



Tuesday, March 25, 2025 / 6:30 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. OPENING CEREMONIES - 6:30 P.M.

1.1. Welcome and Call to Order

1.2. Invocation

1.3. Pledge of Allegiance

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).

3. PRESENTATIONS

3.1. Dinuba Police Community Volunteers In-Kind Service Check Presentation to City Council (TA)

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 March 11, 2025.

5.2. SUBJECT

Letter of support for SB 496 (Hurtado) for creating State Advanced Clean Fleets Committee

RECOMMENDATION

Council to consider submitting a letter of support for SB 496 (Hurtado) to establish a State Advanced Clean Fleets (ACF) committee, and related programs and activities.

5.3. SUBJECT

Resolution No. 2025-16 Authorizing Application for 2024 CalHOME Program Funding (GA)

RECOMMENDATION

Council to adopt Resolution No. 2025-16 authorizing the submittal of a 2025 grant application to the California Department of Housing and Community Development for \$1,000,000 under the CalHome Program, and authorize the City Manager or Public Works Director to execute the required standard agreement and related program documents.

5.4. SUBJECT

Notice of Completion for the Safety Improvements at Various Locations through Federal Project No. HSIPL 5143(034) (JW)

RECOMMENDATION

Council to accept the Safety Improvements at Various Locations Project as complete and authorize the City Engineer to file a Notice of Completion with the Tulare County Recorder's Office.

5.5. SUBJECT

Ordinance No. 2025-01 – Second reading and adoption of comprehensive Zoning Ordinance Update (KSch)

RECOMMENDATION

Council to conduct the second reading, waive reading in full, and adopt Ordinance No. 2025-01 pertaining to a comprehensive update of the Dinuba Zoning Ordinance (Title 17 of the Dinuba Municipal Code) and several other cleanup code amendments.

5.6. SUBJECT

Request for Excused Absence Council Member Linda Launer (MA)

RECOMMENDATION

Council to excuse the absence of Council Member Linda Launer from the City Council meeting of March 11, 2025.

6. WARRANT REGISTER

6.1. SUBJECT

Warrant Register March 14 & March 21, 2025 (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

7. DEPARTMENT REPORTS

7.1. SUBJECT

Authorization to Appoint a Representative to TCAG Measure R Oversight Committee (MA)

RECOMMENDATION

Council approve the appointment of Gurjot Dhanda to the Tulare County Measure R Citizen's Oversight Committee.

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: POLICE SERVICES

March 25, 2025

To: Mayor and City Council

From:

By:

Subject: Dinuba Police Community Volunteers In-Kind Service Check Presentation to City Council (TA)

RECOMMENDATION:

Council to receive presentation of in-kind service check from the Dinuba Police Volunteers.

EXECUTIVE SUMMARY:

None.

OUTSTANDING ISSUES:

None.

DISCUSSION:

None.

FISCAL IMPACT:

The Police Community Volunteers provide a valuable service to the community at no cost to the City of Dinuba. Last year, the Police Community Volunteers completed a total of 1,141.50 in-kind service hours, for a total of \$45,820 cost savings to the City of Dinuba.

PUBLIC HEARING:

None.

ATTACHMENTS:

None



City Council Staff Report

Department: CITY MANAGER'S OFFICE

March 25, 2025

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

RECOMMENDATION:

Council to review and approve the City Council meeting of March 11, 2025.

EXECUTIVE SUMMARY:

None.

OUTSTANDING ISSUES:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None required.

ATTACHMENTS:

1. City Council Meeting Minutes, March 11, 2025



**March 11, 2025
MINUTES**

COUNCIL MEMBERS PRESENT:

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

COUNCIL MEMBERS ABSENT:

Linda Launer

STAFF MEMBERS PRESENT:

Alaniz, Avila, Chastain, Iriarte, James, Lew, Lopez, Montejano, Patlan

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

Mayor Nerio-Guerrero called the meeting to order at 6:30 p.m.

1.2. Invocation

The Invocation was led by Chaplain Garcia.

1.3. Pledge of Allegiance

The Pledge of Allegiance was led by City Engineer Watts.

2. AGENDA CHANGES OR DELETIONS

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

None.

3. REQUEST TO ADDRESS COUNCIL

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

None.

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 February 25, 2025, as presented.

4.2. SUBJECT

Approve Final Map and Subdivision Agreement for Montebella Phase 3 Subdivision (JW)

RECOMMENDATION

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

1. Adopt Resolution No. 2025-17 approving the Final Map for the Montebella Phase 3 Subdivision consisting of 86 residential lots and authorize City staff to record said map; and,
2. Approve the Subdivision Development Agreement for Empire Estates and authorize the City Manager or designee to execute the agreement.

4.3. SUBJECT

Resolution No. 2025-13 Approving an Extraterritorial Water Service Connection to 1066 E. Kamm Avenue located outside City Limits (GA)

RECOMMENDATION

Council to take the following action by one motion:

1. Adopt Resolution No. 2025-13 approving the extension of municipal water service to the property located at 1066 E. Kamm Avenue (APN 030-120-070) ; and,
2. Authorize the City Manager or his designee to enter into an agreement with James and Leticia Lamb to connect their property to City water; and,
3. Authorize the Public Works Director or his designee to submit an application to the Tulare Local Agency Formation Commission (LAFCO) for an extraterritorial water service connection.

A motion was made by Vice Mayor Prado, second by Council Member Thusu, to review and approve as presented.

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

5. WARRANT REGISTER

5.1. SUBJECT

Warrant Register February 28 & March 7, 2025 (KS)

RECOMMENDATION

Council to review and approve the Warrant Register as presented.

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

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

6. PUBLIC HEARING

6.1. SUBJECT

Public hearing for adoption of the City of Dinuba 2023-2031 Housing Element (KSCh)

RECOMMENDATION

Council to adopt Resolution No. 2025-15, adopting the City of Dinuba 2023-2031 Housing Element.

City Planner Schoettler presented the City of Dinuba 2023-2031 Housing Element update and reported that the Planning Commission adopted the plan at the last meeting.

Mayor Nerio-Guerrero opened the Public Hearing.

No comments were made.

Mayor Nerio-Guerrero closed the Public Hearing.

A motion was made by Council Member Thusu, second by Council Member Reynosa, to adopt Resolution No. 2025-15, adopting the City of Dinuba 2023-2031 Housing Element.

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

6.2. SUBJECT

Public Hearing for the Introduction of Ordinance No. 2025-01 adopting a Comprehensive Update of the Dinuba Zoning Ordinance (KSCh)

RECOMMENDATION

Council to take the following action in one motion:

1. Introduce and conduct the first reading, waive reading in full, of Ordinance No. 2025-01 for the adoption of a comprehensive update of the Dinuba Zoning Ordinance and additional amendments to Sections 5.04.130 and 9.36 of Title 17 of the Dinuba Municipal Code; and,
2. Schedule the second reading and adoption of Ordinance No. 2025-01 for March 25, 2025.

City Planner Schoettler introduced an update to the Dinuba Zoning Ordinance and Ordinance NO. 2025-001.

Mayor Nerio-Guerrero opened the Public Hearing.

No comments were made.

Mayor Nerio-Guerrero closed the public hearing.

A motion was made by Council Member Reynosa, second by Vice Mayor Prado, to, in one motion, introduce and conduct the first reading, waive reading in full, of Ordinance No. 2025-01 for the adoption of a comprehensive update of the Dinuba Zoning Ordinance and additional amendments to Sections 5.04.130 and 9.36 of Title 17 of the Dinuba Municipal Code; and, schedule the second reading and adoption of Ordinance No. 2025-01 for March 25, 2025.

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

7. MAYOR/COUNCIL REPORTS

The Council shared information about community events they have attended.

8. CITY MANAGER COMMUNICATIONS

City Manager Patlan thanked Parks & Community Services Director Hurtado and the Parks staff for their work on the Viscaya Park Planting event and the local reporter for their coverage. Patlan also shared that the Dinuba Chamber Gala is scheduled for March 21st.

9. CITY STAFF COMMUNICATIONS

Assistant City Manager James shared that events will be highlighted in the online newsletter. James shared that Chipotle is making progress and moving forward.

City Attorney Lew shared that he is working with the departments on ongoing items, and is seeing legal challenges in response to newly adopted homeless laws and ordinances.

Fire Chief Chastain shared his department's personnel recruitment update. Chastain shared his department has submitted data to the consultant for the Fire Master Plan and Council Members may be contacted for feedback.

Police Chief Iriarte gave an update on body-worn cameras and shared his department's personnel update. Iriarte shared that his department participated in Read Across America.

Parks & Community Director Hurtado shared that her department is working on a grant application for Sierra View Park in the Los Prados neighborhood and the BBQ Brew Fest is scheduled for this Saturday.

City Engineer Watts reported that Road 70 passed all utility tests, paving is scheduled for next week, and work on Sierra and Englehart will begin after the rainy season. Watts shared that Viscaya Park will open in middle to late April, and residential developments are progressing. Watts also reported working on summer projects and grant applications.

City Manager Patlan added that part of the Bonadeli neighborhood includes multiple paving projects and upgrades and, as part of the Viscaya Park, CSET is funding additional landscaping. Patlan shared that he is working with staff on submitting for the San Joaquin Policy Award.

Public Works Director Avila reported that the department is working on multiple State funding programs. Avila shared that the Well 20 improvements will be complete soon and the Spring Clean-Up is scheduled for March 22nd, from 7 a.m. - 3 p.m., and will include shredding of up to 5 boxes of documents. There will also be compost to give away.

City Clerk/Human Resources Director Alaniz advised that Pablo Contreras has resigned from his seat on the Planning Commission. His chair is open and will be posted. Alaniz shared the Sequoia Regional Economic Summit is scheduled for March 21st.

Billing & Collections Supervisor Montejano shared the City has an open recruitment for a Part-Time Billing Clerk.

10. ADJOURNMENT

Mayor Nerio-Guerrero adjourned the meeting at 7:17 p.m.



City Council Staff Report

Department: CITY MANAGER'S OFFICE

March 25, 2025

To: Mayor and City Council

From: Daniel James, Assistant City Manager

By:

Subject: Letter of support for SB 496 (Hurtado) for creating State Advanced Clean Fleets Committee

RECOMMENDATION:

Council to consider submitting a letter of support for SB 496 (Hurtado) to establish a State Advanced Clean Fleets (ACF) committee, and related programs and activities.

EXECUTIVE SUMMARY:

SB 496 (Hurtado) would create an Advanced Clean Fleets (ACF) Appeals Advisory Committee, ensure disaster service workers are able to effectively respond to emergency situations, and provide some much needed and common-sense reforms for compliance.

OUTSTANDING ISSUES:

None.

DISCUSSION:

As part of the 2025/26 legislative cycle, Senator Hurtadoo has introduced a proposed bill SB 496 - Advanced Clean Fleets (ACF), which sets ambitious compliance deadlines for fleets to transition to an increasing proportion of Zero Emission Vehicles (ZEVs).

The ACF's ZEV transition requires access to adequate utility infrastructure for alternative fueling such as EV charging, as well as access to ZEVs that operationally can deliver the full spectrum of important and highly specialized services that fleets provide (many which are vital to the health and safety of Californians). While the ACF allows that fleets may request exemptions granting compliance flexibility in cases where, for reasons beyond their control, fleets cannot meet the compliance timetables, the ACF does not provide clarity on how such exemption requests are to be evaluated and decided upon, nor does it provide a process for any administrative review of exemption request denials by the California Air Resources Board (CARB).

SB 496 establishes an Appeals Advisory Committee by which local agencies may

request a review of exemption request denials. Allowing a formal appeals process ensures transparency while protecting due process for those seeking further review. In cases where a regulation allows for exemptions and extensions, best practices necessitate an appeals process. Such a process can be particularly helpful and impactful by offering clear and feasible pathways to compliance without diminishing CARB's authority as this Appeals Advisory Committee would only operate in an advisory role.

Additionally, SB 496 would update the emergency vehicle exemption, allowing those vehicles that respond to and support critical operations related to emergencies and disasters, often under austere conditions, to continue to protect our communities. Our front-line workers and the communities they serve rely on vehicles that must be able to do the job the emergency dictates, even when the power is out. Especially given the rising toll of natural disasters in our state, we must prioritize the safety of our communities and the public servants that work around the clock through these unprecedented events. SB 496 also modifies the requirements of the daily usage exemption, removing barriers for the applicant to comply with the mandate.

Finally, this measure promotes affordability in the midst of rapidly rising cost pressures on essential local services by averting the costly acquisition of ZEVs before it is possible to install the infrastructure required to use them. The infrastructure needs to be in place before the vehicles can be purchased.

Staff has analyzed the bill and recommends City Council consider submitting a letter of support SB 496 (Hurtado), for the Advanced Clean Fleets (ACF). The draft Letter of Support and League of California Cities SB 496 Bill Summary are attached herein as Attachment 'A' and 'B', respectively.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None required.

ATTACHMENTS:

1. A. SB 496 Letter of Support 03132025
2. B. Cal Cities SB 496 Flyer
3. C: Improving the Advanced Clean Fleets Regulation Factsheet



OFFICE OF THE MAYOR

405 E. El Monte Avenue

Dinuba, CA 93618

B: (559) 590-5900

F: (559) 591-4246

The Honorable Melissa Hurtado
California State Senate
1021 O Street, Room 6510
Sacramento, CA 95814

RE: SB 496 (Hurtado) Advanced Clean Fleets. Notice of SUPPORT (As introduced 2/19/2025)

Dear Senator Hurtado,

The City of Dinuba is pleased to support SB 496 (Hurtado), which would create an Advanced Clean Fleets (ACF) Appeals Advisory Committee, ensure disaster service workers are able to effectively respond to emergency situations, and provide some much needed and common-sense reforms for compliance.

The City of Dinuba is working diligently to reduce the carbon intensity of fleet operations while ensuring that we continue to provide the many critical services our communities rely upon for their most essential daily needs.

The ACF sets ambitious compliance deadlines for fleets to transition to an increasing proportion of Zero Emission Vehicles (ZEVs). The ACF's ZEV transition requires access to adequate utility infrastructure for alternative fueling such as EV charging, as well as access to ZEVs that operationally can deliver the full spectrum of important and highly specialized services that fleets provide (many which are vital to the health and safety of Californians). While the ACF allows that fleets may request exemptions granting compliance flexibility in cases where, for reasons beyond their control, fleets cannot meet the compliance timetables, the ACF does not provide clarity on how such exemption requests are to be evaluated and decided upon, nor does it provide a process for any administrative review of exemption request denials by the California Air Resources Board (CARB).

SB 496 establishes an Appeals Advisory Committee by which local agencies may request a review of exemption request denials. Allowing a formal appeals process ensures transparency while protecting due process for those seeking further review. In cases where a regulation allows for exemptions and extensions, best practices necessitate an appeals process. Such a process can be particularly helpful and impactful by offering clear and feasible pathways to compliance without diminishing CARB's authority as this Appeals Advisory Committee would only operate in an advisory role.

Additionally, SB 496 would update the emergency vehicle exemption, allowing those vehicles that respond to and support critical operations related to emergencies and disasters, often under austere conditions, to continue to protect our communities. Our front-line workers and the communities they serve rely on vehicles that must be able to do the job the emergency dictates, even when the power is out. Especially given the rising toll of natural disasters in our state, we must prioritize the safety of our communities and the public servants that work around the clock through these unprecedented events.

Also, SB 496 modifies the requirements of the daily usage exemption, removing barriers for the applicant to comply with the mandate.

Finally, this measure promotes affordability in the midst of rapidly rising cost pressures on essential local services by averting the costly acquisition of ZEVs before it is possible to install the infrastructure required to use them. The infrastructure needs to be in place before the vehicles can be purchased.

SB 496 will create much-needed improvements to the ACF while protecting the health and safety of Californians, avoid unnecessary costs detrimental to our shared long-term goals, and ensure that local agencies can continue to work diligently to decarbonize their fleet operations and comply with the ACF without being penalized for factors beyond their control.

For these reasons, the City of Dinuba is pleased to support SB 496 (Hurtado).
Thank you,

Rachel Nerio-Gurrero, Mayor
City of Dinuba
Office: (559) 591-5900



California Special
Districts Association
Districts Stronger Together



LEAGUE OF
CALIFORNIA
CITIES



SB 496: Safe and Clean Fleets

(Hurtado, Archuleta, Niello, and Alanis)

In 2023, CARB imposed the Advanced Clean Fleets (ACF) regulation on state and local agencies to transition medium and heavy duty fleets from internal combustion engines to zero emission vehicles (ZEVs) by 2045

SB 496 is bipartisan legislation that ensures California can continue to move forward in achieving its climate and emissions goals, while improving the ACF to:

- **Protect HEALTH AND SAFETY in our communities**

SB 496 updates the ACF's emergency vehicle exemption to include vehicles that respond to and support critical operations related to emergencies and disasters, often under severe and difficult conditions not suitable for ZEVs.



- **Uphold compliance with our CLIMATE GOALS**

SB 496 ensures local agencies can continue to work diligently to decarbonize their fleet operations by providing clarity without compromising our priorities.

- **Promote AFFORDABILITY for our hard-working families**

Amid rapidly rising cost pressures on essential local services, SB 496 streamlines unnecessary bureaucratic barriers to compliance and averts the costly acquisition of unusable ZEVs before it is possible to install the infrastructure they require.



- **Ensure TRANSPARENCY AND ACCOUNTABILITY in our government**

SB 496 establishes an Appeals Advisory Committee by which local agencies can request review. This committee must act within 60 days of receiving a request, and all meetings must be 1) open to the public, and 2) recorded with the video posted online.

Our front-line workers need to be able to rely on their vehicles under any conditions during a fire, earthquake, storm or other emergency where their service is critical.



Improving the Advanced Clean Fleets (ACF) Regulation

SUMMARY

This bill creates an appeals advisory committee made up of state agencies, industry experts, fleets, and local governments to navigate the exemption and extension process for the California Air Resource Board (CARB) Advanced Clean Fleets (ACF) regulation.

It amends the definition of an authorized emergency vehicle as defined in the ACF regulation to expand the types of vehicles covered by the Emergency Vehicle Exemption.

It amends the ACF regulation to allow a fleet to petition to waive the 10 percent Zero Emission Vehicle (ZEV)/Near-Zero Emission Vehicle (NZEV) requirement from the Daily Usage Exemption where it is impractical for them to meet the requirement for their specific fleet. Further, it seeks to increase flexibility and expand the applicability of the Daily Usage Exemption.

Lastly, this bill amends the Infrastructure Delay Extension so that a fleet can apply for a waiver without the requirement of purchasing a ZEV.

BACKGROUND

Governor's Executive Order N-79-20 imposed multiple strategies and directives to help the state address the climate crisis, including calling on multiple state agencies to impose regulations to help achieve the state's climate goals. One such goal is making the move to ZEVs by certain deadlines. This is being done through CARB with their ACF regulation.

The ACF regulation requires the reduction of emissions by requiring fleets to phase-in the use of ZEVs for targeted fleets. The companion Advanced Clean Trucks (ACT) regulation also requires that manufacturers only sell ZEV trucks starting in the 2036 model year.

PROPOSED SOLUTIONS

This bill requires CARB to establish an appeals advisory committee. This committee will meet monthly on an evenly spaced schedule to recommend actions

regarding all denied appeals that were submitted to CARB for exemptions and extensions as regulated by the ACF.

The establishment of this appeals advisory committee will provide CARB with the latest industry experts and stakeholder guidance on an ongoing basis concerning the compliance realities on the ground. The information generated and publicly shared by this committee will also facilitate a higher level of compliance as all fleet managers will have access to this up-to-date body of knowledge to inform and guide planning and decision-making activity in their ongoing transitions to electrification and ACF compliance.

There are other types of vehicles operationally similar to the emergency vehicles already exempted from ACF requirements. Function and circumstances of use are appropriate determining factors by which to designate a vehicle as an emergency vehicle. By expanding the emergency vehicle coverage, public fleets will be able to coordinate and execute a comprehensive response to all-hazards emergencies to protect lives, property, infrastructure, and the environment so that no services may suffer or be diminished.

The daily use exemption permits a fleet to purchase an internal combustion engine (ICE) replacement vehicle for an existing ICE vehicle when a ZEV is not available for that application. However, to apply for the exemption the fleet must have a minimum of 10 percent of ZEVs or NZEVs (which include plug-in hybrids that meet specific requirements). There is a wide variation in fleets and the vehicle types they utilize, and the availability of ZEVs and NZEVs varies across the range of fleet needs. A fleet may have a legitimate need for the exemption but not be able to meet this 10 percent requirement.

As it exists now, the daily usage exemption requires expenditures, testing and data collection beyond what state and local government fleets can afford and are able to provide CARB to establish the need for a waiver. We have sought to require data collection and reporting that is more readily available for fleet managers to provide and have added considerations to make ICE and BEV comparisons more accurate. For example, for vehicles that operate truck-mounted or integrated equipment while stationary, the fuel burn rate data must also include fuel used while stationary truck-mounted or integrated equipment is operated each day.

The ACF includes an Infrastructure Construction Delay Extension when a fleet experiences construction delays beyond their control including utilities not able to provide necessary infrastructure, such as a substation, to allow fleets to have

adequate power supply for charging capacity to meet ACF deadlines. CARB included the requirement that a fleet first order the mandated EVs before they can apply for the extension. This essentially negates the extension, forcing fleets to make capital purchases of EVs that they will not be able to operate due to the lack of charging infrastructure. Further, stored vehicles degrade over time (batteries, tires, etc.). Freeing the extension application from requiring the purchase of a ZEV could ease this burden without any impact on scheduled fleet emissions reductions.



City Council Staff Report

Department: PUBLIC WORKS

March 25, 2025

To: Mayor and City Council
From: George Avila, Public Works Director
By: Anna Santillan, Fiscal Analyst I
Subject: Resolution No. 2025-16 Authorizing Application for 2024 CalHOME Program Funding (GA)

RECOMMENDATION:

Council to adopt Resolution No. 2025-16 authorizing the submittal of a 2025 grant application to the California Department of Housing and Community Development for \$1,000,000 under the CalHome Program, and authorize the City Manager or Public Works Director to execute the required standard agreement and related program documents.

EXECUTIVE SUMMARY:

The City of Dinuba has been providing assistance to homeowners and homebuyers through the Housing Rehabilitation and First Time Homebuyers Assistance Programs since the early 1980's. Over the years, these programs have been funded by a combination of state and federal grants. The City of Dinuba wishes to once again apply for \$1,000,000 in new grant funds from the State's CalHOME Program.

OUTSTANDING ISSUES:

None.

DISCUSSION:

On December 12, 2024 the State's Housing and Community Development (HCD) Department released a "Homeownership Super Notice of Funding Availability", making approximately \$143.1 million in CalHome Program (CalHome) funds available to eligible agencies, see Attachment 'A'. The CalHome program aims to increase homeownership and neighborhood revitalization for households at or below moderate income. Upon review, staff wishes to apply for \$1,000,000 in new grant funds to continue funding the City's housing programs.

The maximum assistance provided for First-Time Mortgage Assistance cannot exceed 40% of the purchase price, or no more than \$200,000. The maximum assistance

provided for housing rehabilitation is \$200,000 and \$250,000 for full reconstruction projects.

HCD requires that the City submit a resolution authorizing the submittal of a grant application for CalHome funds. Resolution No. 2025-16 is enclosed herein as Attachment 'B' and authorizes the submission of an application for \$500,000 for First-Time Mortgage Assistance and \$500,000 for Owner-Occupied Rehabilitation for a total application of \$1,000,000.

FISCAL IMPACT:

The cost to prepare the subject grant application is \$4,000 and is included in the adopted FY 2024/25 annual budget. If the City is successful in obtaining the 2024 CalHome grant award, the City will be required to fund some general administrative expenses necessary for program implementation. These funds are paid to the City's housing consultant, Self-Help Enterprises, and are estimated at about \$8,000 over the life of the grant. This amount will be included in the General Fund's proposed budget for the FY 2025/26 budget.

PUBLIC HEARING:

None.

ATTACHMENTS:

1. Attachment 'A' 2024 CalHOME NOFA
2. Attachment 'B'- Resolution No. 2025-16

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF STATE FINANCIAL ASSISTANCE**

651 Bannon Street, Suite 400
Sacramento, CA 95811 (916) 263-2771



December 12, 2024
Amended January 17, 2025
Amended January 14, 2025

MEMORANDUM FOR: ALL POTENTIAL APPLICANTS

FROM: Jennifer Seeger, Deputy Director
Division of State Financial Assistance

SUBJECT: 2024 Homeownership Super Notice of Funding Availability

The California Department of Housing and Community Development (HCD or Department) is pleased to announce the release of the 2024 Homeownership Super Notice of Funding Availability (HOSN) for approximately \$176.8 million in funds for the following programs:

- CalHome Program (\$143.1 million)
- Joe Serna, Jr. Farmworker Housing Grant Program – Homeownership (“Serna Homeownership”) (\$33.7 million)

This funding provides Loans and Grants to Local Public Entities and Nonprofits for Homeownership Development Projects, Self-Help Technical Assistance Projects, Mortgage Assistance Programs, Owner-Occupied Rehabilitation Programs, ADU/JADU Programs, Shared Housing Programs and Programs for the Acquisition of Manufactured Housing for Agricultural Households.

Applications for this funding must be submitted electronically via the application portal no later than 4:00 P.M. Pacific Standard Time on **Thursday, March 13, 2025.**

The portal link, and requirements for submitting the HOSN application and required supporting documentation, including naming conventions, can be found on the Department’s Homeownership Super NOFA (HOSN) website, <https://www.hcd.ca.gov/grants-and-funding/programs-active/homeownership-super-nofa>.

Attention Tribal Applicants: The 2023 Homeownership Super NOFA (HOSN), released January 6, 2023, included tribal funding targets of \$3.5 million in Serna Homeownership funds and \$13.5 million in CalHome funds. Please note that:

- Any unused Serna Homeownership funds from the Round 1 Homeownership Super NOFA target for Tribal Entities have been rolled over to this 2024 HOSN and will be available to all Serna Homeownership Applicants, including but not limited to tribes.
- Any unused CalHome funds from the Round 1 Homeownership Super NOFA target for Tribal Entities have been rolled over to a separate 2024 CalHome Tribal NOFA exclusively for tribes, which is being released simultaneously with this 2024 HOSN.

Tribal Entities are encouraged to apply for CalHome funds via the [CalHome Tribal NOFA](#) for approximately \$18 million, which is being released simultaneously with this 2024 HOSN.

The online HOSN workshop details and final Guidelines are posted on the Department's website at [Homeownership Super NOFA | California Department of Housing and Community Development](#). To receive information regarding online workshops and other updates, please subscribe to our Homeownership listserv at <https://www.hcd.ca.gov/contact-us/email-signup>. If you have further questions, please contact HOSN@hcd.ca.gov.

2024 Homeownership Super Notice of Funding Availability (HOSN)

**CalHome Program
and
Joe Serna, Jr. Farmworker Housing Grant Program – Homeownership**



**Gavin Newsom, Governor
State of California**

**Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
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December 12, 2024

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I. Overview

A. Notable Changes to 2024 Homeownership Super NOFA (HOSN)

- The 2024 HOSN does not include a funding target for Tribal Entities. Instead, Tribal Entities are encouraged to apply for CalHome funds via the Tribal CalHome NOFA of approximately \$18 million, which is being released simultaneously with this Homeownership Super NOFA.
- Increase of the maximum sales price for Homeownership Development Projects to 150 percent of the highest local median sales price of a single-family home during the past six months.
- Projects will be ineligible to receive funds if construction work has begun or will begin prior to the application due date. In the 2023 Homeownership Super NOFA, proposed projects were ineligible to receive funds if construction work had begun or would begin prior to the date the Department executed the Standard Agreement with the Recipient.
- The maximum appraised home values at time of purchase or upon completion of acquisition/Rehabilitation work for Mortgage Assistance loans has been changed to the highest local median sales price of a single-family home during the past six months.
- The After-Rehabilitation Values for units assisted with Owner-Occupied Rehabilitation Assistance was increased to 150 percent of the highest local median sales price of a single-family home during the past six months.
- Minimum application amounts have been adjusted as follows:
 - Minimum total application amount of \$1,000,000.
 - If applying for one or more activity, the minimum application amount *per activity* is \$500,000.
 - If applying for any funding target (e.g., Mobilehome or Manufactured Home assistance, rural), the minimum application amount for that funding target is also \$500,000.
- Changes to the Scoring Rubric include the following:
 - Feasibility scoring criterion decreased from 20 to 15.
 - New scoring criterion for number of prospective households served added for 5 points
 - Scoring for the Prohousing Designation criterion will now award 5 points will to Projects or Programs that are located in jurisdictions that have received a Prohousing Designation or that have applied for a Prohousing Designation by the application due date and are certified by the Department within 45 days after the application due date.
 - Additional tiebreakers were added.
- New provisions were added regarding shared parking and compliance with Government Code 65863.1(i).

B. Funds Available

The California Department of Housing and Community Development (HCD or Department) is pleased to announce the release of this Homeownership Super Notice of Funding Availability (HOSN) **for approximately \$176.8 million**, which may be augmented based on the availability of funds. The HOSN is issued to distribute funds through a combination of HCD-administered Homeownership programs. These programs are:

- CalHome Program (CalHome) supports Homeownership programs aimed at lower and very low-income households, and in the case of a disaster, households at or below moderate income, and operated by private nonprofit and local government agencies, to increase Homeownership, encourage neighborhood revitalization and sustainable development, and maximize use of existing homes.
- Joe Serna, Jr. Farmworker Housing Grant Program (FWHG or Serna) supports development projects involving multiple home ownership units, including single-family subdivisions, for lower-income agricultural employees and their families, and programs that assist lower-income agricultural employees and their families to become or remain homeowners.

The Homeownership Super NOFA distributes funds for the CalHome Program and funds limited to the Homeownership activities of Serna. Please note that new construction or Rehabilitation (with or without acquisition) of a rental housing development, including under Serna, is not an eligible activity under the HOSN. Multifamily and single-family rental housing projects should submit applications under the Department's Multifamily Finance Super NOFA (MFSN).

The Department is making approximately \$176.8 million available as follows:

Funding Programs	
CalHome Program	\$143.1 million
Joe Serna, Jr. Farmworker Housing Grant (Serna) Program	\$33.7 million

Funding for this HOSN is provided by a combination of funding sources as outlined below:

- General Fund, CalHome Proposition 46 and Proposition 1C for CalHome
- Building Homes and Jobs Act (Sen. Bill No. 2 (2017-2018 Reg. Sess.) §1): 2022 and 2023 for Serna

Approximately \$143.1 million will be available for the following activities within the CalHome Program:

- Homeownership Development Project Loans (including Predevelopment Costs and carrying costs during construction related to ADUs and JADUs)
- Technical Assistance for Self-Help Housing Projects
- First-Time Homebuyer Mortgage Assistance (including the purchase of a home with an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU))
- Owner -Occupied Rehabilitation Assistance (including Rehabilitation of Manufactured Housing not on a permanent foundation, and construction, repair, or Rehabilitation of ADUs or JADUs)
- Technical Assistance for Shared Housing Programs
- ADU/JADU Assistance (including construction, repair, or Rehabilitation of ADUs or JADUs)

Approximately \$33.7 million will be available for the following Homeownership activities within the Serna Program to address the housing needs of agricultural workers:

- Homeownership Development Projects involving multiple home ownership units, including single-family subdivisions, for lower-income agricultural employees and their families.
- Technical Assistance for Self -Help Housing Projects
- First-time Homebuyer Mortgage Assistance
- Owner-Occupied Rehabilitation Assistance
- Acquisition of Manufactured Housing as part of a program to address and remedy the impacts of current and potential displacement of farmworker families from existing labor camps, Mobilehome Parks, or other housing.

Funding targets are described in Section II. E. of this HOSN.

The information provided in the 2024 HOSN is intended to be a summary and is not considered a complete representation of the entirety of the eligibility, threshold, and other requirements or terms and conditions of the CalHome Program and Serna Program. Applicants should familiarize themselves with all applicable Statutes and Guidelines which, in the event of any conflict(s) with this HOSN, shall control.

This HOSN, the [CalHome Final Guidelines \(2024\)](#), and the [Serna- Homeownership Final Guidelines \(2024\)](#) implement the requirements of California Assembly Bill 434 (AB 434) (Chapter 192, Statutes of 2020). For the Homeownership activities of Serna, AB 434 requires the Department to:

- Make those funds available at the same time it makes funds available under the CalHome Program,
- Rate and rank applications in a manner consistent with the CalHome Program, except that the Department may establish additional point categories for the

purposes of rating and ranking applications that seek funding under Serna in addition to those used in the CalHome Program,

- Administer those funds in a manner consistent with the CalHome Program

Attention Tribal Entities

- The 2024 HOSN does not include a funding set-aside for Tribal Entities. Instead, Tribal Entities are encouraged to apply for CalHome funds via the Tribal CalHome NOFA of approximately \$18 million, which is being released simultaneously with this Homeownership Super NOFA (HOSN).
- The requirements set forth in NOFAs are subject to AB 1010 (Stats.2019, c. 660), which is set forth in HSC section 50406, subdivision (p). Accordingly, and pursuant to HSC section 50406, subdivision (p), (a) where the provisions of tribal law, tribal governance, tribal charter, or difference in Tribal Entity or legal structure would cause a violation or not satisfy the requirements of state financing being provided by the Department, said requirements may be modified as necessary to ensure program compatibility; and (b) where provisions of tribal law, tribal governance, tribal charter, or difference in Tribal Entity legal structure or agency create minor inconsistencies (as determined by the Director of the Department or a duly authorized designee thereof) with the requirements of state financing being provided by the Department, the Department may waive said requirements, as deemed necessary, to avoid an unnecessary administrative burden. Matters set forth or otherwise provided for in the requirements of state financing being provided by the Department that may be modified or waived include, without limitation, threshold requirements and any other matters set forth in HSC section 50406, subdivision (p)(2). AB 1010 may waive or modify state financing statutory requirements under Division 31 of the Health and Safety Code subject to the limitations of applicable law including the California Constitution and AB 1010. Any requests to waive or modify such statutory requirements will be considered by the Department on a case-by-case basis.
- ***Please note that AB 1010 does not automatically operate to obviate, or otherwise modify, any provision(s) of these Guidelines.*** To the extent that a Tribal Entity applicant believes that AB 1010 is applicable to such Tribal Entity, their Application, the Project to which their Application relates, or any number of them, it is recommended that such Tribal Entity applicant submit an ***AB 1010 waiver request*** to the Department ***before applications are due*** under the applicable NOFA to ensure that the Department has adequate time to review such waiver request and render a decision granting, or rejecting, the request.

C. Timeline

HOSN Release	December 12, 2024
Application Release	December 13, 2024
Application Portal Opens	December 19, 2024
Application Due Date	March 13, 2025, 4:00 PM
Award Announcement	June/July 2025

D. Authorizing Legislation and Regulations

Applications submitted under this HOSN are subject to the applicable Program Guidelines, all applicable statutory requirements, and this HOSN. Section references in this HOSN refer to applicable Program Guidelines unless otherwise noted. Capitalized terms in this HOSN are either defined herein or in Appendix A of the applicable Program Guidelines.

The administration of the CalHome and Serna Programs are governed by the applicable Program Guidelines that implement, interpret, or make specific the following laws:

- The CalHome Program was established by Chapter 6, commencing with § 50650) of Part 2 of Division 31 of the California Health & Safety Code (“HSC”).
- The Serna Program was established by Chapter 3.2 (commencing with § 50515.2) of Part 2 of Division 31 of the HSC. The Serna Guidelines referenced in this HOSN apply only to the Homeownership elements of Serna. Rental housing development activities are governed under a separate set of [Program Guidelines](#).
- Building Homes and Jobs Act (Sen. Bill No. 2 (2017-2018 Reg. Sess.) § 1).
- Veterans and Affordable Housing Bond Act of 2018 (Sen. Bill No. 3 (2017-2018 Reg. Sess.) § 1) ~~(CDB)~~ which was adopted by voters on November 6, 2018, as Proposition 1, provided funding for the CalHome and Serna Programs and authorized the Department to administer the Programs through the Guidelines. These Guidelines were explicitly exempt from the requirements of the Administrative Procedures Act (Chapter 3.5)

This HOSN will be governed by the [Calhome Final Guidelines \(2024\)](#) and the [Serna Homeownership Program Final Guidelines \(2024\)](#). Applications must be completed pursuant to the applicable Guidelines requirements. References in this HOSN to a specific section of guidelines without specifying CalHome or Serna (e.g., “Guidelines §X00”) means that the specific guideline referenced is the same in both programs.

II. **Program Requirements**

The following is provided as a summary only. Applicants should refer to the CalHome and Serna Homeownership Program Guidelines, as applicable, for a comprehensive discussion of the requirements that are relevant to their proposed Projects. A Project is not eligible for an Award unless it meets all the threshold requirements of the applicable program. Please review the individual Program Guidelines of each Program for complete information.

Further, Applicants must achieve a minimum point score of 55 points in Base Scoring Criteria to be considered for a funding Award.

A. Eligible Sponsor/Applicant

An Applicant is the entity or entities applying to the Department for the Program funding. Such entity or entities may also be the Sponsor. If receiving an Award of funds, the Applicant will be referred to as the “Recipient” in the Department’s legal documents relative to an Award of a Grant, or as the “Sponsor” in the Department’s legal documents relative to an Award of a Loan.

All Applicants must meet the requirements of the following sections of the relevant Program Guidelines:

1. [CalHome](#)

§200 Eligible Applicants

§400.1 Eligible Applicant (Homeownership Development Project Loan)

§401.1 Eligible Applicant (Self-Help Technical Assistance Grant Program)

§402.1 Eligible Applicant (Mortgage Assistance Grant Program)

§403.1 Eligible Applicant (Owner-Occupied Rehabilitation Grant Program)

§404.1 Eligible Applicant (Shared Housing Program)

§405.1 Eligible Applicant (ADU/JADU Program)

2. [Serna](#)

§200 Eligible Applicant

§400.1 Eligible Applicant (Homeownership Development Project Loan)

§401.1 Eligible Applicant (Self-Help Technical Assistance Grant Program)

§402.1 Eligible Applicant (Mortgage Assistance Grant Program)

§403.1 Eligible Applicant (Owner-Occupied Rehabilitation Grant Program)

§404.1 Eligible Applicant (Acquisition of Manufactured Housing Grant Program)

Please note, Applicants that were previously awarded CalHome or Serna Homeownership funds must submit all outstanding reports from the past two years to the Department by the application due date. Failure to submit the reports by the application due date will result in the Applicant being ineligible for a CalHome or Serna Homeownership Award under this HOSN (Guidelines §200(c)(1)).

Applicants may email: CalHomeReports@hcd.ca.gov for CalHome or SernaSfSGM@hcd.ca.gov for Serna Homeownership to obtain status on previous reports.

B. Eligible Use of Funds

1. The Department is making CalHome and Serna funds available for the following activities:
 - a. Homeownership Development Project Loans (Guidelines §400) for conditional Awards of development Loans to the Applicants to be used as specified in §400.2 of the Guidelines.
 - i. Homeownership Development Projects must have a minimum of five units.
 - ii. The estimated sales price of the homes to be constructed (Maximum Sales Price) shall not exceed 150 percent of the highest local median sales price of a single-family home during the past six months. Recipients may use the median sales price, by county, posted at the [California Association of Realtors website](#). However, if prices have significantly changed or local median sales prices by county do not accurately reflect actual local sales prices, Recipients may request Department approval to use different limits based on a local calculation of median values.

Note: Proposed projects are ineligible to receive funds if construction work has begun or will begin prior to the application due date. Construction work includes grading, site preparation (with the exception of demolition or clearing properties), or site improvements intended for public dedication (Guidelines §201).

- b. Technical Assistance for Self-Help Housing Projects (Guidelines §401) in which the Applicant organization will be providing the services required in Guidelines §401.3.
 - i. Homebuyer Education (Guidelines §401.2(b)) will be reimbursed in the form of a Grant from the Department to the Recipient in an amount not to exceed \$250 per assisted unit.

- c. First-Time Homebuyer Mortgage Assistance (including the purchase of homes with ADUs or JADUs) (commencing with Guidelines §402) for Loans to Eligible Households as defined in Guidelines §203.
- i. Homebuyer Education (Guidelines §402.2) will be reimbursed in the form of a Grant from the Department to the Recipient in an amount not to exceed \$250 per assisted unit.
 - ii. Maximum appraised home values at time of purchase or upon completion of acquisition/Rehabilitation work (Maximum Sales Price/Value Limit) shall not exceed the highest local median sales price of a single-family home during the past six months. Recipients may use the median sales price, by county, posted at the [California Association of Realtors website](#). However, if prices have significantly changed or local median sales prices by county do not accurately reflect actual local sales prices, Recipients may request Department approval to use different limits based on a local calculation of median values.
 - iii. Financial assistance provided to qualified individual homeowners for Mortgage Assistance shall be in the form of deferred payment Loans, repayable upon the sale or transfer of the homes, when the home ceases to be Owner-Occupied, or upon the Loan maturity date, whichever occurs first (HSC § 50650.3 (c)(1)). The Loan shall be up to a 30-year term with the following exception: when USDA, Rural Housing Service (RHS) 502 Mortgage Loans are in first lien position the term shall be the term of the 502 Mortgage (Guidelines §301). The interest rate is set by the Recipient at up to 3 percent simple interest per annum (Guidelines §301(d)). Borrowers shall occupy units as their principal place of residence for the term of the Loan (Guidelines §203(d)). If the Borrower will occupy an ADU or JADU, then residents of the single-family residence shall not be considered as part of the Household receiving program funding (Guidelines §203). Recipients shall comply with the Homeowner/Homebuyer Loan-to-Value Limits for Mortgage Assistance program Loans defined in Guidelines §302.
- d. Owner-Occupied Rehabilitation Assistance (including repair, full reconstruction, or the addition of an ADU or JADU) (Guidelines §403) for Loans to Eligible Households as defined in Guidelines §203.
- i. All assisted units shall have After-Rehabilitation Values (Value Limits) at or below 150 percent of the highest local median sales price of a single-family home during the past six months. For properties where funds were used to add an ADU or JADU, the After-Rehabilitation Value (Value Limit) shall be at or below 150 percent of the highest local median sales price of a single-family home with an ADU or JADU during the past six months. Recipients may use the median sales price, by county, posted at the [California Association of Realtors website](#). However, if prices have significantly changed or local median sales prices by county do not accurately reflect actual local sales prices, Recipients may request

Department approval to use different limits based on a local calculation of median values.

- ii. Manufactured Housing is also eligible, including replacement of a Manufactured Home not on a permanent foundation in the case where it has been determined by the Recipient it is infeasible to rehabilitate the home, whether located in a Mobilehome Park or elsewhere (Guidelines §403.2).
- iii. Financial assistance provided to qualified individual homeowners for Owner- Occupied Rehabilitation shall be in the form of deferred payment Loans, repayable upon the sale or transfer of the homes, when the home ceases to be Owner-Occupied, or upon the Loan maturity date, whichever occurs first (HSC §50650.3(c)(1)). The Loan shall be up to a 30-year term (Guidelines §301). The interest rate is set by the Recipient up to 3 percent simple interest per annum (Guidelines §301). Borrowers must occupy units as their principal place of residence for the term of the Loan (Guidelines §203). If the Borrower will occupy an ADU or JADU, then residents of the single-family residence shall not be considered as part of the Household receiving funding (Guidelines §203).
- iv. Recipients shall comply with the Homeowner/Homebuyer loan-to-value limits for Owner-Occupied Rehabilitation program Loans defined in Guidelines §302.
- v. Financial assistance provided to individual Households to rehabilitate, repair, or replace Manufactured Housing located in a Mobilehome Park and not permanently affixed to a foundation shall be in the form of a secured forgivable Loan, which shall also be made in a manner consistent with the Guidelines and applicable Statutes (HSC §50650.3(c) and Guidelines §403.2). The Loan shall be due and payable in 20 years, with 10 percent of the original principal to be forgiven annually for each additional year beyond the 10th year that the home is owned and continuously occupied by the Borrower (HSC §50650.3 (c)). Pursuant to HSC §50650.3(c), not more than 10 percent of the funds available in a given fiscal year shall be used for financial assistance in the form of secured forgivable Loans. If Tribal Entities intend for lands located in Indian Country, or other real property held in fee by such Tribal Entities, to be considered a Mobilehome Park for the purposes of this section, such tribal lands or real property must satisfy the legal and programmatic requirements of a Mobilehome Park per [H.S.C. §18214](#). Tribal Entity applicants can submit their application with this information to the Department and it will be evaluated on an individual basis. It is recommended Tribal Entity applicants submit an AB 1010 waiver request before applications are due under the applicable NOFA to ensure said lands can be considered a Mobilehome Park.

2. The Department is also making CalHome funds available for the following additional activities:

- a. Technical Assistance for Shared Housing Programs (Guidelines §404) to operators of Shared Housing Programs that will directly provide match

services where the providers are homeowners who occupy their homes as their principal place of residence.

- b. ADU/JADU Programs (Guidelines §405) for Loans for ADU/JADU construction, reconstruction, repair, or Rehabilitation to Eligible Households as defined in Guidelines §203.
3. The Department is also making Serna funds available for the following activity, as set forth in Guidelines §404:
 - a. Acquisition of Manufactured Housing as part of a local Program to address and remedy the impacts of current and potential displacement of low-income farmworker families from existing labor camps, Mobilehome Parks, or other housing.
 - i. All Manufactured Homes acquired through the Program must be Owner- Occupied by a low-income Agricultural Worker Household (Guidelines§ 404.4(a)).
 - ii. Financial assistance provided to individual Households for Manufactured Housing located in a Mobilehome Park and not permanently affixed to a foundation shall be in the form of a secured forgivable Loan. The Loan shall be due and payable in 20 years, with 10 percent of the original principal to be forgiven annually for each additional year beyond the 10th year that the home is owned and continuously occupied by the Borrower.

C. Program Funding Amounts, Terms, and Limits

1. Minimum and Maximum Application Amounts.
 - a. The minimum total application amount is \$1,000,000.
 - i. If an Applicant is applying for more than one activity, the minimum application amount *per activity* is \$500,000 (except if the activity is Technical Assistance for Self-Help Housing Projects or CalHome Technical Assistance for Shared Housing Programs, in which case the minimum application amount is \$100,000).
 - ii. If an Applicant is applying for any funding target (e.g., Mobilehome or Manufactured Home assistance, rural), the minimum application amount for that funding target is also \$500,000.
 - b. The maximum application amount for a project (a Homeownership Development Project Loan with or without Technical Assistance for Self-Help Housing Projects) is \$10 million.
 - i. The maximum application amount for one or more programs (any activity

other than a Homeownership Development Project Loan is considered a program) is \$5 million.

- ii. If applying only for Technical Assistance for Self-Help Housing Projects, the maximum application amount is \$500,000. If applying only for CalHome Technical Assistance for Shared Housing Programs, the maximum application amount is \$300,000.

2. Minimum and Maximum Per-Unit Funding Limits

- a. CalHome and Serna Grant Activities: For the purposes of this HOSN, the minimum and maximum amount of funding to individual Borrowers will be:

- i. Mortgage Assistance

The maximum Loan amount by an Award recipient to an eligible Borrower will be 40 percent of the Borrower's purchase price for the property or \$200,000, whichever is lower. The minimum Loan to a Borrower will be not less than \$1,000.

For Mortgage Assistance provided as part of a Homeownership Development Project Loan, the maximum Loan amount by an Award recipient to an eligible Borrower will be 40 percent of the Borrower's purchase price for the property or \$250,000, whichever is lower. The minimum Loan to a Borrower will be not less than \$1,000.

- ii. Owner-Occupied Rehabilitation Assistance

The maximum Loan amount by an Award recipient to an eligible Borrower will be \$200,000 unless the home is in need of reconstruction. If the home is in need of reconstruction, the maximum Loan amount will be \$250,000. The maximum Loan amount for additional or full reconstruction of an ADU will be \$250,000. The maximum Loan amount for rehabilitation of a Manufactured Home not on a permanent foundation, or for replacement of a Manufactured Home not on a permanent foundation in the case where it has been determined by the Recipient it is infeasible to rehabilitate the home, will be \$150,000. The minimum Loan to a Borrower will be not less than \$1,000.

- iii. CalHome ADU/JADU Assistance

The maximum Loan amount by an Award recipient to an eligible Borrower for ADU/JADU construction will be \$250,000. The minimum Loan to a Borrower will be not less than \$1,000.

- iv. Serna Acquisition of Manufactured Housing

The maximum Loan or Grant amount by an Award recipient to an eligible Agricultural Worker Household will be 100 percent of the purchase price for the Manufactured Home, up to a maximum of \$150,000. The minimum Loan or Grant will be not less than \$1,000.

- b. CalHome and Serna Loan Activities: for the purposes of this HOSN, the minimum and maximum amount of funding will be:

- i. Homeownership Project Development

The maximum per-unit Loan amount for Homeownership Development Project Loans will be \$250,000.

If an Applicant is applying to fund a Homeownership Development Project with a Self-Help Housing Project, the Applicant may additionally apply for Technical Assistance of \$20,000 per-unit on top of the application amount requested for a Homeownership Development Project.

- c. Technical Assistance Funding Limits: The minimum Technical Assistance Grant to a Recipient will be not less than \$1,000. For the purposes of this HOSN, the maximum Grant per-unit will be:

- i. CalHome and Serna Technical Assistance for Self-Help Housing Projects

The maximum per-unit Grant amount will be \$20,000. All expenses shall be documented.

- ii. CalHome Technical Assistance for Shared Housing Programs

The maximum activity amount for Shared Housing Programs is established in § (c)(1) of this NOFA.

- d. Use of both CalHome and Serna funds on the same Project or Program is permitted, subject to the following limitations:

- i. Any given Assisted Unit must only be funded from one Program, CalHome or Serna.
 - ii. Any given Assisted Unit must be assisted by funds from only one Project or Program (for example, repair of an ADU - the unit can be assisted with funds from a CalHome Owner-Occupied Rehabilitation program or a CalHome ADU/JADU program, but not both.)

- iii. Each Applicant is limited to no more than \$10 million in total HOSN *Homeownership Development Project Loans*. Note: If the Applicant is an Administrative Subcontractor for or part of a Limited Liability Company, or Limited Partnership with a Tribal Entity on one or more applications, those applications will not count against the \$10 million per-Applicant limit.
- iv. Each Applicant is limited to no more than \$5 million in total HOSN program Grants.
- v. Each Applicant is limited to no more than \$10 million in total HOSN funds (including applications for Homeownership Development Project Loans and applications for program, Grants).
- vi. The per-Applicant HOSN Award cap is not applicable beyond an individual HOSN competition – it is not a cumulative per-Applicant cap across other Department NOFA funding opportunities.
- vii. The Department will not award funding from CalHome or Serna to a Unit that previously received funding from the same program funding source. For example, the Department will not provide CalHome funding under this HOSN to Units that were awarded CalHome funding in a prior CalHome funding round.

D. Funding Targets and Geographic Distribution of Funds

1. Funding Targets

To promote equitable distribution of Program funds, to the extent eligible applications are available to fund, this HOSN shall have the following targets listed below:

- a. Mobilehome or Manufactured Home Assistance: To the extent there are eligible applications, the Department shall target \$27 million of the available \$143.1 million in CalHome funds as Awards for Mobilehome or Manufactured Home assistance. To the extent there is insufficient demand of eligible applications to make \$27 million in Awards, any remaining funds will be applied to the general pool of Applicants.
- b. Community-Based Developer: To the extent that there are eligible applications, the Department shall target 15 percent of HOSN funds (i.e., \$26.5 million) to Community-Based Developers applying for a Homeownership Development Project Loan and/or a Self-Help Technical Assistance Grant. This shall include 15 percent of the total CalHome funds available under the HOSN (i.e., \$21.5 million) and 15 percent of the total Serna funds available under the HOSN (i.e., \$5 million).

Capability points (maximum 40 points) will not be considered in the ranking of the Community-Based Developer funding target; however, the capability point category will be applicable if an application is unsuccessful in the Community- Based Developer funding target and is then ranked with the remaining unfunded applications.

2. Geographic Distribution of Funds

The HOSN shall have geographic targets of up to 46 percent of available funds for Southern California, up to 24 percent for Northern California, and up to 20 percent for rural jurisdictions. Ten percent shall not be subject to a specific geographic distribution. In its sole discretion, HCD may determine the geographic distribution targets have been met based either on individual Program funding components or on the amount of total funds awarded under this NOFA.

For the purpose of geographic distribution:

- Targets are based on the percent of Low-Income renters in California, based on the HUD-released data from the American Community Survey (ACS) for the 2017-2021 period.
- "Rural" is defined to be consistent with the definition used by the TCAC for the tax credit program. A list of Rural areas, as well as the methodology to determine Rural or non-rural status, can be found on TCAC's website or by clicking this link: <https://www.treasurer.ca.gov/ctcac/2022/rural-status.pdf>.

Northern	Non-rural areas of the following counties: Alameda, Butte, Contra Costa, El Dorado, Fresno, Kings, Madera, Marin, Merced, Monterey, Napa, Placer, Sacramento, San Benito, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Shasta, Solano, Sonoma, Stanislaus, Sutter, Tulare, Yolo, Yuba
Southern	Non-rural areas of the following counties: Imperial, Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, San Luis Obispo, Santa Barbara, Ventura
Rural	Rural areas as defined by statute, including but not limited to the following 100 percent rural counties: Alpine, Amador, Calaveras, Colusa, Del Norte, Glenn, Humboldt, Inyo, Lake, Lassen, Mariposa, Mendocino, Modoc, Mono, Nevada, Plumas, Sierra, Siskiyou, Tehama, Trinity, Tuolumne

B. Threshold Requirements

1. Site Control: For Homeownership Development Project Loans, Recipients shall

comply with the Site Control requirements listed in Guidelines §400.3

2. Minimum Point Score: Applicants must achieve a minimum point score of 55 points in the Base Evaluation Criteria in Section IV of this HOSN to be considered for a funding Award.
3. Other Threshold Requirements: A Project is not eligible for an Award unless it meets all the threshold requirements of the relevant Program (CalHome or Serna). Please review the individual Program Guidelines for each Program for complete information.

Below is a summary of some of the key threshold requirements and is not to be considered a complete representation of the entirety of the threshold, or other requirements, terms, and conditions for CalHome and Serna.

a. CalHome and Serna Guidelines Section §208 Threshold Requirements

The following are highlights of CalHome and Serna threshold requirements:

- i. A Local Public Entity that is not a Tribal Entity shall only be eligible to apply for an Award of program funds for a Local Program or project located within its jurisdictional boundaries. A Tribal Entity shall be eligible to apply for an award of CalHome program funds for a Local Program or project located anywhere within the State of California.
- ii. A Nonprofit Corporation or Tribally Designated Housing Entity shall only be eligible to apply for an Award of program funds for a program or project if it has developed a project or operated a housing program in California within the past two years or if the Nonprofit Corporation or Tribally Designated Housing Entity has an existing 523 Self-Help Technical Assistance Grant Agreement with the United States Department of Agriculture (USDA).

b. Serna Guidelines §208: Threshold Requirements

All Serna threshold requirements shall be satisfied. The following are highlights of Serna threshold requirements:

- i. All Unis assisted with program funds must serve Lower-Income Agricultural Households.

C. Rating and Ranking

1. All applications will be evaluated on the Base Evaluation Criteria included in Section IV(A) of this HOSN. Applications for Serna funding will also be scored on the additional Serna Criteria included in Section IV(B). All applications meeting the threshold requirements of the applicable Program and achieving a minimum point score of 55 points in Base Evaluation Criteria will be considered for funding pursuant to the process described below:

- a. CalHome and Serna applications will be ranked separately since the additional evaluation criteria used for Serna applications means those applications have a higher possible maximum score.
- b. Funding targets will be applied in the following order: 1) Community-Based Developers, 2) Mobilehome or Manufactured Home assistance and finally 3) geographic. All applications awarded under the Mobilehome or Manufactured Home assistance will also count towards meeting the applicable regional targets. If a concentration of Awards in any geographic area would make it impossible for the Department to meet the geographic funding targets established in this HOSN, the Department may skip to lower-scoring applications in other geographic areas.
 - i. Applications that include some activities that are eligible for a funding target and some that are not eligible for a funding target, or include activities in multiple geographic regions, will be separated out into multiple applications for the purposes of rating and ranking. For example, if an Applicant applies for \$1 million for Owner- Occupied Rehabilitation funds targeted to Mobilehome or Manufactured Home assistance and \$2 million for Owner-Occupied Rehabilitation funds not targeted to Mobilehome or Manufactured Home assistance, the \$1 million request will be scored separately from the \$2 million request and only the \$1 million request will be considered in the Mobilehome or Manufactured Home assistance funding target.

Similarly, if an Applicant applies for \$500,000 in Mortgage Assistance program funds to be used in rural areas and \$2.5 million in Mortgage Assistance program funds to be used in non-rural areas in Southern California, the \$500,000 request will be scored separately from the \$2.5 million request. As such, it is possible that only the part of a given application that is eligible as part of a funding target or is in an undersubscribed geographic area will be awarded funds if the remainder of the application does not score high enough in the general ranking. Funding targets will only be awarded to the extent that eligible applications (those meeting all threshold requirements including minimum point score) exist. If the Department receives fewer eligible applications than funding available, any unawarded funds within the funding targets may be used to fund remaining eligible applications based on ranked score.

- ii. CalHome funding targets for Community-Based Developers, and Mobilehome or Manufactured Home assistance: Beginning with the top-ranked CalHome applications (according to the Base Evaluation Criteria, including tiebreakers as applicable) eligible for the funding target, the highest scoring applications will be “fully funded” (provided all applicable threshold, minimum point score, and other eligibility criteria are met).

“Fully funded” means these applications will receive an Award of all requested Program funds, subject to applicable limits. Applicable limits that could result in Department Awards below requested levels include but are not limited to: maximum allowable funding limits (per unit, per project and per Applicant) and available funding in the Homeownership HOSN. Applicants that are eligible can compete in multiple funding targets if unsuccessful in one due to oversubscription. CalHome applications funded through the Community- Based Developer and Mobilehome or Manufactured Home assistance funding target are accounted for in the geographic percentage targets.

iii. Serna funding target for Community-Based Developers will begin with the top-ranked Serna applications (according to the Base Evaluation Criteria, including tiebreakers as applicable) eligible for the Community-Based Developers funding target, the highest scoring applications will be “fully funded” (provided all applicable threshold, minimum point score, and other eligibility criteria are met). “Fully funded” means these applications will receive an Award of all requested Program funds, subject to applicable limits. Applicable limits that could result in Department Awards below requested levels include but are not limited to: maximum allowable funding limits (per unit, per project and per Applicant) and available funding in the Homeownership HOSN. Serna applications funded through the Community-Based Developer funding target are accounted for in the geographic percentage targets.

Once all funding targets are met to the extent possible, the highest-ranking remaining Serna applications will be fully funded until Serna funds are exhausted. However, if a concentration of Serna Awards in any geographic area would make it impossible for the Department to meet the geographic funding targets established in this HOSN, the Department may skip to lower-scoring Serna applications in other geographic areas.

iv. If the last-ranked Serna application requests more Serna funds than remain, that Project will, conditioned upon the availability of additional funding, receive an augmentation of Serna funds, and be fully funded.

v. Finally, the highest-ranking CalHome applications will be fully funded until CalHome funds are exhausted. However, if a concentration of CalHome Awards in any geographic area would make it impossible for the Department to meet the geographic funding targets established in this HOSN, the Department may skip to lower-scoring CalHome applications in other geographic areas.

vi. If the last-ranked CalHome application requests more CalHome funds than remain, that Project will, conditioned upon the availability of additional funding, receive an augmentation of CalHome funds and be fully funded.

D. Negative Points and Disencumbrance of Awards

1. The Department's Negative Points Policy ([Administrative Notice Number 2022-01](#)), published on the Department's website, is hereby incorporated by this reference to the HOSN as if set forth in full herein, and shall apply with equal force as all other provisions set forth herein. If the Applicant is subject to a negative points assessment based on the criteria outlined in the Department's Negative Points Policy, or is determined to be ineligible for funding, the Department shall notify the Applicant in writing in the initial point score letter.
2. Funds awarded under this HOSN may be disencumbered by the Department as set forth in §603 of the Guidelines.

III. Application Submission and Review Procedures

A. Application Submission Process

Application materials must be submitted electronically via the application portal. The portal link, and requirements for submitting the HOSN application and required supporting documentation including for Applicants seeking funding under the Community-Based Developer target, can be found on the Department's [Homeownership Super NOFA \(HOSN\) website](#). Please name each supporting document with the name of the document. For example, when uploading a CalHome Loan Servicing Plan, name the document "CalHome Loan Servicing Plan." The application instructions and submittal portal will be available beginning December 13, 2024.

Applicants must upload and submit all application materials to the application portal no later than 4:00 p.m. Pacific Time on Thursday, March 13, 2025. Applications that do not meet the filing deadline will not be eligible for funding. Applications must be on HCD's forms and cannot be altered or modified by the Applicant. It is the Applicant's responsibility to ensure the application is clear, complete, and accurate. Excel forms must be submitted in Excel format, not a PDF document.

B. Application Workshops

The Department will conduct a recorded webinar application workshop for the Homeownership HOSN. Please go to the [Homeownership Super NOFA \(HOSN\) website](#) for the dates and locations and to register.

C. Disclosure of Application

Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act (Chapter 1473,

Statutes of 1968). As such, any materials provided will be disclosable to any person making a request under this Act. The Department cautions Applicants to use discretion in providing information not specifically requested, including but not limited to, bank account numbers, personal phone numbers and home addresses. By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

IV. Evaluation Criteria

A. Base Criteria

Each CalHome and Serna application considered for funding shall be rated using the following criteria and maximum possible rating points:

Criteria	Maximum Points
Capability to operate the proposed program, administer and conduct the Self-Help Technical Assistance Project, or develop the type of Homeownership Project proposed in the application	
Number of units or projects assisted within the last four years: - For Mortgage Assistance, Owner-Occupied Rehabilitation, CalHome ADU/JADU, and Serna Acquisition of Manufactured Housing Programs: 2 – 5 units ~ 20 points 6 – 10 units ~ 30 points 11 or more units ~ 40 points - For Technical Assistance for Self-Help Housing Projects: 2 – 10 units ~ 20 points 11 – 20 units ~ 30 points 21 or more units ~ 40 points - For CalHome Technical Assistance for Shared Housing Programs: 2 units ~ 20 points 3 – 4 units ~ 30 points 5 or more units ~ 40 points - For Homeownership Development Project Loans: 2 projects ~ 20 points 3 – 4 projects ~ 30 points 5 or more projects ~ 40 points	40

Community Need in a geographic area for the proposed Local Program or project will be based on the following factors:	
For Mortgage Assistance Programs, Technical Assistance for Self-Help Housing Projects, CalHome Technical Assistance for Shared Housing Programs, CalHome ADU/JADU Programs, Serna Acquisition of Manufactured Housing Programs, and Homeownership Development Project Loans: • Housing affordability in the geographic area: The ratio of the current median sales price of a single-family home to the AMI for a four-person Household in the county in which the program or project is located. The current median sales price is the most recent available from the California Association of Realtors as of the NOFA date, and the AMI is updated on an annual basis by the Department; • Percent of renter Households that are low income: The percent of Households in renter-occupied housing with incomes below 80 percent of AMI, as reported in the most recent HUD Comprehensive Housing Affordability Strategy U.S. Census Bureau American Community Survey (HUD CHAS) data; • Percent of renter Households occupying overcrowded housing: The percent of renter-occupied housing units with more than 1.5 occupants per room, as reported in the most recent HUD CHAS data; and • Rental vacancy rate: The percent of rental housing units that are currently vacant, as reported in the most recent HUD CHAS data. For Owner-Occupied Rehabilitation Programs: • Percent of homeowner Households that are in poverty: The percent of families in Owner-Occupied housing with incomes below the federal poverty line, as reported in the most recent American Community Survey (ACS) data; and • Percent of homeowner Households that are low income: The percent of Households in Owner-Occupied housing with incomes below 80 percent of AMI, as reported in the most recent HUD CHAS data.	15
Feasibility in a geographic area for the proposed Local Program or project will be based on the following factors:	
For Mortgage Assistance Programs:	15

• Affordability of Homeownership relative to renting: The ratio of median Monthly Housing Costs for Owner- Occupied housing units with a Mortgage to median Monthly Housing Costs for renter-occupied housing units, as reported in the most recent ACS data; • Availability of homes for sale relative to the proposed lending activity: The ratio of the following: ○ The number of home sales in the most recent previous 12-month period for which data is available priced below the current median sales price of a single-family home in the county in which the program is located; ○ The number of Loans that the Applicant expects to provide in the program. For Owner-Occupied Rehabilitation Programs and CalHome ADU/JADU Programs: • Age of the housing stock: The percent of Owner- Occupied housing units over 30 years old, as reported in the most recent ACS data; and • Percent of homeowner Households occupying overcrowded housing: The percent of Owner-Occupied housing units with more than 1.5 occupants per room, as reported in the most recent HUD CHAS data. For CalHome Technical Assistance for Shared Housing Programs: • Incidence of severe cost burden for low-income renters: The percent of Households in renter-occupied housing units spending 50 percent or more of income on housing expenses, as reported in the most recent HUD CHAS data; and • Rental vacancy rate: The percent of rental housing units that are currently vacant, as reported in the most recent HUD CHAS data For Serna Acquisition of Manufactured Housing Programs: • All applications for this activity will receive 10 points for feasibility because the likelihood that they will acquire Manufactured Homes is absolute. • Applicants who can demonstrate that they have site control over land zoned appropriately on which to place all of the acquired Manufactured Homes for which they are applying for funding will receive the full 15 points. For Technical Assistance for Self-Help Housing Programs, Homeownership Development Project Loans, Mortgage Assistance	
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Programs for housing newly constructed by the Applicant using funds other than CalHome or Serna funds for sale to first-time homebuyers, and Mortgage Assistance Programs for housing newly acquired and substantially rehabilitated by the Applicant using funds other than CalHome or Serna funds for sale to first-time homebuyers: • These programs and projects receive full points for feasibility. Since these programs and projects create new affordable housing units, the likelihood that they will successfully and feasibly provide affordable homes to low-income households is absolute.	
Contributes to Community Revitalization	
A Program or Project receive points if all Units to be assisted with Program funds are, or will be, located within at least one of the following: ▪Federal Promise Zone, ▪Choice Neighborhood Initiative Area, ▪Opportunity Zone, ▪Federally designated Justice40 Initiative disadvantaged community ▪High- or Highest-Resource Area on TCAC Opportunity Area Map	10
Volunteer Labor, Self-Help Labor, or Youth Construction Skills Training	
Applicants applying for Homeownership Development Project Loans or Self-Help Technical Assistance Homeownership Projects, or a Mortgage Assistance Program for housing newly constructed by the Applicant using funds other than CalHome or Serna funds, or for housing newly acquired and substantially rehabilitated by the Applicant using funds other than CalHome, or Serna funds for sale to first-time homebuyers, will receive 5 points if: • The Applicant utilizes Volunteer Labor or Self-Help Construction labor, where a minimum of five hundred (500) hours of on-site construction labor per assisted unit is provided; or • The Applicant utilizes labor provided by youth participating in a construction skills training program, where a minimum of five hundred (500) hours of on-site construction labor per assisted unit is provided. The five hundred (500) hours of construction training labor shall be provided by the 16- to 24-year-old program participants.	5
Increases Affordable Housing Supply	

Applicants applying for any of the following activities will receive 3 points for supporting the state policy goal of increasing the supply of affordable housing: • Homeownership Development Project Loans • Mortgage Assistance Programs for housing newly constructed by the Applicant using funds other than CalHome or Serna funds, or for housing newly acquired and substantially rehabilitated by the Applicant using funds other than CalHome or Serna funds for sale to first-time homebuyers • Self-Help Technical Assistance Homeownership Projects • CalHome ADU/JADU Programs • Serna Acquisition of Manufactured Housing Programs. An additional two points will be awarded to applications receiving 3 points as outlined above where the Applicant can demonstrate the new development will be located on an infill site as defined in Health and Safety Code Section 53559(d)(3)(B). Applicants must provide a detailed map, including cross streets, showing exactly where the infill site is located.	5
Number of Prospective Households Served	
For all activities, the score shall be: ▪ 1-10 prospective households ~ <i>1 point</i> ▪ 11-14 prospective households ~ <i>2 points</i> ▪ 15-19 prospective households ~ <i>3 points</i> ▪ 20-24 prospective households ~ <i>4 points</i> ▪ 25 or more prospective households ~ <i>5 points</i> For Technical Assistance for Self-Help Housing Programs, Homeownership Development Project Loans, Mortgage Assistance Programs for housing newly constructed by the Applicant using funds other than CalHome or Serna funds for sale to first-time homebuyers, and Mortgage Assistance Programs for housing newly acquired and substantially rehabilitated by the Applicant using funds other than CalHome or Serna funds for sale to first-time homebuyers: • The number of prospective households served will be equal to the number of housing units assisted. For Mortgage Assistance Programs, Owner-Occupied Rehabilitation Programs, CalHome ADU/JADU Programs, and Serna Acquisition of Manufactured Housing Programs: • The number of prospective households served will be equal	5

to the total program funds requested (not including Homebuyer Education funds or administrative costs) divided by the maximum allowable loan amount for the activity. There is no way to know in advance how large of a loan each assisted household will need; assuming the maximum allowable loan amount allows for a fair comparison. For CalHome Technical Assistance for Shared Housing Programs: The number of prospective households served will be equal to the total program funds requested divided by \$3,000.	
Prohousing Designation	
Points will be awarded to Projects or Programs that are located in jurisdictions that have received a Prohousing Designation or that have applied for a Prohousing Designation by the application due date and are certified by the Department within 45 days after the application due date.	5
Maximum Total Points	100

B. Serna Specific Criteria

Applications for Serna funding will also be evaluated on the following additional factors:

Serna Program Criteria	Maximum Points
Farmworker Need	
Points will be awarded based on the number of Office of Migrant Services (OMS) Migrant Family Housing Centers in the geographic area for the proposed Local Program or project, as identified in the Department's OMS Program Directory: 1 OMS Center ~ 10 points 2 OMS Centers ~ 20 points 3 or more OMS Centers ~ 30 points	30

C. Tiebreaker

In the event of tied point scores, the following tiebreakers shall be used to determine the ranking, in the order listed:

1. The Community Need point score
2. The Capability point score
3. The Feasibility point score
4. The total number units to be assisted
5. The award amount requested most closely matches remaining funds available and fully expends available funds. The Applicant may receive a partial award.
6. Applicant has not received a CalHome or Serna Homeownership award in the

past three years

V. Appeals

A. Basis of Appeals

1. Applicants may appeal HCD's written determination that an application is incomplete, has failed threshold review, or has otherwise been determined to provide an insufficient basis for an award (including point scoring and tie breaker).
2. At the sole discretion of the Department, the Department's written determination may include a request for clarifying and/or corrective information. For purposes of this section, "clarifying information" includes information and/or documentation that resolves ambiguities in any application materials that will inform the Department's threshold, scoring and feasibility determinations.
3. No Applicant shall have the right to appeal a decision of HCD relating to another Applicant's application (e.g., eligibility, award).
4. Any request to appeal HCD's decision regarding an application shall be reviewed for compliance with the Guidelines and this HOSN. All decisions rendered shall be made by the Program Manager or his/her designee. The decision shall be final, binding, and conclusive, and shall constitute the final action of HCD.
5. The appeal process provided herein applies solely to the decision of the Department made pursuant to this HOSN.

B. Appeal Process and Deadlines

1. Process

To file an appeal, Applicants must submit to HCD, by the deadline set forth below, a written appeal which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the Applicant must provide a detailed reference to the area or areas of the application that provide clarification and substantiation for the basis of the appeal. No new or additional information will be considered if this information would result in a competitive advantage to an Applicant. Once the written appeal is submitted to the Department, no further information or materials will be accepted or considered thereafter. Appeals are to be submitted to HCD at HOSN@hcd.ca.gov according to the deadline set forth in HCD review letters.

2. Filing Deadline

Appeals must be received by HCD no later than five business days from the date of HCD's threshold review, or initial score letters, representing HCD's decision made in response to the application.

C. Decision

Any request to appeal HCD's decision regarding an application shall be reviewed for compliance with the Guidelines and this NOFA. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of HCD.

VI. Award Announcements and Contracts

A. Award Announcements

The Department will announce program awards on the [Homeownership Super NOFA \(HOSN\) website](#).

B. Contracts

Recipient(s) will enter into a Standard Agreement with the Department. The Standard Agreement will contain relevant state contracting and program requirements, specific information about the Award, the work to be performed, a project/program timeline, and any special conditions required to make the project feasible (Guidelines §600).

The Recipient(s) shall remain a party to the Standard Agreement for the agreement's entire term. The Standard Agreement allows a maximum of 36-months from the date the Standard Agreement is fully executed by all parties to expend funds, except for Homeownership Project Developments which are allowed a maximum of 60 months (Guidelines §603).

The Department may exercise its reasonable discretion to disencumber funds or to grant an extension of time for completion (Guidelines §603). Any extensions are subject to any and all applicable encumbrances, deadlines, and limitations, including, but not limited to, HSC §54006(g). Documentation to support the Recipient's expenditure of funds shall be received prior to the contract expiration date. The Standard Agreement expires at the end of 42 months from the date the Standard Agreement is fully executed by all parties (or 66 months for Homeownership Project Developments), unless extended. Recipients remain subject to the terms of the 20-year Monitoring Agreement (Guidelines §600).

