnel Overtime Costs
DUI Enforcement Vehicle or Trailer

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2026, at a regular meeting of the Dinuba City Council by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

BY:

ATTEST:

Mayor of the City of Dinuba

City Clerk



City Council Staff Report

Department: ENGINEERING

August 11, 2026

To: Mayor and City Council
From: Watts Jason, City Engineer
By: Watts Jason, City Engineer
Subject: Resolution No. 2026-54 Approving the Acquisition of Property in Fee for the Dinuba ATP Pedestrian Improvements Project (JW)

RECOMMENDATION:

Council adopt Resolution No. 2026-54 by one motion approving:

1. Right of Way Agreement with Salvador Medina Melchor and Maria Medina.
2. Right of Way Agreement with Michael J. Negrete.
3. Right of Way Agreement with Juan V. Ugalde and Guadalupe M. Hernandez.
4. Right of Way Agreement with Patricia R. Hernandez.
5. Right of Way Agreement with David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust.
6. Right of Way Agreement with Alejandro Martinez.
7. Right of Way Agreement with Nicholas John Pedregon and Denise Talingo Pedregon.
8. Right of Way Agreement with Alvaro De Jesus Najera Rios and Maria Galvan Cruz.
9. Authorize the City Manager or designee to execute the agreements.
10. Accept the Grant Deeds for public right-of-way purposes.

EXECUTIVE SUMMARY:

The City retained HL Consulting, a qualified right of way acquisition consultant, to complete the property acquisition process for the Dinuba Active Transportation Program (ATP) Pedestrian Walkway Improvement Project (Federal Project No. ATP-5143(038)). Just compensation for each parcel was established through independent valuation, written offers of just compensation were presented to each property owner, and negotiations were conducted by the City's right of way acquisition consultant. Negotiations have concluded and all eight property owners have signed their respective Right of Way Agreements. The agreements are now presented to the City Council for approval and authorization for the City Manager to execute the agreements on behalf of the City.

OUTSTANDING ISSUES:

None

DISCUSSION:

The Dinuba ATP Pedestrian Walkway Improvement Project requires the acquisition of right-of-way from multiple adjacent property owners along El Monte Way, Alta Avenue, Crawford Avenue to accommodate construction of the project's pedestrian and bicycle infrastructure improvements, including curb and gutter, sidewalk, and curb ramp improvements to enhance connectivity, safety, and accessibility along these corridors.

Because the Project utilizes federal Active Transportation Program funding, the property acquisition process is governed by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), 49 CFR Part 24, and applicable California eminent domain law. These regulations require the City to establish just compensation through an independent appraisal or valuation, present a written offer of just compensation to each property owner, and conduct negotiations through a qualified right of way acquisition consultant. The property owners are also afforded all rights and protections required under federal law, including the opportunity to obtain an independent appraisal, where applicable.

To comply with these requirements, the City retained HL Consulting, a qualified right of way acquisition consultant, to prepare the valuation documents, establish the basis for just compensation, present the City's written offers, negotiate with the property owners, and prepare the acquisition documents for City Council consideration.

The proposed acquisitions are summarized below:

APN	Property Owner	Compensation
013-090-038	Salvador Medina Melchor and Maria Medina	\$70,000.00
018-162-005	Michael J. Negrete	\$2,500.00
018-013-006	Juan V. Ugalde and Guadalupe M. Hernandez	\$2,500.00
018-151-004	Patricia R. Hernandez	\$4,000.00
018-171-001	David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust	\$2,500.00
014-163-010	Alejandro Martinez	\$2,500.00
014-163-012	Nicholas John Pedregon and Denise Talingo Pedregon	\$4,100.00
014-	Alvaro De Jesus Najera Rios and Maria Galvan Cruz	\$7,200.00

071-005

Total

\$95,300.00

Negotiations have been successfully completed with all eight property owners, and each Right of Way Agreement has been signed by the respective owner(s). Approval of Resolution No. 2026-54 will authorize the City Manager or designee to execute the agreements on behalf of the City and accept the associated Grant Deeds upon close of escrow.

Each acquisition consists of a right-of-way dedication in fee necessary to accommodate the proposed sidewalk, curb, gutter, and curb ramp improvements along the project corridors. The negotiated compensation includes payment for the required right-of-way area as well as compensation for improvements and cost-to-cure items identified during the appraisal process, including concrete pavement, driveways, fencing, irrigated landscaping, and other site improvements affected by the acquisitions.

Completion of the right-of-way acquisition phase is required before the City can submit the Project to the California Transportation Commission (CTC) for construction-phase allocation, targeted for December. Staff recommends that the City Council adopt Resolution No. 2026-54 approving the proposed Right of Way Agreements, authorizing the City Manager or designee to execute the agreements, and accepting the associated Grant Deeds upon close of escrow.

As additional property owners sign the appropriate documents, the City Engineer will present the remaining properties at a future City Council date.

FISCAL IMPACT:

This Project is being funded through Active Transportation Program (ATP) grant funds (Federal Project No. ATP-5143(038)) and local funding. Total negotiated right-of-way acquisition compensation for the eight parcels is \$95,300.

PUBLIC HEARING:

None

ATTACHMENTS:

1. Resolution 2026-54
2. Agreement and Grant Deed - Medina
3. Agreement and Grant Deed - Negrete
4. Agreement and Grant Deed - Pedregon
5. Agreement and Grant Deed - Rios_Cruz
6. Agreement and Grant Deed - Suderman
7. Agreement and Grant Deed - Ugalde
8. Agreement and Grant Deed - Hernandez

9. Agreement and Grant Deed - Martinez

RESOLUTION NO. 2026-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA APPROVING RIGHT OF WAY ACQUISITION AGREEMENTS FOR THE DINUBA ACTIVE TRANSPORTATION PROGRAM (ATP) PEDESTRIAN WALKWAY IMPROVEMENT PROJECT

WHEREAS, the City of Dinuba is constructing the Dinuba Active Transportation Program (ATP) Pedestrian Walkway Improvement Project (Federal Project No. ATP-5143(038)) to improve pedestrian and bicycle infrastructure, connectivity, and safety along the project corridors; and

WHEREAS, construction of the Project requires the acquisition of property interests from adjacent property owners for public right-of-way purposes; and

WHEREAS, the Project utilizes federal funding and, therefore, the property acquisition process is governed by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. §4601 et seq.), 49 CFR Part 24, and applicable provisions of California law; and

WHEREAS, pursuant to these requirements, the City retained HL Consulting, a qualified right of way acquisition consultant, to prepare valuation reports, establish the basis for just compensation, present written offers of just compensation, negotiate with the property owners, and prepare the acquisition documents for City Council consideration; and

WHEREAS, the required valuations and negotiations have been completed and agreements have been reached with the affected property owners for the acquisition of the necessary property interests as outlined below:

Property Owner	APN	Approved Just Compensation
Salvador Medina Melchor and Maria Medina	013-090-038	\$70,000.00
Michael J. Negrete	018-162-005	\$2,500.00
Juan V. Ugalde and Guadalupe M. Hernandez	018-013-006	\$2,500.00
Patricia R. Hernandez	018-151-004	\$4,000.00
David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust	018-171-001	\$2,500.00
Alejandro Martinez	014-163-010	\$2,500.00
Nicholas John Pedregon and	014-163-012	\$4,100.00

Denise Talingo Pedregon		
Alvaro De Jesus Najera Rios and Maria Galvan Cruz	014-071-005	\$7,200.00

WHEREAS, the negotiated compensation includes payment for the required right-of-way area as well as compensation for improvements and cost-to-cure items identified during the appraisal process; and

WHEREAS, each of the eight acquisitions consists of a grant deed necessary to accommodate the sidewalk, curb, gutter, and curb ramp improvements and associated infrastructure for the Project; and

WHEREAS, approval of the proposed Right of Way Agreements will authorize the City Manager to execute the agreements on behalf of the City and proceed with closing escrow and acquiring the required property interests necessary for construction of the Project; and

WHEREAS, the City Engineer recommends approval of the Right of Way Agreements and acceptance of the associated Grant Deeds upon close of escrow.

NOW, THEREFORE, BE IT RESOLVED

that the City Council of the City of Dinuba hereby takes the following actions:

1. The City Council hereby approves the Right of Way Agreements with the eight property owners identified in the table set forth above for the acquisition of the property interests necessary for the Dinuba Active Transportation Program (ATP) Pedestrian Walkway Improvement Project.
2. The compensation for each acquisition shall be as set forth in the table above, subject to the terms and conditions of the respective Right of Way Agreements.
3. The City Council hereby accepts the Grant Deeds conveying the necessary right-of-way to the City upon close of escrow.
4. The City Manager is hereby authorized and directed to execute the Right of Way Agreements, Grant Deeds, escrow instructions, and any other documents necessary to complete the acquisitions, subject to approval as to form by the City Attorney.
5. The above recitals are true and correct and are adopted as the findings of the City Council.
6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.
7. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

IN WITNESS THEREOF, I, Rachel Nerio-Guerrero, Mayor of the City of Dinuba have hereunto set my hand and caused the great seal of the City of Dinuba to be affixed, on this _____ day of _____ two-thousand-twenty-six.

PASSED AND ADOPTED this ____ day of _____, 20____ by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Mayor

ATTEST:

Maria Alaniz, City Clerk

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
013-090-038	133	Salvador Medina Melchor and Maria Medina, Husband and Wife a Community Property with Right of Survivorship	2099 E. El Monte Way, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

PURCHASE AGREEMENT - RIGHT OF WAY

This Purchase and Sale Agreement ("Agreement") is made and entered into as of July 7th, 2026 ("Effective Date") by Salvador Medina Melchor and Maria Medina, Husband and Wife as Community Property with Right of Survivorship ("GRANTORS") and the City of DINUBA, a municipal corporation of the State of California ("GRANTEE").

Both parties agree that the Project as referenced herein is identified as the City of Dinuba ATP Pedestrian Walkway Improvement Project and the Property being affected by this project is commonly known as Tulare County APN: 013-090-038.

A Grant Deed, in favor of the GRANTEE, identified as Exhibit "A" is attached hereto and made a part hereof.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the GRANTEE of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
- (B) compelled to sell, and GRANTEE is compelled to acquire the property.
- (C) Both GRANTORS and GRANTEE recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.
- (D) The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3.
- (E) No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
013-090-038	133	Salvador Medina Melchor and Maria Medina, Husband and Wife a Community Property with Right of Survivorship	2099 E. El Monte Way, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

2. GRANTEE shall:

- (A) Pay the undersigned GRANTORS the sum of \$70,000.00 for the property or interest conveyed by the above documents when title to said property vests in City of Dinuba ("GRANTEE"), free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:
 1. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 2. Covenants, conditions, restrictions and reservations of record, or contained in the above-referenced document.
 3. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
- (B) Pay all escrow and recording fees incurred in this transaction, and if title insurance is desired by the GRANTEE, the premium charged therefor. Said escrow and recording charges shall not, however, include documentary transfer tax. This transaction will be handled through an escrow with Chicago Title Company, 1140 F Street, Suite 103, Reedley, CA 93654, Escrow No. FWFM-4462500424.
- (C) Have the authority to deduct and pay from the amount shown on Clause 2(A), above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow.
- (D) At no expense to GRANTORS and at the time of highway construction, construct and replace any existing road approaches (driveways, if applicable), including culverts, if required, paved to the right of way line. Upon completion of construction the road approach(es) will be considered as an encroachment under permit on the roadway and is to be maintained, repaired, and operated as such by GRANTORS, in accordance with and subject to the laws of the County of Tulare and the City of Dinuba.
- (E) At no expense to GRANTORS and at the time of the project, construct and/or repair any existing irrigation lines affected by this project if required. Upon completion of construction/repair, the sprinkler/irrigation lines will be considered as the GRANTORS' personal property and is to be maintained, repaired, and operated as such by GRANTORS.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
013-090-038	133	Salvador Medina Melchor and Maria Medina, Husband and Wife a Community Property with Right of Survivorship	2099 E. El Monte Way, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

3. Permission is hereby granted to the GRANTEE or its authorized agent to enter GRANTORS' land, where necessary, to complete work as described above in Clause 2(D) and 2(E) of this contract. GRANTOR understands and agrees that after completion of the work as described in Clause 2(D) and 2(E) of this contract said facilities will be considered as GRANTORS' sole property and GRANTORS will be responsible for any maintenance and repair.

4. It is further agreed and understood between GRANTORS and GRANTEE that GRANTEE or GRANTEE'S contractor shall be authorized to enter GRANTOR'S remainder property for the purpose of removing and/or replacing any landscaping, fencing, driveways or improvements requiring replacement if applicable.

5. Any monies payable under this agreement up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust deed(s) or mortgage(s), shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(ies) entitled thereunder; said mortgagee(s) or beneficiary(ies) are to furnish GRANTORS with good and sufficient receipt showing said monies credited against the indebtedness secured by said mortgage(s) or deed(s) of trust which pertains to only that portion of GRANTORS' property acquired by GRANTEE.

6. Any and all monies payable under this Agreement, subject to the demands made by superior lienholders, up to and including the total amount due on financing statements, if any, shall, upon demand, be made payable to the holder thereof, said holder to furnish debtor with good and sufficient receipt showing said monies credited against the indebtedness secured by said financing statement

7. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession, construction activities, and use of the subject property by the GRANTEE, including the right to remove and dispose of improvements, shall commence when funds are deposited into escrow and that the amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

8. It is understood and agreed by and between the parties hereto that payment as provided in clause 2(A) includes, but is not limited to, payment for any and all damages, and any and all damages which may accrue to the GRANTORS' remaining property by reason of its severance from the Property conveyed herein and the construction and use of the proposed roadway project, including, but not limited to, any expense which GRANTORS may incur in restoring the utility of their remaining property.

9. It is agreed between the parties hereto that the GRANTEE in acquiring title subject to unpaid assessments, as set forth herein, is not assuming responsibility for payment or subsequent cancellation of such assessments. The assessments remain the obligation of the GRANTORS and, as between the GRANTEE and the GRANTORS no contractual obligation has been made requiring their payment.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
013-090-038	133	Salvador Medina Melchor and Maria Medina, Husband and Wife a Community Property with Right of Survivorship	2099 E. El Monte Way, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

Payment for the property acquired under this transaction is made upon the basis that the GRANTORS retain the obligation to the levying body respecting said assessments. The property acquired under this transaction is to be free and clear of any bonds and/or assessments at the close of escrow.

10. It is understood and agreed between the parties hereto that payment shown in Paragraph 2A above includes payment to GRANTORS for certain improvements located partly within and partly outside the right of way area.

Said improvements consist of:

- 1,150± SF concrete pavement with Mesh Reinforcement
- 2 Medium Trees

The GRANTEE, or its agent, is hereby granted the right to enter upon the remaining property of the GRANTORS for the purpose of removing said improvements.

11. All work done under this agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner.

12. Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be addressed as follows:

GRANTEE:

City of Dinuba
Attn: George Avila,
Director of Public Works
1088 E. Kamm Avenue
Dinuba, CA 93618

GRANTOR:

Salvador Medina Melchor and Maria Medina, Husband and Wife as Community Property with Right of Survivorship
2099 E. El Monte Way
Dinuba, California 93618

13. GRANTORS warrants that there are no oral or written leases on all or any portion of the Property exceeding a period of one month, and the GRANTORS agree to hold GRANTEE harmless and reimburse GRANTEE for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of GRANTOR for a period exceeding one month. GRANTORS acknowledge that a Quitclaim Deed will be required from any Lessee that has a lease term exceeding one month. Said Quitclaim Deed shall be provided to Escrow Holder prior to the close of escrow.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
013-090-038	133	Salvador Medina Melchor and Maria Medina, Husband and Wife a Community Property with Right of Survivorship	2099 E. El Monte Way, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

14. GRANTEE agrees to indemnify and hold harmless the undersigned GRANTORS from any liability arising out of the GRANTEE's operations under this agreement. The GRANTEE further agrees to assume responsibility for any damages proximately caused by reason of its operations under this agreement and the GRANTEE will, at its option, either repair or pay for such damage.
15. The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of Hazardous Waste which requires mitigation under federal or state law, GRANTEE may elect to recover its cleanup costs from those who caused or contributed to the contamination.
16. It is understood and agreed by and between the parties hereto that this Agreement inures to the benefit of, and is binding on, the parties, their respective heirs, personal representatives, successors, and or assignees.
17. This Agreement may be executed in one or more counterparts, each of which shall be deemed original, but all of which together shall constitute one and the same instrument.
18. The undersigned GRANTORS warrant that they are owners in fee simple of this property.

No Obligation Other Than Those Set Forth Herein Will Be Recognized

SIGNATURE PAGE TO FOLLOW

In Witness Whereof, the Parties vested have executed this agreement the day and year first above written.

Signature: Salvador Medina Melchor 7/7/26
Printed: Salvador Medina Melchor Date

Signature: Maria Medina 7/7/26
Printed: Maria Medina Date

Recommended
By:

Melani Millard
Senior Right of Way Agent

Date

ACCEPTED BY:

By: City Clerk
CITY OF DINUBA, a municipal corporation

Date

RECORDING REQUESTED BY:

City of Dinuba,
a municipal corporation

WHEN RECORDED MAIL TO:

City of Dinuba
Attn: Public Works Director
1088 E. Kamm Ave.
Dinuba, CA 93618

No Fee – Government Code §27383

Space above this line for Recorder's use

Documentary Transfer Tax: \$0.00

This conveyance is to a governmental entity and is exempt
from Documentary Transfer Tax pursuant to California
Revenue and Taxation Code §11922.

Pedestrian Walkway Improvement Project	Dinuba	Tulare	133	013-090-038
Project	City	County	Parcel	APN

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledge Salvador Medina Melchor and Maria Medina, husband and wife as Community Property with Right of Survivorship hereby grants to the CITY OF DINUBA, a municipal corporation, all of Grantor's right, title, and interest in and to that certain real property situated in the City of Dinuba, County of Tulare, State of California, more particularly described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B"
ATTACHED HERETO AND MADE A PART HEREOF.

Pedestrian Walkway Improvement Project
PROJECT

Dinuba
CITY

Tulare
COUNTY

133
PARCEL #

013-090-038
PORTION OF APN(S)

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of this 7th day of July, 2026.

GRANTOR(s)

By: Salvador Medina Melchor and Maria Medina
Salvador Medina Melchor and Maria Medina husband and wife as Community Property with
Right of Survivorship.

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 Tulare

On July 7, 2026 before me, Doreen J. Montoya
(insert name and title of the officer)

personally appeared Salvador Medina Melchor & Maria Teresa Medina
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.

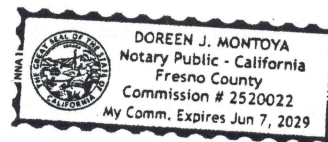
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Doreen J. Montoya

(Seal)





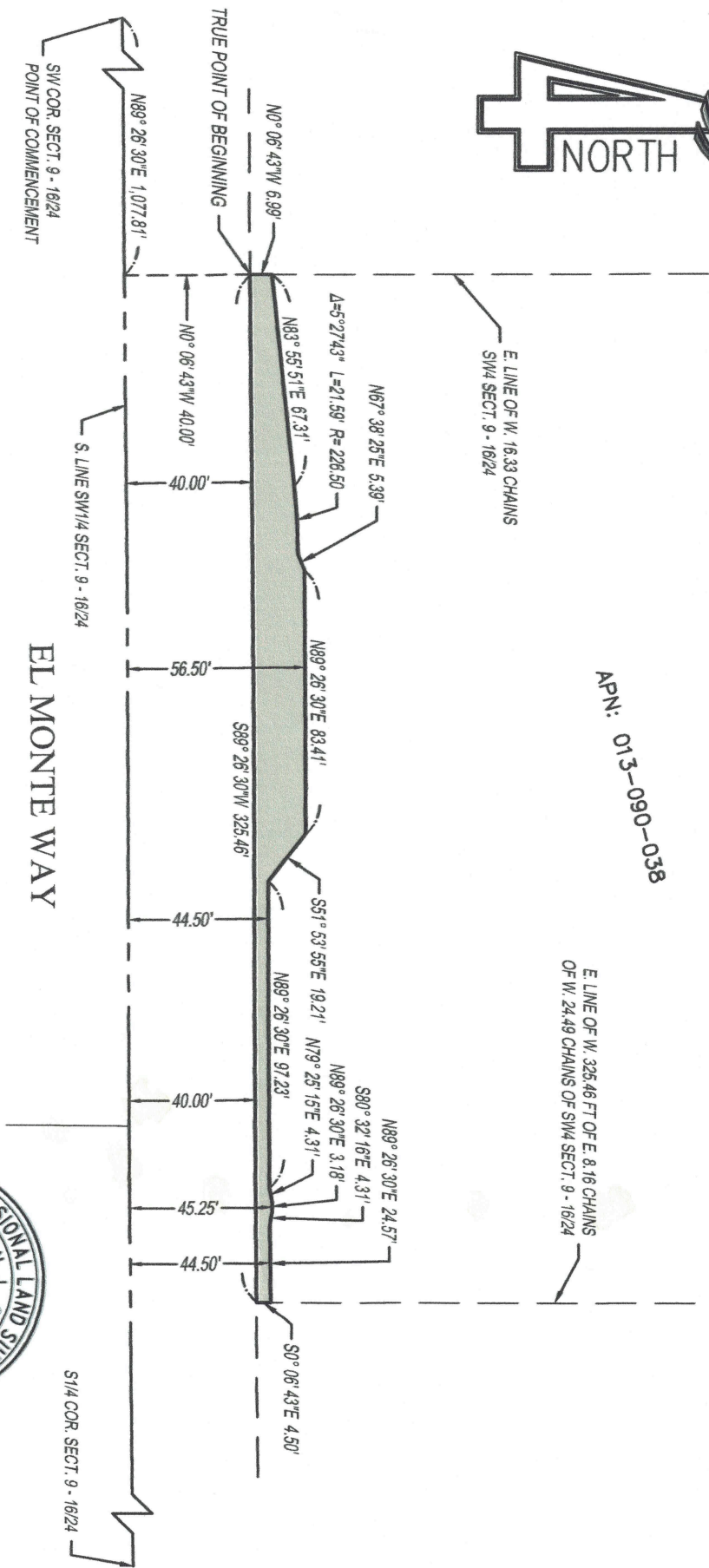
POR. SW1/4 SECT. 9 - 16/24 M.D.B.M.



APN: 013-090-038

E. LINE OF W. 325.46 FT OF E. 8.16 CHAINS
OF W. 24.49 CHAINS OF SW4 SECT. 9 - 16/24

E. LINE OF W. 16.33 CHAINS
SW4 SECT. 9 - 16/24



3207 sf. ± (ROW AREA)



4CREEKS
324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
WWW.4-CREEKS.COM

EXHIBIT B
RIGHT OF WAY

013-090-038
5/20/2026
SCALE: 1" = 50'

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, from Salvador Medina Melchor and Maria Melchor to the CITY OF DINUBA, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Dinuba pursuant to authority conferred by Resolution No. _____, adopted by the Dinuba City Council, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

By: _____
City Clerk
CITY OF DINUBA, a municipal corporation

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-162-005	299	Michael J. Negrete, a single man	690 S. Crawford Avenue, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

PURCHASE AGREEMENT - RIGHT OF WAY

This Purchase and Sale Agreement ("Agreement") is made and entered into as of _____, 2026 ("Effective Date") by Michael J. Negrete, a single man ("GRANTOR") and the City of DINUBA, a municipal corporation of the State of California ("GRANTEE").

Both parties agree that the Project as referenced herein is identified as the **City of Dinuba ATP Pedestrian Walkway Improvement Project** and the Property being affected by this project is commonly known as Tulare County APN: **018-162-005**.

A Grant Deed, in favor of the GRANTEE, identified as Exhibit "A" is attached hereto and made a part hereof.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the GRANTEE of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
- (B) GRANTEE requires said property described in the attached Grant Deed for public use for which GRANTEE has the authority to exercise the power of eminent domain. GRANTORS are compelled to sell, and GRANTEE is compelled to acquire the property.
- (C) Both GRANTOR and GRANTEE recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.
- (D) The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3.
- (E) No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.
2. GRANTEE shall:
 - (A) Pay the undersigned GRANTOR the sum of **\$2,500.00** for the property or interest conveyed by the above documents when title to said property vests in City of Dinuba ("GRANTEE"), free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-162-005	299	Michael J. Negrete, a single man	690 S. Crawford Avenue, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

1. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 2. Covenants, conditions, restrictions and reservations of record, or contained in the above-referenced document.
 3. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
- (B) Pay all escrow and recording fees incurred in this transaction, and if title insurance is desired by the GRANTEE, the premium charged therefor. Said escrow and recording charges shall not, however, include documentary transfer tax. This transaction will be handled through an escrow with Chicago Title Company, 1140 F Street, Suite 103, Reedley, CA 93654, Escrow No. FWFM-4462500517.
- (C) Have the authority to deduct and pay from the amount shown on Clause 2(A), above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow.
- (D) At no expense to GRANTOR and at the time of highway construction, construct and replace any existing road approaches (driveways, if applicable), including culverts, if required, paved to the right of way line. Upon completion of construction the road approach(es) will be considered as an encroachment under permit on the roadway and is to be maintained, repaired, and operated as such by GRANTOR, in accordance with and subject to the laws of the County of Tulare and the City of Dinuba.
- (E) At no expense to GRANTOR and at the time of the project, construct and/or repair any existing irrigation lines affected by this project if required. Upon completion of construction/repair, the sprinkler/irrigation lines will be considered as the GRANTOR'S personal property and is to be maintained, repaired, and operated as such by GRANTOR.
3. Permission is hereby granted to the GRANTEE or its authorized agent to enter GRANTOR'S land, where necessary, to complete work as described above in Clause 2(D) and 2(E) of this contract. GRANTOR understands and agrees that after completion of the work as described in Clause 2(D) and 2(E) of this contract said facilities will be considered as GRANTOR'S sole property and GRANTOR will be responsible for any maintenance and repair.
 4. It is further agreed and understood between GRANTOR and GRANTEE that GRANTEE or GRANTEE's contractor shall be authorized to enter GRANTOR'S remainder property for the purpose of removing and/or replacing any landscaping, fencing, driveways or improvements requiring replacement if applicable.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-162-005	299	Michael J. Negrete, a single man	690 S. Crawford Avenue, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

5. Any monies payable under this agreement up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust deed(s) or mortgage(s), shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(ies) entitled thereunder; said mortgagee(s) or beneficiary(ies) are to furnish GRANTOR with good and sufficient receipt showing said monies credited against the indebtedness secured by said mortgage(s) or deed(s) of trust which pertains to only that portion of GRANTOR'S property acquired by GRANTEE.
6. Any and all monies payable under this Agreement, subject to the demands made by superior lienholders, up to and including the total amount due on financing statements, if any, shall, upon demand, be made payable to the holder thereof, said holder to furnish debtor with good and sufficient receipt showing said monies credited against the indebtedness secured by said financing statement
7. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession, construction activities, and use of the subject property by the GRANTEE, including the right to remove and dispose of improvements, shall commence when funds are deposited into escrow and that the amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.
8. It is understood and agreed by and between the parties hereto that payment as provided in clause 2(A) includes, but is not limited to, payment for any and all damages, and any and all damages which may accrue to the GRANTOR'S remaining property by reason of its severance from the Property conveyed herein and the construction and use of the proposed roadway project, including, but not limited to, any expense which GRANTOR may incur in restoring the utility of their remaining property.
9. It is agreed between the parties hereto that the GRANTEE in acquiring title subject to unpaid assessments, as set forth herein, is not assuming responsibility for payment or subsequent cancellation of such assessments. The assessments remain the obligation of the GRANTOR and, as between the GRANTEE and the GRANTOR, no contractual obligation has been made requiring their payment. Payment for the property acquired under this transaction is made upon the basis that the GRANTOR retains the obligation to the levying body respecting said assessments. The property acquired under this transaction is to be free and clear of any bonds and/or assessments at the close of escrow.
10. It is understood and agreed between the parties hereto that payment shown in Paragraph 2A above includes payment to GRANTOR for certain improvements located partly within and partly outside the right of way area.
Said improvements consist of:
 - 70 SF± Irrigated Lawn
 - 20 SF± 4-Inch Concrete Pavement

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-162-005	299	Michael J. Negrete, a single man	690 S. Crawford Avenue, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

The GRANTEE, or its agent, is hereby granted the right to enter upon the remaining property of the GRANTOR for the purpose of removing said improvements.

11. All work done under this agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner.
12. Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be addressed as follows:

GRANTEE:

City of Dinuba
Attn: George Avila,
Director of Public Works
1088 Kamm Avenue
Dinuba, CA 93618

GRANTOR:

Michael J. Negrete
690 S. Crawford Avenue
Dinuba, CA 93618

13. GRANTOR warrants that there are no oral or written leases on all or any portion of the Property exceeding a period of one month, and the GRANTOR agrees to hold GRANTEE harmless and reimburse GRANTEE for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of GRANTOR for a period exceeding one month. GRANTOR acknowledges that a Quitclaim Deed will be required from any Lessee that has a lease term exceeding one month. Said Quitclaim Deed shall be provided to Escrow Holder prior to the close of escrow.
14. GRANTEE agrees to indemnify and hold harmless the undersigned GRANTOR from any liability arising out of the GRANTEE's operations under this agreement. The GRANTEE further agrees to assume responsibility for any damages proximately caused by reason of its operations under this agreement and the GRANTEE will, at its option, either repair or pay for such damage.
15. The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of Hazardous Waste which requires mitigation under federal or state law, GRANTEE may elect to recover its cleanup costs from those who caused or contributed to the contamination.
16. It is understood and agreed by and between the parties hereto that this Agreement inures to the benefit of, and is binding on, the parties, their respective heirs, personal representatives, successors, and or assignees.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-162-005	299	Michael J. Negrete, a single man	690 S. Crawford Avenue, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

17. This Agreement may be executed in one or more counterparts, each of which shall be deemed original, but all of which together shall constitute one and the same instrument.
18. The undersigned GRANTOR warrants that he is owner in fee simple of this property.

No Obligation Other Than Those Set Forth Herein Will Be Recognized

SIGNATURE PAGE TO FOLLOW

In Witness Whereof, the Parties vested have executed this agreement the day and year first above written.

Grantors: Michael J Negrete, a single man.

Date: 6-8-2026

Signature: Michael J Negrete 6-8-2026
Printed: Michael J Negrete Date

Recommended
By:

for Melani Millard
Senior Right of Way Agent

6/10/26
Date

ACCEPTED BY:
CITY OF DINUBA

By: George Avila,
Director of Public Works

Date

Attest:

By: Its Deputy City Clerk

Date

Approved to Form:

By: Its City Attorney

Date

Exhibit A

RECORDING REQUESTED BY:

City of Dinuba,
a municipal corporation

WHEN RECORDED MAIL TO:

City of Dinuba
Attn: Public Works Director
405 E. El Monte Way
Dinuba, CA 93618

No Fee – Government Code §27383

Space above this line for Recorder's use

Documentary Transfer Tax: \$0.00

This conveyance is to a governmental entity and is exempt
from Documentary Transfer Tax pursuant to California
Revenue and Taxation Code §11922.

Pedestrian Walkway Improvement Project	Dinuba	Tulare	299	018-162-005
Project	City	County	Parcel	APN

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Michael J Negrete, a single man, hereby grants to the CITY OF DINUBA, a municipal corporation, all of Grantor's right, title, and interest in and to that certain real property situated in the City of Dinuba, County of Tulare, State of California, more particularly described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B"
ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of this day of , 2026.

GRANTOR(s)

By: _____
Michael J Negrete

Exhibit A
Legal Description – Right of Way Dedication

That portion of Lot 27 of the map of Sierra Vista Tract recorded in Volume 21 of Maps, Page 3 of Tulare County Records, being situated in the Northwest quarter of Section 16, Township 16 South, Range 24 East, Mount Diablo Base and Meridan, in the City of Dinuba, County of Tulare, State of California, and being described as follows:

COMMENCING at the West quarter corner of said Section 16;

Thence North $0^{\circ} 01' 17''$ East, along the West line of said Northwest quarter, 773.33 feet;

Thence South $89^{\circ} 58' 43''$ East, 30.00 feet to the existing East right-of-way line of Crawford Avenue, being a line parallel with and 30.00 feet East of the West line of said Northwest quarter, and the TRUE POINT OF BEGINNING;

Thence continuing South $89^{\circ} 58' 43''$ East, 1.00 foot to a line parallel with and 31.00 feet East of the West line of said Northwest quarter;

Thence South $0^{\circ} 01' 17''$ West, along last said parallel line, 61.50 feet;

Thence South $89^{\circ} 58' 43''$ East, 1.50 feet to a line parallel with and 32.50 feet East of the West line of said Northwest quarter;

Thence South $0^{\circ} 01' 17''$ West, along last said parallel line, 14.58 feet to said existing East right-of-way line of Crawford Avenue;

Thence Northerly 10.11 feet along said existing East right-of-way line and a non-tangent curve, concave to the East, with a radius of 20.00 feet, a central angle of $28^{\circ} 57' 18''$, and a beginning radial bearing South $61^{\circ} 03' 58''$ West;

Thence continuing along said existing East right-of-way line, North $0^{\circ} 01' 17''$ East, 66.40 feet to the TRUE POINT OF BEGINNING.

Containing approximately 90 sq. ft.