VII. Other State Requirements

The Recipient agrees to comply with all applicable state and federal laws, rules, Guidelines, and regulations that pertain to health and safety, labor, fair employment practices, equal opportunity, and all other matters applicable to the program or project, the Recipient, its contractors or subcontractors, and any Loan or Grant activity, including without limitation the following:

- i. Guidelines §204 Local Program/Project Administration
- ii. Guidelines §209 State and Federal Laws, Rules, Guidelines and Regulations

iii. Guidelines §400.7 Homeownership Development Project Requirements

Where the proposed program or project type presents a fair housing issue (e.g., Serna housing), the Department reserves discretion to require a fair housing legal opinion.

A. Shared Parking

Applicants for Homeownership Development Project Loans shall examine the feasibility of shared parking agreements to replace new parking construction or limit the number of new parking spaces that will be constructed. An examination of the feasibility of shared parking shall include, at a minimum, identification of parking facilities on contiguous properties or nearby properties that would not require users to cross a street and then consideration of the apparent availability of those facilities for shared parking. (Government Code 65863.1(i)). Applicants shall submit the examination of the feasibility of shared parking at the time of application. Tribal Entities are not required to examine the feasibility of shared parking for Homeownership Development Projects located in Indian Country where an Indian tribe exercises jurisdiction.

B. Other Terms and Conditions

1. Right to Modify or Suspend

The Department reserves the right, at its sole discretion, to suspend, amend, or modify the provisions of this HOSN at any time, including without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties via the Department's Homeownership email list and will post the revisions to the [Homeownership Super NOFA \(HOSN\) website](#). Please be sure and subscribe to the [Homeownership email list](#).

2. Conflicts

It is the duty and responsibility of the Applicant to review any funding source they obtain for a Project to ensure each of the requirements for those funding sources are compatible with Department program requirements.

In the event of any conflict between the terms of this HOSN and the Guidelines, state law, federal law, applicable regulation(s), or any number of them (collectively, "Controlling Law"), the Controlling Law shall prevail. Applicants are deemed to have fully read and understand all applicable state and federal laws, regulations, and Guidelines pertaining to the relevant Program, and understand and agree that the Department shall not be responsible for any errors or omissions in the preparation of this HOSN.

RESOLUTION NO. 2025-16

A RESOLUTION OF THE COUNCIL OF THE CITY OF DINUBA, CALIFORNIA, HEREBY AUTHORIZES THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM; THE EXECUTION OF A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE CALHOME PROGRAM.

WHEREAS:

- A. City of Dinuba, a political subdivision of the State of California, wishes to apply for and receive an allocation of funds through the CalHome Program; and whereas
- B. The California Department of Housing and Community Development (hereinafter referred to as "HCD") has issued a Notice of Funding Availability ("NOFA") dated December 12, 2024 for the CalHome Program established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 {commencing with Section 50650) of Part 2 of Division 31 of the Health and Safety Code (the "statute"). Pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome Program, subject to the terms and conditions of the statute and the CalHome Program Guidelines adopted by HCD in December 2022; and whereas
- C. City of Dinuba wishes to submit an application to obtain from HCD an allocation of CalHome funds in the amount of up to \$1,000,000.

IT IS NOW THEREFORE RESOLVED THAT:

- 1. City of Dinuba shall submit to HCD an application to participate in the CalHome Program in response to the Homeownership Super NOFA issued on December 12, 2024 which will request a total funding allocation of \$1,000,000 for the following activities: up to \$500,000 for the implementation of an Owner-Occupied Rehabilitation Program to assist six (6) units and up to \$500,000 for the implementation of a Mortgage Assistance Program to assist three (3) households in the City limits of Dinuba.
- 2. If the application for funding is approved, City of Dinuba hereby agrees to use the CalHome funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with program guidelines

cited above. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. City of Dinuba acknowledges and agrees that it may be required to execute any and all other instruments necessary or required by HCD for participation in the CalHome Program.

3. City of Dinuba authorizes City Manager or Public Works Director, to execute in the name of City of Dinuba , the application, the Standard Agreements, and any subsequent amendments or modifications thereto, as well as any other documents required by HCD for participation in the CalHome Program, and any amendments thereto.

PASSED AND ADOPTED THIS 25th DAY OF March, 2025, by the following vote:

Total number of voters that can vote: Five

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

The undersigned Mayor of the The Governing Board of the City of Dinuba there before named hereby attest and certify that the foregoing is a true and full copy of a resolution of the The Governing Board adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended, or repealed.

Mayor

ATTEST:

City Clerk



City Council Staff Report

Department: ENGINEERING

March 25, 2025

To: Mayor and City Council
From: Watts Jason, City Engineer
By: Watts Jason, City Engineer
Subject: Notice of Completion for the Safety Improvements at Various Locations through Federal Project No. HSIPL 5143(034) (JW)

RECOMMENDATION:

Council to accept the Safety Improvements at Various Locations Project as complete and authorize the City Engineer to file a Notice of Completion with the Tulare County Recorder's Office.

EXECUTIVE SUMMARY:

On June 27, 2024, the City Council approved awarding the Safety Improvements at Various Locations Project to Avison Inc. for \$2,057,721.00. The project involved striping and the installation of Rectangular Rapid Flashing Beacons (RRFBs). The work was completed on February 10, 2025. Ten change orders were approved, reducing the total project cost by \$104,474.28 for a total of \$1,953,246.72. Upon Council approval, a Notice of Completion will be submitted to the Tulare County Recorder's Office.

OUTSTANDING ISSUES:

None

DISCUSSION:

The City applied for and was awarded a HSIP Cycle 9 grant to install additional bike and pedestrian improvements across various roadway segments throughout the city. Of the 351 applications received, only 221 were granted funding. The City's award totals \$1,604,070, covering both design and construction costs. The project scope includes the installation of flush and raised median islands, edge line striping, centerline striping, Rectangular Rapid Flashing Beacons (RRFBs) at four locations, and bicycle facilities.

The project encompasses the following roadway segments:

- Alta Avenue (Kamm Avenue to Nebraska Avenue)
- Crawford Avenue (Kamm Avenue to Nebraska Avenue)
- El Monte Way (Alta Avenue to Road 92)

- Saginaw Avenue (Alta Avenue to Crawford Avenue & RR to Euclid Avenue)
- Kamm Avenue (Alta Avenue to College Avenue)
- Kern Street (M Street to College Avenue)
- Englehart Avenue (El Monte Way to Saginaw Avenue)
- Surabian Drive (Monte Vista Drive to Alta Avenue)
- Sequoia Drive (Alta Avenue to Hayes Avenue)
- Nebraska Avenue (Eaton Avenue to Crawford Avenue)

The project was awarded to Avison Construction, Inc. for \$2,057,721.00. The final project cost amounted to \$1,953,246.72, after ten change orders. The key change order items include:

- Removal of scope due to surrounding development improvements.
- Change in material from thermoplastic to paint in anticipation of several summer projects that will overlap.
- Additional RRFB installation at Alta/Lindera per City Council direction on June 27, 2024.
- Changes to median islands.
- Various scope revisions prompted by resident, staff, and City Council concerns during construction.
- Additional costs incurred due to the Contractor exceeding the number of working days specified in the contract.

The work was completed by the contractor on February 10, 2025. In accordance with industry standards, the City withheld 5% contract retention on all invoices received. Currently, the RRFB at Alta Avenue/Lindera Avenue is not operational due to a back-ordered bracket that has been delayed for several months. Rather than further delay of the project, staff recommends that the City Council accept the project with the condition that the contractor will install the bracket once it arrives. The retention amount will be released after the Notice of Completion (NOC) is recorded, with a copy of the NOC provided in Attachment 'A'.

FISCAL IMPACT:

The project was funded with federal HSIP (Highway Safety Improvements Project) and local matching funds.

PUBLIC HEARING:

None

ATTACHMENTS:

1. A. Notice of Completion

RECORDING REQUESTED
AND RETURN TO:

CITY OF DINUBA
PUBLIC WORKS DEPARTMENT
405 E. EL MONTE WAY
DINUBA, CA 93618

No Fee per Government Code 6103

NOTICE OF COMPLETION

NOTICE IS HERE BY GIVEN:

1. That the City of Dinuba, a Municipal Corporation, whose address is 405 E. El Monte Way, Dinuba, California, is the owner of the real property, public works or structure hereinafter described.

2. That on the 10th of February 2025, a work of improvements on real property hereinafter described was completed pursuant to a Contract to which Chapter 5 of Part I of Division 5, of the Public Contract Code applies.

3. That the name of the Contractor who performed said work of improvements pursuant to said Contract with the City of Dinuba is Avison Construction, Inc. The surety is Travelers Casualty and Surety Company of America Travelers Tower, Hartford, CT 06183

4. That the real property or public works or structure is described as follows:

**City of Dinuba
Safety Improvements at Various Locations
HSIPL-5143(034)
The project consisted of the installation of RRFBs, signing, and striping**

5. That the Nature of the owner's interest or estate is: In Fee

Dated: _____, 2025

CITY OF DINUBA
A Municipal Corporation

By _____
Jason Watts, PE Dinuba City Engineer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS
COUNTY OF TULARE)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2025, by Jason Watts, City Engineer of the City of Dinuba, a Municipal Corporation, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary Public in and for the County of Tulare,
State of California



City Council Staff Report

Department: PLANNING

March 25, 2025

To: Mayor and City Council

From:

By:

Subject: Ordinance No. 2025-01 – Second reading and adoption of comprehensive Zoning Ordinance Update (KSch)

RECOMMENDATION:

Council to conduct the second reading, waive reading in full, and adopt Ordinance No. 2025-01 pertaining to a comprehensive update of the Dinuba Zoning Ordinance (Title 17 of the Dinuba Municipal Code) and several other cleanup code amendments.

EXECUTIVE SUMMARY:

The City Council held a public hearing on March 11, 2025, to introduce the Zoning Ordinance Update and allow the public to comment on the proposed amendments. The Council is requested to hold the second reading and adopt Ordinance No. 2025-01, approving the Zoning Ordinance Update.

OUTSTANDING ISSUES:

None.

DISCUSSION:

On March 11, 2025 the City Council conducted a first reading of Ordinance No. 2025-01 to approve a comprehensive update of the Dinuba Zoning Ordinance.

The City Planner has been working with the Planning Commission on this comprehensive update of the zoning code for the past several years. The update is intended to achieve the following:

- Ensuring the ordinance is legally sound and consistent with State housing and zoning laws including laws on Accessory Dwelling Unit requirements;
- Simplify and clarify complicated planning permit processes;
- Implement policies of the Dinuba General Plan, including promoting walkable neighborhoods by incorporating smart-growth and form-based zoning standards and mechanisms;

- Revising, updating and clarifying permitted use lists in each zone district;
- Updating definitions and terminology;
- Adding new zones where desired.
- Eliminating unused zone districts;
- Updating standards pertaining to specific issues like fencing, parking, accessory uses and structures, etc.;
- Making the Ordinance more user-friendly through the addition of tables and graphic illustrations of complex zoning standards;
- Eliminating unneeded and repetitious sections of the Zoning Ordinance;
- Correcting other problem issues identified by staff, Commission, etc.

Additional Municipal Code Amendments

Several other “cleanup” code amendments were approved at the March 11 City Council meeting. These pertained to:

- City funding of the Chamber of Commerce (Section 5.04.130)
- Prohibiting consumption of alcoholic beverages in city parks and other public places, except for City-approved events.

The City Council conducted the first reading and public hearing for Ordinance No. 2025-01 on March 11, 2025. Staff recommends the City Council conduct the second reading, waive the reading in full and adopt the Ordinance, which will take effect 30 days after it is adopted.

FISCAL IMPACT:

The City previously budgeted funds for preparation of the comprehensive Zoning Ordinance update.

PUBLIC HEARING:

A public hearing notice was published in the Midvalley Times prior to the City Council's public hearing on March 11, 2025.

ATTACHMENTS:

1. A. CC Ord ZOU and amends 3-11-25

ATTACHMENT “A”

**DINUBA CITY COUNCIL
ORDINANCE NO. 2025-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
DINUBA ADOPTING A COMPREHENSIVE UPDATE OF THE
DINUBA ZONING ORDINANCE (TITLE 17 OF THE DINUBA
MUNICIPAL CODE) AND ADDITIONAL AMENDMENTS TO
SECTION SECTIONS 5.04.130 AND 9.36 OF THE MUNICIPAL
CODE**

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

SECTION 1: FINDINGS,

- (a) The City of Dinuba administers a zoning ordinance that is intended to promote the harmonious development of various types of land uses in the City.
- (b) Specific regulations include the establishment of individual land use zones (residential, commercial, industrial and public), lists of permitted uses by zones, regulations for structures including setbacks, building height and lot coverage, parking, landscaping, signage, fencing and permit procedures, among others
- (c) The Dinuba Planning Commission has conducted numerous workshops to educate themselves on zoning, planning and design issues and has reviewed individual chapters of the new Zoning Ordinance.
- (d) Several additional “cleanup” amendments to Sections 5.04.130 and 9.36 of the Dinuba Municipal Code are included for adoption, to improve functionality and reduce redundancy of those sections of the code.
- (e) Consistent with the California Environmental Quality Act (CEQA) the City has determined the Zoning Ordinance Update is exempt from review for environmental impacts (as a Categorical Exemption No. 15061 (b) (3) “General Exemption”)

SECTION 2. Title 17 (Zoning) of the Dinuba Municipal Code is rescinded and replaced in its entirety with the Zoning Ordinance Update (Title 17) as shown in Exhibit 1. Further, Section 5.04.130 of the Dinuba Municipal Code and Section 9.36 of the Dinuba Municipal are amended as shown in Exhibit 2.

SECTION 3. SEVERABILITY.

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

SECTION 4. 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 amendments were introduced at a regular meeting of the City Council of the City of Dinuba on the 11th day of March, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

ATTEST:

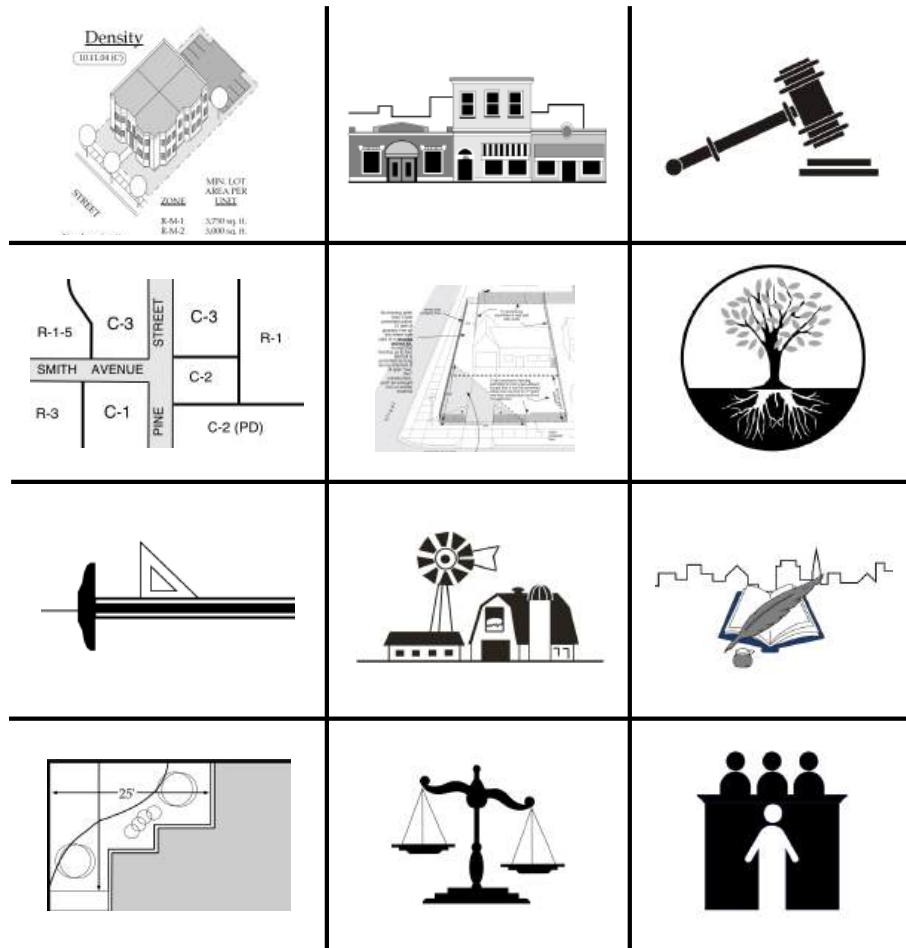
Maria Alaniz, City Clerk

EXHIBIT 1

COMPREHENSIVE DINUBA ZONING ORDINANCE UPDATE (Attachment to City Council Ordinance No. 2025-01)

DRAFT

Dinuba Zoning Ordinance



City of Dinuba



DRAFT Dinuba Zoning Ordinance



www.dinuba.org

Prepared for

City of Dinuba

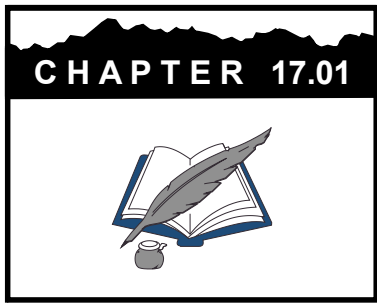
Prepared by



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The Zoning Ordinance

Sections

17.01.010	Adoption
17.01.020	Purpose and Objectives
17.01.030	Short title.
17.01.040	Components of the zoning ordinance.
17.01.050	Severability.
17.01.060	Compliance required.
17.01.070	Interpretation.
17.01.080	Application

17.01.010 Adoption

Pursuant to California Government Code Section 65000 et. seq., a zoning ordinance is hereby adopted by the City of Dinuba. The Zoning Ordinance, hereinafter referred to as the “Ordinance”, is a document that regulates the use of land in the city limits of Dinuba.

17.01.020 Purpose and Objectives

The Ordinance is enacted to protect and promote the public health, safety and general welfare, and to facilitate the planning of the City of Dinuba in a precise and orderly manner consistent with the Dinuba General Plan. In support of this purpose, the Ordinance is adopted in order to implement the following objectives:

- Provide standards for the orderly development of Dinuba;
- Conserve natural resources;
- Maintain and protect the value of property;
- Ensure the provision of adequate open space for light, air, and recreation;

- Promote the economic stability of existing land uses that conform to the General Plan and protect them from intrusions by inharmonious or harmful land uses;
- Permit the development of residential, office, commercial and industrial land uses in accordance with the general plan in order to strengthen Dinuba's economic base;
- Protect the character of Dinuba's downtown and its residential neighborhoods;
- Provide the private sector with a document upon which it can base investment decisions;
- Inform the public where certain types of development will occur in the community as well as the development standards to which they will develop;
- Coordinate with the County of Tulare with regards to the use of land within Dinuba's General Plan planning area, and the standards to which development will conform if it occurs outside the city limits.

17.01.030 Short title.

The ordinance codified in this title shall be known as the "Zoning Ordinance." The words "ordinance" and "code" as used herein shall have the same meaning.

17.01.040 Components of the zoning ordinance.

The zoning title shall consist of a zone plan designating certain districts and a set of regulations controlling the uses of land; the density of population; the uses and locations of structures; the height and bulk of structures; the open spaces around structures, the appearance of certain uses and structures; the areas and dimensions of sites; the location, size and illumination of signs; location and height of fencing; and requiring the provision of off-street parking and off-street loading facilities.

17.01.050 Severability.

If any provisions, or the application to any person or circumstances, is held invalid, the remainder of this title (and the application of such provisions to other persons or circumstances) shall not be affected.

17.01.060 Compliance required.

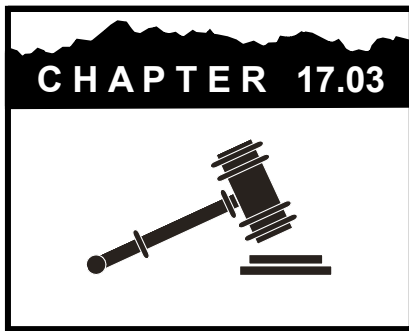
No building or structure shall be constructed or reconstructed, moved, altered, converted or located nor shall any building or land be used for any purpose other than as permitted by (and in conformance with) this title, and all other applicable statutes, ordinances, rules and regulations, maps, plans and other requirements and documents referred to herein.

17.01.070 Interpretation.

- A. In the interpretation and application, the provisions of this title are held to be minimum requirements except where they are expressly stated to be otherwise. No provision of this title is intended to interfere with any existing ordinance of the City of Dinuba, except as specifically repealed herein, or deed restriction, covenant, easement or other agreement between parties; provided, that where this title imposes greater restrictions or regulations than are imposed by an existing ordinance, deed restriction, covenant, easement or agreement between parties, this title shall control.
- B. In event of need for clarification or interpretation, the Planning Commission shall ascertain all pertinent facts and by resolution shall set forth its findings. Said resolution shall be transmitted to the City Council and, if approved by the Council, said clarification or interpretation shall govern until modified by resolution adopted in like manner or by appropriate amendment of this title. The foregoing shall apply in the following cases:
 - 1. If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this title;
 - 2. If ambiguity exists with reference to matters of height, yard, area and other requirements;
 - 3. If uncertainty exists with reference to a zone boundary;
 - 4. If unforeseen conditions arise or technological changes have been introduced;
 - 5. If ambiguity or uncertainty arises as to the meaning of any word or provision contained in this title.

17.01.080 Application

This Ordinance shall apply to all property inside the Dinuba city limits whether owned by private persons or by public entities, including the federal government, the State of California or any of its agencies or political subdivisions; by school districts or special districts, by any city or county, or by any authority or district organized under the laws of the State. Lands that are exempt from these regulations include: public streets and alleys, and railroad rights-of-way.



Administration

Sections

17.03.01	Authority
17.03.02	City Council
17.03.03	Planning Commission
17.03.04	Planning Director
17.03.05	Head Building Official
17.03.06	City Engineer

17.03.01 Authority

This Ordinance is the primary tool for implementing the goals, policies and action programs of the Dinuba General Plan, the Dinuba Subdivision Ordinance and any planned unit developments, specific plans or master plans. The authority to execute this Ordinance shall be vested with the City Council, Planning Commission and other named city officials and public bodies.

17.03.02 City Council

The Dinuba City Council shall be the final authority on zoning ordinance amendments, appeals, general plan and specific plans and their amendments, development agreements, and other permit procedures that may be included in or added to this Ordinance.

The City Council shall also be responsible for appointing persons to the Planning Commission and other decision-making bodies that may be named in this Ordinance.

17.03.03 Planning Commission

The Dinuba Planning Commission shall be the final authority on Conditional Use Permits, Variances, Classification of Uses, and other permits that may be included in or added to this Ordinance. In addition, the Commission shall provide recommendations to the City Council by means of a resolution that details findings on zoning ordinance amendments, general and specific plans and amendments thereto, development agreements and other permit procedures that may be added to the Ordinance.

17.03.04 Planning Director

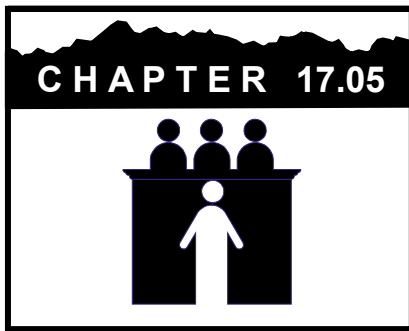
The Planning Director, or assigned representative, shall be the authority on the interpretation, administration and enforcement of the Ordinance. Further, the Planning Director shall be the final authority on Site Plan Reviews, minor deviations and administrative planning permits. Other duties of the Director shall include preparation of reports, resolutions and ordinances that come before the Planning Commission and City Council.

17.03.05 Chief Building Official

The Chief Building Official, or assigned representative, shall be the authority on the interpretation, administration and enforcement of the Uniform Building Code. Other duties of the Building Official shall include enforcement of specified provisions of this Ordinance, securing Ordinance clearance prior to issuing a building permit, notification of persons who are in violation of specified provisions of this Ordinance and other responsibilities that may be included in or added to this Ordinance.

17.03.06 City Engineer

The City Engineer, or assigned representative, shall be the authority on the interpretation, administration and enforcement of the Subdivision Ordinance, the City of Dinuba Improvement Standards Manual, and other responsibilities that may be included in or added to this Ordinance. Other duties of the City Engineer shall include preparation of reports and recommendations on all engineering matters that come before the Planning Commission and City Council, and notification of persons who are in violation of specified provisions of this Ordinance.



Public Hearings

Sections

17.05.010	Notice Requirements
17.05.020	Contents
17.05.030	Failure to Receive Notice
17.05.040	Continuation

17.05.010 Notice Requirements

Where this Ordinance requires a public hearing notice, notice shall be given in all of the following ways:

- a. A public hearing notice shall be published in a newspaper of general circulation not less than 10 days prior to said hearing. If there is no such paper of general circulation, the public hearing notice shall be posted at least 10 days prior to the hearing in at least three public places within the City of Dinuba.
- b. A notice shall be mailed or delivered not less than 10 days prior to the hearing to the owner of the subject property or the owner's authorized agent, the project applicant, and to owners of properties within 300 feet of the subject property (as shown on the latest equalized tax assessment role) and all occupants within 100 feet of the site. If the number of properties exceeds 1,000, the City of Dinuba, in lieu of a notice that is mailed or delivered, may provide a notice by placing a display notice of at least one-eighth page in at least one newspaper of general circulation at least 10 days prior to the meeting.
- c. A public hearing notice shall be posted at least 10 days prior to the hearing in at least three public places within the City of Dinuba.

17.05.020 Contents

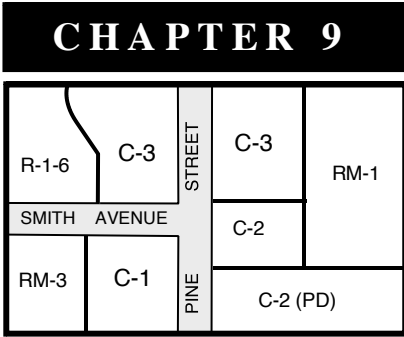
The public hearing notice, whether published in a newspaper of general circulation or posted at a public place within the City, shall include the following information: date, time and place of the public hearing; the hearing body or officer that will consider the public hearing item; and a general description of the project and its location.

17.05.030 Failure to Receive Notice

Failure of any person or entity to receive a public hearing notice shall not invalidate any proceedings or applications authorized by this Ordinance.

17.05.040 Continuation

Any public hearing conducted under this Ordinance may be continued for reasons including, but not limited to, the need to procure more information to allow a greater understanding of the issue being considered. The Commission or Council shall announce the time and place to which the hearing is to be continued. No further public hearing notice shall be required.



Zoning Districts

Sections

- 17.9.010 Purpose**
- 17.9.020 Definition**
- 17.9.030 Districts**
- 17.9.040 Combining Districts**
- 17.9.050 Official Zoning Map**
- 17.9.060 District Boundaries**
- 17.9.070 District Regulations**
- 17.9.080 Effect of Annexation, Vacation or Abandonment on District Boundaries**
- 17.9.090 Effect on Other Regulations**

17.9.010 Purpose

Pursuant to Government Code Section 65800 et. seq., the State of California grants to the City of Dinuba the power to apply zoning to lands within its city limits. The purpose of zoning is to protect the public health, safety and general welfare. The constitutionality of zoning has been upheld by the United States Supreme Court since 1926, *Euclid v. Amber Realty Company* (272 US 365).

17.9.020 Definition

Zoning is the division of a city into districts, and the regulation within those districts of the height, appearance and bulk of buildings and structures; the area of a lot that may be occupied and the size of required open spaces; the density and intensity of development; and the use of buildings and land for commercial, agricultural, industrial, residential and other purposes.

17.9.030 Districts

Districts are areas within the City of Dinuba within which certain zoning regulations apply. The districts hereby established and into which the City is divided are as follows:

<u>District Symbol</u>	<u>Zone District</u>
RCO	Resource Conservation, Public Use and Open Space
AN	Agriculture
RA	Residential Acreage
R-1-6	Single Family Residential (6,000 square foot minimum lot size)
R-1-7.5	Single Family Residential (7,500 square foot minimum lot size)
R-1-10	Single Family Residential (10,000 square foot minimum lot size)
RM-1.5	Multi-Family Residential (one dwelling per 1,500 square feet of lot area)
RM-2	Multi-Family Residential (one dwelling per 2,000 square feet of lot area)
RM-3	Multi-Family Residential (one dwelling per 3,000 square feet of lot area)
PO	Professional Office
C-1	Neighborhood Commercial
C-2	Downtown Commercial
C-3	Community Commercial
C-4	General Commercial
M-1	Light Industrial
M-2	Heavy Industrial
PUD	Planned Unit Development (Overlay Zone)

17.9.040 Overlay Districts

Overlay districts are areas in Dinuba that may require special regulations due to unique locational features, architecture, historical significance, resources or hazards. These districts may be combined with any of the base districts identified in this Chapter. For purposes of identification on the Official Zoning Map for Dinuba, districts that are joined with an overlay district shall be suffixed with the name of the overlay district. As an example, the zoning for an area of Dinuba that is classified Downtown Commercial (C-2) and contains the historic downtown, which demands unique design regulations, would read as C-2 (PUD), Central Commercial, Planned Unit Development District. Dinuba overlay districts are as follows:

PUD Planned Unit Development

17.9.050 Official Zoning Map

The zoning boundaries of the aforementioned districts and overlay districts shall be shown on the Official Zoning Map of Dinuba. The Official Zoning Map shall be a part of this Ordinance and shall remain on file with the Dinuba Planning and Building Department.

The Dinuba Planning and Building Department shall be responsible for amending the Official Zoning Map when land is annexed into the city or when property is reclassified from one zone to another.

17.9.060 District Boundaries

Where uncertainty exists as to the boundary of any district shown on the Zoning Map, the following rules shall apply.

- a. District boundaries shall coincide with either streets, alleys, property lines or railroad rights-of-way unless otherwise shown on the Zoning Map.
- b. Where doubt exists as to the location of a district boundary within a block, the boundary line shall be the nearest interior lot line existing at the effective date of this Ordinance.

17.9.070 District Regulations

Except as provided for in this Ordinance, no structure or part thereof shall be erected, altered or enlarged, nor shall any site or structure be used in a manner other than is included among the uses hereinafter listed as permitted or conditionally permitted in the district in which the structure or site is located. In addition, no structure or part thereof shall be erected, reconstructed, enlarged or moved into any district that exceeds the development standards for the district in which the structure is located.

17.9.080 Effect of Annexation, Vacation or Abandonment on District Boundaries

Where property is annexed into Dinuba or where property is vacated or abandoned, the following zoning rules shall apply:

- a. Dinuba may pre-zone unincorporated territory adjoining the city for the purpose of determining the zoning that will apply to such territory in the event of annexation. Zoning of the subject territory will be conducted consistent with Section 17.53 (Zoning Ordinance Amendments) and will become effective when annexation has been completed.
- b. All property that lacks zoning because property has been vacated or abandoned shall be zoned to the centerline of the subject property consistent with the zoning on the adjoining property.

17.9.090 Effect on Other Regulations

Where more restrictive standards, use regulations or rules are established by any other applicable statutes, ordinances or regulations than is established by this Ordinance, the provisions of such statutes, ordinances or regulations shall govern.

CHAPTER 11



RCO Zone (Resource Conservation, Public Use and Open Space)

- 17.11.010 Purpose.
- 17.11.030 Permitted uses.
- 17.11.030 Development Standards
- 17.11.040 Site area.
- 17.11.050 Frontage, width and depth of site.
- 17.11.060 Lot Coverage
- 17.11.070 Yard requirements.
- 17.11.080 Distances between structures.
- 17.11.090 Height of structures.
- 17.11.100 Fences, walls and hedges.
- 17.11.110 Signs.
- 17.11.120 Off-street parking and off-street loading facilities.
- 17.11.130 Site plan review.

17.11.010 Purpose

The RCO district is intended to provide for public facilities as well as permanent open spaces in areas of the community which exhibit scenic qualities, recreation potential and which are designated as open space, school, ponding basin or public facility by the general plan.

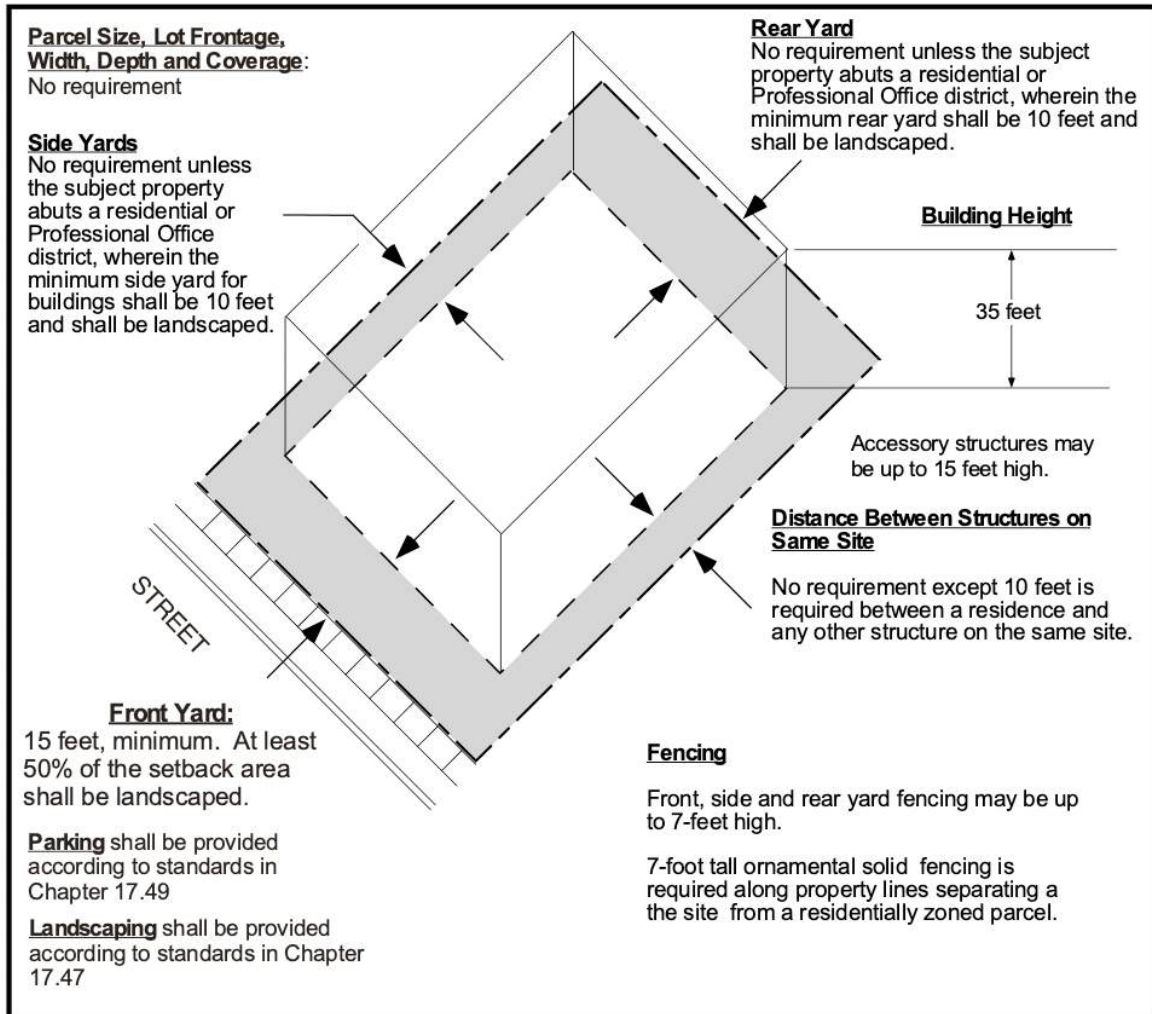
17.11.020 Permitted uses.

Uses permitted by right and subject to approval of an Administrative Site Plan Review or Conditional Use Permit in the RCO district shall be as listed in Section 17.21.

17.11.030 Development Standards

Development standards are prescribed below and key standards are illustrated in Exhibit 11-1.

Exhibit 11-1: Key Development Standards for Parcels in the RCO Zone



17.11.050 Site area.

In the RCO district, the minimum site area for any newly-created lot is one-half acre.

17.11.060 Frontage, width and depth of site.

In the RCO district, there are no limitations on frontage, width and depth of site.

17.11.070 Coverage.

In the RCO district, there are no limitations on coverage.

17.11.080 Yard requirements.

Yard requirements in the RCO district are as follows:

- A. The minimum front yard shall be fifteen feet. A minimum of fifty percent of the required front yard shall be landscaped.
- B. Except as specified in this subsection, no side yard or rear yards shall be required.
- C. The minimum side yard abutting any residential or PO district shall be ten feet and shall be landscaped.
 - 1. The minimum rear yard abutting any residential or PO district shall be ten feet and shall be landscaped.

17.11.090 Distances between structures.

In the RCO district, the minimum distance between a one-family dwelling and another structure shall be ten feet. There is no requirement for minimum distance between structures for other types of uses.

17.11.100 Height of structures.

In the RCO district, no building or structure shall have a height greater than thirty-five feet.

17.11.040 Fences, walls and hedges.

In the RCO district:

Chapter 11: RCO Zone (Resource Conservation, Public Use and Open Space)

- A. Where a site containing educational, administrative, institutional, office, or commercial uses adjoins any residential district, an ornamental solid wall or fence, six feet minimum in height, or such other height or type of screening device as may be required by the city, shall be located on the property line common to such districts, except in a required front yard.
- B. Open storage of materials and equipment associated with a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence six feet minimum in height. Said storage shall not be visible above said fence or wall.
- C. Street trees and other forms of landscaping may be required under the provisions of Chapter 17.47 (Landscaping and Irrigation)

17.11.110 Signs.

In the RCO district, signs are permitted as prescribed in Chapter 17.51

17.11.120 Off-street parking and off-street loading facilities.

In the RCO district, off-street parking facilities and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.49

17.11.130 Site plan review.

In the RCO district, site plan review shall be required for permitted recreation areas, parks and playgrounds and all administrative and conditional uses pursuant to the provisions of Chapter 17.55

CHAPTER 13



AN Zone (Agriculture)

Sections:

- 17.13.010 Purpose.
- 17.13.020 Permitted uses.
- 17.13.030 Development Standards
- 17.13.030 Site area.
- 17.13.040 Frontage, width and depth of site.
- 17.13.050 Coverage.
- 17.13.060 Yard requirements.
- 17.13.110 Distance between structures.
- 17.13.120 Location of structures containing animals or fowl.
- 17.13.070 Building height.
- 17.13.080 Fences, walls and hedges.
- 17.13.090 Signs.
- 17.13.100 Off-street parking and off-street loading facilities.

17.13.010 Purpose.

The AN district is intended to preserve lands best suited for agriculture from the encroachment of incompatible uses; to protect lands designated for eventual urban development to ensure the orderly and beneficial conversion of these lands to nonagricultural use; and to provide appropriate areas for certain predominantly open uses of land which are not injurious to agricultural uses but which may not be harmonious with urban uses.

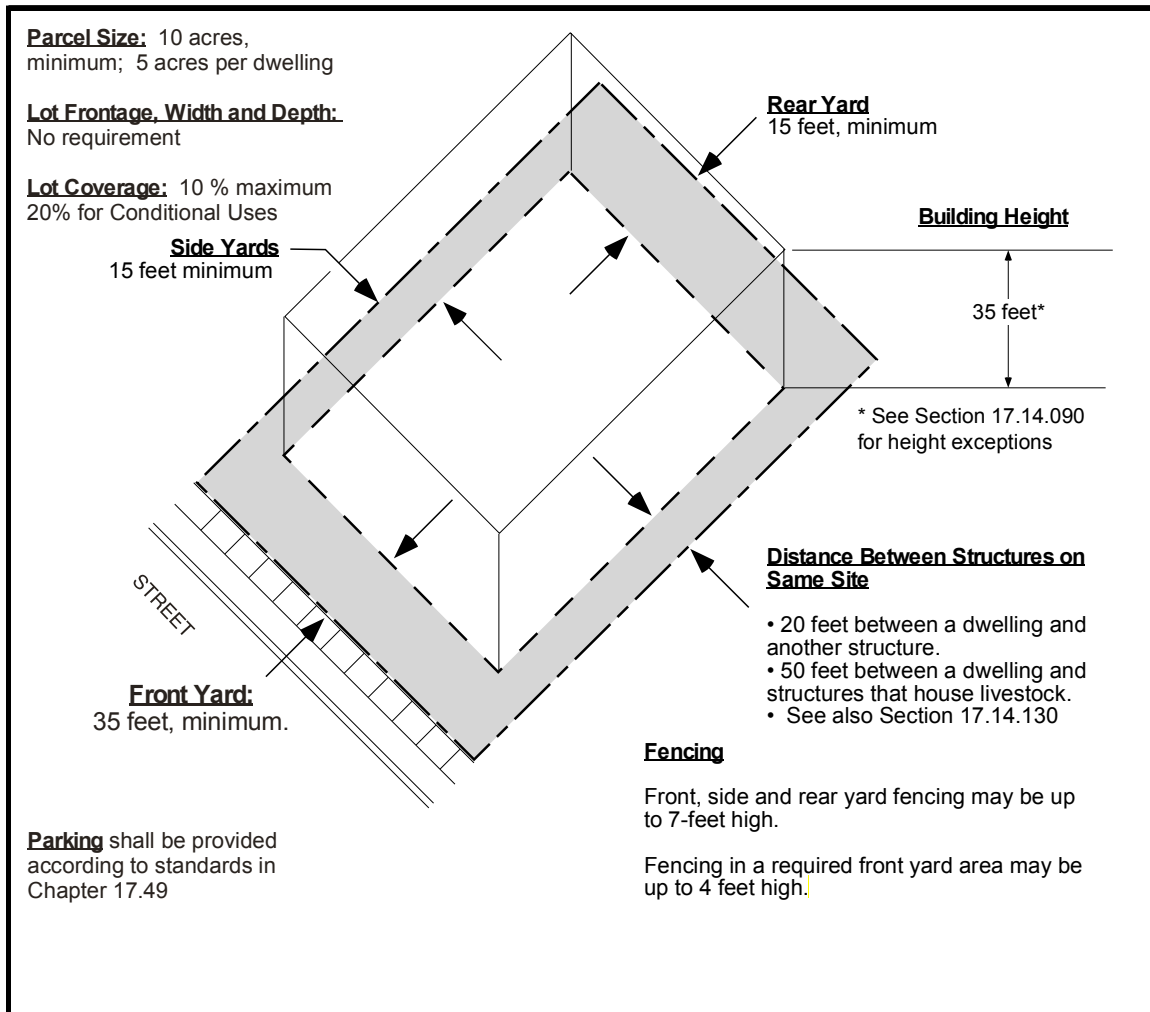
17.13.030 Permitted uses.

Permitted uses and conditionally-permitted uses are listed in Section 17.21 (Permitted Uses in Residential Zones)

17.13.030 Development Standards

Development standards are prescribed below and key standards are illustrated in Exhibit 13-1.

Exhibit 11-1: Key Development Standards for Parcels in the AN Zone



17.13.050 Site area.

- A. The minimum site area shall be ten acres for all permitted uses.
- B. Site Area Per Dwelling Unit. Each site in the AN district shall have not less than five acres for each dwelling unit located on the site, subject to the exception that employee housing may be located on a site with a lesser area for each dwelling unit (see

Chapter 17.21 (Permitted Uses in Residential Zones)

17.13.060 Frontage, width and depth of site.

There are no minimum requirements for frontage, width and depth of site.

17.13.070 Coverage.

The maximum site area covered by structures shall be ten percent.

17.13.080 Yard requirements.

- A. Front yard: 35 feet, minimum.
- B. Side yards: 15 feet, minimum.
- C. Rear yard: 15 feet, minimum.

17.13.090 Distance between structures.

Where there is more than one structure on a site, the minimum distance between a structure used for human habitation and another structure shall be twenty feet. The minimum distance between a structure used for human habitation and a structure housing livestock or poultry shall be fifty feet.

17.13.100 Location of structures containing animals or fowl.

Any structure in an AN zone in which animals or fowl are contained shall be at least two hundred feet distance from any lot in any RA, R, RM, PO or C district, or from any school or institution for human care.

17.13.110 Building height.

- A. 35 feet high, maximum for primary and accessory structures, subject to the exception that tank houses, storage tanks, windmills and silos may exceed thirty-five feet in height.

17.13.120 Fences, walls and hedges.

Fences, walls and hedges shall not exceed four feet in height in a required front yard and seven feet in height elsewhere on a site.

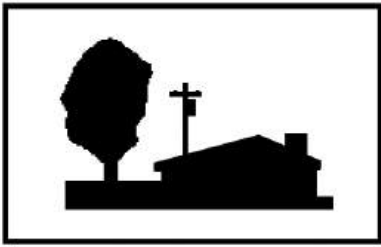
17.13.100 Signs.

Signs shall be permitted subject to the regulations contained in Chapter 17.51 (Signs)

17.13.110 Off-street parking and off-street loading facilities.

Parking facilities and off-street loading facilities shall be provided on the site of each use as prescribed in Chapter 17.49 (Parking)

CHAPTER 15



RA Zone (Residential Acreage)

- 17.15.010 Purpose.**
- 17.15.020 Permitted uses.**
- 17.15.030 Fences, walls and hedges.**
- 17.15.040 Site area.**
- 17.15.050 Frontage, width and depth of site.**
- 17.15.060 Coverage.**
- 17.15.070 Yard setback requirements.**
- 17.15.080 Distance between structures.**
- 17.15.090 Building height.**
- 17.15.100 Signs.**
- 17.15.110 Off-street parking and off-street loading facilities.**

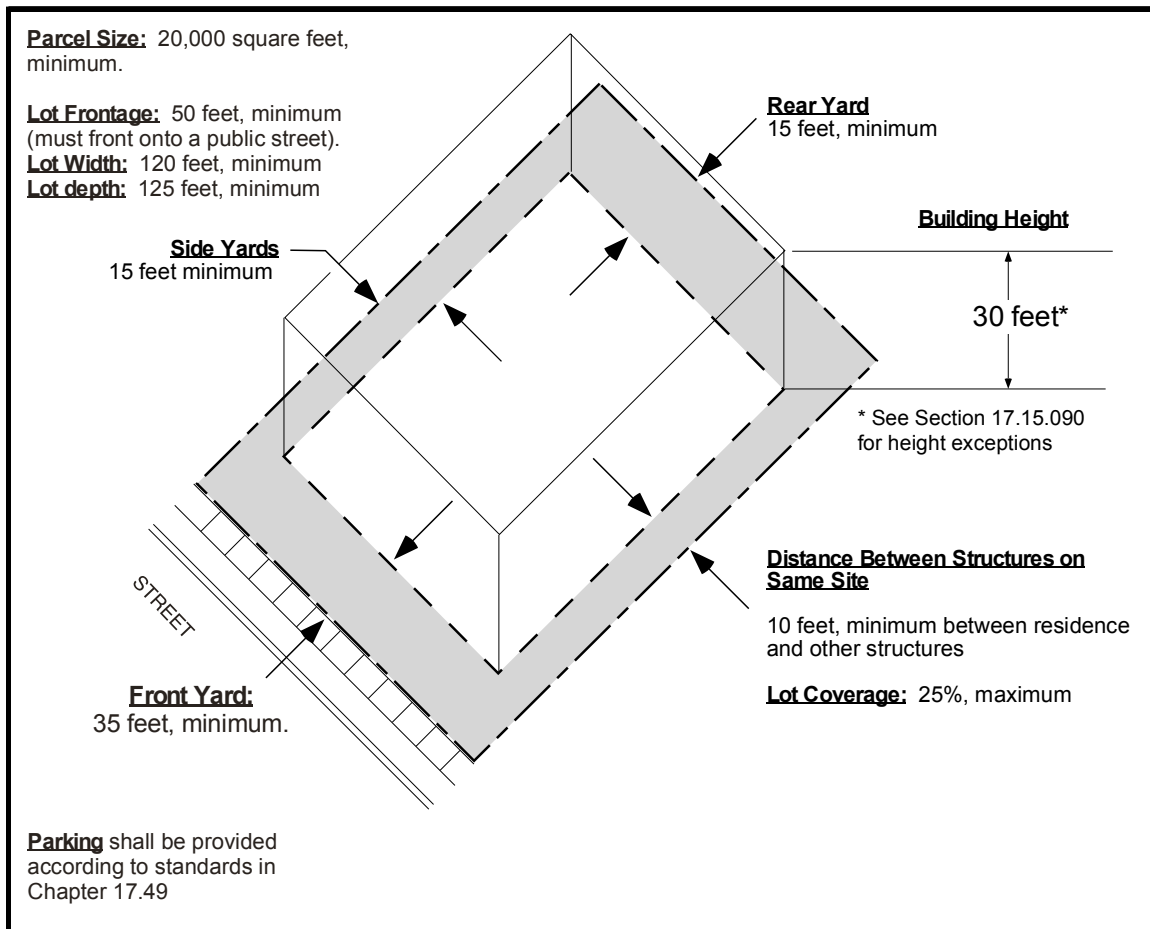
17.15.010 Purpose.

The RA district is intended to provide living areas within the city limited to very low density concentration of one-family dwellings; where limited numbers of animals may be kept for pleasure as hobbies; where regulations are designed to promote a suitable environment for family life on large parcels, and to prohibit all activities of a commercial nature (except for permitted Home Occupations).

17.15.030 Permitted uses.

Uses permitted by right and subject to approval of an administrative site plan or conditional use permit in the RA district shall be as listed in Section 17.21 (Permitted Uses in residential zones).

Exhibit 15-1: Key Development Standards for Parcels in the RA Zone



17.15.050 Site area.

- A. 20,000 square feet, minimum

17.15.060 Frontage, width and depth of site.

Each site shall have not less than fifty feet of frontage on a public street. The minimum width shall be one hundred twenty feet. Each site shall have a depth of not less than one hundred twenty-five feet.

17.15.070 Coverage.

The maximum site area covered by structures shall be twenty-five percent.

17.15.080 Yard setback requirements.

- A. Front yard: 35 feet, minimum.
- B. Rear yard: 15 feet, minimum
- C. Side yards (including on corner lots): 15 feet, minimum.
- D. Accessory structures such as sheds, gazebos and similar may have a zero side or rear yard setback provided the structure is to the rear of the primary dwelling, and the accessory structure is no taller than 12 feet. Accessory structures taller than 12 feet shall observe setback requirements for primary structures.

17.15.120 Distance between structures.

The minimum distance between a structure used for human habitation and another structure shall be ten feet.

17.15.090 Building height.

The maximum height of a permitted use and its accessory structures shall be thirty feet. The maximum height of a conditional use and its accessory structures shall be fifty feet, except as may be allowed under provision of Chapter 17.45.

17.15.040 Fences, walls and hedges.

Fences, walls and hedges are permitted subject to the following standards regarding location and fence height.

a. Front Yards:

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

b. Rear and Side Yards:

Fences, walls, and hedges in the area behind the required front yard setback shall not exceed seven feet in height, however fencing on corner lots within the required street side yard shall not exceed four feet in height, and the fence must be at least 50% open “see-through” (such as wrought-iron) from top to bottom.

c. Corner Safety visibility triangle

Street Intersection

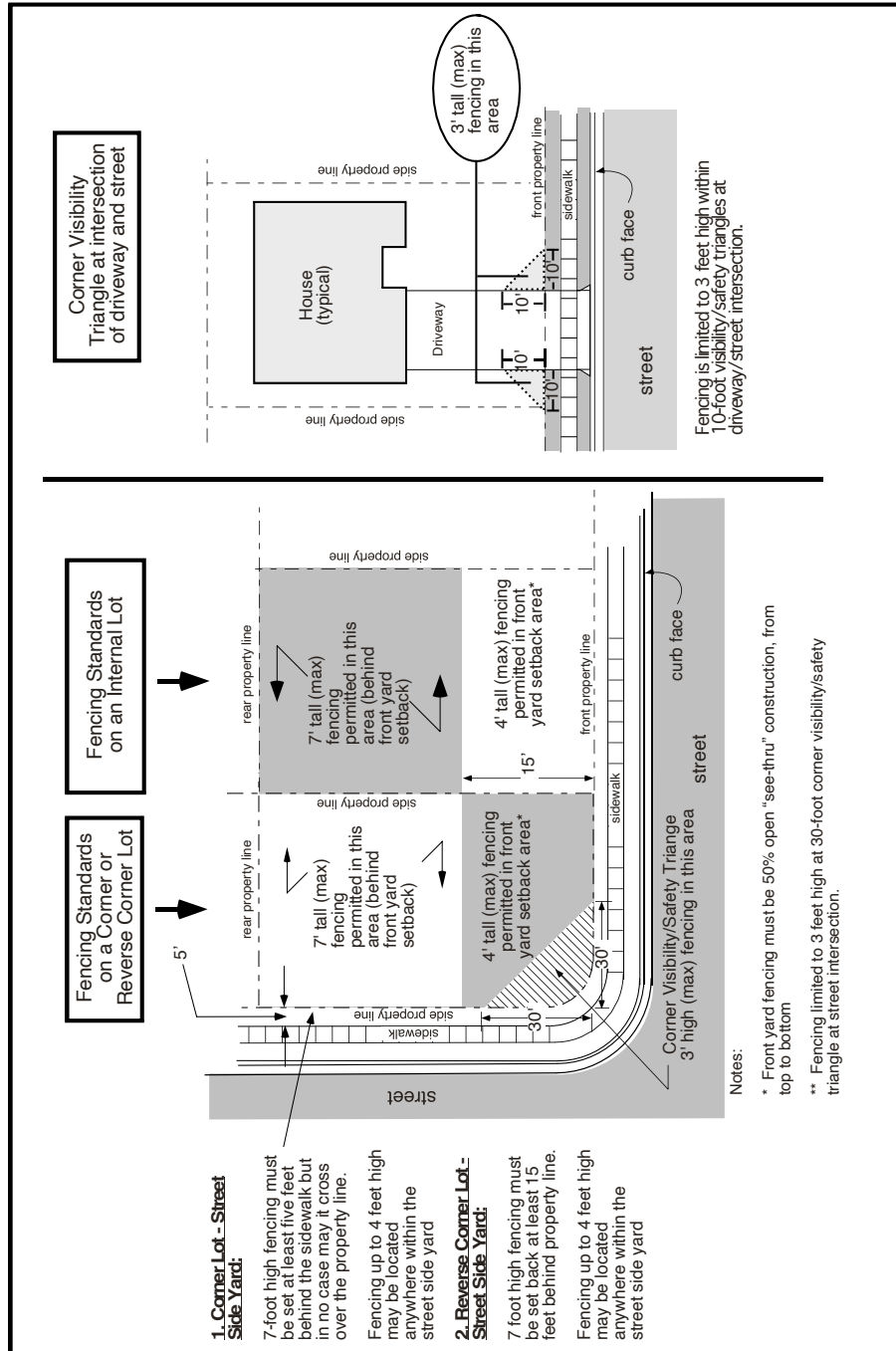
No fencing higher than 3 feet shall be placed in the corner area of a lot formed by a triangle with its right angle at corner of the lot adjacent to the street intersection and right angle sides measuring 30 feet long.

Driveway/Street Intersection

No fencing higher than 3 feet shall be placed in triangular areas situated where a driveway intersects a street. The affected area is defined as a triangle where the right angle corner is set at the point where the driveway intersects the property line, and the right angle sides measure ten feet long.

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

Exhibit 15-2: Fencing Standards Shown on Typical Lots



17.15.100 Signs.

Signs are permitted as prescribed in Chapter 17.51 (Signs)

17.15.110 Off-street parking and off-street loading facilities.

Off-street parking facilities shall be provided on the site for each use as prescribed in Chapter 17.49 (Parking and Loading).

CHAPTER 17



R-1 Zones (Single Family Residential)

Sections

17.17.010	Purpose
17.17.020	Subdistricts
17.17.030	Permitted and Conditional Uses
17.17.040	Design Guidelines
17.17.050	Development Standards
17.17.060	Fences, Walls and Hedges
17.17.070	Off-Street Parking and Loading Facilities
17.17.080	Signs
17.17.090	Landscaping

17.17.010 Purpose

The purpose of the R-1 zones is to provide living areas within Dinuba where development is consistent with the Dinuba General Plan and is generally limited to low density concentrations of single-family dwellings, and where regulations are designed to promote the following:

- (1) Encourage a suitable environment for family life,
- (2) Neighborhood design that embraces the street as a vital part of the community
- (3) Walkable neighborhoods
- (4) Provide space for community facilities, including parks, schools, churches and other facilities that will complement the residential environment;
- (5) A circulation system that is pedestrian-friendly, is properly connected to the community at-large and adjacent residential developments, and provides for alternative forms of transportation;
- (6) An attractive and unique neighborhood design that ranges from streetscape to the residential dwellings themselves; and
- (7) The conservation of valuable resources ranging from water to energy.

17.17.020 Subdistricts

In order to adequately plan for single family development at various densities, the R-1 district is further divided into the following subdistricts:

R-1-5 (single family residential, 5,000 square foot minimum lot size)
R-1-6 (single family residential, 6,500 square foot minimum lot size)
R-1-7.5 (single family residential, 7,500 square foot minimum lot size)
R-1-10 (single family residential, 10,000 square foot lot size);

17.17.030 Permitted and Conditional Uses

Permitted Uses and Conditionally-Permitted Uses in the R-1 zones are listed in Chapter 17.21 (Permitted Uses in Residential Zones).

17.17.040 Design Guidelines

The City has adopted Design Guidelines within a separate document. Applicants are encouraged to review and implement recommendations of the Design Guidelines.

17.17.050 Development Standards

a. Lot Size

The minimum lot size for Dinuba's single family residential districts are as follows:

<u>District</u>	<u>Minimum Site Area</u>
R-1-5	5,000 square feet
R-1-6	6,000 square feet
R-1-7.5	7,500 square feet
R-1-10	10,000 square feet

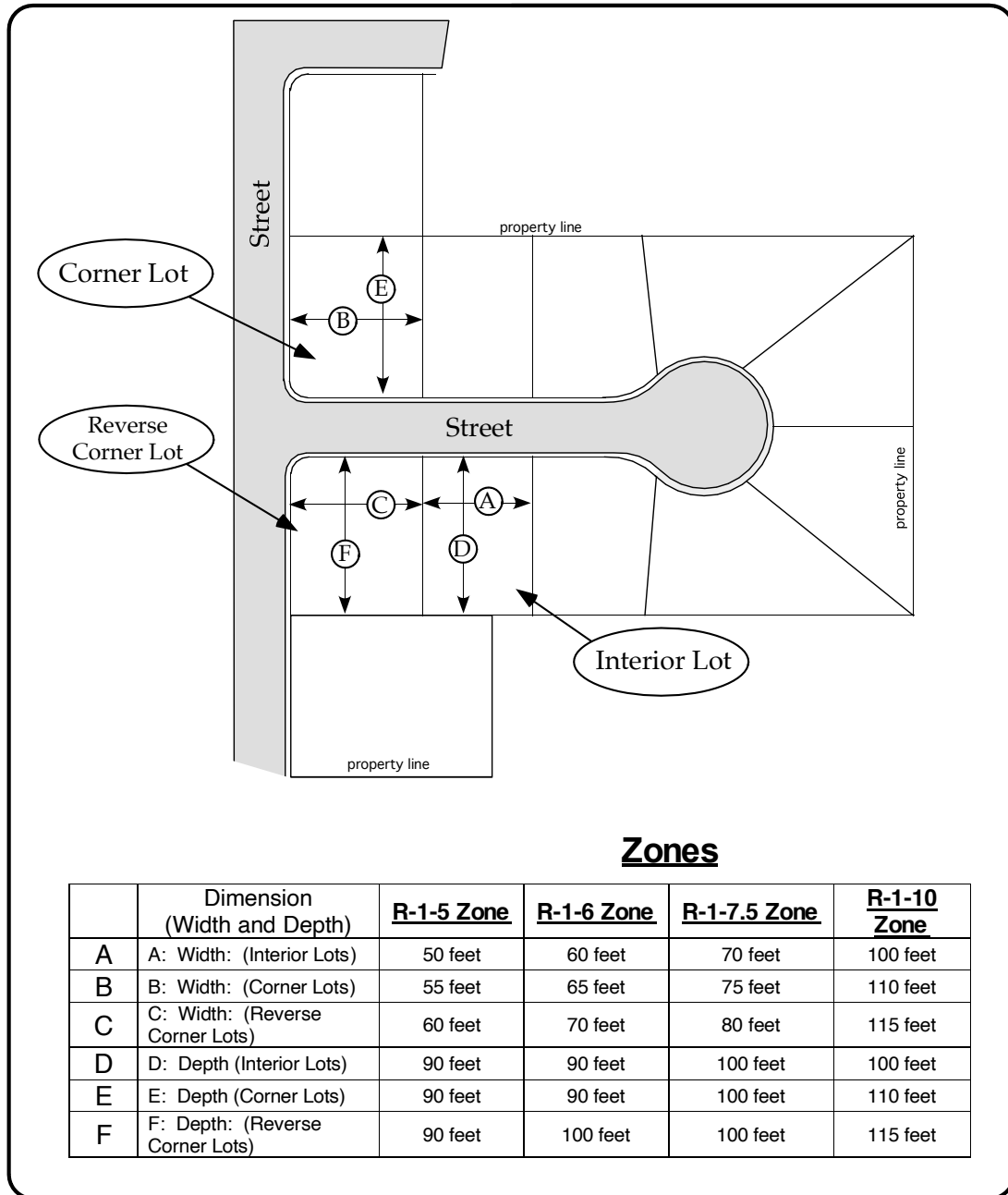
b. Lot Frontage and Depth (see also Exhibit 17-1)

1. The minimum lot frontage and depth requirements for each of Dinuba's single family residential districts are as shown in Exhibit 17-1. It should

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be noted that different lot widths are required for interior lots and for corner lots:

Exhibit 17-1: Lot Width and Depth Requirements Shown on Typical Lots, by Zone



c. Building Height

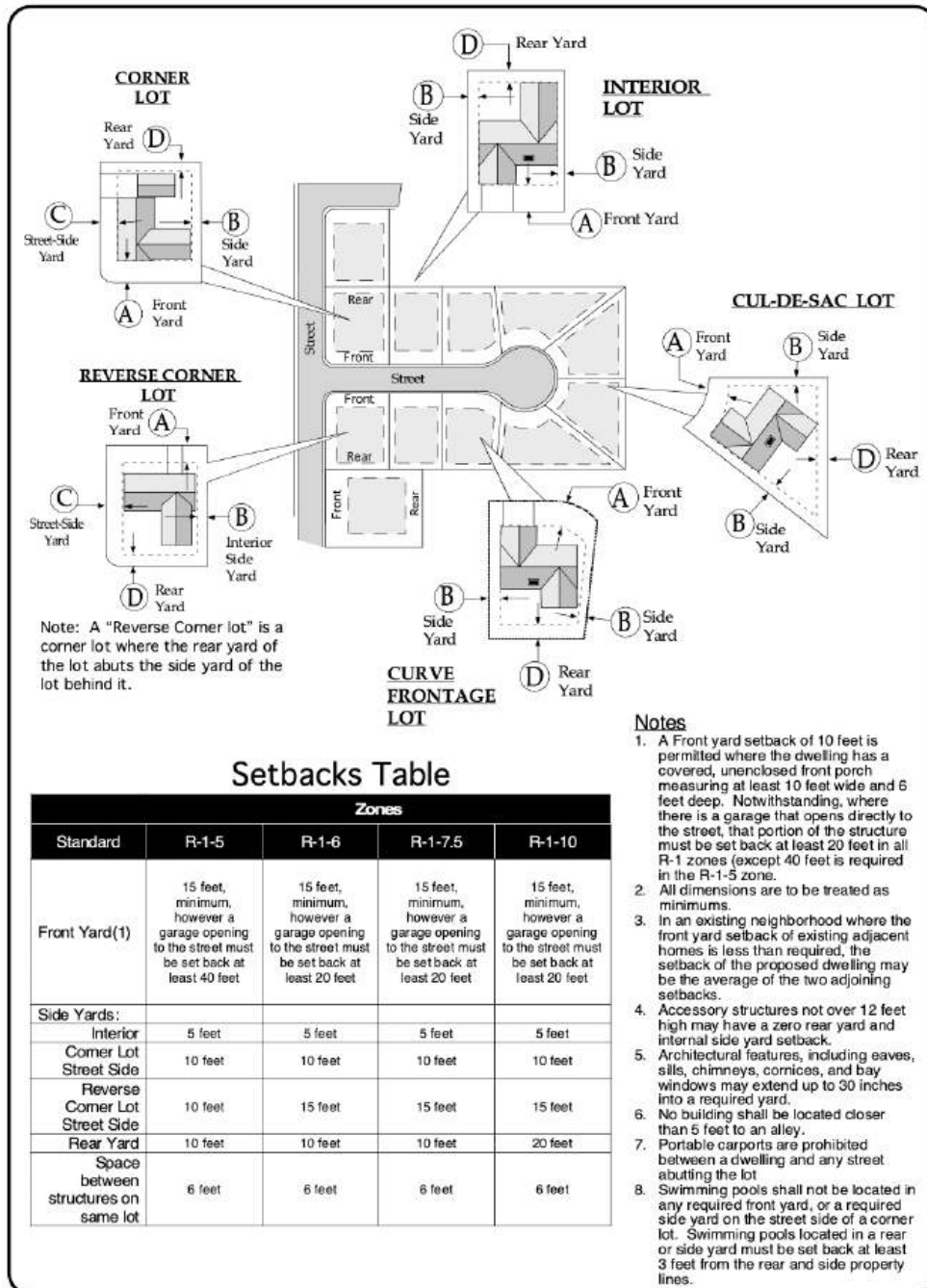
Residential structures shall not exceed 35 feet/two stories in height; Accessory structures shall not exceed 12 feet in height.

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Chapter 17: R-1 Zones (Single Family Residential)

d. Yard Requirements (see also Exhibit 17-2)

Yard setback areas shall be maintained on lots in the single-family zones as shown in Exhibit 17-2.

**Exhibit 15-2: Yard Setback Requirements in the R-1 Zones
illustrated on typical lot types**



e. Lot Coverage

The maximum lot coverage of all structures shall not exceed 45%.

17.17.060 Fences, Walls and Hedges (see also Exhibit 17-3)

a. Front Yards:

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

b. Rear and Side Yards:

Fences, walls, and hedges in the area behind the required front yard setback shall not exceed seven feet in height, however fencing on corner lots within the street side yard are subject to the requirements in Subsection 17.17.6 c. and d.

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

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

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

d. Corner Safety visibility triangle

Street Intersection

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

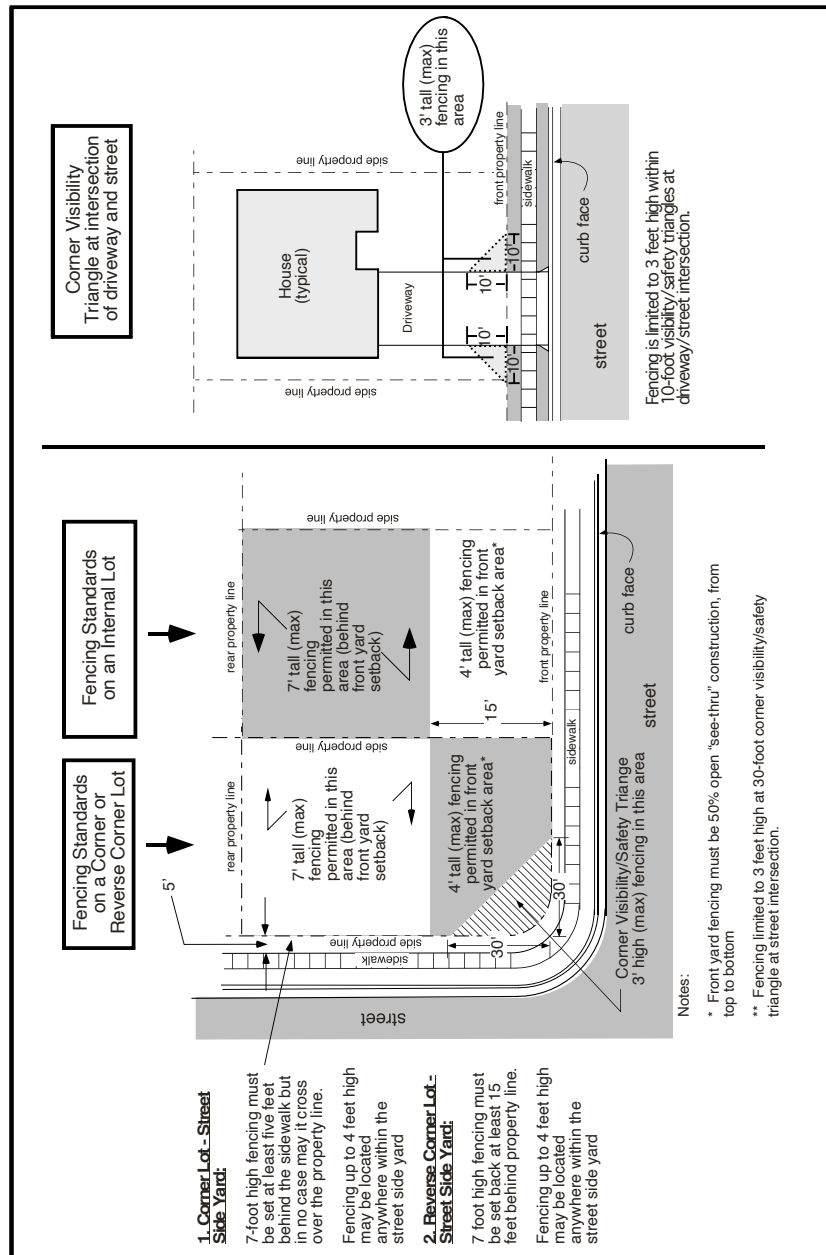
Driveway/Street Intersection

No fencing higher than 3 feet shall be placed in triangular areas situated where a driveway intersects a street. The affected area is defined as a triangle where the right angle corner is set at the point where the driveway intersects the property line, and the right angle sides measure ten feet long.

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

Exhibit 17-3: Fencing Standards Shown on Typical Lots



17.17.070 Off-Street Parking

- a. In the R-1 and R-1-5 zones a minimum of two covered parking stalls (within a garage or permanent carport) shall be provided for each single family dwelling. Each space shall have a minimum width of 10 feet and a minimum depth of 20 feet. All parking spaces and driveways shall have a concrete or asphalt surface. Where a garage or carport is open to a public street, a driveway of at least 20 feet in length shall be provided between the face of the garage and the back of sidewalk or property line, whichever distance is greater.
- d. Non-residential uses in this district shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).
- c. Carports shall be stick-built structure using materials consistent with those used in the primary dwelling. Portable and metal frame carports are not permitted in the space between the dwelling and a public street.
- d. Boats, RV's, trailer campers and similar vehicles may not be stored in a front yard or the street side yard of a corner lot.

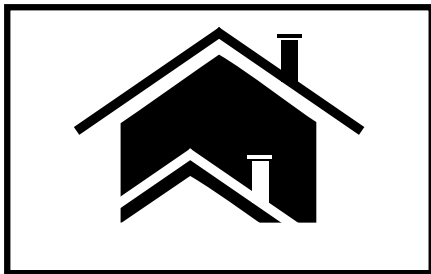
17.17.080 Signs

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

17.17.090 Landscaping

Landscaping and irrigation shall be installed and maintained in the yards adjacent to streets of all uses in the R-1 zones, within six months of occupancy. Landscaping shall be consistent with Chapter 17.47 (Landscaping and Irrigation) and shall consider the Dinuba Landscape Design Guidelines.

CHAPTER 19



RM Zones (Multiple Family Residential)

Sections

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

17.19.010 Purpose

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

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

17.19.020 Subdistricts

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

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

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

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

17.19.030 Permitted Uses

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

17.19.040 Site Plan Review

No multi-family uses may be established on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.55 (Site Plan Review).

17.19.050 Design Guidelines

The City has adopted Design Guidelines within a separate document. Applicants are encouraged to review and implement recommendations of the Design Guidelines. Projects that are subject to processing under State law (SB 35 and SB 330) are subject to all Objective Development Standards contained in the City's application packet for subject projects (see Section 17.19.7).