See Exhibit "B", attached hereto and made a part hereof.



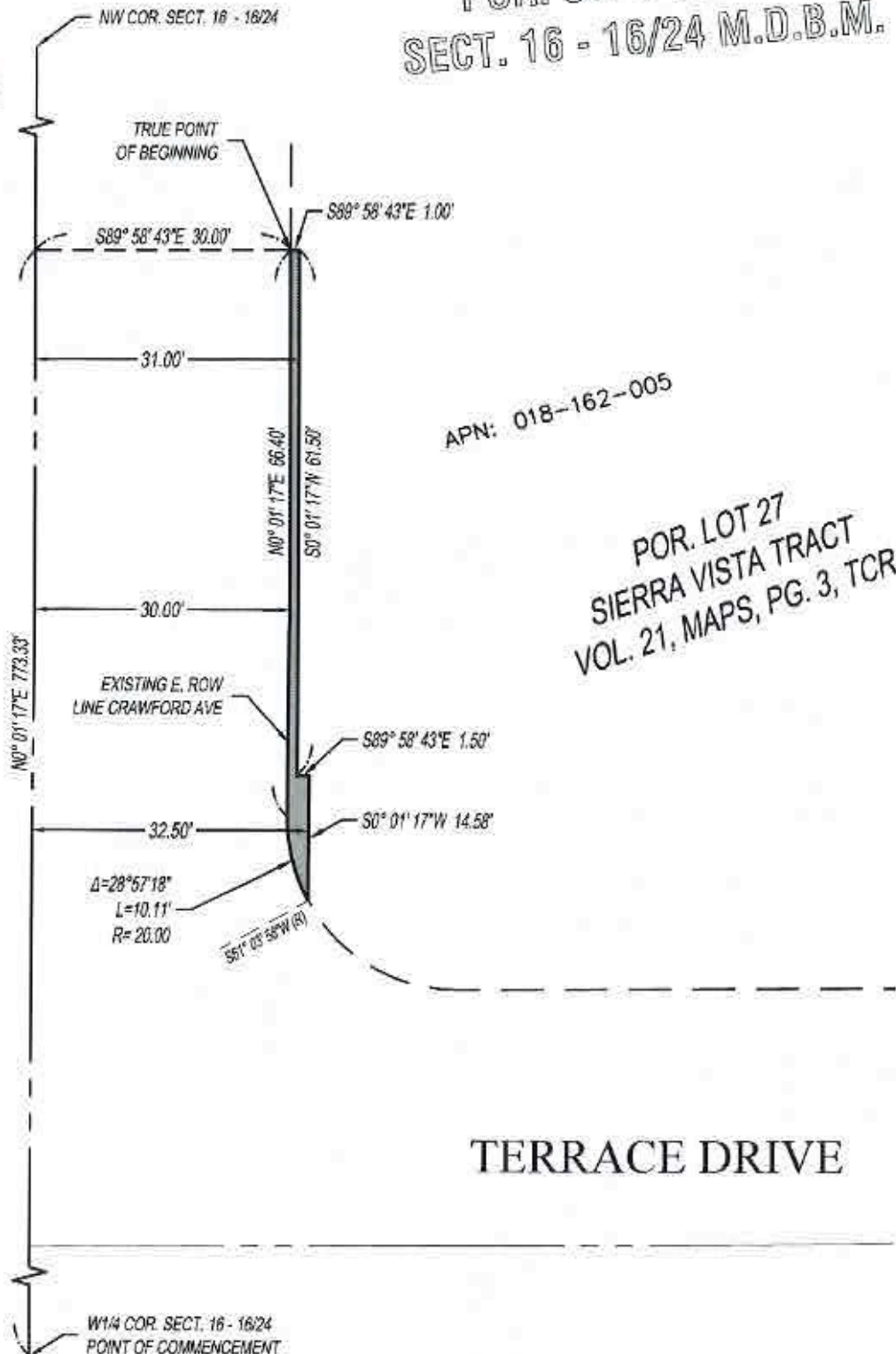


POR. SW1/4 NW1/4
SECT. 16 - 16/24 M.D.B.M.

CRAWFORD AVENUE

APN: 018-162-005

POR. LOT 27
SIERRA VISTA TRACT
VOL. 21, MAPS, PG. 3, TCR



90 sf. ± (ROW AREA)



324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
www.4-creeks.com

EXHIBIT B
RIGHT OF WAY DEDICATION

018-162-005

6/9/2026

SCALE: 1" = 20'

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 _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
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 _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, from Michael J Negrete, a single man, to the CITY OF DINUBA, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Dinuba pursuant to authority conferred by Resolution No. _____, adopted by the Dinuba City Council, and the grantee consents to the recordation thereof by its duly authorized officer:

Dated: _____

CITY OF DINUBA,
a municipal corporation

By: _____
George Avila
Public Works Director

RECORDING REQUESTED BY:

City of Dinuba,
a municipal corporation

WHEN RECORDED MAIL TO:

City of Dinuba
Attn: Public Works Director
405 E. El Monte Way
Dinuba, CA 93618

No Fee – Government Code §27383

Space above this line for Recorder's use

Documentary Transfer Tax: \$0.00

This conveyance is to a governmental entity and is exempt
from Documentary Transfer Tax pursuant to California
Revenue and Taxation Code §11922.

Pedestrian Walkway Improvement Project	Dinuba	Tulare	299	018-162-005
Project	City	County	Parcel	APN

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Michael J Negrete, a single man, hereby grants to the CITY OF DINUBA, a municipal corporation, all of Grantor's right, title, and interest in and to that certain real property situated in the City of Dinuba, County of Tulare, State of California, more particularly described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B"
ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of this day of , 2026.
6-16-2026

GRANTOR(s)

By: Michael J. Negrete
Michael J Negrete

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 Tulare

On June 19th 2026 before me, Norma Aguila, Notary Public
(insert name and title of the officer)

personally appeared Michael John Neavre
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

Norma Aguila

(Seal)

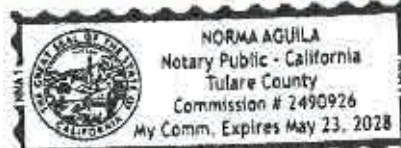


Exhibit A

Legal Description – Right of Way Dedication

That portion of Lot 27 of the map of Sierra Vista Tract recorded in Volume 21 of Maps, Page 3 of Tulare County Records, being situated in the Northwest quarter of Section 16, Township 16 South, Range 24 East, Mount Diablo Base and Meridian, in the City of Dinuba, County of Tulare, State of California, and being described as follows:

COMMENCING at the West quarter corner of said Section 16;

Thence North $0^{\circ} 01' 17''$ East, along the West line of said Northwest quarter, 773.33 feet;

Thence South $89^{\circ} 58' 43''$ East, 30.00 feet to the existing East right-of-way line of Crawford Avenue, being a line parallel with and 30.00 feet East of the West line of said Northwest quarter, and the TRUE POINT OF BEGINNING;

Thence continuing South $89^{\circ} 58' 43''$ East, 1.00 foot to a line parallel with and 31.00 feet East of the West line of said Northwest quarter;

Thence South $0^{\circ} 01' 17''$ West, along last said parallel line, 61.50 feet;

Thence South $89^{\circ} 58' 43''$ East, 1.50 feet to a line parallel with and 32.50 feet East of the West line of said Northwest quarter;

Thence South $0^{\circ} 01' 17''$ West, along last said parallel line, 14.58 feet to said existing East right-of-way line of Crawford Avenue;

Thence Northerly 10.11 feet along said existing East right-of-way line and a non-tangent curve, concave to the East, with a radius of 20.00 feet, a central angle of $28^{\circ} 57' 18''$, and a beginning radial bearing South $61^{\circ} 03' 58''$ West;

Thence continuing along said existing East right-of-way line, North $0^{\circ} 01' 17''$ East, 66.40 feet to the TRUE POINT OF BEGINNING.

Containing approximately 90 sq. ft.

See Exhibit "B", attached hereto and made a part hereof.



ONE SHEET ONLY

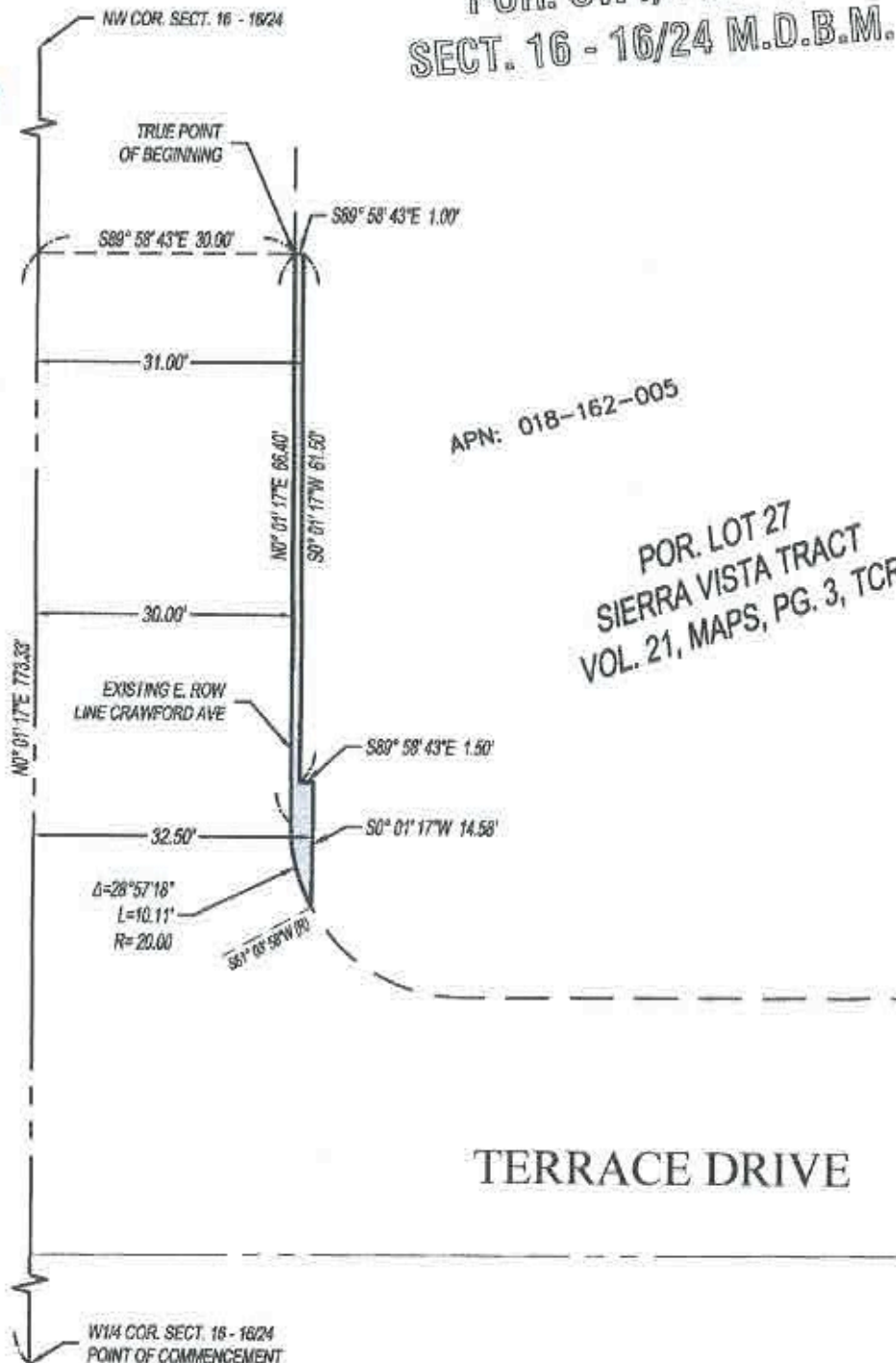


POR. SW1/4 NW1/4
SECT. 16 - 16/24 M.D.B.M.

CRAWFORD AVENUE

APN: 018-162-005

POR. LOT 27
SIERRA VISTA TRACT
VOL. 21, MAPS, PG. 3, TCR



90 sf. ± (ROW AREA)



324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
www.4-creeks.com

EXHIBIT B
RIGHT OF WAY DEDICATION

018-162-005

8/9/2026

SCALE: 1" = 20'

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, from Michael J Negrete, a single man, to the CITY OF DINUBA, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Dinuba pursuant to authority conferred by Resolution No. _____, adopted by the Dinuba City Council, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

CITY OF DINUBA,
a municipal corporation



By: _____
George Avila
Public Works Director

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-163-012	76	Nicholas John Pedregon and Denise Talingo Pedregon, husband and wife as joint tenants	395 F El Monte Way Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

PURCHASE AGREEMENT - RIGHT OF WAY

This Purchase and Sale Agreement ("Agreement") is made and entered into as of _____, 2026 ("Effective Date") by Nicholas John Pedregon and Denise Talingo Pedregon, husband and wife as joint tenants ("GRANTORS") and the City of DINUBA, a municipal corporation of the State of California ("GRANTEE").

Both parties agree that the Project as referenced herein is identified as the **City of Dinuba ATP Pedestrian Walkway Improvement Project** and the Property being affected by this project is commonly known as Tulare County APN: **014-163-012**.

A Grant Deed, in favor of the GRANTEE, identified as Exhibit "A" is attached hereto and made a part hereof.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the GRANTEE of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
- (B) GRANTEE requires said property described in the attached Grant Deed for public use for which GRANTEE has the authority to exercise the power of eminent domain. GRANTORS are compelled to sell, and GRANTEE is compelled to acquire the property.
- (C) Both GRANTORS and GRANTEE recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.
- (D) The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3.
- (E) No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-163-012	76	Nicholas John Pedregon and Denise Talingo Pedregon, husband and wife as joint tenants	395 E El Monte Way Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

2. GRANTEE shall:

- (A) Pay the undersigned GRANTORS the sum of **\$4,100.00** for the property or interest conveyed by the above documents when title to said property vests in City of Dinuba ("GRANTEE"), free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:
 1. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 2. Covenants, conditions, restrictions and reservations of record, or contained in the above-referenced document.
 3. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
- (B) Pay all escrow and recording fees incurred in this transaction, and if title insurance is desired by the GRANTEE, the premium charged therefor. Said escrow and recording charges shall not, however, include documentary transfer tax. This transaction will be handled through an escrow with Chicago Title Company, 1140 F Street, Suite 103, Reedley, CA 93654, Escrow No. FWFM-4462500407.
- (C) Have the authority to deduct and pay from the amount shown on Clause 2(A), above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow.
- (D) At no expense to GRANTORS and at the time of highway construction, construct and replace any existing road approaches (driveways, if applicable), including culverts, if required, paved to the right of way line. Upon completion of construction the road approach(es) will be considered as an encroachment under permit on the roadway and is to be maintained, repaired, and operated as such by GRANTORS, in accordance with and subject to the laws of the County of Tulare and the City of Dinuba.
- (E) At no expense to GRANTORS and at the time of the project, construct and/or repair any existing irrigation lines affected by this project if required. Upon completion of construction/repair, the sprinkler/irrigation lines will be considered as the GRANTORS' personal property and is to be maintained, repaired, and operated as such by GRANTORS.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-163-012	76	Nicholas John Pedregon and Denise Talingo Pedregon, husband and wife as joint tenants	395 E El Monte Way Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

3. Permission is hereby granted to the GRANTEE or its authorized agent to enter GRANTORS' land, where necessary, to complete work as described above in Clause 2(D) and 2(E) of this contract. GRANTORS understand and agree that after completion of the work as described in Clause 2(D) and 2(E) of this contract said facilities will be considered as GRANTORS' sole property and GRANTOR will be responsible for any maintenance and repair.
4. It is further agreed and understood between GRANTORS and GRANTEE that GRANTEE or GRANTEE's contractor shall be authorized to enter GRANTORS' remainder property for the purpose of removing and/or replacing any landscaping, fencing, driveways or improvements requiring replacement if applicable.
5. Any monies payable under this agreement up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust deed(s) or mortgage(s), shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(ies) entitled thereunder; said mortgagee(s) or beneficiary(ies) are to furnish GRANTORS with good and sufficient receipt showing said monies credited against the indebtedness secured by said mortgage(s) or deed(s) of trust which pertains to only that portion of GRANTORS' property acquired by GRANTEE (City of Dinuba) for their transportation improvement project.
6. Any and all monies payable under this Agreement, subject to the demands made by superior lienholders, up to and including the total amount due on financing statements, if any, shall, upon demand, be made payable to the holder thereof, said holder to furnish debtor with good and sufficient receipt showing said monies credited against the indebtedness secured by said financing statement.
7. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by the GRANTEE, including the right to remove and dispose of improvements, shall commence when funds are deposited into escrow and that the amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.
8. It is understood and agreed by and between the parties hereto that payment as provided in clause 2(A) includes, but is not limited to, payment for any and all damages, and any and all damages which may accrue to the GRANTORS' remaining property by reason of its severance from the Property conveyed herein and the construction and use of the proposed roadway project, including, but not limited to, any expense which GRANTORS may incur in restoring the utility of their remaining property.
9. It is agreed between the parties hereto that the GRANTEE in acquiring title subject to unpaid assessments, as set forth herein, is not assuming responsibility for payment or subsequent cancellation of such assessments. The assessments remain the obligation of the GRANTORS and, as between the GRANTEE and the GRANTORS, no contractual obligation has been made requiring their payment. Payment for the property acquired under this transaction is made upon the basis that the GRANTORS

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-163-012	76	Nicholas John Pedregon and Denise Talingo Pedregon, husband and wife as joint tenants	395 E El Monte Way Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

retain their obligation to the levying body respecting said assessments. The property acquired under this transaction is to be free and clear of any bonds and/or assessments at the close of escrow.

10. It is understood and agreed between the parties hereto that payment shown in Paragraph 2A above includes payment to GRANTORS for certain improvements located partly within and partly outside the right of way area.

Said improvements consist of:

- ☐ 14± SF of 4" mesh reinforced concrete driveway
- ☐ 40± SF of concrete pavers
- ☐ 150± SF of lawn
- ☐ 7 small shrubs.

The GRANTEE, or its agent, is hereby granted the right to enter upon the remaining property of the GRANTORS for the purpose of removing said improvements.

11. All work done under this agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner.
12. Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be addressed as follows:

GRANTEE:

City of Dinuba
Attn: George Avila,
Director of Public Works
1088 Kamm Avenue
Dinuba, CA 93618

GRANTORS:

Nicholas John Pedregon
Denise Talingo Pedregon
395 E El Monte Way
Dinuba, CA 93618

13. GRANTORS warrant that there are no oral or written leases on all or any portion of the Property exceeding a period of one month, and the GRANTORS agree to hold GRANTEE harmless and reimburse GRANTEE for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of GRANTOR for a period exceeding one month. GRANTORS acknowledge that a Quitclaim Deed will be required from any Lessee that has a lease term exceeding one month. Said Quitclaim Deed shall be provided to Escrow Holder prior to the close of escrow.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-163-012	76	Nicholas John Pedregon and Denise Talingo Pedregon, husband and wife as joint tenants	395 E El Monte Way Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

14. GRANTEE agrees to indemnify and hold harmless the undersigned GRANTORS from any liability arising out of the GRANTEE's operations under this agreement. The GRANTEE further agrees to assume responsibility for any damages proximately caused by reason of its operations under this agreement and the GRANTEE will, at its option, either repair or pay for such damage.
15. The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of Hazardous Waste which requires mitigation under federal or state law, GRANTEE may elect to recover its cleanup costs from those who caused or contributed to the contamination.
16. It is understood and agreed by and between the parties hereto that this Agreement inures to the benefit of, and is binding on, the parties, their respective heirs, personal representatives, successors, and or assignees.
17. This Agreement may be executed in one or more counterparts, each of which shall be deemed original, but all of which together shall constitute one and the same instrument.
18. The undersigned GRANTORS warrant that they are owners in fee simple of this property.

No Obligation Other Than Those Set Forth Herein Will Be Recognized

SIGNATURE PAGE TO FOLLOW

In Witness Whereof, the Parties vested have executed this agreement the day and year first above written.

Grantors: Nicholas John Pedregon and Denise Talingo Pedregon, husband and wife as joint tenants

Date: 06/18/2024

Signature:  06/18/2024
Printed: Nicholas John Pedregon Date

Signature:  06/18/2024
Printed: Denise Talingo Pedregon Date

Recommended By:  7/14/24
Melani Millard Date
Senior Right of Way Agent

ACCEPTED BY:
CITY OF DINUBA

By: George Avila, _____ Date _____
Director of Public Works

Attest:

By: Its Deputy City Clerk _____ Date _____

Approved to Form:

By: Its City Attorney _____ Date _____

RECORDING REQUESTED BY:

City of Dinuba,
a municipal corporation

WHEN RECORDED MAIL TO:

City of Dinuba
Attn: Public Works Director
1088 E. Kamm Avenue
Dinuba, CA 93618

No Fee – Government Code §27383

EXHIBIT "A"

Space above this line for Recorder's use

Documentary Transfer Tax: \$0.00

This conveyance is to a governmental entity and is exempt
from Documentary Transfer Tax pursuant to California
Revenue and Taxation Code §11922.

Pedestrian Walkway Improvement Project	Dinuba	Tulare	76	014-163-012
Project	City	County	Parcel	APN

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Nicholas John Pedregon and Denise Talingo Pedregon, husband and wife as joint tenants, hereby grants to the CITY OF DINUBA, a municipal corporation, all of Grantor's right, title, and interest in and to that certain real property situated in the City of Dinuba, County of Tulare, State of California, more particularly described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B"
ATTACHED HERETO AND MADE A PART HEREOF.

Pedestrian Walkway Improvement Project	Dinuba	Tulare	76	014-163-012
PROJECT	CITY	COUNTY	PARCEL #	PORTION OF APN(S)

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of this ____ day of _____, 2026.

GRANTOR(s)

By: _____

Nicholas John Pedregon

By: _____

Denise Talingo Pedregon

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 _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____
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 _____ (Seal)

Exhibit A
Legal Description

That portion of Lot 1 of North Villa, in the City of Dinuba, County of Tulare, as per map recorded in Book 2, Page 127 of Maps, Tulare County Records, being situated in the Southwest quarter of Section 8, Township 16 South, Range 24 East, Mount Diablo Base and Meridian, and being described as follows:

Commencing at the Southwest corner of said Section 8;
Thence South $87^{\circ} 56' 40''$ East, along the South line of said Southwest quarter, 902.79 feet to the Southerly prolongation of the East line of the West 70.00 feet of said Lot 1;
Thence North $0^{\circ} 09' 12''$ West, along said Southerly prolongation, 25.02 feet to the TRUE POINT OF BEGINNING, said point being on a line parallel with and 25.00 feet North of the South line of said Southwest quarter, said line being the existing North right of way line of El Monte Way;
Thence continuing North $0^{\circ} 09' 12''$ West, along said East line, 2.50 feet to a line parallel with and 27.50 feet North of the South line of said Southwest quarter;
Thence South $87^{\circ} 56' 40''$ East, along last said parallel line, 55.46 feet;
Thence North $80^{\circ} 44' 44''$ East, 5.10 feet to a line parallel with and 28.50 feet North of the South line of said Southwest quarter;
Thence South $87^{\circ} 56' 40''$ East, along last said parallel line, 4.60 feet;
Thence North $02^{\circ} 03' 20''$ East, 2.75 feet to a line parallel with and 31.25 feet North of the South line of said Southwest quarter;
Thence South $87^{\circ} 56' 40''$ East, along last said parallel line, 8.67 feet;
Thence Northeasterly, 12.99 feet along a non-tangent curve, concave to the Northwest, with a radius of 13.50 feet, a central angle of $55^{\circ} 08' 10''$, and a beginning radial which bears South $35^{\circ} 10' 00''$ East;
Thence North $0^{\circ} 18' 10''$ West, 11.50 feet;
Thence North $89^{\circ} 41' 50''$ East, 1.02 feet to the existing West right-of-way line of North Villa Avenue;
Thence South $0^{\circ} 08' 35''$ East, along said existing West right of way line, 29.11 feet to the existing North right-of-way line of El Monte Way;
Thence North $87^{\circ} 56' 40''$ West, along said existing North right-of-way line, 80.62 feet to the TRUE POINT OF BEGINNING.

Containing approximately 309 sq. ft.

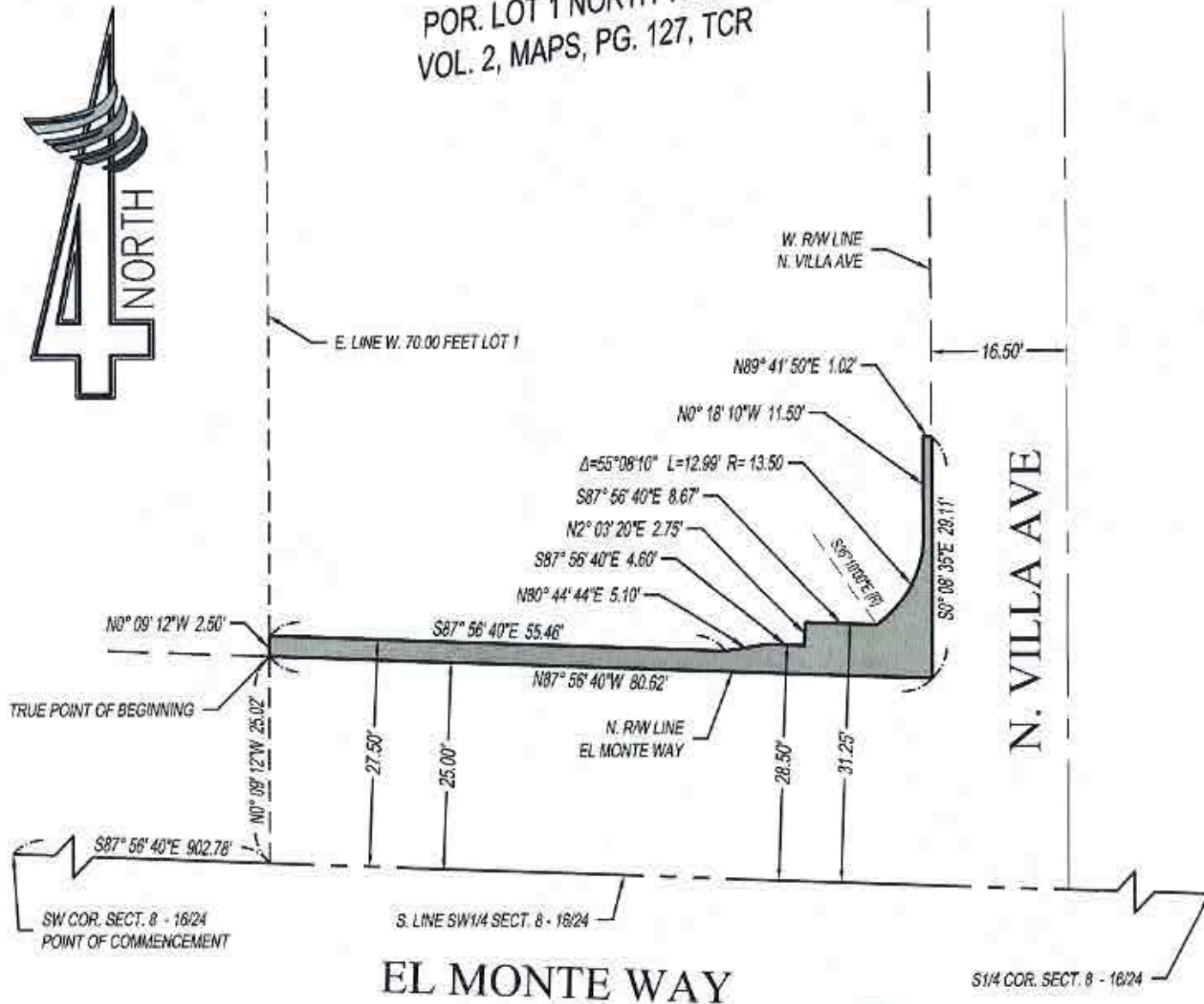
See Exhibit "B", attached hereto and made a part hereof.



ONLY SHEET ONLY

SW1/4 SECT. 8 - 16/24 M.D.B.M.

POR. LOT 1 NORTH VILLA
VOL. 2, MAPS, PG. 127, TCR



309 sf. ± (ROW AREA)



324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
www.4-creeks.com

EXHIBIT B
RIGHT OF WAY

014-163-012
04/28/2026
SCALE: 1" = 20'

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, from Nicholas John Pedregon and Denise Talingo Pedregon, husband and wife as joint tenants, to the CITY OF DINUBA, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Dinuba pursuant to authority conferred by Resolution No. _____, adopted by the Dinuba City Council, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

By: _____
City Clerk,
CITY OF DINUBA, a municipal corporation

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-071-005	238	Alvaro De Jesus Najera Rios and Maria Galvan Cruz, husband and wife as Joint Tenants	1530 N. Alta Ave Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

PURCHASE AGREEMENT - RIGHT OF WAY

This Purchase and Sale Agreement ("Agreement") is made and entered into as of ~~5-20-~~ 2026 ("Effective Date") by Alvaro De Jesus Najera Rios and Maria Galvan Cruz, husband and wife as Joint Tenants ("GRANTORS") and the City of DINUBA, a municipal corporation of the State of California ("GRANTEE").

Both parties agree that the Project as referenced herein is identified as the **City of Dinuba ATP Pedestrian Walkway Improvement Project** and the Property being affected by this project is commonly known as Tulare County APN: **014-071-005**.

A Grant Deed, in favor of the GRANTEE, identified as Exhibit "A" is attached hereto and made a part hereof.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

- I. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the GRANTEE of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
- (B) GRANTEE requires said property described in the attached Grant Deed for a public use for which GRANTEE has the authority to exercise the power of eminent domain. GRANTORS are compelled to sell, and GRANTEE is compelled to acquire, the property.
- (C) Both GRANTORS and GRANTEE recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.
- (D) The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3.
- (E) No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-071-005	238	Alvaro De Jesus Najera Rios and Maria Galvan Cruz, husband and wife as Joint Tenants	1530 N. Alta Ave Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

2. GRANTEE shall:

- (A) Pay the undersigned GRANTORS the sum of **\$7,200.00** for the property or interest conveyed by the above documents when title to said property vests in City of Dinuba ("GRANTEE"), free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:
 1. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 2. Covenants, conditions, restrictions and reservations of record, or contained in the above-referenced document.
 3. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
 - (B) Pay all escrow and recording fees incurred in this transaction, and if title insurance is desired by the GRANTEE, the premium charged therefor. Said escrow and recording charges shall not, however, include documentary transfer tax. This transaction will be handled through an escrow with Chicago Title Company, 1140 F Street, Suite 103, Reedley, CA 93654, Escrow No. FWFM-4462500452.
 - (C) Have the authority to deduct and pay from the amount shown on Clause 2(A), above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow.
 - (D) At no expense to GRANTORS and at the time of highway construction, construct and replace any existing road approaches (driveways), including culverts, if required, paved to the right of way line. Upon completion of construction the road approach(es) will be considered as an encroachment under permit on the roadway and is to be maintained, repaired, and operated as such by GRANTORS, in accordance with and subject to the laws of the County of Tulare and the City of Dinuba.
 - (E) At no expense to GRANTORS and at the time of the project, construct and/or repair any existing irrigation lines affected by this project if required. Upon completion of construction/repair, the sprinkler/irrigation lines will be considered as the GRANTORS' personal property and is to be maintained, repaired, and operated as such by GRANTORS.
3. Permission is hereby granted to the GRANTEE or its authorized agent to enter GRANTORS' land, where necessary, to complete work as described above in Clause 2(D) and 2(E) of this contract. GRANTORS understand and agree that after completion of the work as described in Clause 2(D)

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-071-005	238	Alvaro De Jesus Najera Rios and Maria Galvan Cruz, husband and wife as Joint Tenants	1530 N. Alta Ave Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

and 2(E) of this contract said facilities will be considered as GRANTORS' sole property and GRANTORS will be responsible for any maintenance and repair.

4. It is further agreed and understood between GRANTORS and GRANTEE that GRANTEE or GRANTEE's contractor shall be authorized to enter GRANTORS' remainder property for the purpose of removing and/or replacing any landscaping, fencing, driveways or improvements requiring replacement if applicable.
5. Any monies payable under this agreement up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust deed(s) or mortgage(s), shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(ies) entitled thereunder; said mortgagee(s) or beneficiary(ies) are to furnish GRANTORS with good and sufficient receipt showing said monies credited against the indebtedness secured by said mortgage(s) or deed(s) of trust which pertains to only that portion of GRANTORS' property acquired by GRANTEE.
6. Any and all monies payable under this Agreement, subject to the demands made by superior lienholders, up to and including the total amount due on financing statements, if any, shall, upon demand, be made payable to the holder thereof, said holder to furnish debtor with good and sufficient receipt showing said monies credited against the indebtedness secured by said financing statement.
7. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession, construction activities, and use of the subject property by the GRANTEE, including the right to remove and dispose of improvements, shall commence when funds are deposited into escrow and that the amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.
8. It is understood and agreed by and between the parties hereto that payment as provided in clause 2(A) includes, but is not limited to, payment for any and all damages, and any and all damages which may accrue to the GRANTORS' remaining property by reason of its severance from the Property conveyed herein and the construction and use of the proposed roadway project, including, but not limited to, any expense which GRANTORS may incur in restoring the utility of their remaining property.
9. It is agreed between the parties hereto that the GRANTEE in acquiring title subject to unpaid assessments, as set forth herein, is not assuming responsibility for payment or subsequent cancellation of such assessments. The assessments remain the obligation of the GRANTORS and, as between the GRANTEE and the GRANTORS, no contractual obligation has been made requiring their payment. Payment for the property acquired under this transaction is made upon the basis that the GRANTORS retain their obligation to the levying body respecting said assessments. The property acquired under this transaction is to be free and clear of any bonds and/or assessments at the close of escrow.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-071-005	238	Alvaro De Jesus Najera Rios and Maria Galvan Cruz, husband and wife as Joint Tenants	1530 N. Alta Ave Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

10. It is understood and agreed between the parties hereto that payment shown in Paragraph 2A above includes payment to GRANTORS for certain improvements located partly within and partly without the right of way area.

Said improvements consist of:

- ☐ 127.5 SF+ of 4" Concrete pavement
- ☐ 490.5 SF± of lawn

The GRANTEE, or its agent, is hereby granted the right to enter upon the remaining property of the GRANTORS for the purpose of removing said improvements.

11. All work done under this agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner.
12. Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be addressed as follows:

GRANTEE:

City of Dinuba
Attn: George Avila
Director of Public Works
1088 Kamm Avenue
Dinuba, CA 93618

GRANTORS:

Alvaro De Jesus Najera Rios
Maria Galvan Cruz
5949 W. Vine Court
Visalia, CA 93291

13. GRANTORS warrant that there are no oral or written leases on all or any portion of the Property exceeding a period of one month, and the GRANTORS agree to hold GRANTEE harmless and reimburse GRANTEE for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of GRANTOR for a period exceeding one month. GRANTORS acknowledge that a Quitclaim Deed will be required from any Lessee that has a lease term exceeding one month. Said Quitclaim Deed shall be provided to Escrow Holder prior to the close of escrow.
14. GRANTEE agrees to indemnify and hold harmless the undersigned GRANTORS from any liability arising out of the GRANTEE's operations under this agreement. The GRANTEE further agrees to assume responsibility for any damages proximately caused by reason of its operations under this agreement and the GRANTEE will, at its option, either repair or pay for such damage.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-071-005	238	Alvaro De Jesus Najera Rios and Maria Galvan Cruz, husband and wife as Joint Tenants	1530 N. Alta Ave Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

15. The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of Hazardous Waste which requires mitigation under federal or state law, GRANTEE may elect to recover its cleanup costs from those who caused or contributed to the contamination.
16. It is understood and agreed by and between the parties hereto that this Agreement inures to the benefit of, and is binding on, the parties, their respective heirs, personal representatives, successors, and or assignees.
17. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
18. The undersigned GRANTORS warrant that they are owners in fee simple of this property.

No Obligation Other Than Those Set Forth Herein Will Be Recognized

SIGNATURE PAGE TO FOLLOW

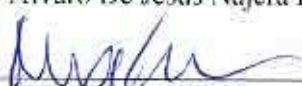
In Witness Whereof, the Parties vested have executed this agreement the day and year first above written.

Grantors: Alvaro De Jesus Najera Rios and Maria Galvan Cruz, husband and wife as Joint Tenants

Date: _____

Signature: 
Printed: Alvaro De Jesus Najera Rios

5-20-26
Date

Signature: 
Printed: Maria Galvan Cruz

5-20-26
Date

Recommended
By: 
Melani Millard
Senior Right of Way Agent

6/10/26
Date

ACCEPTED BY:
CITY OF DINUBA

By: George Avila,
Director of Public Works

Date

Attest:

By: Its Deputy City Clerk

Date

Approved to Form:

By: Its City Attorney

Date

RECORDING REQUESTED BY:

City of Dinuba,
a municipal corporation

WHEN RECORDED MAIL TO:

City of Dinuba
Attn: Public Works Director
405 E. El Monte Way
Dinuba, CA 93618

No Fee – Government Code §27383

EXHIBIT "A"

Space above this line for Recorder's use

Documentary Transfer Tax: \$0.00

This conveyance is to a governmental entity and is exempt
from Documentary Transfer Tax pursuant to California
Revenue and Taxation Code §11922.

Pedestrian Walkway Improvement Project	Dinuba	Tulare	238	014-071-005
Project	City	County	Parcel	APN

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Alvaro De Jesus Najera Rios and Maria Galvan Cruz, husband and wife as Joint Tenants, hereby grants to the CITY OF DINUBA, a municipal corporation, all of Grantor's right, title, and interest in and to that certain real property situated in the City of Dinuba, County of Tulare, State of California, more particularly described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B"
ATTACHED HERETO AND MADE A PART HEREOF.

Exhibit A
Legal Description

That portion of Lot 5 of Tract No. 91, Berryhill Subdivision, as per map recorded in Book 19, Page 121 of Maps of Tulare County Records, being situated in the Northwest quarter of Section 8, Township 16 South, Range 24 East, Mount Diablo Base and Meridian, in the City of Dinuba, County of Tulare, State of California, and being described as follows:

COMMENCING at the Northwest corner of said Section 8;

Thence South $0^{\circ} 10' 22''$ East, along the West line of said Northwest quarter, 513.67 feet to the Westerly prolongation of the North line of said Lot 5;

Thence North $89^{\circ} 49' 38''$ East, along said Westerly prolongation, 40.00 feet to the Northwest corner of said Lot 5, the existing East right of way line of Alta Avenue, and the **TRUE POINT OF BEGINNING**;

Thence continuing North $89^{\circ} 49' 38''$ East, along the North line of said Lot 5, a distance of 8.50 feet to a line parallel with and 48.50 feet East of the West line of said Northwest quarter;

Thence South $0^{\circ} 10' 22''$ East, along said parallel line, 12.69 feet;

Thence South $56^{\circ} 08' 14''$ West, 6.01 feet to a line parallel with and 43.50 feet East of said West line;

Thence South $0^{\circ} 10' 22''$ East, along last said parallel line, 58.11 feet;

Thence South $48^{\circ} 32' 22''$ East, 6.69 feet to a line parallel with and 48.50 feet East of said West line;

Thence South $0^{\circ} 10' 22''$ East, along last said parallel line, 41.43 feet to the South line of said Lot 5;

Thence South $89^{\circ} 49' 38''$ West, along said South line, 8.50 feet to the Southwest corner of said Lot 5 and the existing East right of way line of Alta Avenue;

Thence North $0^{\circ} 10' 22''$ West, along said existing East right of way line, 120.00 feet to the **TRUE POINT OF BEGINNING**.

Containing approximately 710 sq. ft.

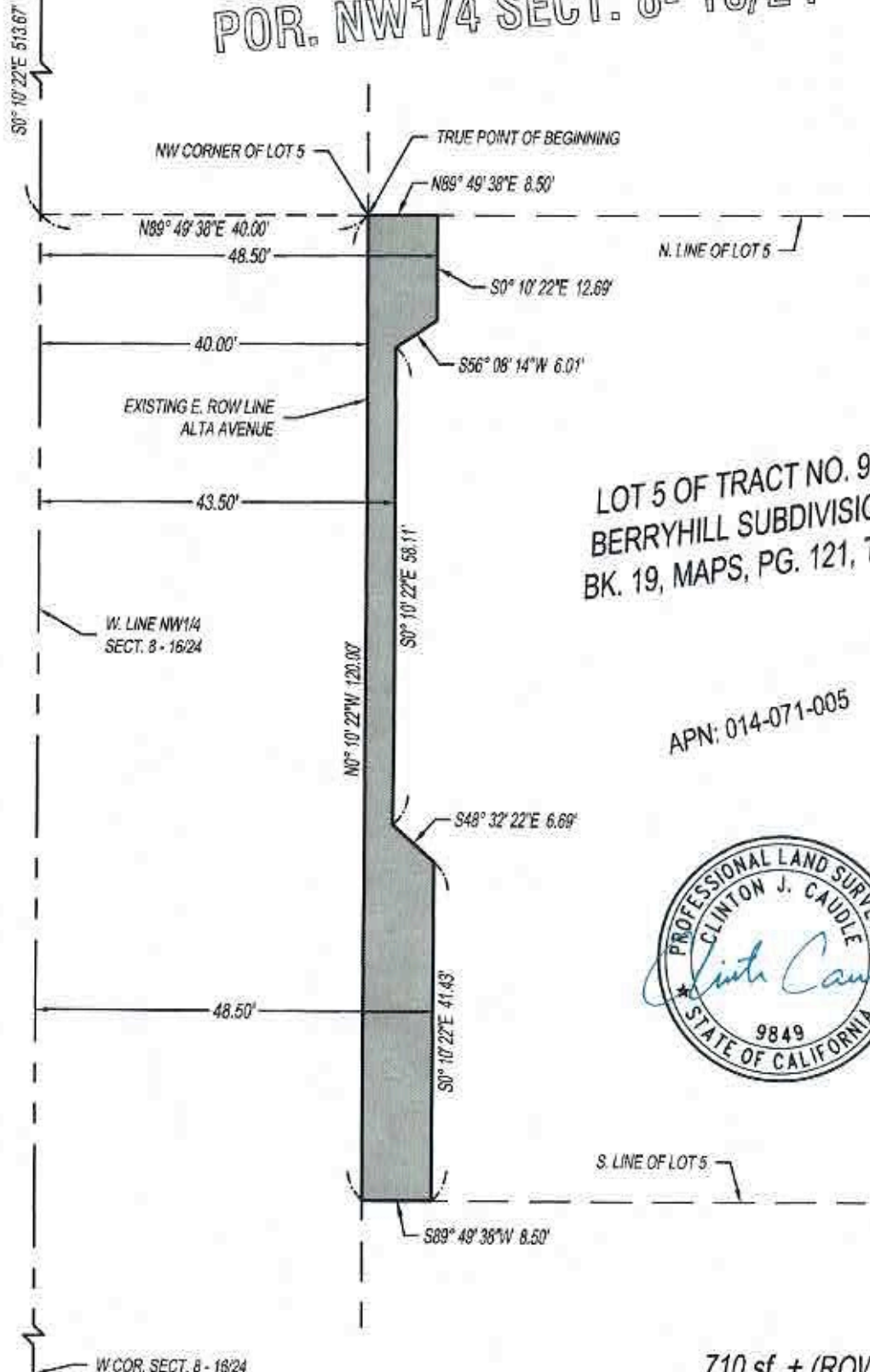
See Exhibit "B", attached hereto and made a part hereof.



NW COR. SECT. 8 - 16/24
POINT OF COMMENCEMENT

POR. NW1/4 SECT. 8-16/24

ALTA AVENUE



324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
www.4-creeks.com

EXHIBIT B RIGHT OF WAY DEDICATION

014-071-005

06/11/2026

SCALE: 1" = 20'

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of this ____ day of _____, 2026.

GRANTOR(s)

By: _____
Alvaro De Jesus Najera Rios

By: _____
Maria Galvan Cruz

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 _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____
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 _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, from Alvaro De Jesus Najera Rios and Maria Galvan Cruz, husband and wife as Joint Tenants, to the CITY OF DINUBA, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Dinuba pursuant to authority conferred by Resolution No. _____, adopted by the Dinuba City Council, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

CITY OF DINUBA,
a municipal corporation

By: _____
George Avila
Public Works Director

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-171-001	298	David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust, Dated July 19, 2003	1720 Terrace Drive, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

PURCHASE AGREEMENT - RIGHT OF WAY

This Purchase and Sale Agreement ("Agreement") is made and entered into as of 7/20, 2026 ("Effective Date") by David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust, Dated July 19, 2003 ("GRANTOR") and the City of DINUBA, a municipal corporation of the State of California ("GRANTEE").

Both parties agree that the Project as referenced herein is identified as the **City of Dinuba ATP Pedestrian Walkway Improvement Project** and the Property being affected by this project is commonly known as Tulare County APN: **018-171-001**.

A Grant Deed, in favor of the GRANTEE, identified as Exhibit "A" is attached hereto and made a part hereof.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

- I. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the GRANTEE of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
- (B) GRANTEE requires said property described in the attached Grant Deed for public use for which GRANTEE has the authority to exercise the power of eminent domain. GRANTORS are compelled to sell, and GRANTEE is compelled to acquire the property.
- (C) Both GRANTORS and GRANTEE recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.
- (D) The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3.
- (E) No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-171-001	298	David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust, Dated July 19, 2003	1720 Terrace Drive, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

2. GRANTEE shall:

- (A) Pay the undersigned GRANTORS the sum of **\$2,500.00** for the property or interest conveyed by the above documents when title to said property vests in City of Dinuba ("GRANTEE"), free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:
 1. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 2. Covenants, conditions, restrictions and reservations of record, or contained in the above-referenced document.
 3. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
- (B) Pay all escrow and recording fees incurred in this transaction, and if title insurance is desired by the GRANTEE, the premium charged therefor. Said escrow and recording charges shall not, however, include documentary transfer tax. This transaction will be handled through an escrow with Chicago Title Company, 1140 F Street, Suite 103, Reedley, CA 93654, Escrow No. FWFM-4462500509.
- (C) Have the authority to deduct and pay from the amount shown on Clause 2(A), above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow.
- (D) At no expense to GRANTORS and at the time of highway construction, construct and replace any existing road approaches (driveways, if applicable), including culverts, if required, paved to the right of way line. Upon completion of construction the road approach(es) will be considered as an encroachment under permit on the roadway and is to be maintained, repaired, and operated as such by GRANTORS, in accordance with and subject to the laws of the County of Tulare and the City of Dinuba.
- (E) At no expense to GRANTORS and at the time of the project, construct and/or repair any existing irrigation lines affected by this project if required. Upon completion of construction/repair, the sprinkler/irrigation lines will be considered as the GRANTORS' personal property and is to be maintained, repaired, and operated as such by GRANTORS.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-171-001	298	David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust, Dated July 19, 2003	1720 Terrace Drive, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

3. Permission is hereby granted to the GRANTEE or its authorized agent to enter GRANTORS' land, where necessary, to complete work as described above in Clause 2(D) and 2(E) of this contract. GRANTORS understand and agree that after completion of the work as described in Clause 2(D) and 2(E) of this contract said facilities will be considered as GRANTORS' sole property and GRANTOR will be responsible for any maintenance and repair.
4. It is further agreed and understood between GRANTORS and GRANTEE that GRANTEE or GRANTEE's contractor shall be authorized to enter GRANTORS' remainder property for the purpose of removing and/or replacing any landscaping, fencing, driveways or improvements requiring replacement if applicable.
5. Any monies payable under this agreement up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust deed(s) or mortgage(s), shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(ies) entitled thereunder; said mortgagee(s) or beneficiary(ies) are to furnish GRANTORS with good and sufficient receipt showing said monies credited against the indebtedness secured by said mortgage(s) or deed(s) of trust which pertains to only that portion of GRANTORS' property acquired by GRANTEE.
6. Any and all monies payable under this Agreement, subject to the demands made by superior lienholders, up to and including the total amount due on financing statements, if any, shall, upon demand, be made payable to the holder thereof, said holder to furnish debtor with good and sufficient receipt showing said monies credited against the indebtedness secured by said financing statement
7. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession, construction activities, and use of the subject property by the GRANTEE, including the right to remove and dispose of improvements, shall commence when funds are deposited into escrow and that the amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.
8. It is understood and agreed by and between the parties hereto that payment as provided in clause 2(A) includes, but is not limited to, payment for any and all damages, and any and all damages which may accrue to the GRANTORS' remaining property by reason of its severance from the Property conveyed herein and the construction and use of the proposed roadway project, including, but not limited to, any expense which GRANTORS may incur in restoring the utility of their remaining property.
9. It is agreed between the parties hereto that the GRANTEE in acquiring title subject to unpaid assessments, as set forth herein, is not assuming responsibility for payment or subsequent cancellation of such assessments. The assessments remain the obligation of the GRANTORS and, as between the GRANTEE and the GRANTORS, no contractual obligation has been made requiring their payment. Payment for the property acquired under this transaction is made upon the basis that the GRANTORS

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-171-001	298	David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust, Dated July 19, 2003	1720 Terrace Drive, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

retain their obligation to the levying body respecting said assessments. The property acquired under this transaction is to be free and clear of any bonds and/or assessments at the close of escrow.

10. It is understood and agreed between the parties hereto that payment shown in Paragraph 2A above includes payment to GRANTORS for certain improvements located partly within and partly outside the right of way area.

Said improvements consist of:

- ☐ 7 SF+ Lawn
- ☐ 20 SF+ 4-Inch Concrete Pavement

The GRANTEE, or its agent, is hereby granted the right to enter upon the remaining property of the GRANTORS for the purpose of removing said improvements.

11. All work done under this agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner.

12. Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be addressed as follows:

GRANTEE:

City of Dinuba
Attn: George Avila,
Director of Public Works
1088 Kamm Avenue
Dinuba, CA 93618

GRANTORS:

David R. Suderman (TR)
Diane Suderman (TR)
11476 E. Floral Avenue
Selma, CA 93662

13. GRANTORS warrant that there are no oral or written leases on all or any portion of the Property exceeding a period of one month, and the GRANTORS agree to hold GRANTEE harmless and reimburse GRANTEE for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of GRANTOR for a period exceeding one month. GRANTORS acknowledge that a Quitclaim Deed will be required from any Lessee that has a lease term exceeding one month. Said Quitclaim Deed shall be provided to Escrow Holder prior to the close of escrow.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-171-001	298	David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust, Dated July 19, 2003	1720 Terrace Drive, Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

14. GRANTEE agrees to indemnify and hold harmless the undersigned GRANTORS from any liability arising out of the GRANTEE's operations under this agreement. The GRANTEE further agrees to assume responsibility for any damages proximately caused by reason of its operations under this agreement and the GRANTEE will, at its option, either repair or pay for such damage.
15. The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of Hazardous Waste which requires mitigation under federal or state law, GRANTEE may elect to recover its cleanup costs from those who caused or contributed to the contamination.
16. It is understood and agreed by and between the parties hereto that this Agreement inures to the benefit of, and is binding on, the parties, their respective heirs, personal representatives, successors, and or assignees.
17. This Agreement may be executed in one or more counterparts, each of which shall be deemed original, but all of which together shall constitute one and the same instrument.
18. The undersigned GRANTORS warrant that they are owners in fee simple of this property.

No Obligation Other Than Those Set Forth Herein Will Be Recognized

SIGNATURE PAGE TO FOLLOW

In Witness Whereof, the Parties vested have executed this agreement the day and year first above written.

Grantors: David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust, Dated July 19, 2003.

Date: 7/20/26

Signature: _____
Printed: David R. Suderman, Trustee

Date

Signature: Diane Suderman
Printed: Diane Suderman, Trustee

7-20-26
Date

Recommended
By: 
Melani Millard
Senior Right of Way Agent

7/20/26
Date

ACCEPTED BY:
CITY OF DINUBA

By: George Avila,
Director of Public Works

Date

Attest:

By: Its Deputy City Clerk

Date

Approved to Form:

By: Its City Attorney

Date

RECORDING REQUESTED BY:

City of Dinuba,
a municipal corporation

WHEN RECORDED MAIL TO:

City of Dinuba
Attn: Public Works Director
405 E. El Monte Way
Dinuba, CA 93618

No Fee – Government Code §27383

Space above this line for Recorder's use

Documentary Transfer Tax: \$0.00

This conveyance is to a governmental entity and is exempt
from Documentary Transfer Tax pursuant to California
Revenue and Taxation Code §11922.

Pedestrian Walkway Improvement Project	Dinuba	Tulare	298	018-171-001
Project	City	County	Parcel	APN

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust, Dated July 19, 2003, hereby grants to the CITY OF DINUBA, a municipal corporation, all of Grantor's right, title, and interest in and to that certain real property situated in the City of Dinuba, County of Tulare, State of California, more particularly described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B"
ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of this ____ day of _____, 2026.

GRANTOR(s)

By: _____
David R. Suderman, Trustee

By: _____
Diane Suderman, Trustee

DRAFT

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 _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____
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 _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, from David R. Suderman and Diane Suderman, Trustees of the Suderman Family Revocable Living Trust, Dated July 19, 2003, to the CITY OF DINUBA, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Dinuba pursuant to authority conferred by Resolution No. _____, adopted by the Dinuba City Council, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

CITY OF DINUBA,
a municipal corporation

By: _____
George Avila
Public Works Director

DRAFT

Exhibit A
Legal Description

That portion of Lot 1 of Sierra Vista Tract recorded in Volume 21 of Maps, Page 3 of Tulare County Records, being situated in the Southwest quarter of the Northwest quarter of Section 16, Township 16 South, Range 24 East, Mount Diablo Base and Meridan, and being described as follows:

COMMENCEING at the West quarter corner of said Section 16;

Thence North $0^{\circ} 01' 17''$ East, along the West line of said Section 16, a distance of 545.78 feet;

Thence South $89^{\circ} 58' 43''$ East, 30.00 feet to the TRUE POINT OF BEGINNING, being a point along the West line of said Lot 1;

Thence continuing South $89^{\circ} 58' 43''$ East, 1.00 foot to a line parallel with and 31.00 feet East of the West line of said Section 16;

Thence South $0^{\circ} 01' 17''$ West, along said parallel line, 29.12 feet to the West line of Lot 1;

Thence Northerly 6.35 feet along a non-tangent curve, concave to the East, with a radius of 20.00 feet, a central angle of $18^{\circ} 11' 42''$, and a beginning radial which bears South $71^{\circ} 49' 35''$ West;

Thence North $0^{\circ} 01' 17''$ East, along said West line of Lot 1, a distance of 22.87 feet to the TRUE POINT OF BEGINNING.

Containing approximately 27 sq. ft.

See Exhibit "B", attached hereto and made a part hereof.



ONE SHEET ONLY



NW COR. SECT. 16 - 16/24

TERRACE DRIVE

CRAWFORD AVENUE

LOT 1
SIERRA VISTA TRACT
VOL. 21, MAPS, PG. 3, TCR

W. LINE LOT 1

018-171-001

TRUE POINT OF BEGINNING

S89° 58' 43" E 1.00'

S89° 58' 43" E 30.00'

31.00'

22.87'

N0° 01' 17" E

S0° 01' 17" W 28.12'

S71° 49' 35" W (R)

SW1/4 NW1/4
SECT. 16 - 16/24
M.D.B.M.

$\Delta = 18^\circ 11' 42"$ L=6.35' R=20.00'

ALLEY

W COR. SECT. 16 - 16/24
POINT OF COMMENCEMENT



27 sf. ± (ROW AREA)



324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
www.4-creeks.com

EXHIBIT B
RIGHT OF WAY

018-171-001

2/25/2025

SCALE: 1" = 20'

Assessor Parcel	Parcel	Grantor	Site Address	Project
018-013-006	127	Juan V. Ugalde, a single man and Guadalupe M. Hernandez, a single woman as joint tenants	1274 E. El Monte Way, Dinuba, CA 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

PURCHASE AGREEMENT - RIGHT OF WAY

This Purchase and Sale Agreement ("Agreement") is made and entered into as of _____, 2026 ("Effective Date") by Juan V. Ugalde, a single man and Guadalupe M. Hernandez, a single woman as joint tenants ("GRANTORS") and the City of DINUBA, a municipal corporation of the State of California ("GRANTEE").

Both parties agree that the Project as referenced herein is identified as the City of Dinuba ATP Pedestrian Walkway Improvement Project and the Property being affected by this project is commonly known as Tulare County APN: 018-013-006.

A Grant Deed, in favor of the GRANTEE, identified as Exhibit "A" is attached hereto and made a part hereof.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the GRANTEE of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
- (B) GRANTEE requires said property described in the attached Grant Deed for a public use for which GRANTEE has the authority to exercise the power of eminent domain. GRANTORS are compelled to sell, and GRANTEE is compelled to acquire the property.
- (C) Both GRANTORS and GRANTEE recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.
- (D) The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3.
- (E) No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

Assessor Parcel	Parcel	Grantor	Site Address	Project
018-013-006	127	Juan V. Ugaldé, a single man and Guadalupe M. Hernandez, a single woman as joint tenants	1274 E. El Monte Way, Dinuba, CA 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

2. GRANTEE shall:

- (A) Pay the undersigned GRANTORS the sum of \$2,500.00 for the property or interest conveyed by the above documents when title to said property vests in City of Dinuba ("GRANTEE"), free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:
 1. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 2. Easement for sidewalk affecting the Northerly and Westerly 10 feet of the land, and taxes/assessments levied by Alta Irrigation District, as shown in the preliminary title report.
 3. Notice of proceedings under the Redevelopment Law affecting the property, as disclosed by recorded document.
- (B) Pay all escrow and recording fees incurred in this transaction, and if title insurance is desired by the GRANTEE, the premium charged therefor. Said escrow and recording charges shall not, however, include documentary transfer tax. This transaction will be handled through an escrow with Chicago Title Company, 1140 F St, Ste 103, Reedley, CA 93654, Escrow No. FWFM-4462500502.
- (C) Have the authority to deduct and pay from the amount shown on Clause 2(A), above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow.
- (D) At no expense to GRANTORS and at the time of highway construction, construct and replace any existing road approaches (driveways), including culverts, if required, paved to the right of way line. Upon completion of construction the road approach(es) will be considered as an encroachment under permit on the roadway and is to be maintained, repaired, and operated as such by GRANTORS, in accordance with and subject to the laws of the County of Tulare and the City of Dinuba.
- (E) At no expense to GRANTORS and at the time of the project, construct and/or repair any existing irrigation lines affected by this project if required. Upon completion of construction/repair, the sprinkler/irrigation lines will be considered as the GRANTORS' personal property and is to be maintained, repaired, and operated as such by GRANTORS.

3. Permission is hereby granted to the GRANTEE or its authorized agent to enter GRANTORS' land, where necessary, to complete work as described above in Clause 2(D) and 2(E) of this contract. GRANTORS understand and agree that after completion of the work as described in Clause 2(D)

Assessor Parcel	Parcel	Grantor	Site Address	Project
018-013-006	127	Juan V. Ugalde, a single man and Guadalupe M. Hernandez, a single woman as joint tenants	1274 E. El Monte Way, Dinuba, CA 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

and 2(E) of this contract said facilities will be considered as GRANTORS' sole property and GRANTORS will be responsible for any maintenance and repair.

4. It is further agreed and understood between GRANTORS and GRANTEE that GRANTEE or GRANTEE's contractor shall be authorized to enter GRANTORS' remainder property for the purpose of removing and/or replacing any landscaping, fencing, driveways or improvements requiring replacement if applicable.
5. Any monies payable under this agreement up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust deed(s) or mortgage(s), shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(ies) entitled thereunder; said mortgagee(s) or beneficiary(ies) are to furnish GRANTORS with good and sufficient receipt showing said monies credited against the indebtedness secured by said mortgage(s) or deed(s) of trust which pertains to only that portion of GRANTORS' property acquired by GRANTEE (City of Dinuba) for their transportation improvement project.
6. Any and all monies payable under this Agreement, subject to the demands made by superior lienholders, up to and including the total amount due on financing statements, if any, shall, upon demand, be made payable to the holder thereof, said holder to furnish debtor with good and sufficient receipt showing said monies credited against the indebtedness secured by said financing statement.
7. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by the GRANTEE, including the right to remove and dispose of improvements, shall commence when funds are deposited into escrow and that the amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.
8. It is understood and agreed by and between the parties hereto that payment as provided in clause 2(A) includes, but is not limited to, payment for any and all damages, and any and all damages which may accrue to the GRANTORS' remaining property by reason of its severance from the Property conveyed herein and the construction and use of the proposed roadway project, including, but not limited to, any expense which GRANTORS may incur in restoring the utility of their remaining property.
9. It is agreed between the parties hereto that the GRANTEE in acquiring title subject to unpaid assessments, as set forth herein, is not assuming responsibility for payment or subsequent cancellation of such assessments. The assessments remain the obligation of the GRANTORS and, as between the GRANTEE and the GRANTORS, no contractual obligation has been made requiring their payment. Payment for the property acquired under this transaction is made upon the basis that the GRANTORS retain their obligation to the levying body respecting said assessments. The property acquired under this transaction is to be free and clear of any bonds and/or assessments at the close of escrow.

Assessor Parcel	Parcel	Grantor	Site Address	Project
018-013-006	127	Juan V. Ugalde, a single man and Guadalupe M. Hernandez, a single woman as joint tenants	1274 E. El Monte Way, Dinuba, CA 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

10. It is understood and agreed between the parties hereto that payment shown in Paragraph 2A above includes payment to GRANTORS for certain improvements located partly within and partly outside the right of way area.

Said improvements consist of:

- ☐ 29 SF± of mesh reinforced 4-inch concrete sidewalk

The GRANTEE, or its agent, is hereby granted the right to enter upon the remaining property of the GRANTOR for the purpose of removing said improvements.

11. All work done under this agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner.
12. Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be addressed as follows:

GRANTEE:

City of Dinuba
Attn: George Avila, Director of Public Works
1088 Kamm Avenue
Dinuba, CA 93618

GRANTORS:

Juan V. Ugalde, a single man and Guadalupe M. Hernandez, a single woman as joint tenants
1274 E. El Monte Way
Dinuba, CA 93618

13. GRANTORS warrant that there are no oral or written leases on all or any portion of the Property exceeding a period of one month, and the GRANTORS agree to hold GRANTEE harmless and reimburse GRANTEE for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of GRANTOR for a period exceeding one month. GRANTORS acknowledge that a Quitclaim Deed will be required from any Lessee that has a lease term exceeding one month. Said Quitclaim Deed shall be provided to Escrow Holder prior to the close of escrow.

Assessor-Parcel	Parcel	Grantor	Site Address	Project
018-013-006	127	Juan V. Ugalde, a single man and Guadalupe M. Hernandez, a single woman as joint tenants	1274 E. El Monte Way, Dinuba, CA 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

14. GRANTEE agrees to indemnify and hold harmless GRANTORS from any liability arising out of GRANTEE'S operations under this agreement. GRANTEE further agrees to assume responsibility for any damages proximately caused by reason of GRANTEE's operations under this agreement and GRANTEE will, at its option, either repair or pay for such damage.
15. The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of Hazardous Waste which requires mitigation under federal or state law, GRANTEE may elect to recover its cleanup costs from those who caused or contributed to the contamination.
16. It is understood and agreed by and between the parties hereto that this Agreement inures to the benefit of, and is binding on, the parties, their respective heirs, personal representatives, successors, and or assignees.
17. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
18. The undersigned GRANTORS warrant that they are owners in fee simple of this property.

No Obligation Other Than Those Set Forth Herein Will Be Recognized

SIGNATURE PAGE TO FOLLOW

Assessor Parcel	Parcel	Grantor	Site Address	Project
018-013-006	127	Juan V. Ugalde, a single man and Guadalupe M. Hernandez, a single woman as joint tenants	1274 E. El Monte Way, Dinuba, CA 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

In Witness Whereof, the Parties vested have executed this agreement the day and year first above written.

Grantor: Juan V. Ugalde, a single man and Guadalupe M. Hernandez, a single woman as joint tenants

Date: _____

Signature: Juan V. Ugalde 07-06-26
Date

Signature: Guadalupe M. Hernandez 07-06-26
Date

Recommended By: Melani Millard 7/15/26
Senior Right of Way Agent Date

ACCEPTED BY:
CITY OF DINUBA

By: George Avila, _____ Date
Director of Public Works

Attest:

By: Its Deputy City Clerk _____ Date

Approved to Form:

By: Its City Attorney _____ Date



RECORDING REQUESTED BY:

City of Dinuba,
a municipal corporation

EXHIBIT "A"

WHEN RECORDED MAIL TO:

City of Dinuba
Attn: Public Works Director
1088 E. Kamm Ave.
Dinuba, CA 93618

No Fee – Government Code §27383

Space above this line for Recorder's use

Documentary Transfer Tax: \$0.00

This conveyance is to a governmental entity and is exempt
from Documentary Transfer Tax pursuant to California
Revenue and Taxation Code §11922.

Pedestrian Walkway Improvement Project	Dinuba	Tulare	127	018-013-006
Project	City	County	Parcel	APN

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Juan V. Ugalde, a single man and Guadalupe M. Hernandez, a single woman as joint tenants, hereby grants to the CITY OF DINUBA, a municipal corporation, all of Grantor's right, title, and interest in and to that certain real property situated in the City of Dinuba, County of Tulare, State of California, more particularly described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B"
ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of this ____ day of _____, 2026.

GRANTOR(s)

By: _____
Juan V. Ugalde

By: _____
Guadalupe M. Hernandez

DRAFT

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 _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____
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 _____ (Seal)

Exhibit A
Legal Description

That portion of Lot 1 of Block 3 of the Osterhout Addition to Dinuba, lying within a portion of the Northwest quarter of Section 17, Township 16 South, Range 24 East, Mount Diablo base and Meridian, in the City of Dinuba, County of Tulare, State of California, according to the map thereof recorded in Book 16 of Maps, Page 23, Tulare County records described as follows:

COMMENCING at the North quarter corner of said Section 17;

Thence South $88^{\circ} 03' 42''$ East, along the North line of said Northwest quarter, 1201.75 feet;

Thence South $1^{\circ} 56' 18''$ West, 37.00 feet to the South right-of-way line of El Monte Way and the North line of said Lot 1, being a line parallel with and 37.00 feet South of the North line of said Northwest quarter, and the TRUE POINT OF BEGINNING;

Thence South $46^{\circ} 04' 23''$ West, 10.62 feet to the existing East right-of-way line of California Street and the West line of said Lot 1;

Thence North $0^{\circ} 05' 42''$ West, along said existing East right-of-way line of California Street, 7.63 feet to said existing South right-of-way line of El Monte Way;

Thence South $88^{\circ} 03' 42''$ East, along said existing South right-of-way line of El Monte Way, 7.66 feet to the TRUE POINT OF BEGINNING.