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

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

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

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

a. Unit Density

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

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

i. Density Bonus

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

b. Lot Frontage, Depth and Area

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

50 feet, all zones

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

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

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

7,000 square feet, minimum

c. Building Height

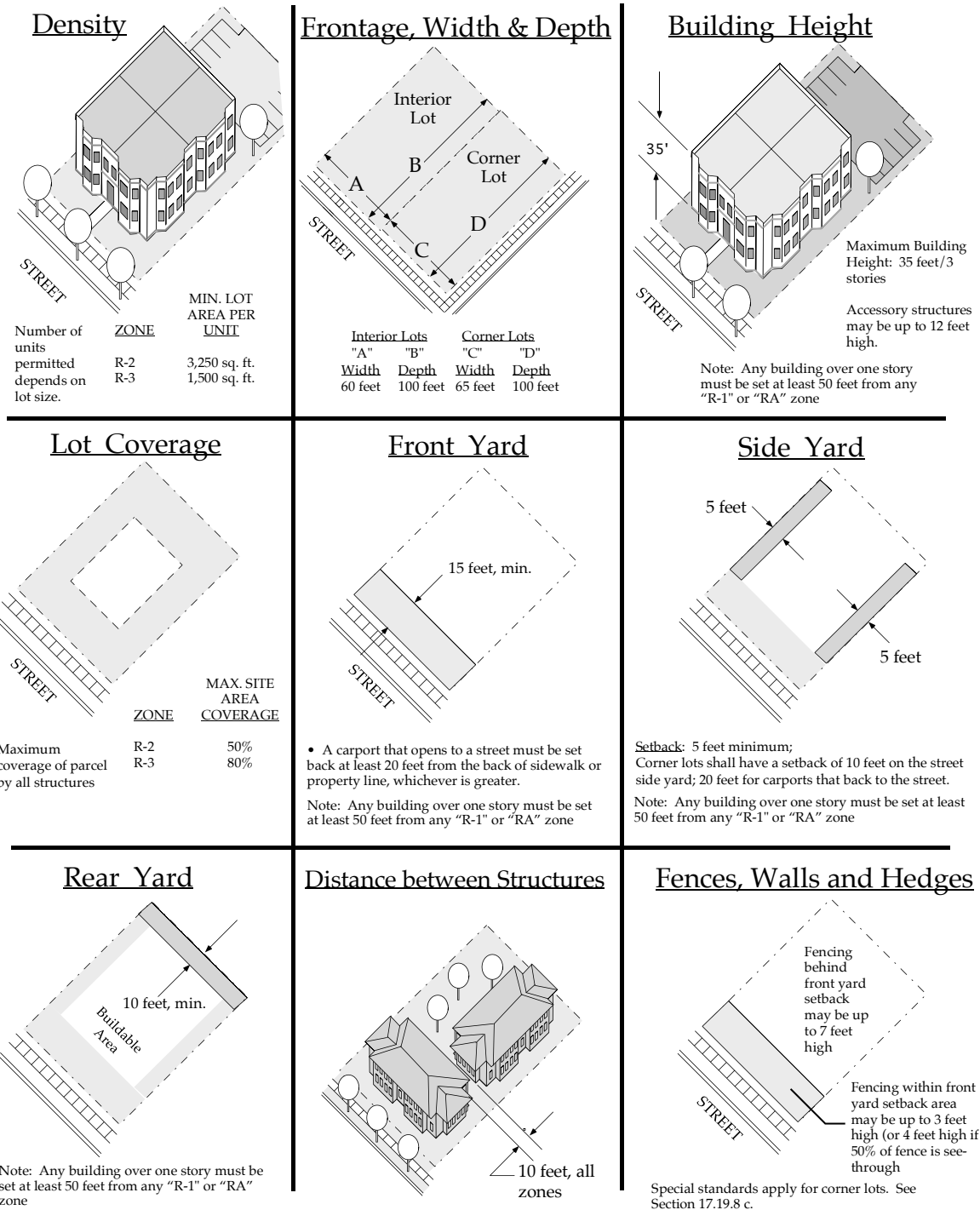
The maximum height of all structures shall be 35 feet (two stories); the maximum height of accessory structures shall be 12 feet.

d. Lot Coverage

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

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



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e. Yard Requirements (see Table 19-1)

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

Table 19-1: Setback Requirements

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

f. Minimum Distance Between Buildings on the Same Lot:

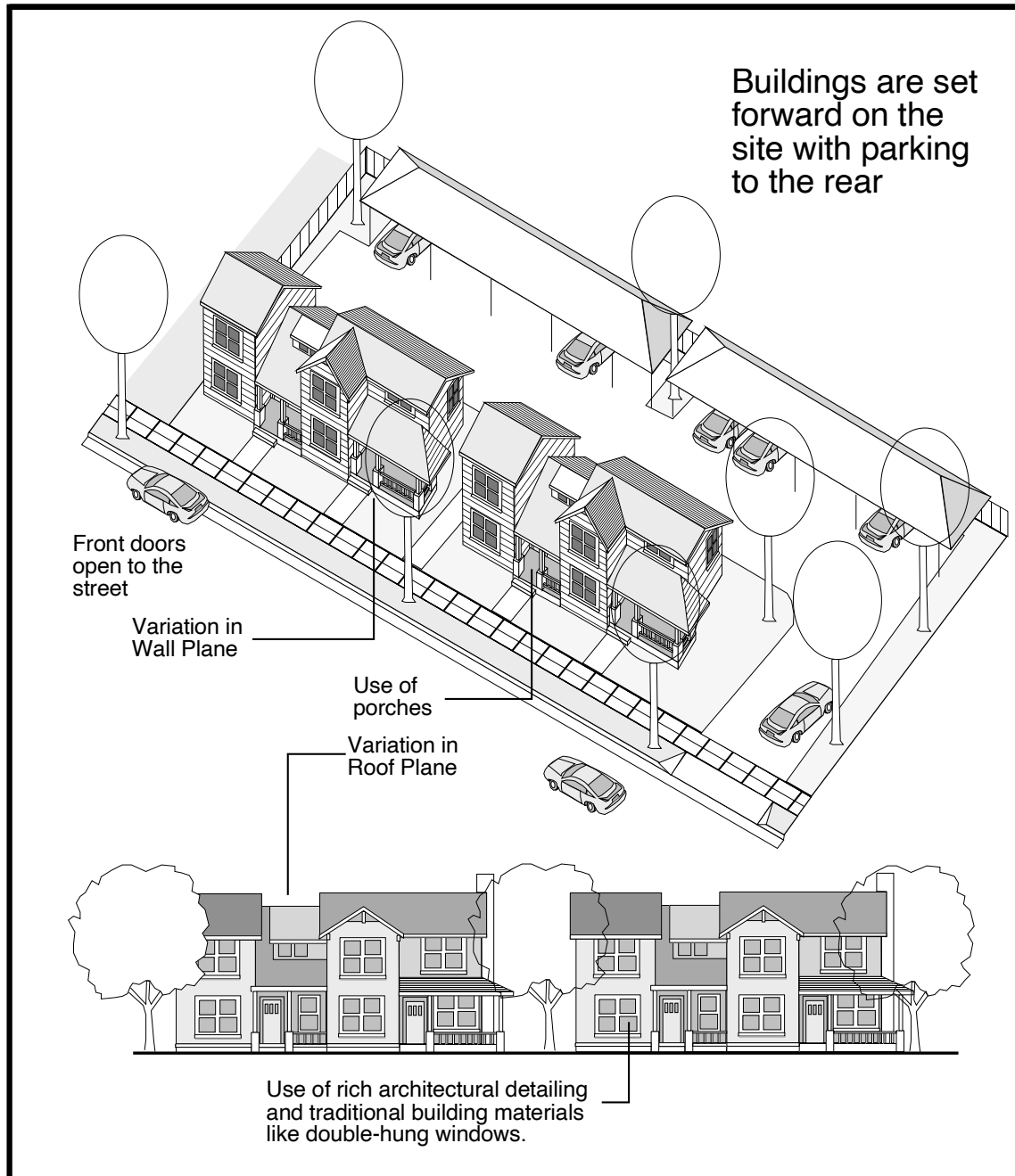
The minimum distance between a structure used for human habitation and another structure (such as another dwelling, detached garage, carport, or storage shed, etc.) shall be ten feet.

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

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

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

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



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

17.19.070 Objective Design Standards

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

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

a. Front Yards:

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

b. Rear and Side Yards:

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

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

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

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

d. Corner Safety visibility triangle

Street Intersection

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

Driveway/Street Intersection

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

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

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

17.19.090 Off-Street Parking and Loading Facilities

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

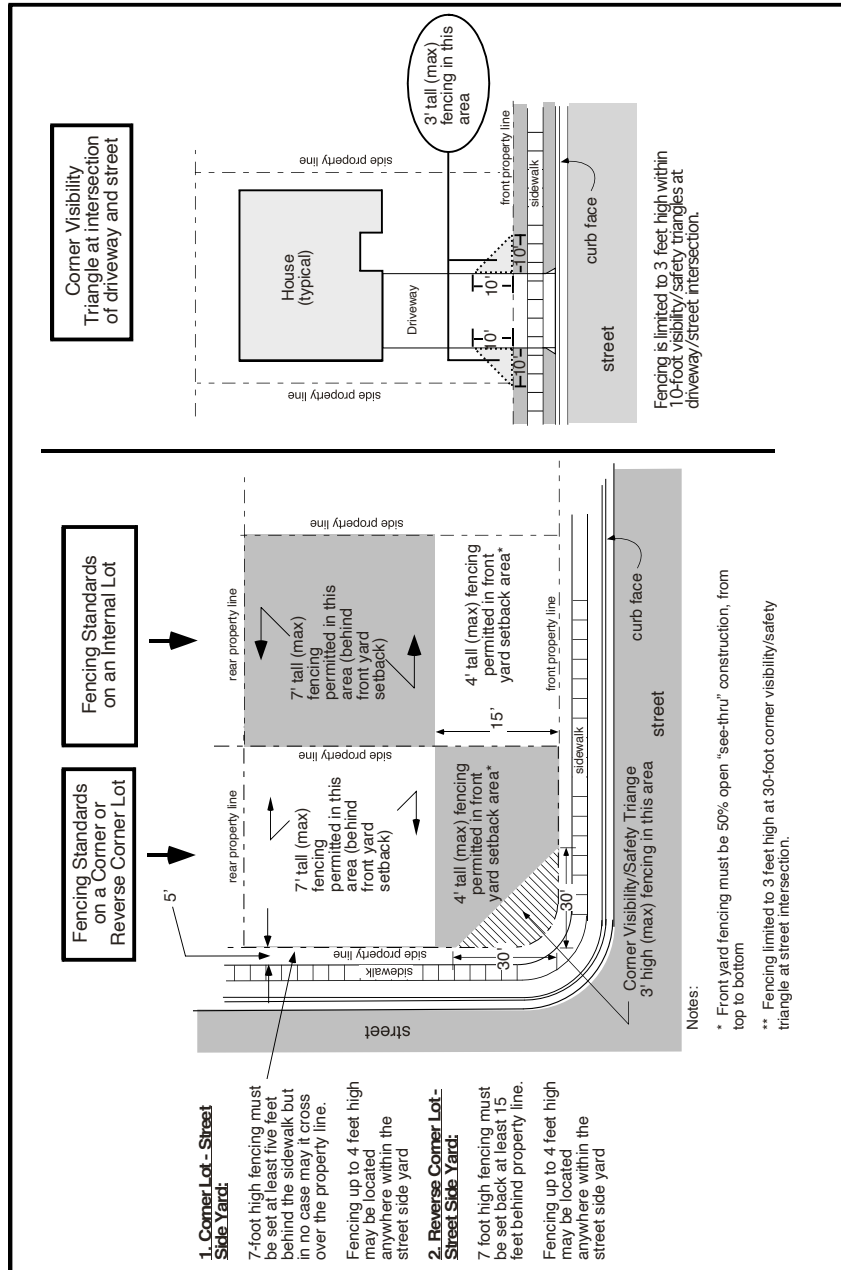
Parking lots shall be designed to preclude backing on vehicles onto public streets.

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

17.19.100 Landscaping and Irrigation

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

Exhibit 19-3: Fencing Standards Shown on Typical Lots



17.19.110 Open Space

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

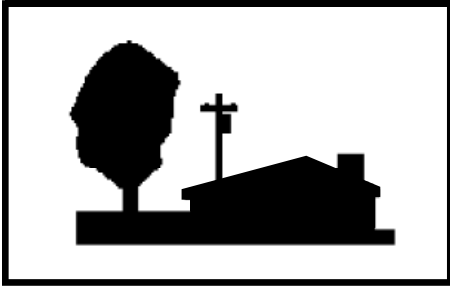
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maneuvering areas. Shared open space can include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos. The calculated space shall not include enclosed meeting or community rooms.

17.19.120 Signs

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

CHAPTER 21



Permitted Uses in Residential and Public Zones

Sections

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

17.21.010 Purpose.

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

17.21.020 Permitted Uses Table

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

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

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

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

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

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

 <i>Residential Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
Accessory Dwelling Units (ADU's)	P(S)	P(S)	P(S)	P(S)	
Bed and breakfast inns	C	C	C	C	
Duplex	P	P	P		
Emergency shelter		P			
Employee housing(seven or more employees)	C	C	C	C	
Employee housing(six or fewer employees)	P	P	P	P	
Farm employee housing (seven or more employees) up to thirty-six beds in a group quarters or up to twelve units or spaces designed for use by a single family or household	C	C	P	P	
Farm employee housing (six or fewer employees)	C	C	P	P	
Farm employee housing over thirty-six beds in a group quarters or over twelve units or spaces designed for use by a single family or household			P	P	
Licensed family day care centers for 15 or more children as an accessory use	C	C	C		

21-2

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

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

 <i>Accessory Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
Accessory structures and uses located on the same site as a conditional use	C	C	C	C	C

21-3

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

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

21-4

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

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

 <i>Public and Quasi-Public Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
Cemeteries, crematories and columbariums				C	
Churches, parsonages, and other religious institutions	C	C	C		

21-5

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

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

21-6

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

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

etc. Miscellaneous Uses, including:	<u>Zones</u>				
	R	RM	RA	AN	RCO
Kennels and animal hospitals				C	
Medical buildings, professional medical buildings, including dentists, physicians, podiatrists, ophthalmologists, and similar practitioners					C
Planned unit development subject to provisions of Chapter 17.41	C	C			
Solar electricity generating plant					C
Solar energy system	P	P	P	P	P
Veterinarians' offices		C			

21-7

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

etc. <i>Miscellaneous Uses, including:</i>	<u>Zones</u>				
	R	RM	RA	AN	RCO
Other uses determined to be reasonably similar in nature and intensity to those that are permitted in that particular zone, as determined by the City Planner.	P	P	P	P	P
Other uses determined to be reasonably similar in nature and intensity to those that are conditionally permitted in that particular zone, as determined by the City Planner.	C	C	C	C	C

CHAPTER 23



PO Zone (Professional Office)

Sections

- 17.23.010 Purpose**
- 17.23.020 Permitted and Conditional Uses**
- 17.23.030 Site Plan Review**
- 17.23.040 Design Guidelines**
- 17.23.050 Development Standards**
- 17.23.060 Fences, Walls and Hedges**
- 17.23.070 Off-Street Parking and Loading Facilities**
- 17.23.080 Signs**

17.23.010 Purpose

The purpose of the PO district is to provide areas in Dinuba where professional offices can be constructed outside of commercial districts; to provide opportunities for older residential dwellings to be converted to an office use; and to protect offices from noise, disturbances, traffic hazards and other objectionable influences which would adversely affect professional practices from being exercised.

17.23.020 Permitted and Conditional Uses

Permitted Uses and Conditionally-Permitted Uses in the PO zone are listed in Chapter 17.33 (Permitted Uses in Commercial Zones).

17.23.030 Site Plan Review

No office, or other uses listed as permitted may be established on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.55 Site Plan Review. Uses listed as Conditionally Permitted shall secure a Conditional Use Permit.

17.23.040 Design Guidelines

The City has adopted Design Guidelines to improve the quality of development in the PO zone. The Design Guidelines are available from the City of Dinuba.

17.23.050 Development Standards (also see Exhibit 23-1)

A. Site Area

The minimum lot area for newly-established parcels is 6,000 square feet.

B. Lot Frontage and Depth

1. The minimum lot frontage for the PO district is 60 feet for all lot types
2. The minimum lot depth for the PO district is 100 feet for all lot types

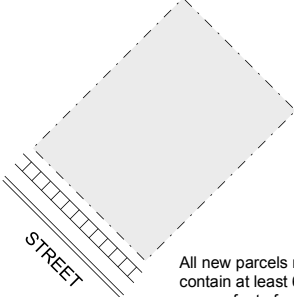
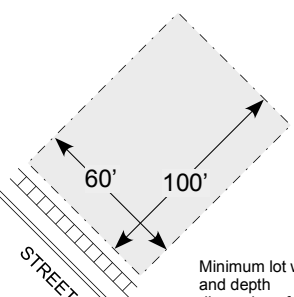
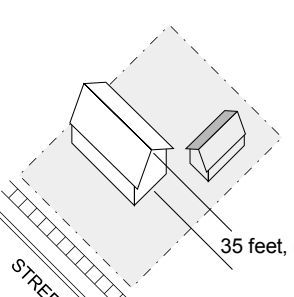
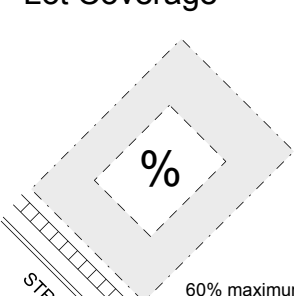
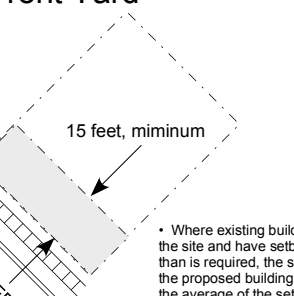
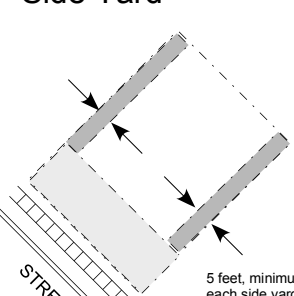
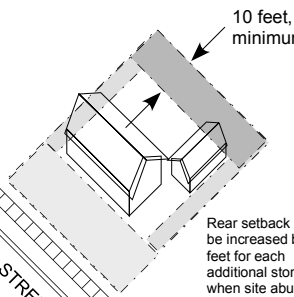
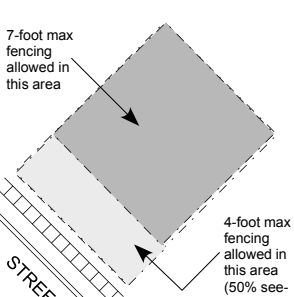
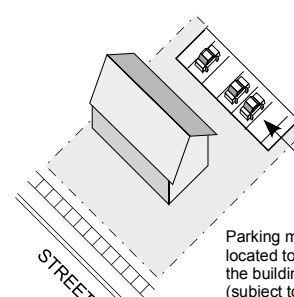
C. Building Height

The maximum height of residential structures shall be 35 feet; the maximum height of accessory structures shall be 12 feet.

D. Lot Coverage

The maximum lot coverage by structures constructed on a lot in this district shall be 65 percent.

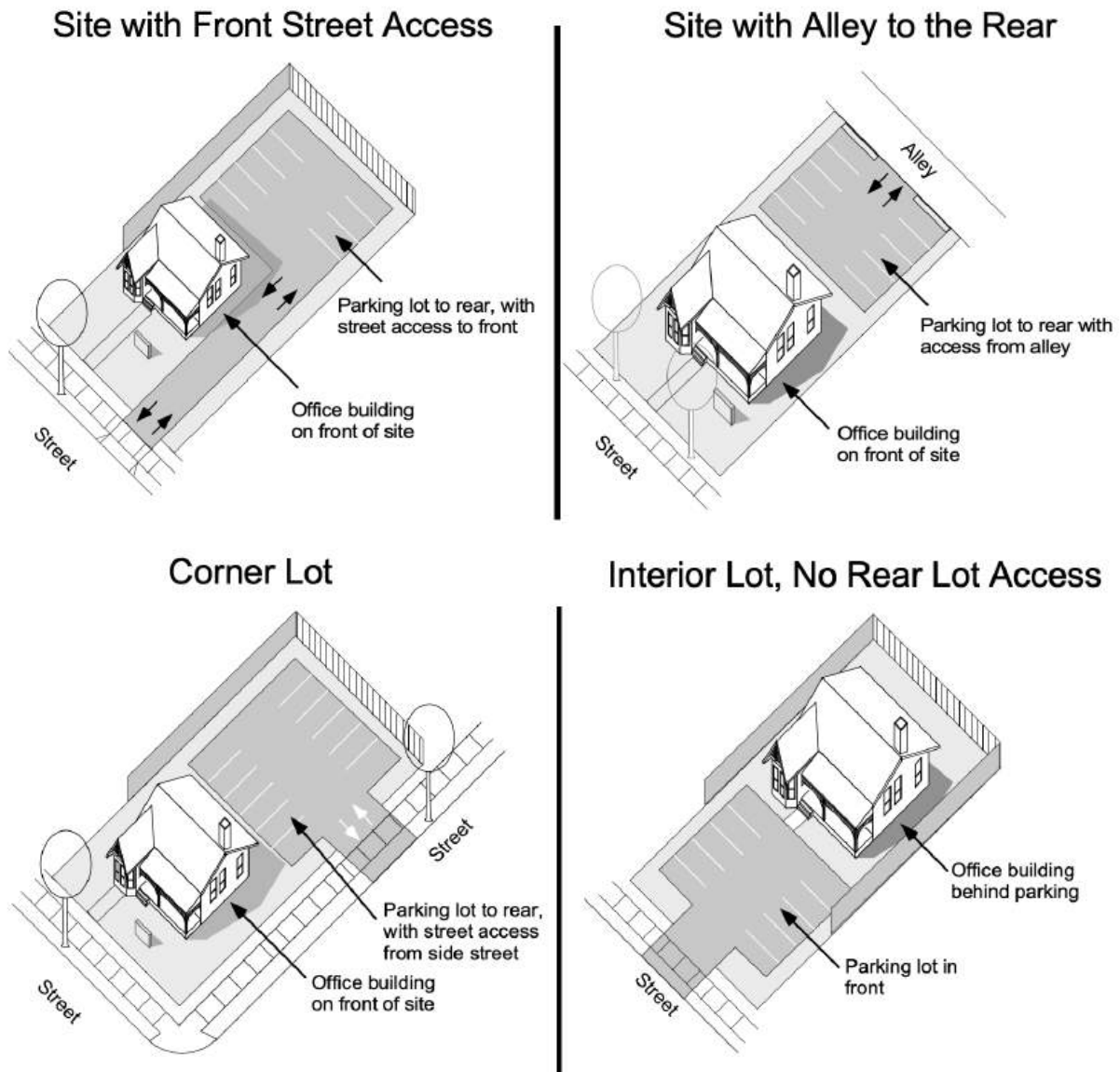
Exhibit 23-1: PO Zone Standards Summary

Lot Size  All new parcels must contain at least 6,000 square feet of area	Width & Depth  Minimum lot width and depth dimensions for all newly-created lots	Building Height  35 feet, max
Lot Coverage  60% maximum Maximum coverage of lot by all structures	Front Yard  15 feet, minimum - Where existing buildings abut the site and have setbacks less than is required, the setback of the proposed building may be the average of the setbacks of the adjacent buildings. - A carport that opens to a street must be set back at least 20 feet from the back of sidewalk or property line, whichever is greater. See also requirement for Site Arrangement and Parking	Side Yard  5 feet, minimum each side yard. Other standards apply for corner lots (see Section 17.23.5 F.2.)
Rear Yard  10 feet, minimum Rear setback must be increased by 10 feet for each additional story when site abuts a residential zone	Fences, Walls and Hedges  7-foot max fencing allowed in this area 4-foot max fencing allowed in this area (50% see-thru)	Parking  Parking must be located to rear of the building (subject to Section 17.23.E.)

E. Building and Parking Arrangement

Where the parcel abuts an alley, is on a corner lot, or has space for a 20-foot wide lane leading from the street to the rear of the parcel, the site shall be designed so the building(s) are situated in front and parking to the rear (see Exhibit 23-2). Parcels that do not meet this requirement may have parking on the front of the site, however said parking shall be screened from view from the street by landscaping, low fencing, or a combination of these.

Exhibit 23-2: Building and Parking Arrangement on Various Lot Types/Configurations



F. Yard Requirements

1. Front Yard:

- a. The minimum front yard shall be 15 feet. Notwithstanding, all parking lots shall be located to the rear of the main building, except where space limitations prevent this arrangement.
- b. On a lot situated between residential lots with buildings that are set back more than the minimum distance required by this section, the minimum front yard set back shall be the average of the front yard set backs of the adjoining lots.
- c. A garage or carport that faces a public street shall be set back a minimum of 20 feet from the back of sidewalk or property line, whichever distance is greater.
- d. Uncovered, unenclosed porches, platforms or landings that do not extend above the first floor elevation may extend a maximum of six feet into a front or rear yard setback area. Railings up to 30 inches in height may be installed on any of these features.

2. Side Yard:

- a. The minimum side yard shall be five feet.
- b. On the street side of a corner lot, the side yard setback shall be one-half the required front yard setback.
- c. Where an interior lot is less than fifty feet in width, each side yard shall be a minimum of ten percent of the lot width, or three feet, whichever is more.
- d. Architectural features, including eaves, sills, chimneys, cornices, and bay windows may extend up to 30 inches into a required side yard.

3. Rear Yard:

- a. The minimum rear yard shall be 10 feet, however, where the site abuts a residential zone and construction involves more than one story, the rear yard shall be increased by 10 feet. Accessory

structures less than seven feet in height may be located within the rear yard setback area.

4. Distance Between Structures

The minimum distance between structures shall be 10 feet.

17.23.060 Fences, Walls and Hedges (see also Exhibit 23-3)

a. Front Yards:

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

b. Rear and Side Yards:

Fences, walls, and hedges in the area behind the required front yard setback shall not exceed seven feet in height, however fencing on corner lots within the street side yard are subject to the requirements in Subsection 17.23.6 c.

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

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

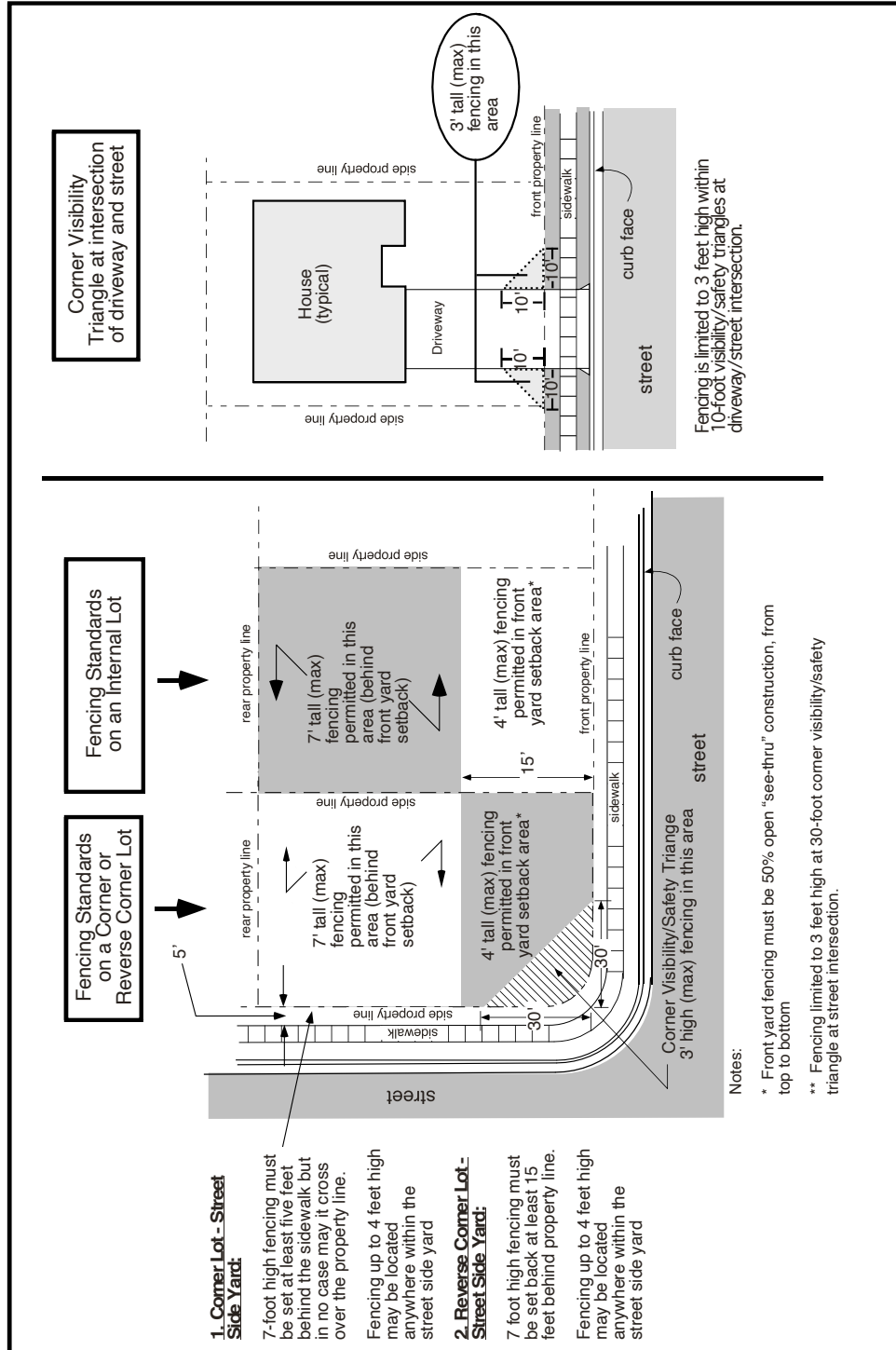
Reverse Corner Lots: Fences, walls and hedges within the required side yard setback area along the street side yard of a reverse corner lot shall not exceed four feet in height.

d. Corner Safety visibility triangle

Street Intersection

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

Exhibit 23-3: Fencing Standards Shown on Typical Lots



Driveway/Street Intersection

No fencing higher than 3 feet shall be placed in triangular areas situated where a driveway intersects a street. The affected area is defined as a triangle where the right angle corner is set at the point where the driveway intersects the property line, and the right angle sides measure ten feet long.

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

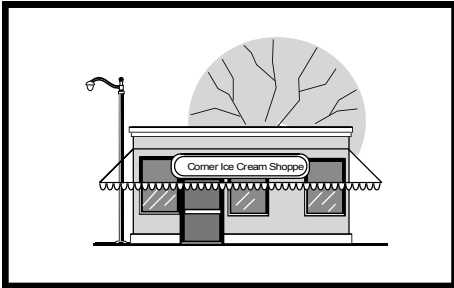
17.23.070 Off-Street Parking and Loading Facilities

Parking facilities shall be provided consistent with the requirements of Chapter 17.49 (Parking and Loading).

17.23.080 Signs

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

CHAPTER 25



C-1 Zone (Neighborhood Commercial)

Sections

17.25.010	Purpose
17.25.020	Permitted Uses
17.25.030	Permits Required
17.25.040	Design Guidelines
17.25.050	Development Standards
17.25.060	Fences, Walls and Hedges
17.25.070	Off-Street Parking and Loading Facilities
17.25.080	Signs
17.25.090	Landscaping
17.25.100	Special Conditions

17.25.010 Purpose

The purpose of the Neighborhood Commercial district is to provide for the development of small scale, low intensity commercial uses that serve the daily needs of residential neighborhoods, in close proximity. The design of neighborhood commercial projects shall be of a scale and design that is compatible with the surrounding residential neighborhoods. In addition, the design of projects should provide for pedestrian access from surrounding neighborhoods.

The types of permitted and conditional uses that are allowed in neighborhood commercial developments would be limited to uses that local residents would require on a daily basis, including small-scale grocery stores, barber and beauty shops, clothes cleaning establishments, banks, restaurants and similar compatible uses.

17.25.020 Permitted Uses

Uses that are permitted (and conditionally permitted) are listed in Chapter 17.33

17.25.030 Permits Required

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.55 (Site Plan Review, (or a Conditional Use Permit for uses listed as such)).

17.25.040 Dinuba Commercial Design Guidelines

New development in the C-1 zone shall be designed consistent with the Dinuba Commercial Design Guidelines (adopted under separate cover).

17.25.050 Development Standards (see also Exhibit 25-1 for a summary of development standards)

a. Site Area, Lot Frontage and Depth

No requirement.

b. Building Height

The maximum height of commercial structures shall be 35 feet/two stories; the maximum height of accessory structures shall be 15 feet.

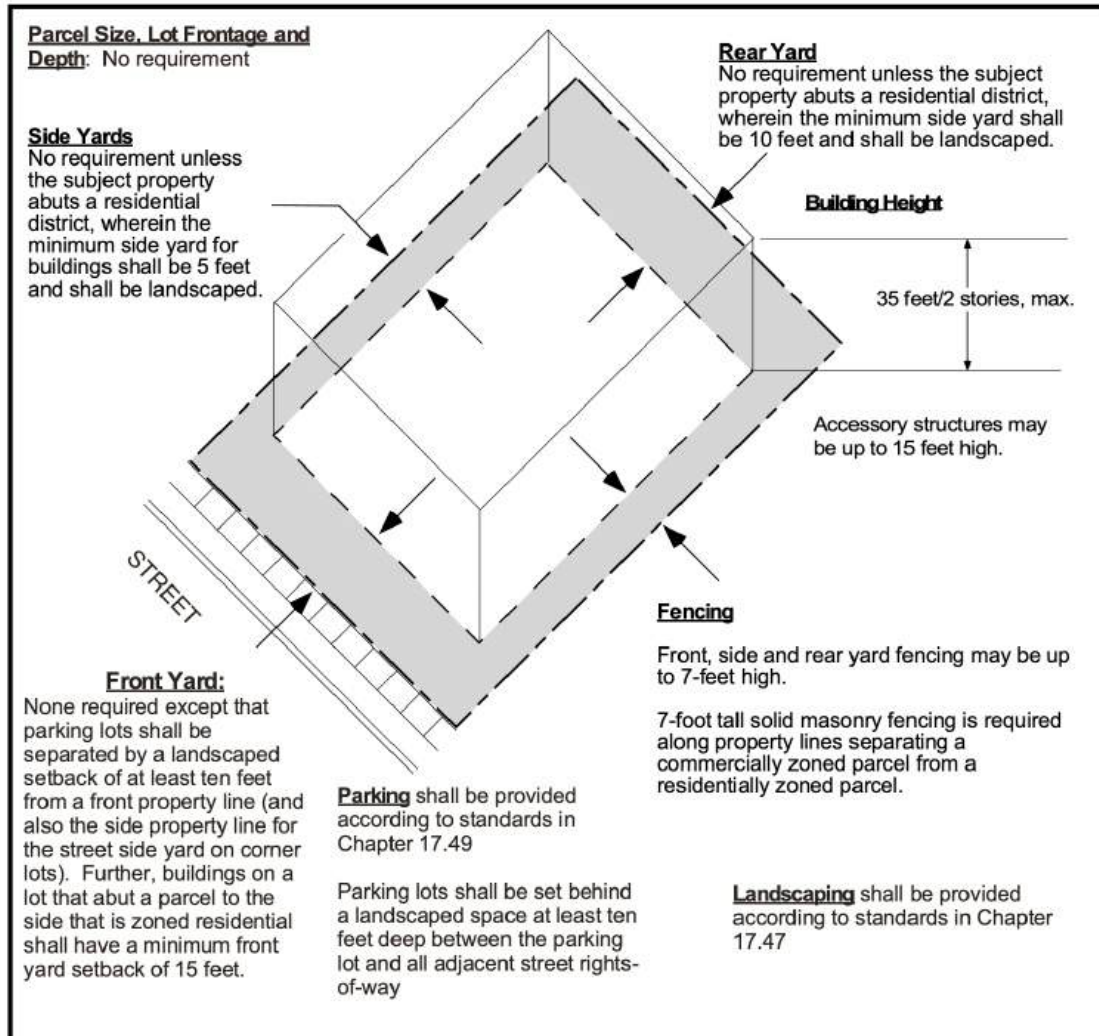
c. Yards

1. Front: None required except that parking lots shall be separated by a landscaped setback of at least ten feet from a front property line (and also the side property line for the street side yard on corner lots). Further, buildings on a lot that abut a parcel to the side that is zoned residential shall have a minimum front yard setback of 15 feet.
2. Side: No requirement unless the subject property abuts a residential district, wherein the minimum side yard for buildings shall be 5 feet and shall be landscaped.

Dinuba Zoning Ordinance
Chapter 25: C-1 Zone (Neighborhood Commercial)

3. Rear: No requirement unless the subject property abuts a residential district, wherein the minimum side yard shall be 10 feet and shall be landscaped.

Exhibit 25-1: Zoning Standards



17.25.060 Fences, Walls and Hedges

- a. Front, Side and Rear Yards: Fences, walls, and hedges shall not exceed seven feet in height along any front, side or rear property line.
- b. Where a property zoned C-1 abuts a residential district, a 7-foot solid block masonry wall shall be constructed between the two uses.

17.25.070 Off-Street Parking and Loading Facilities

- a. Uses in the C-1 District shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).
- b. Parking lots constructed in C-1 district shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.
- c. Parking lots shall be separated from buildings by raised sidewalks or curbing.
- d. Parking lots shall be designed to accommodate solid waste pick-up.

17.25.080 Signs

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

17.25.090 Landscaping

- a. A landscaping and irrigation plan shall be submitted on all neighborhood commercial developments for review and approval consistent with the standards in Chapter 17.47 (Landscaping and Irrigation). All setback areas along streets shall be landscaped.
- b. The landscaping and irrigation plan shall show a tree-planting scheme in parking lots that will result in 50 percent of the parking lot being shaded within five years.
- c. Parking lots shall be screened from adjacent public roadways by low walls and/or hedges.
- d. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.
- e. Vines and climbing plants should be used on buildings, trellises and perimeter garden walls in order to soften the appearance of walls and prevent graffiti.
- f. All trash enclosures shall be surrounded by a 6-foot solid block wall and the area around the enclosure shall be landscaped.

17.25.100 Special Conditions

- a. All processes, businesses and services shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline sales, outdoor dining areas, nurseries and temporary uses as prescribed in Chapter 17.45.5.
- b. No products shall be manufactured unless incidental to a permitted use and sold at retail on the same premises.
- c. No use shall be permitted, and no process, equipment or materials shall be used which are found by the city to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.

CHAPTER 27

C-2 Zone (Downtown Commercial)



Sections

17.27.010	Purpose
17.27.020	Permitted Uses
17.27.030	Uses Expressly Prohibited
17.27.040	Permits Required
17.27.050	Commercial Design Guidelines
17.27.060	Development Standards
17.27.070	Fences, Walls and Hedges
17.27.080	Off-Street Parking and Loading Facilities
17.27.090	Signs
17.27.100	Landscaping
17.27.110	Special Conditions

17.27.010 Purpose

The C-2 district is intended to help strengthen the vitality and character of Dinuba's downtown commercial district by establishing an appropriate list of permitted uses, regulating the size and location of buildings, parking lots, landscaping and other improvements, in a manner that promotes a vibrant pedestrian-oriented shopping environment. In general, new buildings shall abut the public sidewalk, with on-site parking located to the rear or side of buildings. Large merchandise-display windows are required along the public sidewalk, as opposed to blank building walls.

17.27.020 Permitted Uses

Uses that are permitted (and conditionally permitted) are listed in Chapter 17.33

17.27.030 Uses Expressly Prohibited

The C-2 zone is designed to foster a pedestrian oriented shopping district in downtown Dinuba, with uses such as stores, restaurants, offices and gathering places. Towards this end, the zone does not allow new automobile-oriented uses that are allowed in other commercial zones, such as auto repair and tire shops and uses with drive-through/drive up windows.

17.27.040 Permits Required

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.55 (Site Plan Review, (or a Conditional Use Permit for uses listed as such)).

17.27.050 Dinuba Commercial Design Guidelines

New development in the C-2 zone shall be designed consistent with the Dinuba Commercial Design Guidelines (adopted under separate cover).

17.27.060 Development Standards

The following standards shall apply to all parcels being developed in the C-2 zone:

a. Site Area, Lot Frontage and Depth

No requirement.

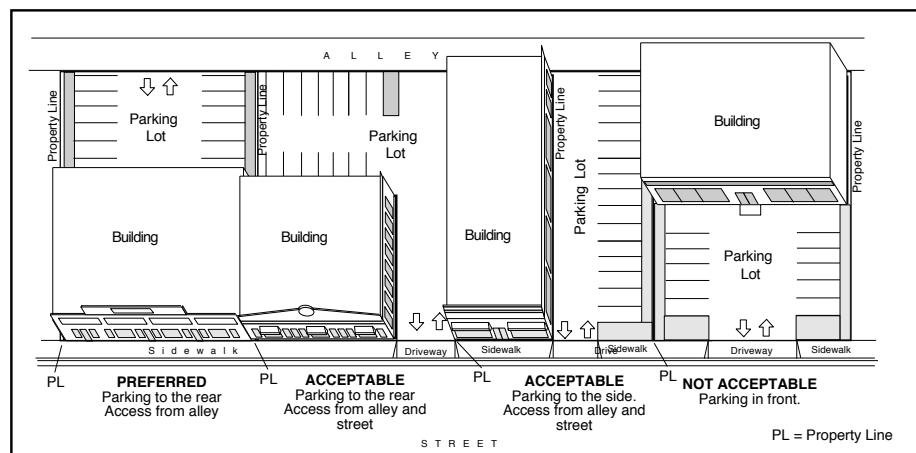
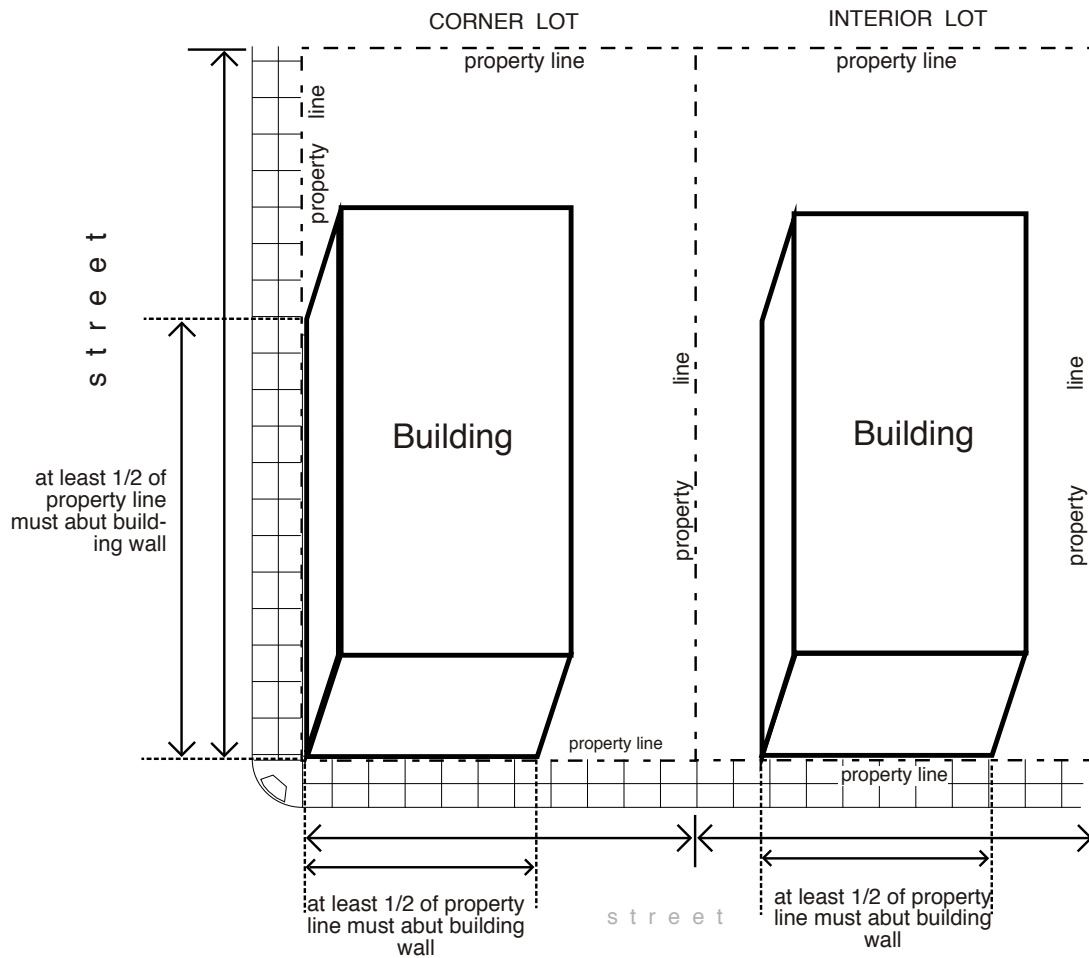
b. Building Height

The maximum height of buildings shall not exceed 75 feet.

c. Yards (see also Exhibit 27-1)

- a. Front: New buildings shall be placed so that at least one half of the property line along a public street shall adjoin a building wall
- b. Side: None required except that buildings on corner lots shall be placed so that at least half of the side lot line along a public street shall adjoin a building wall.
- c. Rear: No requirement unless the subject property abuts a residential district, wherein the minimum side yard shall be 10 feet.

Exhibit 27-1: Building Placement Standards



17.27.070 Fences, Walls and Hedges

- a. Front, Side and Rear Yards: Fences, walls, and hedges shall not exceed seven feet in height along any front, side or rear property line.
- c. Where a property zoned C-2 directly abuts a residential district (not including along an alley or a street), a 7-foot solid block masonry wall shall be constructed between the two uses. Where appropriate, openings should be provided to allow pedestrians to travel between the two uses.

17.27.080 Off-Street Parking and Loading Facilities

- a. The number of on-site parking spaces required for uses in the C-2 District may be reduced by up to 50% of the parking requirement for the particular use, as shown in Chapter 17.49 (Parking and Loading).
- b. On-site parking shall be located to the rear or to the side of the building, except parking lots on corner lots shall be located to the rear or the interior side of the building.
- c. Parking lots constructed in C-2 district shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.
- d. Parking lots shall be separated from buildings by raised sidewalks or curbing.
- e. Parking lots shall be designed to accommodate solid waste pick-up.

17.27.090 Signs

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

17.27.100 Landscaping

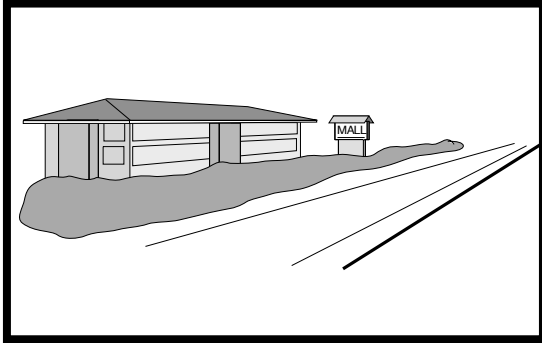
- a. A landscaping and irrigation plan shall be submitted on all developments to the City Planner for review and approval consistent with the standards in Chapter 17.47 (Landscaping). All setback areas along streets shall be landscaped.
- b. All landscaping shall comply with the Dinuba Landscape Design Guidelines.

- c. The landscaping and irrigation plan shall show a tree-planting scheme in the parking lot that will result in 50 percent of the parking lot being shaded within five years.
- d. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.
- e. Parking lots should be screened from adjacent public roadways by low walls and/or hedges.
- f. Vines and climbing plants should be used on buildings, trellises and perimeter garden walls in order to soften the appearance on the buildings.
- g. All trash enclosures shall be surrounded by a 6-foot solid block wall and the area around the enclosure shall be landscaped. The gate to the enclosure shall be constructed of metal.

17.27.110 Special Conditions

- a. All processes, businesses and services shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline sales, outdoor dining areas, nurseries and temporary uses as prescribed in Chapter 17.45.5
- b. No products shall be manufactured unless incidental to a permitted use and sold at retail on the same premises.
- c. No use shall be permitted, and no process, equipment or materials shall be used which are found by the city to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.

CHAPTER 29



C-3 Zone (Community Commercial)

Sections

17.29.010	Purpose
17.29.020	Permitted Uses
17.29.030	Permits Required
17.29.040	Design Guidelines
17.29.050	Development Standards
17.29.060	Fences, Walls and Hedges
17.29.070	Off-Street Parking and Loading Facilities
17.29.080	Signs
17.29.090	Landscaping
17.29.100	Special Conditions

17.29.010 Purpose

The purpose of the C-3 district is intended to provide locations for unified shopping centers serving the entire community and areas surrounding the city.

The design of neighborhood commercial projects shall be of a scale and design that is compatible with the surrounding neighborhoods. In addition, the design of projects should provide for pedestrian access from surrounding neighborhoods.

17.29.020 Permitted Uses

Uses that are permitted (and conditionally permitted) are listed in Chapter 17.33

17.29.030 Permits Required

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.51 (Site Plan Review (or a Conditional Use Permit for uses listed as such)).

17.29.040 Dinuba Commercial Design Guidelines

New development in the C-3 zone shall be designed consistent with the Dinuba Commercial Design Guidelines (adopted under separate cover).

17.29.050 Development Standards (see also Exhibit 29-1 for a summary of development standards)

a. Site Area, Lot Frontage and Depth

The minimum site area shall be five acres. There are no minimum requirements for lot frontage and depth.

b. Building Height

The maximum height of buildings and structures shall be 50 feet.

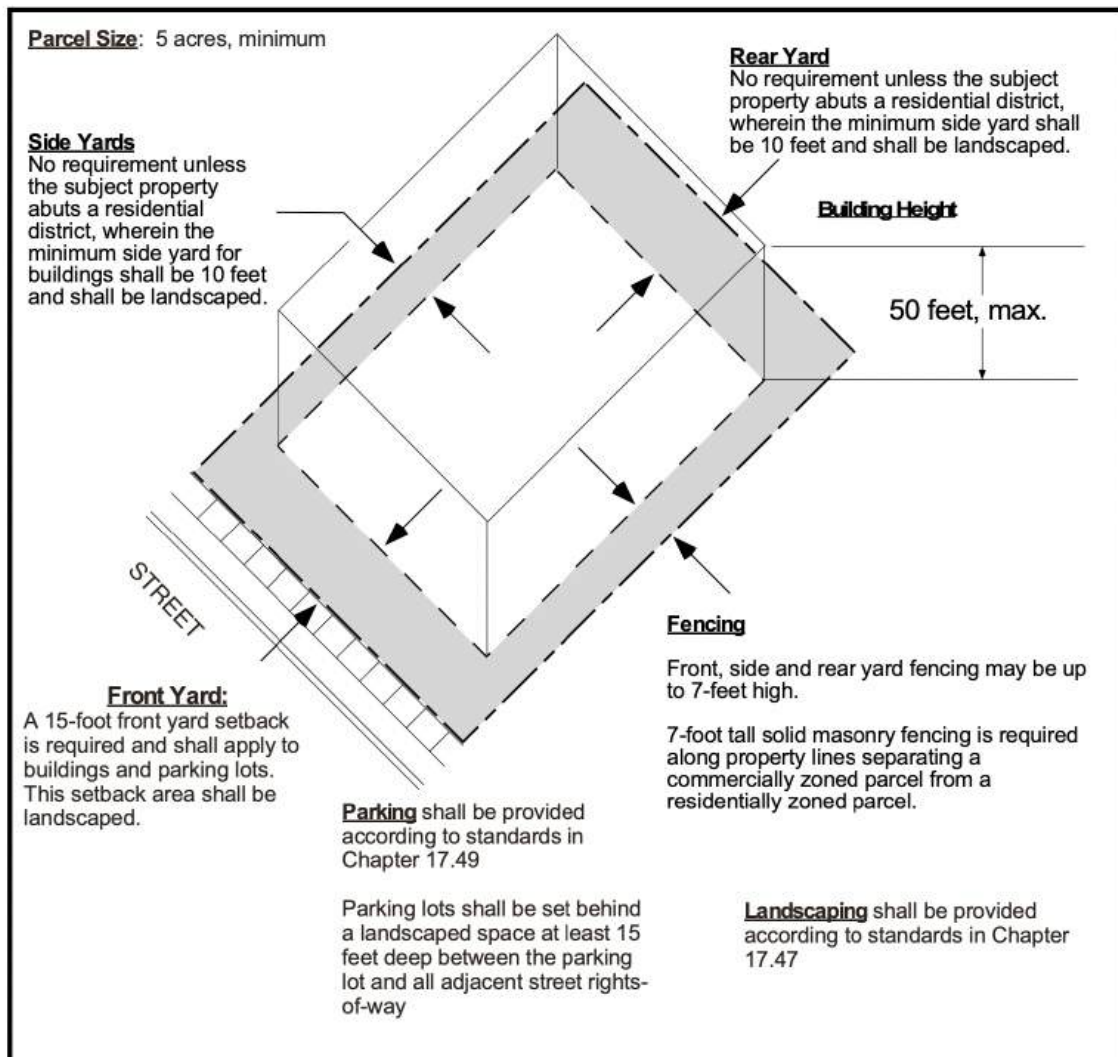
c. Yards

1. Front: The minimum front yard setback is 15 feet and shall apply to buildings and parking lots. All setback areas shall be landscaped. Further, buildings on a lot that abut a parcel to the side that is zoned residential shall have a minimum front yard setback of 10 feet.
2. Side: No requirement unless the subject property abuts a residential district, wherein the minimum side yard for buildings shall be 10 feet and shall be landscaped.
3. Rear: No requirement unless the subject property abuts a residential district, wherein the minimum side yard shall be 10 feet and shall be landscaped.

17.29.060 Fences, Walls and Hedges

- a. Front, Side and Rear Yards: Fences, walls, and hedges shall not exceed seven feet in height along any front, side or rear property line.
- b. Where a property zoned C-3 abuts a residential district, a 7-foot solid block masonry wall shall be constructed between the two uses.

Exhibit 29-1: Zoning Standards



17.29.070 Off-Street Parking and Loading Facilities

- a. Uses in the C-3 District shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).
- b. Parking lots constructed in C-3 district shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.
- c. Parking lots shall be separated from buildings by raised sidewalks or curbing.
- d. Parking lots shall be designed to accommodate solid waste pick-up.

17.29.080 Signs

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

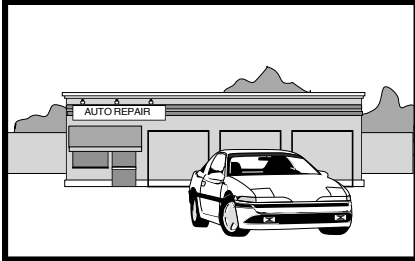
17.29.090 Landscaping

- a. A landscaping and irrigation plan shall be submitted on all neighborhood commercial developments for review and approval consistent with the standards in Chapter 17.47 (Landscaping and Irrigation). All setback areas along streets shall be landscaped. Landscaping shall be consistent with the Dinuba Landscape Design Guidelines.
- b. The landscaping and irrigation plan shall show a tree-planting scheme in parking lots that will result in 50 percent of the parking lot being shaded within five years.
- c. Parking lots shall be screened from adjacent public roadways by low walls and/or hedges.
- d. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.
- e. Vines and climbing plants should be used on buildings, trellises and perimeter garden walls in order to soften the appearance of walls and prevent graffiti.
- f. All trash enclosures shall be surrounded by a 6-foot solid block wall and the area around the enclosure shall be landscaped.

17.29.100 Special Conditions

- a. All processes, businesses and services shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline sales, outdoor dining areas, nurseries and temporary uses as prescribed in Chapter 17.45.5
- b. No products shall be manufactured unless incidental to a permitted use and sold at retail on the same premises.
- c. No use shall be permitted, and no process, equipment or materials shall be used which are found by the city to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.

CHAPTER 31



C-4 Zone (General Commercial)

Sections

17.31.010	Purpose
17.31.020	Permitted Uses
17.31.030	Permits Required
17.31.040	Design Guidelines
17.31.050	Development Standards
17.31.060	Fences, Walls and Hedges
17.31.070	Off-Street Parking and Loading Facilities
17.31.080	Signs
17.31.090	Landscaping
17.31.100	Special Conditions

17.31.010 Purpose

The C-4 district is primarily for establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution and retail sale. Land requirements for most general commercial uses generally dictate its application along arterial streets of the city which generally lie close to central commercial and industrial districts.

The design of neighborhood commercial projects shall be of a scale and design that is compatible with the surrounding neighborhoods. In addition, the design of projects should provide for pedestrian access from surrounding neighborhoods.

17.31.020 Permitted Uses

Uses that are permitted (and conditionally permitted) are listed in Chapter 17.33

17.31.030 Permits Required

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.55 (Site Plan Review (or a Conditional Use Permit for uses listed as such)).

17.31.040 Dinuba Commercial Design Guidelines

New development in the C-4 zone shall be designed consistent with the Dinuba Commercial Design Guidelines (adopted under separate cover).

17.31.050 Development Standards (see also Exhibit 31-1 for a summary of development standards)

a. Site Area, Lot Frontage and Depth

No requirements.

b. Building Height

The maximum height of buildings and structures shall be 50 feet.

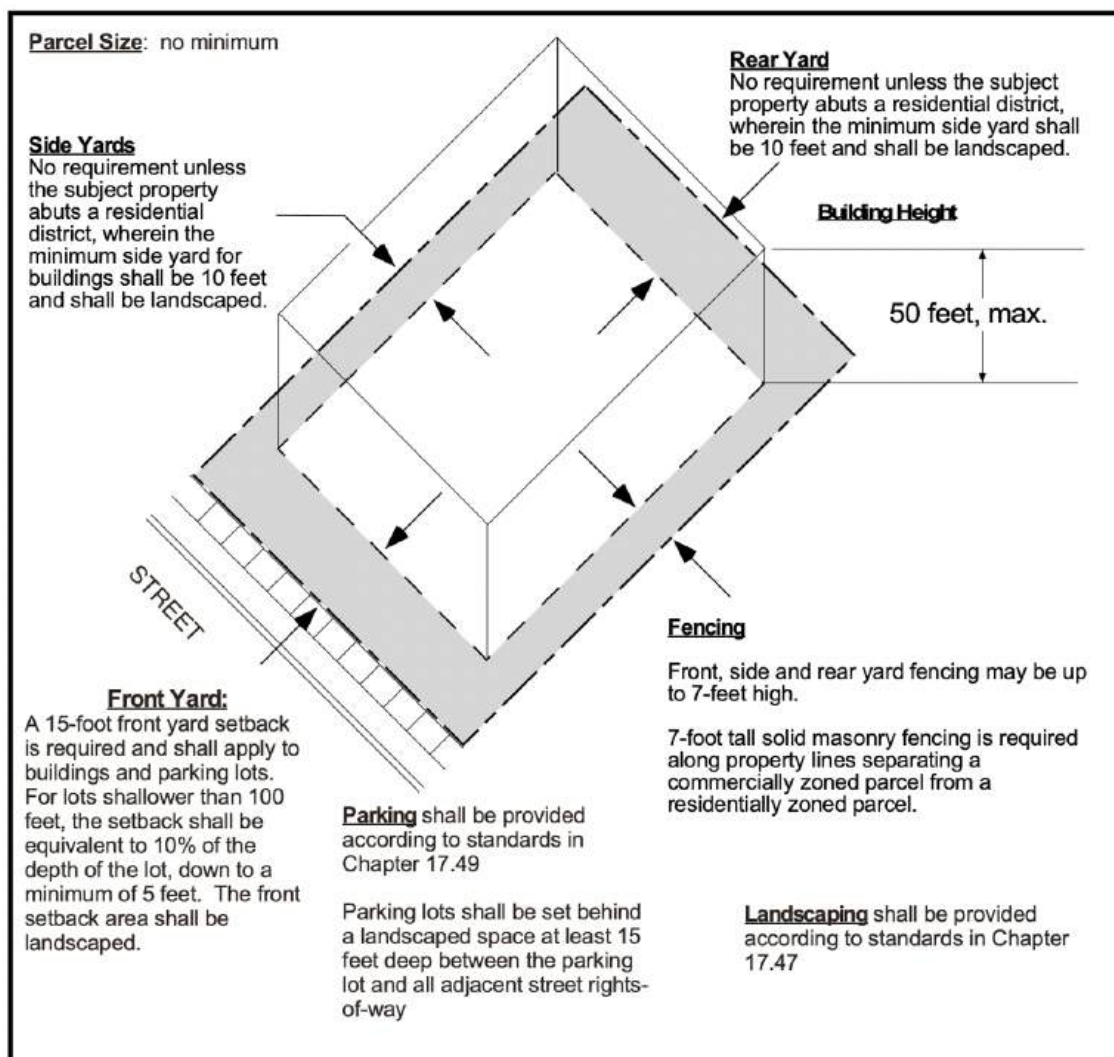
c. Yards

1. Front: The minimum front yard setback is 15 feet and shall apply to buildings and parking lots. For lots shallower than 100 feet deep, the front yard setback may be equal to 10% of the depth of the lot, down to five feet. All setback areas shall be landscaped.
2. Side: No requirement unless the subject property abuts a residential district, wherein the minimum side yard for buildings shall be 10 feet and shall be landscaped.
3. Rear: No requirement unless the subject property abuts a residential district, wherein the minimum side yard shall be 10 feet and shall be landscaped.

17.31.060 Fences, Walls and Hedges

- a. Front, Side and Rear Yards: Fences, walls, and hedges shall not exceed seven feet in height along any front, side or rear property line.
- b. Where a property zoned C-4 abuts a residential district, a 7-foot solid block masonry wall shall be constructed between the two uses.

Exhibit 31-1: Zoning Standards



17.31.070 Off-Street Parking and Loading Facilities

- a. Uses in the C-4 District shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).
- b. Parking lots constructed in C-4 district shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.
- c. Parking lots shall be separated from buildings by raised sidewalks or curbing.
- d. Parking lots shall be designed to accommodate solid waste pick-up.

17.31.080 Signs

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

17.31.090 Landscaping

- a. A landscaping and irrigation plan shall be submitted on all neighborhood commercial developments for review and approval consistent with the standards in Chapter 17.47 (Landscaping and Irrigation). All setback areas along streets shall be landscaped. Landscaping shall be consistent with the Dinuba Landscape Design Guidelines.
- b. The landscaping and irrigation plan shall show a tree-planting scheme in parking lots that will result in 50 percent of the parking lot being shaded within five years.
- c. Parking lots shall be screened from adjacent public roadways by low walls and/or hedges.
- d. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.
- e. Vines and climbing plants should be used on buildings, trellises and perimeter garden walls in order to soften the appearance of walls and prevent graffiti.
- f. All trash enclosures shall be surrounded by a 6-foot solid block wall and the area around the enclosure shall be landscaped.

17.31.100 Special Conditions

- a. All processes, businesses and services shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline sales, outdoor dining areas, nurseries and temporary uses as prescribed in Chapter 17.45.5
- b. No products shall be manufactured unless incidental to a permitted use and sold at retail on the same premises.
- c. No use shall be permitted, and no process, equipment or materials shall be used which are found by the city to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.

CHAPTER 33



Permitted Uses in Commercial Zones

Sections

- 17.33.010 Purpose**
- 17.33.020 Permitted Uses Table**

17.33.010 Purpose.

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

17.33.020 Permitted Uses Table

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

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

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

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

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

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

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

Table 33-1: Permitted Uses in Commercial Zones

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

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

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

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

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

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

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

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

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

 <i>Offices and related uses, including:</i>	Zones				
	C-1	C-2	C-3	C-4	PO
Banks, including drive-in banks and other savings and lending agencies		P	P	P	
Blueprint and photocopy shops	P	P	P	P	P
Clinics (medical)	P	P	P	P	P

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

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

 Personal Services, including	Zones				
	C-1	C-2	C-3	C-4	PO
Banks, including drive-in banks and other savings and lending agencies		P	P	P	
Barber shops and beauty shops	P	P	P	P	P
Body piercing shops		C	C	C	
Cleaning, pressing and dyeing shops (retail only, dry cleaning, cleaning clothes in enclosed machines, nonflammable cleaning compounds)		P	P	P	
Copy and blueprint shops	P	P	P	P	P
Dry cleaning service		P	P	P	
Laundries and laundromats	P	P	P	P	
Locksmiths		P	P	P	
Massage therapy		C	C	C	
Pet grooming business, no overnight stay for pets	P	P	P	P	P

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

 Personal Services, including	Zones				
	C-1	C-2	C-3	C-4	PO
Pet grooming business, with overnight stay for pets for a maximum of five nights		C	C	C	C
Photography studios	P	P	P	P	P
Tattoo shops		P	P	P	
Tattoo shops that also provide body piercing services		C	C	C	
Taxidermists				P	

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

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

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

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

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

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

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

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

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

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

 <i>Service Commercial, minor manufacturing, processing and related uses, including:</i>	Zones				
	C-1	C-2	C-3	C-4	P-O
Food lockers (no slaughtering, handling of dressed meats only)		P		P	
Glass shops				P	
Heating and ventilating or air conditioning shops, including incidental sheet metal				P	
Laboratories, experimental and testing				C	
Lumber yards, not including planing mills or saw mills				P	
Machine shops				C	
Petroleum products storage; provided, that gasoline, kerosene and similar highly inflammable products shall be stored underground				C	
Plumbing and sheet metal shops				P	
Recycling collection centers	P(S)	P(S)	P(S)	P(S)	
Rug and carpet cleaning and dyeing				P	
Stone monument works				C	
Upholstery shops				P	
Veterinarian offices and small animal hospitals or clinics including short-term boarding of animals and incidental care such as bathing and trimming; provided, that all operations are conducted entirely within a completely enclosed structure which complies with specifications of soundproof construction prescribed by the Uniform Building Code		C		C	

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

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

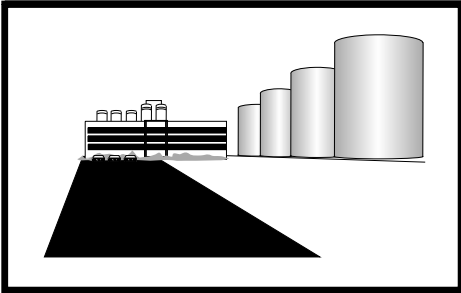
etc. Other Uses, including:	Zones				
	C-1	C-2	C-3	C-4	C-5
Auction rooms		P		P	
Hookah bar		C		C	
Ice dispensers (coin-operated)	P	P	P	P	
Kennels located not closer than five hundred feet to any residential or PO district				P	
Meeting or social halls		P		P	
Meeting or social halls with fewer than four thousand		P		P	

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

etc. <i>Other Uses, including:</i>	Zones				
	C-1	C-2	C-3	C-4	C-5
square feet of floor space that do not operate after twelve a.m.					
Mini-storage facilities				P	
Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Chapter 17.49	P	P	P	P	P
Planned unit development subject to provisions of Chapter 17.41	C	C	C	C	C
Private clubs and lodges		P		P	
Storage buildings incidental to a permitted use (including the use of cargo containers)	P(S)	P(S)	P(S)	P(S)	P(S)
Swap meets				P	
Temporary uses	P(S)	P(S)	P(S)	P(S)	P(S)
Other uses determined by the City Planner to be reasonably similar in nature and operational characteristics to a permitted use in the zone	P	P	P	P	P
Other uses determined by the City Planner to be reasonably similar in nature and operational characteristics to a Conditionally-permitted use in the zone	C	C	C	C	C

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

CHAPTER 35



Industrial Zones: M-1 (Light Industrial) M-2 (Heavy Industrial)

Sections

17.35.010	Purpose
17.35.020	Permitted and Conditionally Permitted Uses
17.35.030	Site Plan Review
17.35.040	Design Guidelines
17.35.050	Development Standards
17.35.060	Fences, Walls and Hedges
17.35.070	Off-Street Parking and Loading Facilities
17.35.080	Signs
17.35.090	Landscaping

17.35.010 Purpose

The purpose of Dinuba's Industrial zones is to provide appropriate locations in the community for industrial uses and related activities. Two zones are established:

- "M-1" This zone is the "Light Industrial" zone and provides for uses such as light manufacturing, warehousing, storage, service commercial and similar uses.
- "M-2". This zone is the "Heavy Industrial" zone and provides spaces for more intensive industrial and manufacturing activities.

Development standards in the Industrial zones are designed to promote the following:

- (1) to protect appropriate areas for industrial use from intrusion by residences and other inharmonious uses,
- (2) to provide opportunities for certain types of industrial uses to concentrate in mutually beneficial relationships to one other;

- (3) to provide adequate space to meet the needs of modern industrial development, including truck parking, off-street parking and loading;
- (4) to provide industrial employment opportunities for residents of the region; and
- (5) to operate in a manner that protects the public health, safety and welfare by ensuring that potential harmful impacts such as noise, vibration, noxious fumes, fire, and explosions, are avoided.
- (6) to establish standards that result in industrial development that is attractive and functional.

17.35.020 Permitted and Conditionally Permitted Uses

Permitted uses (and conditionally-permitted uses) in the M-1 and M-2 zones are listed in Chapter 17.39.

17.35.030 Site Plan Review

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.51 (Site Plan Review), (or a Conditional Use Permit for uses listed as such).

17.35.040 Dinuba Industrial Design Guidelines

New development in the “M-1” and “M-2” zones shall be designed consistent with the Dinuba Commercial and Industrial Design Guidelines (adopted under separate cover).

17.35.050 Development Standards (see also Exhibit 35-1)

a. Site Area, Lot Frontage and Depth

No requirement.

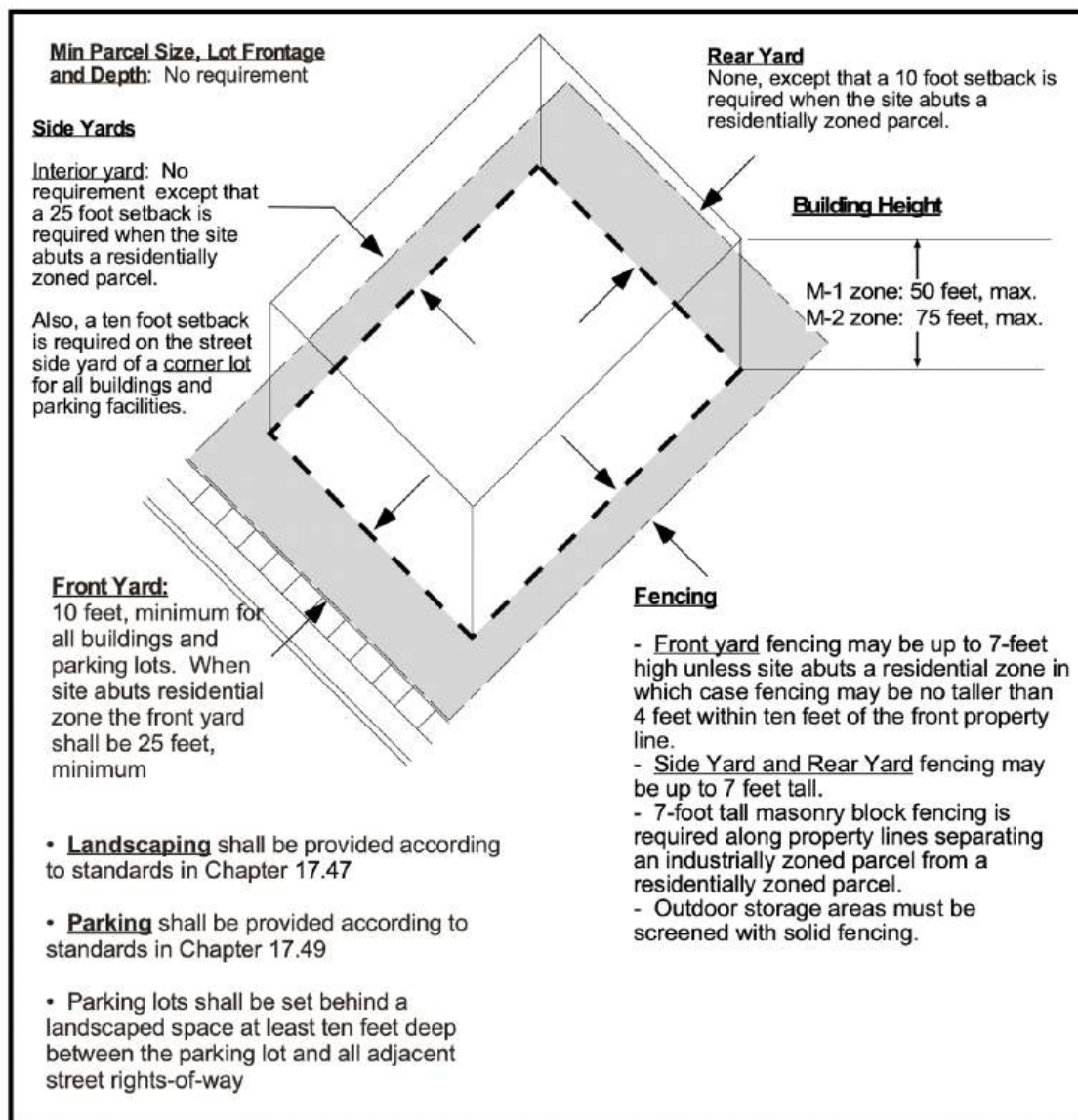
b. Building Height

M-1 zone: 50 feet, maximum

M-2 zone: 75 feet, maximum

Exceptions to the above height standards are applicable for certain accessory structures and building features (see Chapter 17.41 (Special Uses and Standards))

Exhibit 35-1: Summary of Industrial Zoning Standards



c. Yards

1. Front: 10 feet, minimum. Where an industrial zone abuts a residential zone then a minimum front yard of 25 feet shall be provided. This space shall be landscaped.

2. Side Yards:

Interior side yards (side yard that abuts another lot):

No requirement, unless the site abuts a non-industrial zone, in which case a minimum setback of 25 feet is required.

Street side yard on a corner lot: 10 feet, minimum.

3. Rear Yard: No requirement unless the subject property abuts a residential district, wherein the minimum yard shall be 10 feet.

17.35.060 Fences, Walls and Hedges

- a. Front Yards: Fences, walls and hedges shall not exceed seven feet in height, unless the site abuts a residential zone in which case fencing within ten feet of the front property line shall be no higher than four feet.
- b. Rear and Side Yards: Fences, walls, and hedges shall not exceed seven feet in height.
- c. Where a property zoned "M-1" or "M-2" abuts a residential district, a 7-foot solid block masonry wall shall be constructed between the two uses.
- d. The outdoor storage of equipment or materials shall be screened from the view of any adjoining public right-of-way with a 7-foot solid block wall, or 6-foot chain-linked fence with slats and landscaping.