Containing approximately 29 sq. ft.

See Exhibit "B", attached hereto and made a part hereof.



NE1/4 SECT. 17 - 16/24 M.D.B.M.



29 sf. ± (ROW DEDICATION AREA)



324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
www.4-creeks.com

EXHIBIT B
RIGHT OF WAY

018-013-006

02/26/2026

SCALE: 1" = 20'

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, from Juan V. Ugalde, a single man and Guadalupe M. Hernandez, a single woman as joint tenants, to the CITY OF DINUBA, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Dinuba pursuant to authority conferred by Resolution No. _____, adopted by the Dinuba City Council, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

By: _____
City Clerk
CITY OF DINUBA, a municipal corporation

DRAFT

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-151-004	335	Patricia R. Hernandez, a married woman as her sole and separate property	384 S. Crawford Ave Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

PURCHASE AGREEMENT - RIGHT OF WAY

This Purchase and Sale Agreement ("Agreement") is made and entered into as of June 2, 2026 ("Effective Date") by Patricia R. Hernandez, a married woman as her sole and separate property ("GRANTOR") and the City of DINUBA, a municipal corporation of the State of California ("GRANTEE").

Both parties agree that the Project as referenced herein is identified as the **City of Dinuba ATP Pedestrian Walkway Improvement Project** and the Property being affected by this project is commonly known as Tulare County APN: **018-151-004**.

A Grant Deed, in favor of the GRANTEE, identified as Exhibit "A" is attached hereto and made a part hereof.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the GRANTEE of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
- (B) GRANTEE requires said property described in the attached Grant Deed for public use for which GRANTEE has the authority to exercise the power of eminent domain. GRANTOR is compelled to sell, and GRANTEE is compelled to acquire the property.
- (C) Both GRANTOR and GRANTEE recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.
- (D) The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3.
- (E) No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.
2. GRANTEE shall:
 - (A) Pay the undersigned GRANTOR the sum of **\$4,000.00** for the property or interest conveyed by the above documents when title to said property vests in City of Dinuba ("GRANTEE"),

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-151-004	335	Patricia R. Hernandez, a married woman as her sole and separate property	384 S. Crawford Ave Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:

1. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 2. Covenants, conditions, restrictions and reservations of record, or contained in the above-referenced document.
 3. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
- (B) Pay all escrow and recording fees incurred in this transaction, and if title insurance is desired by the GRANTEE, the premium charged therefor. Said escrow and recording charges shall not, however, include documentary transfer tax. This transaction will be handled through an escrow with Chicago Title Company, 1140 F Street, Suite 103, Reedley, CA 93654, Escrow No. FWFM-4462500464.
- (C) Have the authority to deduct and pay from the amount shown on Clause 2(A), above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow.
- (D) At no expense to GRANTOR and at the time of highway construction, construct and replace any existing road approaches (driveways, if applicable), including culverts, if required, paved to the right of way line. Upon completion of construction the road approach(es) will be considered as an encroachment under permit on the roadway and is to be maintained, repaired, and operated as such by GRANTOR, in accordance with and subject to the laws of the County of Tulare and the City of Dinuba.
- (E) At no expense to GRANTOR and at the time of the project, construct and/or repair any existing irrigation lines affected by this project if required. Upon completion of construction/repair, the sprinkler/irrigation lines will be considered as the GRANTOR's personal property and is to be maintained, repaired, and operated as such by GRANTOR.
3. Permission is hereby granted to the GRANTEE or its authorized agent to enter on GRANTOR's land, where necessary, to complete work as described above in Clause 2(D) and 2(E) of this contract. GRANTOR understands and agrees that after completion of the work as described in Clause 2(D) and 2(E) of this contract said facilities will be considered as GRANTOR's sole property and GRANTOR will be responsible for any maintenance and repair.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-151-004	335	Patricia R. Hernandez, a married woman as her sole and separate property	384 S. Crawford Ave Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

4. It is further agreed and understood between GRANTOR and GRANTEE that GRANTEE or GRANTEE's contractor shall be authorized to enter GRANTOR's remaining property for the purpose of removing and/or replacing any fencing, mailboxes, concrete pavement, driveways, or other improvements requiring replacement, if applicable.
5. Any monies payable under this agreement up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust deed(s) or mortgage(s), shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(ies) entitled thereunder; said mortgagee(s) or beneficiary(ies) are to furnish GRANTOR with good and sufficient receipt showing said monies credited against the indebtedness secured by said mortgage(s) or deed(s) of trust which pertains to only that portion of GRANTOR's property acquired by GRANTEE (City of Dinuba) for the transportation improvement project.
6. Any and all monies payable under this Agreement, subject to the demands made by superior lienholders, up to and including the total amount due on financing statements, if any, shall, upon demand, be made payable to the holder thereof, said holder to furnish debtor with good and sufficient receipt showing said monies credited against the indebtedness secured by said financing statement.
7. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession, construction activities, and use of the subject property by the GRANTEE, including the right to remove and dispose of improvements, shall commence when funds are deposited into escrow and that the amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.
8. It is understood and agreed by and between the parties hereto that payment as provided in clause 2(A) includes, but is not limited to, payment for any and all damages, and any and all damages which may accrue to the GRANTOR's remaining property by reason of its severance from the Property conveyed herein and the construction and use of the proposed roadway project, including, but not limited to, any expense which GRANTOR may incur in restoring the utility of the remaining property.
9. It is agreed between the parties hereto that the GRANTEE in acquiring title subject to unpaid assessments, as set forth herein, is not assuming responsibility for payment or subsequent cancellation of such assessments. The assessments remain the obligation of the GRANTOR and, as between the GRANTEE and the GRANTOR, no contractual obligation has been made requiring their payment. Payment for the property acquired under this transaction is made upon the basis that the GRANTOR retains her obligation to the levying body respecting said assessments. The property acquired under this transaction is to be free and clear of any bonds and/or assessments at the close of escrow.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-151-004	335	Patricia R. Hernandez, a married woman as her sole and separate property	384 S. Crawford Ave Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

10. It is understood and agreed between the parties hereto that payment shown in Paragraph 2A above includes payment to GRANTOR for certain improvements located within the right of way area.

Said improvements consist of:

- ☐ 259± SF of 4-inch concrete pavement

The GRANTEE, or its agent, is hereby granted the right to enter upon the remaining property of the GRANTOR for the purpose of removing said improvements.

11. All work done under this agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner.
12. Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be addressed as follows:

GRANTEE:

City of Dinuba
Attn: George Avila,
Director of Public Works
1088 Kamm Avenue
Dinuba, CA 93618

GRANTOR:

Patricia R. Hernandez
1180 E. North Way
Dinuba, CA 93618

13. GRANTOR warrants that there are no oral or written leases on all or any portion of the Property exceeding a period of one month, and the GRANTOR agrees to hold GRANTEE harmless and reimburse GRANTEE for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of GRANTOR for a period exceeding one month. GRANTOR acknowledges that a Quitclaim Deed will be required from any Lessee that has a lease term exceeding one month. Said Quitclaim Deed shall be provided to Escrow Holder prior to the close of escrow.
14. GRANTEE agrees to indemnify and hold harmless the undersigned GRANTOR from any liability arising out of the GRANTEE's operations under this agreement. The GRANTEE further agrees to assume responsibility for any damages proximately caused by reason of its operations under this agreement and the GRANTEE will, at its option, either repair or pay for such damage.
15. The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of Hazardous Waste which requires mitigation under federal or

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
018-151-004	335	Patricia R. Hernandez, a married woman as her sole and separate property	384 S. Crawford Ave Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

state law, GRANTEE may elect to recover its cleanup costs from those who caused or contributed to the contamination.

16. It is understood and agreed by and between the parties hereto that this Agreement inures to the benefit of, and is binding on, the parties, their respective heirs, personal representatives, successors, and or assignees.
17. This Agreement may be executed in one or more counterparts, each of which shall be deemed original, but all of which together shall constitute one and the same instrument.
18. The undersigned GRANTOR warrants that she is owner in fee simple of this property.

No Obligation Other Than Those Set Forth Herein Will Be Recognized

SIGNATURE PAGE TO FOLLOW

In Witness Whereof, the Parties vested have executed this agreement the day and year first above written.

Grantor: Patricia R. Hernandez, a married woman as her sole and separate property

Date: _____

Signature: _____

Printed: _____

Patricia R. Hernandez

Date

10-2-26

Patricia R. Hernandez

Date

10-2-26

Recommended

By: _____

Irene Ibarra,
Senior Right of Way Agent

Date

7/14/26

ACCEPTED BY:
City of DINUBA

By: George Avila,
Director of Public Works

Date

Attest:

By: Its Deputy City Clerk

Date

Approved to Form:

By: Its City Attorney

Date

RECORDING REQUESTED BY:

City of Dinuba,
a municipal corporation

WHEN RECORDED MAIL TO:

City of Dinuba
Attn: Public Works Director
405 E. El Monte Way
Dinuba, CA 93618

No Fee – Government Code §27383

EXHIBIT "A"

Space above this line for Recorder's use

Documentary Transfer Tax: \$0.00

This conveyance is to a governmental entity and is exempt
from Documentary Transfer Tax pursuant to California
Revenue and Taxation Code §11922.

Pedestrian Walkway Improvement Project	Dinuba	Tulare	335	018-151-004
Project	City	County	Parcel	APN

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Patricia R. Hernandez, a married woman as her sole and separate property, hereby grants to the CITY OF DINUBA, a municipal corporation, all of Grantor's right, title, and interest in and to that certain real property situated in the City of Dinuba, County of Tulare, State of California, more particularly described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B"
ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of this ____ day of
-- --, 2026.

GRANTOR(s)

By: _____
Patricia R. Hernandez

DRAFT

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 _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____
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 _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, from Patricia R. Hernandez, a married woman as her sole and separate property, to the CITY OF DINUBA, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Dinuba pursuant to authority conferred by Resolution No. _____, adopted by the Dinuba City Council, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

CITY OF DINUBA,
a municipal corporation

By: _____
George Avila
Public Works Director

DRAFT

Exhibit A
Legal Description

That portion of the South 75.00 feet of the West 195.00 feet and the North 15.00 feet of the South 90.00 feet of the West 195.00 feet of the North half of the South half of the Northwest quarter of the Northwest quarter of Section 16, Township 16 South, Range 24 East, Mount Diablo Base and Meridian, in the City of Dinuba, County of Tulare, State of California, described as follows:

Commencing at the Northwest corner of the Northwest quarter of said Section 16;

Thence South $0^{\circ} 01' 17''$ West, along the West line of said Northwest quarter, 894.89 feet to the Westerly prolongation of the North line of the South 90.00 feet of said North half;

Thence North $89^{\circ} 30' 14''$ East, along said Westerly prolongation, 30.00 feet to the existing East right-of-way line of Crawford Avenue and the TRUE POINT OF BEGINNING, said existing East right-of-way line of Crawford Avenue being a line parallel with and 30.00 feet East of the West line of said Northwest quarter;

Thence continuing North $89^{\circ} 30' 14''$ East, along said North line, 2.26 feet;

Thence South $61^{\circ} 22' 06''$ East, 1.27 feet to a line parallel with and 33.37 feet East of the West line of said Northwest quarter;

Thence South $0^{\circ} 01' 17''$ West, along last said parallel line, 31.94 feet;

Thence South $61^{\circ} 24' 39''$ West, 3.84 feet to the existing East right-of-way line of Crawford Avenue and to a point hereinafter referred to as Point 'A';

Thence North $0^{\circ} 01' 17''$ East, along said existing East right-of-way line of Crawford Avenue, 34.37 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the South 75.00 feet of the West 195.00 feet and the North 15.00 feet of the South 90.00 feet of the West 195.00 feet of the North half of the South half of the Northwest quarter of the Northwest quarter of Section 16, Township 16 South, Range 24 East, Mount Diablo Base and Meridian, in the City of Dinuba, County of Tulare, State of California, described as follows:

Commencing at the aforementioned Point 'A';

Thence South $0^{\circ} 01' 17''$ West, along the existing East right-of-way line of Crawford Avenue, 23.37 feet to the TRUE POINT OF BEGINNING;

Thence South $61^{\circ} 22' 06''$ East, 4.41 feet to a line parallel with and 33.87 feet East of the West line of the Northwest quarter of said Section 16;

Thence South $0^{\circ} 01' 17''$ West, along said parallel line, 20.43 feet;

Thence South $29^{\circ} 13' 14''$ East, a distance of 11.00 feet to the South line of said North half;

Thence South $89^{\circ} 32' 40''$ West, along said South line, 9.25 feet to the existing East right-of-way line of Crawford Avenue;

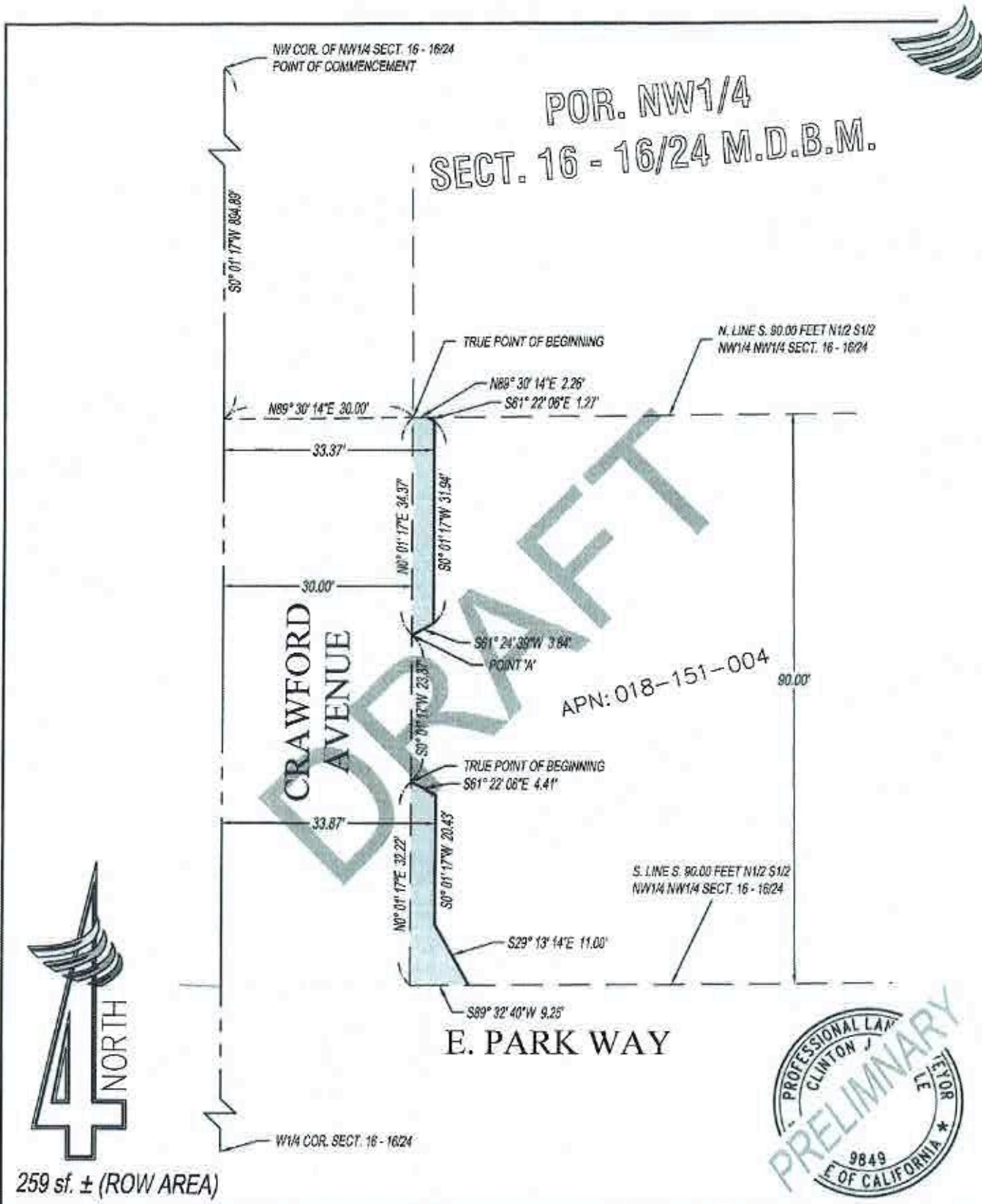
Thence North $0^{\circ} 01' 17''$ West, along the existing East right-of-way line of Crawford Avenue, 32.22 feet to the TRUE POINT OF BEGINNING.

Containing approximately 259 sq. ft.

See Exhibit "B", attached hereto and made a part hereof.



ONE SHEET ONLY



 324 S. SANTA FE, STE. A VISALIA, CA 93292 TEL: 559.802.3052 FAX: 559.802.3215 www.4-creeks.com	EXHIBIT B RIGHT OF WAY	018-151-004 02/17/2026 SCALE: 1" = 20'
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Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-163-010	74	Alejandro Martinez	355 El Monte Way Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

PURCHASE AGREEMENT - RIGHT OF WAY

This Purchase and Sale Agreement ("Agreement") is made and entered into as of June 23, 2026 ("Effective Date") by Alejandro Martinez ("GRANTOR") and the CITY OF DINUBA, a municipal corporation of the State of California ("GRANTEE").

Both parties agree that the Project as referenced herein is identified as the **City of Dinuba ATP Pedestrian Walkway Improvement Project** and the Property being affected by this project is commonly known as Tulare County APN: **014-163-010**.

A Grant Deed, in favor of the GRANTEE, identified as Exhibit "A" is attached hereto and made a part hereof.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

- I. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the GRANTEE of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
- (B) GRANTEE requires said property described in the attached Grant Deed for a public use for which GRANTEE has the authority to exercise the power of eminent domain. GRANTOR is compelled to sell, and GRANTEE is compelled to acquire, the property.
- (C) Both GRANTOR and GRANTEE recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.
- (D) The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R Part 21 and 28 C.F.R. Section 50.3.
- (E) No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

2. GRANTEE shall:

- (A) Pay the undersigned GRANTOR the sum of **\$2,500.00** for the property or interest conveyed by the above documents when title to said property vests in City of Dinuba ("GRANTEE"), free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-163-010	74	Alejandro Martinez	355 El Monte Way Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

1. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 2. Covenants, conditions, restrictions and reservations of record, or contained in the above-referenced document.
 3. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
- (B) Pay all escrow and recording fees incurred in this transaction, and if title insurance is desired by the GRANTEE, the premium charged therefor. Said escrow and recording charges shall not, however, include documentary transfer tax. This transaction will be handled through an escrow with Chicago Title Company, 1140 F Street, Suite 103, Reedley, CA 93654, Escrow No. FWFM-4462500406.
- (C) Have the authority to deduct and pay from the amount shown on Clause 2(A), above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow.
- (D) At no expense to GRANTOR and at the time of highway construction, construct and replace any existing road approaches (driveways), including culverts, if required, paved to the right of way line. Upon completion of construction the road approach(es) will be considered as an encroachment under permit on the roadway and is to be maintained, repaired, and operated as such by GRANTOR, in accordance with and subject to the laws of the County of Tulare and the City of Dinuba.
- (E) At no expense to GRANTOR and at the time of the project, construct and/or repair any existing irrigation lines affected by this project if required. Upon completion of construction/repair, the sprinkler/irrigation lines will be considered as the GRANTOR'S personal property and is to be maintained, repaired, and operated as such by GRANTOR.
- (F) At no expense to GRANTOR and at the time of the project, construct and/or relocate any existing chain link fencing affected by this project if required. Upon completion of construction/relocation, the fencing will be considered as the GRANTOR'S personal property and is to be maintained, repaired, and operated as such by GRANTOR.
3. Permission is hereby granted to the GRANTEE or its authorized agent to enter on GRANTOR's land, where necessary, to complete work as described above in Clause 2(D) 2(E) and 2(F) of this contract. GRANTOR understands and agrees that after completion of the work as described in

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-163-010	74	Alejandro Martinez	355 El Monte Way Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

Clause 2(D) 2(E) and 2(F) of this contract said facilities will be considered as GRANTOR's sole property and GRANTOR will be responsible for any maintenance and repair.

4. It is further agreed and understood between GRANTOR's and GRANTEE that GRANTEE or GRANTEE's contractor shall be authorized to enter GRANTOR's remainder property for the purpose of removing and/or replacing any landscaping, fencing, driveways or improvements requiring replacement if applicable.
5. Any monies payable under this agreement up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust deed(s) or mortgage(s), shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(ies) entitled thereunder; said mortgagee(s) or beneficiary(ies) are to furnish GRANTOR with good and sufficient receipt showing said monies credited against the indebtedness secured by said mortgage(s) or deed(s) of trust which pertains to only that portion of GRANTOR's property acquired by GRANTEE (City of Dinuba) for their transportation improvement project.
6. Any and all monies payable under this Agreement, subject to the demands made by superior lienholders, up to and including the total amount due on financing statements, if any, shall, upon demand, be made payable to the holder thereof, said holder to furnish debtor with good and sufficient receipt showing said monies credited against the indebtedness secured by said financing statement
7. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by the GRANTEE, including the right to remove and dispose of improvements and proceed with construction activities, shall commence when funds are deposited into escrow and that the amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.
8. It is understood and agreed by and between the parties hereto that payment as provided in clause 2(A) includes, but is not limited to, payment for any and all damages, and any and all damages which may accrue to the GRANTOR's remaining property by reason of its severance from the Property conveyed herein and the construction and use of the proposed roadway project, including, but not limited to, any expense which GRANTOR may incur in restoring the utility of their remaining property.
9. It is agreed between the parties hereto that the GRANTEE in acquiring title subject to unpaid assessments, as set forth herein, is not assuming responsibility for payment or subsequent cancellation of such assessments. The assessments remain the obligation of the GRANTOR and, as between the GRANTEE and the GRANTOR, no contractual obligation has been made requiring their payment. Payment for the property acquired under this transaction is made upon the basis that the GRANTOR retains their obligation to the levying body respecting said assessments. The property acquired under this transaction is to be free and clear of any bonds and/or assessments at the close of escrow.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-163-010	74	Alejandro Martinez	355 El Monte Way Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

10. It is understood and agreed between the parties hereto that payment shown in Paragraph 2A above includes payment to GRANTOR for certain improvements located partly within and partly without the right of way area.

Said improvements consist of:

- 7± square feet of 2-inch concrete pathway
- 14± linear feet of concrete curbing
- 5± linear feet of 4-foot-high chain link fencing
- 146± square feet of irrigated lawn

The GRANTEE, or its agent, is hereby granted the right to enter upon the remaining property of the GRANTOR for the purpose of removing said improvements.

11. All work done under this agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner.
12. Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be addressed as follows:

GRANTEE:

City of Dinuba
Attn: George Avila,
Director of Public Works
1088 Kamm Avenue
Dinuba, CA 93618

GRANTOR:

Alejandro Martinez
355 E El Monte Way
Dinuba, California 93618

13. GRANTOR warrants that there are no oral or written leases on all or any portion of the Property exceeding a period of one month, and the GRANTOR agrees to hold GRANTEE harmless and reimburse GRANTEE for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of GRANTOR for a period exceeding one month. GRANTOR acknowledges that a Quitclaim Deed will be required from any Lessee that has a lease term exceeding one month. Said Quitclaim Deed shall be provided to Escrow Holder prior to the close of escrow.

Assessor Parcel	Parcel	GRANTOR	Site Address	Project
014-163-010	74	Alejandro Martinez	355 El Monte Way Dinuba, California 93618	Dinuba Pedestrian Walkway Improvement Project ATP-5143(038)

14. GRANTEE agrees to indemnify and hold harmless the undersigned GRANTOR's from any liability arising out of the GRANTEE's operations under this agreement. The GRANTEE further agrees to assume responsibility for any damages proximately caused by reason of its operations under this agreement and the GRANTEE will, at its option, either repair or pay for such damage.
15. The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of Hazardous Waste which requires mitigation under federal or state law, GRANTEE may elect to recover its cleanup costs from those who caused or contributed to the contamination.
16. It is understood and agreed by and between the parties hereto that this Agreement inures to the benefit of, and is binding on, the parties, their respective heirs, personal representatives, successors, and or assignees.
17. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
18. The undersigned GRANTOR's warrant that they are owners in fee simple of this property.

No Obligation Other Than Those Set Forth Herein Will Be Recognized

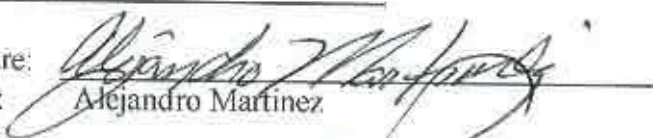
SIGNATURE PAGE TO FOLLOW

In Witness Whereof, the Parties vested have executed this agreement the day and year first above written.

Grantor: Alejandro Martinez

GRANTORS:

Date: _____

Signature: 
Printed: Alejandro Martinez

Date 6/23/26

Recommended
By:


 Irene Ibarra, Senior Right of
Way Agent

Date 6/30/26

ACCEPTED BY:
CITY OF DINUBA

By: George Avila,
Director of Public Works

Date

Attest:

By: Its Deputy City Clerk

Date

Approved to Form:

By: Its City Attorney

Date

RECORDING REQUESTED BY:

City of Dinuba,
a municipal corporation

WHEN RECORDED MAIL TO:

City of Dinuba
Attn: Public Works Director
1088 E. Kamm Avenue
Dinuba, CA 93618

No Fee – Government Code §27383

Space above this line for Recorder's use

Documentary Transfer Tax: \$0.00

This conveyance is to a governmental entity and is exempt
from Documentary Transfer Tax pursuant to California
Revenue and Taxation Code §11922.

Pedestrian Walkway Improvement Project	Dinuba	Tulare	74	014-163-010
Project	City	County	Parcel	APN

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Alejandro Martinez, a single man hereby grants to the CITY OF DINUBA, a municipal corporation, all of Grantor's right, title, and interest in and to that certain real property situated in the City of Dinuba, County of Tulare, State of California, more particularly described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B"
ATTACHED HERETO AND MADE A PART HEREOF.

CITY OF DINUBA
Grant Deed

Pedestrian Walkway Improvement Project
PROJECT

Dinuba
CITY

Tulare
COUNTY

74
PARCEL #

014-163-010
PORTION OF APN(S)

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of this ²³ ~~20th~~ day of ~~June~~ ^{June} 2026.

GRANTOR(S)

By


Alejandro Martinez,

APN: 014-163-010

Exhibit A
Legal Description

That portion of the East 60.00 feet of the West 150.00 feet of the South 159 feet of Lot 2 of North Villa, as per map recorded in Book 2, Page 127 of Maps of Tulare County Records, being described as follows:

The South 2.50 feet of the East 60 feet of the West 150.00 feet of Lot 2 of North Villa, as per map recorded in Book 2, Page 127 of Maps of Tulare County Records.

Containing approximately 150 sq. ft.

See Exhibit "B", attached hereto and made a part hereof.



ONE SHEET ONLY

SW1/4 SECT. 8 - 16/24 M.D.B.M.



POR. LOT 2 NORTH VILLA
BOOK 2, MAPS, PG. 127, TCR



WEST LINE OF EAST 60.00 FEET OF
THE WEST 150.00 FEET OF LOT 2

014-163-010

60.00'

ALLEY

2.50'

2.50'

N. R/W OF EL MONTE WAY

25.00'

25.00'

SW COR. SECT. 8 - 16/24

S. LINE SW1/4 SECT. 8 - 16/24

EL MONTE WAY

S1/4 COR. SECT. 8 - 16/24

150 sf. ± (ROW AREA)



4CREEKS

324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
www.4-creeks.com

EXHIBIT B
RIGHT OF WAY

014-163-010

4/28/2026

SCALE: 1" = 20'

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 Tulare

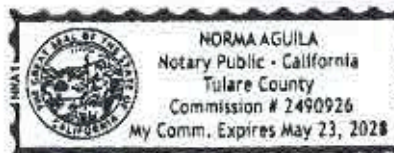
On 6/23/2024 before me, Norma Aguila, Notary Public
(insert name and title of the officer)

personally appeared Alejandro Martinez
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 Norma Aguila



(Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, from Rafael Martinez, a single man and Ana Rosa Hernandez, a single woman and Alejandro Martinez, all as joint tenants, to the CITY OF DINUBA, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Dinuba pursuant to authority conferred by Resolution No. _____, adopted by the Dinuba City Council, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

CITY OF DINUBA,
a municipal corporation

By: _____
George Avila
Public Works Director





City Council Staff Report

Department: FIRE SERVICES

August 11, 2026

To: Mayor and City Council

From: Greg Chastain, Fire Chief

By:

Subject: Resolution No. 2026-51 Identifying the Terms and Conditions for Fire Department Response Away From Their Official Duty Station and Assigned to an Emergency Incident (GC)

RECOMMENDATION:

Council adopt Resolution No. 2026-51 identifying the terms and conditions for fire department response away from their official duty station and assigned to an emergency incident.

EXECUTIVE SUMMARY:

To remain eligible for reimbursement under the California Fire Assistance Agreement (CFAA), the City must adopt a resolution affirming portal-to-portal pay for deployed fire personnel. Recent qualification of our fire inspector require an update to the resolution to include these classifications.

OUTSTANDING ISSUES:

None

DISCUSSION:

The Dinuba Fire Department routinely provides mutual aid support during statewide emergency incidents, particularly throughout California's fire season. This assistance is an essential element of the California Statewide Mutual Aid Plan, which coordinates resources across jurisdictions to respond to large-scale emergencies.

When deployed under this plan, the City is eligible for reimbursement of personnel time and equipment use through the California Fire Assistance Agreement. To qualify for reimbursement, participating agencies must have an adopted resolution on file affirming that personnel are compensated on a "portal-to-portal" basis during deployments.

Recently, the fire inspector completed the training and education required to fill at least one required position on CFAA incidents. However, the fire inspector classification

must be specifically included in the resolution in order for the City to be reimbursed for their deployment under the CFAA.

The California Governor's Office of Emergency Services, Fire and Rescue Division, requires that all personnel classifications eligible for reimbursement be clearly identified in the resolution. The proposed action ensures compliance with CFAA requirements and maintains the City's eligibility for full cost recovery during mutual aid responses.

FISCAL IMPACT:

None

PUBLIC HEARING:

ATTACHMENTS:

1. Resolution 2026-51

RESOLUTION 2026-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA IDENTIFYING THE TERMS AND CONDITIONS FOR FIRE DEPARTMENT RESPONSE AWAY FROM THEIR OFFICIAL DUTY STATION AND ASSIGNED TO AN EMERGENCY INCIDENT

WHEREAS, the City of Dinuba Fire Department is a public agency located in the County of Tulare, State of California; and,

WHEREAS, it is the City of Dinuba's desire to provide fair and legal payment to all its employees for time worked; and,

WHEREAS, the City of Dinuba has in its employ, Fire Department response personnel include: Fire Chief, Battalion Chief, Fire Captain, Engineer/Paramedic, Firefighter/Paramedic, Firefighter/EMT, Single-Role Paramedic, Single-Role EMT, and Fire Inspector; and,

WHEREAS, the City of Dinuba will compensate its employees portal to portal while in the course of their employment and away from their official duty station and assigned to an emergency incident, in support of an emergency incident, or pre-positioned for emergency response; and,

WHEREAS, the City of Dinuba will compensate its employees overtime in accordance with their current Memorandum of Understanding while in the course of their employment and away from their official duty station and assigned to an emergency incident, in support of an emergency incident, or pre-positioned for emergency response.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DINUBA, that,

1. Personnel shall be compensated according to Memorandum of Understanding (MOU), Personnel Rules and Regulations, and/or other directive that identifies personnel compensation in the workplace.
2. In the event a personnel classification does not have and assigned compensation rate, a "Base Rate" as set forth in an organizational policy, administrative directive or similar document will be used to compensate such personnel.
3. The City of Dinuba Fire Department will maintain a current salary survey or acknowledgement of acceptance of the "Base Rate" on file with the California Governor's Office of Emergency Services, Fire Rescue Division.
4. Personnel will be compensated (portal to portal) beginning at the time of dispatch to the return to jurisdiction when equipment and personnel are in service and available for agency response.

5. Fire Department response personnel include: Fire Chief, Battalion Chief, Fire Captain, Engineer/Paramedic, Firefighter/Paramedic, Firefighter/EMT, Single-Role Paramedic, Single-Role EMT, Fire Inspector.

IN WITNESS THEREOF, I, Rachel Nerio-Guerrero, Mayor of the City of Dinuba have hereunto set my hand and caused the great seal of the City of Dinuba to be affixed, on this _____ day of _____ two-thousand-twenty-six.

PASSED AND ADOPTED this ____ day of _____, 20____ by the following vote:

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

Mayor

ATTEST:

City Clerk



City Council Staff Report

Department: PUBLIC WORKS

August 11, 2026

To: Mayor and City Council

From: George Avila, Public Works Director

By: Santillan Anna, Fiscal Analyst I

Subject: Resolution No. 2026-53 Authorization to Execute a Measure R Program Supplement Agreement for the Design of West Saginaw at-grade Railroad Crossing. (GA)

RECOMMENDATION:

Council to approve Resolution No. 2026-53 authorizing the City Manager or Public Works Director to execute a Measure R Program Supplement for the design of West Saginaw at-grade Railroad Crossing Project in the amount of \$340,000.