17.35.070 Off-Street Parking and Loading Facilities

- a. Uses in the "M-1" and "M-2" zones shall provide off-street parking consistent with Chapter 17.49 (Parking and Loading).
- b. Parking lots shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.
- c. Parking lots shall be designed to accommodate solid waste pick-up.
- d. Storage areas shall be surfaced with asphalt/concrete or gravel.

17.35.080 Signs

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

17.35.090 Landscaping

- a. All landscaping and irrigation on parcels shall be consistent with standards contained in Chapter 17.47 (Landscaping and Irrigation) and also the Dinuba Landscape Design Guidelines (adopted under separate cover).
- a. A landscaping and irrigation plan shall be submitted on all neighborhood commercial developments to the City Planner for review and approval consistent with the standards in Chapter 17.47 (Landscaping) and the Dinuba Landscape Design Guidelines. All setback areas along streets shall be landscaped.
- b. The landscaping and irrigation plan shall show a tree-planting scheme in the parking lot that will result in 50 percent of the parking lot being shaded within five years.
- c. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.
- d. Parking lots should be screened from adjacent public roadways by low walls and/or hedges.
- e. Vines and climbing plants should be used on perimeter walls in order to soften the appearance of the site and prevent graffiti.



Permitted Uses in Industrial Zones

Sections

- 17.39.010 Purpose**
- 17.39.020 Permitted Uses Table**

17.39.010 Purpose.

This chapter establishes Table 39-1 which contains the list of uses that are permitted in each Industrial zone within the City of Dinuba. The intent is to ensure (to the degree practical) that industrial neighborhoods function in a harmonious manner and that uses with similar operating characteristics are reasonably grouped and do not conflict with one another or surrounding areas and zones.

17.39.020 Permitted Uses Table

Table 48-1 lists uses that are permitted in Dinuba's industrial zones. Permitted uses are listed in the left column and the City's two industrial zones are listed across the top. To determine whether a particular use is permitted (and whether it is subject to any special requirements) each box is marked with one of the following:

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

Note: For projects involving new construction, Site Plan Review is required consistent with procedures in Chapter 17.55 (Site Plan Review).

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

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

For ease of use, the land uses in Table 48-1 are grouped into similar categories, as follows:

- A. Automotive and motor vehicle uses
- B. Industrial Yard uses
- C. Manufacturing, Assembly and Processing
- D. Public and Semi-Public/Institutional Uses, including:
- E. Sales Uses and related activities
- F. Service, Repair and Related businesses
- G. Storage and Warehousing
- H. Miscellaneous Uses

Table 39-1: Permitted Uses in Commercial Zones

 A. Automotive and motor vehicle uses, including:	<u>Zones</u>	
	M-1	M-2
Car wash (automated) including use of mechanical conveyors, blowers and steam cleaning	P	P
Automobile and tractor parts and equipment stores	P	
Automobile detailing, hand car wash within an enclosed building	P	
Automobile oil and lube shop	P	
Automobile repair, body and fender repair	P	
Automobile upholstery shops	P	
Automobile, truck and trailer accessories and parts manufacture	P	
Boat servicing	P	

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

	<u>Zones</u>	
	M-1	M-2
<i>B. <u>Industrial Yard Uses, including:</u></i>		
Building materials yards	P	
Bulk storage and delivery of fuel, including liquefied petroleum gas	C	C
Gravel, rock and cement yards	C	P
Lumber yards, not including planing mills or saw	P	
Petroleum products storage; provided, that gasoline, kerosene and similar highly inflammable products shall be stored underground	P	P
Rock, sand and gravel storage and distribution	C	P
Vehicle wrecking yards	C	C

	<u>Zones</u>	
	<u>M-1</u>	<u>M-2</u>
<i>C. <u>Manufacturing, Assembly and Processing activities, including:</u></i>		
Ammonia, bleaching powder or chlorine manufacturing	C	P
Asphalt and asphalt products manufacture		C
Bakeries, wholesale	P	
Candy, dairy products, food products, including fruits and vegetables (but not including fish and meat products, pickles, sauerkraut, vinegar or yeast, or refining or rendering of fats and oils)	P	
Battery manufacture	C	P
Blacksmith shops	P	
Bottling works	P	
Box manufacturing	C	P
Breweries	C	P

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

 C. <u>Manufacturing, Assembly and Processing activities, including:</u>	<u>Zones</u>	
	<u>M-1</u>	<u>M-2</u>
Building materials manufacture and assembly including composition wallboards, partitions, panels and prefabricated structures	C	P
Cabinet shops	P	
Can and metal container manufacture	C	P
Candle manufacture, not including rendering	C	P
Cement and concrete products and manufacture, provided no hazard of fire or explosion is created, including adhesives, bleaching products, bluing, calcimine, dyestuffs (except aniline dyes), essential oils, soda and soda compounds and vegetable gelatin, glue and size	C	P
Ceramic and pottery	P	
Charcoal, lampblack and fuel briquettes manufacture		C
Chemical products manufacture including acetylene, aniline dyes, carbide, caustic soda, cellulose, chlorine, cleaning and polishing preparations, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates of an explosive nature, potash, pyroxylin, rayon yarn, and carbolic, hydrochloric, picric and sulphuric acids		C
Clay products manufacture including brick, fire brick, tile and pipe	C	P
Coal, coke and tar products manufacture		C
Cosmetics, drugs, pharmaceuticals, and toiletries (not including refining or rendering of fats or oils)	P	P
Cotton ginning, cotton wadding, cotton seed processing and lint manufacture	C	P
Dairy products plants	P	
Detergent manufacture	C	P
Drop forges		C
Electrical supplies such as coils, condensers, insulation, lamps, switches and wire and cable assembly	P	P
Electroplating shops	C	C
Explosives manufacture and storage		C
Fertilizer manufacture and storage		C
Firearms manufacture	C	P

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

 C. <u>Manufacturing, Assembly and Processing activities, including:</u>	<u>Zones</u>	
	<u>M-1</u>	<u>M-2</u>
Fireworks manufacture and storage		C
Fish products processing and packaging		C
Food products manufacture including such processing as cooking, dehydrating, roasting, refining, pasteurization and extracting involved in the preparation of such products as casein, cereal, chocolate and cocoa products, cider and vinegar, coffee, fruits and vegetable, glucose, milk and dairy products, molasses and syrups, oleo/margarine, pickles, sauerkraut, sugar, vegetable oils and yeast	C	P
Frozen food processing, storage and accessory sales	P	P
Gas manufacture or storage		C
Gelatin, glue and size manufacture from animal or fish refuse		C
Glass and glass products manufacture	C	P
Grain rolling and storage		C
Graphite and graphite products manufacture	C	P
Ink manufacture	C	P
Insecticides, herbicides, fungicides, disinfectants and similar agricultural, industrial and household chemical compounds manufacture	C	P
Jute, hemp, sisal and oakum products manufacture	C	P
Lard manufacture		C
Leather and fur finishing and dyeing, not including tanning and curing	C	P
Linoleum and oil cloth manufacture		C
Lumber processing and woodworking including planing mills and saw mills, excelsior, plywood, veneer and wood-preserving treatment		C
Machine shops	P	P
Machine tools manufacture	C	P
Machinery manufacture, including heavy electrical, agricultural, construction and mining machinery, and light machinery and equipment such as air conditioning, commercial motion picture equipment, dishwashers, dryers, furnaces, heaters, refrigerators, stoves, washing machines and business machine manufacture including accounting machines, calculators, card counting equipment and typewriters (combine with manufacturing)	C	P

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

 C. <u>Manufacturing, Assembly and Processing activities, including:</u>	<u>Zones</u>	
	<u>M-1</u>	<u>M-2</u>
Meat products processing and packaging, not including slaughtering and glue and size manufacture	C	P
Metal alloys and foil manufacture including solder, pewter, brass, bronze and tin, lead and gold foil	C	P
Metal and metal ores reduction, refining, smelting and alloying		C
Metal casting and foundries not including magnesium foundries	C	P
Motor and generator manufacture and testing	C	P
Paint manufacture including enamel, lacquer, shellac, turpentine and varnish		C
Paper products manufacture including shipping containers, pump goods, carbon paper and coated paper stencils	C	P
Paraffin products manufacture	C	P
Planing mill, excluding refuse burning combine with lumber milling	P	P
Plastic manufacture	C	P
Porcelain products manufacture including bathroom and kitchen fixtures and equipment	C	P
Poultry and rabbit processing	P	P
Precious metals reduction, smelting and refining	C	P
Prefabricated buildings manufacture	P	P
Rubber manufacture or processing including natural or synthetic rubber		P
Scientific, medical, dental, and drafting instruments, orthopedic and medical appliances, cameras and photographic equipment, electronic equipment, musical instruments, precision instruments, optical goods, watches and clocks	P	P
Sheet metal shops	P	
Shoe polish manufacture	C	P
Sign manufacture	P	
Soap manufacture including fat rendering		C
Soda and compound manufacture	C	P
Steel products manufacture and assembly including steel cabinets and lockers, doors, fencing and furniture	C	P
Structural steel products manufacture including bars, girders, rail and wire rope	C	P

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

 C. <u>Manufacturing, Assembly and Processing activities, including:</u>	<u>Zones</u>	
	<u>M-1</u>	<u>M-2</u>
Tallow manufacture		C
Tanneries and curing and storage of rawhides		C
Tire manufacturing, rebuilding, recapping and retreading	P	P
Wire and cable manufacturing	C	P
Wood pulp and fiber reduction and processing		C

 D. <u>Public and Semi-Public/Institutional Uses, including:</u>	<u>Zones</u>	
	<u>M-1</u>	<u>M-2</u>
Communication and wireless facilities, with or without stealthing	P	P
Communications equipment buildings	P	P
Electrical distribution substations, communication equipment buildings, gas regulator stations and utility pumping stations	P	P
Fire and police stations	P	
Public buildings and grounds	P	P
Public utility service yards, electrical and gas transmission stations	P	P

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

	<u>Zones</u>	
	M-1	M-2
E. <u>Sales Uses and related activities, including:</u>		
Equipment rental yard	P	
Farm equipment sales and service	P	
Feed and seed stores	P	
Garden supply stores and nurseries; provided, that all equipment, supplies and merchandise, other than plants, shall be kept within a completely enclosed building or under lath structure; and further provided, that fertilizer of any type shall be stored and sold in packaged form only	P	
Gasoline service stations, including dispensing of diesel and liquid petroleum gas fuels and complete truck service. Note: Sales of alcoholic beverages requires a Conditional Use Permit	P	
Glass shops	P	
Hardware stores	P	
Hydroponic stores	P	
Machinery sales and rentals	P	
Rental equipment, including trailers, trucks, and cars	P	
Retail sales on the grounds of a manufacturing facility, where the retail function does not occupy more than 25% of the floor space or active use area.	P	
Wholesale establishments	P	

	<u>Zones</u>	
	M-1	M-2
F. <u>Service, Repair and Related businesses</u>		
Carpenters' shops and incidental sales	P	
Cleaning, pressing and dyeing establishments (using noninflammable and nonexplosive cleaning fluid)	P	
Diaper supply services	P	
Electrical appliance and incidental repair shops	P	
Electrical shops	P	

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

 F. <u>Service, Repair and Related businesses</u>	<u>Zones</u>	
	M-1	M-2
Exterminators	P	
Heating and ventilating or air conditioning shops, including incidental sheet metal	P	
Household and office equipment and machinery repair shops	P	
Household appliance and repair shops	P	
Laundries and laundromats (industrial scale)	P	
Linen supply services	P	
Printing, blueprint processing, lithographing and engraving	P	
Plumbing and sheet metal shops	P	
Rug and carpet cleaning and dyeing	P	
Sand blasting	C	P
Recycling, including processing of recycled materials	C	P
Taxidermists	P	
Towing: tow and store; tow and repair; tow and sales	P	
Welding and blacksmithing shops, excepting drop hammers	P	

 G. <u>Storage and Warehousing</u>	<u>Zones</u>	
	M-1	M-2
Cold storage plants	P	
Contractor's storage yards	P	
Food lockers (no slaughtering, handling of dressed meats only)	P	
Freight forwarding terminals	P	
Ice and cold storage plant	P	P
Manure, peat and topsoil processing and storage		C
Mini-storage facilities	P	

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

	<u>Zones</u>	
	M-1	M-2
G. <u>Storage and Warehousing</u>		
Petroleum gas bulk storage and delivery		C
Storage of inflammable liquids		C
Warehouses except for the storage of fuel oil or flammable liquids and explosives	P	

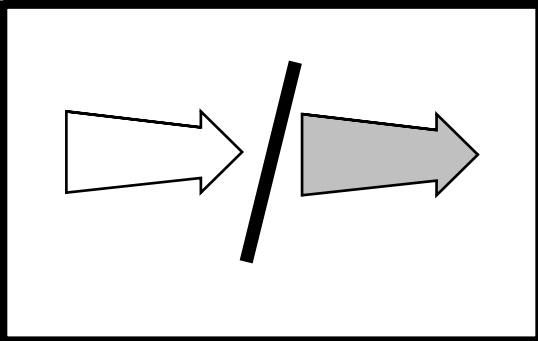
etc. H. <i>Miscellaneous uses, including:</i>	<u>Zones</u>	
	M-1	M-2
Accessory buildings and uses (including storage buildings) customarily incidental to any permitted or conditionally-permitted use	P	P
Animal hospitals and kennels and veterinarians	P	P
Auction rooms	P	
Crematoriums and collumbariums	P	
Dwellings for a caretaker or watchman and his immediate family, necessary and incidental to a use located in such zone	P	P
Gas and oil wells		C
Gymnasiums	P	
Hatcheries	P	P
Junk yards/landfills		C
Laboratories, experimental and testing	P	P
Offices (freestanding and as part of a permitted use)	P	P
Parcel and package delivery services	P	
Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Chapter 17.64	P	P
Planned unit development subject to provisions of Chapter 17.92	C	C
Radio and television broadcasting studios	P	
Recreation sales and service, including indoor commercial recreation	P	
Shooting range, indoor	C	C
Solar electricity generating plant	P	P

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

etc. H. Miscellaneous uses, including:	<u>Zones</u>	
	M-1	M-2
Solar energy system	P	P
Trucking terminals	P	P

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

CHAPTER 41



PD Zone (Planned Development Overlay)

Sections

17.41.010	Purpose
17.41.020	Applicability
17.41.030	Permitted Uses
17.41.040	Conditional Uses
17.41.050	Application Requirements
17.41.060	Project Review
17.41.070	Development Standards
17.41.080	Other Design Elements for Residential Projects
17.41.090	Findings

17.41.010 Purpose

The purpose of the Planned Development (PD) overlay district is to promote development designs that respond to significant planning-related issues facing Valley cities, including the need to protect air quality, reduce urbanization of agricultural land, housing affordability, traffic, aesthetics and the desire to promote more livable neighborhoods.

The Planned Development overlay district is structured to produce a comprehensive development that is superior to traditional development that results from the application of conventional zoning standards.

17.41.020 Applicability

The PD overlay district can be combined with any single family, multi-family, commercial or industrial district identified in the zoning ordinance. For purposes of identification on the Zoning Map, an established PD overlay district shall be suffixed

with the zoning notation of the district with which it is combined (e.g. R-1-6 (PD) or C-2 (PD)).

17.41.030 Permitted Uses

Uses permitted in the PD zone are those listed on the permitted use list of the underlying district to which the Planned Development district is being combined.

17.41.040 Conditional Uses

Uses permitted subject to a Conditional Use Permit are those listed on the Conditional Use list of the underlying district to which the Planned Development district is being combined.

17.41.050 Application Requirements

As part of an application for a zoning ordinance amendment to reclassify property to the Planned Development overlay district, the applicant shall submit to the City a development plan, which shall include the following:

- a. Legal description and boundary survey map of the exterior boundaries of the land to be developed.
- b. A comprehensive description of zoning standards of the underlying zone to which flexibility is being requested.
- c. A site plan of the project that shows information that is required, consistent with Chapter 17.55 (Site Plan Review) of this Ordinance. If the project includes a subdivision, then a Tentative Subdivision Map must be submitted, consistent with requirements of Title 16 (Subdivision) of the Dinuba Municipal Code.
- d. Architectural facade drawings of structures and other major building features of the project.
- e. A phase plan, if applicable.
- f. The location and general arrangement of all open space, landscaping and hardscape areas.
- g. An infrastructure and utilities plan.

17.41.060 Project Review

No development shall be constructed on any lot or site in this district until a development plan has been submitted and approved consistent with Site Plan Review (Chapter 17.55) or a parcel or subdivision map (consistent with the Dinuba Subdivision Ordinance), as the case may be, as well and a Conditional Use Permit, consistent with Chapter 17.57 (Conditional Use Permits).

17.41.070 Development Standards

The following additional development standards together with applicable standards specified in the underlying base zone shall apply to all land and structures within this planned development overlay district, unless flexibility in standards has been clearly identified as part of the development application.

- a. The minimum site area of a Planned residential development shall be one acre.
- b. All PD projects shall adhere to the City's Design Guidelines that are applicable to the underlying zone.
- c. For residential projects, an increase in density may be granted, provided the resulting project does not exceed density standards of the General Plan land use category that applies to the site. An increase in density is not intended to simply allow the project to obtain more lots or units. Increased density must be balanced by the provision of design features that would not otherwise be provided and which further the purpose of this title. Further, no residential lots smaller than 5,000 square feet shall be permitted.
- e. A reduction in street width may be requested as long as a finding can be made that the request furthers the intent of the PD zone and the request complies with street safety standards.
- f. A reduction in yard setbacks may be requested as long as a finding can be made that the request furthers the intent of the PD zone.
- g. At least five percent of the gross area of the site, excluding public streets, parking lots and required setback areas, shall be improved for common open and recreational space.
- h. The conservation of natural site features such as topography, vegetation and water courses shall be considered in the project design.

17.41.080 Other Design Elements for Residential Projects

The Planned Development zone should not be viewed as simply a way for a project to have more lots and smaller lots. In order to assist the City Council and Planning Commission to be able to make the finding that the project design is “superior” the City may apply additional design requirements, including, but not limited to the following elements:

- A. Compliance with architectural façade styles that are considered native and historic to Dinuba and California (illustrated in the Dinuba Residential Design Guidelines), such as:
 - 1. Spanish
 - 2. Craftsman
 - 3. Mediterranean
 - 4. Victorian
 - 5. Tudor cottage
- B. Homes with large, usable front porch on the front façade and the garage set back behind the front plane of the dwelling.
- C. Streetscape and traffic calming measures such as:
 - 1. Antique-style pedestrian-scale street lamps
 - 2. Bulb-outs at intersections
 - 3. Roundabouts and traffic circles
 - 4. Stamped and colored cross walks
 - 5. Enhanced landscaping
- D. Other features determined to be appropriate and desirable.

17.41.090 Findings

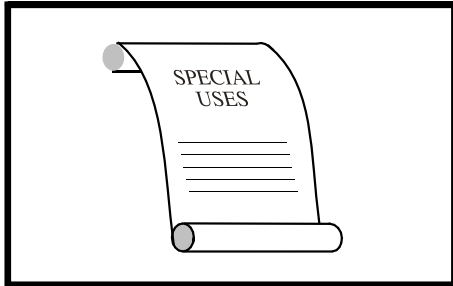
A Planned Development District may be established after the Planning Commission and the City Council, respectively, have made the following findings:

- a. That the area proposed to be so zoned is generally suitable for the proposed project but for reasons affecting public health, safety, comfort, general welfare and orderly community growth or to promote innovative development that responds to community needs, it is appropriate to classify such area within the Planned Development District, subject to a development plan provided for in this Chapter.

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- b. That the proposed project authorized by the Planned Development zone will provide benefits and safeguards equal to, or greater than those that would be provided by the regulations applicable to the underlying zone district, with respect to public health, safety, comfort and general welfare and orderly physical growth and development of the City.
- c. All owners of the property within the proposed Planned Development zone have consented in writing to the adoption of the district and development plan.

CHAPTER 45



Special Uses

Sections

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

17.45.010 Purpose

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

17.45.020 Home Occupations

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

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

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

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

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

17.45.030 Mixed Use Developments

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

A. Development Standards

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

17.45.40 Service Stations

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

17.45.050 Temporary uses.

A. Purpose. The purpose of this section is to regulate temporary land use activities which may adversely affect the public health, safety and welfare.

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

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

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

1. Enclosed temporary construction materials storage yards in any residential district, required in connection with the development of subdivisions.
2. Model Home and Subdivision Sales Offices. Model homes may be used as offices solely for the first sale of homes within a recorded tract subject to the following conditions:
 - a. The sales office may be located in a garage, trailer or dwelling;
 - b. Approval shall be for a two-year period, at which time the sales office use shall be terminated and the structure restored back to its original condition. Extensions may be granted by the director in one-year increments up to a maximum of four years or until ninety percent of the development is sold, whichever is less;
 - c. A cash deposit, letter of credit or any security determined satisfactory to the city shall be submitted to ensure the restoration or removal of the structure;
 - d. The sales office is to be used only for transactions involving the sale, rent or lease of lots and/or structures within the tract in which the sales office is located, or contiguous tracts;

- e. Failure to terminate the sales office and restore the structure or failure to apply for an extension on or before the expiration date will result in forfeiture of the cash deposit, a halt in further construction or inspection activity on the project site and enforcement action to ensure restoration of the structure;
 - f. Street improvements and temporary off-street parking at a rate of two spaces per model shall be provided prior to commencement of sales activities or the display of model homes;
 - g. Signage for residential development projects shall be consistent with Chapter 17.51 (Signs and Advertising).
 - h. Trailer coaches or mobile homes (for office purposes) on active construction sites pursuant to subsection (G) of this section.
- E. Temporary Uses in Commercial and Industrial Zoning Districts. The following temporary land use activities may be allowed in the PO, C-1, C-2, C-3, C-4, M-1, and M-2 zoning districts, unless otherwise stated below:
- 1. Parking lot and sidewalk sales for businesses located within a commercial district;
 - 2. Outdoor art and craft shows and exhibits subject to not more than fifteen days of operation or exhibition in any ninety-day period;
 - 3. Seasonal retail sale of agricultural products raised on the premises, limited to periods of ninety days in a calendar year and when parking and access is provided to the satisfaction of the director;
 - 4. Religious, patriotic, historic, or similar displays or exhibits within yards, parking areas or landscaped areas, subject to not more than fifteen days of display in any ninety-day period for each exhibit;
 - 5. Christmas tree or pumpkin sales lots subject to the following:
 - a. All such uses shall be limited to thirty days of operation per calendar year,
 - b. All lighting shall be directed away from and shielded from adjacent residential areas;
 - 6. Circuses, carnivals, rodeos, pony riding or similar traveling amusement enterprises subject to the following:
 - a. All such uses shall be limited to not more than fifteen days, or more than three weekends, of operation in any one-hundred-eighty-day period. To

exceed this time limitation shall require the review and approval of a conditional use permit,

- b. All such activities shall have a minimum setback of one hundred feet from any residential area. This may be waived by the director if no adverse impacts would result,
- c. Adequate provisions for traffic circulation, off-street parking and pedestrian safety shall be provided to the satisfaction of the director,
- c. Restrooms shall be provided,
- 7. Security personnel shall be provided (at a rate determined by the Police Chief),
- 8. Special, designated parking accommodations for amusement enterprise workers and support vehicles shall be provided.
- d. Noise attenuation for generators and carnival rides shall be provided to the satisfaction of the director;
- e. Mobile homes to provide temporary living or office quarters for circus or carnival personnel;
- 9. Temporary sidewalk sales and use of the public right-of-way for the display and sale of merchandise not associated with businesses in the C districts, including distribution of free or reduced price cell phones, shall require approval by the director. The use for such purposes shall be limited to two weeks. Permanent use for such purposes is strictly prohibited;
- 10. Temporary revival church services shall be permitted in the C-2 (downtown commercial) and C-4 (general commercial) districts.
- 11. Trailer Coaches or Mobile Homes on Active Construction Sites. Trailer coaches or mobile homes may be permitted on active construction sites for use as a temporary living quarters for security personnel, or temporary residence of the subject property owner, subject to the following restrictions:
 - a. The director may approve a temporary trailer for the duration of the construction project or for a specified period, but in no event for more than two years. If exceptional circumstances exist, a one-year extension may be granted; provided, that the building permit for the first permanent dwelling or structure on the same site has also been extended;

- b. Installation of trailer coaches may occur only after a valid building permit has been issued;
- c. A recreational vehicle being defined as a motor home, travel trailer, truck camper or camping trailer, with or without motive power, shall not be permitted pursuant to this section;
- d. Any permit issued pursuant to this section in conjunction with a construction project shall become invalid upon cancellation or completion of the building permit for which this use has been approved, or the expiration of the time for which the approval has been granted.

17.45.060 Caretaker facilities for Commercial and Industrial uses

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

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

17.45.070 Modular Structures and Storage Containers

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

deemed necessary to promote the public health, safety, and welfare of residents of the City of Dinuba.

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

- A. A permanent modular structure shall be subject to applicable zoning standards and design guidelines for that particular zone, and shall comply with the following special development standards:
 - 1. A permanent modular structure shall be place on a permanent foundation.
 - 2. In addition to design guidelines that apply to the particular zone, a permanent modular structure shall be of an architectural style that is consistent with buildings in the surrounding neighborhood. The modular structure shall require skirting around the base of the structure.
 - 3. Permanent parking spaces and unloading zones shall be required consistent with Chapter 17.49 (Parking and Loading).
 - 4. Landscaping and irrigation shall be required consistent with Chapter 17.47 (Landscaping and Irrigation).
 - 5. The business or use conducted within the structure shall secure a business license from the City of Dinuba prior to being open to the public.
- B. A temporary modular structure shall be reviewed and may be approved by the Planning Director and shall comply with the development standards below. Construction management offices and model home offices shall be exempt from the time limitation standard.
 - 1. A temporary modular structure shall be removed from the subject property within 30 days, unless a longer period of time is requested and approved.
 - 2. A temporary modular structure shall require aesthetic skirting around the base of the structure.
 - 3. The business or use conducted within the structure shall secure a business license from the City of Dinuba prior to being open to the public.

17.45.080 Recycling/Buyback Centers

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

A. Zones Permitted

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

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

B. Criteria and standards.

1. All types of recycling facilities are subject to the following operating standards, in addition to those standards listed for the specific type, below.
 - a. The use shall employ containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule;
 - b. Recycling containers shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative;
 - c. The site shall be maintained free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day;
 - d. The business operation not exceed noise levels of sixty decibels as measured at the property line of residentially zoned or occupied property, otherwise shall not exceed seventy decibels;

- e. Containers for the twenty-four-hour donation of materials shall be at least thirty feet from any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between the containers and the residential use;
- f. Setbacks and landscaping shall be those required for the zoning district in which the facility is located.
- g. On-site parking shall be provided for the use as listed in Chapter 17.49 (Parking and Loading).
- h. Signage shall be provided consistent with standards contained in Chapter 17.51 (Signs and Advertising)

C. Types of Facilities and Specific Requirements

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

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

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

- 1. **Reverse Vending Machine(s)** are an automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the state. In addition to standards listed above under 17.45.080 B., Reverse vending machines are subject to the following requirements:
 - a. Reverse vending machines must be established in conjunction with a commercial use or community service facility which is in compliance with the zoning, building and fire codes of the city;
 - b. Reverse vending machines must be located within thirty feet of the entrance to the commercial structure and shall not obstruct pedestrian or vehicular circulation;
 - c. Reverse vending machines shall not occupy parking spaces required by the primary use;

- d. Reverse vending machines must shall occupy no more than fifty square feet of floor space per installation, including any protective enclosure, and shall be no more than eight feet in height;
 - e. Operating hours shall be at least the operating hours of the host use;
 - f. Reverse vending machines shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn.
2. **Small Collection Facilities** may occupy an area of not more than five hundred square feet, and may include: 1. a mobile unit; 2. a Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty square feet; 3. a Kiosk-type unit which may include permanent structures, or 4. unattended containers placed for the donation of recyclable materials. Small collection facilities are subject to the following standards and requirements:

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

- a. Small collection facilities shall be established in conjunction with an existing commercial use or community service facility which is in compliance with the zoning, building and fire codes of the city;
- b. Small collection facilities shall be no larger than five hundred square feet and occupy no more than five parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;
- c. Small collection facilities shall be set back at least ten feet from any street line and shall not obstruct pedestrian or vehicular circulation;
- d. Small collection facilities shall accept only glass, metals, plastic containers, papers and reusable items. Used motor oil may be accepted with permission of the Tulare County Environmental Health Department;
- e. Small collection facilities shall use no power-driven processing equipment except for reverse vending machines;

- f. Small collection facilities shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present;
 - g. Attended facilities located within one hundred feet of a property zoned or occupied for residential use shall operate only during the hours between nine a.m. and seven p.m.;
 - h. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling enclosure or containers;
3. **Large Collection Facilities** are defined as a facility that is larger than five hundred square feet, or is on a separate property not appurtenant to a host use, and which may have a permanent building. A large collection facility is permitted in service commercial and industrial zones with a site plan development permit, provided the facility meets the following standards:
- a. The facility shall be screened from the public right-of-way by operating in an enclosed building or;
 - b. The facility shall be within an area enclosed by a solid fence at least six feet in height with landscaping;
 - c. The facility shall be at least one hundred fifty feet from property zoned or planned for residential use; and
 - d. All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage must be in containers approved by the fire department and/or Tulare County Health Department. No storage, excluding truck trailers and overseas containers, will be visible above the height of the fencing.
 - e. The site shall be maintained free of litter and any other undesirable materials, and will be cleaned of loose debris on a daily basis.
 - f. If the facility is located within five hundred feet of property zoned, planned or occupied for residential use, it shall not be in operation between seven p.m. and seven a.m.

- g. Facility will be clearly marked with the name and phone number of the facility operator and the hours of operation. Identification and informational signs will meet the standards of the zone, and directional signs, bearing no advertising message, may be installed with the approval of the zoning administrator, if necessary, to facilitate traffic circulation, or if the facility is not visible from the public right-of-way.
- h. Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment of material, may be approved through a use permit process if noise and other conditions are met.

4. Processing Facilities.

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

- a. A Light Processing Facility occupies an area of under forty-five thousand square feet of gross collection, processing and storage area and has up to an average of two outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers.
- b. A heavy processing facility is any processing facility other than a light processing facility.
- c. All processing facilities are subject to the following conditions:
 - i. In the industrial zone, processors will operate in a wholly enclosed building except for incidental storage, or:
 - ii. The facility shall be located within an area enclosed on all sides by a solid fence or wall not less than eight feet in height and landscaped on all street frontages;

- iii. The facility shall be located no less than one hundred fifty feet from property zoned or planned for residential use.
- iv. Power-driven processing shall be permitted, provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source- separated recyclable materials and repairing of reusable materials.
- v. A light processing facility shall be no larger than forty-five thousand square feet and shall have no more than an average of two outbound truck shipments of material per day and may not shred, compact or bale ferrous metals other than food and beverage containers.
- vi. A processing facility may accept used motor oil for recycling from the generator in accordance with Section 25250.11 of the California Health and Safety Code.
- vii. If the facility is located within five hundred feet of property zoned or planned for residential use, it shall not be in operation between seven p.m. and seven a.m. The facility will be administered by on-site personnel during the hours the facility is open.

5. Definitions

- a. “Recyclable Material” means reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials. Recyclable material may include used motor oil collected and transported in accordance with Section 25250.11 and 25143.2(b) (4) of the California Health and Safety Code.
- b. “Recycling Collection Facility” shall mean a center for the acceptance by donation, redemption, or purchase, of recyclable materials from the public. Such facility shall not complete any processing except limited baling, batching and the sorting of recyclable material and shall be classified as either a “small collection” or “large collection” facility.
- c. “Recycling Facility” shall mean a center for the collection and/or processing of recyclable materials. A certified recycling facility or

certified processor means a recycling facility certified by the Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. Recycling facilities are either collection facilities or processing facilities.

- d. “Recycling Large Collection Facility” shall mean a collection facility which occupies an area of more than 200 square feet and may include a mobile unit, bulk reverse vending machine or a grouping of reverse vending machines, a kiosk type unit which may include a permanent structure, or an unattended container placed for the donation of recyclable materials.
- e. “Recycling Processing Facility” shall mean a building or enclosed space used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to an end-user’s specifications, by such means as baling, briquetting, impacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.
- f. “Recycling Small Collection Facility” shall mean a collection facility which occupies an area of not more than 200 square feet, and may include a mobile unit, bulk reverse vending machine or a grouping of reverse vending machines, a kiosk type unit which may include a permanent structure, or an unattended container placed for the donation of recyclable materials.

17.45.090 Accessory Dwelling Units and Junior Accessory Dwelling Units

- A. **Purpose and Intent.** This section is intended to meet the requirements of State law in providing for accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”).
 - 1. This Section is intended to comply with California Government Code sections 65852.2 and 65852.22, as either may be amended from time to time. The standards established by this Section shall be interpreted and applied consistent with the language set forth in Government Code sections 65852.2 and 65852.22. Further, to the extent that this Ordinance

does not specifically address various requirements of the Government Code, the requirements of the Government Code shall apply.

2. An ADU or JADU that complies with this Section shall be considered an accessory use or an accessory building that does not exceed the allowable density for the lot upon which it is located.
3. An ADU or JADU that complies with this Section shall be considered a residential use that is consistent with the existing General Plan and zoning for the lot.
4. An ADU or JADU that complies with this Section shall not be considered in the application of any other local ordinance, policy, or program to limit residential growth.
5. ADUs and JADUs shall be counted for purposes of identifying adequate sites for housing in the City's Housing Element.

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

1. Ministerial Review. An ADU application that complies with the provisions of this Chapter shall be granted ministerial review and acted on within 60 days from the date a complete application is received unless either of the following occurs:
 - a. The applicant requests a delay or withdraws the ADU application; or
 - b. The ADU is being processed concurrently with the construction of a primary dwelling, in which case the City shall not approve the ADU prior to issuing occupancy for the primary dwelling.
2. A scaled plot plan of the subject parcel on which the ADU or JADU will be located shall be provided. The plot plan shall indicate the location and separation distances between all existing and proposed structures, as well as setbacks from property lines. To the extent not included above, the plot plan shall also provide dimensions of all easements, right-of-way(s), building envelopes, fencing, parking, and paved areas.
3. Complete floor plans of both existing and proposed conditions shall be provided. Each room shall be dimensioned and resulting floor area calculation included. The use of each room shall be labeled. The size and location of all doors, closets, walls, and cooking facilities shall be clearly depicted.

4. Provide elevations that show all proposed and existing exterior structure dimensions, all architectural projections, and all openings for both the existing residence and the proposed secondary dwelling unit. The secondary dwelling unit shall meet the following design standards:
 - a. A secondary dwelling unit shall have a roof pitch and roof overhang equal to the roof pitch and roof overhang of the primary residence.
 - b. The address and mailbox for the second dwelling unit shall be located near the public right-of-way.
- C. **Designated Areas.** ADUs and JADUs may be permitted on a lot with an existing or proposed single-family use or multi-family use located in the R-1, R-M, and in the Planned Development zone districts, unless the City makes express findings supported by substantial evidence that ADUs and JADUs cannot be permitted due to the inadequacy of water and/or sewer services, and/or the impact of ADUs and JADUs on traffic flow and/or public safety and designate specific areas based on these findings. ADUs and JADUs are subject to the normal requirements of the district. ADUs and JADUs are not permitted in nonresidential zoning districts where residential uses are not allowed. Non-habitable accessory structures shall be permitted in addition to ADUs and JADUs.
- D. **Development Standards.** Fire and Building Code requirements are not considered “Development Standards” under this Ordinance. ADUs and JADUs may be permitted on any single-family lot or any multi-family lot. The requirements and standards of the Zoning Ordinance that apply to the primary dwelling on the lot shall apply to any ADU and/or JADU, including lot coverage, height floor area ratio, open space, landscape, and architectural review. If different or conflicting requirements or standards exist, the more restrictive requirements or standards shall apply, but only to the extent such requirements or standards do not conflict with the requirements and standards provided in this Section and Government Code sections 65852.2 and 65852.22.
 1. Number of ADUs permitted per parcel.
 - a. Single-family dwelling. Parcels with an existing or proposed single-family dwelling may have up to one (1) ADU (attached, detached, or conversion), and one (1) JADU in compliance with the provisions of this chapter.
 - b. Multi-family dwelling. Parcels with an existing or proposed multi-family dwelling may develop ADUs in accordance with the following:

- i. Conversions. Up to 25% of the number of units in non-livable space (e.g., storage rooms, boiler rooms, passageways, attics, basements, or garages) for a proposed or existing multi-family dwelling is permitted.
 - ii. Detached ADUs. Up to two (2) detached ADUs for a proposed or existing multi-family dwelling is permitted.
 - iii. Attached ADUs are not permitted for proposed or existing multi-family dwellings and the provisions of ADU conversion shall apply.
2. Relation to Primary Dwelling. The ADU must be either: (1) attached to, or located within, the existing primary dwelling, including attached garages, storage areas, or similar uses within the primary dwelling structure; or (2) detached from the existing primary dwelling and located on the same lot as the existing primary dwelling. Except as provided in Government Code Section 65852.2(e), a JADU must be contained entirely within the walls of the existing single-family residence.
3. ADUs and JADUs are not subject to the density limitations for the premises.
4. Setbacks and Separation Distances.
 - a. Setbacks shall be defined as the distances between a structure and a property line or easement.
 - b. Separation Distances shall be defined as the distance between structures, and/or other improvements.
 - c. No setback or separation distance is required for an ADU constructed or installed within (1) an existing living area or permitted accessory structure, or (2) a structure constructed in the same location and to the same dimensions as an existing permitted accessory structure that is converted to an ADU or to a portion of an ADU.
 - d. A minimum setback of four (4) feet from the side and rear lot lines is required for an ADU that is not (1) converted from an existing permitted accessory structure, or (2) a new structure constructed in the same location and to the same dimensions as an existing permitted accessory structure. However, if a proposed ADU is less

than 800 square feet, a front setback requirement in other areas of this Code cannot prevent the ADU front being built.

- e. State Law does not address the distance between an ADU and other structures on a lot. In the event that an ADU is not consistent with (c)(1) or (c)(2) above, ADU or JADU proposals with Separation Distances of less than ten feet shall comply with building codes regarding safe fire separation distances.
5. ADU Unit Size.
- a. If there is an existing primary dwelling, the total floor area of an attached ADU may not exceed 50 percent of the floor area of the existing primary dwelling or 850 square feet, whichever is less.
 - b. The total floor area for a detached ADU may not exceed 1,200 square feet, subject to the following limitations
 - i. An attached or detached one-bedroom ADU may not be more than 800 square feet of living area.
 - ii. An attached or detached ADU that provides more than one (1) bedroom may not be more than 1,000 square feet of living area.
 - iii. An ADU may be an efficiency unit, as defined. A proposed ADU that does not meet the minimum requirements of an efficiency unit is not permitted.
6. JADU Size.
- a. A JADU may not be more than 500 square feet in size.
7. Exceptions.
- a. Notwithstanding any other minimum or maximum size for an ADU, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, or minimum lot size, an attached or detached ADU will be permitted if the ADU is:
 - i. Not more than 800 square feet of total floor area;
 - ii. Not more than 16 feet in height (any circumstance);

- iii. Not more than 25 feet in height if the ADU is attached to the primary dwelling, or it can be the same height as the primary dwelling, whichever is lower;
 - iv. Has at least 4-foot side and rear yard setbacks; and
 - v. Is constructed in compliance with all Fire and Building Code requirements and standards of the Zoning Code (including consideration of separation distances).
8. ADU Building Development and Design Standards.
- a. The ADU height requirements are as follows:
 - i. 16 feet- allowed under any circumstance.
 - ii. 18 feet- allowed if the proposed ADU is within ½ a mile of public transit or the property already has a multi-family dwelling two stories high.
 - iii. 25 feet- allowed if the ADU is attached to the primary dwelling; attached ADUs shall not exceed the height of the existing or proposed primary dwelling or 25-feet, whichever is less.
 - b. The development of the ADU shall be subject to the property development standards for the zoning district in which the ADU is located.
 - c. Both attached and detached ADUs must be architecturally compatible, having similar materials and style of construction, with the primary dwelling and consistent with the established character of the adjoining residential neighborhood. The design and size of the building, health, and other codes adopted by the City.
 - d. Attached ADU's shall be compatible with and made structurally a part of the primary dwelling (e.g., share a common wall with the primary dwelling, rely partially on the primary dwelling for structural support, or be attached to the primary dwelling).
 - e. Detached ADUs shall comply with building and fire code separation standards and be compatible with the materials and colors of the primary dwelling.

- f. No passageway is required in conjunction with the construction of an ADU.
 - g. A new utility connection directly between the ADU and the existing single-family home is not required.
 - h. Finish Materials and Roof Form. The ADU or JADU entrance shall have the same exterior finish materials as the primary dwelling on the parcel and shall be of the same construction typical of other dwelling units in the zone. The ADU or JADU shall have the same roof form as the primary dwelling and shall not have a flat roof.
9. JADU Building Standards.
- a. A JADU must include a separate entrance from the main entrance to the existing single-family residence.
 - b. A JADU must include at least an efficiency kitchen, which includes a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU. Permanent ovens or cooktops are not allowed in a JADU.
 - c. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.
 - d. A JADU shall not be considered a separate or new dwelling unit for purposes of any fire or life protection ordinance or regulation, or for purposes of providing water, sewer, or power, including a connection fee.
 - e. Deed Restriction. A JADU shall not be permitted unless a deed restriction, which shall run with the land, is recorded for the applicable lot, and filed with the City along with the permit application, and must do both of the following:
 - i. Prohibit the sale of the JADU separate from the sale of the single-family residence.
 - ii. Prohibit the occupancy of the JADU unless the primary dwelling or newly created JADU is occupied by the property owner.

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

1. ADUs and JADUs are not considered to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the ADU or JADU is constructed with a new single-family home or a new detached structure.
2. Any impact fees charged for an ADU or JADU of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.
3. An inspection fee shall be assessed for any inspection to determine if an ADU or JADU complies with applicable building standards.
4. The separate utility connection for an ADU constructed with a new single-family home or new detached structure is subject to a connection fee or capacity charge proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture unit (DFU) values upon the water or sewer system, that reflects the reasonable cost of providing this service.
5. Fire Sprinklers. Fire sprinklers are not required to be provided with an ADU if they were not required for the single-family dwelling.
6. Passageways. No exterior passageway shall be required in conjunction with the construction of an accessory dwelling unit. However, accessory dwelling units attached to single-family dwellings shall have independent, exterior access and side and rear setbacks sufficient for fire and safety

F. Occupancy and Ownership. ADUs and JADUs must comply with the following standards.

1. A certificate of occupancy must be issued for the primary dwelling unit before a certificate of occupancy can be issued for an ADU or JADU on the lot.
2. An ADU or JADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.
3. Beginning January 1, 2025, owner occupancy shall be required for all ADU and/or JADU permits. For an ADU permit, the owner may occupy either the primary or accessory unit. For a JADU permit, the owner may

reside in either the remaining portion of the primary unit, or the newly created JADU. For single-family residences in which an ADU and a JADU will be permitted, the preceding Section G.4. applies. Owner occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

- G. Parking Standards.** One (1) parking space per ADU is required. All required parking spaces must be provided on-site, but may be provided as tandem parking on a driveway. ADUs that meet any of the following criteria are exempt from parking requirements:
- a. ADUs located within one-half mile walking distance of public transit.
 - b. ADUs located within an architecturally and historically significant historic district.
 - c. ADUs that are part of the proposed or existing primary residence or an accessory structure.
 - d. When on-street parking permits are required but not offered to the occupant of the ADU.
 - e. When there is a car share vehicle stationed within one block of the ADU.
- H. Permit Approval.** A permit must be obtained for the construction or installation of an ADU or JADU. The ADU or JADU must conform to the standards required by the Zoning Ordinance and the California Fire and Building Codes. A permit application for an ADU or a JADU shall be considered and approved ministerially without discretionary review or a hearing. The City shall approve or deny the application to create an ADU or a JADU within 60 days from the date the City receives a completed application if there is an existing single-family or multi-family dwelling on the lot.
- I. ADUs and Regional Housing Needs Assessment.** Subdivisions and multi-family housing developments developed or zoned at densities of ten (10) or more dwelling units per acre, with the ability of each lot or dwelling to construct an ADU, shall be counted in the City's Housing Element as adequate sites for affordable housing, as provided in Government Code section 65583.1(a).
- J. Demolition Permits.** A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit be reviewed with the application for the accessory dwelling unit and issued at the same time. An applicant shall not be otherwise required, to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an accessory dwelling unit, unless

the property is located within an architecturally and historically significant historic district.

- K. Other.** Nothing in this section shall be construed to prohibit the City from adopting an ordinance or regulation, related to parking or a service or a connection fee for water, sewer, or power, that applies to a single-family residence that contains an ADU or JADU, so long as that ordinance or regulation applies uniformly to all single-family residences, regardless of whether the single-family residence includes an ADU or JADU.

L. Definitions

1. “Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single-family or multi-family dwelling is situated. An ADU may be an efficiency unit or a manufactured home. An ADU approved under this Chapter may take any of the following forms:
 - a. Attached. An attached ADU is a habitable space that meets the defining criteria of an ADU which is attached to the existing or proposed primary dwelling.
 - b. Detached. A detached ADU is a habitable space that meets the defining criteria of an ADU which does not share a wall or is otherwise attached to the existing or proposed dwelling, but is on the same parcel as an existing or proposed dwelling.
 - c. Conversion. An ADU may be located within existing structure and converted to habitable space in compliance with the California Building Code and may include the following:
 - i. An area within an existing dwelling, such as an attached garage.
 - ii. An existing accessory structure, such as a pool house or detached garage.
 - iii. A portion of habitable space in a multi-family dwelling including storage rooms, boiler rooms, passageways, attics, basements, or garages

2. “Efficiency unit” has the same meaning as defined in the California Building Code, California Code of Regulations, Title 24, Section 1207.4, which meets the following standards:
 - a. The unit has a single living room of not less than 220 square feet of floor area for two (2) or fewer occupants and an additional 100 square feet of floor area for each additional occupant of the unit.
 - b. The unit has a separate closet.
 - c. The unit has a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front, and lighting and ventilation conforming to the California Building Standards Code.
 - d. The unit has a separate bathroom containing a water closet, lavatory, and bathtub, or shower.
3. “Floor area” or “total floor area” means the entire ground-level square footage of the structure, including the living area, as defined, and any non-habitable area within the structure, such as a garage or storage space.
4. “Impact fee” has the same meaning as the term “fee” as defined in Government Code Section 66000(b), except that it also includes fees specified in Government Code Section 66477. “Impact fee” does not include any connection fee or capacity charge.
5. “Junior accessory dwelling unit” or “JADU” means a dwelling unit that is no more than 500 square feet in size and contained entirely within the walls of an existing single-family residence, or other approved structure as specified in Government Code Section 65852.2(e). A JADU must include the following features:
 - a. Exterior access separate from the main entrance to the proposed or existing primary dwelling or other structure.
 - b. An efficiency kitchen, which includes a cooking facility with a sink and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.
 - c. JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.

6. “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
7. “Multi-generational dwelling unit” means a dwelling unit, that does not include a kitchen, contained entirely within the walls of an existing single-family residence where access is not restricted between areas of the residence.
8. “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards but was a lawful improvement that did conform to the zoning standards in place at the time of the improvement.
9. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.
10. “Permanent provisions for cooking” has the same meaning as “kitchen”.
11. “Permanent provisions for sanitation” and “sanitation facilities” means a separate bathroom containing a water closet, lavatory, and bathtub or shower.
12. “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
13. “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
14. “Tandem parking” means that two (2) or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

17.45.100 Adult-Oriented Businesses

A. Purpose and Intent

1. It is the purpose and intent of this Ordinance to regulate sexually oriented businesses to promote the health, safety, morals, and general welfare of the citizens of Dinuba and to establish reasonable and uniform regulations to prevent any deleterious location and concentration of sexually oriented businesses within the City, thereby reducing or eliminating the adverse secondary effects from such sexually oriented businesses. The provisions

of this ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent nor effect of this ordinance to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of the ordinance to condone or legitimize the distribution of obscene material.

2. One of the important purposes of the regulations set forth in this Chapter is to discourage and to minimize the opportunity for criminal conduct. As such, nothing in this Chapter shall permit or be interpreted to permit any use, conduct, and/or activity which is specifically prohibited under the following California Penal Code sections:
 - a. Receipt of money for placement of persons for purposes of cohabitation (Penal Code 266d);
 - b. Purchase of persons for purposes of prostitution or placement of persons for immoral purposes (Penal Code 266e);
 - c. Sale of persons for immoral purposes (Penal Code 266f);
 - d. Pimping (Penal Code 266h);
 - e. Pandering (Penal Code 266i);
 - f. Lewd or obscene conduct (Penal Code 314);
 - g. Houses of ill-fame (Penal Code 315);
 - h. Disorderly houses which disturb the immediate neighborhood (Penal Code 316);
 - i. Places of prostitution (Penal Code 317);
 - j. Place of prostitution; place of lewdness; place used as bathhouse permitting conduct capable of transmitting AIDS (Penal Code 11225).
3. "Nothing in this Chapter shall be interpreted to permit or permit any use, conduct, and/or activity which violates any federal, state or local law of regulation."

B. Establishment and Classification of Businesses Regulated

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

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

C. Measurement of Distance

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

D. Location of Sexually Oriented Business

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

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

E. Non-Conforming Uses

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

F. Injunction

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

is sought and granted, the sexually oriented business shall be obligated to pay the City, attorneys' fees and costs of the City, at the discretion of the Court.

G. Exception for Certain Nude Modeling

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

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

H. Definitions

1. "Employee" means a person who works or performs in and/or for a sexually oriented business, regardless of whether or not said person is paid a salary, wage or other compensation by the operation of said business. This definition pertains to "Sexually Oriented Businesses".
2. "Establishment" means and includes any of the following: (this definition pertains to "Sexually Oriented Businesses":
 - a. The opening or commencement of any such business as a new business;
 - b. The conversion of an existing business, whether or not a sexually oriented business, to any of the sexually oriented businesses defined in this chapter;

- c. The addition of a any of the sexually oriented businesses defined in this chapter to any other existing sexually oriented business; or
 - d. The relocation of any such sexually oriented business; or
 - e. The substantial enlargement of any such sexually oriented business.
3. "Nudity or State of Nudity" means: (a) the appearance or display of human bare buttock, anus, male genitals, female genitals, or the areola or nipple of the female breast; or (b) a state of dress which fails to opaquely and fully cover a human buttock, anus, male or female genitals, pubic region or areola or nipple of the female breast.
4. "Operator" means and includes the owner, permit holder, custodian manager, operator or person in charge of any permitted or licensed premises. This definition pertains to "Sexually Oriented Businesses".
5. "Permitted or "Unlicensed Premises" means any premises that requires a license and/or permit that is classified as a sexually oriented business.
6. "Permittee and/or Licensee" means a person in whose name a permit and/or license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a permit and/or license.
7. "Person" shall mean any individual, firm, co-partnership, corporation, company, association, joint stock association, city, county, or district, and includes any trustee, receiver, assignee, or other similar representative thereof.
8. "Public Building Regularly Frequented By Children" means any building owned, leased or held by the United States, the state, the county, the city, any special district, school district, or any other agency or political subdivision of the state or the United States, which building is used as a library, community center, children's center, or any other use having special attraction to children, or which building is often visited by children for social activities unaccompanied by their parents or other adult custodian.
9. "Public Park" or "Recreation Area" means public land which has been designated for park or recreational activities including, but not limited to a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, open space wilderness areas, or similar public

land within the city which is under the control, operation, or management of the city park and recreation authorities.

10. "Religious Institution" means any church, synagogue, mosque, temple or building which is primarily for religious worship and related religious activities.
11. "Adult arcade" means an establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines, for viewing by five or fewer persons each, are regularly available or used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
12. "Adult Bookstore", "Adult Novelty Store" or "Adult Video Store" means a commercial establishment which (1) has as a significant or substantial portion of its stock-in-trade or (2) derives a significant or substantial portion of its revenues or (3) devotes a significant or substantial portion of its interior floor or display space or (4) devotes a significant or substantial portion of its business activities or employees' time, or advertising, to the sale, rental or viewing for any for any form of consideration, of any one or more of the following:
 - i. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas";
 - ii. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities."
 - iii. An establishment may have other significant or substantial business purposes that do not involve the offering for sale, rental or viewing of materials, depicting or describing "specified sexual activities" or "specified anatomical areas", and still be categorized as adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store or adult video store so long as one of its significant or substantial business purposes is offering for sale or rental, for some form of consideration, the specified materials

which depict or describe "specified anatomical areas" or "specified sexual activities."

13. "Adult cabaret" means a nightclub, bar, restaurant, "bottle club", or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features: (a) persons who appear nude or in a state of nudity or semi-nude; (b) live performances which are characterized by the exposure of "specified anatomical areas", or by "specified sexual activities", or (c) films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
14. "Adult motel" means a motel, hotel or similar commercial establishment which: (a) offers public accommodations, for any form of consideration, and which regularly provides or makes available to patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television, or (b) offers a sleeping room for rent for a period of time less than ten (10) hours; or (c) allows a tenant or occupant to rent or sub-rent the sleeping room for a time period of less than ten (10) hours.
15. "Adult motion picture theater" means a commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions depicting or describing "specified sexual activities" or "specified anatomical areas" are regularly shown for any form of consideration.
16. "Adult theater" means a theater, concert hall, auditorium, or similar commercial establishment which, for any form or consideration, regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of "specified anatomical areas" or by "specified sexual activities."
17. "Nude Model Studio" means any place where a person, who appears in a state of nudity or displays "specified anatomical areas" is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. This term does not include a modeling class operated by a proprietary school, licensed by the State of California; a college, junior college, or university supported entirely or partly by taxation; by a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure which has no sign visible from the exterior of the structure and no other advertising that

indicates a nude person is available for viewing, where in order to participate in a class a student must enroll at least three (3) days in advance of the class, and where no more than one nude model is on the premises at any one time.

18. "Regularly Features or Regularly Shown" with respect to an adult cabaret, adult theater, or adult motion picture theater means at least three (3) times within any thirty (30) day period; or carried on as part of the business's routine scheduling of events or activities and not so infrequently as to constitute a single, rare or unusual event or occurrence.
19. "Significant or Substantial Portion" means such a percentage of its activities, space allocation, revenues, advertising targeting, stock in trade, floor or display space, business receipts, revenues, or other business undertakings as to indicate to a reasonable person that a sexually oriented portion of the business is one of its important activities, though not necessarily its only or even primary activity; for this purpose, evidence that 25% or more of its revenues are derived from such sexually oriented activities or materials, or that 25% or more of its interior floor space or display space is devoted to such sexually oriented activities or materials, or that 25% or more of its actual stock in trade regularly displayed and immediately available for use, rental, purchase, viewing or perusal is comprised of such sexually oriented materials, all as defined in Section 17.65.02 of this Chapter, Definitions, shall be evidence that a "significant or substantial portion" of the business is devoted to such uses.
20. "Specified Anatomical Areas" as used in this Chapter means and includes any of the following:
 - i. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or
 - ii. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.
21. "Specified Sexual Activities" as used in this Chapter, means and includes any of the following
 - i. The fondling or other intentional touching of buttocks for purpose of sexual arousal, or fondling or other intentional touching of human genitals, pubic region, anus, or female breasts.
 - ii. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;

- iii. Masturbation, actual or simulated;
 - iv. Human genitals in a state of sexual stimulation, arousal or tumescence;
 - v. Excretory functions as part of or in connection with any of the activities set forth in sub-sections a through d of this subsection.
22. "Substantial Enlargement of a Sexually Oriented Business" means an increase in the floor areas occupied by the business as the floor areas existed on the affected date of this ordinance.
23. "Transfer of Ownership or Control of a Sexually Oriented Business" means and includes any of the following:
- i. The sale, lease or sublease of the business; or
 - ii. The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange or similar means.

17.45.110 Outdoor Storage Yards

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

A. Site Design Standards.

- 2. Access. There shall be only one (1) access point to a storage yard for each three hundred (300) feet of street frontage. Such access point is to be a maximum width of twenty (20) feet and shall be provided with a solid gate or door.
- 3. Screening. A storage yard, except a temporary offsite construction yard, is to be screened from public view on all sides by solid wood, painted metal or masonry fencing, or chain link fencing with vinyl slats or other screening mechanism, with a minimum height of six (6) feet. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished.

24. **Parking Requirement.** None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.
25. **Site Surfacing.** A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.
26. **Office Facilities.** When no buildings exist or are proposed on a storage yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting, and installed pursuant to the permit requirements of the Uniform Building Code.
27. **Operation.** Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than six (6) feet, unless a higher wall or fence is constructed at the required setback line under an approved building permit.

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

17.45.120 Building height.

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

17.45.130 Swimming Pools in Residential Zones

- A. Setback requirements for swimming pools on lots zoned for residential use are subject to the following requirements.
 3. **Front Yard:** Swimming pools are not permitted within any required front yard setback area
 3. **Side Yards:**

- a. Interior Property Line: 3 foot setback required.
 - b. Street side Property Line on Corner and Reverse Corner Lots: 5 foot setback required
- i. Rear Yard: 5 foot minimum setback required.
 - ii. Fencing for swimming pools shall comply with standards of the Uniform Building Code.

17.45.140 Garage conversions.

A. Purpose.

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

B. Applicability.

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

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

C. Process.

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

D. Conversion Criteria.

Garage or carport conversions are subject to the following criteria:

- 1. The garage door shall be removed from the structure, except when the applicant is retaining one parking stall to a standard width and length

which would also be perpendicular with the garage door. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;

2. Provision for buffering, such as a planter, shall be provided between the converted carport or garage and the remaining parking area;
3. The remaining parking area shall have a minimum depth of twenty feet from property line with access to be approved by the director.

17.45.150 Bed and Breakfast Facilities.

A. Purpose.

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

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

2. Process.

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

3. Development Criteria.

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

1. All standards of the underlying zoning district including, but not limited to, height, lot and yard requirements and lot coverage shall apply.
2. One additional off-street parking space shall be provided for each room available for lodging purposes. Tandem parking shall not be deemed as meeting this requirement.
3. The owner of the facility shall reside on site.

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

17.45.160 Sight Distance.

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

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

degrees with the side, front or rear property line, as the case may be. They shall pass through a point not less than ten feet from the edges of the alley where it intersects the street or alley right-of-way.

- D. Where, due to an irregular lot shape, a line at a forty-five degree angle does not provide for intersection visibility, such corner cutoff shall be defined by a line drawn from a point on the front (or rear) property line that is not less than thirty feet from the intersection of the side and front (or rear) property lines and through a point on the side and front (or rear) property lines.

17.45.170 Regulation of adult material.

- A. Purpose.

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

- B. Limitations Upon Display of Certain Materials.

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

17.45.180 Businesses Selling Alcoholic Beverages

- A. Purpose.

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

4. A Conditional Use Permit (consistent with the standards and procedures established in Chapter 17.57) (Conditional Use Permits) shall be required for the following commercial uses where alcoholic beverages are sold, served or given away for on-site or off-site consumption:

- Bars and lounges
- Liquor stores

- Convenience stores where at least 10% of the shelf space is occupied by alcoholic products
- Gas stations with sales of alcoholic beverages
- Micro breweries
- Restaurants, cafes and eating places with a bar
- Night clubs with the sale of alcoholic beverages
- Bowling alleys and other recreational facilities where alcoholic beverages are sold
- Theatres with sales of alcoholic beverages

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

- Grocery stores and supermarkets
- Restaurants, cafes and eating places that offer alcoholic beverages as a side product
- Wine bars

5. In considering an application for a conditional use permit or revocation of an existing conditional use permit for alcoholic beverage sales under this section, the Planning Commission (or the city council in the event of an appeal), shall consider whether the proposed use will adversely affect the health, safety or welfare of the residents of the area or will result in an undue concentration of such establishments in one area. In considering the potential for negative impacts on surrounding parcels, the Planning Commission shall take into consideration the location and proximity of the following uses:
 - a. Residential buildings and neighborhoods;
 - b. Churches, schools, hospitals, parks, public playgrounds and other similar uses; and
 - c. Other establishments offering alcoholic beverages, including beer and wine.
3. In all determinations pursuant to this section, the applicant for the Conditional Use Permit for alcoholic beverage sales shall have the burden of proving by substantial evidence that the proposed use will not adversely affect the health, safety or welfare of the public, nor result in undue concentration of alcoholic beverage outlets in that part of the city, or detrimentally affect nearby uses within the city.
4. The director is specifically authorized to refuse the issuance of any retail license for alcoholic beverage premises located within six hundred feet of churches, hospitals, schools, public playgrounds, and nonprofit youth

facilities. This distance shall be measured pursuant to rules of the department, which is a straight-line distance from the nearest property line of the alcoholic beverage establishment's to the nearest property line of the sensitive facility.

17.45.190 Wireless Communication Facilities

A. Purpose.

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

B. Definitions.

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

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

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

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

“Carrier” means a company that provides communications services.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Process.

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

D. Development criteria.

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

1. The applicant shall submit documentation of the legal right to install and use the proposed site or facility at the time of application submittal.
2. All standards of the underlying zoning district or specific plan including, but not limited to, height, lot and yard requirements, and lot coverage shall apply.
3. Buildings shall be subject to the setback requirements of the zone or ten feet, whichever results in the greater setback.
4. A minimum of ten feet of the front, side, and rear yards shall be landscaped pursuant to Section 17.71.130.
5. All equipment proposed for a communication facility shall be authorized per the FCC.
6. A balloon or crane test at the proposed site to illustrate the height of the proposed facility, the date, time and location of such test shall be advertised in a newspaper of general circulation in the city at least fourteen days prior to the test.
7. The applicant shall provide written indemnification to the city of Dinuba to indemnify the city from liability associated with any damage to the property or adjacent properties caused by the communication and wireless facilities. (Ord. 2014-04 § 2 (part), 2014: Ord. 2008-05 § 1 (part), 2008: Ord. 99-3 § 1 (part), 1999)

E. Design standards.

1. Equipment shelters for communication facilities shall be designed with one of the following standards:
 - a. Equipment shelters shall be located in underground vaults; or
 - b. Equipment shelters shall be designed to be consistent with the surrounding architectural styles and materials; or

- c. Equipment shelters shall be camouflaged behind an effective year-round landscape buffer, equal to the height of the proposed building(s), and/or opaque fence.
- 2. Fencing shall be placed behind the landscaped areas and wood slats shall be woven into the fence if the fence is made of chain-link material. The use of barbed wire or similar material shall be located to the inside of the lot. Electrified fence or razor wire is prohibited unless required by any law enforcement agency or regulation of the state of California or any agency thereof.
- F. Lighting and signage.
 - 1. Facilities shall be lighted only if required by the Federal Aviation Administration (FAA). Lighting of equipment structures and any other facilities on the site shall be shielded from abutting properties. There shall be total cutoff of all light at the property lines of the parcel to be developed and foot-candle measurements at the property line shall be 0.0 initial foot-candles when measured at grade.
 - 2. Signs shall be limited to those needed to identify the property and the owner and warn of any danger. All signs shall comply with the requirements of the city's sign regulations.
 - 3. All ground-mounted facilities shall be surrounded by a security barrier.
- G. Environmental standards.
 - 1. No hazardous waste shall be discharged on the site of any communication facility. If any hazardous materials are to be used on the site, there shall be provisions for full containment of such materials. An enclosed containment area shall be provided with a sealed floor, designed to contain one hundred ten percent of the volume of the hazardous materials stored or used on the site.
 - 2. Communication facilities shall not generate noise in excess of fifty dB at the property line.
- H. Collocation.
 - 2. Licensed carriers shall share facilities and sites where feasible and appropriate, thereby reducing the number of facilities that are stand-alone. All applicants shall demonstrate a good faith effort to collocate with other carriers. Such good faith efforts include:
 - a. A survey of all existing structures that may be feasible sites for collocation;

- b. Contact with other carriers;
 - c. Sharing information necessary to determine if collocation is feasible.
3. In the event collocation is not feasible a written statement of the reasons for the unfeasibility shall be submitted to the city. The city may retain a radio frequency engineer to verify if collocation at the site is not feasible. The cost for such an engineer will be at the expense of the applicant. The city may deny a permit to an applicant that has not demonstrated a good faith effort to provide for collocation.

I. Modifications.

1. A modification of a facility may be considered equivalent to an application for a new facility and will require a new conditional use permit or administrative use permit when the following apply:
- a. The applicant wants to alter the terms of the conditional use permit by changing the facility in one or more of the following ways:
 - i. Increase the approved maximum height.
 - ii. Increase the approved maximum extension of equipment out from the center of the tower on towers without stealthing.
 - iii. Increase in the footprint of the facility on the ground.
 - iv. Removal of stealthing.
2. A modification of the facility does not require a new or modified conditional use permit when collocation, addition or replacement of equipment that does not result in an increase in height beyond the approved maximum height, an increase in the approved maximum extension of equipment out from the center of the tower on towers, increase in the footprint of the facility on the ground, or removal of stealthing.

A. Abandonment or discontinuation of use.

1. At such time a licensed carrier plans to abandon or discontinue operation of a facility, such carrier will notify the city or the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than thirty days prior to abandonment or discontinuation of

operations. In the event that a licensed carrier fails to give such notice, the facility shall be considered abandoned upon such discontinuation of operation.

2. Upon abandonment or discontinuation of use, the carrier shall physically remove the facility within ninety days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not be limited to:
 - a. Removal of antennas, mount, equipment shelters and security barrier from subject property;
 - b. Proper disposal of the waste materials from the site in accordance with the city standards;
 - c. Restoring the location of the facility to its natural condition, except that any landscaping and grading shall remain.
3. If a carrier fails to remove a facility in accordance with this chapter, the city shall have the authority to enter the subject property and physically remove the facility. The city may require the applicant to post a bond at the time of construction to cover for the removal of the facility in the event the city must remove the facility.

17.45.200 Manufactured housing.

A. Purpose.

It is the purpose of this article to, where approved, allow manufactured homes to be placed on individual residential lots in the RA, R and RM districts. The manufactured home provisions shall not change the provisions of the existing district, but will provide for permanent manufactured homes under development standards to assure compatibility within the block in the district.

It is further the intention of this article to provide another type of affordable housing, as outlined in the goals and policies in the Dinuba general plan.

A. Requirements.

1. **Date of Manufacture.** No manufactured home shall be installed that was manufactured more than ten years from the date of application for a building permit for installation.

B. Development standards and conditions.

1. Finish Floor Elevation. All manufactured homes shall be installed on a foundation at the same finish floor elevation compatible to existing standards established within the block in the existing district, and excavated to comply to all standards of the Uniform Building Code, approved by the building official.
2. Foundations. All manufactured homes shall be installed on a permanent foundation in accordance with city building codes; Section 18551 of the State Health and Safety Code; State of California Housing and Community Development regulations; or a foundation designated by an engineer, licensed within the state of California. The approved method of securing the manufactured home to a permanent foundation shall be detailed when submitting plans for plan check and permit.
3. Roof Pitch. All manufactured homes shall have a roof pitch of not less than three-inch vertical rise for each twelve inches of horizontal run, or not less than what is consistent to be compatible within the block in the existing district.
4. Roofing Material. All manufactured homes and their accessory garages or carports shall have a roof consisting of asphalt composition, clay, tile, concrete or metal tile or panels, slate, built-up asphaltic-gravel materials or other material customarily used for conventional dwellings, compatible with all roofs within the block in the existing district.
5. Roof Overhang. All manufactured homes and their garages or carports shall have a pitched roof with a minimum sixteen-inch roof overhang on each of the perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.
6. Exterior Material. All manufactured homes shall be covered with wood, masonry, concrete, stucco, metal lap, or an exterior material customarily used on conventional dwellings, compatible within the block in the existing district. The exterior covering material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
7. Minimum Width of Manufactured Home. All manufactured homes shall have a minimum width of twenty feet, or be compatible with existing conventional dwellings within the block in the district.

8. Alterations. The manufactured home shall not have been, or shall not be, altered in violation of applicable codes; any manufactured home altered shall not be allowed to be located into the existing district unless certified by the Department of Housing and Community Development prior to the issuance of a permit by the building official.
9. Certification. All manufactured homes shall be certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC Section 5401 et seq.).
10. Residential Use. All manufactured homes shall be occupied only as a single-family residential unit.
11. Utility Connections. All manufactured home utility connections pertaining to electrical, gas, water, mechanical and sewer shall be installed in a permanent manner applicable to a permanent single-family residential structure in the existing district. Location of water meters and gas meters shall conform to adopted standards of the city.
12. Accessory Building. All manufactured home accessory buildings such as detached garages, carports, patios or accessory buildings shall conform to all requirements of the Uniform Building Code or Department of Housing and Community Development requirements; all materials used for roofing and exterior shall be compatible with material customarily used on conventional accessory structures within the block in the existing district.
13. Wheels and Axles. All manufactured home tow bars, wheels and axles shall be removed when the manufactured home is installed on a residential lot, so as to be compatible with structures within the existing district.
14. Fees. All manufactured homes shall be subject to all fees required for new single-family dwellings as adopted by the city.
15. Modifications. No modifications shall be granted to a manufactured home unless approved by the Department of Housing and Community Development and the building official for the city.
16. Permits. Prior to the installation of a manufactured home on a permanent foundation, the owners of the manufactured home or a licensed contractor shall obtain a building permit.
17. Surrender of Registration. Subsequent to applying for the required building permits, and prior to the occupancy of a manufactured home on a permanent foundation, a certification of occupancy is to be issued by the building official pursuant to Section 18551 of the California Health and

Safety Code. Thereafter, any vehicle license plate, certificate of ownership and certification of registration issued by a state agency is to be surrendered to the appropriate state agencies. Any manufactured home which is permanently attached with foundation must bear a California insignia or federal label, pursuant to Section 18550(b) of the Health and Safety Code.

18. Appeals. Any decision made by city officials on the compatibility of a manufactured home within a block in any district pursuant to this chapter may be appealed by the applicant or an aggrieved party to the planning commission.
19. Deviations. The community development department may approve deviations from one or more of the standards of this section on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

17.45.210 Garage sales.

- A. Permit required.

It is unlawful for any person, co-partnership, club or association to conduct a sale without having secured a permit for such sale.

- B. Posting of permit.

The permit shall be posted in a conspicuous place on the premises, outdoors or at the front entrance to the garage, patio or yard. The permit shall be posted in a place which is readily visible from the permitted address street frontage, unless the sale is taking place in a location in which the address frontage is an alley way, in which case the permit shall be posted in a place which is calculated most reasonably to give notice to anyone driving by of the content of the permit.

- C. Permit fee.

The permit fee schedule shall be as follows:

1. First time during calendar year, permit required (no fee);
2. Second time during calendar year, permit fee as set by the city council;
3. More than two, permit fee as set by council plus the conditional use permit fee.

D. Location allowed.

Sales shall only be located on property that is used for residential purposes. Church rummage sales shall be located on the church property. No sales shall be permitted on properties which are adjacent to school entrances and exits where students are dropped off or picked up other than on days in which there is no school in session such as weekends and holidays.

E. Number of sales allowed.

There shall not be more than two sales allowed per calendar year at any one address, unless a conditional use permit is filed and approved by the planning commission.

F. Signs.

Signs advertising a sale shall be located on the property only. Individual signs shall not exceed three square feet; total signs shall not exceed nine square feet in the aggregate, and shall not be placed so as to block vehicular or pedestrian view from adjoining properties. Posting of signs shall be only during time of sale and in conformance with Chapter 17.51 (Signs and Advertising).

G. Length of time of sale and hours permitted.

No sale shall last more than three days. No sale shall start before six a.m. or continue after eight p.m.

H. Violation.

The conducting of any garage, patio or yard sale without a valid permit shall be considered an infraction. Each day of such sale without a valid permit constitutes a separate offense.

17.45.220 Mobile Home Parks

A. Purpose

The purpose of this section is to establish standards for the development of mobile home parks in Dinuba. Dinuba's housing element acknowledges that these developments serve as a valuable source of housing for the elderly and households in the lower- to moderate-income categories. Further, the higher densities of mobile home parks can help to conserve valuable farmland.

B. Permitted Uses

Permitted uses within mobilehome parks are those listed as permitted (or permitted subject to a Conditional Use Permit in the underlying zone district in which the park is situated).

C. Development Standards (see also Exhibit 45-1)

1. Density

No more than 8 mobile homes per gross acre shall be permitted.