EXECUTIVE SUMMARY:

Staff requests City Council approval of Resolution No. 2026-53 authorizing the execution of the Measure R Program Supplement to secure \$340,000 in Measure R funding for the design of the West Saginaw at-grade Railroad Crossing. Approval will allow the City to advance the project design to submit to Union Pacific Railroad (UPRR) for their review and consideration of a possible at-grade Railroad Crossing at West Saginaw Avenue.

OUTSTANDING ISSUES:

None.

DISCUSSION:

City staff has been coordinating with the Union Pacific Railroad (UPRR) regarding the feasibility of a proposed at-grade crossing at W. Saginaw Avenue. On April 14, 2026, the City Council approved a Preliminary Engineering Agreement with UPRR to begin the engineering review process. The proposed design phase will prepare the preliminary engineering documents, technical studies, and plans required to support UPRR's evaluation of the proposed crossing. Completion of this work will provide UPRR with the information necessary to review the proposal but does not guarantee approval of the crossing.

If approved by UPRR, the proposed W. Saginaw Avenue at-grade crossing would

improve east-west connectivity, enhance traffic circulation, and reduce residential cut-through traffic by providing a more direct connection between the Viscaya development, adjacent neighborhoods, and Englehart Avenue. The design phase includes railroad coordination, traffic analysis, surveying, geotechnical engineering, utility coordination, preparation of plans, specifications, and estimates, landscape design, and other technical services needed to advance the project through UPRR's review process.

Staff is requesting City Council approval to proceed with the design phase in the amount of \$340,000. Staff has worked with the Tulare County Association of Governments (TCAG) to secure Measure R Program funding for the full amount, which requires adoption of Resolution No. 2026-53 authorizing the Measure R Program Supplement. Approval of the resolution will allow the City to access the funding and prepare the required design for the Union Pacific Railroad's review.

FISCAL IMPACT:

The total budget for the design phase of the West Saginaw at-grade Railroad Crossing is \$340,000, which will be funded through the City's Measure R Allocation.

PUBLIC HEARING:

None.

ATTACHMENTS:

1. Attachment A. Program Supplement Resolution 2026-53

RESOLUTION NO. 2026-53

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA, CALIFORNIA,
AUTHORIZING THE CITY MANAGER OR THE PUBLIC WORKS DIRECTOR TO SIGN A
MEASURE R PROGRAM SUPPLEMENT TO THE COOPERATIVE AGREEMENT TO FUND
THE DESIGN OF THE WEST SAGINAW AT-GRADE RAILROAD CROSSING FOR
EXPENSES IN THE AMOUNT OF \$340,000**

WHEREAS, on November 7, 2006 the citizens of Tulare County approved a ½ a cent transportation sales tax measure known as "Measure R"; and

WHEREAS, on May 22, 2007 the City of Dinuba entered into a Measure R "Cooperative Agreement" with the Tulare County Association of Governments in order to receive funding for transportation improvements projects identified in the adopted Measure R "Expenditure Plan"; and

WHEREAS, the Measure R Cooperative Agreement has no force or effect with respect to Regional Projects, Local Projects, Bike Projects, or Transit Projects unless and until a project-specific Program Supplement has been executed; and

WHEREAS, the City of Dinuba wishes to design the West Saginaw at-grade Railroad Crossing. The proposed Saginaw Avenue at-grade Railroad Crossing Project will advance the design of project plans that complement and align with railroad requirements while providing a safer and more comfortable crossing for motorists, pedestrians, and bicyclists; and

WHEREAS, the City Council of the City of Dinuba hereby delegates authorization to the City Manager or Public Works Director of the City of Dinuba to execute a Program Supplement to Cooperative Agreement (Exhibit "A") for the street areas of Saginaw Avenue Rail Road Crossing and/or amendments thereto with the Tulare County Transportation Authority.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DINUBA hereby, finds, orders and resolves as follows:

1. The above recitals are true and correct.
2. The City Manager or the Public Works Director is hereby authorized to execute a Program Supplement to the Measure R Cooperative Agreement for the subject transportation improvement project as identified in the adopted Measure R Expenditure Plan.

THEREFORE, BE IT RESOLVED that this resolution is adopted and approved by the City Council of the City of Dinuba on this 11 day of August , 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

BY:

ATTEST:

MAYOR

CITY CLERK

**MEASURE R PROGRAM SUPPLEMENT TO
COOPERATIVE AGREEMENT
AUTHORITY AGREEMENT NUMBER: _____**

This Program Supplement is made and entered into on _____, 2026 by and between the City of Dinuba ("Sponsor") and the TULARE COUNTY ASSOCIATION OF GOVERNMENTS, acting as the Local Transportation Authority ("Authority").

This Program Supplement hereby incorporates the "Measure R Cooperative Agreement" for Measure R Expenditures which was entered into between the Sponsor and the Authority on May 22, 2007 and is subject to all terms and conditions thereof. This Program Supplement is executed under authority designated to the City Manager by a vote of the City Council on August 11, 2026 and per Resolution No. 2026-53.

Project Scope, Costs, and Schedule are incorporated herein as (Attachment "A") and agreed upon by Sponsor and Authority.

Covenants of Sponsor

1.1. SPONSOR agrees that it will only proceed with work authorized for specific phases(s) with a written "Authorization to Proceed" or Authority action and will not proceed with future phase(s) of this project(s) prior to receiving a written "Authorization to Proceed" or Authority action.

1.2. The SPONSOR will advertise, award, and administer the project(s) in accordance with SPONSOR standards.

1.3. Award information shall be submitted by the SPONSOR to the AUTHORITY within 60 days after the project contract award.

1.4. Failure to submit award information in accordance with section 1.3 will cause a delay (without interest or penalties) in AUTHORITY processing invoices for the construction phase.

1.5. If no costs have been invoiced for a six-month period, SPONSOR agrees to submit for each phase a written explanation of the absence of project(s) activity along with target billing date and target billing amount.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement on the day and year first written above.

COUNTY OF TULARE TRANSPORTATION AUTHORITY

By: _____
Authority Director

ATTEST BY: _____

CITY OF DINUBA

By: _____
Luis Patlan, City Manager

ATTEST BY: _____

APPROVED AS TO FORM:

City Attorney

PROJECT SCOPE

West Saginaw at-grade Railroad Crossing

To fund the design of the West Saginaw at-grade Railroad Crossing Project that will align with railroad requirements while providing a safer and more comfortable crossing for motorists, pedestrians, and bicyclists. The proposed design phase encompasses the preliminary engineering and technical services necessary to advance the project and support UPRR's review process. These services include railroad coordination, project initiation and management, preliminary exhibits, traffic analysis, topographic surveying, geotechnical engineering, utility research and coordination, preparation of construction plans, specifications, and cost estimates (PS&E), landscape and irrigation design, and bidding assistance.

Design Phase

Project Management	\$30,000
Traffic Analysis	\$48,000
Railroad Coordination	\$51,500
Project Initiation	\$12,500
Topographic Survey	\$20,000
Geotechnical Engineering	\$15,000
Utility Research & Coordination	\$8,000
Construction Plans & Estimates	\$123,500
Landscape & Irrigation	\$9,000
Preliminary Exhibits	\$5,000
Bidding Assistance	\$17,500
Total Expense	\$340,000

Project Funding

Measure R, Regional Allocation	\$340,000
TOTAL	\$340,000



City Council Staff Report

Department: CITY MANAGER'S OFFICE

August 11, 2026

To: Mayor and City Council
From: Karina Solis, Administrative Services Director
By: Lupe Montejano, Billing Supervisor/Deputy City Clerk
Subject: Warrant Register July 17 & 24, 2026 (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 7.17.26
2. WR 7.24.26



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26
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.									
4C111157	FY 25/26 4 Creeks General Engineering	Paid by Check #58362		05/29/2026	07/17/2026	07/17/2026		07/17/2026	39,440.10
			Vendor 385 - 4 Creeks, Inc. Totals			Invoices	1		\$39,440.10
Vendor 1284 - Adams Ashby Group, Inc.									
7715	Ashby General Admin 24-CDBG-10005 Sewer Improvement project	Paid by Check #58363		07/08/2026	07/17/2026	07/17/2026		07/17/2026	6,000.00
			Vendor 1284 - Adams Ashby Group, Inc. Totals			Invoices	1		\$6,000.00
Vendor 206 - ADT Security Services, Inc.									
1226074976	adt 110 S College Ave fy 26/27	Paid by Check #58364		07/04/2026	07/17/2026	07/17/2026		07/17/2026	235.86
			Vendor 206 - ADT Security Services, Inc. Totals			Invoices	1		\$235.86
Vendor 263 - Advantek Benefit Administrators									
Funding 7/2/26	Miscellaneous	Paid by Check #58365		07/02/2026	07/17/2026	07/17/2026		07/17/2026	47,484.89
Funding 7/10/26	Miscellaneous	Paid by Check #58365		07/10/2026	07/17/2026	07/17/2026		07/17/2026	35,640.49
			Vendor 263 - Advantek Benefit Administrators Totals			Invoices	2		\$83,125.38
Vendor 393 - Airgas NCN									
9173291481	Supplies	Paid by Check #58366		06/26/2026	07/17/2026	07/17/2026		07/17/2026	1,222.29
			Vendor 393 - Airgas NCN Totals			Invoices	1		\$1,222.29
Vendor 1036 - Allstar Fire Equipment									
273720	Safety Equipment	Paid by Check #58367		07/06/2026	07/17/2026	07/17/2026		07/17/2026	1,602.73
			Vendor 1036 - Allstar Fire Equipment Totals			Invoices	1		\$1,602.73
Vendor 2300 - Aqua-Aerobic Systems, Inc.									
1053295	A-BASIN & A-DIGESTER MOTORS FY 25/26	Paid by Check #58368		05/19/2026	07/17/2026	07/17/2026		07/17/2026	1,296.92
			Vendor 2300 - Aqua-Aerobic Systems, Inc. Totals			Invoices	1		\$1,296.92
Vendor 17 - AT&T									
9391054740 07/26	PD - 06/11/2026 - 07/10/2026 Billing Charges	Paid by Check #58369		07/11/2026	07/17/2026	07/17/2026		07/17/2026	244.70
			Vendor 17 - AT&T Totals			Invoices	1		\$244.70
Vendor 861 - Axon Enterprise, Inc.									
INUS463469	PD - Axon Taser Instructor Course - C. Arias & A. Rodriguez	Paid by Check #58370		07/10/2026	07/17/2026	07/17/2026		07/17/2026	1,790.00
			Vendor 861 - Axon Enterprise, Inc. Totals			Invoices	1		\$1,790.00
Vendor 2095 - BCS Consulting, Inc.									
1099	replace cpu fan on waste water breakroom computer fy 25/26	Paid by Check #58371		05/21/2026	07/17/2026	07/17/2026		07/17/2026	340.00
			Vendor 2095 - BCS Consulting, Inc. Totals			Invoices	1		\$340.00
Vendor 2071 - Blue Cross of California									
REF3638805-01-01	Refund 3638805-01-01	Paid by Check #58372		07/10/2026	07/17/2026	07/17/2026		07/17/2026	1,757.92
			Vendor 2071 - Blue Cross of California Totals			Invoices	1		\$1,757.92
Vendor 822 - Boundtree Medical LLC									
86269300	Supplies	Paid by Check #58373		07/07/2026	07/17/2026	07/17/2026		07/17/2026	481.45



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26
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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
86269301	Supplies	Paid by Check #58373		07/07/2026	07/17/2026	07/17/2026		07/17/2026	1,157.23
86271017	Supplies	Paid by Check #58373		07/08/2026	07/17/2026	07/17/2026		07/17/2026	171.78
86271018	Supplies	Paid by Check #58373		07/08/2026	07/17/2026	07/17/2026		07/17/2026	161.84
		Vendor 822 - Boundtree Medical LLC Totals				Invoices	4		\$1,972.30
Vendor 1420 - Breck's Electric Motor, Inc.									
32856	mixer @ a-digester FY 25/26	Paid by Check #58374		06/22/2026	07/17/2026	07/17/2026		07/17/2026	5,695.37
		Vendor 1420 - Breck's Electric Motor, Inc. Totals				Invoices	1		\$5,695.37
Vendor 1932 - Cal Apparel, Inc.									
16596	Explorer Uniforms	Paid by Check #58375		06/30/2026	07/17/2026	07/17/2026		07/17/2026	1,899.91
16611	PD - Summer Camp Supplies	Paid by Check #58375		07/02/2026	07/17/2026	07/17/2026		07/17/2026	868.40
		Vendor 1932 - Cal Apparel, Inc. Totals				Invoices	2		\$2,768.31
Vendor 155 - CalBennetts & All-ways Moving									
31711-0	Station Remodel	Paid by Check #58376		04/06/2026	07/17/2026	07/17/2026		07/17/2026	14,030.21
		Vendor 155 - CalBennetts & All-ways Moving Totals				Invoices	1		\$14,030.21
Vendor 364 - California Building Standards Commission									
APRIL-JUNE 2026	BUILDING STANDARDS APRIL1ST - JUNE 30 FY 25/26	Paid by Check #58377		07/08/2026	07/17/2026	07/17/2026		07/17/2026	396.00
		Vendor 364 - California Building Standards Commission Totals				Invoices	1		\$396.00
Vendor 1415 - California Depart. of Tax and Fee Administration									
ALT Fuel 06/26 V	058-100947 Alt Fuel Vendor 04/01/2026-06/30/2026	Paid by EFT #4122		06/30/2026	07/13/2026	07/13/2026		07/13/2026	1.00
		Vendor 1415 - California Depart. of Tax and Fee Administration Totals				Invoices	1		\$1.00
Vendor 84 - California Police Chief's Association									
16199	PD - CPCA Associate Member Dues - 07/01/2026-06/30/2027 Iriarte	Paid by Check #58378		07/01/2026	07/17/2026	07/17/2026		07/17/2026	559.00
16654	PD - CPCA Associate Member Dues - 07/01/2026-06/30/2027 Trevino	Paid by Check #58378		07/01/2026	07/17/2026	07/17/2026		07/17/2026	185.00
16655	PD - CPCA Associate Member Dues - 07/01/2026-06/30/2027 Ashford	Paid by Check #58378		07/01/2026	07/17/2026	07/17/2026		07/17/2026	185.00
		Vendor 84 - California Police Chief's Association Totals				Invoices	3		\$929.00
Vendor 94 - California Public Employees Retirement									
2027-00000012	31 - 457 - Employee CalPERS \$*	Paid by EFT #4119		07/09/2026	07/13/2026	07/13/2026		07/13/2026	11,807.91
6/14-6/27/26	6/14/26-6/27/26	Paid by EFT #4120		07/09/2026	07/13/2026	07/13/2026		07/13/2026	114,347.97
UAL 2026-2027	Unfunded Accrued Liability FY 26/27	Paid by EFT #4121		07/09/2026	07/13/2026	07/13/2026		07/13/2026	3,058,767.00
		Vendor 94 - California Public Employees Retirement Totals				Invoices	3		\$3,184,922.88
Vendor 1508 - Caltrans									
81M02402	5 YR PAYMENT PLAN FY 26/27	Paid by Check #58379		07/09/2026	07/17/2026	07/17/2026		07/17/2026	31,447.80
		Vendor 1508 - Caltrans Totals				Invoices	1		\$31,447.80
Vendor 2255 - David Camarillo									



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26
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
EMT 2026	FY 2026 Reimbursement	Paid by Check #58380		07/13/2026	07/17/2026	07/17/2026		07/17/2026	115.00
		Vendor 2255 - David Camarillo Totals				Invoices	1		\$115.00
Vendor 563 - John Carrillo									
July 2026	Anthem Reimb 7/1/26-7/31/26	Paid by Check #58381		07/06/2026	07/17/2026	07/17/2026		07/17/2026	325.67
		Vendor 563 - John Carrillo Totals				Invoices	1		\$325.67
Vendor 381 - Cen Cal Distributing Inc.									
375774	FY 26 06/01/2026 Delivery Charge	Paid by Check #58382		06/01/2026	07/17/2026	07/17/2026		07/17/2026	8.50
375775	FY 26 06/04/26 Water Delivery 9 Bottles	Paid by Check #58382		06/04/2026	07/17/2026	07/17/2026		07/17/2026	99.00
376997	FY 26 06/25/26 Water Delivery 8 Bottles	Paid by Check #58382		06/25/2026	07/17/2026	07/17/2026		07/17/2026	88.00
		Vendor 381 - Cen Cal Distributing Inc. Totals				Invoices	3		\$195.50
Vendor 246 - Central San Joaquin Valley Risk Management Auth.									
INV0543	2026/27 1st Quarter Deposits	Paid by Check #58383		07/02/2026	07/17/2026	07/17/2026		07/17/2026	903,281.00
		Vendor 246 - Central San Joaquin Valley Risk Management Auth. Totals				Invoices	1		\$903,281.00
Vendor 170 - Comcast									
0135597 07/02/26	FY 27 405 E El Monte Way 07/04/26-08/03/26	Paid by Check #58384		07/02/2026	07/17/2026	07/17/2026		07/17/2026	69.83
		Vendor 170 - Comcast Totals				Invoices	1		\$69.83
Vendor 1782 - Marleen Cruz									
Reimb 7/7/26	Fitness shoes	Paid by Check #58385		07/07/2026	07/17/2026	07/17/2026		07/17/2026	56.00
		Vendor 1782 - Marleen Cruz Totals				Invoices	1		\$56.00
Vendor 1987 - Cuco's Cuts And Welding									
10262	FY2026-Sportsplex-Repair/Maint.- Install cable hooks, equip. rent	Paid by Check #58386		06/02/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	4,180.00
10263	FY2026-Sportsplex-Repair/Maint.- Install of tubing beams,labor	Paid by Check #58386		06/23/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	2,012.00
10264	FY2026-Sportsplex-Repair/Maint.- relocate metal hooks for nets	Paid by Check #58386		06/25/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	650.00
		Vendor 1987 - Cuco's Cuts And Welding Totals				Invoices	3		\$6,842.00
Vendor 1035 - De Lage Landen Public Finance									
597811445	July 2026	Paid by EFT #4117		07/07/2026	07/17/2026	07/17/2026		07/17/2026	345.19
		Vendor 1035 - De Lage Landen Public Finance Totals				Invoices	1		\$345.19
Vendor 71 - Department of Conservation									
APRIL-JUNE2026	FY 2026 smip april-june 2026	Paid by Check #58387		07/08/2026	07/17/2026	07/17/2026		07/17/2026	1,731.82
		Vendor 71 - Department of Conservation Totals				Invoices	1		\$1,731.82
Vendor 77 - Department of Justice									
057819	PD - Fingerprints Service / June 2026	Paid by Check #58388		06/30/2026	07/17/2026	07/17/2026		07/17/2026	1,452.00
062949	PD - Blood Alcohol Analysis / June 2026	Paid by Check #58388		06/30/2026	07/17/2026	07/17/2026		07/17/2026	455.00
		Vendor 77 - Department of Justice Totals				Invoices	2		\$1,907.00
Vendor 1596 - Don Berry Construction, Inc.									



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26

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
252052-6	Don Berry Kamm, College, El Monte 2025 Corridor Impv	Paid by Check #58389		07/10/2026	07/17/2026	07/17/2026		07/17/2026	729,182.33
		Vendor 1596 - Don Berry Construction, Inc. Totals				Invoices	1		\$729,182.33
Vendor 1558 - EMD Networking Services, Inc.									
179517	Repairs	Paid by Check #58390		07/10/2026	07/17/2026	07/17/2026		07/17/2026	405.00
		Vendor 1558 - EMD Networking Services, Inc. Totals				Invoices	1		\$405.00
Vendor 2247 - Employment Risk Management Authority (ERMA)									
CSJ-00116-4Q26	FY 2026 4Q26 Dollar One Billing for Program Yr 2025	Paid by Check #58391		07/09/2026	07/17/2026	07/17/2026		07/17/2026	37.50
		Vendor 2247 - Employment Risk Management Authority (ERMA) Totals				Invoices	1		\$37.50
Vendor 16 - Ernest Packaging Solutions									
91396602	FY2026-Parks-Cleaning/Parks Maintenance Supplies	Paid by Check #58392		06/29/2026	07/17/2026	07/17/2026	06/29/2026	07/17/2026	649.97
91400878	FY26/27-Parks-Maintenance/Cleaning Supplies	Paid by Check #58392		07/02/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	700.66
		Vendor 16 - Ernest Packaging Solutions Totals				Invoices	2		\$1,350.63
Vendor 36 - Ewing Irrigation Products									
30781455	FY 25/26-KC Park	Paid by Check #58393		06/18/2026	07/17/2026	07/17/2026		07/17/2026	110.53
30917847	FY2026-Parks-Irrigation parts & supplies	Paid by Check #58393		06/29/2026	07/17/2026	07/17/2026	07/06/2026	07/17/2026	2,145.53
30918170	FY 25/26 Parks	Paid by Check #58393		06/29/2026	07/17/2026	07/17/2026		07/17/2026	(599.52)
30918333	FY2026-Parks-Parts & supplies-staking flags-Golf Course	Paid by Check #58393		06/29/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	91.06
31013270	FY26/27-Parks-Irrigation parts & supplies	Paid by Check #58393		07/07/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	17.07
31013406	FY26/27-L&L/Parks-Irrigation & maintenance supplies-Muirfield	Paid by Check #58393		07/07/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	164.11
31020802	FY 26/27 PW-Medians	Paid by Check #58393		07/07/2026	07/17/2026	07/17/2026		07/17/2026	713.66
		Vendor 36 - Ewing Irrigation Products Totals				Invoices	7		\$2,642.44
Vendor 306 - Executive Communication Systems									
35601B	PD - 02/01/2026 - 01/31/2027 Maintenance	Paid by Check #58394		12/20/2025	07/17/2026	07/17/2026		07/17/2026	3,495.18
		Vendor 306 - Executive Communication Systems Totals				Invoices	1		\$3,495.18
Vendor 1244 - Fire Apparatus Solutions									
0102W22031.04	New Engine Equipment Mounting	Paid by Check #58395		05/10/2026	07/17/2026	07/17/2026		07/17/2026	33,478.16
		Vendor 1244 - Fire Apparatus Solutions Totals				Invoices	1		\$33,478.16
Vendor 18 - The Gas Company									
0990155800807/26	FY 25/26 405 E El Monte Way 06/04/26-07/06/26	Paid by Check #58397		07/08/2026	07/17/2026	07/17/2026		07/17/2026	24.14
1830985449707/26	PD - 06/04/2026 - 07/06/2026 Billing Charges	Paid by Check #58396		07/08/2026	07/17/2026	07/17/2026		07/17/2026	72.20
		Vendor 18 - The Gas Company Totals				Invoices	2		\$96.34
Vendor 712 - GLS US									
5696433	SC COMMUNICATIONS FY 25/26	Paid by Check #58398		06/21/2026	07/17/2026	07/17/2026		07/17/2026	15.13



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5699570	BACKFLOW TESTS FY 25/26	Paid by Check #58398		06/28/2026	07/17/2026	07/17/2026		07/17/2026	15.13
			Vendor 712 - GLS US Totals				Invoices	2	\$30.26
Vendor 2001 - Gonzalez Pro Tree Service									
06242026-01	WILLOW TREES FY 25/26	Paid by Check #58399		06/24/2026	07/17/2026	07/17/2026		07/17/2026	2,600.00
07012026-01	VISCAYA PARK FY 26/27	Paid by Check #58399		07/01/2026	07/17/2026	07/17/2026		07/17/2026	3,500.00
07112026-01	Pamela Basin Morningside	Paid by Check #58399		07/11/2026	07/17/2026	07/17/2026		07/17/2026	4,200.00
			Vendor 2001 - Gonzalez Pro Tree Service Totals				Invoices	3	\$10,300.00
Vendor 1351 - Grant's AC & Heating Inc.									
108956	CH Mini-split diagnostic & refrigerant	Paid by Check #58400		07/10/2026	07/17/2026	07/17/2026		07/17/2026	605.00
			Vendor 1351 - Grant's AC & Heating Inc. Totals				Invoices	1	\$605.00
Vendor 605 - Frank Guerra									
July 2026	Anthem Reimb 7/1/26-7/31/26	Paid by Check #58401		07/13/2026	07/17/2026	07/17/2026		07/17/2026	301.60
			Vendor 605 - Frank Guerra Totals				Invoices	1	\$301.60
Vendor 496 - The Hanover Insurance Company									
7/7/2026	FY 2026 RHF A044134 7/1/25-7/1/26 Comm package policy	Paid by Check #58402		07/07/2026	07/17/2026	07/17/2026		07/17/2026	35.00
			Vendor 496 - The Hanover Insurance Company Totals				Invoices	1	\$35.00
Vendor 174 - Howard's Pest Control									
139257	FY26/27-Sportsplex-Pest Control Services - July 2026	Paid by Check #58403		07/03/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	147.00
139269	FY26/27-Parks-Pest Control Service-July 2026-KC Park	Paid by Check #58403		07/03/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	46.00
139313	FY26/27-Parks-Pest Control Service-July 2026-Vuich Park	Paid by Check #58403		07/07/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	85.00
			Vendor 174 - Howard's Pest Control Totals				Invoices	3	\$278.00
Vendor 2159 - HydroPro Solutions									
IN0004911	FY 25/26 1 & 1/2" meters for Corridor Project	Paid by Check #58404		05/22/2026	07/17/2026	07/17/2026		07/17/2026	7,526.09
			Vendor 2159 - HydroPro Solutions Totals				Invoices	1	\$7,526.09
Vendor 1721 - Image 2000 Fresno									
853304	PD - Copier Supplies Freight Charges	Paid by Check #58405		05/22/2026	07/17/2026	07/17/2026		07/17/2026	28.00
			Vendor 1721 - Image 2000 Fresno Totals				Invoices	1	\$28.00
Vendor 56 - Kenneth D. Schmidt and Associates									
JUNE 2026 WELL	REVISED MONITOR WELL WORK PLAN FY 25/26	Paid by Check #58406		06/30/2026	07/17/2026	07/17/2026		07/17/2026	1,249.15
			Vendor 56 - Kenneth D. Schmidt and Associates Totals				Invoices	1	\$1,249.15
Vendor 1403 - Kings Industrial Occupational Medical Center, Inc.									
335985	FY 25/26- Wendy Paredes	Paid by Check #58407		04/06/2026	07/17/2026	07/17/2026		07/17/2026	25.00
347091	FY 2026 Contractual	Paid by Check #58407		06/05/2026	07/17/2026	07/17/2026		07/17/2026	1,893.28
			Vendor 1403 - Kings Industrial Occupational Medical Center, Inc. Totals				Invoices	2	\$1,918.28
Vendor 2191 - Leo's Nursery, Inc.									



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G/L Date Range 07/12/26 - 07/17/26
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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
22221	FY2026-L&L/Parks-Landscaping-Country Club L&L District	Paid by Check #58408		06/30/2026	07/17/2026	07/17/2026	07/01/2026	07/17/2026	96.98
22222	FY2026-L&L/Parks-Landscaping-Country Club L&L District	Paid by Check #58408		06/30/2026	07/17/2026	07/17/2026	07/01/2026	07/17/2026	129.30
			Vendor	2191 - Leo's Nursery, Inc. Totals		Invoices		2	\$226.28
Vendor	1972 - Crishten Leon								
Medic Test	FY 2026 Reimbursement	Paid by Check #58409		07/13/2026	07/17/2026	07/17/2026		07/17/2026	175.00
			Vendor	1972 - Crishten Leon Totals		Invoices		1	\$175.00
Vendor	1780 - Tim McLean								
April-June 2026	FY 2026 Anthem Reimb 4/1/26-6/30/26	Paid by Check #58410		07/13/2026	07/17/2026	07/17/2026		07/17/2026	704.10
			Vendor	1780 - Tim McLean Totals		Invoices		1	\$704.10
Vendor	2271 - Gary Medders								
July 2026	Anthem Reimb 7/1/26-7/31/26	Paid by Check #58411		07/13/2026	07/17/2026	07/17/2026		07/17/2026	170.00
			Vendor	2271 - Gary Medders Totals		Invoices		1	\$170.00
Vendor	1943 - Mineral King Publishing, Inc								
73914	MINERAL CDBG FY 26/27	Paid by Check #58412		07/02/2026	07/17/2026	07/17/2026		07/17/2026	670.00
73916	WALMART FUELING STATION FY 26/27	Paid by Check #58412		07/02/2026	07/17/2026	07/17/2026		07/17/2026	240.00
			Vendor	1943 - Mineral King Publishing, Inc Totals		Invoices		2	\$910.00
Vendor	2302 - MSA Safety Sales, LLC								
965738997	GAS SENSORS @ H.W. BLDING FY 26/27	Paid by Check #58413		07/09/2026	07/17/2026	07/17/2026		07/17/2026	7,066.61
965738998	GAS SENSORS @ H.W. BLDING FY 26/27	Paid by Check #58413		07/09/2026	07/17/2026	07/17/2026		07/17/2026	852.81
			Vendor	2302 - MSA Safety Sales, LLC Totals		Invoices		2	\$7,919.42
Vendor	884 - Napa Auto Parts								
135354	Vehicles	Paid by Check #58414		06/03/2026	07/17/2026	07/17/2026		07/17/2026	6.87
135437	Vehicles	Paid by Check #58414		06/04/2026	07/17/2026	07/17/2026		07/17/2026	(39.26)
135438	Vehicles	Paid by Check #58414		06/04/2026	07/17/2026	07/17/2026		07/17/2026	(261.49)
135548	Vehicles	Paid by Check #58414		06/05/2026	07/17/2026	07/17/2026		07/17/2026	15.18
135597	Vehicles	Paid by Check #58414		06/08/2026	07/17/2026	07/17/2026		07/17/2026	475.13
135622	Vehicles	Paid by Check #58414		06/08/2026	07/17/2026	07/17/2026		07/17/2026	48.81
135653	Vehicles	Paid by Check #58414		06/09/2026	07/17/2026	07/17/2026		07/17/2026	9.75
135700	Vehicles	Paid by Check #58414		06/09/2026	07/17/2026	07/17/2026		07/17/2026	685.24
135770	Vehicles	Paid by Check #58414		06/11/2026	07/17/2026	07/17/2026		07/17/2026	189.18
135771	Vehicles	Paid by Check #58414		06/11/2026	07/17/2026	07/17/2026		07/17/2026	(58.59)
135772	Vehicles	Paid by Check #58414		06/11/2026	07/17/2026	07/17/2026		07/17/2026	17.89
135776	Vehicles	Paid by Check #58414		06/11/2026	07/17/2026	07/17/2026		07/17/2026	19.79
135816	Vehicles	Paid by Check #58414		06/11/2026	07/17/2026	07/17/2026		07/17/2026	48.78
135896	Vehicles	Paid by Check #58414		06/12/2026	07/17/2026	07/17/2026		07/17/2026	30.37
135908	Vehicles	Paid by Check #58414		06/12/2026	07/17/2026	07/17/2026		07/17/2026	(9.75)
136027	Vehicles	Paid by Check #58414		06/15/2026	07/17/2026	07/17/2026		07/17/2026	303.58