2. Lot Size

- a. The minimum parcel size for a mobile home park shall be 5 acres.
- b. For a “single-wide” mobile home, the minimum size for an individual mobile home space is 2,800 square feet (25 feet wide and 50 feet long). For a “double-wide” mobile home the minimum size for an individual mobile home space is 3,200 square feet (35 feet wide and 50 feet long)

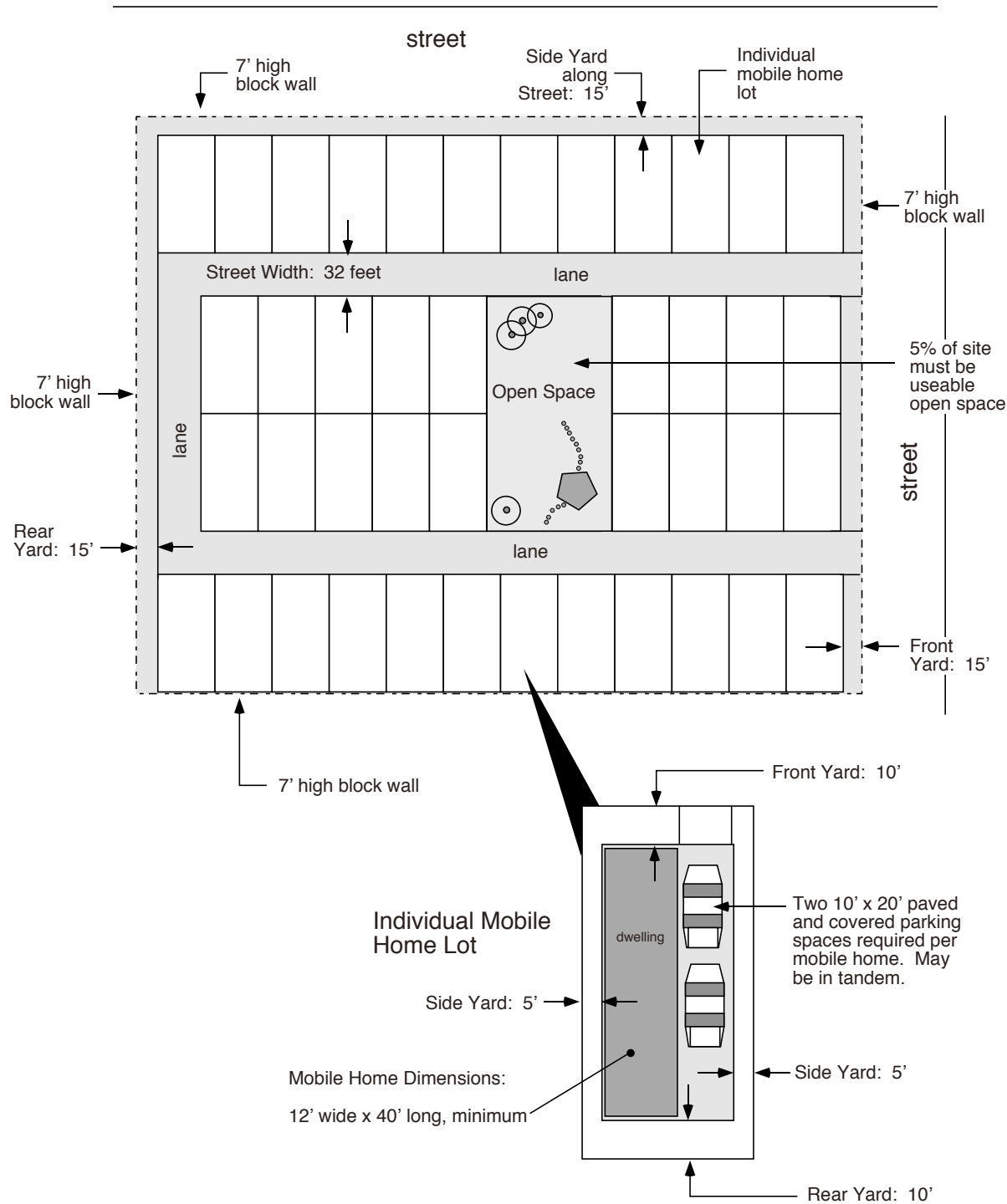
3. Coverage

No more than 75 percent of an individual space shall be covered with structures, including the mobile home, carport, patio, and storage buildings.

4. Unit size

All mobile homes shall have a minimum width of 12 feet and a minimum length of 40 feet.

Exhibit 45-1: *Selected Mobile Home Park Standards*



5. Setbacks

- a. Setbacks for the entire mobile home park shall be as follows:
 - a. Front yard: 20 feet.
 - b. Side yards: 10 feet.
 - c. Rear yard: 20 feet.
- b. Setbacks for mobile homes on an individual mobile home space shall be as follows:
 - (i) Front yard: 10 feet.
 - (ii) Side yard: 5 feet.
 - (iii) Rear yard: 10 feet.

6. Patios

Each mobile home site shall have a hard-surfaced patio area of not less than 200 square feet. A permanent porch greater than 20 square feet in area may be counted toward the required patio area.

7. Access and Streets

- a. A mobile home park shall have no fewer than two entrances for vehicles from a public street.
- b. Interior streets within the mobile home park shall have a minimum paved width of 25 feet. Said streets shall be constructed consistent with Dinuba's Improvements Manual.

8. Open Space

- a. Five percent of the gross area of any mobile home park shall be devoted to useable open space. Space for streets and required setback areas shall not be counted toward this open space requirement.

- b. Pedestrian ways shall be provided throughout the mobile home park, connecting all mobile home sites with one another and with common recreation areas.

9. Landscaping

- a. All setback areas that front onto a public street shall be provided with landscaping and an automated irrigation system.
- c. All landscaping shall reflect concepts of the Dinuba Landscape Design Guidelines and comply with landscape standards of Chapter 17.47 (Landscaping and Irrigation).
- d. The front yard of each individual mobile home lot shall be landscaped.

10. Building Height

Residential structures shall not exceed 25 feet/two stories in height; Accessory structures shall not exceed 12 feet in height.

11. Fencing, Walls and Hedges

A 7-foot high solid block wall shall be constructed along all property lines that surround the mobile home park, however the fence shall be reduced to 3 feet within the required front yard area.

12. Off-Street Parking

a. Resident Parking

Each mobile home space shall provide two off-street parking stalls. Said stalls may be designed as tandem stalls. Each stall shall have a minimum width of 10 feet and a minimum depth of 20 feet. All stalls shall be paved consistent with Dinuba's Improvements Manual.

b. Guest Parking

There shall be one guest parking space provided within the mobile home park for every two mobile homes. The location of guest parking shall be approved as part of the Conditional Use Permit for the mobile home park.

c. Office Parking

Parking shall be provided for central recreation buildings, park offices and other similar buildings at a ratio of one parking space per 400 square feet of gross floor space

d. Recreational Vehicle Storage Space

Centralized storage areas shall be provided for recreational vehicles and boats, at a minimum of one space per five mobile home spaces. Individual storage spaces shall measure not less than ten feet by thirty feet, and shall have direct access to a driveway with minimum width of twenty feet.

e. Storage areas shall be paved and drained in order to be usable year round and shall be completely screened from exterior view by a combination of landscaping, masonry walls, fences or other comparable screening devices six feet in height.

13. Utility Installation

- a. Utility lines, including, but not limited to, electric, communications, street lighting and cable television, shall be placed underground.
- b. Each mobile home space and all interior roads shall be lighted for the safety and convenience of persons using the premises.
- c. All connections for each mobile home shall be placed at the rear of the mobile home space.

14. Special Requirements

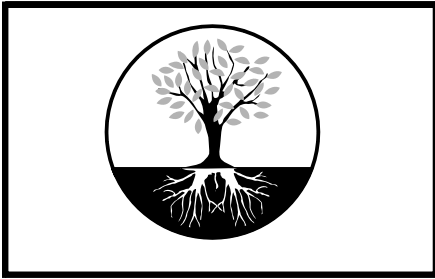
- a. The mobile home park shall be provided with a laundry building for clothes washing and drying.
- b. Each mobile home pad shall consist of a base material adequate to support a mobile home.
- c. All tongues and tow bars shall be removed once a mobile home is fixed to the lot.
- d. All mobile homes shall be fitted with skirting, extending from the floor level of the mobile home to the ground.

- e. An on-site manager shall be required for all mobile home parks containing 16 or more mobile home units.
- f. Trash enclosures shall be provided, consistent with City specifications.

15. Signs

All signage at mobile home parks shall be consistent with the requirements established in Chapter 17.51 (Signs and Advertising).

CHAPTER 47



Landscaping and Irrigation

Sections

17.47.010	Purpose.
17.47.020	General provisions.
17.47.030	Specific provisions.
17.47.040	Landscape Plans and Submittal for Landscape Designs Not Subject to the Model Water Efficient Landscape Ordinance.
17.47.050	Certificate of occupancy.
17.47.060	Maintenance of landscaping.
17.47.070	Water Efficient Landscape Standards
17.47.080	Water Efficient Landscape Ordinance: Applicability
17.47.090	Water Efficient Landscape Ordinance: Landscaping, Irrigation and Grading Plan
17.47.100	Water Efficient Landscape Ordinance: Water Efficient Landscape Worksheet
17.47.110	Water Efficient Landscape Ordinance: Soil Management Report
17.47.120	Water Efficient Landscape Ordinance: Landscape Design Plan
17.47.130	Water Efficient Landscape Ordinance: Irrigation Design Plan
17.47.140	Water Efficient Landscape Ordinance: Grading Design Plan
17.47.150	Water Efficient Landscape Ordinance: Certificate of Completion
17.47.160	Water Efficient Landscape Ordinance: Irrigation Scheduling
17.47.170	Water Efficient Landscape Ordinance: Irrigation Maintenance, Audit and Analysis
17.47.180	Definitions

17.47.010 Purpose.

To provide reasonable requirements and standards for landscaping along public rights-of-way and within parking lots. The provisions of this chapter are intended to accomplish the following:

- a. To promote an attractive visual environment.
- b. To promote a transition between land uses.
- c. To encourage visual harmony between the landscape and the development.
- d. To conserve water.
- e. To reduce energy consumption in buildings by proper plant selection and placement and to decrease high summer temperature by blocking heat and glare.
- f. To screen offensive or unattractive areas from public view.
- g. To enforce provisions of the State of California's Model Water Efficient Landscape ordinance.

17.47.020 General provisions.

- a. These regulations apply to all new construction involving commercial, industrial, public, institutional and multiple family residential development. Landscape areas containing over 2,500 square feet must comply with the provisions of the Model Water Efficient Landscape standards (see Section 17.47.070). Projects shall also incorporate recommendations from the Design Landscape Design Guidelines in each particular zone district, as applicable.
- b. These regulations apply to additions to applicable structures which exceed forty percent of the gross floor area or one thousand square feet, whichever is less. All additions constructed after the date of adoption of this ordinance, will accumulate to determine eligibility under this requirement.
- c. These regulations shall apply when a previously unpaved parking area is paved.
- d. Vegetative matter shall cover seventy-five percent of the required landscaped area. Exceptions to this requirement, in unusual situations, may be approved by the zoning administrator on a case by case basis.
- e. All planters located adjacent to driveways, loading areas, parking lots and sidewalks shall be protected along the parking lot side with curbs or wheel stops. Alternative treatments may be considered.

- f. Planters containing trees shall be not less than four feet by four feet (inside dimension). All other planters shall be not less than two feet (inside dimension) in width.
- g. Existing trees shall be evaluated as to their suitability for retention.
- h. Existing trees shall be protected by planters with a minimum radius of the drip line of the tree or fifty percent of drip line plus modifications to paved area allowing for aeration and water penetration. Alternative treatments will be considered.
- i. All landscaped areas shall be provided with an "in the ground" or drip irrigation system.
- j. A fence or wall when used for required screening shall be seventy-five percent opaque.
- k. When wood, masonry, or metal are used for fencing or screening, plants are required every five feet along the barrier.
- l. Trash enclosures shall be screened and designed as approved by the city.
- m. One tree shall be planted at least every thirty-five feet along a public right-of-way. The maximum spacing between trees shall be equal to the mature spread of the trees selected. Special consideration may be given to variety and spacing of trees as they relate to proposed signing of the property.
- n. Trees shall be equivalent to 15 gallon can size or larger when planted.
- o. Shrubs shall be equivalent to one gallon can size or larger when planted.
- p. All open industrial storage areas shall be screened from all public rights-of-way and adjacent commercial or residential properties to a height of six feet. Screening may be modified or waived for security reasons with the concurrence of the planning director and the police chief.
- q. Landscape designs which do not meet the specific regulations of this chapter may be approved by the zoning administrator if in his opinion the design meets the intent and purpose of this chapter as set forth in Section 17.47.010.
- r. Landscaping materials shall be contained so as not to spill into the public right-of-way.
- s. Landscaping shall be installed as approved by the city.

- t. Landscaping shall be maintained in a healthy and attractive condition.

17.47.030 Specific provisions.

- a. Sight Distance.
 - 1. No foliage or structural features shall extend into the cross-visibility area between three and one-half feet and seven feet above the surface of the public sidewalk.
- b. Cross visibility:
 - 1. Intersection of Driveways and Public Rights-of-Way. A triangle having one side ten feet long and running along the driveway and one side twenty feet long and running along the public right-of-way, said length beginning at their intersection and the third side formed by a line connecting the two ends.
 - 2. Intersection of Two Public Rights-of-Ways. A triangle having two sides "x" feet long and running along each public right-of-way, said length beginning at their intersection and the third side formed by a line connecting the two ends.
 - (a). R and UR zones: x equals twenty feet.
 - (b). C-2 zone: No requirement.
 - (c). C-1, C-3, G zones: x equals twenty feet.
 - (e). M zones: x equals twenty feet.
 - 3. Off-Street Parking Areas. Landscaping shall be provided in all off-street parking areas, consistent with the standards in Chapter 17.49 (Parking and Loading).

17.47.040 Landscape Plans and Submittal for Landscape Designs Not Subject to the Model Water Efficient Landscape Ordinance.

- a. Plan. Except where required by the Model Water Efficient Landscape Ordinance, three sets of landscape plans at an appropriate scale shall be submitted showing:
 - 1. Property lines and public utility easements;
 - 2. Dimensions;
 - 3. Structures, streetlights, poles, transformers, etc.;
 - 4. Irrigation system and estimated water usage per month;
 - 5. Trash enclosures;
 - 6. Existing natural features, including trees to be retained and buildings on adjoining parcels;
- b. Grading plan, including:
 - 1. Finished planter elevations,
 - 2. Grade differentials with adjoining properties,
 - 3. Retaining walls, if any,
 - 4. Location of on-site trench drains,
 - 5. Percentage of grade of any mounds;
- c. Plant list, including:
 - 1. Botanical and common names,
 - 2. Identification tags for each different species,
 - 3. Quantities of each species,
 - 4. Container sizes,
 - 5. Mature spread and height of trees and shrubs,
 - 6. Rate of growth (fast, moderate, slow);

7. Shade coverage and interior landscaping coverage calculations.
- d. Approval. Landscape plans must be approved by the planning director prior to issuance of a building permit and work completed prior to occupancy.

17.47.050 Certificate of occupancy.

No certificate of occupancy shall be issued for any project for which landscaping is required, or as required by the planning commission, until all landscaping and improvements shown on the approved plans have been completed. The building official may issue a temporary certificate of occupancy, where completion of the landscaping work is delayed because of adverse weather or the season of the year, upon execution of an agreement with the city and providing a cash deposit or letter of credit in an amount equal to the cost of completing the work. If landscaping differs from that shown on the approved plans, as built plans shall be submitted and approved prior to occupancy.

17.47.060 Maintenance of landscaping.

All required landscaping and structural features, whether in existence on the effective date of this title or installed after said date, shall be maintained in a healthy and attractive condition. Maintenance shall include but is not limited to watering, fertilizing, weeding, cleaning, pruning, trimming, spraying and cultivating. For purposes of enforcement, the occupant of the property, whether he be the owner, lessor or tenant, shall be responsible for such maintenance. In the case of a vacant building the owner shall be responsible for such maintenance. Replacement of dead, dying or damaged plants, shrubs and trees shall be in conformance with the original approved landscape plan. Prior to the reoccupancy of a building with existing landscaping all portions of damaged or defective irrigation systems, dead, dying or damaged turf, plants, shrubs and trees shall be replaced. Any significant alteration of an approved installed landscaping installation (such as the removal of mature trees) shall be approved by the Planning Director. Removal of mature trees may only be approved if the tree is dead, in danger of causing bodily harm (by falling or dropping limbs) or damaging property.

17.47.070 Water Efficient Landscape Standards

The purpose of this section is to provide for local landscaping, irrigation and grading regulations that are consistent with the State of California's Model Water Efficient Landscape Ordinance.

17.47.080 Water Efficient Landscape Ordinance: Applicability

This section shall apply to landscape projects that involve new construction for public agency projects and private development projects with a landscaped area equal to or greater than 2,500 square feet and which require a building or landscape permit, plan check or design review.

17.47.090 Water Efficient Landscape Ordinance: Landscaping, Irrigation and Grading Plan

The landscaping, irrigation and grading plan shall contain the following elements:

- a. Project Information
 1. Date
 2. Project Applicant
 3. Project Address
 4. Total landscaped area
 5. Project type
 6. Water supply type
 7. Project Contacts
 8. Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance"
- b. Water Efficient Landscape Worksheet.
 1. Hydrozone information table.
 2. Water budget calculations.
- c. Maximum applied water allowance (MAWA)
- d. Estimated total water use (ETWU)
- e. Soil management report
- f. Landscape design plan
- g. Irrigation design plan
- h. Grading design plan.

17.47.100 Water Efficient Landscape Ordinance: Water Efficient Landscape Worksheet

A project applicant shall complete the Water Efficient Landscape Worksheet which contains two sections:

- a. A hydrozone information table for a landscape project (see State of California's Model Landscaping Ordinance).
- b. A water budget calculation for the landscaped project (see State of California's Model Landscaping Ordinance). The water budget calculations shall adhere to the following:
 1. The plant factor shall use the following ranges: 0 to .3 for low water use plants; from .4 to .6 for moderate water use plants; and from .7 to 1.0 for high water use plants.
 2. All water features shall be include in the high water use hydrozone and temporary irrigated areas shall be included in the low water use hydrozone.
- c. The maximum applied water allowance shall be calculated using the following equation:

$MAWA = (ETo)(.62) [.7 \times LA] + (.3 \times SLA)$, where:

- MAWA = maximum applied water allowance,
- ETo = Evapotranspiration in inches per year;
- LA= landscaped area; and
- SLA = special landscaped area.

17.47.110 Water Efficient Landscape Ordinance: Soil Management Report

In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant as follows:

- a. Soil samples shall be submitted to a laboratory for analysis and recommendations.
 1. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

2. The soil analysis may include soil texture, infiltration rate, pH, total soluble salts, sodium, percent organic matter and recommendations.
- b. The applicant shall comply with the following:
1. If significant mass grading is not planned, the soil analysis report shall be submitted to the local agency as part of the Certificate of Completion.
 2. The soils analysis report shall be made available to the professional preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.

17.47.120 Water Efficient Landscape Ordinance: Landscape Design Plan

For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. A landscape design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

- a. A landscape design plan shall contain the following:
1. Delineate and label each hydrozone by number, letter, or other method.
 2. Identify each hydrozone as low, moderate, high water, or mixed use water. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation.
 3. Identify recreation areas.
 4. Identify areas permanently and solely dedicated to edible plants.
 5. Identify areas irrigated with recycled water.
 6. Identify type of mulch and application depth.
 7. Identify soil amendments, type and quantity.
 8. Identify type and surface area for water features.
 9. Identify hardscapes, pervious and impervious.
 10. Identify location and installation details of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Stormwater best management practices are encouraged in the landscape design plan and examples include, but are not limited to:

- (a) Infiltration beds, swales, and basins that allow water to collect and soak into the ground.
 - (b) Constructed wetlands and retention ponds that retain water, handle excess flow, and filter pollutants.
 - (c) Pervious or porous surfaces that minimize runoff.
- 11. Identify any applicable rain harvesting or catchment technologies.
- 12. Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape.
- b. Any plant may be selected for the landscape, providing the Estimated Total Water Use (ETWU) in the landscaped area does not exceed the Maximum Applied Water Allowance ((MAWA). To encourage the efficient use of water, the following is highly recommended:
 - 1. Protection and preservation of native species and natural vegetation.
 - 2. Selection of water-conserving plant and turf species.
 - 3. Selection of plants based on disease and pest resistance.
 - 4. Selection of trees based on applicable local tree ordinances or tree shading guidelines.
 - 5. Selection of plants from local and regional landscape program plant lists.
- c. Each hydrozone shall have plant materials with similar water use.
- d. Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. To encourage the efficient use of water, the following is highly recommended:
 - 1. Use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate.
 - 2. Recognize the horticultural attributes of plants to minimize damage to property or infrastructure.
 - 3. Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.

- e. Turf is not allowed on slopes greater than 15 percent where the toe of the slope is adjacent to an impermeable hardscape.
- f. The use of invasive and/or noxious plant species is strongly discouraged.
- g. Recirculating water systems shall be used for water features.
- h. Where available, recycled water shall be used as a source for decorative water features.
- i. Pool and spa covers are highly recommended.
- j. A minimum of two inches of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications.
- k. Stabilizing mulching products shall be used on slopes.
- l. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.

17.47.130 Water Efficient Landscape Ordinance: Irrigation Design Plan

For the efficient use of water, an irrigation system shall meet all the requirements listed in this section. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following criteria shall be submitted as part of the Landscape Documentation Package.

- a. The irrigation design plan shall contain:
 - 1. Location and size of separate water meters for landscape.
 - 2. Location, type and size of components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
 - 3. Static water pressure at the point of connection to the public water supply.
 - 4. Flow rate, application rate, and design operating pressure for each station.
 - 5. The signature of a licensed landscape architect, certified irrigation designer, Licensed landscape contractor or any other person authorized to design an irrigation system.

- b. Dedicated landscape water meters are highly recommended on landscape areas smaller than 5,000 square feet to facilitate water management.
- c. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data shall be required for irrigation in all irrigation systems.
- d. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
 - 1. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
 - 2. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
- e. Sensors, either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems as appropriate for local climatic conditions. Irrigation should be avoided during windy, rainy, or freezing weather.
- f. Manual shut-off valves shall be required as close as possible to the point of connection of the water supply to minimize water loss in case of an emergency or routine repair.
- g. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system.
- h. High flow sensors that detect and report high flow conditions created by system damage or malfunction are recommended.
- i. Check valves or auto-drain valves are required for all irrigation systems.
- j. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
- k. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers and turf.

17.47.140 Water Efficient Landscape Ordinance: Grading Design Plan

For the efficient use of water, a grading plan for a project site shall be designed to minimize soil erosion, runoff and water waste. A grading plan shall be submitted as part of the Landscape Documentation Package. A comprehensive grading plan shall be prepared by a civil engineer.

- a. The grading design plan shall include the following:
 1. Height of graded slopes
 2. Drainage patterns
 3. Pad elevations
 4. Finished grade
 5. Stormwater retention improvements, if applicable.
- b. To prevent excessive erosion and runoff, it is highly recommended that the project applicants grade so that all irrigation and normal rainfall remains within the property lines and does not drain onto impervious hardscapes, avoid disruption of natural drainage patterns and undisturbed soils, and avoid soil compaction in landscaped areas.

17.47.150 Water Efficient Landscape Ordinance: Certificate of Completion

- a. The Certificate of Completion shall include the following elements.
 1. Date
 2. Project name
 3. Applicant name, telephone and mailing address
 4. Project address and location
 5. Property owner name, telephone, and mailing address
 6. Certification by either the signer of the landscape design plan, signer of the irrigation plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package.

- b. The project applicant shall submit the signed Certificate of Completion to the City Planner for review. The Planning Director shall approve or deny the Certificate of Completion.

17.47.160 Water Efficient Landscape Ordinance: Irrigation Scheduling

For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria.

- a. Irrigation shall be regulated by automatic controllers.
- b. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions such as rain or freezing temperatures prevent it.
- c. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, flow rate, and current reference evapotranspiration so that applied water meets the Estimated Total Water Use (ETWU). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data or soil moisture sensor data.
- d. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
 - 1. The plant establishment period.
 - 2. The established landscape.
 - 3. Temporary irrigated areas.
- e. Each irrigation schedule shall consider for each station all of the following that apply:
 - 1. Irrigation intervals, days between irrigation
 - 2. Irrigation run times, hours or minutes per irrigation event
 - 3. Number of cycle starts required for each irrigation event
 - 4. Amount of water to be applied on a monthly basis
 - 5. Application rate setting
 - 6. Root depth setting

7. Plant type setting
8. Soil type
9. Slope factor setting
10. Shade factor setting.

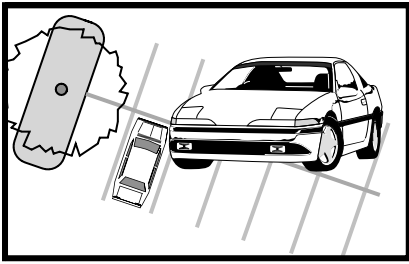
17.47.170 Water Efficient Landscape Ordinance: Irrigation Maintenance, Audit and Analysis

- a. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.
- b. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.
- c. All landscape irrigation audits shall be conducted by a certified landscape irrigation audit.

17.47.180 Definitions

- a. "Anti-Drain Valve (Check Valve)" shall mean a valve located under a sprinkler head to hold water in the system so it minimizes drainage from the low elevation sprinkler heads.
- b. "Application Rate" shall mean the depth of water applied to a given area, usually measured in inches per hour.
- c. "Automatic Controller" shall mean a mechanical or solid timer, capable of operating valve stations to set the days and length of time of a water application for irrigation.
- d. "Backflow Prevention Device" shall mean a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from an irrigation system.
- e. "Landscaping" shall mean the addition of lawns, trees, plants, and other natural and decorative features to land.
- f. "Rain Sensing Device" shall mean a system which automatically shuts off an irrigation system during periods of rain.

CHAPTER 49



Auto and Bicycle Parking and Loading

Sections

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

17.49.010 Purpose

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

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

17.49.020 General Requirements

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

17.49.030 Number of Parking Spaces Required

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

 1. <u>Residential Uses</u>		
<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Single Family Residence	2 covered parking spaces. Spaces shall be situated side by side (tandem parking is not permitted)
b.	Accessory Dwelling Unit	One space
c.	Junior Accessory Dwelling Unit	No requirement
d.	Multi-family units	• <u>Studio</u> (no bedroom): 1.0 space • <u>One bedroom</u> unit: 1.0 space • <u>Two or more bedroom</u>: 2.0 spaces • <u>Guest parking</u> shall be provided at a rate of one space per 5 units
e.	Emergency Shelter	One space per 10 beds
f.	Group care housing	two stalls for every two clients; tandem parking is permitted
g.	Transitional housing	one stall per bedroom plus one stall per employee
h.	Single Room Occupancy (SRO) units:	one stall per bedroom plus one stall per employee
i.	Labor camps:	one stall per living unit
j.	Nursing homes:	one stall for every three beds



1. Residential Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
k.	Convalescent home:	one stall per three beds
l.	Family and group day care homes:	one stall for every three beds
m.	Senior housing:	one covered stall per unit
n.	Mobile home parks:	two covered stall per unit; tandem parking permitted, plus one guest space per five mobile homes
o.	Trailer parks:	one stall per trailer pad
p.	Motels and hotels:	one stall per room



2. Offices

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



3. Personal Services

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Banks, savings and loan, check cashing, credit unions, and similar offices:	one stall per 200 sq. ft. of building area, plus one bicycle space per ten vehicle spaces:
b.	Self-service laundry:	one stall for every three machines, plus one bicycle space per ten vehicle spaces
c.	Barber/beauty shops, day spas, massage therapists, hair stylists, tattoo/piercing shops:	two stalls per station, plus one bicycle space per ten vehicle spaces.
d.	Funeral home, mortuaries:	one stall for every 50 sq. ft. of building area



4. General Commercial Uses

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



4. General Commercial Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
e.	Antique and second-hand shops:	one stall per 350 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
f.	Auto parts stores:	one stall per 500 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.



5. Eating and Drinking Establishments

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



6. Automotive Uses

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

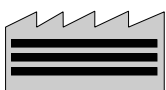


7. Recreational Uses

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

8. Miscellaneous Commercial Uses

<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
a.	Shopping centers (three or more retail uses)	One stall per 250 square feet
b.	Retail nursery/garden shops:	one stall for every 1,000 sq. ft. of outdoor display area, plus one bicycle space per ten vehicle spaces.
c.	Agricultural Chemicals/Sales:	one stall per 500 sq. ft. of building area.
d.	Agricultural Services, including topping, farming operations, trucking, farm maintenance, spraying, agricultural contractors, and contract farming:	one stall per 500 sq. ft. of building area.
e.	Farm machinery, sales and service:	one stall per 500 sq. ft. of building area.



9. Industrial Uses

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



10. Institutional Uses

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



11. Governmental Uses

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



11. Governmental Uses

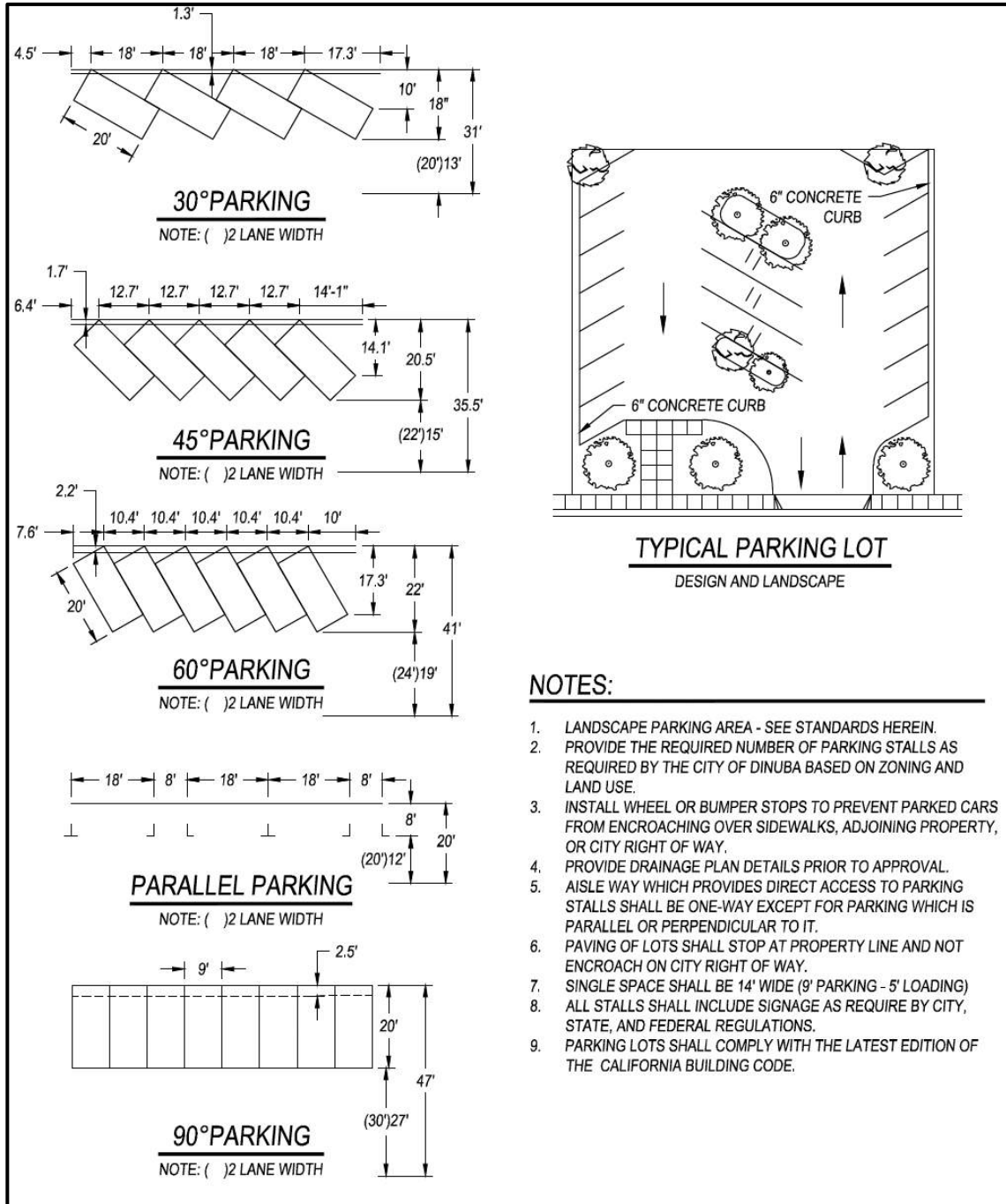
<u>Number</u>	<u>Use</u>	<u>Number of Spaces Required</u>
b.	Courthouses:	one stall per 400 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
c.	Public safety buildings:	one stall per 400 sq. ft. of building area, plus one bicycle space per ten vehicle spaces.
d.	Corporation, transportation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

17.49.040 Parking Lot Design Standards and Location Criteria

a. Design Dimensions

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

Exhibit 49-1: Parking Design



b. Circulation

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

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

c. Paving, Slope and Drainage

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

d. Curbing and Wheel Stops

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

e. Striping and Symbols

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

f. Lighting

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

g. Driveways

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

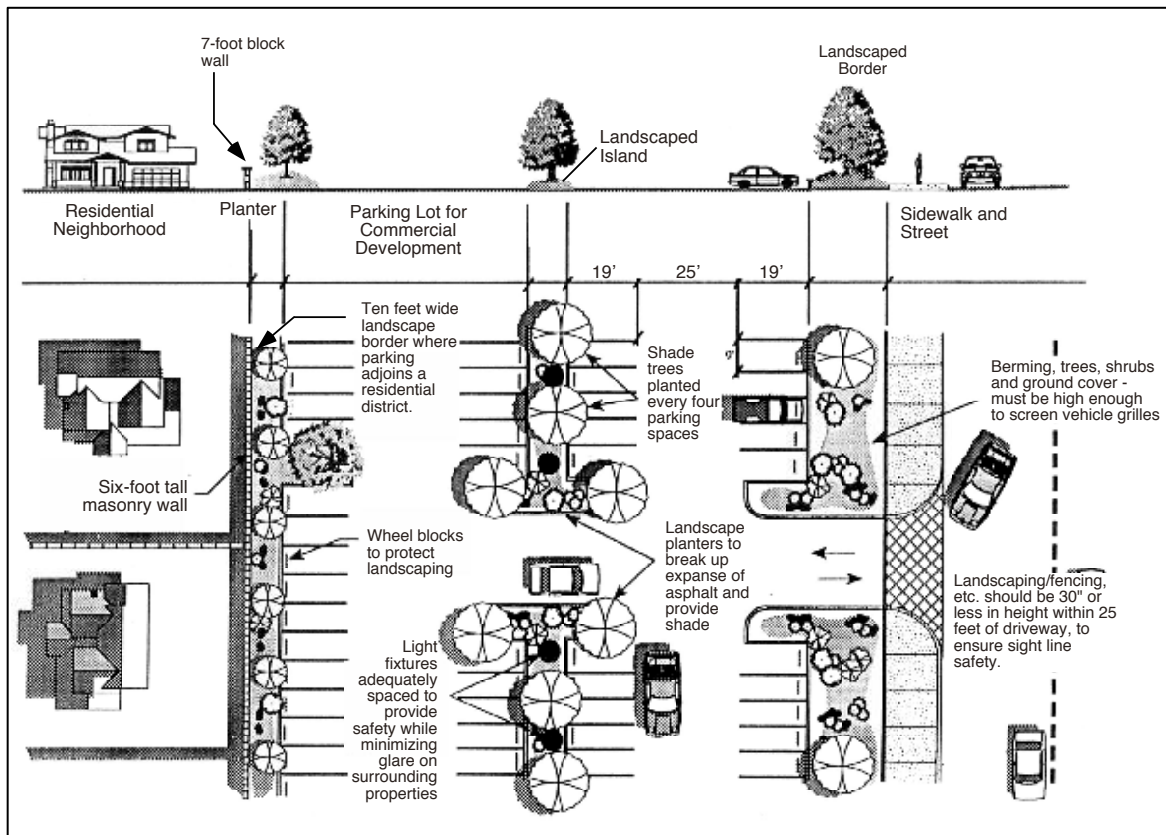
h. Landscaping (see also Exhibit 49-2)

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

i. Fencing

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

Exhibit 49-2: Typical Parking Lot Landscaping Scheme



i. Location Criteria

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

j. Shared Parking

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

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

k. Parking in Lieu Fee

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

l. Bicycle Parking

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

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

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

m. Parking Standard Modifications

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

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

n. Handicapped Parking Spaces

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

o. Loading Facilities

- 1. Commercial, industrial, office, institutional, and public uses exceeding 10,000 square feet in size shall be required to install an off-street loading facility unless the Planning Director finds that due to the operational nature of the use, none or more than one off-street loading space should be required.
- 2. To the extent possible, loading facilities should be located at the rear or side of the building that they are to serve.
- 3. As practical, streets and alleys shall not be used as loading or unloading areas, nor should trucks use streets and alleys for maneuvering trailers into a loading or parking space.

4. Loading facilities, at a minimum, shall have a length of 25 feet, a width of 12 feet, and an overhead clearance of 14 feet. All loading surfaces shall be paved consistent with Dinuba's Improvements Manual.
5. Where a loading facility is near or adjacent to a residential district or other noise-sensitive land uses, noise attenuating design measures will be incorporated into the project. These design measures may include increased setback distances, the construction of a 7-foot solid block wall, landscaping or locating the loading facilities away from noise-sensitive land uses.
5. All loading facilities shall be lighted to provide adequate illumination of the loading area for safety and security reasons. Where a loading area is near or adjacent to a residential district or other light-sensitive uses, the lighting shall be directed away from these uses.

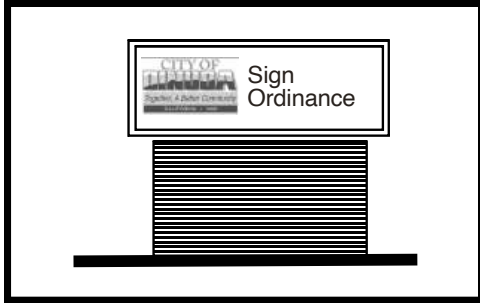
p. Drive-Thru Facilities

Drive-through facilities require special consideration as their design can significantly impact vehicular circulation on a site. The following requirements apply to any use with drive-through facilities:

1. Each drive-through lane shall be separated from the circulation routes necessary for ingress or egress from the property, or access to any parking space.
2. Each drive-through lane shall be striped, marked or otherwise distinctly delineated.
3. The vehicle stacking capacity of the drive-through facility and the design and location of the ordering and pick-up facilities will be determined by the director and city engineer based on appropriate traffic engineering and planning data. The applicant shall submit to the city a traffic study addressing the following issues:
 - i. Nature of the product or service being offered;
 - ii. Method by which the order is processed;
 - iii. Time required to serve a typical customer;
 - iv. Arrival rate of customers;
 - v. Peak demand hours;
 - vi. Anticipated vehicular traffic.

CHAPTER 51

Signs and Advertising



Sections:

- 17.51.010 Purpose.
- 17.51.020 Permit required.
- 17.51.030 Definitions.
- 17.51.040 Exemptions.
- 17.51.050 Prohibited signs.
- 17.51.060 Signs permitted—RCO district.
- 17.51.070 Signs permitted—AN district.
- 17.51.080 Signs permitted—R districts (RA, R, RM).
- 17.51.090 Signs permitted—PO district.
- 17.51.100 Signs permitted—C and M Districts (C-1, C-2, C-3, C-4, M-1 M-2).
- 17.51.110 Design Guidelines
- 17.51.120 General provisions.
- 17.51.130 Signage at closed businesses and/or vacant sites.
- 17.51.140 Special use signs.
- 17.51.150 Temporary uses.
- 17.51.160 Nonconforming signs.
- 17.51.170 Administration and enforcement.
- 17.51.180 Murals and public art.

17.51.010 Purpose.

The purpose of this chapter is to establish procedures for regulating signs, including the type, size, location and construction standards of signs by zone district. Signs have an obvious impact on the character and quality of the city. As a prominent part of the visual environment, they can attract or repel the viewing public, affect the safety of vehicular traffic and their suitability or appropriateness helps to set the tone of the neighborhood. The objectives of this chapter include the following:

- A. To reinforce that the sign should serve primarily to identify the general nature of an establishment or to direct attention to a project, activity, place, person, organization, or enterprise.
- B. As identification devices, signs must not subject the citizens of Dinuba to excessive competition for their visual attention. As appropriate identification devices, signs must harmonize with the building, the neighborhood, and other signs in the area.
- C. The City of Dinuba intends to encourage the installation of signs that improve the appearance of the property and the neighborhood and to enhance the economic effectiveness of signs.
- D. The provisions in this chapter provide standards to safeguard life, health, property, and public welfare in keeping with the character of the City of Dinuba by regulating the size, height, structural design, quality of materials, construction location, electrification, illumination and maintenance of all types of signs and sign structures.
- E. The provisions in this section present criteria indicating whether or not signs conform to the above intentions of suitability and safety.
- F. The requirements and provisions set forth in this chapter shall apply to all signs erected, altered, relocated, repaired or maintained within the city. No sign shall hereafter be erected, repaired, maintained or relocated except as provided in this chapter.

17.51.020 Permit required.

Any person desiring to erect, move, alter or attach a sign or other improvement regulated by this section shall first obtain any necessary clearance or sign permit(s) to do so, in compliance with this chapter. All requests for approval shall be accompanied by the drawings and information necessary to demonstrate compliance with the applicable regulations of this chapter.

- A. Application. Applications for sign permits shall contain the following information upon submittal of a sign permit application. Applications not containing all of the information below shall be deemed incomplete and shall not be processed until deemed complete by the building official:
 - 1. Name, address, and telephone number of applicant;
 - 2. Address, zoning district, and use of the property where the sign is to be located;
 - 3. Three copies of an accurate and scaled site plan of minimum eighteen-inch-by-twenty-four-inch size showing the location of property lines, structures, parking areas, driveways, landscaped areas, utility poles and wires, and existing and proposed sign(s) on the site;

4. Three copies of the plans and specifications for the design showing the method of construction and attachment to the structure or ground;
5. Two copies of calculations and stress diagrams showing that the structure is designed for dead load and wind pressure to meet the requirements of the building official;
6. The land owner's written consent to the proposed sign, which may be shown by signature on the application;
7. The name of the person, firm, corporation or association owning and erecting the sign;
8. Such other information as the building official may deem necessary.

B. Electrical Permit Required.

No person shall install any electrical wiring or lighting to be used in connection with any sign without first obtaining an electrical permit.

C. Appeal from Decision.

An appeal may be filed with the planning commission by any person aggrieved or affected by any decision of the building official or director.

D. Modifications.

The Director may grant modifications to the conditions established in this chapter.

E. Expiration of Permit.

Every sign permit issued by the director or designee under the provisions of this chapter shall expire by limitation and become null and void if the work authorized by such permit is not commenced within one year from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee per the fees schedule at the time of the submittal.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for reasonable cause. The director or designee may extend the time for initiation of construction by the permittee for a period not exceeding one year on written request by the permittee showing that circumstances beyond the permittee's control prevented

construction from being initiated or completed. Permits shall not be extended more than once and for no more than one year.

17.51.040 Exemptions.

- A. Real estate signs not exceeding six square feet in area and having a vertical dimension of not more than four feet pertaining to the sale, lease or rental of the property on which they are displayed, may be erected without obtaining a sign permit; provided, that not more than one such sign shall be permitted on a lot, or upon each sixty feet of frontage of larger parcels; provided further, that when located in any RA, R or RM zone not more than one such sign shall be allowed no matter the size of the parcel.
- B. The following signs and nameplates may be erected without obtaining a sign permit:
1. Street number and/or name signs not exceeding one square foot per sign for single-family or duplex structures and three square feet per sign for all other uses. One sign per street frontage shall be allowed. This shall include signs which identify the location of the office of the manager of the property;
 2. Signs for identification of institutional buildings, private clubs, lodges, schools and churches, provided:
 - a. Such signs shall not exceed two in number,
 - b. Such sign or signs shall not exceed more than twenty square feet in the aggregate,
 - c. Such signs shall be attached to a wall of the building, parallel to the wall, and shall not project out from the wall more than six inches, nor extend above the wall;
 3. Bulletin boards, which may be double-faced, not over twelve square feet on one side; provided, that such bulletin boards shall have letters not more than six inches in height, be internally illuminated, and serve only to identify the institution and announce its services and/or activities;
 4. Signs identifying the lot, not greater than twelve square feet in area accessory to public garages or parking areas, when such signs are located on the same lot;
 5. Signs not exceeding twelve square feet in area, when placed upon work and during construction; provided, that not more than one such sign shall be erected on the site. Such signs shall be erected for not longer than six months, and shall be removed thirty days after obtaining an occupancy permit for the structure;

6. Signs used exclusively for the posting or display of official notices by a public agency or official, or by a person giving legal notice;
7. Signs erected or maintained by a public agency or official or required by law to be displayed by a public utility for directional, warning or information purposes;
8. Signs not exceeding three square feet in area announcing garage or yard sales, and which are removed immediately after the completion of the sale. Total size of all signs shall not exceed nine square feet in the aggregate, and shall not be placed so as to block the vehicular or pedestrian view from adjoining properties;
9. Signs bearing no advertising message and located on the site may be erected when necessary to facilitate circulation within the site or facilitate egress and ingress;
10. Flags of any nation, political subdivision or fraternal or religious organization, provided the pole height does not exceed twenty-four feet and the height of the flag is not more than one-fourth the height of the pole. A sign application may be submitted for a flagpole higher than twenty-four feet or a flag which exceeds one-fourth the height of the pole where the applicant can show that the proposed flag and/or pole is consistent with the intent and purpose of this chapter. This section is not intended to allow the clustering or display of flags for the purpose of commercial attraction as determined by the director;
11. Signs such as “rest rooms,” “telephone,” “danger,” “impaired clearance,” “no smoking” and other signs of a similar nature may be allowed up to five square feet in area under this section;
12. Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, and which are not visible from any public right-of-way, shall not be subject to the size and location criteria within this chapter;
13. Temporary display posters in connection with nonprofit civic and cultural events and with noncommercial health, welfare and safety campaigns. Such posters shall be removed within fourteen days after the conclusion of the event;
14. The removal and replacement of only the sign copy without increasing the area of conforming signs. The sign container, including the structural and electrical connections, shall remain unchanged. This section is not intended to allow changeable (electronic message) signs;
15. Holiday greetings, decorations and displays, excluding advertising signs disguised as seasonal decorations;

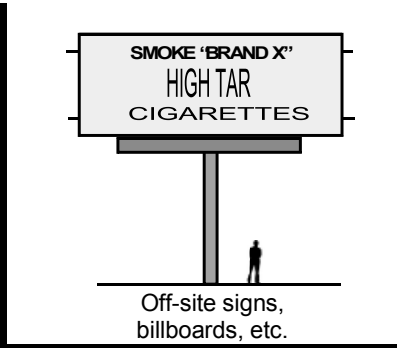
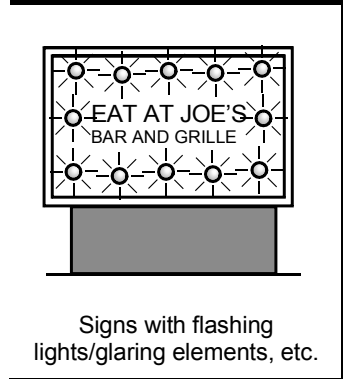
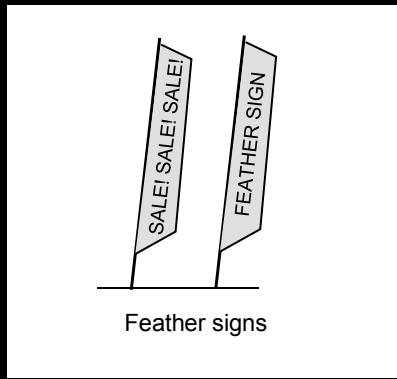
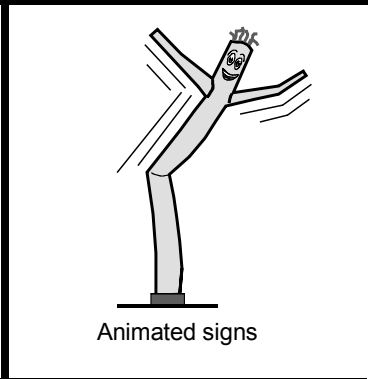
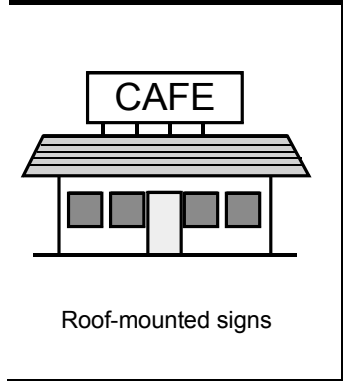
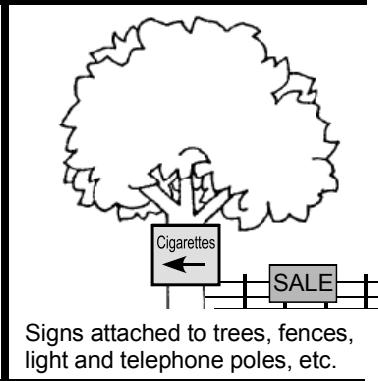
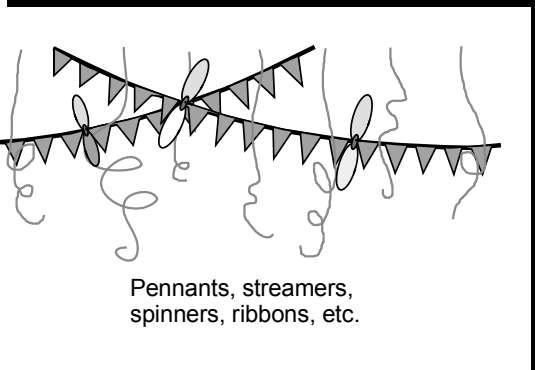
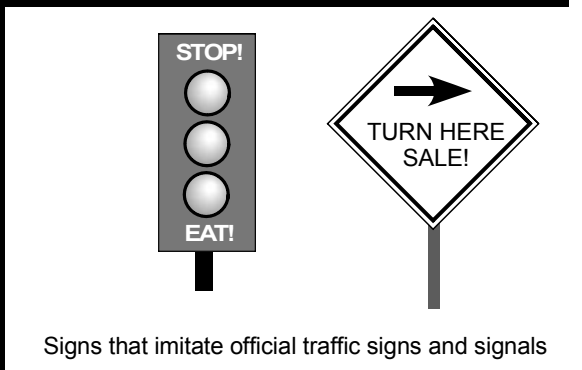
16. Non-commercial signs, subject to size and placement limitations specified for each zone.

17.51.050 Prohibited signs.

Unless otherwise provided, the following signs are expressly prohibited (see also Exhibit 51-1):

- A. Off-premises signs, billboards and outdoor advertising structures;
- B. Subject to Section 17.51.17, no person, (except a duly authorized public official permitted by the City for specific locations) shall erect, paint, print, nail or otherwise fasten any banner, sign, advertisement or notice of any kind on any lamp, pole, utility pole, bench, hydrant, bridge, wall, tree, sidewalk or structure in, upon or across any public street, alley or public property except as may be required or permitted by law;
- C. Glaring and flashing lights, including illuminated window signs, excepting seasonal decorations;
- D. Directional signs in any RM or C districts; provided, however, that temporary signs for the purpose of directing traffic to a residential property for sale, not including new subdivisions, shall be permitted; provided, that such signs shall have an area on any face not greater than three square feet, shall be limited to two in number pertaining to any property and shall be displayed only during the hours between eight a.m. and five p.m.;
- E. Feather signs, snipe signs, pennants, streamers, spinners, ribbons and inflatable signs;
- F. Animated signs, the movement of which is simulated by variations in the intensity, color, pattern or illumination, and flashing signs, as listed below, shall be permitted in all districts. Any animated signs not listed shall be prohibited:
 - 1. A sign changing so as to show time and/or temperature,
 - 2. An on-premises barber pole operated during business hours,
 - 3. A sign showing the value, such as percentages and dollar amounts, of item(s) or service(s) located at the business,
 - 4. Electronic signs displaying such things as time, temperature, advertisement or events of community interest shall be permitted. The area of such signs shall be included when computing the total sign area of a business or site, subject to a conditional use permit;
- G. Murals which contain advertising copy or which function as an advertisement;

Exhibit 51-1: Prohibited Sign Types

 Snipe signs	 Off-site signs, billboards, etc.	 Vehicles parked on street for purpose of advertising
 Signs with flashing lights/glaring elements, etc.	 Feather signs	 Animated signs
 Roof-mounted signs	 Inflatable signs	 Signs attached to trees, fences, light and telephone poles, etc.
 Pennants, streamers, spinners, ribbons, etc.	 Signs that imitate official traffic signs and signals	

- H. Signs having one or a combination of the following characteristics:
1. Obscene or offensive to morals. Containing statements, words or pictures of an obscene, indecent or immoral character which, taken as a whole, appeal to the prurient interest in sex, and which signs are patently offensive and, when taken as a whole, do not have serious literary, artistic, political or scientific value,
 2. Imitative of official signs. Signs (other than when used for traffic direction) which contain or are an imitation of an official traffic sign or signal, or contain the words “stop,” “go,” “slow,” “caution,” “danger,” “warning” or similar words, or signs which imitate or may be construed as other public notices, such as zoning violations, building permits, business licenses and the like,
 3. Natural despoliation. Signs which are cut, burned, limed, painted or otherwise marked on a field, tree, rock or other natural item.
- I. No vehicle may be used as a platform or substitute for a billboard, freestanding sign or movable sign, whether parked on private property or the public right-of-way, or driving on the street. This is specifically intended to include the use of vehicles as a freestanding or off-premises sign;
- J. Roof signs.
- K. The tacking, posting or otherwise affixing of signs of a miscellaneous character, visible from a public way, located on the walls of structures, barns, or sheds or on trees, poles, posts, fences or other structures shall be prohibited, unless specifically permitted by this chapter.

17.51.060 Signs permitted—RCO district.

Signs permitted in the RCO district are as follows:

- A. Exempt signs as set forth in Section 17.51.040;
- B. For permitted uses, name plates or signs not directly lighted, with an aggregate area of not more than twenty square feet; and
- C. For conditional uses, the provisions of Section 17.51.090 (PO district) shall apply.
- D. One non-commercial sign, not to exceed three square feet in area or four feet in height.

17.72.070 Signs permitted—AN district.

Signs permitted in the AN district are as follows:

- A. Exempt signs as set forth in Section 17.51.040.
- B. Name plates or signs not directly lighted, with an aggregate area of not more than twenty square feet pertaining to a permitted use;
- C. Identification signs or other signs appurtenant to a conditional use not to exceed sixty square feet in aggregate area.
- D. One non-commercial sign, not to exceed three square feet in area or four feet in height.

17.51.080 Signs permitted—R districts (RA, R, RM).

Signs permitted in the R districts are as follows:

- A. Exempt signs as set forth in Section 17.51.040.
- B. Not more than one sign advertising subdivisions and tract homes under construction and located on the site of the subdivision; provided, that the dimensions of such sign shall be in accordance with the following table:

Advertising Relating to:	Maximum Area (Sq. Ft.)	Maximum Dimension (Feet)	Maximum Height Above Grade (Feet)
Buildings or structures	32	12	12
Subdivisions of fewer than 5 acres	48	16	12
Subdivision of 5 or more acres	65	16	12

- C. Signs and pennants advertising the sale of subdivision lots and tract homes shall be permitted for a period of twenty-four months from the date of beginning construction; provided, that when seventy-five percent of the lots in the subdivision have been built, all such signs shall be removed within thirty days;

D. Size.

For multiple-family residences only. One monument sign per street of lot frontage not to exceed six feet high and up to thirty-five square feet of sign area. For planned unit developments, signs shall be approved in conjunction with the conditional use permit. Multiple-family development signs may be freestanding or wall-mounted. When freestanding, such signs shall not be less than five feet inside the property line, nor closer than one hundred feet from another freestanding sign on the same parcel. If structure-mounted, signs shall be flush-mounted on the wall;

- F. Single-family dwelling signs shall indicate name of the occupant and the address. Multiple-family development signs may give the name of the development, the address, phone number and, only when vacancies occur, note “units for rent” (“no vacancy” signs shall not be permitted), not to exceed six square feet;
- G. Up to four non-commercial signs, with each sign not to exceed three square feet in area nor exceeding four feet in height.

17.51.090 Signs permitted—PO district.

Signs permitted in the PO district are as follows:

- A. Exempt signs as set forth in Section 17.51.040.
- B. A single freestanding sign not to exceed six feet in height or thirty-five square feet in area listing the name and address of the office center or the business in the case of a single business development. The total face area may be utilized in one sign or be divided among one sign per street frontage, provided a minimum distance of one-half of the width of the lot is maintained between each sign and the street corner of the lot. The location of such signs shall not be less than five feet inside the property line and shall not interfere with the safety of vehicular traffic entering into or exiting from a business center or with vehicular street traffic or pedestrians;
- C. Office complexes may be permitted one directory sign along each street frontage, located near an entrance or driveway. The sign may list tenants of the complex and may be up to six feet high and contain up to 35 square feet of sign face;
- D. Each business frontage having a public entrance shall be allowed on-building identification signs having an area of up to thirty five square feet of maximum area.
- E. One non-commercial sign, not to exceed three square feet in area or four feet in height.

17.51.100 Signs permitted—C and M districts (C-1, C-2, C-3, C-4, M-1, M-2).

The following signs are permitted for each business in commercial and industrial districts (see also Exhibit 51-2 for graphic illustration of standards for selected sign types). For multi-tenant shopping centers or office parks containing three or more individual uses, a coordinated sign program shall be submitted for review and approval by the Planning Director.

Further, the Planning Commission may approve sign programs, sign size, placement and design which do not strictly comply with sign ordinance requirements when deemed necessary due to building design, site layout, site design and other similar circumstances, consistent with the intent of the sign ordinance. Such a request shall be by Conditional Use Permit.

A. Building Wall signs

1. Number of signs per business. The number of wall signs permitted per business or parcel is as follows:
 - a. In general, one sign is permitted for the building wall with the primary public entrance. However, where a building wall is proposed for multiple signs for a specific business, the size of all the signs combined shall not exceed that provided by the sign area calculation as shown in 17.51.100 A.1.2 Further, multiple signs shall be placed in a well-proportioned manner, relative to each sign and the space (wall) on which they are mounted.
 - b. Where the site abuts a public street and the primary wall sign is on a wall not facing the street, a secondary wall sign is permitted on the wall facing the street (or streets in the case of a corner or multiple-frontage lot).
 - c. If the site has a parking lot and a building wall faces the parking lot and that wall does not have a wall sign permitted under i. or ii, above, a secondary wall sign is permitted on the wall facing the parking lot. Not more than one such parking lot sign is permitted.
 - d. For businesses fronting onto a public alley, one alley wall sign is permitted for the wall that faces onto the alley.
2. Calculation of Wall Sign Area:
 - a. For a primary wall sign, 1.0 square foot of sign area is permitted for each foot of linear occupancy frontage, as shown in Exhibit 51-4, up to a maximum of 150 square feet of sign area, whichever is less. Notwithstanding this regulation, all businesses shall be permitted a minimum of 25 square feet of primary wall sign.
 - c. For an alley wall sign, the maximum sign area shall be 25 square feet.

- d. For multi-tenant buildings, each tenant shall be permitted one sign mounted on the wall with the primary entrance, except for corner units which may be permitted a primary wall sign and a secondary wall sign.
- e. Maximum Height: Not to exceed the top of the vertical wall surface on which the sign is mounted. Signs mounted on a pitched roof may not extend above the peak of the ridge line of the roof. No sign is permitted on the top of a flat-roofed structure.

Figure 51-3: Selected Commercial and Industrial Sign Standards

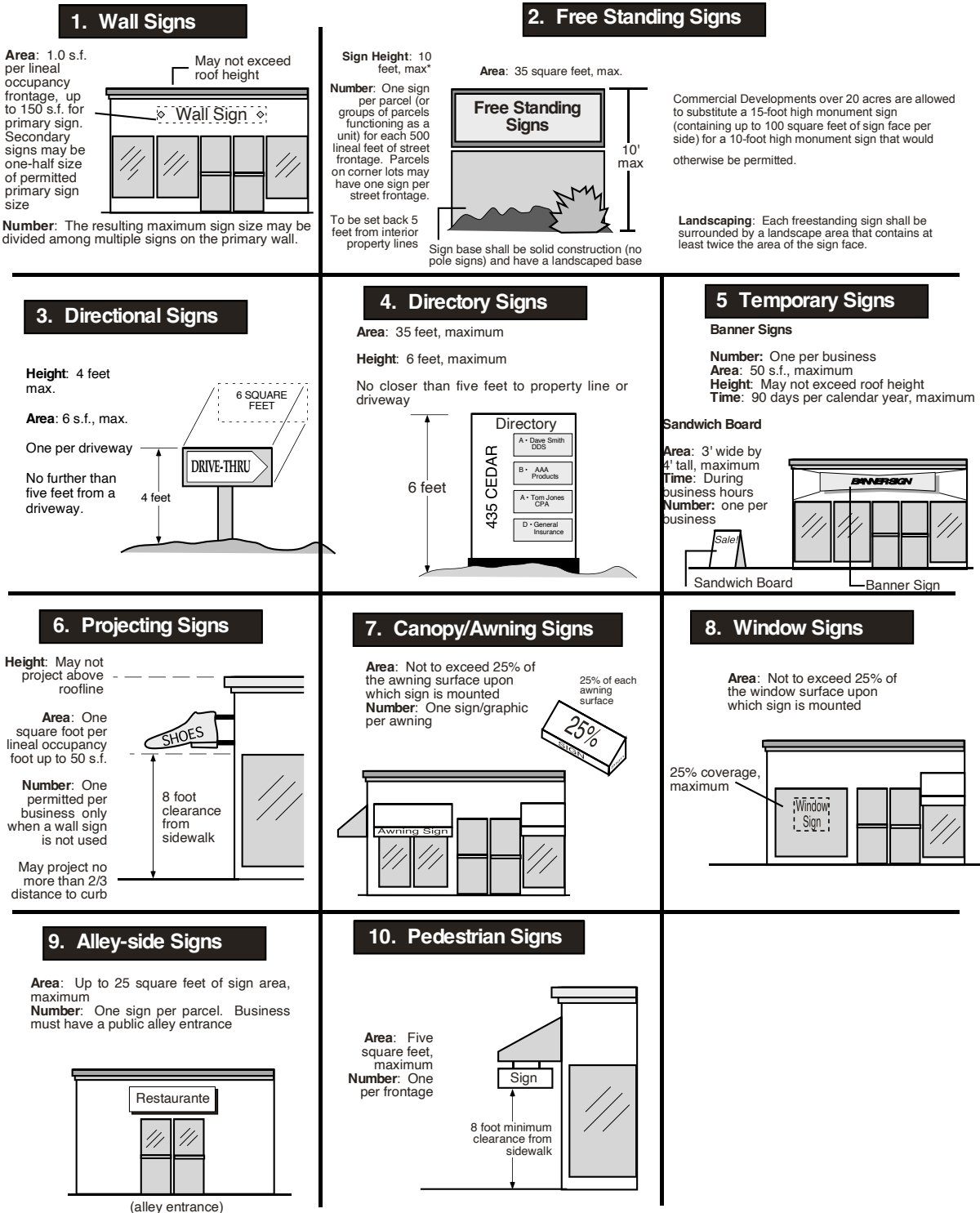
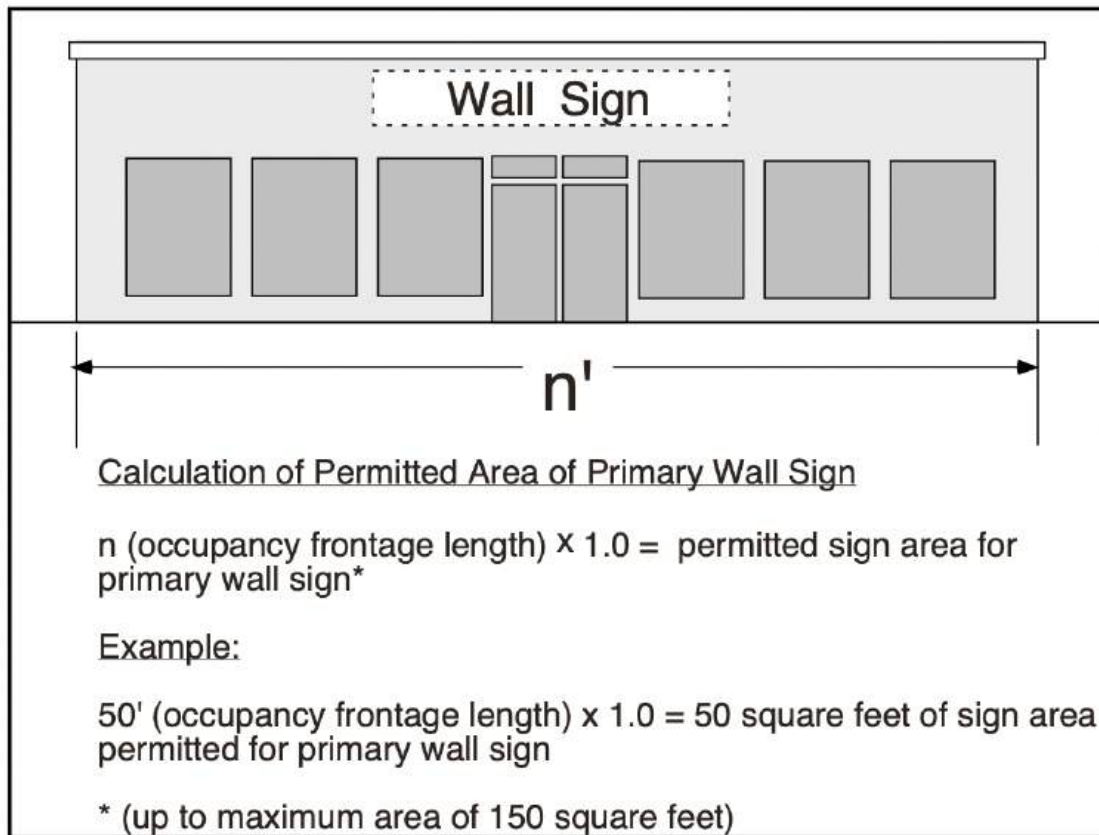


Figure 51-3: Calculation of Permitted Wall Sign Area



- e. Changeable message: A wall sign may contain changeable messages (either electronic scrolling messages or letters that are changed manually). The size of a wall sign with a changeable message may be increased by 25% above the maximum sign area provided under Section 17.51.100 A d 2 a.
- B. Free-Standing Signs.
1. Each parcel (or group of parcels that function as a single development) is permitted one freestanding monument sign, up to 10 feet high, containing up to 35 square feet of sign face per side. One such sign is permitted for each 500 feet of lineal street frontage.
 2. A commercial development that contains at least 20 acres is permitted one freestanding monument sign up to 15 feet high (per street frontage), containing up to 100 square feet of sign face per side. This sign may replace a 10-foot high monument sign that is otherwise allowed, but may not be in addition to said 10-foot high monument sign.

3. Sign Design: Free standing signs shall be designed as a monument sign with a solid base extending at least one half the width of the sign face. Design alternatives may be considered as long as the design furthers the objectives of this chapter for high quality designs. Pole signs are not permitted.
5. Changeable message: Freestanding signs may contain changeable messages (either electronic scrolling messages or letters that are changed manually. The size of a freestanding sign with a changeable message may be no more than 50 square feet per sign face.
5. Setbacks: A free standing sign shall be set back a minimum of 5 feet from any interior side property line. Encroachment into a setback may be permitted by the Planning Director where the location of existing improvements presents a functional hardship in compliance with the required setback.
6. Landscaping. All freestanding signs shall be surrounded by landscaping of an area at least twice the size of the area of one side of the sign structure. Landscaping shall be consistent with Section 17.47 (Landscaping) of the Dinuba Municipal Code.

C. Directional Signs.

1. Maximum height: 4 feet.
2. Maximum Area: 6 square feet.
3. Number per site: one per each side of a driveway from a public street.
4. Location: Directional signs shall be placed within five feet of a driveway that accesses the site from a public street. Placement of directional signs shall ensure the sight safety of vehicles entering/leaving a site is not compromised.

D. Directory Signs.

1. Number per site: one per public vehicle and/or pedestrian entrance to the site.
2. Maximum Area: 35 square feet.
3. Maximum Height (if freestanding): 6 feet.
4. Location: No directory sign which is a freestanding sign may locate closer than 5 feet to any neighboring property line or closer than three feet to any point of ingress/egress;

E. Temporary/Portable Signs.

1. Banners:
 - a. Number of signs: One banner sign is permitted per business.
 - b. Maximum Height: Not to exceed roof line of nearest building or building affixed to but in no case higher than 30 feet. Banner signs shall not be attached to existing free-standing signs.
 - c. Maximum Area: 50 square feet.
 - d. Permitted Time: Banner signs may not be utilized for more than 90 days per calendar year.
 - e. Temporary signs used to identify a business shall be removed within ninety days and replaced with a permanent sign.
2. Sandwich board signs:
 - a. Maximum Height and Width: Three feet wide and four feet tall, maximum.
 - b. Maximum Area: 12 square feet.
 - c. Number per business: One.
 - d. Location: May be placed on the business site as long as conflicts with vehicle safety are not caused. May also be placed on the public sidewalk adjacent to the business with approved encroachment permit, but must permit a minimum of four feet of passage area on sidewalk, and be no closer than 25 feet to a driveway or a cross street.
 - e. Permitted Display Time: During business hours.

F. Projecting Signs.

1. Maximum Height and Projection: Not to exceed roof line of wall or structure to which projecting sign is attached. (Note: Bottom of sign shall be a minimum of 8 feet from ground to provide proper clearance.).
2. Number per business: One, but a projecting sign is permitted only where a wall sign is not used on the same wall.

3. Calculation of Area: 0.5 square foot of sign area for each lineal foot of building frontage of the business to which sign pertains.
4. Maximum Area: 60 square feet.
5. Location: Projecting signs may extend over public rights-of-ways including public sidewalks not to exceed two-thirds of the distance from the building face to which the sign is attached to the curb face of said sidewalk.

G. Awning/Canopy Signs.

1. Number of signs: Where an awning is present, one sign may be applied to the awning.
2. Maximum Area: The area of signage on each surface of an awning shall not exceed 25% of the area of the individual surface.
3. Location: Awning signs shall be made of removable materials such as individual cut-out letters and/or symbols attached, stenciled or otherwise placed on the canopy surface, and may be located on exterior surfaces of a canopy. Canopy signs shall be of color, size and design to harmonize with the color, size and design of the canopy on which they are placed.

H. Window Signs and Window Tinting

Maximum Area: Up to 25% of the area of each individual window may be covered with a window sign or graphic. Tinted windows must allow at least 75% light transparency.

I. Alley-Side Signs.

1. Number of Signs/Sign Area: Any building facing a public alley shall be permitted one alley-side sign with a maximum of 25 square feet of sign area.
2. Height. Alley side signs may not project above the wall on which they are mounted.

J. "For Sale", "For Rent", or similar signs.

1. Number of signs: One sign shall be permitted per street frontage.
2. Size: 32 square feet, per sign.
3. Height: maximum of 6 feet.

K. Pedestrian Signs.

1. Number of signs: One pedestrian oriented sign that projects or hangs above a sidewalk on each side of a building with a public entrance.
2. Size: Each sign may be a maximum of 5 square feet in size and may hang or be suspended no lower than eight feet above grade level.

L. Non-commercial signs, not to exceed 32 square feet in area or eight feet in height. One sign is permitted for each 300 lineal feet of street frontage on a given site.

M. Exempt signs as set forth in Section 17.51.040

17.51.110 Design Guidelines.

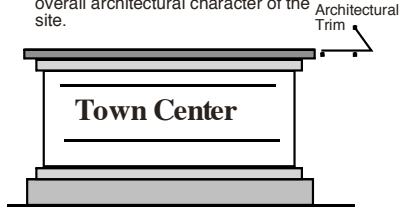
All commercial signage in commercial and industrial zones should incorporate attractive design elements consistent with the following, as applicable (also see Figure 51-3 for illustrations of selected design guidelines):

- A. Design Compatibility: The design of all signs should be compatible and harmonious with the colors, materials and architecture of the building and the immediate vicinity. Freestanding signs should be finished with the same or compatible materials as the building on the site.
- B. Size: Notwithstanding applicable sign standards elsewhere in this chapter (and as determined by the Director) sign size should be proportionate to the size and scale of the site and/or building upon which the sign is proposed. Sign dimensions as specified in this chapter are maximum allowable dimensions; it may be necessary that signs be smaller than the maximum allowed, in order to be proportionate in size and scale to achieve the design objectives of this section.
- C. Commercial and Industrial Center Signs: Individual tenant signs within multi-tenant centers should be coordinated in size, location, materials and illumination.
- D. Color: Colors should be used in coordinated groupings, and should be compatible with those colors used in the building or project design. For cabinet-style signs, a dark sign background is preferred with light colored copy (characters/graphics).

Figure 51-3: Selected Sign Design Guidelines

1. Design Compatibility

Signs should be compatible with overall architectural character of the site.



2. Sign Size

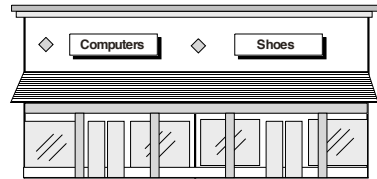
"Don't" (sign out of proportion with building face)



Signs should be well proportioned to the surface on which they are mounted

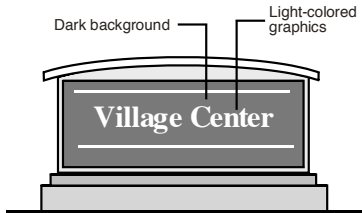
3. Shopping Centers

Signs in multi-tenant shopping centers shall have a consistent design theme



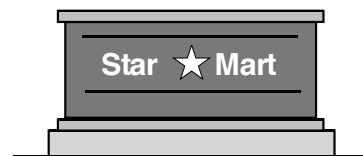
4. Color

Dark background
Light-colored graphics



Colors used in signs should be consistent with the overall color scheme of the site. Dark background material with light colored copy is usually preferred.

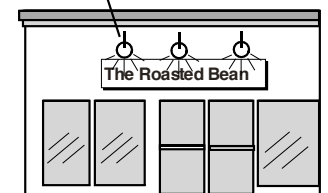
5 Logos & Trademarks



Corporate logos and trademarks should be considered in the overall architectural compatibility of the site.

6. Illumination

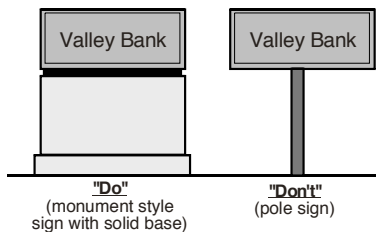
Flood lamps



Signs with exterior illumination are encouraged (versus signs with interior lighting (e.g. cabinet signs))

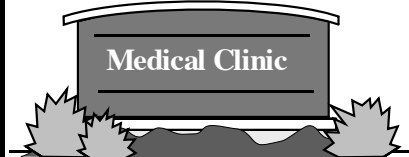
7. Sign Base and Frame

Signs should have a well designed solid base structure that is architecturally compatible with the site



8. Landscaping

Freestanding signs shall have base area that is landscaped to complement the appearance of the sign. The area of landscaping shall be at least twice that of the area of the sign structure



9. Sign Copy

"Don't"

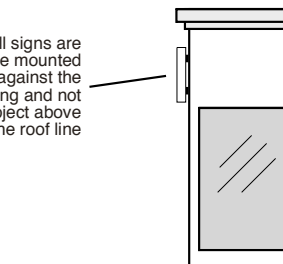
"Do"



Sign on left is crowded with information. Characters and graphics should be simple and well-proportioned.

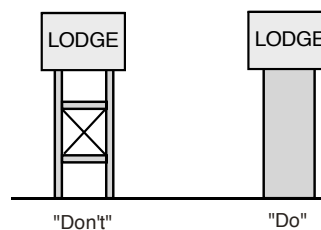
10. Wall Signs

Wall signs are to be mounted flush against the building and not project above the roof line



11. Screening

Sign support structures are to be concealed from view



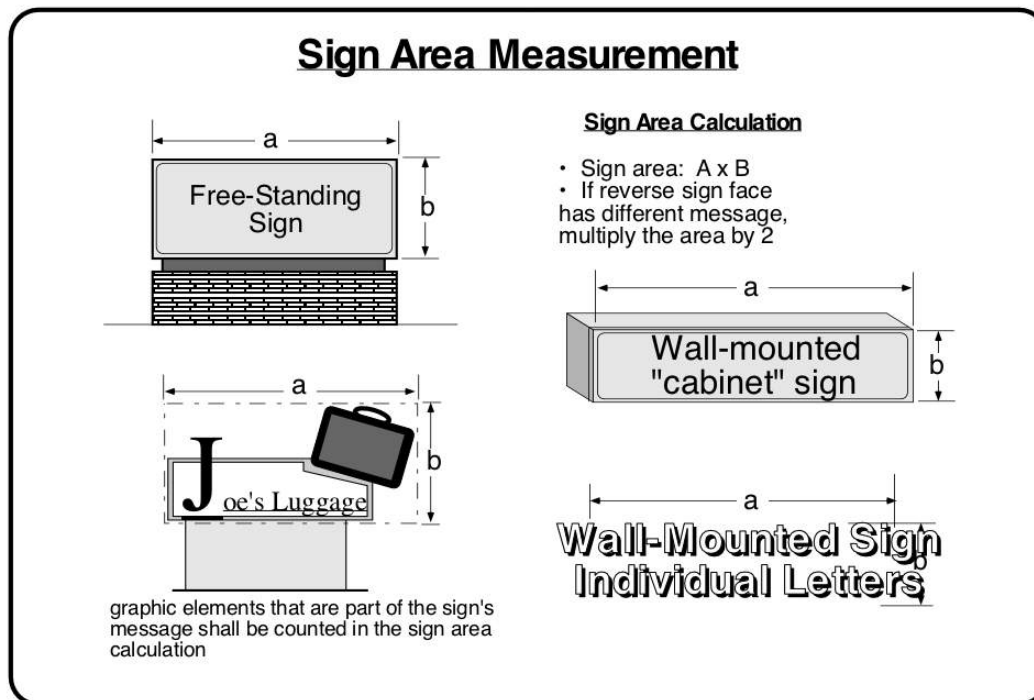
- E. Logos and Trademarks: The use of established corporate colors or logos is not be prohibited by this section. When established corporate colors are incompatible with buildings colors, compatibility in design with the surrounding development should be accomplished through the use of appropriate background colors or other design features.
- F. Lighting Intensity: The light emitted or reflected by a sign, or emitted by a light source, should be of reasonable intensity and should be compatible with the architecture of the building and the immediate vicinity. Artificial light sources shall be shielded to prevent light spillage, glare or annoyance to persons on or inside adjoining properties or to public or private rights-of-way.
- G. Sign Bases and Frames: Freestanding signs should be either housed in a frame, or set onto a base, presenting a solid, attractive, and well-proportioned appearance. The size and shape of the frame or base should be proportionate to the size and mass of the sign and should be low-profile in design. Pole type signs are not permitted. Guy wires, angle irons, braces and other support or construction elements should be screened or hidden from view.
- H. Landscaping: Freestanding signs are to be located in a landscaped area proportionate to the size of the sign, but not less than twice the size of one side of the sign face. Appropriate screening/accent landscaping should be placed at the base of the sign. Landscaping shall comply with Section 17.47 (Landscaping) of the Dinuba Municipal Code.
- I. Sign Copy: Sign copy should be simple and concise without excessive description of services or products. On freestanding signs, sign copy should be designed to contribute to the design of the structure on which it is displayed. In all cases, freestanding sign design and sign copy should be coordinated to provide an attractively designed freestanding element which identifies the development or project.
- J. Wall Signs: Building signs should be mounted flush against the building, and shall not project above the roof ridge or the top of the parapet.
- K. Maintenance: All signs and their supporting components are to be kept in good repair and maintained in good structural condition at all times. It is unlawful to permit vegetation, rubbish, or flammable material to accumulate within ten feet of any sign.
- L. Design Quality. All signs should be professionally designed and manufactured. Signs that utilize hand-made lettering or elements should be avoided.

17.51.120 General provisions.

- A. Sign area: The area of individual signs shall be measured in accordance with the "Sign Area Measurement" diagram (see Figure 51-4).

- B. Sign faces counted: Where a sign has two faces containing sign copy, which are oriented back to back and separated by not more than 24 inches at any point, the area of the sign shall be measured using one sign face only.
- C. Wall mounted letters: Where a sign is composed of letters individually mounted or painted on a building wall, without a border or decorative enclosure, the sign area is that of the smallest area within which all letters and words can be enclosed.

Figure 51-4: Sign Area Measurement



- D. Three-dimensional signs: Where a sign consists of one or more three-dimensional objects such as balls, cubes, clusters of objects, or sculptural or statute-type trademarks, the sign area shall be measured as the area of the smallest rectangle within which the object(s) can be enclosed, when viewed from a point where the largest area of the object(s) can be seen.
- E. Obstruction of Fire Escape. No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a standpipe or fire escape.
- F. Traffic Hazard. No sign shall be erected at or near a street, driveway or alley in such a manner as to obstruct clear vision, or at any location where the position, shape or color may obstruct the view of, or be confused with, any authorized traffic sign, signal or device, or which uses any word, phrase, symbol or character in such manner as to

interfere with or confuse traffic. In general, signs shall be set back at least 10 feet from the intersection of two streets or the intersection of streets and alleys and streets and driveways.

- G. Utility Lines and Easements. No sign or outdoor advertising structure shall be located within a utility easement, or erected or located in a manner which will reduce the vertical or horizontal clearance from communication or energized electric power lines as required by laws, rules and regulations of the state of California and agencies thereof.
- H. Portable Signs. Where portable signs are permitted elsewhere in this chapter they shall in no case be placed on a public right-of-way or within thirty feet of a street intersection. When placed on a sidewalk, portable signs shall be situated to allow at least four feet of lateral clearance on the sidewalk.

17.51.130 Signage at closed businesses and/or vacant sites.

- A. Closed Business. When a business vacates and/or closes for a period of over ninety days, it is the responsibility of the property owner to ensure the following:
 - 1. The faces of all on-site signs, as well as any individual words, letters, figures or characters, shall be removed from the building and other structures on the property within one hundred twenty days following commercial vacancy or closing.
 - 2. The sign face of freestanding and monument signs shall be removed within one hundred twenty days following commercial vacancy or closing, and the sign shall be maintained with a blank, opaque sign face.
 - 3. Any awning, structure or facade left exposed after sign, sign face, or sign structure removal shall be repaired to a customary finished appearance within one hundred twenty days following commercial vacancy or closing.
- B. Vacant Buildings and Sites. When a site contains no buildings or contains no occupied buildings, it is the responsibility of the property owner to ensure the following:
 - 1. No sign or structure that is not exempt by Section 17.51.040 shall be constructed, erected, or displayed on a vacant site or on a site with no occupied buildings.
 - 2. No temporary sign, as defined by Section 17.51.150 shall be constructed, erected or displayed, except that non-commercial signs may be erected and displayed in conformance with this chapter.

17.51.140 Special use signs.

Certain uses, because of their special sign needs or their allowance in several districts, have been specifically listed in this section. Where such uses are approved, the sign standards allowed for such uses shall be as follows:

- A. Auto/RV Sales (New Auto Sales Only with Incidental Used Vehicle Sales).
 - 1. One freestanding sign may be provided per separate new car showroom. The minimum distance between freestanding signs shall be fifty feet.
 - 2. Freestanding signs for incidental used car sales shall be no higher than ten feet nor contain more than thirty-five square feet of area.
- B. Churches. Not exceeding thirty-two square feet in total sign area for freestanding signs and no higher than six feet tall. One allowed per street frontage. Wall signs not to exceed one-quarter square foot per front foot of building.
- C. Drive-In or Drive-Up Uses. In addition to the sign area normally allowed, drive-up restaurants shall be allowed one menu board at the drive thru, not to exceed twenty square feet in area nor six feet in height.
- D. Movie Theaters. One square foot of sign area per front foot of building facing a public street not to exceed one hundred square feet per frontage, and one freestanding sign not to exceed thirty-five square feet per screen up to a maximum of two hundred square feet and a maximum height of eighteen feet. Changeable copy may be used for movie listings.
- E. Temporary signs for the purpose of directing traffic to a residential property for sale, not including new subdivisions, shall be permitted; provided, that such signs shall have an area on any face not greater than three square feet, shall be limited to two in number pertaining to any property and shall be displayed only during the hours between eight a.m. and five p.m.

17.51.150 Signs for Temporary uses.

- A. Banners.
 - 1. No person shall erect or maintain over, across or above any public street, alley or other public place any sign or banner for any purpose whatsoever, without first obtaining approval from the city in writing.
 - 2. It is the responsibility of the person installing such banner or sign to remove it at the termination of the event shown on the banner or sign. A six-day grace period

will be permitted for the removal of the banner at the end of which it will be removed by the city and such person will be assessed for the cost of the removal.

- B. Outdoor Fireworks Sales Christmas Tree Sales and Similar Uses. Temporary A-frame and I-frame signs may be used. Total number of signs per street frontage shall be one sign, not to exceed twenty-five square feet in surface area or six feet in height. Maximum sign surface area for all street frontages shall not exceed fifty square feet.

17.51.160 Nonconforming signs.

- A. Illegal Signs. Every sign in existence at the time the ordinance codified in this title became effective and which was prohibited or illegal at the time of installation, and which does not conform to the provisions of this chapter, shall be an illegal sign. Such signs shall be removed immediately upon notification of illegality. Signs that are not constructed, maintained, or displayed pursuant to the requirements of this chapter, and that are not legal, and that are nonconforming shall be illegal.
- B. Nonconforming Signs. Every sign in existence at the time the ordinance codified in this title became effective and which sign was legal at the time of installation but that does not conform to the provisions of this chapter, shall be a legal nonconforming sign. In the event such nonconforming sign is abandoned or discontinued, such sign shall be required to conform to the provisions of this chapter. A change of copy or sign face shall not be deemed a discontinuance of use. Any structural alteration to any part of the sign shall be deemed a discontinuance of use. A nonconforming sign shall be made to conform immediately to the provisions of this chapter if:
 - 1. The owner remodels a nonconforming sign display, or expands or enlarges the structure or land use upon which the advertising display is located;
 - 2. The owner relocates a sign to another area of the existing site;
 - 3. There is an agreement between the owner and the city for the removal of a sign on a given date;
 - 4. The sign display is or may become a danger to the public or is unsafe; or
 - 5. The sign display constitutes a traffic hazard.
 - 6. The sign is destroyed.

17.51.170 Administration and enforcement.

- A. Signs and other advertising structures regulated in this chapter, when found by the building official to be unsafe or a menace to the public, or erected in violation of the provisions of this chapter, shall be and constitute a public nuisance and shall be subject to abatement.
- B. Any sign which, because of changes in structure or site occupancy or use, does not comply with the requirements of Section 17.51.140 may be maintained for a period not longer than thirty days, after which time any such sign shall be in violation of the provisions of this chapter and subject to abatement within a period not exceeding one year.
- C. Per Chapter 17.65 (Enforcement), any person, firm, corporation or organization found in violation of any provisions of this chapter shall be notified and cited in accordance with policies established by the community development department and approved by the city council.

Also, any person, firm or corporation violating any of the provisions or failing to comply with any of the requirements of this code, except as specifically reserved, shall be guilty of an infraction, per Section 1.16.010. Each sign violation may constitute a separate infraction. Should an infraction remain for a longer than reasonable amount of time, not to exceed five business days, the person, firm, or corporation in violation may be found in violation of an additional infraction. The maximum penalty for an infraction is a fine not exceeding the maximum then allowable by state law. At present, pursuant to Government Code Section 36900, the maximum penalty for an infraction is a fine not exceeding one hundred dollars for a first violation, a fine not exceeding two hundred dollars for a second violation of the same ordinance within one year and a fine not exceeding five hundred dollars for each additional violation of the same ordinance within one year.

Except as otherwise provided by law, all provisions of law or ordinance relating to misdemeanors shall apply to infractions. Therefore, any person violating any provision of this chapter is guilty of a misdemeanor. Such person shall be deemed to be guilty of a separate offense for each and every day, and each and every location of each offending sign, during any portion of which any violation of this chapter is committed or continued.

- D. Any sign or sign structure erected, altered, relocated, repaired, or maintained contrary to the provisions of this chapter is declared to be unlawful and a public nuisance; and the city shall, upon order of the city council, immediately commence action or proceedings for the abatement and removal and enjoinder thereof in the manner provided by law, and shall take such other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate and remove such sign or structure.

17.51.180 Murals and public art.

- A. Murals are painted wall signs which have a majority of sign area comprised of noncommercial content, and which generally have artistic, historic, or cultural themes. New murals, public art and the restoration of murals shall require the prior review and approval by the Planning Commission via the Conditional Use Permit process.
- B. The Planning Commission may approve a new mural or public art if it finds that the proposed mural or public art is consistent with applicable city policies and ordinances, and that the mural or public art would not be detrimental to the public health, safety, or welfare. Commercial content of murals and public art shall be subject to all applicable sign limitations of the underlying zone district. Murals and public art shall be subject to the following standards and review process.
 - 1. Murals and public art may be located on structures or walls within any commercial or industrial zone district.
 - 2. Prior to painting or installation of a new mural or public art, or the modification of an existing mural, an application must be submitted for the review and approval by the Planning Commission. All applications for new or modified murals or public art shall be referred to the Planning Commission for review.
 - 3. Approval of a mural design or public art shall occur only after notice and an opportunity to comment has been provided consistent with the process established in Section 17.51.020 for a public hearing. Interested parties may provide comment on proposed murals in writing or in person to the Planning Commission. The Planning Commission shall consider any public comments during their review of a proposed mural or public art.
 - 4. The Planning Commission shall apply the following design criteria in reviewing proposed murals or public art:
 - a. The subject matter shall be of historical significance regarding the growth and development of the city of Dinuba and its surrounding region. The mural or public art may also contain other subject matter deemed by the committee to be significant and of high quality.
 - b. Murals and public art shall be designed and painted by an artist who possesses demonstrated knowledge and expertise in the design, materials, and execution of murals and public art.
 - c. To the extent feasible, the mural and public art shall be vandal and graffiti resistant.

- C. No person shall paint, alter, or remove a mural or public art without first obtaining a Conditional Use Permit and paying applicable sign permit fees.

17.51.190 Definitions.

For purposes of this chapter, certain words and forms are defined as follows (also see Figure 51-5):

“A-frame sign,” or “sandwich board,” means a portable sign capable of standing without support or attachment.

“Advertising structure” means a structure erected exclusively for advertising purposes upon which any poster, bill, printing, device or other advertisement of any kind whatsoever may be placed, posted, printed or fastened and having a surface of twelve square feet or more.

“Awning sign” means any sign located on an awning.

“Balloon” means any inflatable sign or balloon intended to levitate above the ground regardless of size, that is designed to be used as an outdoor advertising device for any business or promotional event.

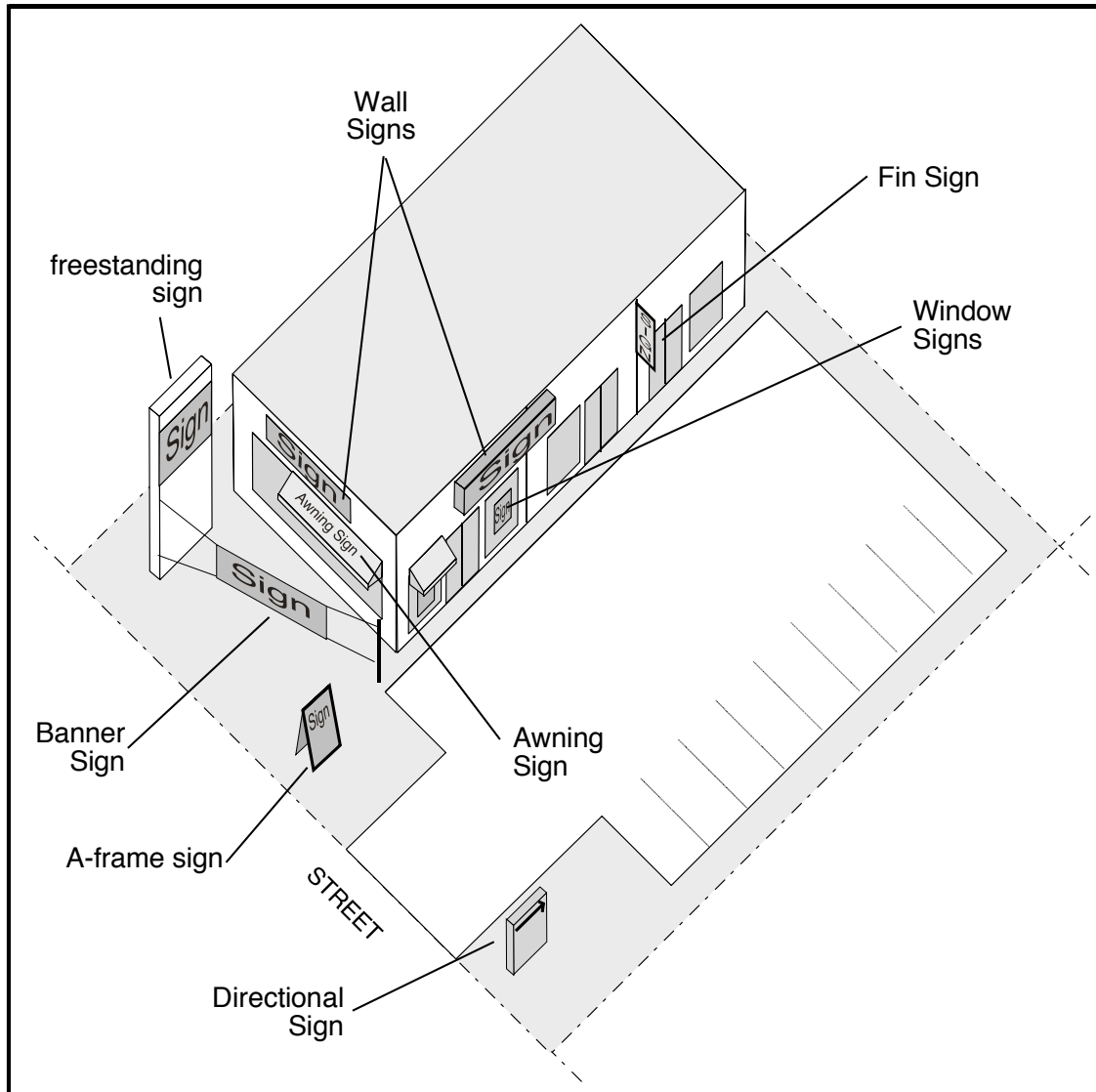
“Bulletin board” means a permanent monument sign with changeable copy, intended to announce meetings or other events.

“Building” means the building on which a sign is located or attached, but excluding an advertising structure.

“Cut-out sign” means any sign or individual words, letters, figures or characters which are self-supporting and not affixed to any sign surface, but which are erected so as to be approximately parallel to the face of the structure but need not be attached to the structure.

“Directional sign” means any sign other than a highway marker or any sign erected by public authority which is for the purpose of directing persons to a place or activity not located on the same premises as the sign.

Figure 51-5: Illustration of various sign types



“Erect” means to build, construct, hang, place, suspend or affix, including the painting or otherwise applying of wall signs.

“Face” means the surface of a sign on, against or through which the message or design is displayed or illustrated.

“Face of structure” means the exposed side of a main wall of a structure, excluding structural projections facing a street, highway or thoroughfare.

“Feather Sign” means a sign typically freestanding that is mounted on a pole, normally made of fabric and designed to blow in the wind.

“Fin sign” means any sign which is erected so as to combine the features of both a roof sign and a projecting sign.

“Freestanding sign” means any sign which is self-supporting in a fixed location and not attached to any structure.

“Gross surface area of sign” or “aggregate surface area” means the area contained within a single continuous perimeter, enclosing all parts of the sign but excluding any structural elements outside the limits of signs which are required for the support of the sign, most often measured in square feet.

“I-frame” signs are a type of portable sign, designed to stand on a solid base or base with four legs, supporting a vertical sign which may or may not be two sided.

“Illuminated sign” means any sign illuminated by any light source on, within or attached to the sign or by a light source removed therefrom.

“Marquee” means a permanent roofed structure attached to and supported by the structure.

“Marquee sign” means any sign attached to or supported by a marquee.

“Monument sign” means any low-profile sign located on the premises and advertising the use, business, service or activity being conducted on the premises.

“Noncommercial sign” means a sign (typically temporary in nature) that contains a message or images displaying non-commercial speech (e.g. commentary or advocacy on topics of public debate and concern). This definition shall be construed and interpreted in light of relevant court decisions,

“Occupancy frontage” means the length of a building frontage of an individual business (see Figure 51-3). Occupancy frontage is used to determine the maximum permitted size of a wall sign.

“Outdoor advertising structure (billboard)” means any sign, other than a directional sign, having a gross area of fifty square feet or more, if single-faced; or one hundred square feet or more if double-faced, which advertises a business, product, service or activity made available elsewhere than upon where the sign is located.

“Pedestrian sign” means a sign typically hung above a sidewalk from an awning or arcade, meant to be viewed by pedestrians.

“Pennants” are long, narrow flags that may be used individually or strung together, and are most often used to designate car sales or other outdoor sales or events.

“Portable sign” means any sign designed to be easily transportable or moveable, and which is capable of standing without support or attachment, including but not limited to an A-board, movable freestanding, tire stack or wind sign.

“Projecting sign” means any sign which is attached to the face of a structure and projects more than eighteen inches from the face of the structure.

“Real estate sign” means any sign used exclusively for advertising a parcel of property or a structure for sale, lease or rent.

“Roof sign” means any sign located on a roof of a building or having its major structural supports attached to a roof.

Sandwich Board. Refer to definition of “A-frame sign”.

“Sign” means any advertisement, announcement, display (including electronic display), illustration, banner, insignia or mechanism which is affixed to, painted on or otherwise represented on a building, structure or site, on any vegetation, rock, wall, post, fence or any other object and which is used to advertise or promote the interests of any person on the sale, use or consumption of any service, commodity, article or thing.

For the purpose of this chapter the term “sign” shall not include the following:

1. Advertising media located entirely within an enclosed building;
2. Traffic highway markers, parking directional signs not greater than three square feet in area and railroad crossing or danger signals;
3. The display of official court or public office notices;
4. Any sign erected or maintained by public authority; or
5. Signs used for the safety, welfare or convenience of the public by utility companies.

“Sign structure” means the structure supporting a sign including uprights, braces and framework but excluding any portion of the sign structure which meets the definition of a “sign.”

“Snipe sign” means a type of temporary sign used for commercial purposes, typically small, made of plastic or paper that is attached to a wire frame that is stuck into the ground. Snipe signs are also sometimes attached to other objects such as telephone poles, trees, fences, etc.

“Streamer” means a long, narrow banner, flag, or pennant.

“Street frontage of a lot” means the face of a lot abutting a street for interior lots and the narrowest frontage abutting a street on corner lots.

“Trompe l’oeil” means an art technique involving realistic imagery in order to trick the eye into perceiving a painted detail as a three-dimensional object.

“Wall sign” means any sign painted, affixed or attached on a building wall or of solid construction located as to be approximately parallel with the face of a structure, including a “V” type sign which does not extend more than eighteen inches from the face of the structure.

“Window sign” means any sign painted on or attached to a window or located inside a structure within a distance equal to the greatest dimension of the window (either width or height) and designed to be viewed from the outside of the structure in which the window is located.

CHAPTER 53



Zoning Ordinance Amendments

Sections

17.53.010	Purpose
17.53.020	Boundary Changes
17.53.030	Application and Fees
17.53.040	Public Hearing Notice
17.53.050	Public Hearing
17.53.060	Action of the Planning Commission
17.53.070	Action of the City Council
17.53.080	Amendment of Official Zoning Map
17.53.090	New Application
17.53.100	Urgency Zoning Ordinance Amendments
17.53.110	Prezoning

17.53.010 Purpose

This chapter establishes the procedure for changes in zoning designations for parcels, and also for changes in zoning standards within the text of the Dinuba Zoning Ordinance.

17.53.020 Boundary Changes

- a. A change in the boundaries of any district may be initiated by the owner of the property within the area for which a change of district is proposed or the authorized agent of the owner filing an application for a change of district boundaries. If the area for which a change in district is proposed is more than one ownership, at least 50 percent of the property owners or their authorized agents shall join in filing the application.
- b. A change in boundaries of any district or a change in a district regulation may be initiated by application of a private party, or by resolution of the Planning

Commission, or by action of the City Council in the form of a request to the Planning Commission.

17.53.030 Application and Fees

- a. A property owner or authorized agent, desiring to propose a change in the boundaries of the district in which the property is located, may file an application with the Planning Commission for a change in district boundaries on a form prescribed by the Planning Commission which shall include the following data:
 1. Name and address of the applicant.
 2. Statement that the applicant is the owner of the property for which the change in district boundaries is proposed or the authorized agent for the owner, or the plaintiff in an action of eminent domain to acquire the property involved.
 3. Address and description of the property, including Assessor Parcel Number, number of acres, land use, surrounding land uses and other details that could be relevant to the proposal.
- b. The application shall be accompanied by a drawing of the site and the surrounding area for a distance of at least 300 feet from the boundary of the site, showing the location of streets, and property lines and the names and last known addresses of the recorded legal owners of all properties shown on the latest adopted tax roll of the County of Tulare. Assessor's maps may be used for this purpose.
- c. The application shall be accompanied by a fee set by a resolution of the City Council sufficient to cover the cost of processing the application as prescribed in this chapter.

17.53.040 Review and Public Hearing Notice

- a. Upon receipt the Planning Director shall review the application and determine whether it is complete, and shall notify the applicant of any discrepancies or additional information required to properly analyze the request. The Planning Director shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the Planning Commission, including a recommendation as to the action to be taken by the Planning Commission and a statement supporting such recommendations.

- b. The Planning Commission shall hold a public hearing on each application for a change in district boundaries or a district regulation within 45 days of the date when the application was filed or the proposal was initiated.
- c. Notice of a public hearing shall be given not less than 10 days prior to the date of the public hearing by : (1) a publication of a notice of the time and place of the hearing and a general explanation of the matter to be considered in a newspaper of general circulation within Dinuba; (2) mailing a notice of the time and place of the hearings to all persons whose names appear on the property owners list submitted under the provisions of this chapter.

17.53.050 Public Hearing

- a. At the public hearing, the Planning Commission shall review the application or the proposal and may receive pertinent evidence and testimony as to why and how the proposed amendment is necessary to achieve the objectives of the zoning ordinance prescribed in this chapter or how or why the proposed amendment is consistent with the stated purposes and application intended for the zone classification proposed.
- b. The Planning Commission may review proposals for the use of the property for which a change in district boundaries is proposed or plans or drawings showing proposed structures or other improvements, in light of the fact that under the provisions of this title a change in district boundaries cannot be made conditionally.

17.53.060 Action of the Planning Commission

Within 40 days following the completion of the public hearing, the Planning Commission shall make specific findings in writing as to whether the change is required to achieve the objectives of the zoning ordinance and the goals, policies and action programs of the general plan. The Commission shall transmit a report to the City Council recommending that the application be granted or denied, or that the proposal be adopted or rejected, including, if warranted, a written statement of the reasons for the recommendation, together with one copy of the application, resolution of the Commission, the scale drawing of the site and surrounding area and all other data therewith, the minutes of the public hearing, the report of the Planning Director and the findings of the Commission.

17.53.070 Action of the City Council

- a. Upon receipt of the Planning Commission's resolution and report, the City Council shall hold a public hearing; provided, however, that if the matter under

- consideration is an amendment to change property from one district classification to another, and the Planning Commission has recommended against the adoption of such amendment, the City Council need not take any further action thereon unless an interested party requests such a hearing by filing a written request with the city clerk within five working days after the Planning Commission files its recommendation with the City Council.
- b. Notice of the time and place of said hearing shall be given in the time and manner provided in Chapter 17.5 (Public Hearings).
 - c. The City Council, after the close of the public hearing, shall make specific findings in writing as to whether the amendment is required in order to achieve the objectives of the zoning ordinance and goals, policies and action programs of the general plan and, when applicable, whether the amendment would be consistent with the purposes and application intended for the zoning district being proposed.
 - d. The City Council may approve, modify or deny the recommendation of the Planning Commission; provided, however, that if modified significantly, the modification shall be first referred to the Planning Commission for report and recommendation. The Planning Commission shall not be required to hold a hearing thereon. Failure of the Planning Commission to report within 40 days of the reference (or such longer period as may be designated by the City Council) shall be deemed to be approval of the proposed modification by the Planning Commission.
 - e. If the City Council finds that the proposed amendment is required (in its original or modified form) it shall enact an ordinance amending the regulations of this title. If the Council finds that an amendment is not required, it shall deny the application or proposal for amendment.

17.53.080 Amendment of Official Zoning Map

A change in a district boundary shall be indicated on the Official Dinuba Zoning Map together with the date, the amendment action and ordinance number.

17.53.090 New Application

Following the denial of an application for a change in a district boundary, no application for the same or substantially the same change shall be filed within one year of the date of denial of the application.

17.53.100 Urgency Zoning Ordinance Amendments

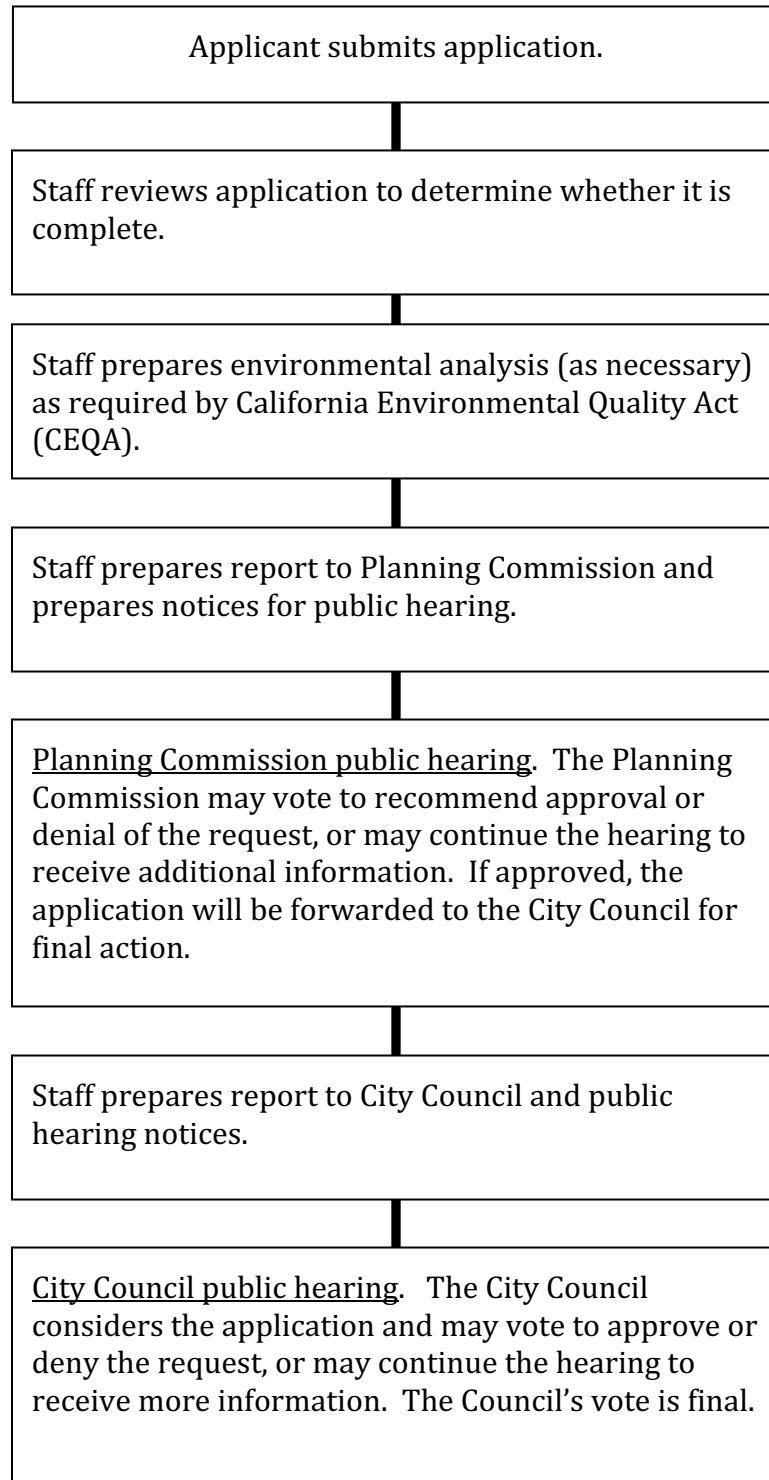
To protect the public interest, health, safety and welfare, the City Council may adopt an urgency zoning ordinance amendment limiting the use of property that may be in conflict with a general plan, specific plan, or zoning amendment that is being contemplated by the Planning Commission or City Council. The following regulations shall govern the procedures for an urgency zoning ordinance amendment.

- a. Adoption of an urgency zoning ordinance amendment shall require a four-fifths (4/5) vote of the City Council.
- b. The urgency ordinance shall no longer be binding after 45 days from its adoption except under the following conditions.
 1. Subject to a public hearing, the City Council may extend the urgency ordinance amendment for 10 months and 15 days.
 2. An urgency ordinance amendment may be extended for an additional year, subject to a four-fifths (4/5) vote by the City Council.
 3. Ten days prior to the expiration or extension of an urgency ordinance, the City Council shall issue a written report describing the measures being taken to alleviate the condition that led to the adoption of the urgency zoning ordinance.

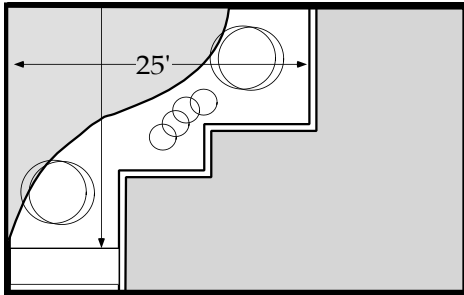
17.53.110 Prezoning

Dinuba may prezone unincorporated territory to delineate the zoning of the subject territory in the event of annexation to the City. The procedure for prezoning shall be consistent with the requirements for a zoning amendment outlined in this chapter.

Exhibit 53-1: Zoning Ordinance Amendment Process



CHAPTER 55



Site Plan Review

17.55.010	Purpose
17.55.020	Applicability
17.55.030	Exemptions
17.55.040	Relationship to Design Guidelines
17.55.050	Application and Fee
17.55.060	Action of the Community Development Director
17.55.070	Report and Findings
17.55.080	Street Dedication and Improvements
17.55.090	Building Permit
17.55.100	Lapse of Site Plan
17.55.110	Revocation
17.55.120	Site Plan to Run With the Land

17.55.010 Purpose

The purpose of the site plan/design review process is to enable the City of Dinuba to make a finding that a proposed development project is in conformity with the intent and provisions of this Ordinance and to guide the building department in the issuance of building permits.

The site plan/design review process is intended to ensure that development constructed in Dinuba meets good urban design standards, does not have an adverse impact on neighboring properties, does not negatively impact the public health, safety and welfare, and produces a development that will enhance the image and marketability of Dinuba.

17.55.020 Applicability

The following project types shall be subject to obtaining a Site Plan Review permit prior to a building permit and construction:

1. All new multiple-family residences;

2. All additions to existing multiple-family residences;
3. All renovations to multiple-family residences which involve facade or exterior work;
4. All new commercial construction and also exterior renovations to commercial buildings;
5. All new industrial construction and also exterior renovations to industrial buildings.

17.55.030 Exemptions

The following uses shall be exempt from Dinuba's site plan/design review process:

- a. Single family dwellings.
- b. Open space uses that do not require a building permit.
- c. The establishment of a new use on a previously-developed site where no new construction is proposed (however such uses may be subject to a Conditional Use Permit).
- c. Incidental and accessory structures.
- d. Various public and private utility and infrastructure improvements.
- f. Existing uses that were originally permitted through the Site Plan Review process whose building area (or active use area) is being increased by less than 25 percent
- g. Other uses that the Planning Director determines not to require site plan/design review because it would not further the objectives of this chapter, including temporary use permits, minor building and site improvements and in home care facilities that cater to the elderly or disabled.

17.55.040 Relationship to Design Guidelines

In addition to the requirements for Site Plan Review outlined in this chapter, all development projects shall also be subject to conformance with the City of Dinuba's Design Guidelines as applicable for commercial, industrial, multi-family residential and neighborhood design.

17.55.050 Application and Fee

An application for a site plan/design review permit shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council. Uses that require a conditional use permit shall not be required to pay for a site plan/design review permit because the fee would be covered by the fee for a conditional use permit. The information requirements listed below will be required of applicants, and the application shall include the following information:

- a. Name and address of applicant.
- b. Statement that the applicant is the owner of the property or is the authorized agent of the owner.
- c. An accurate scale drawing of the site and the surrounding area for a distance of at least 100 feet from each boundary of the site showing the existing locations of streets and property lines.
- d. Preliminary floor plans and front, side and rear architectural elevations of the proposed structures, along with renderings showing proposed colors and materials of the structures and improvements.
- e. A site plan , drawn to scale, which shall show the following:
 1. Lot and building dimensions.
 2. All buildings and structures: location, size, height, and proposed use.
 3. Yards and space between buildings.
 4. Walls and fences: location, height and materials.
 5. Off-street parking and loading: location, number of spaces, dimensions of spaces, and internal circulation pattern.
 6. Access: pedestrian, vehicular and service: points of ingress and egress.
 7. Signs: location, size, height, and type of illumination.
 8. Lighting: location and general nature.
 9. Trash enclosures.

10. Street dedication and improvements.
11. Grading and drainage plan.
12. Landscaping and irrigation: location and type.

17.55.060 Action of the Community Development Director

1. Within thirty days after submission, the director, on behalf of the city, shall review the site plan to determine compliance with this title. If it is determined that the site plan cannot be approved without granting a variance or use permit, or amending this title, the applicant shall be notified in writing and no action on the site plan shall take place until proper application for a variance, use permit or amendment has been filed and acted upon as prescribed by this title.
2. The director may require the submittal of additional information or revised plans. Within thirty days from the receipt of an application the applicant shall be notified in writing of any revisions or additional information required and shall submit such information. Failure to submit required information may be cause for site plan disapproval.
3. Once the application is determined to be complete, the director shall refer the application to the Design Review Committee (DRC (composed of appropriate department heads and service providers, including but not limited to the city engineer, public works director, building official, fire chief, police chief, solid waste provider, school district and other individuals or representatives who may be affected or otherwise have an interest in the project)). These individuals and agencies shall submit comments and questions to the director, who, based on these comments, may request revisions to the site plan or additional information as appropriate.
4. Within thirty days after the acceptance of the completed site plan, the director shall approve, approve with conditions or disapprove the site plan.
5. In making their determination, the director shall consider and, when appropriate, make findings consistent with Section 17.55.070. In making these findings, the director shall determine that approvals will be consistent with established legislative policies relating to traffic safety, street dedications and street improvements, environmental quality, and to zoning, fire, police, building and health codes.
6. In reaching a determination with regard to a site plan review, the director shall state those conditions which he has determined are necessary to protect the public health, safety and general welfare of the community and those conditions as may

be required by the city municipal code or any federal, state or other local law, rule, regulation or court decision in accordance with this section.

7. All conditions of site plan approval shall be fully complied with prior to the issuance of any certificate of occupancy. It is unlawful for any person to construct, occupy or maintain any building, facility or site without fully complying with all of the conditions of site plan approval or any other applicable requirement of this chapter.
8. The director's decision shall be final unless appealed to the planning commission. Appeals shall be processed in accordance with Chapter 17.63 (Appeals).
9. When, in the opinion of the director, the site plan submitted is of such consequence, magnitude or involves potential public controversy, the director may refer such to the planning commission for public hearing. The referral shall be placed on the agenda of the next available planning commission meeting following the director's decision.
10. The approved site plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the director, with one copy mailed to the applicant and one copy filed with the building official.
11. Revisions by the applicant to an approved site plan shall be resubmitted in the manner required for drawings first submitted. Minor modifications, as determined by the director, shall be approved as a change to the site plan. Any other change shall be processed as an original filing.

17.55.070 Report and Findings

In making their decision, the director shall prepare a report on the site plan/design review permit application based on their analysis of the project and also recommendations of the Design Review Committee. This report shall be forwarded to the applicant and their agent. The findings shall include the following:

- a. That the location of the proposed use is in accordance with the purpose and objectives of this Ordinance and the purposes of the district in which the subject site is located.
- b. That the design of buildings and other improvements complies with applicable Design Guidelines for the zone in which the project is located.
- c. That the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health,

safety, convenience or welfare, or be materially injurious to properties or improvements in the vicinity.

- d. That the proposed use will not have a significant impact on the environment, or that any significant impacts have been acknowledged.
- e. That the proposed use will comply with applicable provisions contained in this Ordinance.
- f. That the proposed use is consistent with the Dinuba General Plan.
- g. That the site for the proposed use is adequate in size, shape and location to accommodate the use for which it is proposed.

17.55.080 Street Dedication and Improvements

In addition to the conditions detailed in the Director's resolution, changes in the neighborhood that would result from traffic generated by the development undergoing site plan/design review may require land dedication and/or street improvements. Should the Director find that approval of the proposed development combined with existing traffic in and near the subject property warrant road improvements along the subject property, the Commission may require conditions as follows:

- a. The applicant shall dedicate necessary right-of-way along the subject property adequate to facilitate the installation of roadway improvements consistent with Dinuba's Circulation Element and Improvements Manual.
- b. The applicant shall install roadway improvements, including curbs, gutters, sidewalks and street paveout, along the subject property that are consistent with Dinuba's Circulation Element and Improvements Manual. These improvements may extend off site for purposes of ensuring safe traffic circulation, effective storm drainage, or pedestrian safety.
- c. The applicant shall install non-roadway improvements within the roadway right-of-way, including street signs, street lights, street trees and bus stops.

All improvements shall be constructed and installed to city standards and shall be installed at the time of development. Where it is determined by the Director that it is impractical to install certain or all improvements at the time of development, an agreement to make such improvements may be accepted in lieu thereof. In the event of such an arrangement, the applicant shall enter into an agreement with Dinuba for the installment of improvements before a building permit is issued. The applicant shall deposit money with the City of Dinuba or post a bond with the City in the amount determined by the City Engineer to guarantee the installation of said improvements.

17.55.090 Building Permit

Before a building permit shall be issued for any building or structure proposed as part of a site plan/design review, the Chief Building Official shall find that the proposed building location and size, facilities and improvements are in conformance with the site plan/design review and conditions approved by the Community Development Director.

17.55.100 Lapse of Site Plan

Site plan/design review approval shall lapse and shall become void one year following the date on which it was approved unless, prior to expiration of one year, a building permit has been issued by the Chief Building Official and construction has commenced. Alternatively, the applicant may request a one-year extension of the Site Plan by submitting a letter to the Community Development Director that justifies the extension. Extensions may be requested up to three times.

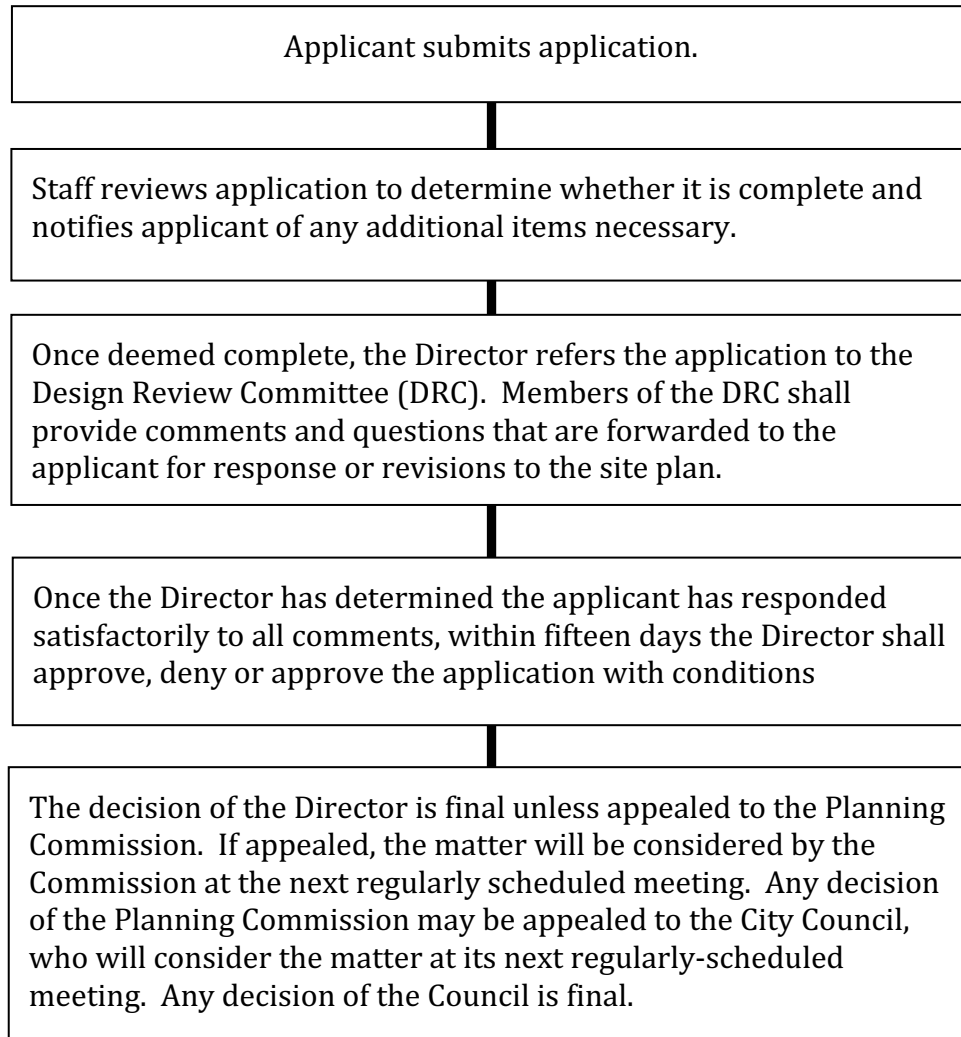
17.55.110 Revocation

Upon violation of any conditions of an approved site plan, said site plan may be revoked and building permits associated with an approved site plan shall be suspended. Within 30 days of the revocation and suspension, the City Council shall consider the matter. If not satisfied that the regulation, general provision, condition or conditions are being complied with, the City Council may revoke the site plan and/or building permit and take action as may be necessary to ensure compliance.

17.55.120 Site Plan to Run With the Land

A site plan shall run with the land and shall continue to be valid upon change of ownership of the property or building which was the subject of a site plan application.

Exhibit 55-1: *Site Plan Review Process*





Conditional Use Permits

Sections

17.57.010	Purpose
17.57.020	Application and Fee
17.57.030	Hearings and Notice
17.57.040	Review and Public Hearing Notice
17.57.050	Report and Findings
17.57.060	Action of the Planning Commission
17.57.070	Conditions
17.57.080	Lapse of Conditional Use Permit
17.57.090	Extension of Conditional Use Permit
17.57.100	Revocation
17.57.110	New Application
17.57.120	Use Permit to Run with the Land
17.57.130	Preexisting Conditional Use Permits
17.57.140	Temporary Conditional Use Permits

17.57.010 Purpose

The purpose of this chapter is to establish procedures for processing Conditional Use Permits and temporary use permits. Certain uses listed in districts in this Ordinance are permitted subject to receiving a Conditional Use Permit. Because of their unusual characteristics, or unique area in which they are proposed, these uses require special consideration so that they may be located properly with respect to the purpose and objectives of this Ordinance and with respect to their effects on surrounding properties.

17.57.020 Application and Fee

An application for a Conditional Use Permit shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council.

17.57.030 Hearings and Notice

Upon receipt of a Conditional Use Permit application and making a determination that the application is complete and meets City standards, the Planning Department shall prepare a notice for a public hearing consistent with the requirements contained in Section 17.5 (Public Hearings). The application shall include the following information:

- a. Name and address of applicant.
- b. Statement that the applicant is the owner of the property, or is the authorized agent of the owner.
- c. A site plan, drawn to scale, which shall show the following:
 1. Lot and building dimensions.
 2. All buildings and structures: location, size, height, and proposed use.
 3. Yards and space between buildings.
 4. Walls and fences; location, height and materials.
 5. Off-street parking and loading: Location, number of spaces, dimensions of spaces, and internal circulation pattern, consistent with standards contained in Section 17.49 (Parking and Loading).
 6. Access: pedestrian, vehicular and service. Points of ingress and egress.
 7. Signs: location, size, height, and type of illumination, consistent with standards contained in Section 17.51 (Signs and Advertising).
 8. Lighting: location and general nature.
 9. Street dedication and improvements.
 10. Landscaping and irrigation: location and type, consistent with standards contained in Section 17.47 (Landscaping and Irrigation).
- d. Where new construction or significant remodeling is proposed, preliminary floor plans and front, side and rear elevations of the proposed structures.

17.57.040 Review and Public Hearing Notice

Upon receipt the Planning Director shall review the application and determine whether it is complete, and shall notify the applicant of any discrepancies or additional information required to properly analyze the request. The Planning Director shall also make a determination regarding any review of potential environmental impacts associated with the project, as required by the California Environmental Quality Act.

The Planning Director shall then make an investigation of the application and shall prepare a report thereon which shall be submitted to the Planning Commission, including a recommendation as to the action to be taken by the Planning Commission and a statement supporting such recommendations.

17.57.050 Report and Findings

The Planning Department shall prepare a report on the Conditional Use Permit application that provides a recommendation based on the following findings.

- a. That the location of the proposed use is in accordance with the purpose and objectives of this Ordinance and the purpose of district in which the subject site is located.
- b. That the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience or welfare, or materially injurious to properties or improvements in the vicinity.
- c. That the proposed use will not have a significant impact on the environment, or that any significant impacts will be mitigated or acknowledged.
- d. That the proposed use will comply with applicable provisions contained in this Ordinance.
- e. That the proposed use is consistent with the Dinuba General Plan.
- f. That the site for the proposed site is adequate in size, shape and location to accommodate the use the district for which it is proposed.

17.57.060 Action of the Planning Commission

The Planning Commission shall conduct a public hearing for the proposed Conditional Use Permit, consistent with the procedure established in Chapter 17.5 (Public Hearings). Following the public hearing, the Planning Commission shall take action on the Conditional Use Permit. The Commission can approve, approve with conditions or deny the Conditional Use Permit based on the finding listed above. The Commission's decision is final unless appealed to the City Council, consistent with the procedure established in Chapter 17.63 (Appeals).

Within 10 days of adopting a resolution on the Conditional Use Permit, the Commission shall transmit a copy of its resolution to the applicant.

17.57.070 Conditions

The Planning Commission can approve a Conditional Use Permit subject to conditions. Conditions may involve the operation of the use, maintenance of the property or specific aspects associated with the development, including storage and display of goods, grading, surface and drainage improvements; vehicular ingress and egress; parking and loading; landscaping and irrigation and maintenance thereof; regulation of light, vibration, odors, and noise; appearance of buildings, grounds, signs, and other structures; street dedication and improvements; and hours of operation. In cases where certain improvements may be phased over time, Dinuba may request a bond or monetary deposit to ensure faithful performance on the part of the applicant. The value of the bond or deposit shall be determined by the City Engineer.

Conditions set forth for a Conditional Use Permit can only be required in order to achieve the purpose and objectives of this Ordinance. Conditions which require dedication of land for a purpose not reasonably related to the use of the property shall be prohibited.

17.57.080 Lapse of Conditional Use Permit

A Conditional Use Permit shall lapse and become void one year from the date it became effective, unless by conditions of the use permit a greater time is allowed, or unless a building permit is issued by the Chief Building Official and construction on the use has commenced.

17.57.090 Extension of Conditional Use Permit

A Conditional Use Permit for which no building permit or business license has been issued may be renewed in increments of one year, not to exceed three one-year extensions; provided, that prior to the one-year expiration, an application for renewal is filed with the Planning Department. The Planning Commission by resolution may approve, approve with conditions or deny the renewal application.

17.57.100 Revocation

Where the City finds that a use operating under a Conditional Use Permit is not complying with the conditions of that use permit, the operation of the use shall be suspended. Within 60 days of the suspension, the Planning Commission shall hold a public hearing on the Conditional Use Permit. Based on a report from the Planning Department, findings contained in Section 17.57.050 of this Chapter, and testimony from the public, the Commission may revoke the Conditional Use Permit with conditions that may be necessary to assure compliance with the purpose and objectives of this Ordinance. The Commission's decision shall be final unless appealed to the City Council consistent with the requirements contained in Chapter 17.63 (Appeals).

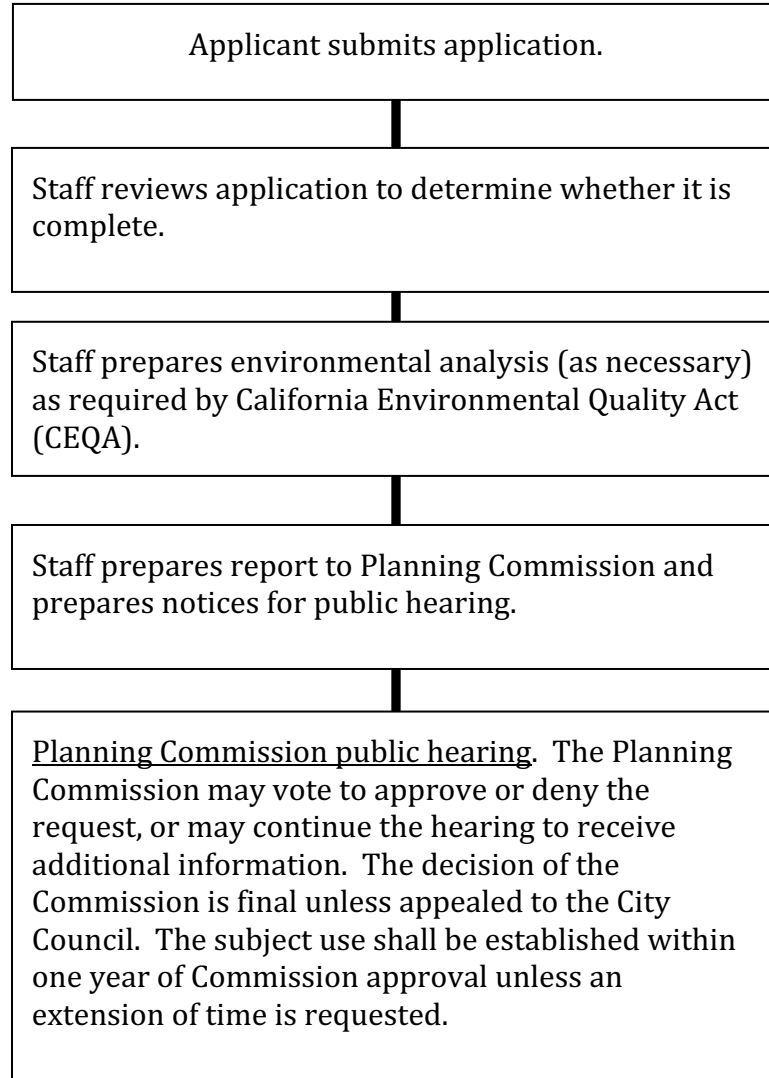
17.57.110 New Application

Following the denial or revocation of a Conditional Use Permit, no application for the same or substantially the same Conditional Use Permit shall be filed within one year of the date of denial or revocation.

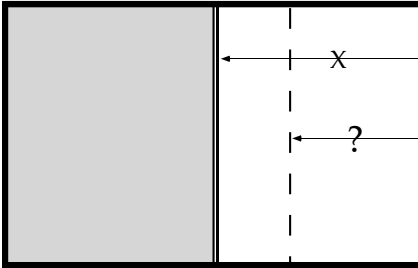
17.57.120 Use Permit to Run with the Land

A Conditional Use Permit shall run with the land and shall continue to be valid upon change of ownership of the property or structure that was the subject of the use permit application.

Exhibit 57-1: Conditional Use Permit Process



CHAPTER 59



Variances, Minor Deviations and Reasonable Accommodations

Sections

17.59.010	Purpose
17.59.020	Variances - Applicability
17.59.030	Variances - Application and Fee
17.59.040	Variances - Hearings and Notice
17.59.050	Variances - Report and Findings
17.59.060	Variances - Action of the Planning Commission
17.59.070	Variances - Conditions
17.59.080	Variances - Appeal to City Council
17.59.090	Variances - Lapse of Variance
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17.59.120	Variances - Variance to Run With the Land
17.59.130	Minor Deviations - Purpose
17.59.140	Minor Deviations - Applicability
17.59.150	Minor Deviations - Application and Fee
17.59.160	Minor Deviations - Report and Findings
17.59.170	Minor Deviations - Action of the Planning Director
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17.59.200	Reasonable Accommodations - Applicability
17.59.210	Reasonable Accommodations - Application and Fee
17.59.220	Reasonable Accommodations - Action of Planning Director
17.59.230	Reasonable Accommodations - Appeal to the Planning Commission

17.59.010 Purpose

The purpose of this chapter is to establish procedures for processing applications for variances, minor deviations and reasonable accommodations requests. Variances are addressed in Sections 17.59.020 through 17.59.120; Minor Deviations are addressed in Sections 17.59.130 through 17.59.180, and Reasonable Accommodations are addressed in Sections 17.59.190 through 17.59.230.

17.59.020 Variances - Applicability

The Planning Commission may grant a variance from district regulations, including setbacks, lot dimensions, height of structures, lot coverage, parking and loading standards, and sign regulations, but shall not apply to types of uses.

17.59.0300 Variances - Application and Fee

An application for a variance shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council.

17.59.040 Variances - Hearings and Notice

Upon receipt of a variance application, the Planning Department shall prepare a notice for a public hearing consistent with the requirements contained in Chapter 17.5 (Public Hearings).

17.59.050 Variances - Report and Findings

The Planning Department shall prepare a report on the variance application. The Department shall provide a recommendation based on the following findings, which are pursuant to California Government Code Section 65906.

- a. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, and that the strict application of this Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical classifications;
- b. That granting a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and district and denied to the property for which the variance is sought;

Chapter 59: Variances, Minor Deviations and Reasonable Accommodations

- c. That granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and district in which the property is located;
- d. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which such property is located;
- e. That granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
- f. That granting the variance will not be inconsistent with the General Plan.

17.59.0600 Variances - Action of the Planning Commission

Following the public hearing, the Planning Commission shall take action on the variance. The Commission can approve, approve with conditions or deny the variance based on the finding listed above. To approve a variance, the Commission shall find that all of the above findings are true. The Commission's decision shall be final unless appealed to the City Council consistent with the requirements contained in Chapter 17.63 (Appeals).

Within 10 days of adopting a resolution on the variance, the Commission shall transmit a copy of its resolution to the person that filed the variance application.

17.59.070 Variances - Conditions

The Planning Commission can approve a variance subject to conditions. Such conditions will assure that the approved variance shall not constitute a grant of a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located.

17.59.080 Variances - Appeal to City Council

Upon an appeal of the Planning Commission's action, the City Council shall hold a public hearing and take action by resolution on the variance. The Council shall consider the Commission's decision, the claims contained in the appeal, and the findings contained in Section 17.59.5 of this chapter. The Council can approve, approve with modifications or deny the decision of the Planning Commission. The decision of the Council shall be final. The variance shall become effective three days following the date of Council approval. Within 10 days of adopting a resolution on the variance, the Council shall transmit a copy of its resolution to the person who filed the variance application.

17.59.090 Variances - Lapse of Variance

A variance shall lapse and become void one year from the date it became effective, unless conditions of the variance allow a greater time, or unless a building permit is issued by the Chief Building Official and construction has commenced on the use that is the subject of the variance.

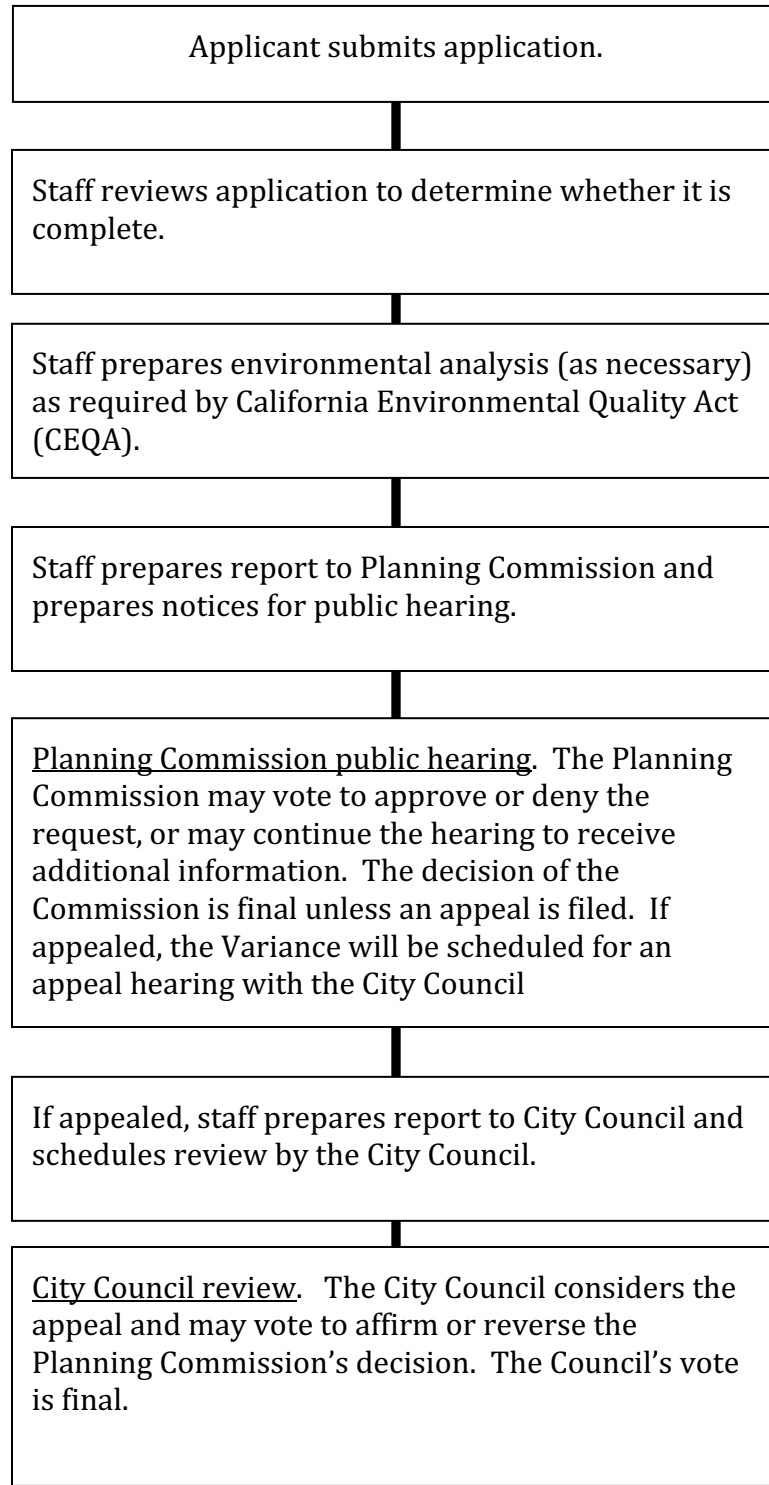
17.59.100 Variances - New Application

Following the denial or revocation of a variance, no application for the same or substantially the same variance shall be filed within one year of the date of denial or revocation.

17.59.110 Variances - Variance to Run With the Land

A variance shall run with the land and shall continue to be valid upon change of ownership of the property or structure which was the subject of the variance application.

Exhibit 59-1: Variance Process



17.59.120 Minor Deviations - Purpose

The purpose of this chapter is to provide a mechanism whereby minor deviations from district regulations can be granted by the Planning Director. A minor deviation may be granted for up to 20 percent for zoning standards identified in Section 17.59.130. Any minor deviation that exceeds the deviation percentage explained above shall be processed as a variance consistent with the regulations detailed in the requirements for Variances in this chapter.

Minor deviations shall only be granted when practical difficulties, unnecessary hardships and conditions inconsistent with the purpose and objectives of this Ordinance may result from the strict application of certain provisions of this Ordinance. The granting of a minor deviation and its associated conditions shall not constitute a special privilege inconsistent with the limitations on other properties in vicinity and in other like districts in Dinuba.

17.59.130 Minor Deviations - Applicability

The Planning Director may grant a minor deviation from district regulations for the following:

- a. Reduction of lot area, lot dimensions, space between buildings, yard space, setback requirements, or population density requirements by not more than twenty (20) percent.
- b. Increase of lot coverage or height limitations by not more than twenty (20) percent.
- c. Permission to repair or remodel a nonconforming structure if the work will bring the structure and the subsequent use into greater conformity with the property development standards of the zoning district in which the structure is located.

17.59.140 Minor Deviations - Application and Fee

An application for a minor deviation shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council.

17.59.150 Minor Deviations - Report and Findings

The Planning Director shall prepare a report on the minor deviation application and shall review the following findings with regard to a minor deviation.

- a. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings or unclear property lines, where the strict application of this Ordinance deprives such property rights possessed by other properties in the same vicinity or other properties that have the same district classification;
- b. That granting a minor deviation is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or other properties that have the same district classification;
- c. That granting the minor deviation will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and district in which the property is located; and
- d. That granting the minor deviation does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the property is located.

17.59.160 Minor Deviations - Action of the Planning Director

Minor deviations may be processed as an administrative matter by the Planning Director. Following a review of a minor deviation application and the findings listed above, the Planning Director may take action on the minor deviation. The Planning Director can approve, approve with conditions or deny the minor deviation based on the findings listed above. Following a decision by the Planning Director, an administrative resolution shall be prepared that outlines the findings and conditions of the decision.

The Director's decision shall be final unless appealed to the Planning Commission consistent with the requirements contained in Chapter 17.63 (Appeals). Within 10 days of approving the minor deviation, the Director shall transmit a copy of the administrative resolution to the person that filed the minor deviation application.

17.59.170 Minor Deviations - Conditions

The Director can approve a minor deviation subject to conditions. Conditions will assure that the approved minor deviations shall not constitute a grant of a special privilege

inconsistent with the limitations upon other properties in the vicinity and district in which such property is situated.

17.59.180 Reasonable Accommodations - Purpose

It is the policy of the City of Dinuba, pursuant to the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act (hereafter called “fair housing laws”), to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. This ordinance establishes a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures of the jurisdiction to comply fully with the intent and purpose of fair housing laws.

17.59.190 Reasonable Accommodations - Applicability

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities.

An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

A request for reasonable accommodation may be made by an individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning, or building regulation, policy, practice or procedure acts as a barrier to fair housing opportunities.

17.59.200 Reasonable Accommodations - Application and Fee

Any eligible person as defined in Section 17.59.190 may request a reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures. An application for reasonable accommodation shall be made to the Planning Department on a form prescribed by the Department. The application shall be accompanied by a fee set by resolution of the City Council.

Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

17.59.210 Reasonable Accommodations - Action of Planning Director

The Planning Director shall prepare a report on the reasonable accommodation application. Reasonable accommodation applications shall be processed as an administrative matter. The Planning Director can approve, approve with conditions or deny the application based on the findings listed below. Following a decision by the Planning Director, an administrative resolution shall be prepared that outlines the findings and conditions of the decision. The decision shall be made within 30 days of receiving the application. The written decision of the Planning Director shall be final unless appealed to the Planning Commission consistent with the requirements contained in Section 17.63 (Appeals). The Planning Director shall render a decision based on the following findings.

- a. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;
- b. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;
- c. Whether the requested accommodation would impose an undue financial or administrative burden on the City and;
- d. Whether the requested accommodation would require a fundamental alteration in the nature of the City's land use and zoning or building program.
- e. In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation will comply with these findings including the following:
 1. Inspection of the property periodically, as specified, to verify compliance with this section and any conditions of approval;
 2. Removal of the improvements, where removal could not constitute an unreasonable financial burden, when the need for which the accommodation was granted no longer exists;
 3. Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists;
 4. Recordation of a deed restriction requiring removal of the accommodating feature once the need for it no longer exists;

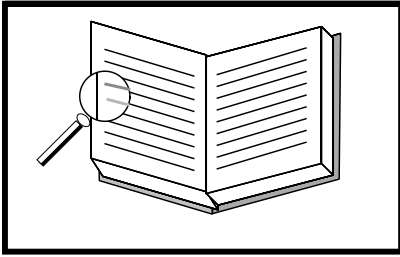
Chapter 59: Variances, Minor Deviations and Reasonable Accommodations

5. Measures to reduce the impact on surrounding uses;
6. Measures in consideration of the physical attributes of the property and structures;
7. Other reasonable accommodations that may provide an equivalent level of benefit and that will not result in an encroachment into required setbacks, exceed the maximum height, lot coverage, or floor area ratio requirement specified for the zone district; and
8. Other conditions necessary to protect the public health, safety, and welfare.

17.59.220 Reasonable Accommodations - Appeal to the Planning Commission

Upon an appeal of the Planning Director's decision, the Planning Commission shall take action by resolution on the reasonable accommodation application. The Commission shall consider the Planning Director's decision, the claims contained in the appeal, and the findings contained in Section 17.59.210 of this chapter. The Commission can approve, approve with modifications or deny the recommendation of the Planning Director. The decision of the Commission shall be final. The decision shall become effective three days following the date of the Commission's approval at which time the applicant may secure a building permit for the accommodation under consideration.

CHAPTER 61



Non-Conforming Uses and Structures)

Sections

17.61.010	Purpose
17.61.020	Definitions
17.61.030	Continuation, Maintenance and Abandonment
17.61.040	Restoration of Damaged Structure

17.61.010 Purpose

The purpose of this chapter is to prevent the expansion of non-conforming uses and structures, to the maximum extent possible, to establish criteria under which they may be continued or possibly expanded and to provide for the modification or removal of these non-conforming uses and structures in a fair, defensible and timely manner. The general purpose is to facilitate the fair transition of properties with non-conforming uses to those with uses that conform with the site's zoning.

17.61.020 Definitions

- a. A non-conforming use is a use of a structure or land that was lawfully established and maintained prior to the adoption of the Dinuba Zoning Ordinance but which does not conform with the use regulations for the district in which it is located.
- b. A non-conforming structure is a structure that was lawfully erected prior to the adoption of the Dinuba Zoning Ordinance but which does not conform with the standards of coverage, setbacks, height, or distance between structures prescribed in the regulations for the district in which the structure is located.