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26

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
136110	Vehicles	Paid by Check #58414		06/17/2026	07/17/2026	07/17/2026		07/17/2026	27.32
136240	Vehicles	Paid by Check #58414		06/19/2026	07/17/2026	07/17/2026		07/17/2026	355.87
136307	Vehicles	Paid by Check #58414		06/22/2026	07/17/2026	07/17/2026		07/17/2026	55.04
136309	Vehicles	Paid by Check #58414		06/22/2026	07/17/2026	07/17/2026		07/17/2026	57.56
136313	Vehicles	Paid by Check #58414		06/22/2026	07/17/2026	07/17/2026		07/17/2026	32.84
136401	Vehicles	Paid by Check #58414		06/23/2026	07/17/2026	07/17/2026		07/17/2026	35.79
136505	Vehicles	Paid by Check #58414		06/24/2026	07/17/2026	07/17/2026		07/17/2026	190.09
136527	Vehicles	Paid by Check #58414		06/25/2026	07/17/2026	07/17/2026		07/17/2026	183.95
136596	Vehicles	Paid by Check #58414		06/26/2026	07/17/2026	07/17/2026		07/17/2026	(19.53)
136787	Vehicles	Paid by Check #58414		06/30/2026	07/17/2026	07/17/2026		07/17/2026	151.16
136791	Vehicles	Paid by Check #58414		06/30/2026	07/17/2026	07/17/2026		07/17/2026	1,489.62
Vendor 884 - Napa Auto Parts Totals									
Invoices									27
									\$4,041.19
Vendor 1749 - NEOGOV									
INV-160105	FY 2027 Governmentjobs.com subscription 7/7/26-7/6/27	Paid by Check #58415		05/21/2026	07/17/2026	07/17/2026		07/17/2026	2,451.84
Vendor 1749 - NEOGOV Totals									
Invoices									1
									\$2,451.84
Vendor 2322 - Noridian JE Part B									
REF3360150-01-01	Refund 3360150-01-01	Paid by Check #58416		06/12/2026	07/17/2026	07/17/2026		07/17/2026	342.68
Vendor 2322 - Noridian JE Part B Totals									
Invoices									1
									\$342.68
Vendor 392 - O'Reilly Auto Parts									
3641-343816	Vehicles	Paid by Check #58417		06/01/2026	07/17/2026	07/17/2026		07/17/2026	116.14
3641-343937	Vehicles	Paid by Check #58417		06/02/2026	07/17/2026	07/17/2026		07/17/2026	472.57
3641-343946B	Vehicles	Paid by Check #58417		06/02/2026	07/17/2026	07/17/2026		07/17/2026	(116.14)
3641-343947	Vehicles	Paid by Check #58417		06/02/2026	07/17/2026	07/17/2026		07/17/2026	79.42
3641-344038	Vehicles	Paid by Check #58417		06/02/2026	07/17/2026	07/17/2026		07/17/2026	17.51
3641-344365	Vehicles	Paid by Check #58417		06/04/2026	07/17/2026	07/17/2026		07/17/2026	15.03
3641-344378	Vehicles	Paid by Check #58417		06/04/2026	07/17/2026	07/17/2026		07/17/2026	5.97
3641-344390	Vehicles	Paid by Check #58417		06/04/2026	07/17/2026	07/17/2026		07/17/2026	51.68
3641-344450	Vehicles	Paid by Check #58417		06/04/2026	07/17/2026	07/17/2026		07/17/2026	433.83
3641-334577	Vehicles	Paid by Check #58417		06/05/2026	07/17/2026	07/17/2026		07/17/2026	145.69
3641-345308	Vehicles	Paid by Check #58417		06/08/2026	07/17/2026	07/17/2026		07/17/2026	9.75
3641-345492	Vehicles	Paid by Check #58417		06/09/2026	07/17/2026	07/17/2026		07/17/2026	48.05
3641-345642	Vehicles	Paid by Check #58417		06/10/2026	07/17/2026	07/17/2026		07/17/2026	51.68
3641-345650	Vehicles	Paid by Check #58417		06/10/2026	07/17/2026	07/17/2026		07/17/2026	40.64
3641-345677	Vehicles	Paid by Check #58417		06/10/2026	07/17/2026	07/17/2026		07/17/2026	34.33
3641-345717	Vehicles	Paid by Check #58417		06/10/2026	07/17/2026	07/17/2026		07/17/2026	66.04
3641-345718	Vehicles	Paid by Check #58417		06/10/2026	07/17/2026	07/17/2026		07/17/2026	466.70
3641-345725	Vehicles	Paid by Check #58417		06/10/2026	07/17/2026	07/17/2026		07/17/2026	52.08
3641-346046	Vehicles	Paid by Check #58417		06/12/2026	07/17/2026	07/17/2026		07/17/2026	65.34
3641-346064	Vehicles	Paid by Check #58417		06/12/2026	07/17/2026	07/17/2026		07/17/2026	157.70
3641-346756	Vehicles	Paid by Check #58417		06/15/2026	07/17/2026	07/17/2026		07/17/2026	125.93
3641-346762	Vehicles	Paid by Check #58417		06/15/2026	07/17/2026	07/17/2026		07/17/2026	51.68



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26

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
3641-346781	Vehicles	Paid by Check #58417		06/15/2026	07/17/2026	07/17/2026		07/17/2026	466.70
3641-346956	Vehicles	Paid by Check #58417		06/16/2026	07/17/2026	07/17/2026		07/17/2026	472.57
3641-346981	Vehicles	Paid by Check #58417		06/16/2026	07/17/2026	07/17/2026		07/17/2026	87.94
3641-347108	Vehicles	Paid by Check #58417		06/17/2026	07/17/2026	07/17/2026		07/17/2026	(87.94)
3641-347159	Vehicles	Paid by Check #58417		06/17/2026	07/17/2026	07/17/2026		07/17/2026	10.84
3641-347279	Vehicles	Paid by Check #58417		06/18/2026	07/17/2026	07/17/2026		07/17/2026	33.48
3641-348061	Vehicles	Paid by Check #58417		06/22/2026	07/17/2026	07/17/2026		07/17/2026	204.57
3641-348062	Vehicles	Paid by Check #58417		06/22/2026	07/17/2026	07/17/2026		07/17/2026	153.25
3641-348063	Vehicles	Paid by Check #58417		06/22/2026	07/17/2026	07/17/2026		07/17/2026	153.25
3641-348064	Vehicles	Paid by Check #58417		06/22/2026	07/17/2026	07/17/2026		07/17/2026	153.25
3641-348149	Vehicles	Paid by Check #58417		06/22/2026	07/17/2026	07/17/2026		07/17/2026	13.20
3641-348299	Vehicles	Paid by Check #58417		06/23/2026	07/17/2026	07/17/2026		07/17/2026	103.99
3641-348501	Vehicles	Paid by Check #58417		06/24/2026	07/17/2026	07/17/2026		07/17/2026	80.72
3641-348512	Vehicles	Paid by Check #58417		06/24/2026	07/17/2026	07/17/2026		07/17/2026	13.94
3641-348687	Vehicles	Paid by Check #58417		06/25/2026	07/17/2026	07/17/2026		07/17/2026	24.94
3641-348771	Vehicles	Paid by Check #58417		06/25/2026	07/17/2026	07/17/2026		07/17/2026	491.01
3641-348915	Vehicles	Paid by Check #58417		06/26/2026	07/17/2026	07/17/2026		07/17/2026	(231.80)
3641-349022	Vehicles	Paid by Check #58417		06/26/2026	07/17/2026	07/17/2026		07/17/2026	125.14
3641-349400	Vehicles	Paid by Check #58417		06/28/2026	07/17/2026	07/17/2026		07/17/2026	119.47
		Vendor 392 - O'Reilly Auto Parts Totals				Invoices	41		\$4,780.14
Vendor 142 - ODP Business Solutions, LLC									
472751432001	Lorena Gamboa Supplies	Paid by Check #58418		07/02/2026	07/17/2026	07/17/2026		07/17/2026	303.32
		Vendor 142 - ODP Business Solutions, LLC Totals				Invoices	1		\$303.32
Vendor 76 - Pacific Gas & Electric									
8647150103006/26	ON E EL MONTE WAY & PERRY 05/27/26-06/24/26	Paid by Check #58443		06/25/2026	07/17/2026	07/17/2026		07/17/2026	75.44
1686600158506/26	2255 W EL MONTE WAY 05/28/26-06/25/26	Paid by Check #58428		06/26/2026	07/17/2026	07/17/2026		07/17/2026	83.72
2459149581706/26	PW SW SW 7-16-24 05/11/26-06/08/26	Paid by Check #58430		06/26/2026	07/17/2026	07/17/2026		07/17/2026	2,418.37
3120184832706/26	7387 W Sierra Ave 05/11/26-06/08/26	Paid by Check #58431		06/26/2026	07/17/2026	07/17/2026		07/17/2026	23,793.20
3380779542306/26	2007 N CRAWFORD 05/11/26-06/08/26	Paid by Check #58433		06/26/2026	07/17/2026	07/17/2026		07/17/2026	1,360.48
35474471071 6/26	420 E TULARE ST 5/11/2026 - 6/8/2026	Paid by Check #58419		06/26/2026	07/17/2026	07/17/2026		07/17/2026	1,238.51
3616571038906/26	2099 W Sierra Way A 05/11/26-06/08/26	Paid by Check #58434		06/26/2026	07/17/2026	07/17/2026		07/17/2026	10,999.09
4751971656806/26	HAYES & EDWARDS 05/28/26-06/25/26	Paid by Check #58435		06/26/2026	07/17/2026	07/17/2026		07/17/2026	43.66
4964113683006/26	MILSAP & MYRTLE ALLEY 05/11/26-06/08/26	Paid by Check #58436		06/26/2026	07/17/2026	07/17/2026		07/17/2026	103.61
5064695483906/26	CRAWFORD & EL MONTE SW 05/28/26-06/25/26	Paid by Check #58437		06/26/2026	07/17/2026	07/17/2026		07/17/2026	109.06



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26
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
61830544740 6/26	496 E TULARE ST 5/11/2026-6/8/2026	Paid by Check #58420		06/26/2026	07/17/2026	07/17/2026		07/17/2026	1,733.11
6407995725006-26	PW-Various 05/11/26-06/08/26	Paid by Check #58438		06/26/2026	07/17/2026	07/17/2026		07/17/2026	88.77
6744215678106/26	6675 AVE 412 05/11/26-06/08/26	Paid by Check #58439		06/26/2026	07/17/2026	07/17/2026		07/17/2026	5,249.23
7149346409406/26	EUCLD S/LINDARA WELL #18 05/11/26-06/08/26	Paid by Check #58440		06/26/2026	07/17/2026	07/17/2026		07/17/2026	6,738.10
8218800681906/26	2099 W SIERRA WAY B 05/11/26-06/08/26	Paid by Check #58441		06/26/2026	07/17/2026	07/17/2026		07/17/2026	3,578.94
8981923387806/26	150 W SAGINAW AVE 05/28/26-06/25/26	Paid by Check #58444		06/26/2026	07/17/2026	07/17/2026		07/17/2026	67.93
0571296382506/26	PW-Various 05/29/26-06/28/26	Paid by Check #58425		06/29/2026	07/17/2026	07/17/2026		07/17/2026	157.03
1416294094506/26	PW 389 W EL MONTE WAY 05/29/26-06/28/26	Paid by Check #58426		06/29/2026	07/17/2026	07/17/2026		07/17/2026	88.90
1561888272206/26	PW-Various 05/29/26-06/28/26	Paid by Check #58427		06/29/2026	07/17/2026	07/17/2026		07/17/2026	116.92
2125236871306/26	1215 W EL MONTE WAY 05/29/26-06/28/26	Paid by Check #58429		06/29/2026	07/17/2026	07/17/2026		07/17/2026	44.42
3354641796606/26	KAMM & O ST 05/29/26-06/28/26	Paid by Check #58432		06/29/2026	07/17/2026	07/17/2026		07/17/2026	122.27
8397932225806/26	3481 W EL MONTE WAY 05/29/26-06/28/26	Paid by Check #58442		06/29/2026	07/17/2026	07/17/2026		07/17/2026	32.56
9237058126306/26	2813 W EL MONTE WAY 05/29/26-06/28/26	Paid by Check #58445		06/29/2026	07/17/2026	07/17/2026		07/17/2026	42.85
7464085068606-26	FY 25/26-786 W Saginaw Ave Montebella I CFD 06/01/26-06/29/26	Paid by Check #58423		06/30/2026	07/17/2026	07/17/2026		07/17/2026	13.34
2509717364207/26	L & M ALLEY @ FRESNO ST 06/06/26-07/06/26	Paid by Check #58422		07/07/2026	07/17/2026	07/17/2026		07/17/2026	95.62
6870376077407/26	PD - 06/06/2026 - 07/06/2026 Billing Charges	Paid by Check #58421		07/07/2026	07/17/2026	07/17/2026		07/17/2026	27.15
9624769219507/26	FY 26/27-225 S L ST 06/06/26-07/06/26	Paid by Check #58424		07/07/2026	07/17/2026	07/17/2026		07/17/2026	25.46
Vendor 76 - Pacific Gas & Electric Totals						Invoices	27		\$58,447.74
Vendor 650 - Mark Pearce									
June-July 2026	Anthem Reimb 6/1/26-6/30/26	Paid by Check #58446		07/13/2026	07/17/2026	07/17/2026		07/17/2026	706.00
Vendor 650 - Mark Pearce Totals						Invoices	1		\$706.00
Vendor 7 - Pena's Disposal Services									
7/26 for 6/26	FY 25.26 June 2026 Monthly Disposal Charges	Paid by Check #58447		07/17/2026	07/17/2026	07/17/2026		07/17/2026	199,189.96
AUGUST 2026	August 2026 Contract Disposal Payment	Paid by Check #58447		08/01/2026	07/17/2026	07/17/2026		07/17/2026	60,000.00
Vendor 7 - Pena's Disposal Services Totals						Invoices	2		\$259,189.96
Vendor 2150 - Bradan Pichay									
EMT 2026	FY 2026 Reimbursement	Paid by Check #58448		07/13/2026	07/17/2026	07/17/2026		07/17/2026	115.00
Vendor 2150 - Bradan Pichay Totals						Invoices	1		\$115.00
Vendor 1565 - Quadient Finance USA, Inc.									
7.10.26	POSTAGE FUNDING ANNUAL FEE	Paid by Check #58449		07/10/2026	07/17/2026	07/17/2026		07/17/2026	36.00



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26

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 2043 - R3 Consulting Group, Inc		Vendor 1565 - Quadient Finance USA, Inc. Totals				Invoices	1		\$36.00
125406	FY 25/26 R3- SB1383 Gap Analysis+ Program Implementation	Paid by Check #58450		07/02/2026	07/17/2026	07/17/2026		07/17/2026	2,182.50
Vendor 1727 - Larry Roberts		Vendor 2043 - R3 Consulting Group, Inc Totals				Invoices	1		\$2,182.50
July 2026	Anthem Reimb 7/1/26-7/31/26	Paid by Check #58451		07/07/2026	07/17/2026	07/17/2026		07/17/2026	170.00
Vendor 1677 - Rodeo Wild West		Vendor 1727 - Larry Roberts Totals				Invoices	1		\$170.00
874805	FY26/27-Parks-Uniform Allowance-Libby Montes work boots (1st)	Paid by Check #58452		07/05/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	194.21
874808	FY2026/27-Parks-Uniform Allowance-Juan Canela- Work Boots (1st)	Paid by Check #58452		07/10/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	200.00
Vendor 2189 - Selman & Company LLC		Vendor 1677 - Rodeo Wild West Totals				Invoices	2		\$394.21
20260701	July 2026	Paid by Check #58453		07/01/2026	07/17/2026	07/17/2026		07/17/2026	27.00
Vendor 121 - State of California		Vendor 2189 - Selman & Company LLC Totals				Invoices	1		\$27.00
SALES TAX 2026	FY 2026 Sales and Use Tax 097-315556	Paid by EFT #4126		06/30/2026	07/15/2026	07/15/2026		07/15/2026	6,163.00
26PP-GEMT IGT #3	AB 1705 PP-GEMT CY 2026 Collection #3 NPI1255427183	Paid by EFT #4124		07/09/2026	07/15/2026	07/15/2026		07/15/2026	127,711.47
Vendor 940 - Sunbelt Rentals, Inc.		Vendor 121 - State of California Totals				Invoices	2		\$133,874.47
182678538-0003	SUNBELT SUPPLIES FY 25/26	Paid by Check #58454		06/29/2026	07/17/2026	07/17/2026		07/17/2026	313.98
Vendor 2084 - Superior Plus Energy Services Inc		Vendor 940 - Sunbelt Rentals, Inc. Totals				Invoices	1		\$313.98
36709970	FY 2025/26 3018 Ridge Creek Dinuba	Paid by Check #58455		05/01/2026	07/17/2026	07/17/2026		07/17/2026	687.54
Vendor 2292 - SWConstruction, inc.		Vendor 2084 - Superior Plus Energy Services Inc Totals				Invoices	1		\$687.54
235233-4	SW Construction Entertainment Plaza Beautification Project #4	Paid by Check #58456		07/10/2026	07/17/2026	07/17/2026		07/17/2026	342,468.41
Vendor 2066 - Terminix Commercial		Vendor 2292 - SWConstruction, inc. Totals				Invoices	1		\$342,468.41
473669634	FY 2025/26-405 E El Monte Way 06/05/2026	Paid by Check #58457		06/05/2026	07/17/2026	07/17/2026		07/17/2026	103.74
473680206	FY2026-Comm. Srvc-Pest Control Service-June 2026	Paid by Check #58457		06/15/2026	07/17/2026	07/17/2026	07/09/2026	07/17/2026	98.74
Vendor 311 - Top Dog Training Center		Vendor 2066 - Terminix Commercial Totals				Invoices	2		\$202.48



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26

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
2108	PD - K9 Maintenance Training / Enzo & Zeus	Paid by Check #58458		07/10/2026	07/17/2026	07/17/2026		07/17/2026	180.00
Vendor 311 - Top Dog Training Center Totals							Invoices	1	\$180.00
Vendor 1633 - Toyota Industries Commercial Finance, Inc.									
3220254	toyota lease fy 26/27	Paid by Check #58459		07/04/2026	07/17/2026	07/17/2026		07/17/2026	296.74
Vendor 1633 - Toyota Industries Commercial Finance, Inc. Totals							Invoices	1	\$296.74
Vendor 902 - Tractor Supply Credit Plan									
9564 06/29/2026	PD - Supplies	Paid by Check #58460		06/29/2026	07/17/2026	07/17/2026		07/17/2026	545.85
Vendor 902 - Tractor Supply Credit Plan Totals							Invoices	1	\$545.85
Vendor 2320 - TrafficCalm Systems, LLC									
INV192281	STREETS SUPPLIES FY 25/26	Paid by Check #58461		02/16/2026	07/17/2026	07/17/2026		07/17/2026	1,916.16
Vendor 2320 - TrafficCalm Systems, LLC Totals							Invoices	1	\$1,916.16
Vendor 561 - America Trevino									
July 2026	Anthem Reimb 7/1/26-7/31/26	Paid by Check #58462		07/13/2026	07/17/2026	07/17/2026		07/17/2026	385.47
Vendor 561 - America Trevino Totals							Invoices	1	\$385.47
Vendor 1352 - Trizetto Provider Solutions, LLC									
3U25072600	Service Month July 2026	Paid by Check #58463		07/01/2026	07/17/2026	07/17/2026		07/17/2026	239.50
Vendor 1352 - Trizetto Provider Solutions, LLC Totals							Invoices	1	\$239.50
Vendor 49 - Tulare County									
22043	PD - U#42 & U#43 Motors Graphics	Paid by Check #58475		04/02/2026	07/17/2026	07/17/2026		07/17/2026	162.75
32248-26Qtr4	PD - Non-Custody Intake Program / 4th Quarter	Paid by Check #58477		07/01/2026	07/17/2026	07/17/2026		07/17/2026	6,698.78
26630	PD - Parking Violation Envelopes (DPD-14A)	Paid by Check #58476		07/06/2026	07/17/2026	07/17/2026		07/17/2026	337.47
Vendor 49 - Tulare County Totals							Invoices	3	\$7,199.00
Vendor 307 - Tulare County Consolidated Ambulance Dispatch, Inc									
26-07-07	June 2026	Paid by Check #58464		07/07/2026	07/17/2026	07/17/2026		07/17/2026	8,443.05
Vendor 307 - Tulare County Consolidated Ambulance Dispatch, Inc Totals							Invoices	1	\$8,443.05
Vendor 1098 - Tyler Technologies									
045-568829	Project Mngt	Paid by Check #58465		06/23/2026	07/17/2026	07/17/2026		07/17/2026	1,170.00
045-568931	Inspections Program	Paid by Check #58465		06/24/2026	07/17/2026	07/17/2026		07/17/2026	12,835.00
045-569612	myMobility Server Install	Paid by Check #58465		06/30/2026	07/17/2026	07/17/2026		07/17/2026	2,000.00
Vendor 1098 - Tyler Technologies Totals							Invoices	3	\$16,005.00
Vendor 950 - United States Treasury									
06/30/26 2nd Qtr	Excise Tax 2nd Qtr. 2026	Paid by EFT #4123		06/30/2026	07/13/2026	07/13/2026		07/13/2026	1,791.45
Vendor 950 - United States Treasury Totals							Invoices	1	\$1,791.45
Vendor 192 - UNUM Life Insurance Company of America									
8/1/26-8/31/26	0537123-001	Paid by Check #58466		07/10/2026	07/17/2026	07/17/2026		07/17/2026	13,373.69
Vendor 192 - UNUM Life Insurance Company of America Totals							Invoices	1	\$13,373.69
Vendor 273 - US Bank									
585198963	FY 25/26 & FY 26/27 Pw Copier Charges 06/20/26-07/20/26	Paid by Check #58467		06/26/2026	07/17/2026	07/17/2026		07/17/2026	2,495.13



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26
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 273 - US Bank Totals			Invoices	1		\$2,495.13
Vendor 2246 - US Bank Voyager Fleet Systems									
8693601312626	FY 25/26 Parks-PW CNG Fuel June 2026	Paid by Check #58468		06/24/2026	07/17/2026	07/17/2026		07/17/2026	1,315.41
			Vendor 2246 - US Bank Voyager Fleet Systems Totals			Invoices	1		\$1,315.41
Vendor 154 - USA Bluebook									
INV01096620	DOSING PUMP FY 26/27	Paid by Check #58469		07/09/2026	07/17/2026	07/17/2026		07/17/2026	2,718.63
			Vendor 154 - USA Bluebook Totals			Invoices	1		\$2,718.63
Vendor 359 - Valero Marketing & Supply Company									
113782678	FY 25/26 PW Fuel for June 2026	Paid by EFT #4125		07/06/2026	07/17/2026	07/17/2026		07/17/2026	11,284.29
113783928	June/July 2026	Paid by EFT #4118		07/06/2026	07/17/2026	07/17/2026		07/17/2026	11,826.80
113790068	PD - 06/07/2026 - 07/06/2026 Fuel Charges	Paid by EFT #4116		07/06/2026	07/17/2026	07/17/2026		07/17/2026	14,934.68
			Vendor 359 - Valero Marketing & Supply Company Totals			Invoices	3		\$38,045.77
Vendor 21 - Vestis Services LLC									
5031744334	F26/27-Parks-Uniform Allowance-Parks Staff Uniform-Wk. of 7/1/26	Paid by Check #58470		07/01/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	76.57
5031748059	FY26/27-Parks-Uniform Allowance-Parks Staff-Wk. of 7/8/26	Paid by Check #58470		07/08/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	60.35
			Vendor 21 - Vestis Services LLC Totals			Invoices	2		\$136.92
Vendor 1444 - Video Inspection Specialists, Inc.									
10062	FY2026-Parks-Viscaya Park-CCTV Consultation	Paid by Check #58471		01/21/2026	07/17/2026	07/17/2026	07/13/2026	07/17/2026	320.00
			Vendor 1444 - Video Inspection Specialists, Inc. Totals			Invoices	1		\$320.00
Vendor 934 - Visalia Police Association									
1072	PD - Range Use 07/01/2025 - 06/30/2026	Paid by Check #58472		07/09/2026	07/17/2026	07/17/2026		07/17/2026	3,060.00
			Vendor 934 - Visalia Police Association Totals			Invoices	1		\$3,060.00
Vendor 2321 - Wellcare by Healthnet									
REF2541502-01-01	Refund 2541502-01-01	Paid by Check #58473		06/25/2026	07/17/2026	07/17/2026		07/17/2026	343.43
			Vendor 2321 - Wellcare by Healthnet Totals			Invoices	1		\$343.43
Vendor 2072 - Wells Fargo Vendor Financial Services LLC									
5039398966	PD - Copiers Lease	Paid by Check #58474		07/07/2026	07/17/2026	07/17/2026		07/17/2026	563.12
			Vendor 2072 - Wells Fargo Vendor Financial Services LLC Totals			Invoices	1		\$563.12
Vendor Olga Ediger									
REF-OlgaEdiger27	Refund Request-Business License 30203 Streetlight Ministries	Paid by Check #58478		07/14/2026	07/17/2026	07/17/2026		07/17/2026	50.00
			Vendor Olga Ediger Totals			Invoices	1		\$50.00
Vendor EILEEN GALLARDO LINARES									
2027-00001860	LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58479		07/07/2026	07/17/2026	07/17/2026		07/17/2026	13.00
			Vendor EILEEN GALLARDO LINARES Totals			Invoices	1		\$13.00



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26

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 YOSELINNE GALLO GUTIERREZ									
2027-00000580	LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58480		07/02/2026	07/17/2026	07/17/2026		07/17/2026	38.00
		Vendor YOSELINNE GALLO GUTIERREZ Totals				Invoices	1		\$38.00
Vendor MARICELA GUILLEN CERVANTES									
2027-00001888	LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58481		07/07/2026	07/17/2026	07/17/2026		07/17/2026	30.00
		Vendor MARICELA GUILLEN CERVANTES Totals				Invoices	1		\$30.00
Vendor SANTOS HERRERA									
2027-00001866	LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58482		07/07/2026	07/17/2026	07/17/2026		07/17/2026	30.00
		Vendor SANTOS HERRERA Totals				Invoices	1		\$30.00
Vendor ROCIO HURTADO									
2026-00086137	FY2026 - LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58483		06/22/2026	07/17/2026	07/17/2026		07/17/2026	31.00
		Vendor ROCIO HURTADO Totals				Invoices	1		\$31.00
Vendor NICHOLE E. JIMENEZ									
2026-00086132	FY2026 - LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58484		06/22/2026	07/17/2026	07/17/2026		07/17/2026	14.00
		Vendor NICHOLE E. JIMENEZ Totals				Invoices	1		\$14.00
Vendor DYLAN C. KANDARIAN									
2026-00082938	FY2026 - LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58485		06/10/2026	07/17/2026	07/17/2026		07/17/2026	50.00
		Vendor DYLAN C. KANDARIAN Totals				Invoices	1		\$50.00
Vendor IRYN KEKAUALUA									
2027-00001885	LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58486		07/07/2026	07/17/2026	07/17/2026		07/17/2026	30.00
		Vendor IRYN KEKAUALUA Totals				Invoices	1		\$30.00
Vendor STEPHANIE A. PASILLAS									
2026-00086818	FY2026 - LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58487		06/25/2026	07/17/2026	07/17/2026		07/17/2026	32.00
		Vendor STEPHANIE A. PASILLAS Totals				Invoices	1		\$32.00
Vendor NICHOLAS C. QUINTANA									
2027-00002185	LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58488		07/08/2026	07/17/2026	07/17/2026		07/17/2026	49.00
		Vendor NICHOLAS C. QUINTANA Totals				Invoices	1		\$49.00
Vendor ELIZABETH RAMOS									
2027-00002469	LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58489		07/09/2026	07/17/2026	07/17/2026		07/17/2026	32.00
		Vendor ELIZABETH RAMOS Totals				Invoices	1		\$32.00
Vendor THIDA STUMP									
2027-00000623	LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58490		07/02/2026	07/17/2026	07/17/2026		07/17/2026	38.00
		Vendor THIDA STUMP Totals				Invoices	1		\$38.00



Accounts Payable Invoice Report

G/L Date Range 07/12/26 - 07/17/26
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 VICTORIA TELLES									
2026-00086131	FY2026 - LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58491		06/22/2026	07/17/2026	07/17/2026		07/17/2026	14.00
Vendor VICTORIA TELLES Totals						Invoices	1		\$14.00
Vendor MADELENE J. WELCH									
2026-00087362	FY2026 - LIVE SCAN SERVICE CREDIT/REIMBURSEMENT	Paid by Check #58492		06/29/2026	07/17/2026	07/17/2026		07/17/2026	14.00
Vendor MADELENE J. WELCH Totals						Invoices	1		\$14.00
Grand Totals						Invoices	242		\$6,007,725.32



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26
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.									
4C110616	FY 25/26 4 Creeks Sewer Improvements	Paid by Check #58494		04/27/2026	07/24/2026	07/24/2026		07/24/2026	42,719.57
		Vendor 385 - 4 Creeks, Inc. Totals				Invoices	1		\$42,719.57
Vendor 479 - Able Industries, Inc.									
626046	FY25/26 Alley Maintenance for June 2026	Paid by Check #58495		06/30/2026	07/24/2026	07/24/2026		07/24/2026	825.00
		Vendor 479 - Able Industries, Inc. Totals				Invoices	1		\$825.00
Vendor 1284 - Adams Ashby Group, Inc.									
7677	FY 25/26 Ashby General Admin 24 -CDBG-10005 Sewer Improvement	Paid by Check #58496		06/17/2026	07/24/2026	07/24/2026		07/24/2026	6,000.00
		Vendor 1284 - Adams Ashby Group, Inc. Totals				Invoices	1		\$6,000.00
Vendor 548 - Adamson Police Products									
INV454572	PD - Armory/Range Supplies	Paid by Check #58497		07/14/2026	07/24/2026	07/24/2026		07/24/2026	1,433.91
		Vendor 548 - Adamson Police Products Totals				Invoices	1		\$1,433.91
Vendor 206 - ADT Security Services, Inc.									
1226075088	FY26/27-Comm. Svcs-Alarm monitoring svc.-Rec Center-8/1-10/31	Paid by Check #58498		07/04/2026	07/24/2026	07/24/2026	07/15/2026	07/24/2026	225.12
12260755077	ADT 6675 Ave. 412 fy 26/27	Paid by Check #58498		07/04/2026	07/24/2026	07/24/2026		07/24/2026	61.50
		Vendor 206 - ADT Security Services, Inc. Totals				Invoices	2		\$286.62
Vendor 263 - Advantek Benefit Administrators									
Funding 7/11/26	Miscellaneous	Paid by Check #58499		07/21/2026	07/24/2026	07/24/2026		07/24/2026	8,562.25
		Vendor 263 - Advantek Benefit Administrators Totals				Invoices	1		\$8,562.25
Vendor 1599 - Adventist Health Toxicology									
2850	PD - Toxicology Service	Paid by Check #58500		07/08/2026	07/24/2026	07/24/2026		07/24/2026	1,125.00
		Vendor 1599 - Adventist Health Toxicology Totals				Invoices	1		\$1,125.00
Vendor 393 - Airgas NCN									
5525977586	FY 25/26 Supplies	Paid by Check #58501		06/30/2026	07/24/2026	07/24/2026		07/24/2026	1,700.61
		Vendor 393 - Airgas NCN Totals				Invoices	1		\$1,700.61
Vendor 522 - Allstar Towing									
42613	m-733 fy 26/27	Paid by Check #58502		07/14/2026	07/24/2026	07/24/2026		07/24/2026	145.00
		Vendor 522 - Allstar Towing Totals				Invoices	1		\$145.00
Vendor 1643 - Alta Language Services, Inc.									
IS854482	FY 25/26 Listening & Speaking Test	Paid by Check #58503		06/30/2026	07/24/2026	07/24/2026		07/24/2026	348.00
		Vendor 1643 - Alta Language Services, Inc. Totals				Invoices	1		\$348.00
Vendor 1229 - Sergio Armando Alvarado									
Alvarado 12/2/25	FY 25/26 Planning Commission Meeting 12/5/25	Paid by Check #58504		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Alvarado 2/3/26	FY 25/26 Planning Commission Meeting 2/3/26	Paid by Check #58504		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26
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
Alvarado 4/7/26	FY 25/26 Planning Commission Meeting 4/7/2026	Paid by Check #58504		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Alvarado 6/2/26	FY 25/26 Planning Commission Meeting 6/2/2026	Paid by Check #58504		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
		Vendor 1229 - Sergio Armando Alvarado Totals				Invoices	4		\$100.00
Vendor 119 - American Backflow Specialties									
INV71525	American Backflow Perry to Crawford 2025 Corridor	Paid by Check #58505		07/06/2026	07/24/2026	07/24/2026		07/24/2026	531.08
		Vendor 119 - American Backflow Specialties Totals				Invoices	1		\$531.08
Vendor 2291 - American Rock and Rent									
140806	BASE ROCK AND FILL SAND FY 26/27	Paid by Check #58506		07/11/2026	07/24/2026	07/24/2026		07/24/2026	1,627.50
		Vendor 2291 - American Rock and Rent Totals				Invoices	1		\$1,627.50
Vendor 351 - Anthem Blue Cross									
000450249286	Tyler 141A75193 8/1/26-8/31/26	Paid by Check #58507		07/07/2026	07/24/2026	07/24/2026		07/24/2026	356.33
		Vendor 351 - Anthem Blue Cross Totals				Invoices	1		\$356.33
Vendor 665 - Christy Arias									
July 2026	Anthem Reimb 7/1/26-7/31/26	Paid by Check #58508		07/20/2026	07/24/2026	07/24/2026		07/24/2026	325.03
		Vendor 665 - Christy Arias Totals				Invoices	1		\$325.03
Vendor 17 - AT&T									
238451821407/26	FY 26/27 Telephone 07/07/26-08/06/26	Paid by Check #58509		07/07/2026	07/24/2026	07/24/2026		07/24/2026	64.48
939103727707/26	FY 25/26 & FY 26/27 Telephone 06/10/26-07/09/26	Paid by Check #58523		07/10/2026	07/24/2026	07/24/2026		07/24/2026	35.60
939105447207/26	FY 25/26 & FY 26/27 Telephone 06/10/26-07/09/26	Paid by Check #58519		07/10/2026	07/24/2026	07/24/2026		07/24/2026	62.72
939105447407/26	FY 24/25 & FY 25/26 Telephone 06/10/26-07/09/26	Paid by Check #58520		07/10/2026	07/24/2026	07/24/2026		07/24/2026	62.72
939105447507/26	FY 25/26 Telephone 06/10/26-07/09/26	Paid by Check #58527		07/10/2026	07/24/2026	07/24/2026		07/24/2026	32.14
939105447607/26	FY 25/26 Telephone 06/10/26-07/09/26	Paid by Check #58513		07/10/2026	07/24/2026	07/24/2026		07/24/2026	32.14
939105447707/26	FY 25/26 Telephone 06/10/26-07/09/26	Paid by Check #58521		07/10/2026	07/24/2026	07/24/2026		07/24/2026	32.14
939105447807/26	FY 25/26 Telephone 06/10/26-07/09/26	Paid by Check #58524		07/10/2026	07/24/2026	07/24/2026		07/24/2026	32.14
939106901207/26	FY 25/26 & FY 26/27 Telephone 06/10/26-07/09/26	Paid by Check #58528		07/10/2026	07/24/2026	07/24/2026		07/24/2026	84.06
939105446107/26	FY 25/26 Telephone 06/11/26-07/10/26	Paid by Check #58510		07/11/2026	07/24/2026	07/24/2026		07/24/2026	32.14
939105446207/26	FY 25/26 Telephone 06/11/26-07/10/26	Paid by Check #58525		07/11/2026	07/24/2026	07/24/2026		07/24/2026	32.14
939105446607/26	FY 25/26 Telephone 06/11/26-07/10/26	Paid by Check #58511		07/11/2026	07/24/2026	07/24/2026		07/24/2026	32.15
939105446707/26	Telephone 06/11/26-07/10/26	Paid by Check #58512		07/11/2026	07/24/2026	07/24/2026		07/24/2026	62.72