17.61.030 Continuation, Maintenance and Abandonment

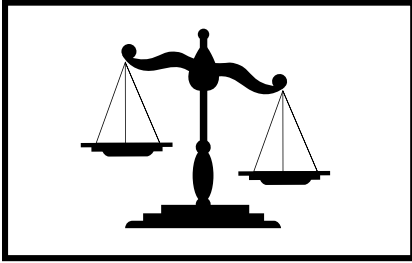
- a. A use legally occupying a structure or a site on the effective date of the zoning ordinance or amendments thereto, which does not conform with the use regulations for the district in which the use is located shall be deemed a legal, non-conforming use and may be continued, except as otherwise provided in this chapter.
- b. A structure legally occupying a site on the effective date of the zoning ordinance or amendments thereto which does not conform with the standards of coverage, setbacks, height, or distances between structures prescribed in the regulations for the district in which the structure is located shall be deemed a legal, non-conforming structure and may be continued, except as otherwise provided in this chapter.
- c. A sign or outdoor advertising structure legally occupying a site on the effective date of the zoning ordinance or amendments thereto which does not conform with the standards for message content, location, size, height, placement, lighting, or movement prescribed in Chapter 17.51 (Signs and Advertising) for the district in which it is located shall be deemed to be non-conforming and may be continued, except as otherwise provided in this chapter.
- d. Routine maintenance and repairs may be performed on a non-conforming site, a non-conforming structure or a non-conforming sign or outdoor advertising structure. Improvements in the design or appearance of these non-conforming features may be made so long as the discrepancy between the existing conditions of the use, structure, sign, or advertising structure and the current district standards is not increased.
- e. Alterations and additions to uses that are non-conforming shall be prohibited unless required by law or unless the moving, altering, or enlargement will result in the elimination of the non-conforming use.
- f. Alterations and additions to structures, signs and outdoor advertising structures shall be prohibited unless required by law or unless the moving, altering or enlargement will result in the elimination of the non-conforming structure, sign, or outdoor advertising structure.
- g. Whenever a non-conforming use, structure, sign, or outdoor advertising structure has been abandoned, discontinued, or changed to a conforming use for a continuous period of 90 days, the non-conforming use shall not be reestablished and the non-conforming structure, sign or outdoor advertising structure shall be removed.

- h. Nothing in this chapter shall be construed or applied so as to require the termination, discontinuance, or removal or so as to prevent the expansion, modernization, replacement, maintenance, alteration, reconstruction or rebuilding and continued use of a public building or public utility buildings, structures, equipment, and facilities.

17.61.040 Restoration of Damaged Structure

- a. Whenever a non-conforming use, structure, sign or outdoor advertising structure is destroyed by fire or other calamity or by an act of God or by the public enemy, the use, structure or sign shall not be replaced, unless the cost of such reconstruction, repairing or rebuilding does not exceed seventy-five percent (75%) of the reasonable replacement value of the building immediately prior to the damage, as determined by a qualified appraiser, provided that restoration is started within three months of the act of destruction and is completed within one year from the time of the event.
- b. Whenever a non-conforming use, structure, sign, or outdoor advertising structure is destroyed by fire, or other calamity, or by an act of God or by the public enemy to the extent that more than seventy-five percent (75%) of the value of the use, structure, sign or outdoor advertising structure is destroyed as determined by the Chief Building Official, the feature shall be voluntarily razed, shall be required by law to be razed or shall be restored to conformity with the regulations for the district in which the feature is located. A non-conforming use shall not be resumed.

CHAPTER 63



Appeals

Sections

- 17.63.010 Who May Appeal**
- 17.63.020 Appeal Requirements**
- 17.63.030 Effect of Appeal**
- 17.63.040 Public Notice and Hearing**
- 17.63.050 Decision on Appeal**
- 17.63.060 Appeals by the Planning Director**
- 17.63.070 New Appeal**
- 17.63.080 Reconsideration**

17.63.010 Who May Appeal

Any person dissatisfied with a decision of the Planning Director or Planning Commission on a planning application may appeal the decision. The decision of the Planning Director can be appealed to the Planning Commission, and the Planning Commission's decision to the City Council, unless otherwise not allowed by this Ordinance.

17.63.020 Appeal Requirements

An appeal of a decision by the Planning Director or Planning Commission shall be completed by filing a letter with the City Clerk no later than 10 days after the day on which the decision was made. The appeal shall state the name of the person appealing the decision, the decision that is being appealed and the reasons for the appeal, including any error, abuse or discretion or a decision that is not supported by the findings in the record.

17.63.030 Effect of Appeal

The filing of an appeal shall have the effect of staying the issuance of any permit or procedure until such time as the matter on appeal is resolved.

17.63.040 Public Notice and Hearing

Upon receipt of an appeal by the City Clerk, a public hearing shall be held within 45 days of the receipt of the appeal. The public hearing notice for the appeal shall comply with the notice requirements detailed in Chapter 17.5 (Public Hearings).

17.63.050 Decision on Appeal

The Planning Commission or City Council shall hold a public hearing on the matter that is under appeal. The appellate body shall affirm, modify or reverse the decision under appeal. At the discretion of the appellate body, the public hearing may be continued.

17.63.060 Appeals by the Planning Director

The Planning Director may appeal a decision of the Planning Commission to the City Council if the Director finds that:

- a. The action of the Planning Commission constitutes new policies for the City.
- b. The action is contrary to established City policy.
- c. The action will have a significant fiscal impact on the City.
- d. The action is not in compliance with City zoning or subdivision ordinances.
- e. The action is inconsistent with the Dinuba General Plan.

17.63.070 New Appeal

When an appeal has been denied by an appellate body, no new application for the same or substantially same application shall be filed with the City for 12 months following the final decision on the appeal.

17.63.080 Reconsideration

If the appellate body determines that more complete information or additional facts on the matter previously appealed become evident, the affected party may request reconsideration of the appeal. All costs associated with the reconsideration shall be borne by the applicant. A new public hearing notice will be processed consistent with Chapter 17.5 (Public Hearings).

CHAPTER 65



Enforcement

Sections

- 17.65.010 Purpose**
- 17.65.020 Administration**
- 17.65.030 Code Enforcement**
- 17.65.040 Violation - Declared public nuisances and actions.**
- 17.65.050 Violation – Procedure**
- 17.65.060 Right of Entry**

17.65.010 Purpose

The purpose of this chapter is to provide a mechanism for enforcing the provisions of this Ordinance. Further, to ensure that Dinuba's planning efforts are achieved and that the public health, safety and welfare is protected.

17.65.020 Administration

All department heads, officials or other employees of the City that are vested with the authority to issue and permit, license or certificate shall enforce the provisions of this Ordinance and shall not issue any permits, licenses or certificates for uses, buildings or structures that are in conflict with this Ordinance. Any permit, license or certificate issued in conflict with this Ordinance, intentionally or otherwise, shall be null and void.

17.65.030 Code Enforcement

The Planning Director and Code Enforcement Officer, or other person authorized by the City Manager, shall be authorized to enforce provisions of this Ordinance and to issue citations and make arrests pursuant to Section 836.5 of the California Penal Code.

17.65.040 Violation—Declared public nuisances and actions.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this title and any use of land, buildings or premises established, conducted, operated or maintained contrary to the provisions of this title shall be and the same are hereby declared to be unlawful and a public nuisance.

The building official shall immediately initiate all necessary legal proceedings for the abatement, removal and enjoinder thereof in the manner provided by law and shall take such other steps as may be necessary to accomplish these ends, and may apply to a court of competent jurisdiction to grant such relief as will remove and abate the structure or use and restrain or enjoin the person, firm or corporation or an organization from erecting, moving, altering or enlarging the structure or using the site contrary to the provisions of this title. The remedies prescribed by this section are cumulative and nonexclusive.

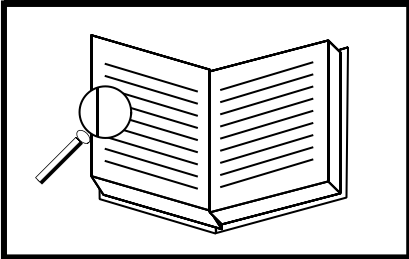
17.65.050 Violation – Procedure

Any person, firm, corporation or organization found in violation of any provisions of this title shall be notified and cited in accordance with the provisions of Chapter 14.52 (Substandard Housing, Unsafe Structures and Unsafe Use of Property—Nuisances).

17.65.060 Right of Entry

In the discharge of enforcement duties authorized persons shall have the right to enter any site, building or structure for the purpose of investigation and inspection. Such right of entry shall be exercised only at reasonable hours and only with the consent of the owner or tenant unless a written order from the Court has been issued.

CHAPTER 67



Definitions

Sections

17.67.010	Purpose
17.67.020	Objectives
17.67.030	Definitions

17.67.010 Purpose

Unless the text of this ordinance states otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words and phrases used in this ordinance shall be defined in Section 25-67.3 of this chapter.

17.67.020 Objectives

The objectives of this chapter are as follows:

- A. Provide coherent and consistent explanation of the terms used in the Ordinance.
- B. Avoid misinterpretation of the regulations, procedures, and standards as put forth in the Ordinance.
- C. Introduce a common vocabulary to facilitate communication regarding the Ordinance.

17.67.030 Definitions

It is noted that individual chapters within this Zoning Ordinance may have definitions within the chapter that pertain to that particular subject matter. Individual chapters with definitions include the following

- Accessory Dwelling Units
- Adult Entertainment
- Landscaping and Irrigation
- Recycling/Buyback Centers
- Signs and Advertising
- Wireless Telecommunication Equipment

“Abutting” shall mean two or more parcels sharing a common boundary of at least one point.

“Abandoned” shall mean to cease or suspend from developing or maintaining a building or use for a stated period of time.

“Access” shall mean safe, adequate, and usable ingress or egress to a property or use.

“Accessory Dwelling Unit” – see Section 17.45.090 for definitions pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units.

“Accessory Structure” shall mean a structure containing no kitchen or bathroom and located upon the same lot or parcel as the principal use or structure to which it is an accessory. The structure is customary, incidental, and subordinate to the use of the principal building, or the principal use of the land. All accessory structures shall be constructed with, or subsequent to, the construction of the principal structure or activation of the principal use.

“Adult Day Program” shall mean any community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis.

Adult Entertainment (see Section 17.45.110 for definitions pertaining to adult entertainment).

“Agricultural Accessory Structures” means those uses and structures customarily incidental and subordinate to the agricultural use of the land, including: barns, storage sheds, corrals, pens, fences, windmills, watering and feed troughs; the storage and use of farm implements, irrigation, and crop-protection equipment; the storage and use of fuels for heating buildings and operating farm equipment or appliances; water and waste water

treatment facilities and systems for private uses and structures which are determined by the Planning Director to be necessary, customary, and incidental to the agricultural use of the lot or parcel. Agricultural accessory uses shall not include construction equipment storage yards.

“Agricultural Operations” means the cultivation and tillage of soil, dairying, the production, irrigation frost protection, cultivation, growing, harvesting, and processing of any agricultural commodity, including timber, viticulture, agriculture, horticulture, the raising of livestock, fur-bearing animals, fish, or poultry, and any commercial practices incidental to, or in conjunction with, such agricultural operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

“Alley” shall mean a public way permanently reserved as a secondary means of vehicular access to abutting property.

"Amendment" shall mean a change in the working, context, or substance of this chapter, an addition or deletion or a change in the district boundaries or classifications upon the zoning map.

“Ancillary Use” shall mean a use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

“Animal Hospital” shall mean a facility where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment; the ancillary use of the premises as a kennel or a place where animals or pets are boarded for remuneration.

“Annexation” shall mean the incorporation of a land area into an existing incorporated community with a resulting change in the boundaries of that community.

“Antenna” shall mean any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or receiving of electromagnetic radio frequency waves, including antennas or towers used for transmitting or receiving television, radio, citizen’s band or cellular phone communication. An antenna can be affixed to or supported by a roof or exterior wall of a building or other structure or an antenna can be ground mounted, which is supported by a platform, framework, pole, or other structural system that is affixed to or placed directly on or in the ground. This definition also means associated equipment including, but not limited to cabling, generators, fans, air conditioning units, electrical panels, equipment shelters, equipment cabinets, equipment buildings, pedestals, meters, vaults, splice boxes, and surface location markers.

"Applicant" shall mean a person who is required to file an application for a permit under this section.

“Arcade” shall mean a place of business having four (4) more amusement machines.

“Area of Shallow Flooding” shall mean an area designated AO or VO AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one foot to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Assessor" shall mean the county assessor of the County of Tulare.

“Automated Teller Machine” (ATM) shall mean a computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel. These machines may be located at or within banks, or in other locations.

“Awning” shall mean a roof-like cover that is temporary in nature and that projects from the wall of a building for the purpose of shielding a door or window from the elements.

“Bar/Tavern” shall mean a business where alcoholic beverages are sold for on-site consumption, which is not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery, and other beverage tasting facilities. Does not include adult entertainment businesses.

“Base Flood” shall mean a flood having a one percent chance of being equaled or exceeded in any given year (also called the “100-Year Flood”). Base flood is the term used throughout this ordinance.

“Basement” shall mean any area of the building having its floor subgraded - i.e., below ground level on all sides.

“Bed And Breakfast Inn” (B&B) means a single-family dwelling which is predominantly residential in character, containing three to six guest rooms offering overnight accommodations for rent, wherein a breakfast meal is customarily included in the lodging rate.

“Block” shall mean the properties abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land or water course.

“Boarding, rooming, lodging house” means a building where lodging and/or meals are provided for compensation for between seven and fifteen persons (not including residential care homes).

“Body piercing shop” means an establishment providing body piercing services, which means any method of puncturing the skin of a person by an aid of needles or other instrument designed or used to puncture the skin for the purpose of inserting jewelry or

other objects in or through the human body. Body piercing services shall not include: (A) ear piercing services where said services are not the primary source of business; and/or (B) the use of needles for legally authorized medical procedures by a licensed acupuncturist, a certified doctor, and/or a registered nurse.

"Breezeway" shall mean a roofed passageway, open on at least two (2) sides, where the roof is structurally integrated with the main building. A fence or wall not exceeding six (6) feet in height may be permitted on one side of said breezeway.

"Buildable Area" shall mean the area of a lot remaining after the minimum yard and open space requirements of the zone district have been met.

"Building" shall mean any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or chattels or property of any kind.

"Building Face" shall mean the exterior surface of any building, regardless of frontage.

"Building, height of" shall mean the vertical distance measured from the adjoining curb level to the highest point of the structure, exclusive of chimneys and ventilators; provided, however, that where buildings are set back from the street line, the height shall be measured from the average elevation of the finished grade at the front of the building.

"Building Permit" shall mean the written permission from the City of Dinuba for the construction, repair, alteration, or addition to a structure.

"Bulletin Board" shall mean a permanently constructed sign containing a surface area that may have interchangeable letters, words, or numerals displaying the name of the institution, events conducted upon and/or services offered upon such premises.

"Caretakers residence" shall mean a single-family residence on the same property with, or on abutting property owned by the owner of, an open space, commercial or manufacturing use, which residence is occupied by one (1) or more persons charged with the care or protection of facilities used in such open space, commercial or manufacturing use, and which residence is provided to the occupant as compensation for such services and for which he does not pay money or other things of value other than his services.

"Carport" shall mean a permanent roofed structure with not more than two (2) enclosed sides used or intended to be used for automobile shelter and storage. See also "Carport, Portable".

"Carport, Portable" shall mean a portable attached or detached accessory structure used as a roof covering to protect vehicles or shelter goods and which may or may not be fixed to the ground and which is not designed or intended to be permanently affixed on a lot. Such accessory structures may be erected by the use of poles, ropes, stakes, or a

combination of these items. Roof coverings may be constructed of various materials such as canvas, vinyl, metal sheeting or similar materials.

“Cell Tower” – see Section 17.45.200 for terms related to cell towers and wireless communication.

"Cemetery" shall mean land used or intended to be used for the burial of the dead and dedicated for such purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundaries of such premises.

“Child care facility” means a facility, other than a home, which provides regular care, protection and supervision to children for a period of less than twenty-four hours a day, while the parents or guardians are away.

“Child care home” means a home in which the occupant provides regular care, protection and supervision to twelve or fewer children, inclusive, including children who reside at the home, if any, for a period of less than twenty-four hours a day, while the parents or guardians are away.

“Church” shall mean a building, together with its accessory buildings and uses, where persons regularly assemble for worship and which building, together with its accessory buildings, and uses, is maintained and controlled by a religious body organized to sustain public worship.

"City" shall mean the City of Dinuba.

"City manager" shall mean the city manager of the City of Dinuba.

“Club, Lodge, Or Private Meeting Hall” shall mean a permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

“Combining Districts” (Overlay Districts) means zones or geographical areas in Dinuba that may require special regulations or treatment due to unique features, resources or hazards. These districts may be combined with any district identified in this Ordinance.

“Commercial Accessory Structures” means uses and structures incidental and subordinate to the commercial use of the land including: equipment storage areas, trash storage areas and bins; vending machines; required loading and unloading facilities; outdoor tables, benches, umbrellas, fountains, ponds, statues, sculptures, paintings, and other works of art; radio and television antennas, private satellite dish antennas; the

storage and use of fuels for fleet vehicles, heating buildings or for the operation of appliances or equipment used within a building; sales offices, showrooms and administrative offices; permitted signs; the storage and use of commercial fleet vehicles as part of the principal use; and other accessory uses and structures which are determined by the Planning and Building Director to be necessary, customary and incidental to the commercial use of the land.

“Commercial Recreation Facility – Outdoor” Means facilities for various outdoor recreational activities, where a fee is charged for use. Examples include: amusement and theme parks; fairgrounds; go-cart tracks; golf driving ranges; miniature golf courses; roller skating, hockey, skateboarding; and water slides. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc.

"Commission" and "planning commission" shall mean the planning commission of the City of Dinuba.

“Communications Equipment Building” shall mean a building housing electrical and mechanical equipment necessary for the conduct of a public communication business with or without personnel.

“Conditional Use” shall mean a use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in the Ordinance and authorized by the Planning Commission.

“Convalescent Hospital Or Nursing Home” shall mean any place, structure, or institution providing for skilled nursing and allied professional health care, or for chronic or convalescent care for one or more persons, exclusive of relatives, in which nursing, dietary or other personal services are rendered to convalescents, invalids, or aged persons, who, by reason of advanced age, chronic illness, or physical infirmity are unable to properly care for themselves, but not including persons suffering from contagious or mental diseases, alcoholism, or drug addiction, and in which surgery is not performed and primary treatment, such as customarily is given in hospitals or sanitariums, is not provided.

“Convenience Store” shall mean a retail establishment with not more than four thousand five hundred square feet of gross floor area, offering for sale prepackaged food products, household items, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, usually for off-site consumption.

"Council" and "city council" shall mean the city council of the City of Dinuba.

"Corner cut-off" shall mean the provision for and maintenance of adequate and safe visibility for vehicular and pedestrian traffic at all intersections of streets, alleys, or private driveways.

"County" shall mean the County of Tulare.

"County recorder" shall mean the county recorder of the County of Tulare.

"Day" shall mean calendar day.

"Day Care" means facilities that provide nonmedical care and supervision of adults or minor children for periods of less than twenty-four hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services:

1. "Child day care center" means a commercial or nonprofit child day care facility designed and approved to accommodate fifteen or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
2. "Large family day care home" means as provided by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for seven to fourteen children, inclusive, including children under the age of ten years who reside in the home, for periods of less than twenty-four hours per day, while the parents or guardians are away.
3. "Small family day care home" means as provided by Health and Safety Code Section 1596.78, a home that provides family day care for eight or fewer children, including children under the age of ten years who reside in the home.
4. "Adult day care facility" means a day care facility providing care and supervision for adult clients.

"Dedication" shall mean the setting aside of land for a particular purpose, including roadway, park, or bikepath improvements; utility easements; or access routes for the public.

"Density" shall mean the number of families, individuals, dwelling units, or housing structures per unit of land.

"Density Bonus" shall mean an increase in units of up to 35 percent over the otherwise maximum allowable residential density under the Ordinance or Dinuba's Land Use Element of the General Plan (see Government Code Section 65915).

“Developer Incentives” means:

1. Reduce or eliminate standards contained in the Subdivision Ordinance or the City of Dinuba Standards and Specifications Manual
2. Reduce or eliminate Ordinance requirements, including open space, lot size, setback, or parking standards.
3. Reduce or eliminate any design requirements exceeding Uniform Building Code specifications.

“Development” shall mean any man-made changes to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

“Development Agreement” shall mean a contract duly executed and legally binding between the City of Dinuba and a developer that delineates the terms and conditions agreed upon by the two parties.

“Disabled Person” means a person who has a medical, physical, or mental condition that limits a major life activity, as those terms are defined in California Government Code section 12926, anyone who is regarded as having such a condition or anyone who has a record of having such a condition. It includes a person or persons, or an authorized representative of a disabled person. The term disabled person does not include a person who is currently using illegal substances, unless he or she has a separate disability.

“Disability” shall mean an individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

"Drive-in restaurant" shall mean any building or structure in which food and drink are prepared for service to customers within such structure or occupying vehicles outside of such structures and including self-service restaurants for take-out food.

“Drive-Through Facility” shall mean a commercial facility where vehicles line up for service at definite spots and where customers are served from a window or similar feature without leaving their vehicles.

"Driveway" shall mean any vehicular access to an off-street parking or loading facility.

“Duplex” shall mean a structure on a single lot containing two dwelling units, each of which is totally separated from the other by a common wall that extends from ground to roof.

“Dwelling” shall mean a structure or portion thereof designed for or occupied for residential purposes whether for one family, several families, roomers or boarders, but for purposes of this definition specifically not to include automobile trailers, hotels, motels, labor camps, tents, railroad cars, converted, transit vehicles, mobile homes or any type of temporary structure.

“Dwelling, Multiple-Family” shall mean a structure containing more than one dwelling unit, designed for occupancy or occupied by more than one family.

“Dwelling, Single-Family” shall mean a building containing one dwelling unit. “Single-family dwelling” shall not include trailers, mobile homes or residential manufactured housing.

"Easement" shall mean a space on a lot or parcel of land reserved for or used for public uses.

“Electric Distribution Substation” shall mean an assembly of equipment which is part of a system for the distribution of electric power where electric energy is received at a subtransmission voltage and transformed to a lower voltage for distribution for general consumer use.

“Electric Transmission Substation” shall mean an assembly of equipment which is part of a system for the transmission of electric power where electric energy is received at very high voltage from its source of generation by means of a network of high voltage lines, and where, by a means of transformers, said high voltage is transformed to a lower subtransmission voltage for purposes of supplying electric power to large individual consumers, interchange connections with other power producing agencies or electric distribution substations for transformation to still lower voltages for distribution to smaller individual users.

“Emergency Shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of 180 days or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelter may include various related uses including but not limited to, navigation centers, bridge housing, and respite or recuperative care.

"Employee housing" shall mean housing as described, defined, and regulated by the Employee Housing Act, Section 17021.5. of the California Health and Safety Code. Employee housing for up to six unrelated persons per dwelling is permitted in the R-1 (Single Family Residential) zone, and in the RM (Multiple Family Residential) zones, subject to density standards of the particular zone. In the UR (Urban Reserve) zone, employee housing is permitted for up to twelve (12) units or thirty-six (36) beds. Employee housing is permitted subject to the issuance of a permit by the State of California Department of Housing and Community Development as provided in California Health and Safety Code Sections 17021.5 and 17030. The permit shall be

prominently displayed in the housing unit and shall be provided to any peace officer, City inspector or State inspector, upon demand. Employee housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences.

"Essential service" shall mean the erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supplying, or disposal systems including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, but not including buildings reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions, or for the public health or safety or general welfare.

"Exceptional Structure" shall mean any structure or building having pre-eminent historical/cultural, architectural, archaeological, or aesthetic significance. Exceptional structures should be considered for nomination to the National Register of Historic Places.

"Extremely Low Income Household" means those units targeted for this category of household that shall be affordable at a rent that does not exceed 30 percent of 60 percent of the Tulare County median income.

"Façade" shall mean the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

"Fair Housing Laws" means (1) the federal Fair Housing Act (42 U.S.C. section 3601 and following) and (2) the California Fair Employment and Housing Act (Government Code section 12955 and following), including amendments to them.

"Family" means one person or two or more individuals living together sharing household responsibilities and activities, which may include, sharing expenses, chores, eating evening meals together and participating in recreational activities and having close social, economic and psychological commitments to each other.

"Farmworker Housing" (Employee Housing Act, Section 17021.6): Means housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this title. Farmworker housing shall not be deemed a use that implies that the farmworker housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of farmworker housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in farmworker housing in a zone allowing agricultural

uses shall include agricultural employees who do not work on the property where the farmworker housing is located.

“Farming” see Agricultural Operations

"Federal" shall mean the Government of the United States of America.

"Fence" shall mean any structural device forming a physical barrier which is so constructed that not less than fifty (50) percent of the vertical surface is open to permit the transmission of light, air, and vision through said surface in a horizontal plane. (For board or other solid barriers, see "Wall.").

“Flooding” shall mean a general and temporary condition or partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source.

“Flood Boundary And Floodway Map” shall mean the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administrative has delineated both the areas of special flood hazards and the floodway.

“Flood Hazard Boundary Map” shall mean the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administrative has delineated the areas of flood hazards.

“Flood Insurance Rates Map” shall mean the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administrative has delineated both the areas of special flood hazards and the risk of premium zones applicable to the community.

“Floodplain” or “Flood-Prone Area” shall mean any land area susceptible to being inundated by water from any source.

“Floodway” shall mean the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

“Floor Area, Gross” shall mean a sum of the gross horizontal areas, in square feet, of the floors of a building, including interior balconies and mezzanines, but not including the horizontal area occupied by any wall, inner court or shaft enclosure.

“Foster Family Home” shall mean any residential facility providing 24-hour care for six or fewer foster children that is owned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed. The placement may be by a public or private child placement agency or by a court order, or by voluntary placement by a parent, parents, or guardian.

“Garage, Private” shall mean an accessory structure or a portion of a main structure used only for the storage of self-propelled passenger vehicles or trailers by families residing upon the premises.

“Garage, Repair” shall mean a commercial structure or part thereof other than a private garage where motor vehicles are repaired or painted.

“Garage sale” is defined as a sale, offer to sell, or holding for the purpose of selling, conducted by any person or persons, of household furnishings, goods or other tangible personal property, conducted in a noncommercial garage, yard, patio, driveway or on any portion of the premises in a residential property.

“Garage, Storage” shall mean a structure or part thereof used for the storage, parking or servicing of motor vehicles, but not for the repair thereof.

"Grade" shall mean the gradient, the rate of incline or decline expressed as a percent. For example, a rise of twenty five (25) feet in a horizontal distance of one hundred (100) feet would be expressed as a grade of twenty five (25) percent. (See also "Slope")

“Grading” shall mean any stripping, cutting, filling or stockpiling of soil.

“Hazardous waste” means waste, or a combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either:

- A. Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness.
- B. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of or otherwise managed.

"Hedge" shall mean a plant or series of plants, shrubs, or other landscaped material, so arranged as to form a physical barrier or enclosure.

“Historic Preservation” shall mean the protection, rehabilitation, and restoration of districts, sites, structures, buildings and artifacts significant in American history, architecture, archaeology or culture.

“Historical Structure” shall mean any structure or building having pre-eminent historical/cultural, architectural, archaeological, or aesthetic significance.

“Hookah bar” means any facility or location whose business operation, whether as its primary use or as an accessory use, is denoted by smoking specially made tobacco through one or more pipes (commonly known as hookah, shisha, or narghile) designed with a tube passing through an urn of water that cools the smoke.

“Home Occupation” shall mean any use conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part; which creates no additional vehicular or pedestrian traffic, requires no additional parking space, generates no noises audible beyond the site, causes no radio or television interference; where no persons are employed other than domestic help, and no mechanical equipment is used other than that necessary for domestic purposes; no materials, equipment and/or supplies are stored outdoors other than such storage normally associated with the residential use of the property. For purposes of this definition, the storage of a vehicle of not more than one (1) ton capacity shall be deemed as normally associated with residential use the property.

“Homemade foods business” shall mean a business conducted out of a residence where the occupants of the dwelling prepare and package certain types of food, operated in compliance with California Homemade Foods Act (as codified in Government Code section 51035), and the following City standards:

- (a) There shall be no employment of help outside the residents of the dwelling, except for one full time employee.
- (b) All food preparation in conjunction with a homemade food business must take place in the residence’s existing kitchen.
- (c) Prior to granting of a city business license the applicant shall obtain a permit from the Tulare County Environmental Health Department. The City business license shall not be effective until that permit or approval is obtained, and shall automatically expire if the other required permit or approval expires, is disapproved or is revoked.
- (d) A copy of the Tulare County Environmental Health Department permit to operate shall be provided to the city planning department within ten working days of the issuance of that permit or approval.

“Homeless Shelter” shall mean a church, public building, or quasi-public facility that provides emergency or temporary shelter to homeless individuals and/or groups. These accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services. Also referred to as emergency housing.

"Hospital" shall mean any building or portion thereof used for the accommodation and medical care of sick, injured, or infirm persons and including sanitariums, alcoholic sanitariums, institutions for the cure of chronic drug addicts and mental patients.

“Hotel” shall mean a structure or portion thereof in which there are individual guest rooms or suites, usually occupied on a transient basis, where lodging with or without meals is provided for compensation.

"Household pets" shall mean animals, birds, or fowl ordinarily permitted in a dwelling and kept only for the company or pleasure provided to the occupants. Household pets shall not include horses, cows, goats, sheep, other equine, bovine, ovine, or ruminant animals, pigs, predatory wild animals, chickens, ducks, geese, turkeys, game birds and fowl which normally constitute an agricultural use (except pigeons, which shall be deemed household pets). The keeping of household pets or other animals is lawful only in those districts where the use is listed as a permitted use or when any household pets are kept as an accessory use to lawfully maintained residences in other districts. The keeping of any animal not herein described as a household pet shall not be deemed an accessory residential use.

“Immediate Family” Immediate family shall include spouse, parent or step-parent, brother or step-brother or half-brother, sister or step-sister or half-sister, child or step-child, or grandparents.

“Industrial Accessory Structures” means those uses and structures incidental and subordinate to the industrial use of the land including: loading and unloading facilities and equipment, parking areas and shipping terminals; water and waste water treatment facilities and systems; incidental services swishes cafeterias; storage facilities and garages, sales office, showrooms, and administrative offices; radio and television antennas, private satellite dish antennas; the storage and use of fuels for fleet vehicles, heating buildings or for the operation of appliances or equipment used within a building; the storage of fully operative fleet vehicles, heavy equipment or trucks as part of the principal use; permitted signs; and other accessory uses and structures which are determined by the Planning and Building Director to be necessary, customary and incidental to the industrial use of the land.

“Institution” shall mean all governmental, religious, and charitable organizations.

“Junk Yard” shall mean a site or portion of a site which waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including used furniture and household equipment yards, house wrecking yards, used lumber yards and the like; excepting a site where such uses are conducted with a completely enclosed structure and excepting a motor vehicle wrecking yard as defined in this section. An establishment for the sale, purchase or storage of used cars or salvaged machinery in operable condition and the processing of used or salvage materials as part of a manufacturing operation shall not be deemed a junk yard.

“Labor Camp”. See “Farm Labor Housing”.

“Landscaping”. See Chapter 17.47 for terms related to landscaping and irrigation.

“Liquor store” means a retail establishment designed and operated for the primary purpose of selling alcohol. Food stores and convenience markets for which sales of food comprise the majority of gross sales, but also sell alcohol, shall not be considered as a liquor store.

"Loading space" shall mean an off-street space or berth on the temporary parking of commercial vehicles while loading or unloading, and which abuts a street, alley or other appropriate means of ingress and egress.

“Lodge Or Club” means an association of persons, whether incorporated or unincorporated, for some common purpose, but not including groups organized to render a service carried on as a business.

“Lot, Corner” (see Exhibit 67-1 for illustration of lot types) shall mean a site bounded by two (2) or more adjacent street lines which have an angle of intersection of not more than one hundred thirty five degrees (135°).

“Lot, Coverage” shall mean the portion of the lot covered by buildings and structures.

“Lot, Interior” (see Exhibit 67-1 for illustration of lot types) shall mean a lot other than a corner lot.

“Lot, Through” (see Exhibit 67-1 for illustration of lot types) shall mean a lot that fronts onto two parallel streets.

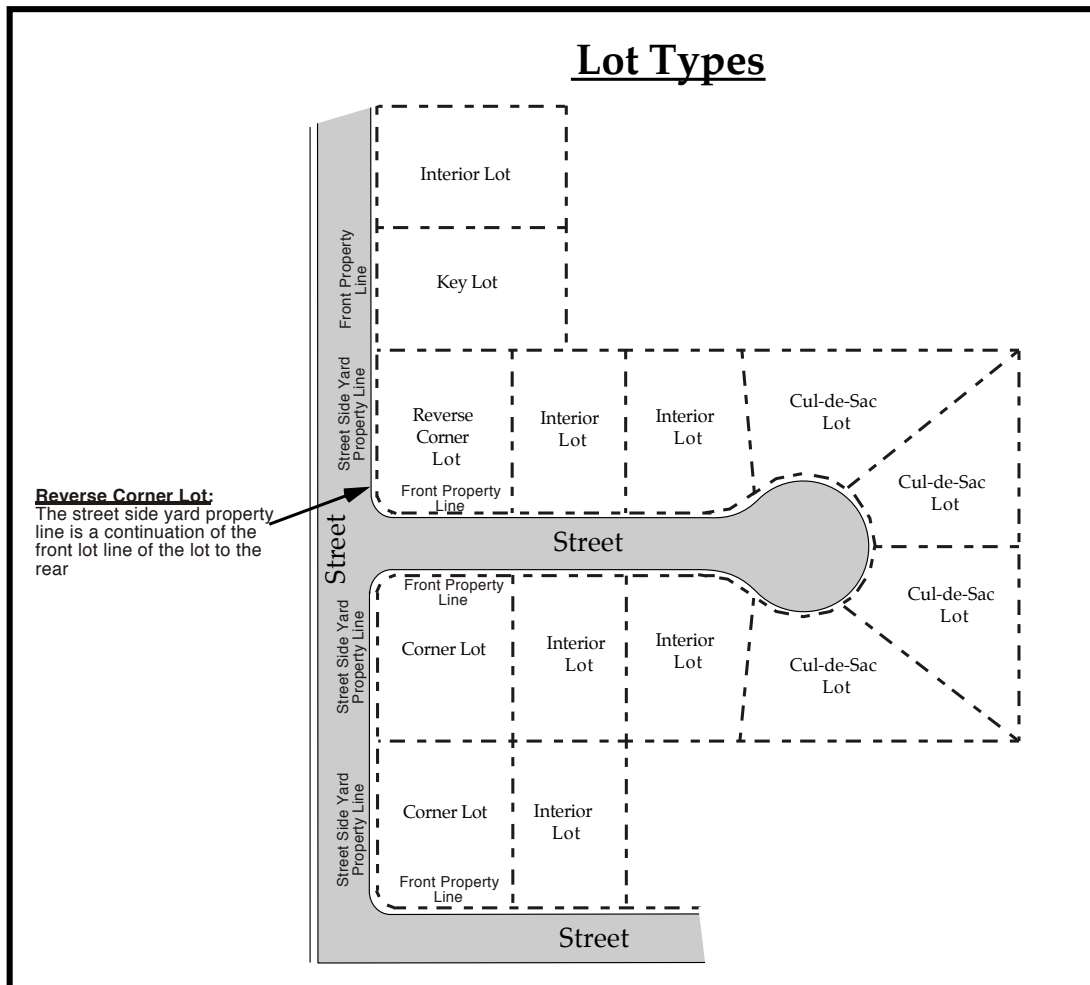
“Lot, Key” (see Exhibit 67-1 for illustration of lot types) shall mean the first lot to the rear of a reversed corner lot whether or not separated by an alley.

“Lot, Flag” shall mean a lot that typically does not front onto a public street but whose access to a public street is provided by a narrow strip of land upon which an easement for vehicular movement is provided.

“Lot, Reversed Corner” (see Exhibit 67-1 for illustration of lot types) shall mean a corner lot whose side street line is substantially a continuation of the front lot line of the first lot to its rear.

“Lot Line, Front” shall mean the property line dividing a lot from a street. On a corner lot the shorter street frontage shall be considered the front lot line.

Exhibit 67-1: Typical Lot Types



“Lot Line, Rear” shall mean the property line opposite the front lot line.

“Lot Line, Side” shall mean any lot lines other than front lot lines or rear lot lines.

“Low Barrier Navigation Centers (LBNC) shall mean a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing.

“Manufactured home” means:

1. A structure, transportable in one or more sections, which is eight body feet or more in width, and is at least forty body feet or more in length, in traveling mode, or, when erected on site, is three hundred twenty or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities;

2. A living unit built to the specifications of the National Manufactured Housing Construction and Safety Standards Act of 1974, constructed after June 15, 1976.

“Manufacturing” shall mean a process that involves and/or produces basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause impacts on surrounding land uses or the community. Also manufacturing processes involving and/or producing: apparel; food and beverage products; electronic, optical, and instrumentation products; ice; jewelry; and musical instruments. Light manufacturing also includes other establishments engaged in the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community.

“Massage Establishments” means any establishments wherein massage is given engaged in or carried on or permitted to be given, where the body is rubbed or there is any manipulation of the body or similar procedure given by a certified massage therapist.

“Mean Sea Level” means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community’s Flood Insurance Rate Map are referenced.

“Medical Buildings” means clinics or offices for doctors, dentists, oculists, chiropractors, osteopaths, chiropodists, or similar practitioners of the healing arts; including accessory laboratories and a prescription pharmacy but not including offices for veterinarians.

“Minor Deviation” shall mean a reduction of a zoning standard by up to 20% that can be processed administratively.

“Mixed Use Project” shall mean a project that combines both commercial and residential uses, where the residential component is typically located above or behind the commercial.

“Mobile Home” shall mean a structure, transportable in one or more sections that is built on a permanent chassis and is designed to be used as a single-family dwelling unit with or without a foundation. Mobile Home does not include a recreational vehicle, travel trailer, commercial coach, or factory-built home.

“Mobilehome Park” shall mean a, area or parcel of land where three or more mobilehomes or mobilehome sites are rented or leased or held out for rent or lease for human habitation. Mobilehome parks may contain accessory facilities: including recreation facilities; meeting rooms; parking lots for boats, recreational vehicles, and other vehicles; administrative offices and other accessory structures associated with mobilehome parks.

“Motel” shall mean a structure or portion thereof or a group of attached or detached structures containing individual guest rooms, suites or dwelling units, usually occupied on a transient basis and usually with garage attached or parking space located in proximity to each unit, where lodging is provided for compensation.

“Motor Vehicle Wrecking Yard” shall mean a site or portion of a site on which the dismantling or wrecking of vehicles, whether self-propelled or not, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts is conducted. The presence on a site of two (2) or more motor vehicles which have not been capable of operating under their own power for thirty days or more or, in the case of vehicles not self-propelled, which have not been towable or from which parts have been removed for reuse or sale, shall constitute prima facie evidence of a motor vehicle wrecking yard.

“Noise” means any undesired audible sound.

“Non-Conforming, Use” shall mean a non-conforming use is a use of a structure or land that was lawfully established and maintained prior to the adoption of the Dinuba Zoning Ordinance but which, does not conform with the current use regulations for the district in which it is located.

“Non-Conforming, Structure” shall mean a non-conforming structure is a structure that was lawfully erected prior to the adoption of the Dinuba Zoning Ordinance but which does not conform with the standards of coverage, setbacks, height or distance between structures prescribed in the regulations for the district in which the structure is located.

“Nuisance” shall mean an interference with the enjoyment and use of property.

“Nursery School” shall mean the use of a site or portion of a site for an organized program devoted to the education or day care of five (5) or more pre-elementary school age children other than those residing of the site.

“Nursing Home” shall mean a structure operated as a lodging house in which nursing, dietary and other personal services are rendered to convalescent, invalids, or aged persons not including persons suffering from contagious or mental diseases, alcoholism or drug addiction and in which surgery is not performed and primary treatment, such as customarily is given in hospitals and sanitariums, is not provided. A convalescent home or a rest home shall be deemed a nursing home.

“Occupancy use permit” means a permit issued to verify the proposed use complies with the provisions of the zoning ordinance.

“Off-sale liquor establishment” means any establishment which has obtained or is required to obtain an Alcoholic Beverage Control board license Type 20 (off-sale beer and wine) or Type 21 (off-sale general) and/or is selling alcoholic beverages in an open

or a closed container for consumption off the premises. Typical off-sale liquor establishments may include but are not limited to the following: food markets, supermarkets, drugstores, liquor stores, bars and convenience markets.

“Open Space” means any parcel or area of land or water essentially unimproved and set aside, dedicated, designed or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

“Overlay Zone” shall mean a zone applied in combination with other zone districts in order to impose additional restrictions or to allow greater variety than is possible with the underlying zone.

“Parcel Map” shall mean the division of a lot, tract or parcel of land into four or fewer lots or parcels of land for sale, lease or financing. Commercial and industrial parcel maps may contain more than four lots.

“Permitted Use” shall mean any use or activity allowed in a zoning district and subject to the development standards applicable to that zoning district.

“Pitch” (or peak) shall mean the highest point as in the highest point of a roof.

"Planned unit development" shall mean a residential, commercial, or industrial development which is designed and built as a planned unit pursuant to the provisions of the "PUD", Planned Unit Development zone, Chapter 17.41 (Planned Unit Development overlay zone).

“Plat” shall mean a map representing a tract of land, showing the boundaries and location of individual properties and streets; a map of a subdivision or site plan.

"Police Chief" shall mean the Police Chief of the City of Dinuba or his or her designee.

“Porch” shall mean a roofed open area, which may be glazed.

“Pre-Zoning” means to delineate the zoning of an unincorporated territory prior to annexation by the City.

“Public Hearing” shall mean a meeting announced and advertised in advance and open to the public, with the public given an opportunity to testify and participate.

“Railroad Right-Of-Way” shall mean a strip of land for the accommodation of main line or branch line railroad tracks, switching equipment and signals, but not including lands on which stations, offices, storage buildings, spur tracks, sidings, section gang and other employee housing, yards or other uses are located.

“Reasonable Accommodation” means providing disabled persons flexibility in the application of land use and zoning regulations and procedures, or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. It may include such things as yard area modifications for ramps, handrails or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways; building additions for accessibility; tree removal; or reduced off-street parking where the disability clearly limits the number of people operating vehicles. Reasonable accommodation does not include an accommodation which would (1) impose an undue financial or administrative burden on the City or (2) require a fundamental alteration in the nature of the City’s land use and zoning program.

“Recreational Area” means an active play area, including sport fields, school yards, picnic grounds or other areas where sport, outdoor or recreational activities take place.

“Recreational Vehicle” shall mean a motor home, travel trailer, truck camper or camping trailer, with or without motor power, designed for human habitation for recreational purposes with a living area less than 220 square feet.

Recycling” – see Section 17.45.080 for terms related to recycling and recycling facilities.

“Residential Care Facility” means a State licensed community care facility, or similar facility determined by the director, for 24-hour non-medical care, meals, support, and maintenance services to children, the elderly, and adults with intellectual and physical disabilities. This included facilities for the elderly, adult residential care facilities, and group homes including small family homes.

"Restaurant" shall mean any building or structure in which food and drinks are prepared for service to customers within such structure.

“Rest Home” shall mean a residential facility for six or more elderly or infirm persons, all of whom are independently mobile and do not require confinement or regular nursing or medical care on the premises. Rest home differs from a “convalescent hospital” in that it is expected to provide comfort, safety, social participation, and the maintenance of health and activity, but does not provide skilled nursing care for the ill.

"Retail store" shall mean a business selling goods, wares, or merchandise directly to the ultimate consumer.

“Rezone” means to change the zoning classification on a parcel of land from one zone district to another.

“Revocation” means to rescind a planning decision made by the Planning Director, Planning Commission or City Council, based on findings that supported non-compliance of certain conditions of approval.

“Right-Of-Way” shall mean a strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

"Roof line" shall mean the highest point of a parapet wall or the main roof structure or a highest point of a parapet wall other than such architectural features as cupolas, pylons, projections or minor raised portions of the roof.

"Room" shall mean an unsubdivided portion of the interior of a dwelling unit, excluding bathroom, kitchen, closets, hallways, and service porches.

“Satellite Dish Antenna” shall mean a satellite earth station consisting of a receiving component of a disc or similar configuration whose purpose is to receive television signals from orbiting satellites or other sources and a low-noise amplifier whose purpose is to magnify television signals.

"School" means any public or private educational facility including, but not limited to nursery schools, preschools, kindergartens, elementary schools, primary schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges, and universities. School includes the school grounds, but does not include the facilities used primarily for another purpose and only incidentally as a school.

"Secondhand store" shall mean a retail business which sells used merchandise.

“Senior citizens’ housing development” means a development containing dwellings specifically designed for and occupied by persons sixty-two years of age or older and limited to such occupancy for the actual lifetime of the building, either by the requirements of state or federal programs for housing for the elderly or in accordance with standards established by resolution of the planning commission and/or the city council.

“Service Station” shall mean a facility which supplies gasoline and diesel fuel to motor vehicles, and including grease racks or elevators, wash racks or pits, tire repairs, battery servicing and repairing, ignition service, sales of motor vehicle accessories and other customary services for automobiles, but excluding painting and body work.

“Senior Household” means those units that have at least one person occupying the residential unit that is at least 55 years of age or older.

“Setback Line” means that line that is the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be erected or placed.

"Setback": See "Yard, Front", "Yard, Rear", or "Yard, Side".

"Sewer" means any pipe or conduit used to collect and carry away sewage from the generating source to the waste water treatment facility.

"Shall" is mandatory; and "may" is permissive.

"Shooting ranges, indoor" means a facility specifically designed for firearms practice within an enclosed building. Each shooting range facility is typically overseen by one or more range masters to ensure gun safety rules are being followed.

"Shooting ranges, outdoor" means an outdoor facility specifically designed for firearms practice with a required backstop and other safety features to catch bullets. Each shooting range facility is typically overseen by one or more range masters to ensure gun safety rules are being followed.

"Shopping center" means a group of two or more commercial uses planned and designed to function as an integral unit on a single parcel of contiguous parcels and which utilize common off-street parking and access, landscaping, loading facilities and points of ingress and egress.

"Sign" See Chapter 17.51 (Signs and Advertising) for definitions related to signs and advertising.

"Single Room Occupancy Unit" shall mean a facility providing dwelling units where each unit has a minimum floor area of 150 square feet and a maximum floor area of 400 square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer.

"Site" shall mean a parcel of land, subdivided or unsubdivided, occupied or to be occupied by a use or structure.

"Site Area" shall mean the total horizontal area included within the property lines of a site.

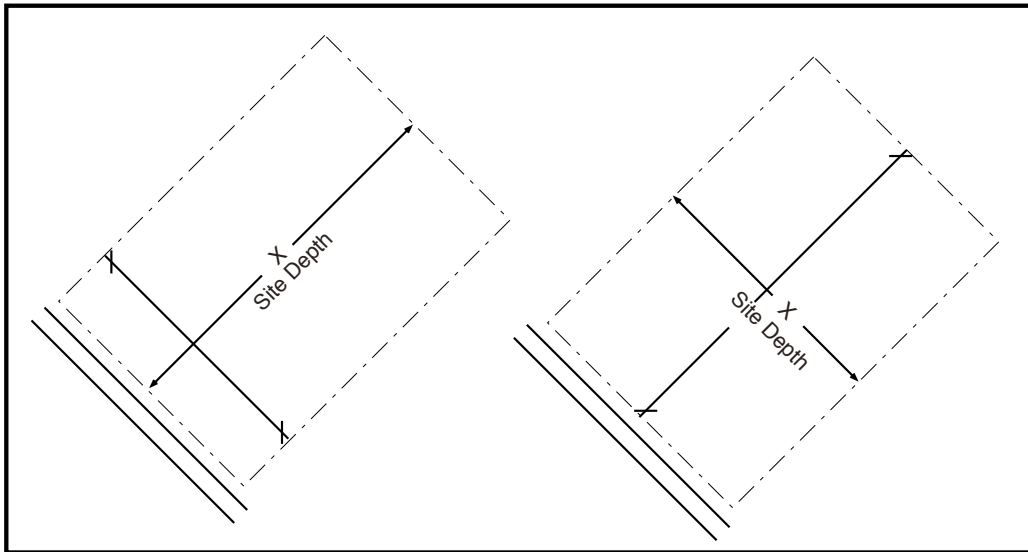
"Site plan" shall mean a plan, prepared to scale, showing accurately and with complete dimensioning, all of the uses proposed for a specific parcel of land. See Chapter 17.55 (Site Plan Review) for requirements.

"Site plan review" shall mean the review by the commission or its authorized agent of a site plan and other studies to assist the commission or agent to determine the manner in which the applicant intends to make use of his property.

“Site Depth” (see Exhibit 67-2 for illustration of Site Width and Depth) means the horizontal distance between the front and rear property lines of a site measured along a line midway between the front side property line.

“Site Width” (see Exhibit 67-2 for illustration of Site Width and Depth) means the horizontal distance between the side property lines of a site measured at right angles to the depth at a point midway between the front and rear property lines.

Exhibit 67-2: *Site Width and Depth*



"Slope" shall mean a natural or artificial incline, as a hillside or terrace. Slope is usually expressed as a ratio. For example, a horizontal distance of one hundred (100) feet with a rise of fifty (50) feet would be expressed as a 2:1 slope. (See also "grade" and "top and toe of slope.")

“Social Rehabilitation Facility” means any residential facility that provides social rehabilitation services for no longer than 18 months in a group setting to adults recovering from mental illness who temporarily need assistance, guidance, or counseling.

“Solar electricity generating plant” means a facility that generates electricity from the sun, primarily for commercial purposes.

“Solar energy system” means a solar collector, solar energy device, or structural design feature of a building whose primary purpose is to provide for the collection, storage and distribution of solar energy for space heating or cooling, for water heating, or for generation of electricity that will be used primarily by the persons and structures on the site.

“Specific Plan” shall mean a plan for a designated area within the city, based on the general plan, but containing more detailed regulations and programs as provided in Section 65450 and following of the California Government Code.

“Stable” shall mean a detached accessory structure including but not limited to a corral or paddock for the keeping of one (1) or more horses owned by the occupants of the premises, and which are not kept for remuneration, hire or sale.

"State" shall mean the State of California.

“Stock Yard” means an enclosed area where animals are temporarily held for concentrated feeding or display preliminary to slaughtering, shipping or resale.

“Storm Water Runoff” means water flowing from impervious surfaces and entering Dinuba’s storm water drainage system, which is a series of curbs and gutter, drop inlets, storm drainage pipes, basins and waterways.

"Story" shall mean a space in a building between the surface of any floor and the surface of the floor next above, or if there be no floor above, then the space between such floor and the ceiling or roof above.

“Street” shall mean a thoroughfare, dedicated as such or acquired for public use as such, other than an alley, which affords the principal means of access to abutting land.

“Street, Arterial” shall mean a street with signals at important intersections and stop signs on side streets, and which collects and distributes traffic to and from collector streets.

“Street, Collector” shall mean a street that collects traffic from local streets and connects with minor and major arterials.

“Street, Cul-De-Sac” shall mean a street with a single common ingress and egress and with a turnaround at the end; non-through streets that serve local neighborhoods.

“Street, Dead End” shall mean a street with a single common ingress and egress.

“Street, Local” shall mean a street designed to provide vehicular access to abutting property and to discourage through traffic; narrow streets that serve local neighborhoods.

“Street property line” means that property line common to the street right-of-way or access easement.

"Structural alteration" shall mean any change in the supporting members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, or retaining walls, or similar components.

“Structure” means any object constructed, installed, or placed on real property by man, including, but not limited to buildings, towers, smokestacks, and overhead lines.

“Structure, Accessory” shall mean a detached subordinate structure located on the same site with the main structure or main use, the use of which is customarily incidental to that of the main structure or the main use of the land.

“Structure, Main” shall mean a structure housing the principal use of site or functioning as the principal use.

"Structure, temporary" shall mean a structure which is readily movable and used or intended to be used for a period not to exceed ninety (90) consecutive days.

“Subdivision” means the division of a lot, tract or parcel of land into five or more lots or parcels of land for sale, lease or financing.

“Substantial Damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or;
2. Any alteration of a “historic structure” provided that the alteration will not preclude the structure’s continued designation as a “historic structure”.

“Supportive Housing” means housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260 (of the Health and Safety code) and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. This housing may include apartments, single-room occupancy residences or single-family homes.

"Swimming pool" shall mean any permanent structure containing a body of water intended for recreational uses, and shall include wading pools.

“Target Households” means Very low income, low income, or senior citizen households.

“Tent Revival” shall mean a religious meeting or series of meetings which are often evangelistic in nature and are conducted within a non-permanent structure such as, but not limited to, a collapsible shelter of canvas or other material stretched and sustained by poles.

“Transitional Housing” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”

“Travel Trailer” shall mean a vehicle other than a motor vehicle, which is designed or used for human habitation and which may be moved upon a public highway without a permit or chauffer’s license or both, without violating any provision of the California Vehicle Code.

"Truck service station" shall mean an occupancy which provides especially for the servicing of trucks, with incidental operations similar to those permitted for "automobile service station."

“Use” shall mean the purpose for which land or structures thereon is designed, arranged or intended to be occupied or used or for which it is occupied, maintained, rented or leased.

“Utility Pole” means any pole or tower owned by any utility company that is primarily used to support wires or cables necessary to the provision of electrical or other utility services regulated by the California Public Utilities Commission.

“Vacancy Rate” means the number of uninhabited dwelling units that are available and suitable for occupancy expressed as a ratio to the total number of housing units.

“Variance” means permission to deviate from the literal requirements of the development standards of a zone district.

“Very Low-Income Household” means those units targeted for this category of household that shall be affordable at a rent that does not exceed 30 percent of 50 percent of the Tulare County median income.

“Veterinary Clinics, Animal Hospitals, And Kennels” means office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. Kennels and boarding operations are commercial facilities for the keeping, boarding or maintaining of four or more dogs four months of age or older, or four or more cats, except for dogs or cats in pet shops.

"Warehousing" shall mean a building or buildings used for the storage of goods, of any type, when such building or buildings contain more than five hundred (500) square feet of storage space, and where no retail operation is conducted. Also see "wholesaling."

"Watercourse" shall mean a lake, river, creek, stream, wash, arroyo, channel, or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

"Wireless Communication" – see Section 17.45.200 for terms related to cell towers and wireless communication.

"Yard" means an open space on the same site as a structure other than a court unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

"Yard, Front" (see Exhibit 67-3 for illustration of yard types) shall mean a yard extending across the full width of the site or lot between the front lot line and the nearest line or point of the main structure.

"Yard, Rear" (see Exhibit 67-3 for illustration of yard types) shall mean a yard extending across the full width of the side of a lot between the rear lot line and the nearest line or point of the main structure.

"Yard, Side" (see Exhibit 67-3 for illustration of yard types) shall mean a yard extending from the front yard to the rear yard between the side lot line and the nearest line or point of the main structure.

"Zoning" means the division of a municipality into districts, and the regulation within those districts of the height, appearance, and bulk of buildings and structures; the area of a lot which may be occupied and the size of required open spaces; the density of population; and the use of buildings and land for commercial, agricultural, industrial, residential or other purposes. The term "zoning" shall be synonymous with the term "classification" and the term "zone" shall be synonymous with the term "district".

Exhibit 67-3: Yard Types

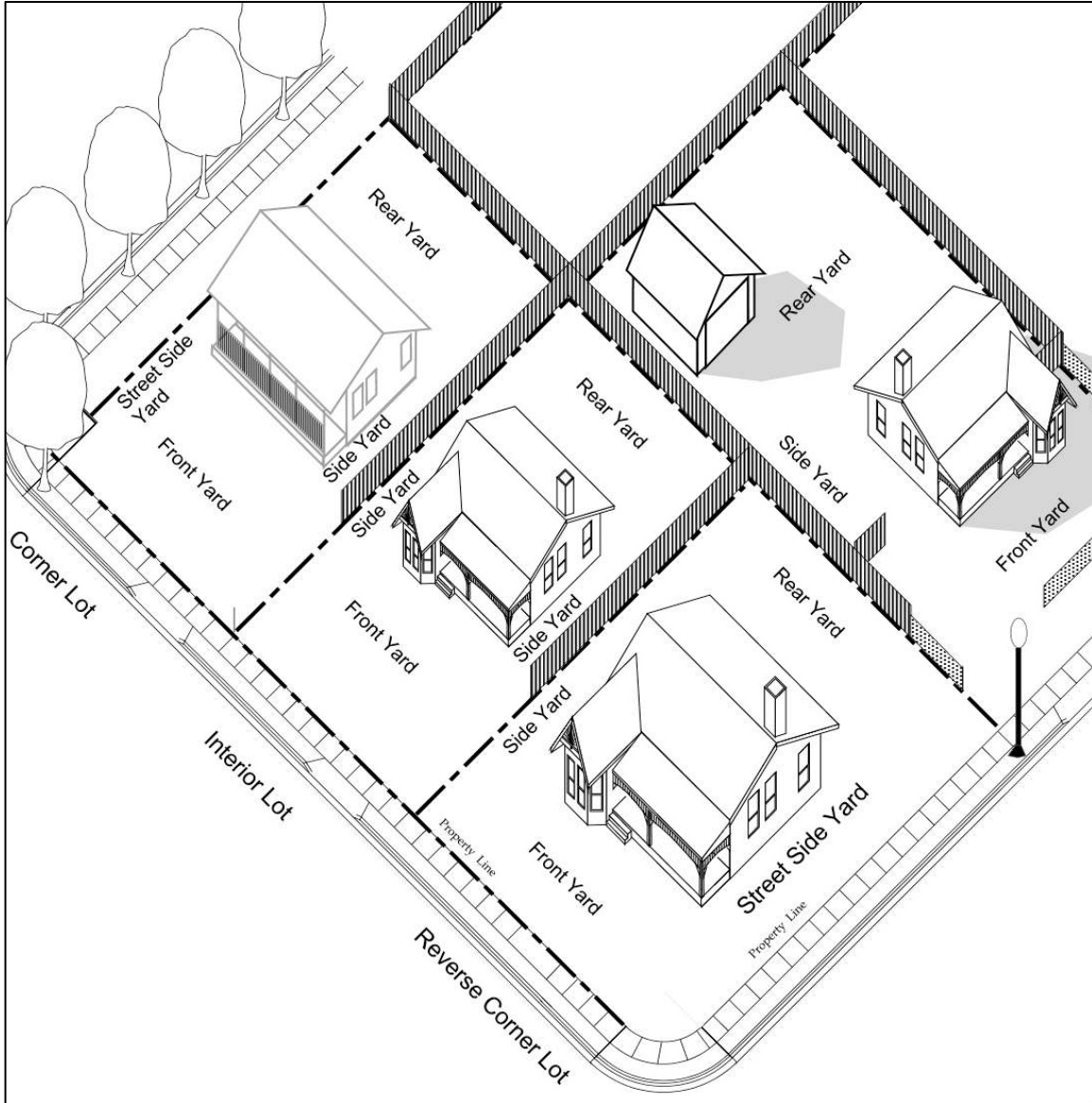


EXHIBIT 2

AMENDMENTS TO SECTION 5.04.130 OF THE DINUBA MUNICIPAL CODE.

City Council Ordinance No. 2025-01

Additions to text are underlined; deletions are shown with a ~~strike thru~~.

~~5.04.130 Funding of the chamber of commerce:~~

~~The city council has determined and declares its intention to determine the amount of the city's contribution to the Greater Dinuba Chamber of Commerce as a sum equal to forty percent of the net proceeds to the city from the city's business license tax. This section shall be automatically renewed each year, unless, by ordinance, the city council repeals or amends this section. (Ord. 2007-12 § 1, 2007: Ord. 2003-9 § 1, 2003: Ord. 98-5 § 2, 1998)~~

EXHIBIT 3

AMENDMENTS TO SECTION 9.36.010 OF THE DINUBA MUNICIPAL CODE. City Council Ordinance No. 2025-01

Additions to text are underlined; deletions are shown with a ~~strike thru~~.

9.36.010 Drinking in public parks and other public places

Except as may be permitted at City-authorized events, no person shall drink any beer, wine or any other intoxicating beverages in any public park or other public place. This section shall not be deemed to make punishable an act or acts which are prohibited by any law of the state. (Ord. 544 § 1, 1975)



City Council Staff Report

Department: CITY MANAGER'S OFFICE

March 25, 2025

To: Mayor and City Council
From: Maria Alaniz, City Clerk/HR Director
By:
Subject: Request for Excused Absence Council Member Linda Launer (MA)

RECOMMENDATION:

Council to excuse the absence of Council Member Linda Launer from the City Council meeting of March 11, 2025.

EXECUTIVE SUMMARY:

None.

OUTSTANDING ISSUES:

None.

DISCUSSION:

Council Member Linda Launer was unable to attend the City Council meeting on March 11, 2025. Council Member Launer requested that the City Council excuse her absence from the March 11, 2025 meeting.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None required.

ATTACHMENTS:

None



City Council Staff Report

Department: CITY MANAGER'S OFFICE

March 25, 2025

To: Mayor and City Council
From: Karina Solis, Administrative Services Director
By: Lupe Montejano, Billing & Collections Supervisor
Subject: Warrant Register March 14 & March 21, 2025 (KS)

RECOMMENDATION:

Council to review and approve the Warrant Register as presented.

EXECUTIVE SUMMARY:

None.

OUTSTANDING ISSUES:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None required.

ATTACHMENTS:

1. WR 03.14.2025
2. WR 03.21.2025



Accounts Payable Invoice Report

G/L Date Range 03/09/25 - 03/14/25

Report By Vendor - Invoice

Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 385 - 4 Creeks, Inc.									
4C006532	4 Creeks Fire Station Restroom Design	Paid by Check #51281		12/19/2024	03/14/2025	03/14/2025		03/14/2025	7,325.00
4C007146	4 creeks Viscaya Park Improvements Project	Paid by Check #51281		01/21/2025	03/14/2025	03/14/2025		03/14/2025	22,598.50
4C007147	4 Creeks- Well 21	Paid by Check #51281		01/21/2025	03/14/2025	03/14/2025		03/14/2025	2,604.23
4C007155	4 Creeks SS4A Vision Zero Action plan	Paid by Check #51281		01/21/2025	03/14/2025	03/14/2025		03/14/2025	39,994.43
4C007326	4 Creeks- Kamm/Alta Gas Station	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	175.00
4C007327	4 Creeks 412/72 Subdivision Empire Estates	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	6,719.00
4C007329	4 creeks-Dinuba Flood Mitigation	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	1,258.41
4C007331	4 Creeks Kamm, College, El Monte 2024 Corridor Impv	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	6,277.50
4C007335	4 Creeks Castro Subdivision Phase 3	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	17,426.50
4C007337	4 Creeks El Monte & Perry Roundabout	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	8,376.67
4C007338	4 Creeks-ADA Transition Report	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	344.00
4C007340	4 Creeks- Speed Survey	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	1,003.00
4C007347	4 Creeks- Pavement Condition Assesment& Imagery Alley	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	2,017.50
4C007350	4 Creeks- HSIP Cycle 11- 10H #50 (042)	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	249.36
4C007352	4 Creeks-HSIP Cycle 11 Safety Improvements- 10H	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	1,258.47
4C007353	4 Creeks HSIP Cycle 11 (043) Safety Improvements	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	6,272.16
4C007355	4 Creeks- Entertainment Plaza Clean CA	Paid by Check #51281		01/27/2025	03/14/2025	03/14/2025		03/14/2025	4,880.40
4C007493	4 Creeks- Strand Theatre Demo	Paid by Check #51281		01/31/2025	03/14/2025	03/14/2025		03/14/2025	180.50
4C007499	4 Creeks- Safety Improvements	Paid by Check #51281		01/31/2025	03/14/2025	03/14/2025		03/14/2025	193.16
4C007505	4 Creeks- Dinuba Water Master Plan	Paid by Check #51281		01/31/2025	03/14/2025	03/14/2025		03/14/2025	4,960.50
4C007638	4 Creeks- General GIS Services	Paid by Check #51281		02/18/2025	03/14/2025	03/14/2025		03/14/2025	1,481.50
4C007744	4 Creeks 412/72 Subdivision Empire Estate	Paid by Check #51281		02/20/2025	03/14/2025	03/14/2025		03/14/2025	16,470.50
4C007762	4 Creeks- Pavement Condition Assesment& Imagery	Paid by Check #51281		02/21/2025	03/14/2025	03/14/2025		03/14/2025	97.50
4C007778	4 Creeks- Speed Survey	Paid by Check #51281		02/21/2025	03/14/2025	03/14/2025		03/14/2025	3,549.50
4C007780	4 Creeks- ADA Transition Report	Paid by Check #51281		02/21/2025	03/14/2025	03/14/2025		03/14/2025	87.50
4C007781	4 Creeks El Monte & Perry Roundabou	Paid by Check #51281		02/21/2025	03/14/2025	03/14/2025		03/14/2025	14,775.00
4C007782	4 Creeks Castro Subdivision Phase 3	Paid by Check #51281		02/21/2025	03/14/2025	03/14/2025		03/14/2025	14,093.50



Accounts Payable Invoice Report

G/L Date Range 03/09/25 - 03/14/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
4C007785	4 Creeks Kamm, College, El Monte 2024 Corridor Impv	Paid by Check #51281		02/21/2025	03/14/2025	03/14/2025		03/14/2025	10,292.50
4C007786	4 Creeks- Dinuba Water Master Plan	Paid by Check #51281		02/21/2025	03/14/2025	03/14/2025		03/14/2025	3,095.18
4C007790	4 Creeks- HSIP Cycle 11- 10H #50 (043)	Paid by Check #51281		02/21/2025	03/14/2025	03/14/2025		03/14/2025	2,535.58
4C007791	4 Creeks- El Monte/ Rd 56 Roundabout	Paid by Check #51281		02/21/2025	03/14/2025	03/14/2025		03/14/2025	85.00
4C007810	4 Creeks SS4A Vision Zero Action plan	Paid by Check #51281		02/21/2025	03/14/2025	03/14/2025		03/14/2025	11,027.36
4C007859	4 Creeks- Well 21	Paid by Check #51281		02/24/2025	03/14/2025	03/14/2025		03/14/2025	1,554.92
4C007860	4 Creeks Viscaya Park Improvements Projec	Paid by Check #51281		02/24/2025	03/14/2025	03/14/2025		03/14/2025	34,059.75
4C007962	4 Creeks Flood Mitigation Project	Paid by Check #51281		02/28/2025	03/14/2025	03/14/2025		03/14/2025	10,975.47
4C007963	4 creeks Entertainment Plaza Clean California	Paid by Check #51281		02/28/2025	03/14/2025	03/14/2025		03/14/2025	11,646.33
			Vendor 385 - 4 Creeks, Inc. Totals			Invoices	36		\$269,941.38
Vendor 53594	1060 - A & E Industrial Cleaning Equipment Corp. A&E - Parks for AR Pump 18.28 HNL			02/25/2025	03/14/2025	03/14/2025		03/14/2025	1,046.93
			Vendor 1060 - A & E Industrial Cleaning Equipment Corp. Totals			Invoices	1		\$1,046.93
Vendor 00355529	1143 - AAA Quality Services, Inc. FY24/25-Parks-Portable restroom rent/srv.-Centen Park- Aug 2024			03/08/2025	03/14/2025	03/14/2025	03/10/2025	03/14/2025	244.36
00355530	FY24/25-Parks-Portable restroom rent/srv.-Neb. Park-Feb 2025	Paid by Check #51283		03/08/2025	03/14/2025	03/14/2025	03/10/2025	03/14/2025	374.13
00355534	FY24/25-Parks-Portable restroom rent/srv.-Centen Park- Feb 2025	Paid by Check #51283		03/08/2025	03/14/2025	03/14/2025	03/10/2025	03/14/2025	283.14
00355535	FY24/25-Parks-Portable restroom rent/srv.-Vuich Park- Feb 2025	Paid by Check #51283		03/08/2025	03/14/2025	03/14/2025	03/10/2025	03/14/2025	265.66
			Vendor 1143 - AAA Quality Services, Inc. Totals			Invoices	4		\$1,167.29
Vendor 7028	1284 - Adams Ashby Group, Inc. FY24/25-Senior Center-CDBG-Gen. Admin Services fees-CDBG Grant			02/01/2025	03/14/2025	03/14/2025	03/03/2025	03/14/2025	2,312.50
			Vendor 1284 - Adams Ashby Group, Inc. Totals			Invoices	1		\$2,312.50
Vendor Funding 3/07/25	263 - Advantek Benefit Administrators Miscellaneous			03/07/2025	03/14/2025	03/14/2025		03/14/2025	20,845.42
			Vendor 263 - Advantek Benefit Administrators Totals			Invoices	1		\$20,845.42
Vendor 1778	1995 - Aqua Pump and Motor Inc aqua A-Digejter Mixer			03/03/2025	03/14/2025	03/14/2025		03/14/2025	2,708.75
			Vendor 1995 - Aqua Pump and Motor Inc Totals			Invoices	1		\$2,708.75
Vendor 250127196103/25	17 - AT&T 405 E El Monte Way 03/01/25-03/31/25			03/01/2025	03/14/2025	03/14/2025		03/14/2025	70.84



Accounts Payable Invoice Report

G/L Date Range 03/09/25 - 03/14/25

Report By Vendor - Invoice

Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
939105474303/25	Telephone 02/02/25-03/01/25	Paid by Check #51288		03/02/2025	03/14/2025	03/14/2025		03/14/2025	65.68
				Vendor 17 - AT&T Totals		Invoices	2		\$136.52
Vendor 289 - AT&T Mobility LLC									
551038	PD - Locate Service - LEA Tracking	Paid by Check #51289		02/18/2025	03/14/2025	03/14/2025		03/14/2025	430.00
				Vendor 289 - AT&T Mobility LLC Totals		Invoices	1		\$430.00
Vendor 1044 - AutoZone, Inc.									
02833626008	auto zone wwrp T-01	Paid by Check #51290		02/24/2025	03/14/2025	03/14/2025		03/14/2025	393.57
02833635271	autozone pd-39	Paid by Check #51290		03/06/2025	03/14/2025	03/14/2025		03/14/2025	20.70
				Vendor 1044 - AutoZone, Inc. Totals		Invoices	2		\$414.27
Vendor 861 - Axon Enterprise, Inc.									
INUS329870	PD - Axon Taser Instructor Course - Gabriel Loreda	Paid by Check #51291		03/08/2025	03/14/2025	03/14/2025		03/14/2025	895.00
				Vendor 861 - Axon Enterprise, Inc. Totals		Invoices	1		\$895.00
Vendor 1192 - California Industrial Rubber Co.									
F-023113	CALIFORNIA INDUSTRIAL SUPPLIES	Paid by Check #51292		02/26/2025	03/14/2025	03/14/2025		03/14/2025	1,024.25
				Vendor 1192 - California Industrial Rubber Co. Totals		Invoices	1		\$1,024.25
Vendor 118 - California Parks & Recreation Society									
148252-2025	FY24/25-Special Events-CPRS member renewal-H. Leiferman	Paid by Check #51293		02/26/2025	03/14/2025	03/14/2025	03/03/2025	03/14/2025	165.00
				Vendor 118 - California Parks & Recreation Society Totals		Invoices	1		\$165.00
Vendor 563 - John Carrillo									
March 2025	Anthem Reimb 3/1/25-3/31/25	Paid by Check #51294		03/04/2025	03/14/2025	03/14/2025		03/14/2025	351.37
				Vendor 563 - John Carrillo Totals		Invoices	1		\$351.37
Vendor 305 - Cartozian Air Conditioning and Heating Inc.									
20486	FY24/25-Parks-Comm. seasonal service-Parks office-990 El Monte	Paid by Check #51295		02/24/2025	03/14/2025	03/14/2025	03/03/2025	03/14/2025	125.00
BP 3-2026	FY24/25-Parks-Install of 5 ton HVAC unit at KC Park Building	Paid by Check #51295		03/05/2025	03/14/2025	03/14/2025	03/06/2025	03/14/2025	13,750.00
				Vendor 305 - Cartozian Air Conditioning and Heating Inc. Totals		Invoices	2		\$13,875.00
Vendor 239 - City of Fresno									
20006902	PD - Perishable Skills Training / Josue Silva	Paid by Check #51296		08/19/2024	03/14/2025	03/14/2025		03/14/2025	593.00
20006908	PD - Perishable Skills Training / Austyn Rodriguez	Paid by Check #51296		08/19/2024	03/14/2025	03/14/2025		03/14/2025	593.00
				Vendor 239 - City of Fresno Totals		Invoices	2		\$1,186.00
Vendor 127 - City of Visalia									
AR104800	PD - Animal Shelter Services / March 2025	Paid by Check #51297		03/01/2025	03/14/2025	03/14/2025		03/14/2025	17,356.25
				Vendor 127 - City of Visalia Totals		Invoices	1		\$17,356.25
Vendor 240 - Clean Cut Landscape Management Inc.									
5422	Monthly Landscaping Service February 2025	Paid by Check #51298		02/28/2025	03/14/2025	03/14/2025		03/14/2025	21,583.00