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26

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
9391054470 7/26	7/10/2026	Paid by Check #58516		07/11/2026	07/24/2026	07/24/2026		07/24/2026	32.14
9391054471 7/26	7/10/2026	Paid by Check #58515		07/11/2026	07/24/2026	07/24/2026		07/24/2026	32.14
9391054479 7/26	7/10/2026	Paid by Check #58517		07/11/2026	07/24/2026	07/24/2026		07/24/2026	32.14
939105474107/26	FY 25/26 & FY 26/27 Telephone 06/11/26-07/10/26	Paid by Check #58522		07/11/2026	07/24/2026	07/24/2026		07/24/2026	165.54
9391054742 7/26	7/10/2026	Paid by Check #58518		07/11/2026	07/24/2026	07/24/2026		07/24/2026	128.76
939105474407/26	FY 25/26 & FY 26/27 Telephone 06/11/26-07/10/26	Paid by Check #58526		07/11/2026	07/24/2026	07/24/2026		07/24/2026	253.99
939105475607/26	Telephone 06/11/26-07/10/26	Paid by Check #58514		07/11/2026	07/24/2026	07/24/2026		07/24/2026	360.96
Vendor 17 - AT&T Totals						Invoices	20		\$1,602.96
Vendor 1044 - AutoZone, Inc.									
02833097911	PD-40 FY 26/27	Paid by Check #58529		07/15/2026	07/24/2026	07/24/2026		07/24/2026	131.09
Vendor 1044 - AutoZone, Inc. Totals						Invoices	1		\$131.09
Vendor 861 - Axon Enterprise, Inc.									
INUS464554	PD - Taser 7 Certification Bundle - Year 4 of 5 Payment	Paid by Check #58530		07/15/2026	07/24/2026	07/24/2026		07/24/2026	34,217.53
Vendor 861 - Axon Enterprise, Inc. Totals						Invoices	1		\$34,217.53
Vendor 195 - Battery Systems Inc.									
10420889	WWRP GATOR FY 26/27	Paid by Check #58531		07/14/2026	07/24/2026	07/24/2026		07/24/2026	2,735.54
Vendor 195 - Battery Systems Inc. Totals						Invoices	1		\$2,735.54
Vendor 2095 - BCS Consulting, Inc.									
1100	FY2026-Parks- Repair/Maintenance-voltage data cabling-Vuich Park	Paid by Check #58532		06/03/2026	07/24/2026	07/24/2026	07/13/2026	07/24/2026	7,058.36
1105	PD - Supplies	Paid by Check #58532		07/14/2026	07/24/2026	07/24/2026		07/24/2026	244.10
Vendor 2095 - BCS Consulting, Inc. Totals						Invoices	2		\$7,302.46
Vendor 1393 - Estevan Benavides									
Benavides 2/3/26	FY 25/26 Planning Commission Meeting 2/3/26	Paid by Check #58533		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Benavides 4/7/26	FY 25/26 Planning Commission Meeting 4/7/26	Paid by Check #58533		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Benavides 5/5/26	FY 25/26 Planning Commission Meeting 5/5/26	Paid by Check #58533		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Benavides 6/2/26	FY 25/26 Planning Commission Meeting 6/2/26	Paid by Check #58533		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Vendor 1393 - Estevan Benavides Totals						Invoices	4		\$100.00
Vendor 1679 - Bill Nelson General Engineering Construction, Inc.									
251741-8	FY 25/26Bill Nelson 2024 CDBG Sewer Infrastructure Improvements	Paid by Check #58534		07/10/2026	07/24/2026	07/24/2026		07/24/2026	279,851.59
Vendor 1679 - Bill Nelson General Engineering Construction, Inc. Totals						Invoices	1		\$279,851.59
Vendor 2201 - BlueTriton Brands, Inc.									
06G8730276486	FY26/27-Mult Div.-Water bottle service-6/5/26-7/4/26	Paid by Check #58535		07/07/2026	07/24/2026	07/24/2026	07/13/2026	07/24/2026	377.50



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26
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 2201 - BlueTriton Brands, Inc. Totals									
Invoices							1		\$377.50
Vendor 822 - Boundtree Medical LLC									
86267333	Supplies	Paid by Check #58536		07/06/2026	07/24/2026	07/24/2026		07/24/2026	513.86
86275977	Supplies	Paid by Check #58536		07/13/2026	07/24/2026	07/24/2026		07/24/2026	1,073.25
86279567	Supplies	Paid by Check #58536		07/15/2026	07/24/2026	07/24/2026		07/24/2026	318.94
Vendor 822 - Boundtree Medical LLC Totals							Invoices	3	\$1,906.05
Vendor 116 - BSK Associates									
AJ14951	BSK FY 26/27	Paid by Check #58537		07/03/2026	07/24/2026	07/24/2026		07/24/2026	23.00
AJ16057	BSK FY 26/27	Paid by Check #58537		07/06/2026	07/24/2026	07/24/2026		07/24/2026	176.00
Vendor 116 - BSK Associates Totals							Invoices	2	\$199.00
Vendor 2092 - California PPE Recon Inc									
3632	Turnout Cleaning	Paid by Check #58538		07/16/2026	07/24/2026	07/24/2026		07/24/2026	3,378.50
Vendor 2092 - California PPE Recon Inc Totals							Invoices	1	\$3,378.50
Vendor 1201 - Alberto Cendejas II									
Cendejas 12/2/25	FY 25/26 Planning Commission Meeting 12/5/25	Paid by Check #58539		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Cendejas 2/3/26	FY 25/26 Planning Commission Meeting 2/3/26	Paid by Check #58539		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Cendejas 4/7/26	FY 25/26 Planning Commission Meeting 4/7/26	Paid by Check #58539		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Cendejas 5/5/26	FY 25/26 Planning Commission Meeting 05/5/26	Paid by Check #58539		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Cendejas 6/2/26	FY 25/26 Planning Commission Meeting 6/2/26	Paid by Check #58539		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Vendor 1201 - Alberto Cendejas II Totals							Invoices	5	\$125.00
Vendor 411 - Central Valley Clean Water Association									
2627-G-22	association dues fy 26/27	Paid by Check #58540		07/01/2026	07/24/2026	07/24/2026		07/24/2026	3,790.00
Vendor 411 - Central Valley Clean Water Association Totals							Invoices	1	\$3,790.00
Vendor 239 - City of Fresno									
20011468	PD - Perishable Skills Training / John Robison	Paid by Check #58541		07/01/2026	07/24/2026	07/24/2026		07/24/2026	623.00
20011903	PD - Perishable Skills Training / Shawn Campbell	Paid by Check #58541		07/01/2026	07/24/2026	07/24/2026		07/24/2026	623.00
Vendor 239 - City of Fresno Totals							Invoices	2	\$1,246.00
Vendor 240 - Clean Cut Landscape Management Inc.									
6332	Monthly Landscaping Service June 2026 FY 25/26	Paid by Check #58542		06/30/2026	07/24/2026	07/24/2026		07/24/2026	21,143.00
Vendor 240 - Clean Cut Landscape Management Inc. Totals							Invoices	1	\$21,143.00
Vendor 1732 - ClearGov Inc.									
2025-16888	Budget Book suite Renewal 07/17/26 to 07/16/27	Paid by Check #58543		07/17/2026	07/24/2026	07/24/2026		07/24/2026	15,450.00
Vendor 1732 - ClearGov Inc. Totals							Invoices	1	\$15,450.00
Vendor 1238 - Coleman & Horowitz, LLP									
567386	FY 2025-26 Viscaya Park	Paid by Check #58544		06/30/2026	07/24/2026	07/24/2026		07/24/2026	2,012.50



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26
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		Vendor 1238 - Coleman & Horowitz, LLP Totals				Invoices		1	\$2,012.50
0160181 07/07/26	FY 2026-27 1088 E KAMM AVE 07/11/26-08/10/26	Paid by Check #58546		07/07/2026	07/24/2026	07/24/2026		07/24/2026	48.67
0148160 07/11/26	FY 2026-27 1390 E Elizabeth Way OFC 07/16-08/15/26	Paid by Check #58545		07/11/2026	07/24/2026	07/24/2026		07/24/2026	311.55
0148178 07/12/26	680 S Alta Ave OFC 07/17/26- 08/16/26	Paid by Check #58547		07/12/2026	07/24/2026	07/24/2026		07/24/2026	261.20
Vendor 910 - Timothy S. Conklin		Vendor 170 - Comcast Totals				Invoices		3	\$621.42
Conklin 12/2/25	FY 25/26 Planning Commission Meeting 12/5/25	Paid by Check #58548		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Conklin 2/3/26	FY 25/26 Planning Commission Meeting 2/3/26	Paid by Check #58548		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Conklin 5/5/26	FY 25/26 Planning Commission Meeting 5/5/26	Paid by Check #58548		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Conklin 6/2/26	FY 25/26 Planning Commission Meeting 6/2/26	Paid by Check #58548		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
Vendor 1576 - Creative Asphalt, Inc.		Vendor 910 - Timothy S. Conklin Totals				Invoices		4	\$100.00
26-0209	FY25/26 Creative Asphalt- Rose Ann Cleaning	Paid by Check #58549		04/29/2026	07/24/2026	07/24/2026		07/24/2026	2,750.01
Vendor 1987 - Cuco's Cuts And Welding		Vendor 1576 - Creative Asphalt, Inc. Totals				Invoices		1	\$2,750.01
81462	FY2026-Sportsplex-Repair/Maint.- Fabric/Install of ltrack-nets	Paid by Check #58550		06/25/2026	07/24/2026	07/24/2026	07/17/2026	07/24/2026	5,200.00
44985	Metal Work	Paid by Check #58550		07/13/2026	07/24/2026	07/24/2026		07/24/2026	1,788.00
Vendor 3 - Culligan Water		Vendor 1987 - Cuco's Cuts And Welding Totals				Invoices		2	\$6,988.00
227124	CULLIGAN FY 25/26	Paid by Check #58551		06/30/2026	07/24/2026	07/24/2026		07/24/2026	81.00
227233	CULLIGAN FY 25/26	Paid by Check #58551		06/30/2026	07/24/2026	07/24/2026		07/24/2026	85.00
Vendor 334 - Cummins Pacific LLC		Vendor 3 - Culligan Water Totals				Invoices		2	\$166.00
Y4-260745406	T-31 Repairs	Paid by Check #58552		07/06/2026	07/24/2026	07/24/2026		07/24/2026	3,352.50
Vendor 1933 - Danny's Diesel Repair		Vendor 334 - Cummins Pacific LLC Totals				Invoices		1	\$3,352.50
INV-595	P-25 FY 26/27	Paid by Check #58553		07/09/2026	07/24/2026	07/24/2026		07/24/2026	140.00
Vendor 374 - DiBuduo & DeFendis Insurance Brokers, LLC		Vendor 1933 - Danny's Diesel Repair Totals				Invoices		1	\$140.00
134628	FY 2026 Patino Notary & E&O Bonds	Paid by Check #58554		07/08/2026	07/24/2026	07/24/2026		07/24/2026	88.00
Vendor 181 - Dooley Enterprises Inc.		Vendor 374 - DiBuduo & DeFendis Insurance Brokers, LLC Totals				Invoices		1	\$88.00
72063	PD - Armory/Range Supplies	Paid by Check #58555		07/07/2026	07/24/2026	07/24/2026		07/24/2026	3,000.48



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26

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 181 - Dooley Enterprises Inc. Totals									
							Invoices	1	\$3,000.48
Vendor 2099 - EagleShield Pest Control, Inc									
263360	July 2026 - Station	Paid by Check #58556		07/15/2026	07/24/2026	07/24/2026		07/24/2026	85.00
263696	July 2026 - Training Facility	Paid by Check #58556		07/16/2026	07/24/2026	07/24/2026		07/24/2026	95.00
							Vendor 2099 - EagleShield Pest Control, Inc Totals		
							Invoices	2	\$180.00
Vendor 1591 - Environment Control Central Cal, Inc.									
32339-299	environment control city of Dinuba FY 26/27	Paid by Check #58557		07/01/2026	07/24/2026	07/24/2026		07/24/2026	11,715.00
							Vendor 1591 - Environment Control Central Cal, Inc. Totals		
							Invoices	1	\$11,715.00
Vendor 1862 - Environmental & Lubrication Solutions, Inc									
00001041	Fire Suppression	Paid by Check #58558		06/10/2026	07/24/2026	07/24/2026		07/24/2026	4,611.20
							Vendor 1862 - Environmental & Lubrication Solutions, Inc Totals		
							Invoices	1	\$4,611.20
Vendor 442 - Fastenal Company									
CAVIS167149	FASTNEL FY 25/26	Paid by Check #58559		06/26/2026	07/24/2026	07/24/2026		07/24/2026	141.16
							Vendor 442 - Fastenal Company Totals		
							Invoices	1	\$141.16
Vendor 1200 - Linda Faust									
Faust 12/2/25	FY 25/26 Planning Commission Meeting 12/5/25	Paid by Check #58560		06/30/2026	07/24/2026	07/24/2026		07/24/2026	25.00
							Vendor 1200 - Linda Faust Totals		
							Invoices	1	\$25.00
Vendor 603 - Mario Febres									
July 2026	Anthem Reimb 7/1/26-7/31/26	Paid by Check #58561		07/20/2026	07/24/2026	07/24/2026		07/24/2026	255.40
							Vendor 603 - Mario Febres Totals		
							Invoices	1	\$255.40
Vendor 2064 - Ferguson Enterprises, LLC									
0065331	ferguson fy 26/27	Paid by Check #58562		07/13/2026	07/24/2026	07/24/2026		07/24/2026	4,575.99
							Vendor 2064 - Ferguson Enterprises, LLC Totals		
							Invoices	1	\$4,575.99
Vendor 1801 - Garda CL West, INC									
20671679	FY 25/26 Excess Items June 2026	Paid by Check #58563		06/30/2026	07/24/2026	07/24/2026		07/24/2026	28.50
							Vendor 1801 - Garda CL West, INC Totals		
							Invoices	1	\$28.50
Vendor 18 - The Gas Company									
0865742471207/26	FY 25/26 Natural Gas Vehicle Fuel 6/1/26-7/1/26	Paid by Check #58565		07/07/2026	07/24/2026	07/24/2026		07/24/2026	171.95
1263155600307/26	FY 25/26 DSC 06/04/26-07/06/26	Paid by Check #58570		07/08/2026	07/24/2026	07/24/2026		07/24/2026	21.36
1620155874507/26	FY 25/26 990 E El Monte Way 06/04/26-07/06/26	Paid by Check #58569		07/08/2026	07/24/2026	07/24/2026		07/24/2026	12.24
1620156700107/26	FY 25/26 1390 E Elizabeth Way 06/04/26-07/06/26	Paid by Check #58568		07/08/2026	07/24/2026	07/24/2026		07/24/2026	47.51
16201580004 7/26	June 2026	Paid by Check #58564		07/08/2026	07/24/2026	07/24/2026		07/24/2026	43.20
1641156700707/26	FY 25/26 110 S College Ave 06/04/26-07/04/26	Paid by Check #58566		07/08/2026	07/24/2026	07/24/2026		07/24/2026	45.34
1285520359707/26	FY 25/26 Telephone 06/05/26-07/07/26	Paid by Check #58567		07/09/2026	07/24/2026	07/24/2026		07/24/2026	53.05
							Vendor 18 - The Gas Company Totals		
							Invoices	7	\$394.65
Vendor 68 - Grainger Inc.									



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26
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
9967415952	FY25/26 Shop Cooler	Paid by Check #58571		06/26/2026	07/24/2026	07/24/2026		07/24/2026	4,742.42
9006061015	GRAINGER FY 26/27	Paid by Check #58571		07/15/2026	07/24/2026	07/24/2026		07/24/2026	238.67
			Vendor 68 - Grainger Inc. Totals			Invoices	2		\$4,981.09
Vendor 1431 - Patricia Hartman									
August 2026	Anthem Reimb RX 8/1/26-8/31/26	Paid by Check #58572		07/15/2026	07/24/2026	07/24/2026		07/24/2026	165.40
			Vendor 1431 - Patricia Hartman Totals			Invoices	1		\$165.40
Vendor 2294 - Health Net									
REF2556959-01-01	Refund 2556959-01-01	Paid by Check #58573		07/14/2026	07/24/2026	07/24/2026		07/24/2026	440.53
			Vendor 2294 - Health Net Totals			Invoices	1		\$440.53
Vendor 139 - Henry Schein Inc.									
59310113	Supplies	Paid by Check #58574		07/13/2026	07/24/2026	07/24/2026		07/24/2026	218.38
59311203	Supplies	Paid by Check #58574		07/13/2026	07/24/2026	07/24/2026		07/24/2026	1,461.80
			Vendor 139 - Henry Schein Inc. Totals			Invoices	2		\$1,680.18
Vendor 174 - Howard's Pest Control									
138670	TRANSIT CENTER FY 25/26	Paid by Check #58575		06/09/2026	07/24/2026	07/24/2026		07/24/2026	85.00
139259	TRANSIT CENTER FY 26/27	Paid by Check #58575		07/03/2026	07/24/2026	07/24/2026		07/24/2026	85.00
139302	WASTE WATER FY 26/27	Paid by Check #58575		07/07/2026	07/24/2026	07/24/2026		07/24/2026	65.00
139307	PUBLIC WORKS FACILITY FY 26/27	Paid by Check #58575		07/07/2026	07/24/2026	07/24/2026		07/24/2026	165.00
			Vendor 174 - Howard's Pest Control Totals			Invoices	4		\$400.00
Vendor 2240 - Image 2000									
864668	1/15/2026 - 4/14/2026	Paid by Check #58576		07/20/2026	07/24/2026	07/24/2026		07/24/2026	34.41
			Vendor 2240 - Image 2000 Totals			Invoices	1		\$34.41
Vendor 1721 - Image 2000 Fresno									
863586	PD - Copiers Maintenance	Paid by Check #58577		07/14/2026	07/24/2026	07/24/2026		07/24/2026	585.21
			Vendor 1721 - Image 2000 Fresno Totals			Invoices	1		\$585.21
Vendor 1317 - Jojo's Party Rentals									
3678	FY26/27-Special Events-2026 Frozen Fun Fest- Inflatables activ.	Paid by Check #58578		07/09/2026	07/24/2026	07/24/2026	07/10/2026	07/24/2026	1,035.78
			Vendor 1317 - Jojo's Party Rentals Totals			Invoices	1		\$1,035.78
Vendor 1747 - KRC Safety Co Inc									
74898	krc fy 26/27	Paid by Check #58579		07/15/2026	07/24/2026	07/24/2026		07/24/2026	335.44
			Vendor 1747 - KRC Safety Co Inc Totals			Invoices	1		\$335.44
Vendor 281 - Law and Associates Investigations									
26-119	Kandarian and Carrasco	Paid by Check #58580		07/14/2026	07/24/2026	07/24/2026		07/24/2026	1,600.00
			Vendor 281 - Law and Associates Investigations Totals			Invoices	1		\$1,600.00
Vendor 1972 - Crishten Leon									
Medic Cert Fees	Reimbursement	Paid by Check #58581		07/20/2026	07/24/2026	07/24/2026		07/24/2026	456.85
			Vendor 1972 - Crishten Leon Totals			Invoices	1		\$456.85
Vendor 89 - Liebert Cassidy Whitmore									
328889	FY 2026 DI030-00001	Paid by Check #58582		06/30/2026	07/24/2026	07/24/2026		07/24/2026	522.50
			Vendor 89 - Liebert Cassidy Whitmore Totals			Invoices	1		\$522.50



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26

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 2311 - Madera Ford									
119009	m-736 fy 26/27	Paid by Check #58583		07/03/2026	07/24/2026	07/24/2026		07/24/2026	13,391.55
		Vendor 2311 - Madera Ford Totals				Invoices	1		\$13,391.55
Vendor 1913 - Metro Uniform & Accessories									
311854	PD - Uniform / Norman Menjivar	Paid by Check #58584		07/14/2026	07/24/2026	07/24/2026		07/24/2026	381.18
		Vendor 1913 - Metro Uniform & Accessories Totals				Invoices	1		\$381.18
Vendor 1943 - Mineral King Publishing, Inc									
74032	Public Notice 596-28 Notice of Election City of Dinuba	Paid by Check #58585		07/09/2026	07/24/2026	07/24/2026		07/24/2026	310.00
		Vendor 1943 - Mineral King Publishing, Inc Totals				Invoices	1		\$310.00
Vendor 589 - Rosa Montanez									
July 2026	Anthem Reimb 7/1/26-7/31/26	Paid by Check #58586		07/20/2026	07/24/2026	07/24/2026		07/24/2026	247.82
		Vendor 589 - Rosa Montanez Totals				Invoices	1		\$247.82
Vendor 22 - Moore Twining Associates Inc.									
2606334	industrial fy 25/26	Paid by Check #58587		06/04/2026	07/24/2026	07/24/2026		07/24/2026	181.00
2607484	industrial fy 25/26	Paid by Check #58587		06/29/2026	07/24/2026	07/24/2026		07/24/2026	106.00
2607602	industrial fy 26/27	Paid by Check #58587		07/01/2026	07/24/2026	07/24/2026		07/24/2026	106.00
2607706	industrial fy 26/27	Paid by Check #58587		07/07/2026	07/24/2026	07/24/2026		07/24/2026	181.00
2607709	in-house fy 26/27	Paid by Check #58587		07/07/2026	07/24/2026	07/24/2026		07/24/2026	251.00
2607716	industrial fy 26/27	Paid by Check #58587		07/07/2026	07/24/2026	07/24/2026		07/24/2026	181.00
2607719	industrial fy 26/27	Paid by Check #58587		07/07/2026	07/24/2026	07/24/2026		07/24/2026	181.00
2607835	in-house fy 26/27	Paid by Check #58587		07/09/2026	07/24/2026	07/24/2026		07/24/2026	86.00
2607981	industrial fy 26/27	Paid by Check #58587		07/15/2026	07/24/2026	07/24/2026		07/24/2026	106.00
2607982	industrial fy 26/27	Paid by Check #58587		07/15/2026	07/24/2026	07/24/2026		07/24/2026	106.00
2607995	industrial fy 26/27	Paid by Check #58587		07/15/2026	07/24/2026	07/24/2026		07/24/2026	106.00
2608090	industrial fy 26/27	Paid by Check #58587		07/16/2026	07/24/2026	07/24/2026		07/24/2026	106.00
2608091	in-house fy 26/27	Paid by Check #58587		07/16/2026	07/24/2026	07/24/2026		07/24/2026	86.00
2608135	industrial fy 26/27	Paid by Check #58587		07/17/2026	07/24/2026	07/24/2026		07/24/2026	181.00
2608136	industrial fy 26/27	Paid by Check #58587		07/17/2026	07/24/2026	07/24/2026		07/24/2026	181.00
2608143	industrial fy 26/27	Paid by Check #58587		07/17/2026	07/24/2026	07/24/2026		07/24/2026	181.00
2608144	industrial fy 26/27	Paid by Check #58587		07/17/2026	07/24/2026	07/24/2026		07/24/2026	181.00
2608155	in-house fy 26/27	Paid by Check #58587		07/17/2026	07/24/2026	07/24/2026		07/24/2026	181.00
		Vendor 22 - Moore Twining Associates Inc. Totals				Invoices	18		\$2,688.00
Vendor 2302 - MSA Safety Sales, LLC									
965748824	MSA FY 26/27	Paid by Check #58588		07/14/2026	07/24/2026	07/24/2026		07/24/2026	527.04
		Vendor 2302 - MSA Safety Sales, LLC Totals				Invoices	1		\$527.04
Vendor 142 - ODP Business Solutions, LLC									
474703090001	Supplies	Paid by Check #58589		07/13/2026	07/24/2026	07/24/2026		07/24/2026	61.70
		Vendor 142 - ODP Business Solutions, LLC Totals				Invoices	1		\$61.70
Vendor 781 - Omega Industrial Supply Inc.									
171017	OMEGA FY 26/27	Paid by Check #58590		07/17/2026	07/24/2026	07/24/2026		07/24/2026	381.16
		Vendor 781 - Omega Industrial Supply Inc. Totals				Invoices	1		\$381.16



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26
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 1773 - Pace Supply Corp.									
1911535607	PACE FY 26/27	Paid by Check #58591		07/01/2026	07/24/2026	07/24/2026		07/24/2026	2,796.14
1911588732	pace fy 26/27	Paid by Check #58591		07/14/2026	07/24/2026	07/24/2026		07/24/2026	231.72
Vendor 1773 - Pace Supply Corp. Totals							Invoices	2	\$3,027.86
Vendor 76 - Pacific Gas & Electric									
4979039280405/26	FY 25/26 DSC 04/27/26-05/26/26	Paid by Check #58609		05/27/2026	07/24/2026	07/24/2026		07/24/2026	1,655.23
4979039280407/26	FY 25/26 DSC 05/27/26-06/24/26	Paid by Check #58610		06/25/2026	07/24/2026	07/24/2026		07/24/2026	2,004.83
1557710974506-26	FY 25/26 Parks 1851 E Kamm Ave 05/11/26-06/08/26	Paid by Check #58603		06/26/2026	07/24/2026	07/24/2026		07/24/2026	1,764.06
5751498437607/26	FY 25/26 Parks 139 N K St 05/11/26-06/08/26	Paid by Check #58611		06/26/2026	07/24/2026	07/24/2026		07/24/2026	49.22
6021181187607/26	FY 25/26 201 N Uruapan Way 05/11/26-06/08/26	Paid by Check #58612		06/26/2026	07/24/2026	07/24/2026		07/24/2026	1,873.77
7314274871106-26	FY 25/26 Parks & CS 05/11/26-06/08/26	Paid by Check #58614		06/26/2026	07/24/2026	07/24/2026		07/24/2026	3,139.83
8319024072707/26	FY 25/26 Parks SW SW 16-16-24 05/11/26-06/08/26	Paid by Check #58616		06/26/2026	07/24/2026	07/24/2026		07/24/2026	25.65
2337501511406/26	FY 2025-26 250 W Saginaw Ave 05/29/26-06/28/26	Paid by Check #58592		06/29/2026	07/24/2026	07/24/2026		07/24/2026	28.02
2725120519407/26	FY 25/26 & FY 26/27 Alta & Kamm Aves 05/29/26-06/28/26	Paid by Check #58596		06/29/2026	07/24/2026	07/24/2026		07/24/2026	68.15
6220088828707/26	FY 25/26 PARKS-EL MONTE & MCKINLEY 05/27/26-06/24/26	Paid by Check #58613		06/30/2026	07/24/2026	07/24/2026		07/24/2026	59.03
2257627333207/26	FY 25/26 425 S Alta Ave 06/03/26-07/01/26	Paid by Check #58605		07/02/2026	07/24/2026	07/24/2026		07/24/2026	10.40
1344455159507/26	FY 25/26 & FY 26/27 PW NW COR M & VENTURA AVE 06/06/26-07/06/26	Paid by Check #58593		07/07/2026	07/24/2026	07/24/2026		07/24/2026	106.36
2104753778807/26	FY 25/26 & FY 26/27 155 W Merced Ave 06/06/26-07/06/26	Paid by Check #58595		07/07/2026	07/24/2026	07/24/2026		07/24/2026	89.08
2848783828707/26	FY 25/26 L & L 1455 S Crawford Ave 06/06/26-07/06/26	Paid by Check #58606		07/07/2026	07/24/2026	07/24/2026		07/24/2026	13.48
6058049267007/26	FY 25/26 & FY 26/27 148 South M St 06/06/26-07/06/26	Paid by Check #58599		07/07/2026	07/24/2026	07/24/2026		07/24/2026	57.59
6308054466907/26	FY 2025 Alley BTWN L & K STS On Kern St 06/06/26-07/06/26	Paid by Check #58600		07/07/2026	07/24/2026	07/24/2026		07/24/2026	2.91
6724721106207/26	FY 25/26 & FY 26/27 Tulare & L STS 06/06/26-07/06/26	Paid by Check #58601		07/07/2026	07/24/2026	07/24/2026		07/24/2026	114.40
6766387770107/26	FY 24/25 & FY 25/26 Tulare & L ST 06/06/25-07/06/25	Paid by Check #58602		07/07/2026	07/24/2026	07/24/2026		07/24/2026	72.51
7748430711907/26	FY 25/26 PARKS-1133 S COLLEGE INYO & M ST 06/06/26-07/06/26	Paid by Check #58615		07/07/2026	07/24/2026	07/24/2026		07/24/2026	30.89
8607273249707/26	FY 25/26 L & L 1001 E El Paso Ave 06/06/26-07/06/26	Paid by Check #58617		07/07/2026	07/24/2026	07/24/2026		07/24/2026	34.92
1693144969407/26	FY 25/26 N/Kamm E/Green 06/08/26-07/07/26	Paid by Check #58604		07/08/2026	07/24/2026	07/24/2026		07/24/2026	24.64



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26
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
3396308460407/26	FY 25/26 L & L S/Kamm & O ST 06/08/26-07/07/26	Paid by Check #58608		07/08/2026	07/24/2026	07/24/2026		07/24/2026	5.73
5167308560407/26	FY 25/26 & FY 26/27 S/E Kamm & Alta 06/08/26-07/07/26	Paid by Check #58598		07/08/2026	07/24/2026	07/24/2026		07/24/2026	99.64
2073277197507/26	FY 25/26 & FY 26/27 1088 E KAMM AVE 06/09/26-07/08/26	Paid by Check #58594		07/09/2026	07/24/2026	07/24/2026		07/24/2026	874.26
2946520700807/26	FY 25/26 & FY 26/27 L & L 06/09/26-07/08/26	Paid by Check #58607		07/09/2026	07/24/2026	07/24/2026		07/24/2026	214.46
5027356573407/26	FY 25/26 & FY 26/27 Randle Ave 06/09/26-07/08/26	Paid by Check #58597		07/09/2026	07/24/2026	07/24/2026		07/24/2026	141.63
2567113494507/26	FY 25/26 FY 26/27 Autumn Gate Phase II & III 06/13/26-07/14/26	Paid by Check #58619		07/14/2026	07/24/2026	07/24/2026		07/24/2026	55.91
3166578419007/26	FY 25/26 FY 26/27 3007 W Kamm Ave 06/16/26-07/15/26	Paid by Check #58620		07/16/2026	07/24/2026	07/24/2026		07/24/2026	1,480.16
9459141832507/26	FY 25/26 L & L W/ College 100 N/Marshall 06/08/26-07/07/26	Paid by Check #58618		07/17/2026	07/24/2026	07/24/2026		07/24/2026	2.98
			Vendor 76 - Pacific Gas & Electric Totals			Invoices	29		\$14,099.74
Vendor 207 - Polydene Inc. 2040088	Polydyne Dinuba WWRP FY 25/26	Paid by Check #58621		06/22/2026	07/24/2026	07/24/2026		07/24/2026	10,589.90
			Vendor 207 - Polydene Inc. Totals			Invoices	1		\$10,589.90
Vendor 221 - Rene G. Ortega Concrete 2123	RENE ORTEGA HAUL & POUR FY 26/27	Paid by Check #58622		07/20/2026	07/24/2026	07/24/2026		07/24/2026	29,785.00
			Vendor 221 - Rene G. Ortega Concrete Totals			Invoices	1		\$29,785.00
Vendor 350 - Ridge Creek Dinuba Golf Club 07082026	FY26/27-Special Events- 2026 Ind. Day-1/2 cost-port. restrooms	Paid by Check #58623		07/08/2026	07/24/2026	07/24/2026	07/08/2026	07/24/2026	2,012.50
			Vendor 350 - Ridge Creek Dinuba Golf Club Totals			Invoices	1		\$2,012.50
Vendor 1677 - Rodeo Wild West 874812	FY26/27-Parks-Uniform Allowance-Jose Sanchez (1st boots)	Paid by Check #58624		07/16/2026	07/24/2026	07/24/2026	07/16/2026	07/24/2026	200.00
			Vendor 1677 - Rodeo Wild West Totals			Invoices	1		\$200.00
Vendor 1707 - RRM Design Group 4129-01-PS26-1	FY 25/26 RRM Fire Station 2 Conceptual Design February 2026	Paid by Check #58625		03/11/2026	07/24/2026	07/24/2026		07/24/2026	2,543.00
4129-01-PS26-2	FY 25/26 RRM Fire Station 2 Conceptual Design March 2026	Paid by Check #58625		04/14/2026	07/24/2026	07/24/2026		07/24/2026	11,517.96
4129-01-PS26-3	FY 25/26 RRM Fire Station 2 Conceptual Design April 2026	Paid by Check #58625		05/22/2026	07/24/2026	07/24/2026		07/24/2026	6,390.00
4129-01-PS26-4	FY 25/26 RRM Fire Station 2 Conceptual Design May 2026	Paid by Check #58625		06/25/2026	07/24/2026	07/24/2026		07/24/2026	2,717.00
4129-01-PS26-5	Services FY 25/26 RRM Fire Station 2 Conceptual Design June 2026	Paid by Check #58625		07/16/2026	07/24/2026	07/24/2026		07/24/2026	3,532.04



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26
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 1707 - RRM Design Group Totals									Invoices 5 \$26,700.00
Vendor 42 - Scout Specialties									
192656	SCOUT FY 25/26	Paid by Check #58626		02/11/2026	07/24/2026	07/24/2026		07/24/2026	196.21
193056	MAGNUM SUPER PREMIUM DRILL BIT FY 25/26	Paid by Check #58626		02/26/2026	07/24/2026	07/24/2026		07/24/2026	74.34
Vendor 42 - Scout Specialties Totals									Invoices 2 \$270.55
Vendor 46 - Self Help Enterprises									
DIN23CH MAY-26	FY 25/26 23CalHome Juana Ruiz Rehab Loan #16649 May 2026	Paid by Check #58627		06/26/2026	07/24/2026	07/24/2026		07/24/2026	125,368.10
Vendor 46 - Self Help Enterprises Totals									Invoices 1 \$125,368.10
Vendor 957 - Shred-It USA LLC									
8014858607	PD - Shred Services 06/15/2026	Paid by Check #58628		07/18/2026	07/24/2026	07/24/2026		07/24/2026	189.29
Vendor 957 - Shred-It USA LLC Totals									Invoices 1 \$189.29
Vendor 2214 - Standard Insurance Company									
11032020	8/1/2026-9/1/2026	Paid by Check #58629		07/13/2026	07/24/2026	07/24/2026		07/24/2026	990.76
Vendor 2214 - Standard Insurance Company Totals									Invoices 1 \$990.76
Vendor 2084 - Superior Plus Energy Services Inc									
37395465	FY 25/26 3018 Ridge Creek	Paid by Check #58630		06/19/2026	07/24/2026	07/24/2026		07/24/2026	1,051.87
37592931	FY 25/26 3018 Ridge Creek	Paid by Check #58630		06/26/2026	07/24/2026	07/24/2026		07/24/2026	731.99
37708471	FY 2026-27 3018 Ridge Creek	Paid by Check #58630		07/02/2026	07/24/2026	07/24/2026		07/24/2026	1,619.44
37795000	FY 2026-27 3018 Ridge Creek	Paid by Check #58630		07/10/2026	07/24/2026	07/24/2026		07/24/2026	1,021.48
37887868	FY 26/27 3018 Ridge Creek	Paid by Check #58630		07/17/2026	07/24/2026	07/24/2026		07/24/2026	1,397.96
Vendor 2084 - Superior Plus Energy Services Inc Totals									Invoices 5 \$5,822.74
Vendor 1442 - Superior Pool Products, LLC									
Q2035687	Superior Pool- Soda Ash	Paid by Check #58631		07/15/2026	07/24/2026	07/24/2026		07/24/2026	1,851.18
Q2035810	Superior- Drum Return	Paid by Check #58631		07/15/2026	07/24/2026	07/24/2026		07/24/2026	(75.00)
Vendor 1442 - Superior Pool Products, LLC Totals									Invoices 2 \$1,776.18
Vendor 2112 - TNT Fireworks									
7/1/2026 Refunds	Reimburse Fireworks Deposits	Paid by Check #58632		07/14/2026	07/24/2026	07/24/2026		07/24/2026	800.00
Vendor 2112 - TNT Fireworks Totals									Invoices 1 \$800.00
Vendor 1953 - Ed Todd									
June 2026	FY 2026 Anthem Reimb 6/1/26-6/30/26	Paid by Check #58633		07/15/2026	07/24/2026	07/24/2026		07/24/2026	1,332.43
Vendor 1953 - Ed Todd Totals									Invoices 1 \$1,332.43
Vendor 2320 - TrafficCalm Systems, LLC									
INV193718	FY25/26- Steet Supplies	Paid by Check #58634		03/19/2026	07/24/2026	07/24/2026		07/24/2026	7,342.83
Vendor 2320 - TrafficCalm Systems, LLC Totals									Invoices 1 \$7,342.83
Vendor 1098 - Tyler Technologies									
045-569913	Implementation	Paid by Check #58635		06/30/2026	07/24/2026	07/24/2026		07/24/2026	195.00
Vendor 1098 - Tyler Technologies Totals									Invoices 1 \$195.00
Vendor 58 - Underground Service Alert									
1151012026	2026 Annual Membership	Paid by Check #58636		07/24/2026	07/24/2026	07/24/2026		07/24/2026	1,099.27



Accounts Payable Invoice Report

G/L Date Range 07/19/26 - 07/24/26
Report By Vendor - Invoice
Summary Listing

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Vendor 58 - Underground Service Alert			Totals	Invoices			1		\$1,099.27
Vendor 354 - Verizon Wireless									
6148053720	Verizon pw FY 25/26	Paid by Check #58639		07/07/2026	07/24/2026	07/24/2026		07/24/2026	1,438.20
6148237097	PD - 06/11/2026 - 07/10/2026	Paid by Check #58638		07/10/2026	07/24/2026	07/24/2026		07/24/2026	3,179.70
	Billing Charges								
6148499310	June/July 2026 FY 2025-26 & 2026-27	Paid by Check #58637		07/12/2026	07/24/2026	07/24/2026		07/24/2026	476.72
Vendor 354 - Verizon Wireless			Totals	Invoices			3		\$5,094.62
Vendor 21 - Vestis Services LLC									
5031750500	FY26/27-Parks-Uniform Allowance-Parks staff- Wk. of 7/15/26	Paid by Check #58640		07/15/2026	07/24/2026	07/24/2026	07/16/2026	07/24/2026	60.35
Vendor 21 - Vestis Services LLC			Totals	Invoices			1		\$60.35
Vendor 1313 - Yopez Plumbing									
11782	FY25/26 Rose Ann hose bibs	Paid by Check #58641		06/26/2026	07/24/2026	07/24/2026		07/24/2026	382.47
11011	FY25/26- Rose Ann Leak	Paid by Check #58641		06/29/2026	07/24/2026	07/24/2026		07/24/2026	1,200.00
11339	Yopez- Rec Park Bathroom	Paid by Check #58641		07/09/2026	07/24/2026	07/24/2026		07/24/2026	488.90
Vendor 1313 - Yopez Plumbing			Totals	Invoices			3		\$2,071.37
Grand Totals				Invoices			205		\$749,842.26



City Council Staff Report

Department: PLANNING

August 11, 2026

To: Mayor and City Council
From: Schoettler Karl, City Planner
By:
Subject: Application 2026-06: Mittry Farms Site - Annexation and Prezoning (KSch)

RECOMMENDATION:

Council by one motion take the following action:

1. Resolution No. 2026-55 (Attachment "A") approving the environmental finding for the project.
2. Introduce and conduct the first reading, waive reading in full, of Ordinance No. 2026-15 (Attachment "B") amending the City of Dinuba Zoning Map to prezone the site "R-1-6" (Single Family Residential) and also "RM-2" (Multi-Family Residential).
3. Resolution No. 2026-56 (Attachment "C") Initiating annexation of the site.

EXECUTIVE SUMMARY:

Public Hearing to consider Application 2026-06 - an application for annexation and prezoning of a 38.7±-acre site (including two existing parcels) generally located on the west side of Road 92, south of Saginaw Avenue, east of the existing city limit boundary.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The application consists of several actions pertaining to two parcels containing a total of 38.7-acres, generally located west of Road 92 and south of Saginaw Avenue east of the existing city limit boundary. These actions include:

1. Annexation of the site (and detachment from County Service Area No. 1 and Kings River Conservation District).
2. Prezoning of the bulk of the site from Tulare County agricultural zoning to the "R-

1-6" (Single Family Residential) zone and a smaller portion to the "RM-2.5" (Multi-Family Residential) zone.

3. Adoption of an Addendum to the Environmental Impact Report (that was prepared for the Dinuba General Plan) indicating the project will not have impacts beyond those identified for the General Plan.

The project site is shown in Attachment "D" (location map) Attachment "E" (aerial photo) and Attachment "F" (General Plan Map).

General Plan

The site is within the City's planning area, is designated for urban development by the Dinuba General Plan (see Attachment "F") and is within the City's Sphere of Influence boundary. The bulk of the site is designated "Medium Density Residential", while a small strip along the south side of the site is designated "Medium-High Density Residential". The site is proposed to be zoned consistent with these designations (see discussion below).

Existing Site Uses and Zoning

The parcels are currently in agricultural use with orchards planted on both. There is an existing irrigation canal that runs along the north side of the site (adjacent to Saginaw Avenue). Adjacent land uses include:

North: Agriculture and a single-family home

East: Agriculture and single-family homes

South: Single family homes and vacant land

West: Fallow agricultural land (there is an approved subdivision map (Los Prados East) that has not yet started construction.

Of note, there is a one-acre parcel along Road 92 (bordered on three sides by the proposed annexation) that is currently excluded from the annexation. To date, the owner of this parcel has not consented to be annexed, and therefore the site is not included. However, it is possible that Tulare Local Agency Formation City Council (LAFCo) could require that parcel to be annexed when the application goes before that body. LAFCo has guidelines that strongly encourage annexations with logical, squared-off boundaries, as opposed to boundaries with insets, peninsulas, cutouts and islands, etc.

As noted above, the site is currently outside city limits but is designated for various land uses by the Land Use Map of the Dinuba General Plan. The bulk of the site is designated "Medium Density Residential". In this case, the associated zoning is the "R-

1-6" zone (Single Family Residential (6,000 square foot minimum lot size)). The purpose is to facilitate future development of this portion of the site with a single-family residential subdivision.

A strip of land along the south side of the site (containing approximately 2.9 acres) is designated "Medium-High Density Residential". This portion of the site will be zoned "RM-2.0" (Multi-Family Residential (one dwelling per 2,000 square feet of lot area). It is calculated this portion of the site could accommodate a "realistic" count of approximately 45 units.

Potential Development

At this time the applicant is not submitting an application for development, but expects to do so in the near future (for that portion of the site to be zoned "R-1-6"). Any such proposal would be required to go through its own review and public hearings before the and the City Council. Based on other recent development projects in Dinuba, it is expected that the 36-acre portion of the site could yield approximately 145 single family residential lots. Such a development would be required to comply with City requirements for subdivisions, including installation of streets, curbs, gutters, sidewalks and streetlamps, widening of adjacent streets (Road 92 and Saginaw Ave.) and installation of utilities, including water, sewer and storm drain lines, among other improvements.

Environmental Analysis

An Environmental Addendum (to the Environmental Impact Report for the Dinuba General Plan update) was prepared to evaluate potential environmental impacts of the project. The analysis indicated the project would not have impacts that would exceed those identified in the EIR for the General Plan, provided that mitigation measures are implemented prior to future development of the site concerning:

Agricultural impacts (loss of prime agricultural lands)

Biological resources (potential for impacts to birds)

Cultural resources (potential for impacts to buried historic and prehistoric artifacts on the site, including human remains).

Planning Commission Hearing

The Dinuba Planning Commission conducted a public hearing on August 4, 2026 to consider the proposed project. Following presentation of the staff report and discussion, the Commission voted 4-0 in favor of the application.

CONSULTATION/PUBLIC COMMENT

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

FINDINGS

The application complies with the required Findings of the Dinuba Municipal Code for the annexation and rezoning, contained in the attached resolutions.

BACKGROUND INFORMATION

APPLICANT: Mittry Farms

LOCATION: The site is located on the west side of Road 92, south of Saginaw Avenue and east of the existing city limit boundary.

Assessor Parcel Numbers: 013-090-008 (10.59 acres) and 013-090-078 (28.14 acres).

SITE SIZE: The subject site contains approximately 38.7-acres. The annexation will also include the adjoining rights-of-way of Road 92 and Saginaw Avenue.

ZONING: “R-1-6” (Single Family Residential – 6,000 square foot minimum lot size), “RM-2” (Multi-family residential (one dwelling per 2,000 square feet of lot area)

GENERAL PLAN: “Medium Density Residential” “Medium-High Density Residential”

EXISTING LAND USE: Agricultural land

Direction	Current Use	Zoning	General Plan
North	Agricultural land and single family dwelling	“A-1” (Tulare County Agriculture zone)	“Medium Density Residential”
South	Banquet facility and single family homes	“C-3” (Community Commercial)	“Community Commercial”
East	Agricultural land and single family dwellings	“R-A” Tulare County (Rural Residential) zone	“Medium Density Residential”
West	Fallow land and Residential subdivisions	“R-A” and “R-1” (Single Family Residential) (Proposed zoning for City of Dinuba (Los Prados East) is “R-1-6”	“Medium Density Residential” and “Community Commercial”

FISCAL IMPACT:

Each dwelling that is developed on the site will be required to pay the City's

Development Impact Fees.

PUBLIC HEARING:

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

ATTACHMENTS:

1. A. CC Reso CEQA Mittry Farms
2. B. Ordinance Mittry 8-11-26
3. C. Resolution to annex
4. D. Location
5. E. Aerial Photo
6. F. General Plan map

RESOLUTION NO 2026-55

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA ADOPTING AN
ENVIRONMENTAL FINDING OF NO NEW SIGNIFICANT IMPACTS FOR THE MITTRY
FARMS APPLICATION**

WHEREAS, an application was submitted for the annexation and rezoning of two existing parcels (containing approximately 38.7 acres) generally located on the west side of Road 92, south of Saginaw Avenue and east of the existing city limit boundary. The Assessor Parcel Numbers of the site are 013-090-008 and 013-090-078. In addition, adjoining street rights-of-way of Road 92 and Saginaw Avenue are being annexed, and

WHEREAS, the project proposes a reorganization of the subject parcels including annexation to the City of Dinuba and detachment from County Service Area No. 1 and also from the Kings River Conservation District. In addition, the site is being rezoned with 35.8±acres to the "R-1-6" zone and 2.9±acres to the "RM-2" zone, and

WHEREAS, the planning actions are considered a "project" under the Guidelines of the California Environmental Quality Act (CEQA) and consistent with Section 15164 of the CEQA Guidelines, an Addendum to the Environmental Impact Report for the Focused Dinuba General Plan was prepared, and

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

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

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

1. The proposed project is consistent with the goals, objectives and policies of the Dinuba General Plan and the Dinuba Zoning Ordinance, as amended.
2. The City of Dinuba has prepared an Addendum to the Environmental Impact Report for the Focused Dinuba General Plan, consistent with the requirements of CEQA.

The study determined the project will have no new significant impacts. Mitigation measures identified in the General Plan EIR have been applied to this project as listed below in Exhibit "A".

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

NOW, THEREFORE BE IT RESOLVED THAT a finding of no new significant impacts is made, based upon information contained within Addendum to the Environmental Impact Report (for the Focused Dinuba General Plan) and this finding is hereby adopted by the Dinuba City Council.

The foregoing resolution was adopted upon a motion of Council member _____, second by Council member _____, at a regular meeting of the Dinuba City Council on the 11th day of August, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rachel Nerio-Guerrero, Mayor of the City of Dinuba

ATTEST:

Maria Ananiz, City Clerk

Exhibit A: Mitigation Measures

Agricultural Resources

Mitigation Measure #3.2.3.1: The City will encourage property owners outside the City limits but within the SOI to maintain their land in agricultural production until the land is converted to urban uses. The City will also work cooperatively with land trusts and other non-profit organizations to preserve agricultural land in the region. This may include the use of conservation easements. Infill development will be preferred and encouraged over fringe development. Sequential and contiguous development is also preferred and encouraged over leap-frog development.

Biological Resources

Mitigation Measure #3.4.1.4: To protect burrowing owls, loggerhead shrikes, and other raptors and migratory birds, the following measures shall be implemented:

- To protect burrowing owls, preconstruction surveys shall be conducted at all project sites that contain grasslands, fallowed agricultural fields, vacant lots, or fallowed fields along roadsides, railroad corridors, and other locations. If, during a pre-construction survey, burrowing owls are found to be present, the following measures will be implemented as adopted from CDFG guidelines:

- o Compensation for the loss of burrowing owl habitat will be provided at a ratio of 3:1. Compensation may occur through participation in an approved mitigation bank, through conservation easement, or through other means acceptable to the regulatory wildlife agencies.

- o Exclusion areas will be established around occupied burrows in which no construction activities will occur. During the non-breeding season (September 1 through January 31), the exclusion area will extend 160 feet around any occupied burrows. During the breeding season of burrowing owls (February 1 through August 31), exclusion areas of 250 feet surrounding occupied burrows would be installed.

- o If construction must occur within these buffer areas, passive relocation of burrowing owls may be implemented as an alternative, but only during the non-breeding season and only with the concurrence of the California Department of Fish and Game. Passive relocation of burrowing owls would be

implemented by a qualified biologist using accepted techniques. Burrows from which owls had been relocated would be excavated using hand tools and under direct supervision of a qualified biologist.

- o Any owl burrows removed during construction will be compensated at a ratio of 3 artificial burrows created for each burrow removed. Artificial burrows would be created on lands accepted as compensation for habitat loss.

- To protect raptors, loggerhead shrikes, and other migratory birds, preconstruction surveys must be conducted prior to the initiation of construction, if construction activities are to start between February 15 and September 15 (during the breeding season for raptors and migratory birds). Surveys must consist of the following:

- o All trees which are suitable for raptor nesting and are within 600 feet of construction activities shall be inspected for active nests by a qualified biologist.

- o Surveys will be conducted at the following intensities, depending upon dates of initiation of construction:

Dinuba City Council
Resolution No. 2026-55
(Mittry Farms Project)

<u>Construction Start</u>	<u>Survey Period</u>	<u>Number of Surveys</u>	<u>Timing</u>
1 January to 20 March	1 January to 20 March	1	All day
21 March to 24 March	1 January to 20 March	1	All day
	21 March to 24 March	Up to 3	Sunrise to 10:00 and 16:00 to sunset
24 March to 5 April	1 January to 20 March	1	All day
	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
6 April to 9 April	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
	6 April to 9 April	Up to 3	Sunrise to 10:00 and 16:00 to sunset
	1 January to 20 March	1 (if all 3 surveys are performed between 6 and 9 April, then this survey need not be conducted)	All day
10 April to 30 July	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
	6 April to 20 April	3	Sunrise to 10:00 and 16:00
31 July to 15 September	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
	10 to 30 July	3	Sunrise to 10:00 and 16:00 to sunset

o If raptors are nesting in trees within 600 feet of the construction area, construction will not occur within this zone until after young have fledged (this usually occurs by early June). If migratory birds are nesting within 250 feet of the construction area, construction will not occur within that zone until after young have fledged. Nests will be monitored by a qualified biologist to determine fledging date.

o If construction activities must occur within these set-back distances, the CDFG will be contacted and alternate protection measures required by the CDFG will be followed.

3.4.1.5: Protect nesting Swainson's hawk

1. To the extent practicable, construction shall be scheduled to avoid the Swainson's hawk nesting season, which extends from March through August.
2. If it is not possible to schedule work between September and February, a qualified biologist shall conduct a survey for active Swainson's hawk nests within 0.25 miles of the Project site no more than 14 days prior to the start of construction. If an active nest is found within 0.25 miles, and the qualified biologist determines that Project activities would disrupt nesting, a construction-free buffer or limited operating period shall be implemented in consultation with the CDFW.

Cultural Resources

Mitigation Measure #3.5.3.1: All projects (as defined by CEQA Guidelines Section 15378(a) and Public Resources Code Section 21065) shall implement the following measures for cultural resources discovered during project implementation activities:

1. In the event that cultural or paleontological resources are encountered during project construction, all earth-moving activity in the specific construction area shall cease until the applicant retains the services of a qualified archaeologist or paleontologist. The archaeologist or paleontologist shall examine the findings, assess their significance, and offer recommendations for procedures deemed appropriate to either further investigate or mitigate adverse impacts on those cultural, paleontological or archaeological resources that have been encountered (e.g., excavate the significant resource).
2. If human bone or bone of unknown origin is found during project construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission. The Native American Heritage Commission shall notify the person considered to be the most likely descendant. The most likely descendant will work with the project applicant to develop a program for the re-interment of the human remains and any associated artifacts. No additional work shall take place within the immediate vicinity of the find until the identified appropriate actions have been completed.
3. Project personnel shall not collect or retain artifacts found at the site. Prehistoric resources may include, but would not be limited to: chert or obsidian flakes; projectile points; mortars and pestles; and dark friable soils containing shell, fragmentary bone, dietary debris, scorched rock, or human remains. Historic

resources may include, but would not be limited to, stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits, including those in old wells and privies.

4. If development and/or modification of the historic features reported by the Center for Archeological Research at CSU, Bakersfield is proposed, a historic analysis of such modification shall be made, including consultation with the State Historic Preservation Office. Historic features or elements that are considered to be significant shall be preserved. If such preservation is not feasible, mitigation shall include:

- Relocation of the structure to a location that is historically suitable; or
- Recordation of feature through archival photography and donation of artifacts to the Dinuba museum.

ORDINANCE NO. 2026-15

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DINUBA PRE-ZONING TWO PARCELS
GENERALLY LOCATED ON THE WEST SIDE OF ROAD 92 AND THE SOUTH SIDE SAGINAW
AVENUE, EAST OF THE EXISTING CITY LIMIT BOUNDARY.**

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

SECTION 1. FINDINGS.

- (a) The City of Dinuba administers a Zoning Ordinance (Title 17 of the Dinuba Municipal Code), including a map that designates all parcels of land with specific zoning classifications.
- (b) The purpose of zoning is to facilitate a well-planned City and to avoid land use conflicts, among other objectives.
- (c) The City has received an application for annexation and rezoning of two parcels generally located on the west side of Road 92, south of Saginaw Avenue and east of the existing city limit boundary.
- (d) The Assessor Parcel Numbers of the subject parcels are 013-090-008 and 013-090-078.
- (e) The purpose of the zone change is to facilitate annexation of the site and eventual development of uses consistent with the Dinuba General Plan.
- (f) The proposed zone change is shown on Exhibit 1.

SECTION 2. SEVERABILITY.

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

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

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

SECTION 5. The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Dinuba on the 11th day of August, 2026, by the following vote:

AYES:

NOES:

ABSENT:

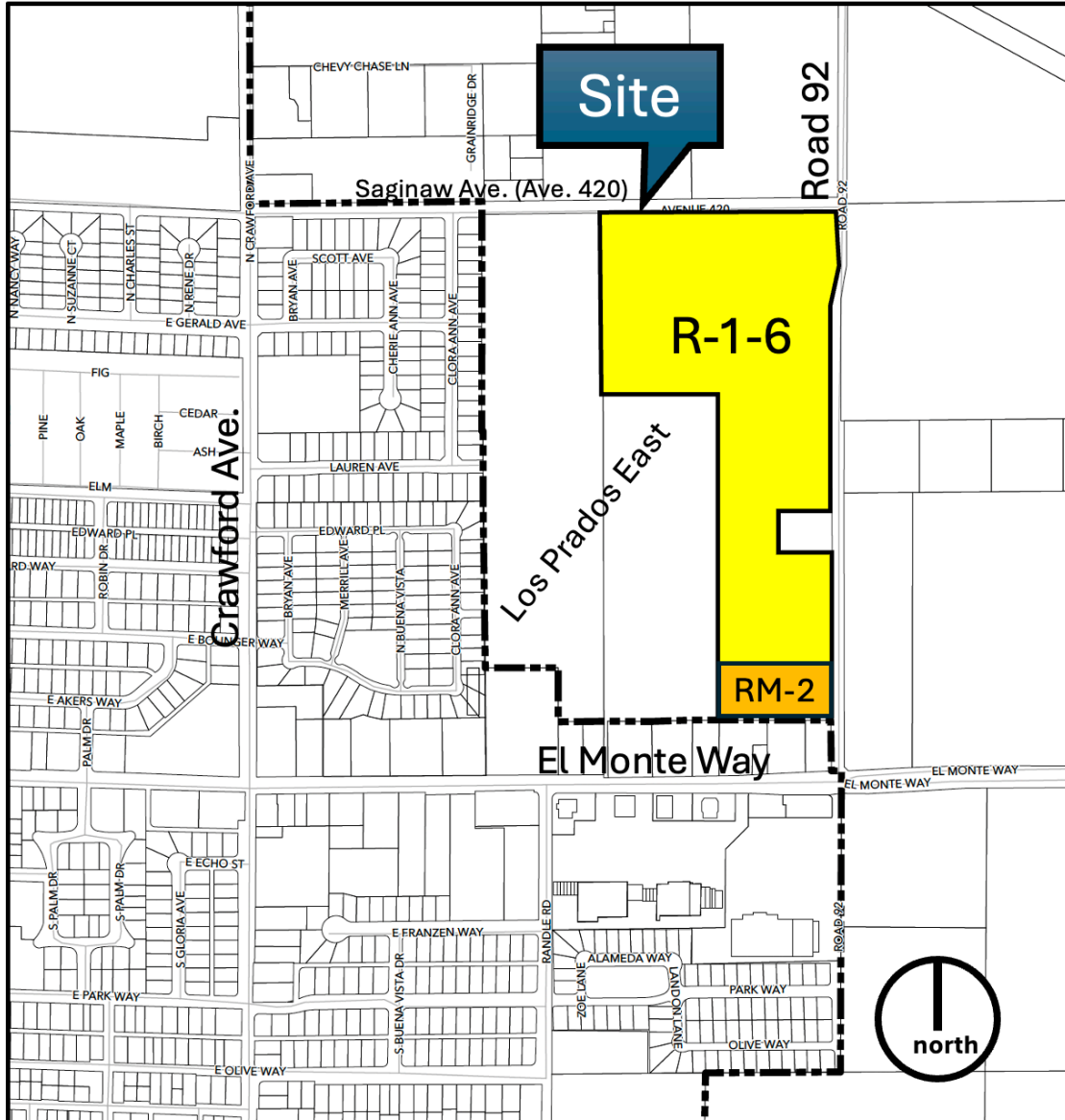
ABSTAIN:

Rachel Nerio-Guerrero, Mayor of the City of Dinuba

ATTEST:

Maria Ananiz, City Clerk

EXHIBIT 1



ATTACHMENT "C"

RESOLUTION NO. 2026-56

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DINUBA INITIATING A
REORGANIZATION OF TWO PARCELS CONTAINING APPROXIMATELY 38.7± ACRES (AND
ADJOINING STREET RIGHTS-OF-WAY), GENERALLY LOCATED ON THE WEST SIDE OF ROAD 92,
SOUTH OF SAGINAW AVENUE AND EAST OF THE EXISTING CITY LIMIT BOUNDARY**

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

WHEREAS, the subject territory is generally located along the west side of Road 92, south of E. Saginaw Avenue and east of the existing city limit boundary, and

WHEREAS, the parcels contain approximately 38.7± acres, primarily featuring agricultural land. The Assessor Parcel Numbers are 013-090-008 and 013-090-078, and

WHEREAS, the City of Dinuba, designated as the conducting agency, wishes to reorganize said properties because they are within Dinuba's Sphere of Influence, are coterminous with Dinuba's city limits and are designated for urban uses by the Dinuba General Plan, and

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

WHEREAS, the City has prepared an environmental analysis for the project, consistent with the California Environmental Quality Act (CEQA) which determined the project will not have significant impacts beyond those ascertained in the Environmental Impact Report that was prepared for the Focused Dinuba General Plan update, and mitigation measures have been identified for the project, and

WHEREAS, the City of Dinuba wishes to submit a formal application for reorganization to the Tulare Local Agency Formation Commission (LAFCO) for territory shown in Exhibit 1 hereinafter called the "Mittry Farms Reorganization", and

BE IT FURTHER RESOLVED AS FOLLOWS:

1. The City Council finds that the proposed project is consistent with the Dinuba General Plan, and is within Dinuba's Sphere of Influence boundary.
2. Application is hereby made to the Executive Officer of the Tulare County Local Agency Formation Commission (LAFCo) consistent with the information contained in the project questionnaire, entitled Reorganization 2026-02 (Mittry Farms) to annex the subject parcels into the City of Dinuba and detach the parcels from Tulare County Service Area #1 (CSA#1) and the Kings River Conservation District.
3. The City has determined that the project will not have significant impacts on the environment and an Addendum to the Environmental Impact Report prepared for the Focused Dinuba General Plan update has been adopted, consistent with the Guidelines of the California Environmental Quality Act (CEQA).
4. The subject parcels have been pre-zoned "R-1-6" (Single Family Residential) and "RM-2" (Multi-Family Residential) by the City of Dinuba, as shown in City Council Resolution No. 1177.
5. Final approval of this reorganization is contingent on Tulare LAFCo approval of the Los Prados East annexation (Application 2026-01) immediately to the west.
6. The City Clerk of the City of Dinuba is hereby authorized to file a certified copy of this resolution with the Executive Officer of the Tulare County Local Agency Formation Commission.

Dinuba City Council
Resolution No. 2026-56
Reorganization for Mittry Farms Project

NOW, THEREFORE BE IT RESOLVED THAT the Reorganization 2026-02, as shown in Exhibit 1, is hereby approved by the Dinuba City Council.

The foregoing resolution was adopted upon a motion of Council member _____, second by Council member _____, at a regular meeting of the Dinuba City Council on the 11th day of August, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

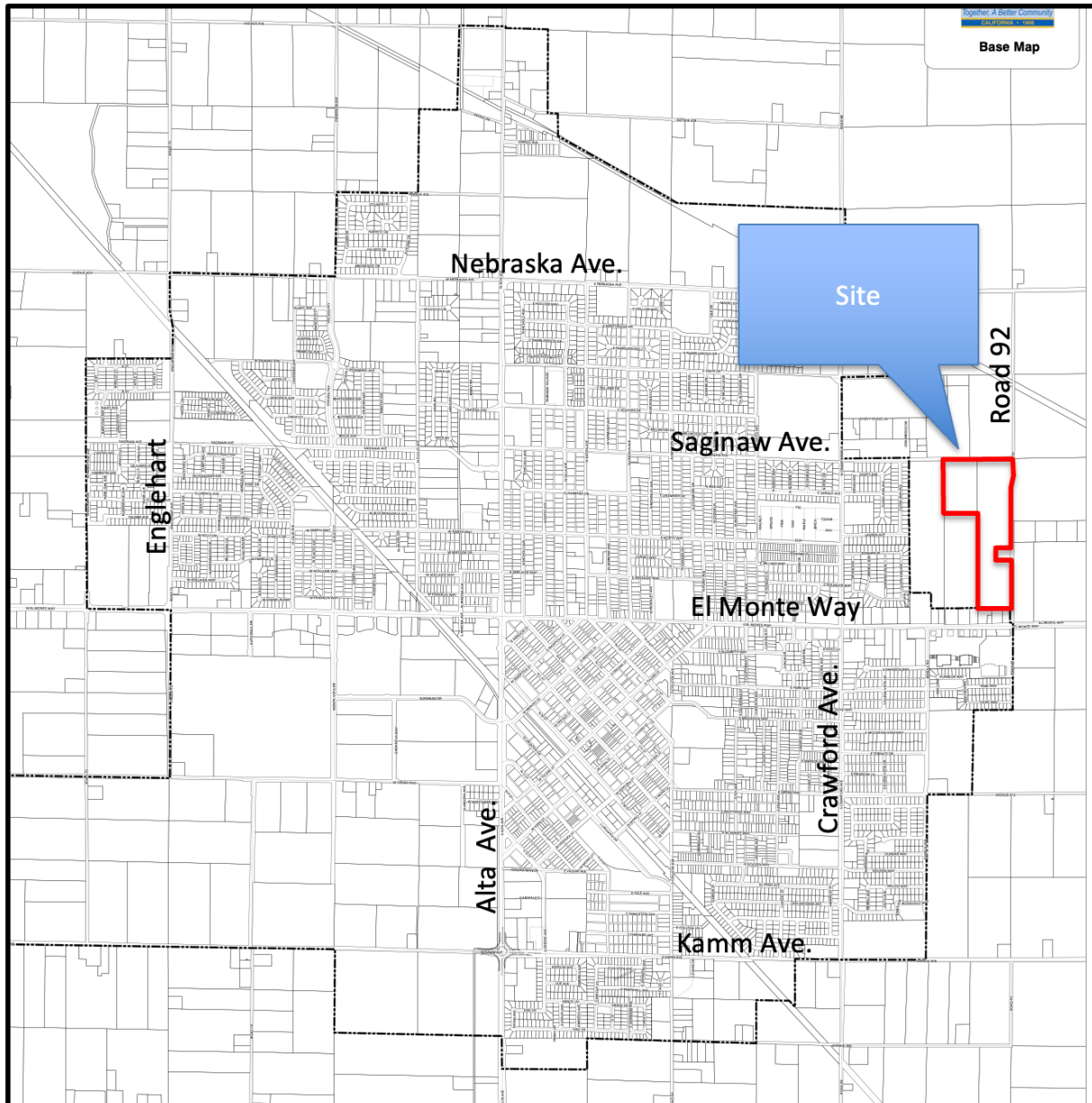
ABSTAIN:

Rachel Nerio-Guerrero, Mayor of the City of Dinuba

ATTEST:

Maria Ananiz, City Clerk

Attachment "D" (Location Map)





Attachment "F" (General Plan Land Use Map)