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Vendor 240 - Clean Cut Landscape Management Inc. Totals									Invoices 1 <u>\$21,583.00</u>
Vendor 1419 - Collins & Schoettler Planning Consultant, Inc.									
001599	Collins & Schoettler- Zoning Ordinance Update	Paid by Check #51299		10/03/2024	03/14/2025	03/14/2025		03/14/2025	637.50
224075	Collins & Schoettler- Zoning Ordinance Update	Paid by Check #51299		11/22/2024	03/14/2025	03/14/2025		03/14/2025	2,850.00
224122	Collins & Schoettler- Zoning Ordinance Update	Paid by Check #51299		12/18/2024	03/14/2025	03/14/2025		03/14/2025	552.00
224154	Collins & Schoettler- Zoning Ordinance Update	Paid by Check #51299		01/21/2025	03/14/2025	03/14/2025		03/14/2025	172.50
224192	Collins & Schoettler- Zoning Ordinance Update	Paid by Check #51299		02/28/2025	03/14/2025	03/14/2025		03/14/2025	2,300.00
Vendor 1419 - Collins & Schoettler Planning Consultant, Inc. Totals									Invoices 5 <u>\$6,512.00</u>
Vendor 170 - Comcast									
0191269 02/22/25	201 N Uruapan Way 02/27/25-03/26/25	Paid by Check #51302		02/22/2025	03/14/2025	03/14/2025		03/14/2025	385.02
0002177 02/27/25	1390 E Elizabeth Way 03/01/25-03/31/25	Paid by Check #51301		02/27/2025	03/14/2025	03/14/2025		03/14/2025	88.88
0181138 02/27/25	180 W Merced St 03/02/25-04/01/25	Paid by Check #51300		02/27/2025	03/14/2025	03/14/2025		03/14/2025	920.94
0135597 03/02/25	405 E El Monte Way 03/04/25-04/03/25	Paid by Check #51303		03/02/2025	03/14/2025	03/14/2025		03/14/2025	69.59
Vendor 170 - Comcast Totals									Invoices 4 <u>\$1,464.43</u>
Vendor 2183 - Cristando House, Inc.									
301477	PD - Enrollment in Civilian Police Leadership / Rosalva Flores	Paid by Check #51304		03/11/2025	03/14/2025	03/14/2025		03/14/2025	240.00
Vendor 2183 - Cristando House, Inc. Totals									Invoices 1 <u>\$240.00</u>
Vendor 1933 - Danny's Diesel Repair									
20047	DANNYS CRANKCASE FILTER	Paid by Check #51305		02/04/2025	03/14/2025	03/14/2025		03/14/2025	118.36
Vendor 1933 - Danny's Diesel Repair Totals									Invoices 1 <u>\$118.36</u>
Vendor 371 - Duperon Corporation									
26202	duperon H.W Bar Screen	Paid by Check #51306		01/22/2025	03/14/2025	03/14/2025		03/14/2025	22,692.22
Vendor 371 - Duperon Corporation Totals									Invoices 1 <u>\$22,692.22</u>
Vendor 309 - Elbert Distributing									
25165880	elbert distributing inventory	Paid by Check #51307		02/27/2025	03/14/2025	03/14/2025		03/14/2025	329.48
Vendor 309 - Elbert Distributing Totals									Invoices 1 <u>\$329.48</u>
Vendor 867 - Electric Motor Shop									
RS-RI35281	ELECTRIC MOTOR WWRF	Paid by Check #51308		02/26/2025	03/14/2025	03/14/2025		03/14/2025	3,770.61
Vendor 867 - Electric Motor Shop Totals									Invoices 1 <u>\$3,770.61</u>
Vendor 1396 - Employ America									
40B2504-IN	FY24/25-Parks-Restroom/Grounds maint.-February 2025	Paid by Check #51309		02/28/2025	03/14/2025	03/14/2025	03/07/2025	03/14/2025	3,405.60
Vendor 1396 - Employ America Totals									Invoices 1 <u>\$3,405.60</u>
Vendor 1506 - Enterprise FM Trust									



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FBN5281101	PD - 3 Malibus, 7 Durangos, 5 Chargers	Paid by Check #51310		03/05/2025	03/14/2025	03/14/2025		03/14/2025	13,298.89
FBN5281175	FT24/25-Parks/L&L-Staff vehicle rent/lease	Paid by Check #51310		03/05/2025	03/14/2025	03/14/2025	03/10/2025	03/14/2025	912.08
			Vendor	1506 - Enterprise FM Trust Totals		Invoices		2	\$14,210.97
Vendor	16 - Ernest Packaging Solutions								
91114979	FY24/25-Parks-cleaning/park supplies/PPE	Paid by Check #51311		03/04/2025	03/14/2025	03/14/2025	03/07/2025	03/14/2025	969.12
			Vendor	16 - Ernest Packaging Solutions Totals		Invoices		1	\$969.12
Vendor	36 - Ewing Irrigation Products								
25092995	FY24/25-Parks-Irrigation supplies/parts-shop	Paid by Check #51312		03/07/2025	03/14/2025	03/14/2025	03/07/2025	03/14/2025	2,655.06
			Vendor	36 - Ewing Irrigation Products Totals		Invoices		1	\$2,655.06
Vendor	1801 - Garda CL West, INC								
10811105	Service Month March 2025	Paid by Check #51313		03/01/2025	03/14/2025	03/14/2025		03/14/2025	1,600.42
			Vendor	1801 - Garda CL West, INC Totals		Invoices		1	\$1,600.42
Vendor	174 - Howard's Pest Control								
129081	FY24/25-Pest Control services-Vuich Park- Feb 2025	Paid by Check #51314		03/05/2025	03/14/2025	03/14/2025	03/07/2025	03/14/2025	85.00
129095	Howards monthly service wwtp	Paid by Check #51314		03/06/2025	03/14/2025	03/14/2025		03/14/2025	65.00
129113	Howards monthly service PW	Paid by Check #51314		03/06/2025	03/14/2025	03/14/2025		03/14/2025	165.00
129115	FY24/25-Parks-Pest control service-KC Park- March 2025	Paid by Check #51314		03/06/2025	03/14/2025	03/14/2025	03/10/2025	03/14/2025	46.00
			Vendor	174 - Howard's Pest Control Totals		Invoices		4	\$361.00
Vendor	565 - Stephanie Hurtado								
CPRS-2025-1	FY24/25-Comm. Svcs.-Travel/Conf-CPRS2025-3/18/25-3/21/25	Paid by Check #51315		02/26/2025	03/14/2025	03/14/2025	03/02/2025	03/14/2025	144.00
			Vendor	565 - Stephanie Hurtado Totals		Invoices		1	\$144.00
Vendor	974 - InfoSend, Inc.								
282773	Insert No. 51239 March 2025	Paid by Check #51316		03/05/2025	03/14/2025	03/14/2025		03/14/2025	1,983.36
			Vendor	974 - InfoSend, Inc. Totals		Invoices		1	\$1,983.36
Vendor	6 - Jim Manning Dodge Inc.								
165856DOR	jim manning pd-24	Paid by Check #51317		02/28/2025	03/14/2025	03/14/2025		03/14/2025	183.32
165857DOR	jim manning pd-17	Paid by Check #51317		02/28/2025	03/14/2025	03/14/2025		03/14/2025	183.32
166575DOR	jim manning pd-40	Paid by Check #51317		03/04/2025	03/14/2025	03/14/2025		03/14/2025	65.60
			Vendor	6 - Jim Manning Dodge Inc. Totals		Invoices		3	\$432.24
Vendor	5 - Jorgensen & Co.								
6176999	FY24/25-Senior Center-CDBG-Kitchen hood/alarm repair/install	Paid by Check #51318		02/21/2025	03/14/2025	03/14/2025	02/27/2025	03/14/2025	1,207.06
6179772	FY24/25-Comm. Svcs.-Safety/repair maint.-Extinguisher replace	Paid by Check #51318		03/07/2025	03/14/2025	03/14/2025	03/10/2025	03/14/2025	564.21
			Vendor	5 - Jorgensen & Co. Totals		Invoices		2	\$1,771.27



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Vendor 1747 - KRC Safety Co Inc									
67482	FY24/25-Parks-safety equipment-Delineators	Paid by Check #51319		02/26/2025	03/14/2025	03/14/2025	03/06/2025	03/14/2025	3,477.46
Vendor 1747 - KRC Safety Co Inc Totals									Invoices 1 3,477.46
Vendor 449 - Les Schwab Tire Centers of Central California									
55100358632	les schwab p-90	Paid by Check #51320		02/28/2025	03/14/2025	03/14/2025		03/14/2025	1,386.23
Vendor 449 - Les Schwab Tire Centers of Central California Totals									Invoices 1 1,386.23
Vendor 1881 - Loera, Andrew									
MOTORS2025-A1	PD - Motors Training 04/07/2025 - 04/11/2025	Paid by Check #51321		02/19/2025	03/14/2025	03/14/2025		03/14/2025	260.00
Vendor 1881 - Loera, Andrew Totals									Invoices 1 \$260.00
Vendor 2179 - Logan Bros Pump & Ag, INC									
6028	Logan Bros- RCS Well	Paid by Check #51322		02/27/2025	03/14/2025	03/14/2025		03/14/2025	1,215.47
Vendor 2179 - Logan Bros Pump & Ag, INC Totals									Invoices 1 \$1,215.47
Vendor 640 - Miguel Lopez									
MOTORS2025-M1	PD - Motors Training 04/07/2025 - 04/11/2025	Paid by Check #51323		02/19/2025	03/14/2025	03/14/2025		03/14/2025	260.00
Vendor 640 - Miguel Lopez Totals									Invoices 1 \$260.00
Vendor 1913 - Metro Uniform & Accessories									
292544	PD - Uniforms / Sandra Ovedo	Paid by Check #51324		02/26/2025	03/14/2025	03/14/2025		03/14/2025	1,875.91
Vendor 1913 - Metro Uniform & Accessories Totals									Invoices 1 \$1,875.91
Vendor 1931 - MissionSquare Plan Services									
2025-00000287	30 - 457 - Employee MissionSquare \$*	Paid by EFT #3380		03/13/2025	03/13/2025	03/13/2025		03/13/2025	2,743.22
Vendor 1931 - MissionSquare Plan Services Totals									Invoices 1 \$2,743.22
Vendor 22 - Moore Twining Associates Inc.									
5133289	moore industrial	Paid by Check #51325		02/19/2025	03/14/2025	03/14/2025		03/14/2025	88.00
5133539	moore industrial	Paid by Check #51325		02/25/2025	03/14/2025	03/14/2025		03/14/2025	88.00
5133633	moore in-house	Paid by Check #51325		02/26/2025	03/14/2025	03/14/2025		03/14/2025	94.00
5133703	Moore industrial	Paid by Check #51325		02/28/2025	03/14/2025	03/14/2025		03/14/2025	88.00
2500082	moore industrial	Paid by Check #51325		03/04/2025	03/14/2025	03/14/2025		03/14/2025	88.00
Vendor 22 - Moore Twining Associates Inc. Totals									Invoices 5 \$446.00
Vendor 2182 - Motor Squad Training Institute									
25-069-010	PD - Motorcycle Course / Andrew Loera & Miguel Lopez	Paid by Check #51326		03/10/2025	03/14/2025	03/14/2025		03/14/2025	4,200.00
Vendor 2182 - Motor Squad Training Institute Totals									Invoices 1 \$4,200.00
Vendor 1570 - Mountain Valley Environmental Services, Inc.									
5916	mountain valley Cheif plant operator services	Paid by Check #51327		03/01/2025	03/14/2025	03/14/2025		03/14/2025	4,871.70
Vendor 1570 - Mountain Valley Environmental Services, Inc. Totals									Invoices 1 \$4,871.70
Vendor 1853 - Kevin Moya									
418	Nebraska & Oak Ponding Basin	Paid by Check #51328		02/27/2025	03/14/2025	03/14/2025		03/14/2025	9,500.00
Vendor 1853 - Kevin Moya Totals									Invoices 1 \$9,500.00



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Vendor 142 - Office Depot BSD									
412054650001	PD - Supplies	Paid by Check #51329		02/21/2025	03/14/2025	03/14/2025		03/14/2025	201.15
412106683001	Break Room Supplies	Paid by Check #51329		02/21/2025	03/14/2025	03/14/2025		03/14/2025	274.15
413222994001	FY24/25-Sports-Operating/office supplies-2025 Baseball season	Paid by Check #51329		02/24/2025	03/14/2025	03/14/2025	03/06/2025	03/14/2025	282.51
413041258001	FY24/25-Senior Center-CDBG Grant-Operating Supplies	Paid by Check #51329		02/26/2025	03/14/2025	03/14/2025	03/06/2025	03/14/2025	160.44
413051172001	FY24/25-Senior Center-Office/operating supplies	Paid by Check #51329		02/26/2025	03/14/2025	03/14/2025		03/14/2025	249.52
414027216001	FY24/25-Senior Center - CDBG Grant-Operating supplies	Paid by Check #51329		02/26/2025	03/14/2025	03/14/2025	03/03/2025	03/14/2025	135.31
414028867001	FY24/25-Senior Center - Operating supplies	Paid by Check #51329		02/26/2025	03/14/2025	03/14/2025	03/06/2025	03/14/2025	160.44
414059578001	FY24/25-Senior Center-office/operating supplies	Paid by Check #51329		02/26/2025	03/14/2025	03/14/2025	03/06/2025	03/14/2025	122.82
413668391001	PD - Supplies	Paid by Check #51329		02/27/2025	03/14/2025	03/14/2025		03/14/2025	230.46
414390383001	FY24/25-Senior Center-Operating/office supplies	Paid by Check #51329		02/27/2025	03/14/2025	03/14/2025	03/06/2025	03/14/2025	82.98
412551806001	Sportsplex	Paid by Check #51329		03/04/2025	03/14/2025	03/14/2025		03/14/2025	223.27
412587169001	Parks	Paid by Check #51329		03/04/2025	03/14/2025	03/14/2025		03/14/2025	223.27
Vendor 142 - Office Depot BSD Totals						Invoices	12		\$2,346.32
Vendor 76 - Pacific Gas & Electric									
6407995725002/25	PW 01/13/25-02/10/25	Paid by Check #51356		02/16/2025	03/14/2025	03/14/2025		03/14/2025	42,172.10
5949665550302/25	6675 AVE 412 01/16/25-02/13/25	Paid by Check #51355		02/18/2025	03/14/2025	03/14/2025		03/14/2025	23.82
6744215678102/25	6675 AVE 412 01/16/25-02/13/25	Paid by Check #51358		02/18/2025	03/14/2025	03/14/2025		03/14/2025	5,665.06
3616571038902/25	PW 2099 W Sierra Way A 01/17/25-02/17/25	Paid by Check #51343		02/19/2025	03/14/2025	03/14/2025		03/14/2025	636.93
5022214690902/25	L & L PARKSIDE VILLAGE PHASE I 01/19/25-02/19/25	Paid by Check #51348		02/19/2025	03/14/2025	03/14/2025		03/14/2025	269.77
0375636985002/25	N/E RD 76 & Ave 416 01/23/25-02/21/25	Paid by Check #51330		02/23/2025	03/14/2025	03/14/2025		03/14/2025	116.57
2459524157102/25	L & L NORTHRIDGE W/EATON 01/23/25-02/23/25	Paid by Check #51339		02/24/2025	03/14/2025	03/14/2025		03/14/2025	15.58
5438816975402/25	L & L NEWTON & NORTHRIDGE 01/23/25-02/23/25	Paid by Check #51351		02/24/2025	03/14/2025	03/14/2025		03/14/2025	161.89
8218800681902/25	2099 W SIERRA WAY B 01/22/25-02/20/25	Paid by Check #51361		02/24/2025	03/14/2025	03/14/2025		03/14/2025	970.27
9146744205802/25	L & L DAVIS E/ALTA AVE 01/23/25-02/23/25	Paid by Check #51365		02/24/2025	03/14/2025	03/14/2025		03/14/2025	19.11
0418167531702/25	RD 72 7 W Sierra Way 01/24/25-02/24/25	Paid by Check #51331		02/25/2025	03/14/2025	03/14/2025		03/14/2025	687.40
0584832101302/25	NE CRAWFORD & GERALD 01/24/25-02/24/25	Paid by Check #51332		02/25/2025	03/14/2025	03/14/2025		03/14/2025	226.74
0766265341402/25	L & L 1300 ROSEMARY AVE 01/24/25-02/24/25	Paid by Check #51333		02/25/2025	03/14/2025	03/14/2025		03/14/2025	104.87



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1349551825302/25	L & L-1300 SAGINAW AVE 01/24/25-02/24/25	Paid by Check #51334		02/25/2025	03/14/2025	03/14/2025		03/14/2025	29.71
1594680195602/25	Parks-855 E El Monte Way 01/24/25-02/24/25	Paid by Check #51335		02/25/2025	03/14/2025	03/14/2025		03/14/2025	344.14
3600674390402/25	L & L 698 N LINCOLN AVE	Paid by Check #51342		02/25/2025	03/14/2025	03/14/2025		03/14/2025	17.72
4592247189602/25	111 N HAYES AVE 01/24/25- 02/24/25	Paid by Check #51344		02/25/2025	03/14/2025	03/14/2025		03/14/2025	40.91
4689942560002/25	L & L 1101 VISCAYA PKWY 01/24/25-02/24/25	Paid by Check #51345		02/25/2025	03/14/2025	03/14/2025		03/14/2025	18.16
5564264294002/25	L & L 01/24/25-02/24/25	Paid by Check #51352		02/25/2025	03/14/2025	03/14/2025		03/14/2025	84.67
6782667017502/25	L & L ALICE & W NORTH WAY 01/24/25-02/24/25	Paid by Check #51359		02/25/2025	03/14/2025	03/14/2025		03/14/2025	155.63
8116588543502/25	L & L 1920 E LAUREN AVE 01/24/25-02/24/25	Paid by Check #51360		02/25/2025	03/14/2025	03/14/2025		03/14/2025	79.15
8968787345802/25	651 W SAGINAW AVE 01/24/25- 02/24/25	Paid by Check #51363		02/25/2025	03/14/2025	03/14/2025		03/14/2025	303.97
9480504109502/25	Parks 990 E El Monte Way 02/21/25-02/24-25	Paid by Check #51367		02/25/2025	03/14/2025	03/14/2025		03/14/2025	1.68
4751971656802/25	HAYES & EDWARDS 01/27/25- 02/25/25	Paid by Check #51346		02/26/2025	03/14/2025	03/14/2025		03/14/2025	45.69
4772157652902/25	ALTA & EL MONTE 01/25/25- 02/25/25	Paid by Check #51347		02/26/2025	03/14/2025	03/14/2025		03/14/2025	244.60
5355488862702/25	912 N ALTA AVE @ SAGINAW & ALTA 01/25/25-02/25/25	Paid by Check #51350		02/26/2025	03/14/2025	03/14/2025		03/14/2025	93.04
5657667089902/25	NW COR ALICE & W EL MONTE WAY 01/25/25-02/25/25	Paid by Check #51353		02/26/2025	03/14/2025	03/14/2025		03/14/2025	123.88
6657667025202/25	NW COR ALTA & RD 80 01/25/25- 02/25/25	Paid by Check #51357		02/26/2025	03/14/2025	03/14/2025		03/14/2025	92.30
1686600158502/25	2255 W EL MONTE WAY 01/28/25 -02/26/25	Paid by Check #51336		02/27/2025	03/14/2025	03/14/2025		03/14/2025	84.99
2125236871302/25	1215 W EL MONTE WAY 12/27/24 -01/27/25	Paid by Check #51337		02/27/2025	03/14/2025	03/14/2025		03/14/2025	37.91
2337501511402/25	250 W Saginaw Ave 01/28/25- 02/26/25	Paid by Check #51338		02/27/2025	03/14/2025	03/14/2025		03/14/2025	29.99
2725120519402/25	Alta & Kamm Aves 01/28/25- 02/26/25	Paid by Check #51340		02/27/2025	03/14/2025	03/14/2025		03/14/2025	102.21
3354641796602/25	KAMM & O ST 01/08/25-02/26/25	Paid by Check #51341		02/27/2025	03/14/2025	03/14/2025		03/14/2025	192.26
5064695483902/25	CRAWFORD & EL MONTE SW 01/28/25-02/26/25	Paid by Check #51349		02/27/2025	03/14/2025	03/14/2025		03/14/2025	137.74
8397932225802/25	3481 W EL MONTE WAY 01/28/25 -02/26/25	Paid by Check #51362		02/27/2025	03/14/2025	03/14/2025		03/14/2025	36.15
8981923387802/25	150 W SAGINAW AVE 01/28/25- 02/26/25	Paid by Check #51364		02/27/2025	03/14/2025	03/14/2025		03/14/2025	71.25
9237058126302/25	2813 W EL MONTE WAY 01/28/25 -02/26/25	Paid by Check #51366		02/27/2025	03/14/2025	03/14/2025		03/14/2025	45.44



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5751498437602/25	PARKS 139 N K ST 01/28/25-02/26/25	Paid by Check #51354		02/28/2025	03/14/2025	03/14/2025		03/14/2025	53.64
		Vendor	76 - Pacific Gas & Electric	Totals		Invoices	38		\$53,536.94
Vendor	7 - Pena's Disposal Services								
868717	pena's self-haul	Paid by Check #51368		03/03/2025	03/14/2025	03/14/2025		03/14/2025	899.66
		Vendor	7 - Pena's Disposal Services	Totals		Invoices	1		\$899.66
Vendor	1677 - Rodeo Wild West								
027906	rodeo Jesus Torres 2nd pair FY 24/25	Paid by Check #51369		03/03/2025	03/14/2025	03/14/2025		03/14/2025	194.21
027908	FY24/25-Parks-Uniform allowance-L. Montes-2nd boots-approved	Paid by Check #51369		03/06/2025	03/14/2025	03/14/2025	03/07/2025	03/14/2025	194.21
027909	rodeo raul 1st pair 24/25	Paid by Check #51369		03/06/2025	03/14/2025	03/14/2025		03/14/2025	200.00
027910	rodeo Juan C Gonzalez 2nd pair 24/25	Paid by Check #51369		03/06/2025	03/14/2025	03/14/2025		03/14/2025	200.00
		Vendor	1677 - Rodeo Wild West	Totals		Invoices	4		\$788.42
Vendor	361 - SJVAPCD								
S181464	SJVAPCD 25/26 ANNUAL PERMITS TO OPERATE WWRF	Paid by Check #51370		03/03/2025	03/14/2025	03/14/2025		03/14/2025	965.00
		Vendor	361 - SJVAPCD	Totals		Invoices	1		\$965.00
Vendor	431 - Sparkletts								
9406519 030125	FY24/25-PCS-Multiple divisions-Water bottle service/rental	Paid by Check #51371		03/01/2025	03/14/2025	03/14/2025	03/10/2025	03/14/2025	204.75
		Vendor	431 - Sparkletts	Totals		Invoices	1		\$204.75
Vendor	835 - Spence Fence Company Enterprise								
24401	FY24/25-Parks-KC Park- Fencing repairs	Paid by Check #51372		03/03/2025	03/14/2025	03/14/2025	03/06/2025	03/14/2025	495.00
		Vendor	835 - Spence Fence Company Enterprise	Totals		Invoices	1		\$495.00
Vendor	1442 - Superior Pool Products, LLC								
Q2023332	superior pool products credit	Paid by Check #51373		06/15/2023	03/14/2025	03/14/2025		03/14/2025	(75.00)
Q2027818	superior pool products credit	Paid by Check #51373		07/18/2024	03/14/2025	03/14/2025		03/14/2025	(75.00)
Q2030156	Superior pool products	Paid by Check #51373		03/05/2025	03/14/2025	03/14/2025		03/14/2025	396.74
Q2030239	superior pool products credit	Paid by Check #51373		03/05/2025	03/14/2025	03/14/2025		03/14/2025	(75.00)
		Vendor	1442 - Superior Pool Products, LLC	Totals		Invoices	4		\$171.74
Vendor	581 - Michele Tapia								
CPRS-2025-2	FY24/25-Youth Svcs.-Travel/Conf-CPRS2025-3/18/25-3/21/25	Paid by Check #51374		02/26/2025	03/14/2025	03/14/2025	03/02/2025	03/14/2025	144.00
		Vendor	581 - Michele Tapia	Totals		Invoices	1		\$144.00
Vendor	2066 - Terminix Commercial								
457114760	Contractual	Paid by Check #51375		02/27/2025	03/14/2025	03/14/2025		03/14/2025	78.14
457121029	FY24/25-Comm. Svcs.-Pest control service-Rec Center-Feb 2025	Paid by Check #51375		02/27/2025	03/14/2025	03/14/2025	03/10/2025	03/14/2025	91.00



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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
Vendor 2066 - Terminix Commercial Totals						Invoices	2		\$169.14
Vendor 426 - Tioga Solar Dinuba LLC									
1060421636	tioga solar production 1/1/2025 - 1/31/2025	Paid by Check #51376		01/31/2025	03/14/2025	03/14/2025		03/14/2025	35,463.19
Vendor 426 - Tioga Solar Dinuba LLC Totals						Invoices	1		\$35,463.19
Vendor 1778 - TKE Engineering									
2025-5010	175-01 Dinuba Successor Agency- Long Range Prop 01/01/25-01/31/25	Paid by Check #51377		03/03/2025	03/14/2025	03/14/2025		03/14/2025	2,405.00
Vendor 1778 - TKE Engineering Totals						Invoices	1		\$2,405.00
Vendor 717 - TMI Research Services									
CITYOD 25-2-28	Contractual	Paid by Check #51378		02/28/2025	03/14/2025	03/14/2025		03/14/2025	240.00
Vendor 717 - TMI Research Services Totals						Invoices	1		\$240.00
Vendor 1953 - Ed Todd									
February 2025	Anthem Reimb 2/1/25-2/28/25	Paid by Check #51379		03/03/2025	03/14/2025	03/14/2025		03/14/2025	1,089.54
Vendor 1953 - Ed Todd Totals						Invoices	1		\$1,089.54
Vendor 529 - Todd Companies									
22491-9	Todd Companies Fire Department Training Facility Impr	Paid by Check #51380		03/06/2025	03/14/2025	03/14/2025		03/14/2025	156,707.68
Vendor 529 - Todd Companies Totals						Invoices	1		\$156,707.68
Vendor 1633 - Toyota Industries Commercial Finance, Inc.									
4004378437	Toyota Commercial Finance- Toyota Lease	Paid by Check #51381		02/24/2025	03/14/2025	03/14/2025		03/14/2025	296.74
Vendor 1633 - Toyota Industries Commercial Finance, Inc. Totals						Invoices	1		\$296.74
Vendor 193 - Training Innovations, Inc.									
25-001	PD - TMS Management System Software - Add. License	Paid by Check #51382		03/06/2025	03/14/2025	03/14/2025		03/14/2025	300.00
Vendor 193 - Training Innovations, Inc. Totals						Invoices	1		\$300.00
Vendor 1352 - Trizetto Provider Solutions, LLC									
3U25032500	Service Month March 2025	Paid by Check #51383		03/01/2025	03/14/2025	03/14/2025		03/14/2025	224.64
Vendor 1352 - Trizetto Provider Solutions, LLC Totals						Invoices	1		\$224.64
Vendor 273 - US Bank									
549809499	us bank PW copier charges	Paid by Check #51384		02/24/2025	03/14/2025	03/14/2025		03/14/2025	908.24
7659624	Successor Agency to the Dinuba Redevelopment TARB 2017	Paid by Check #51385		02/25/2025	03/14/2025	03/14/2025		03/14/2025	2,700.00
Vendor 273 - US Bank Totals						Invoices	2		\$3,608.24
Vendor 359 - Valero Marketing & Supply Company									
103436439	PD - 02/07/2025 - 03/06/2025 Fuel Charges	Paid by EFT #3377		03/06/2025	03/14/2025	03/14/2025		03/14/2025	9,594.11
Vendor 359 - Valero Marketing & Supply Company Totals						Invoices	1		\$9,594.11
Vendor 101 - Valley Soil & Forest Products									
51094	FY24/25-Parks-KC Vista Park - Field prep soil/material	Paid by Check #51386		02/28/2025	03/14/2025	03/14/2025	03/05/2025	03/14/2025	402.90



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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
51098	FY24/25-Parks-Delgado Park - Field prep soil/material	Paid by Check #51386		02/28/2025	03/14/2025	03/14/2025	03/05/2025	03/14/2025	234.69
		Vendor 101 - Valley Soil & Forest Products Totals				Invoices	2		\$637.59
Vendor 354 - Verizon Wireless									
6106040132	FY24/25-PCS-Multiple divisions-cell phone service	Paid by Check #51387		02/14/2025	03/14/2025	03/14/2025	03/04/2025	03/14/2025	1,179.17
		Vendor 354 - Verizon Wireless Totals				Invoices	1		\$1,179.17
Vendor 21 - Vestis Services LLC									
5031535094	FY24/25-Parks-uniform allowance/safety supplies-Wk of 2/26/25	Paid by Check #51388		02/26/2025	03/14/2025	03/14/2025	02/27/2025	03/14/2025	73.81
5031538081	FY24/25-Parks-uniform allowance/safety supplies-Wk of 3/5/25	Paid by Check #51388		03/05/2025	03/14/2025	03/14/2025	03/06/2025	03/14/2025	82.96
		Vendor 21 - Vestis Services LLC Totals				Invoices	2		\$156.77
Vendor 1303 - Vortex Industries, LLC									
42-1782989	PD - Sally Port Gate / Repairs	Paid by Check #51389		03/05/2025	03/14/2025	03/14/2025		03/14/2025	8,710.38
		Vendor 1303 - Vortex Industries, LLC Totals				Invoices	1		\$8,710.38
Vendor 2062 - W & E Electric									
2502012	w & e Dinuba waste water	Paid by Check #51390		02/07/2025	03/14/2025	03/14/2025		03/14/2025	150.00
2502013	w & e Dinuba waste water	Paid by Check #51390		02/07/2025	03/14/2025	03/14/2025		03/14/2025	300.00
2502014	W&E Electric- Plaza Park Restroom	Paid by Check #51390		02/07/2025	03/14/2025	03/14/2025		03/14/2025	179.27
2502023	W&E Electric- Golf Course Pump soft start	Paid by Check #51390		02/07/2025	03/14/2025	03/14/2025		03/14/2025	4,885.48
2502035	W&E Electric- Senior Center Sub Panel	Paid by Check #51390		02/07/2025	03/14/2025	03/14/2025		03/14/2025	260.00
2502036	W&E Electric- Sports Complex Breaker	Paid by Check #51390		02/07/2025	03/14/2025	03/14/2025		03/14/2025	150.00
2502037	W&E Electric- Sports Complex Bad Lighting Contractor	Paid by Check #51390		02/07/2025	03/14/2025	03/14/2025		03/14/2025	193.45
		Vendor 2062 - W & E Electric Totals				Invoices	7		\$6,118.20
Vendor 451 - W.M. Lyles Co.									
52.8690.01	W.M lyles headworks bar screen	Paid by Check #51391		02/07/2025	03/14/2025	03/14/2025		03/14/2025	7,932.58
		Vendor 451 - W.M. Lyles Co. Totals				Invoices	1		\$7,932.58
Vendor Anthem Blue Cross Life and Health									
REF 24-2973	Refund 24-2973	Paid by Check #51392		10/28/2024	03/14/2025	03/14/2025		03/14/2025	2,454.00
		Vendor Anthem Blue Cross Life and Health Totals				Invoices	1		\$2,454.00
Vendor Nancy Bermudez									
RFND-N.Berm-2025	FY24/25-2025 Basketball Reg Refund-Kyle Hernandez	Paid by Check #51393		02/06/2025	03/14/2025	03/14/2025	03/10/2025	03/14/2025	55.00
		Vendor Nancy Bermudez Totals				Invoices	1		\$55.00
Vendor United Healthcare									



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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
REF 24-4864	Refund 24-4864	Paid by Check #51394		03/04/2025	03/14/2025	03/14/2025		03/14/2025	113.57
		Vendor	United Healthcare	Totals		Invoices	1		\$113.57
				Grand Totals		Invoices	198		\$745,342.43



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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
Vendor 1060 - A & E Industrial Cleaning Equipment Corp.									
52567	A&E Pressure Washers- Routine Maintenance	Paid by Check #51426		02/25/2025	03/21/2025	03/21/2025		03/21/2025	598.08
53673	A&E Pressure Washers- Routine Maintenance	Paid by Check #51426		03/14/2025	03/21/2025	03/21/2025		03/21/2025	206.93
53693	A&E Pressure Washers- Routine Maintenance Pressure Washer	Paid by Check #51426		03/14/2025	03/21/2025	03/21/2025		03/21/2025	212.38
53696	A&E Pressure Washers- Routine Maintenance on Vacuum	Paid by Check #51426		03/14/2025	03/21/2025	03/21/2025		03/21/2025	270.34
Vendor 1060 - A & E Industrial Cleaning Equipment Corp. Totals							Invoices	4	\$1,287.73
Vendor 2110 - AA Property Maintenance									
0000025	AA Property Maintenance- Disc Behind Les Schwab	Paid by Check #51427		03/09/2025	03/21/2025	03/21/2025		03/21/2025	500.00
Vendor 2110 - AA Property Maintenance Totals							Invoices	1	\$500.00
Vendor 1284 - Adams Ashby Group, Inc.									
6216	Adams Ashby- 21-CDBG-PL-30006 El Monte September 2024	Paid by Check #51428		10/28/2024	03/21/2025	03/21/2025		03/21/2025	875.00
Vendor 1284 - Adams Ashby Group, Inc. Totals							Invoices	1	\$875.00
Vendor 206 - ADT Security Services, Inc.									
1125909320	ADT 6675 Ave. 412	Paid by Check #51429		03/04/2025	03/21/2025	03/21/2025		03/21/2025	113.80
Vendor 206 - ADT Security Services, Inc. Totals							Invoices	1	\$113.80
Vendor 326 - Advanced Flow Measurement									
0005474	advanced flow comp-wwtp-2	Paid by Check #51430		02/04/2025	03/21/2025	03/21/2025		03/21/2025	900.00
Vendor 326 - Advanced Flow Measurement Totals							Invoices	1	\$900.00
Vendor 263 - Advantek Benefit Administrators									
3/14/25 Funding	Miscellaneous	Paid by Check #51431		03/14/2025	03/21/2025	03/21/2025		03/21/2025	18,712.90
2503 0011	March 2025	Paid by Check #51431		03/17/2025	03/21/2025	03/21/2025		03/21/2025	80,865.41
Vendor 263 - Advantek Benefit Administrators Totals							Invoices	2	\$99,578.31
Vendor 1599 - Adventist Health Toxicology									
2427	PD - Toxicology Service / February 2025	Paid by Check #51432		03/04/2025	03/21/2025	03/21/2025		03/21/2025	772.00
Vendor 1599 - Adventist Health Toxicology Totals							Invoices	1	\$772.00
Vendor 1229 - Sergio Armando Alvarado									
Alvarado 2/4/25	Alvarado Planning Commission Meeting 2/4/25	Paid by Check #51433		03/17/2025	03/21/2025	03/21/2025		03/21/2025	25.00
Vendor 1229 - Sergio Armando Alvarado Totals							Invoices	1	\$25.00
Vendor 351 - Anthem Blue Cross									
000384433971	Roberts 102A78783 4/01/25-4/30/25	Paid by Check #51438		03/04/2025	03/21/2025	03/21/2025		03/21/2025	164.90
RF24-826&24-1383	Refund 24-826 & 24-1383	Paid by Check #51436		03/11/2025	03/21/2025	03/21/2025		03/21/2025	1,206.85
REF 23-3224	Refund 23-3224	Paid by Check #51434		03/12/2025	03/21/2025	03/21/2025		03/21/2025	2,059.35
REF 24-2010	Refund 24-2010	Paid by Check #51435		03/12/2025	03/21/2025	03/21/2025		03/21/2025	104.80
REF 24-3016	Refund 24-3016	Paid by Check #51437		03/12/2025	03/21/2025	03/21/2025		03/21/2025	1,121.25
Vendor 351 - Anthem Blue Cross Totals							Invoices	5	\$4,657.15



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Vendor 665 - Christy Arias									
March 2025	Anthem Reimb 3/1/25-3/31/25	Paid by Check #51439		03/13/2025	03/21/2025	03/21/2025		03/21/2025	344.12
				Vendor 665 - Christy Arias Totals		Invoices	1		\$344.12
Vendor 17 - AT&T									
238451821403/25	405 E El Monte Way 03/07/25-04/06/25	Paid by Check #51444		03/07/2025	03/21/2025	03/21/2025		03/21/2025	64.10
939105447503/25	Recreation 02/10/25-03/09/25	Paid by Check #51441		03/10/2025	03/21/2025	03/21/2025		03/21/2025	31.65
939105447603/25	Telephone 02/10/25-03/09/25	Paid by Check #51448		03/10/2025	03/21/2025	03/21/2025		03/21/2025	31.65
939106901203/25	Sportsplex-Telephone 02/10/25-03/09/25	Paid by Check #51443		03/10/2025	03/21/2025	03/21/2025		03/21/2025	83.02
939105446103/25	Telephone 02/11/25-03/10/25	Paid by Check #51445		03/11/2025	03/21/2025	03/21/2025		03/21/2025	31.65
939105446203/25	DSC 02/11/25-03/10/25	Paid by Check #51440		03/11/2025	03/21/2025	03/21/2025		03/21/2025	11.28
939105446603/25	Telephone 02/11/25-03/10/25	Paid by Check #51446		03/11/2025	03/21/2025	03/21/2025		03/21/2025	31.65
939105446703/25	Telephone 02/11/25-03/10/25	Paid by Check #51447		03/11/2025	03/21/2025	03/21/2025		03/21/2025	61.75
9391054470 3/25	3/10/2025	Paid by Check #51452		03/11/2025	03/21/2025	03/21/2025		03/21/2025	31.65
9391054471 3/25	3/10/2025	Paid by Check #51453		03/11/2025	03/21/2025	03/21/2025		03/21/2025	31.65
9391054479 3/25	3/10/2025	Paid by Check #51454		03/11/2025	03/21/2025	03/21/2025		03/21/2025	31.65
9391054740 03/25	PD - 02/11/2025 - 03/10/2025 Billing Charges	Paid by Check #51450		03/11/2025	03/21/2025	03/21/2025		03/21/2025	307.34
9391054742 3/25	3/10/2025	Paid by Check #51451		03/11/2025	03/21/2025	03/21/2025		03/21/2025	128.75
939105474403/25	Parks & CS 02/11/25-03/10/25	Paid by Check #51442		03/11/2025	03/21/2025	03/21/2025		03/21/2025	254.04
939105475603/25	Telephone 02/11/25-03/10/25	Paid by Check #51449		03/11/2025	03/21/2025	03/21/2025		03/21/2025	358.88
				Vendor 17 - AT&T Totals		Invoices	15		\$1,490.71
Vendor 1044 - AutoZone, Inc.									
02833635067	autozone shop equipment	Paid by Check #51455		03/06/2025	03/21/2025	03/21/2025		03/21/2025	206.14
				Vendor 1044 - AutoZone, Inc. Totals		Invoices	1		\$206.14
Vendor 65 - Banner Pest Control									
219857	PD - Removal of Pigeons Downtown	Paid by Check #51456		02/06/2025	03/21/2025	03/21/2025		03/21/2025	75.00
220179	PD - Removal of Pigeons Downtown	Paid by Check #51456		02/18/2025	03/21/2025	03/21/2025		03/21/2025	75.00
				Vendor 65 - Banner Pest Control Totals		Invoices	2		\$150.00
Vendor 1513 - Barnes Welding									
0091681245	barnes supplies	Paid by Check #51457		12/31/2024	03/21/2025	03/21/2025		03/21/2025	32.26
				Vendor 1513 - Barnes Welding Totals		Invoices	1		\$32.26
Vendor 2095 - BCS Consulting, Inc.									
1025	Monthly IT Service - February 2025	Paid by Check #51458		03/04/2025	03/21/2025	03/21/2025		03/21/2025	6,200.00
				Vendor 2095 - BCS Consulting, Inc. Totals		Invoices	1		\$6,200.00
Vendor 1393 - Estevan Benavides									
Benavides 1/7/25	Benavides 1/7/25 Planning Commission Meeting	Paid by Check #51459		03/17/2025	03/21/2025	03/21/2025		03/21/2025	25.00



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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
Benavides 3/4/25	Benavides 3/4/25 Planning Commission Meeting	Paid by Check #51459		03/17/2025	03/21/2025	03/21/2025		03/21/2025	25.00
		Vendor	1393 - Estevan Benavides	Totals		Invoices	2		\$50.00
Vendor 822 - Boundtree Medical LLC									
85681840	Supplies	Paid by Check #51460		03/03/2025	03/21/2025	03/21/2025		03/21/2025	399.05
85687481	Supplies	Paid by Check #51460		03/06/2025	03/21/2025	03/21/2025		03/21/2025	960.78
		Vendor	822 - Boundtree Medical LLC	Totals		Invoices	2		\$1,359.83
Vendor 1201 - Alberto Cendejas II									
Cendejas 1/7/25	Cendejas 1/7/25 Planning Commission Meeting	Paid by Check #51461		03/17/2025	03/21/2025	03/21/2025		03/21/2025	25.00
Cendejas 2/4/25	Cendejas 2/4/25 Planning Commission Meeting	Paid by Check #51461		03/17/2025	03/21/2025	03/21/2025		03/21/2025	25.00
Cendejas 3/4/25	Cendejas 3/4/25 Planning Commission Meeting	Paid by Check #51461		03/17/2025	03/21/2025	03/21/2025		03/21/2025	25.00
		Vendor	1201 - Alberto Cendejas II	Totals		Invoices	3		\$75.00
Vendor 246 - Central San Joaquin Valley Risk Management Auth.									
INV0222	4th Qtr WC Program/4th Qtr Liab. Program	Paid by Check #51462		03/14/2025	03/21/2025	03/21/2025		03/21/2025	429,538.00
		Vendor	246 - Central San Joaquin Valley Risk Management Auth.	Totals		Invoices	1		\$429,538.00
Vendor 1514 - Central Valley Chapter- MSA									
centralvalley400	central valley membership application (8 members)	Paid by Check #51463		03/13/2025	03/21/2025	03/21/2025		03/21/2025	400.00
		Vendor	1514 - Central Valley Chapter- MSA	Totals		Invoices	1		\$400.00
Vendor 170 - Comcast									
0136611 02/26/25	PD - 03/01/2025 - 03/31/2025 Service	Paid by Check #51464		02/26/2025	03/21/2025	03/21/2025		03/21/2025	65.51
		Vendor	170 - Comcast	Totals		Invoices	1		\$65.51
Vendor 910 - Timothy S. Conklin									
Conklin 1/7/25	Conklin 1/7/25 Planning Commission Meeting	Paid by Check #51465		03/17/2025	03/21/2025	03/21/2025		03/21/2025	25.00
Conklin 2/4/25	Conklin 2/4/25 Planning Commission Meeting	Paid by Check #51465		03/17/2025	03/21/2025	03/21/2025		03/21/2025	25.00
		Vendor	910 - Timothy S. Conklin	Totals		Invoices	2		\$50.00
Vendor 232 - Courier Printing and Village Printer									
C26876	PD - Business Cards / Blank, Guzman & Sandoval	Paid by Check #51466		03/13/2025	03/21/2025	03/21/2025		03/21/2025	284.82
		Vendor	232 - Courier Printing and Village Printer	Totals		Invoices	1		\$284.82
Vendor 1576 - Creative Asphalt, Inc.									
448	Creative Asphalt- 1478 S College	Paid by Check #51467		03/05/2025	03/21/2025	03/21/2025		03/21/2025	7,158.00
		Vendor	1576 - Creative Asphalt, Inc.	Totals		Invoices	1		\$7,158.00
Vendor 3 - Culligan Water									
211548	culligan exchange tank	Paid by Check #51468		02/28/2025	03/21/2025	03/21/2025		03/21/2025	80.00
211954	culligan exchange tank	Paid by Check #51468		02/28/2025	03/21/2025	03/21/2025		03/21/2025	83.00
		Vendor	3 - Culligan Water	Totals		Invoices	2		\$163.00



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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
Vendor 77 - Department of Justice									
801689	PD - Fingerprints Service / February 2025	Paid by Check #51469		03/05/2025	03/21/2025	03/21/2025		03/21/2025	626.00
Vendor 77 - Department of Justice Totals								Invoices 1	\$626.00
Vendor 30 - Dinuba Chamber of Commerce									
06011441	Annual Banquet Tickets Rachel & Maribel	Paid by Check #51470		03/17/2025	03/21/2025	03/21/2025		03/21/2025	120.00
Vendor 30 - Dinuba Chamber of Commerce Totals								Invoices 1	\$120.00
Vendor 4 - Dinuba Lumber Company									
866417	Maintenance	Paid by Check #51471		02/01/2025	03/21/2025	03/21/2025		03/21/2025	152.31
866572	Maintenance	Paid by Check #51471		02/02/2025	03/21/2025	03/21/2025		03/21/2025	36.80
866585	Maintenance	Paid by Check #51471		02/02/2025	03/21/2025	03/21/2025		03/21/2025	6.82
866783	Maintenance	Paid by Check #51471		02/03/2025	03/21/2025	03/21/2025		03/21/2025	46.86
866794	Maintenance	Paid by Check #51471		02/03/2025	03/21/2025	03/21/2025		03/21/2025	4.38
866801	Maintenance	Paid by Check #51471		02/03/2025	03/21/2025	03/21/2025		03/21/2025	7.21
866893	Maintenance	Paid by Check #51471		02/03/2025	03/21/2025	03/21/2025		03/21/2025	51.44
866904	Maintenance	Paid by Check #51471		02/03/2025	03/21/2025	03/21/2025		03/21/2025	17.25
866973	Maintenance	Paid by Check #51471		02/03/2025	03/21/2025	03/21/2025		03/21/2025	346.12
867103	Maintenance	Paid by Check #51471		02/03/2025	03/21/2025	03/21/2025		03/21/2025	49.48
867105	Maintenance	Paid by Check #51471		02/03/2025	03/21/2025	03/21/2025		03/21/2025	87.87
867281	Maintenance	Paid by Check #51471		02/04/2025	03/21/2025	03/21/2025		03/21/2025	96.57
867298	Maintenance	Paid by Check #51471		02/04/2025	03/21/2025	03/21/2025		03/21/2025	7.22
867310	Maintenance	Paid by Check #51471		02/04/2025	03/21/2025	03/21/2025		03/21/2025	68.12
867352	Maintenance	Paid by Check #51471		02/04/2025	03/21/2025	03/21/2025		03/21/2025	32.20
867358	Maintenance	Paid by Check #51471		02/04/2025	03/21/2025	03/21/2025		03/21/2025	54.07
867497	Maintenance	Paid by Check #51471		02/04/2025	03/21/2025	03/21/2025		03/21/2025	13.30
867643	Maintenance	Paid by Check #51471		02/05/2025	03/21/2025	03/21/2025		03/21/2025	69.01
867669	Maintenance	Paid by Check #51471		02/05/2025	03/21/2025	03/21/2025		03/21/2025	11.71
867791	Maintenance	Paid by Check #51471		02/05/2025	03/21/2025	03/21/2025		03/21/2025	17.25
867794	Maintenance	Paid by Check #51471		02/05/2025	03/21/2025	03/21/2025		03/21/2025	10.52
867851	Maintenance	Paid by Check #51471		02/05/2025	03/21/2025	03/21/2025		03/21/2025	134.52
867902	Maintenance	Paid by Check #51471		02/05/2025	03/21/2025	03/21/2025		03/21/2025	46.56
867943	Maintenance	Paid by Check #51471		02/05/2025	03/21/2025	03/21/2025		03/21/2025	59.24
867975	Maintenance	Paid by Check #51471		02/05/2025	03/21/2025	03/21/2025		03/21/2025	14.97
868093	Maintenance	Paid by Check #51471		02/06/2025	03/21/2025	03/21/2025		03/21/2025	12.16
868094	Maintenance	Paid by Check #51471		02/06/2025	03/21/2025	03/21/2025		03/21/2025	30.25
868095	Maintenance	Paid by Check #51471		02/06/2025	03/21/2025	03/21/2025		03/21/2025	112.33
868147	Maintenance	Paid by Check #51471		02/06/2025	03/21/2025	03/21/2025		03/21/2025	3.30
868176	Maintenance	Paid by Check #51471		02/06/2025	03/21/2025	03/21/2025		03/21/2025	37.96
868214	Maintenance	Paid by Check #51471		02/06/2025	03/21/2025	03/21/2025		03/21/2025	13.37
868219	Maintenance	Paid by Check #51471		02/06/2025	03/21/2025	03/21/2025		03/21/2025	3.10
868231	Maintenance	Paid by Check #51471		02/06/2025	03/21/2025	03/21/2025		03/21/2025	2.15



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
868350	Maintenance	Paid by Check #51471		02/06/2025	03/21/2025	03/21/2025		03/21/2025	9.27
868506	Maintenance	Paid by Check #51471		02/07/2025	03/21/2025	03/21/2025		03/21/2025	240.86
868514	Maintenance	Paid by Check #51471		02/07/2025	03/21/2025	03/21/2025		03/21/2025	46.00
868524	Maintenance	Paid by Check #51471		02/07/2025	03/21/2025	03/21/2025		03/21/2025	17.27
868569	Maintenance	Paid by Check #51471		02/07/2025	03/21/2025	03/21/2025		03/21/2025	3.09
868610	Maintenance	Paid by Check #51471		02/07/2025	03/21/2025	03/21/2025		03/21/2025	11.71
868799	Maintenance	Paid by Check #51471		02/07/2025	03/21/2025	03/21/2025		03/21/2025	26.25
869383	Maintenance	Paid by Check #51471		02/09/2025	03/21/2025	03/21/2025		03/21/2025	16.28
869680	Maintenance	Paid by Check #51471		02/10/2025	03/21/2025	03/21/2025		03/21/2025	21.05
869924	Maintenance	Paid by Check #51471		02/10/2025	03/21/2025	03/21/2025		03/21/2025	37.10
869967	Maintenance	Paid by Check #51471		02/11/2025	03/21/2025	03/21/2025		03/21/2025	24.40
870218	Maintenance	Paid by Check #51471		02/11/2025	03/21/2025	03/21/2025		03/21/2025	17.27
870238	Maintenance	Paid by Check #51471		02/11/2025	03/21/2025	03/21/2025		03/21/2025	40.03
870262	Maintenance	Paid by Check #51471		02/11/2025	03/21/2025	03/21/2025		03/21/2025	99.02
870549	Maintenance	Paid by Check #51471		02/12/2025	03/21/2025	03/21/2025		03/21/2025	43.92
870698	Maintenance	Paid by Check #51471		02/12/2025	03/21/2025	03/21/2025		03/21/2025	27.10
870753	Maintenance	Paid by Check #51471		02/12/2025	03/21/2025	03/21/2025		03/21/2025	39.04
870757	Maintenance	Paid by Check #51471		02/12/2025	03/21/2025	03/21/2025		03/21/2025	9.75
870911	Maintenance	Paid by Check #51471		02/13/2025	03/21/2025	03/21/2025		03/21/2025	16.49
870928	Maintenance	Paid by Check #51471		02/13/2025	03/21/2025	03/21/2025		03/21/2025	97.62
870961	Maintenance	Paid by Check #51471		02/13/2025	03/21/2025	03/21/2025		03/21/2025	8.96
870980	Maintenance	Paid by Check #51471		02/13/2025	03/21/2025	03/21/2025		03/21/2025	20.31
871126	Maintenance	Paid by Check #51471		02/13/2025	03/21/2025	03/21/2025		03/21/2025	75.61
871269	Maintenance	Paid by Check #51471		02/14/2025	03/21/2025	03/21/2025		03/21/2025	18.78
871422	Maintenance	Paid by Check #51471		02/14/2025	03/21/2025	03/21/2025		03/21/2025	67.57
871533	Maintenance	Paid by Check #51471		02/14/2025	03/21/2025	03/21/2025		03/21/2025	1,447.87
871537	Maintenance	Paid by Check #51471		02/14/2025	03/21/2025	03/21/2025		03/21/2025	22.43
872407	Maintenance	Paid by Check #51471		02/17/2025	03/21/2025	03/21/2025		03/21/2025	2.57
872827	Maintenance	Paid by Check #51471		02/18/2025	03/21/2025	03/21/2025		03/21/2025	44.91
872889	Maintenance	Paid by Check #51471		02/18/2025	03/21/2025	03/21/2025		03/21/2025	12.10
872914	Maintenance	Paid by Check #51471		02/18/2025	03/21/2025	03/21/2025		03/21/2025	201.04
872922	Maintenance	Paid by Check #51471		02/18/2025	03/21/2025	03/21/2025		03/21/2025	88.70
873021	Maintenance	Paid by Check #51471		02/18/2025	03/21/2025	03/21/2025		03/21/2025	15.60
873071	Maintenance	Paid by Check #51471		02/18/2025	03/21/2025	03/21/2025		03/21/2025	57.72
873119	Maintenance	Paid by Check #51471		02/18/2025	03/21/2025	03/21/2025		03/21/2025	36.78
873304	Maintenance	Paid by Check #51471		02/19/2025	03/21/2025	03/21/2025		03/21/2025	9.83
873384	Maintenance	Paid by Check #51471		02/19/2025	03/21/2025	03/21/2025		03/21/2025	64.34
873408	Maintenance	Paid by Check #51471		02/19/2025	03/21/2025	03/21/2025		03/21/2025	11.11
873492	Maintenance	Paid by Check #51471		02/19/2025	03/21/2025	03/21/2025		03/21/2025	51.03
873507	Maintenance	Paid by Check #51471		02/19/2025	03/21/2025	03/21/2025		03/21/2025	18.14
873539	Maintenance	Paid by Check #51471		02/19/2025	03/21/2025	03/21/2025		03/21/2025	2,263.93
873557	Maintenance	Paid by Check #51471		02/19/2025	03/21/2025	03/21/2025		03/21/2025	4.07



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
873692	Maintenance	Paid by Check #51471		02/20/2025	03/21/2025	03/21/2025		03/21/2025	1.55
873765	Maintenance	Paid by Check #51471		02/20/2025	03/21/2025	03/21/2025		03/21/2025	383.23
873780	Maintenance	Paid by Check #51471		02/20/2025	03/21/2025	03/21/2025		03/21/2025	20.50
873826	Maintenance	Paid by Check #51471		02/20/2025	03/21/2025	03/21/2025		03/21/2025	33.04
873873	Maintenance	Paid by Check #51471		02/20/2025	03/21/2025	03/21/2025		03/21/2025	23.86
873930	Maintenance	Paid by Check #51471		02/20/2025	03/21/2025	03/21/2025		03/21/2025	422.71
873936	Maintenance	Paid by Check #51471		02/20/2025	03/21/2025	03/21/2025		03/21/2025	28.31
874126	Maintenance	Paid by Check #51471		02/21/2025	03/21/2025	03/21/2025		03/21/2025	20.25
874289	Maintenance	Paid by Check #51471		02/21/2025	03/21/2025	03/21/2025		03/21/2025	5.31
874388	Maintenance	Paid by Check #51471		02/21/2025	03/21/2025	03/21/2025		03/21/2025	46.85
874639	Maintenance	Paid by Check #51471		02/22/2025	03/21/2025	03/21/2025		03/21/2025	30.26
875234	Maintenance	Paid by Check #51471		02/23/2025	03/21/2025	03/21/2025		03/21/2025	45.47
875336	Maintenance	Paid by Check #51471		02/24/2025	03/21/2025	03/21/2025		03/21/2025	277.94
875374	Maintenance	Paid by Check #51471		02/24/2025	03/21/2025	03/21/2025		03/21/2025	32.09
875388	Maintenance	Paid by Check #51471		02/24/2025	03/21/2025	03/21/2025		03/21/2025	6.82
875452	Maintenance	Paid by Check #51471		02/24/2025	03/21/2025	03/21/2025		03/21/2025	28.59
875509	Maintenance	Paid by Check #51471		02/24/2025	03/21/2025	03/21/2025		03/21/2025	30.48
875572	Maintenance	Paid by Check #51471		02/24/2025	03/21/2025	03/21/2025		03/21/2025	25.38
875773	Maintenance	Paid by Check #51471		02/25/2025	03/21/2025	03/21/2025		03/21/2025	176.71
875818	Maintenance	Paid by Check #51471		02/25/2025	03/21/2025	03/21/2025		03/21/2025	19.57
875846	Maintenance	Paid by Check #51471		02/25/2025	03/21/2025	03/21/2025		03/21/2025	491.48
876025	Maintenance	Paid by Check #51471		02/25/2025	03/21/2025	03/21/2025		03/21/2025	28.69
876062	Maintenance	Paid by Check #51471		02/25/2025	03/21/2025	03/21/2025		03/21/2025	32.77
876256	Maintenance	Paid by Check #51471		02/25/2025	03/21/2025	03/21/2025		03/21/2025	102.52
876284	Maintenance	Paid by Check #51471		02/26/2025	03/21/2025	03/21/2025		03/21/2025	54.66
876285	Maintenance	Paid by Check #51471		02/26/2025	03/21/2025	03/21/2025		03/21/2025	77.56
876286	Maintenance	Paid by Check #51471		02/26/2025	03/21/2025	03/21/2025		03/21/2025	21.74
876369	Maintenance	Paid by Check #51471		02/26/2025	03/21/2025	03/21/2025		03/21/2025	14.61
876487	Maintenance	Paid by Check #51471		02/26/2025	03/21/2025	03/21/2025		03/21/2025	82.98
876519	Maintenance	Paid by Check #51471		02/26/2025	03/21/2025	03/21/2025		03/21/2025	28.31
876525	Maintenance	Paid by Check #51471		02/26/2025	03/21/2025	03/21/2025		03/21/2025	39.04
876566	Maintenance	Paid by Check #51471		02/26/2025	03/21/2025	03/21/2025		03/21/2025	37.17
876699	Maintenance	Paid by Check #51471		02/27/2025	03/21/2025	03/21/2025		03/21/2025	196.37
876701	Maintenance	Paid by Check #51471		02/27/2025	03/21/2025	03/21/2025		03/21/2025	99.30
876706	Maintenance	Paid by Check #51471		02/27/2025	03/21/2025	03/21/2025		03/21/2025	419.87
876720	Maintenance	Paid by Check #51471		02/27/2025	03/21/2025	03/21/2025		03/21/2025	12.10
876815	Maintenance	Paid by Check #51471		02/27/2025	03/21/2025	03/21/2025		03/21/2025	60.52
876834	Maintenance	Paid by Check #51471		02/27/2025	03/21/2025	03/21/2025		03/21/2025	35.91
876944	Maintenance	Paid by Check #51471		02/27/2025	03/21/2025	03/21/2025		03/21/2025	40.18
876989	Maintenance	Paid by Check #51471		02/27/2025	03/21/2025	03/21/2025		03/21/2025	50.84
877004	Maintenance	Paid by Check #51471		02/27/2025	03/21/2025	03/21/2025		03/21/2025	12.68
877118	Maintenance	Paid by Check #51471		02/28/2025	03/21/2025	03/21/2025		03/21/2025	97.63



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
877144	Maintenance	Paid by Check #51471		02/28/2025	03/21/2025	03/21/2025		03/21/2025	16.49
877167	Maintenance	Paid by Check #51471		02/28/2025	03/21/2025	03/21/2025		03/21/2025	363.29
877174	Maintenance	Paid by Check #51471		02/28/2025	03/21/2025	03/21/2025		03/21/2025	224.93
877179	Maintenance	Paid by Check #51471		02/28/2025	03/21/2025	03/21/2025		03/21/2025	520.78
877252	Maintenance	Paid by Check #51471		02/28/2025	03/21/2025	03/21/2025		03/21/2025	22.77
877395	Maintenance	Paid by Check #51471		02/28/2025	03/21/2025	03/21/2025		03/21/2025	23.86
877397	Maintenance	Paid by Check #51471		02/28/2025	03/21/2025	03/21/2025		03/21/2025	119.30
877415	Maintenance	Paid by Check #51471		02/28/2025	03/21/2025	03/21/2025		03/21/2025	11.71
Vendor 4 - Dinuba Lumber Company Totals									
						Invoices	125		\$12,042.32
Vendor 200 - Dinuba Unified School District									
1982	FY24/25-Senior Center-T/TH Senior Meals-Feb 2025	Paid by Check #51472		03/11/2025	03/21/2025	03/21/2025	03/12/2025	03/21/2025	6,240.00
1983	FY24/25-Senior Center-CDBG M/W/F Senior Meals-Feb 2025	Paid by Check #51472		03/11/2025	03/21/2025	03/21/2025	03/12/2025	03/21/2025	9,100.00
Vendor 200 - Dinuba Unified School District Totals									
						Invoices	2		\$15,340.00
Vendor 2099 - EagleShield Pest Control, Inc									
172517	March 2025	Paid by Check #51473		03/10/2025	03/21/2025	03/21/2025		03/21/2025	85.00
Vendor 2099 - EagleShield Pest Control, Inc Totals									
						Invoices	1		\$85.00
Vendor 1506 - Enterprise FM Trust									
FBN5281203	fleet lease payment march	Paid by Check #51474		03/05/2025	03/21/2025	03/21/2025		03/21/2025	4,056.94
Vendor 1506 - Enterprise FM Trust Totals									
						Invoices	1		\$4,056.94
Vendor 395 - Environmental Concepts									
225108	environmental concepts power patch	Paid by Check #51475		03/03/2025	03/21/2025	03/21/2025		03/21/2025	1,719.00
Vendor 395 - Environmental Concepts Totals									
						Invoices	1		\$1,719.00
Vendor 1200 - Linda Faust									
Faust 1/7/25	Faust Planning Commission Meeting 1/7/25	Paid by Check #51476		03/17/2025	03/21/2025	03/21/2025		03/21/2025	25.00
Faust 2/4/25	Faust Planning Commission Meeting 2/4/25	Paid by Check #51476		03/17/2025	03/21/2025	03/21/2025		03/21/2025	25.00
Faust 3/4/25	Faust Planning Commission Meeting 3/4/25	Paid by Check #51476		03/17/2025	03/21/2025	03/21/2025		03/21/2025	25.00
Vendor 1200 - Linda Faust Totals									
						Invoices	3		\$75.00
Vendor 2064 - Ferguson Enterprises, LLC									
0026804	FERGUSON ANNUAL ENTITLEMENT FEE	Paid by Check #51477		03/11/2025	03/21/2025	03/21/2025		03/21/2025	11,723.74
Vendor 2064 - Ferguson Enterprises, LLC Totals									
						Invoices	1		\$11,723.74
Vendor 1801 - Garda CL West, INC									
20632461	Excess Items	Paid by Check #51478		02/28/2025	03/21/2025	03/21/2025		03/21/2025	7.62
Vendor 1801 - Garda CL West, INC Totals									
						Invoices	1		\$7.62
Vendor 18 - The Gas Company									
0486158404503/25	Sportsplex 201 N URUAPAN WAY 02/03/25-03/05/25	Paid by Check #51480		03/07/2025	03/21/2025	03/21/2025		03/21/2025	72.27



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
0990155800803/25	405 E El Monte Way 02/03/25-03/05/25	Paid by Check #51484		03/07/2025	03/21/2025	03/21/2025		03/21/2025	581.27
1263155600303/25	DSC 437 N Eaton 02/03/25-03/05/25	Paid by Check #51481		03/07/2025	03/21/2025	03/21/2025		03/21/2025	528.13
15571580420 3/25	February 2025	Paid by Check #51485		03/07/2025	03/21/2025	03/21/2025		03/21/2025	344.01
1620155874503/25	Parks 990 E El Monte Way 02/10/25-03/05/25	Paid by Check #51482		03/07/2025	03/21/2025	03/21/2025		03/21/2025	39.85
1620156700103/25	PARKS & REC 1390 E ELIZABETH WAY 02/03/25-03/05/25	Paid by Check #51483		03/07/2025	03/21/2025	03/21/2025		03/21/2025	672.34
16201580004 3/25	February 2025	Paid by Check #51486		03/07/2025	03/21/2025	03/21/2025		03/21/2025	127.04
168351381870325	SOCALGAS- 180 W Merced St Unit A	Paid by Check #51487		03/07/2025	03/21/2025	03/21/2025		03/21/2025	193.65
1830985449703/25	PD - 02/03/2025 - 03/05/2025 Service	Paid by Check #51479		03/07/2025	03/21/2025	03/21/2025		03/21/2025	140.89
			Vendor 18 - The Gas Company Totals			Invoices	9		\$2,699.45
Vendor 1328 - Ken Grover									
Nov 24-Feb 25	Anthem Reimb 11/01/24-2/28/25	Paid by Check #51488		03/13/2025	03/21/2025	03/21/2025		03/21/2025	1,558.72
			Vendor 1328 - Ken Grover Totals			Invoices	1		\$1,558.72
Vendor 496 - The Hanover Insurance Company									
3/7/2025	RHF A044134 7/1/24-7/1/25	Paid by Check #51489		03/07/2025	03/21/2025	03/21/2025		03/21/2025	16,218.00
			Vendor 496 - The Hanover Insurance Company Totals			Invoices	1		\$16,218.00
Vendor 533 - Herwaldt Motorsports									
35611	herwaldt pd-1	Paid by Check #51490		03/07/2025	03/21/2025	03/21/2025		03/21/2025	413.18
			Vendor 533 - Herwaldt Motorsports Totals			Invoices	1		\$413.18
Vendor 1721 - Image 2000 Fresno									
756723	PD - Copiers Supplies Freight Charges	Paid by Check #51491		03/07/2025	03/21/2025	03/21/2025		03/21/2025	16.75
758260	PD - Copiers Supplies Freight Charges	Paid by Check #51491		03/13/2025	03/21/2025	03/21/2025		03/21/2025	16.75
758393	PD - Copiers Maintenance	Paid by Check #51491		03/13/2025	03/21/2025	03/21/2025		03/21/2025	474.92
			Vendor 1721 - Image 2000 Fresno Totals			Invoices	3		\$508.42
Vendor 974 - InfoSend, Inc.									
281990	UTILITY PRINTING AND POSTAGE FEB & MAR. 2025	Paid by Check #51492		02/28/2025	03/21/2025	03/21/2025		03/21/2025	9,902.25
			Vendor 974 - InfoSend, Inc. Totals			Invoices	1		\$9,902.25
Vendor 2178 - Iron Lot, LLC									
5217514000023443	iron lot road plates	Paid by Check #51493		02/19/2025	03/21/2025	03/21/2025		03/21/2025	3,100.00
			Vendor 2178 - Iron Lot, LLC Totals			Invoices	1		\$3,100.00
Vendor 133 - J & D Lighting & Alarm									
390911	FY24/25-Parks-Alarm monitor 4/1/25-6/30/25-KC Park	Paid by Check #51494		03/11/2025	03/21/2025	03/21/2025	03/12/2025	03/21/2025	104.85
			Vendor 133 - J & D Lighting & Alarm Totals			Invoices	1		\$104.85
Vendor 6 - Jim Manning Dodge Inc.									
166528DOR	Equipment	Paid by Check #51495		03/05/2025	03/21/2025	03/21/2025		03/21/2025	65.40



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 6 - Jim Manning Dodge Inc. Totals									
Invoices							1		\$65.40
Vendor 5 - Jorgensen & Co.									
6179900	FY24/25-CS-Fire alarm repair/test - Comm. Svcs. office	Paid by Check #51496		03/07/2025	03/21/2025	03/21/2025	03/12/2025	03/21/2025	225.00
Vendor 5 - Jorgensen & Co. Totals									
Invoices							1		\$225.00
Vendor 1899 - Kansas City Barbeque Society									
38270-2025	FY24/25-Fund191-Special Events- KCBS contest fees-2025 BBQ Fest	Paid by Check #51497		03/15/2025	03/21/2025	03/21/2025	03/11/2025	03/21/2025	490.00
Vendor 1899 - Kansas City Barbeque Society Totals									
Invoices							1		\$490.00
Vendor 1768 - Kings Medical Center									
274880	Flaming	Paid by Check #51498		03/06/2025	03/21/2025	03/21/2025		03/21/2025	715.11
Vendor 1768 - Kings Medical Center Totals									
Invoices							1		\$715.11
Vendor 1747 - KRC Safety Co Inc									
67547	krc signs	Paid by Check #51499		03/04/2025	03/21/2025	03/21/2025		03/21/2025	414.82
Vendor 1747 - KRC Safety Co Inc Totals									
Invoices							1		\$414.82
Vendor 796 - L.N. Curtis & Sons									
INV925377	Equipment	Paid by Check #51500		03/12/2025	03/21/2025	03/21/2025		03/21/2025	213.03
Vendor 796 - L.N. Curtis & Sons Totals									
Invoices							1		\$213.03
Vendor 1247 - Linda Launer									
Reimb 3/19/25	Reimb. hotel Sacramento 3/11/25	Paid by Check #51501		03/19/2025	03/21/2025	03/21/2025		03/21/2025	300.93
Vendor 1247 - Linda Launer Totals									
Invoices							1		\$300.93
Vendor 281 - Law and Associates Investigations									
25-034	PD - Background / Nicholas Martinez	Paid by Check #51502		03/13/2025	03/21/2025	03/21/2025		03/21/2025	800.00
Vendor 281 - Law and Associates Investigations Totals									
Invoices							1		\$800.00
Vendor 1723 - Matson Alarm Co, Inc.									
6109977	FY24/25-Sportsplex-Alarm monitoring/service 4/1/25- 4/30/25	Paid by Check #51503		03/14/2025	03/21/2025	03/21/2025	03/17/2025	03/21/2025	110.77
Vendor 1723 - Matson Alarm Co, Inc. Totals									
Invoices							1		\$110.77
Vendor 1943 - Mineral King Publishing, Inc									
12670-2025	FY24/25-DSC-Subscription-1-year Mid Valley Times newspaper	Paid by Check #51504		03/12/2025	03/21/2025	03/21/2025	03/03/2025	03/21/2025	35.00
Vendor 1943 - Mineral King Publishing, Inc Totals									
Invoices							1		\$35.00
Vendor 22 - Moore Twining Associates Inc.									
4142645	moore in-house	Paid by Check #51505		07/19/2024	03/21/2025	03/21/2025		03/21/2025	225.00
5133077	moore industrial	Paid by Check #51505		02/12/2025	03/21/2025	03/21/2025		03/21/2025	88.00
5133290	moore in-house	Paid by Check #51505		02/19/2025	03/21/2025	03/21/2025		03/21/2025	94.00
5133372	moore industrial	Paid by Check #51505		02/20/2025	03/21/2025	03/21/2025		03/21/2025	88.00
2500383	moore in-house	Paid by Check #51505		03/11/2025	03/21/2025	03/21/2025		03/21/2025	94.00
2500442	moore industrial	Paid by Check #51505		03/12/2025	03/21/2025	03/21/2025		03/21/2025	88.00
Vendor 22 - Moore Twining Associates Inc. Totals									
Invoices							6		\$677.00
Vendor 2166 - Municipal Emergency Services INC.									



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IN2214432	Equipment	Paid by Check #51506		03/04/2025	03/21/2025	03/21/2025		03/21/2025	2,017.16
		Vendor 2166 - Municipal Emergency Services INC. Totals				Invoices	1		\$2,017.16
Vendor 76 - Pacific Gas & Electric									
4979039280402/25	DSC 01/24/25-02/24/25	Paid by Check #51509		02/25/2025	03/21/2025	03/21/2025		03/21/2025	1,433.22
2509717364203/25	L & M ALLEY @ FRESNO ST 02/05/25-03/06/25	Paid by Check #51513		03/07/2025	03/21/2025	03/21/2025		03/21/2025	92.63
2848783828703/25	L & L 1455 S Crawford Ave 02/05/25-03/06/25	Paid by Check #51508		03/07/2025	03/21/2025	03/21/2025		03/21/2025	12.32
4475716051803/25	PGE 180 W MERCED STE A 02/05/25-03/06/25	Paid by Check #51520		03/07/2025	03/21/2025	03/21/2025		03/21/2025	565.45
6870376077403/25	PD - 02/05/2025 - 03/06/2025 Billing Charges	Paid by Check #51507		03/07/2025	03/21/2025	03/21/2025		03/21/2025	33.33
7681012419803/25	PGE 180 W MERCED STE C 02/05/2025-03/06/2025	Paid by Check #51519		03/07/2025	03/21/2025	03/21/2025		03/21/2025	167.84
8607273249703/25	L & L 1001 E El Paso Ave 02/05/25-03/06/25	Paid by Check #51511		03/07/2025	03/21/2025	03/21/2025		03/21/2025	34.14
9624769219503/25	255 S L ST 02/05/25-03/06/25	Paid by Check #51514		03/07/2025	03/21/2025	03/21/2025		03/21/2025	215.87
9750865237303/25	PGE 180 W MERCED STE B 02/05/25-03/06/25	Paid by Check #51518		03/07/2025	03/21/2025	03/21/2025		03/21/2025	164.21
35474471071 3/25	420 E TULARE ST 2/5/25- 3/6/2025	Paid by Check #51517		03/10/2025	03/21/2025	03/21/2025		03/21/2025	886.59
5683054506903/25	PD - 02/05/2025 - 03/06/2025 Billing Charges	Paid by Check #51515		03/10/2025	03/21/2025	03/21/2025		03/21/2025	5,025.59
61830544740 3/25	496 E TULARE ST 2/5/25-3/6/25	Paid by Check #51516		03/10/2025	03/21/2025	03/21/2025		03/21/2025	1,414.07
9480504109503/25	Parks 990 E El Monte Way 02/25/25-03/08/25	Paid by Check #51512		03/10/2025	03/21/2025	03/21/2025		03/21/2025	29.75
7314274871103/25	Parks & CS 01/30/25-03/02/25	Paid by Check #51510		03/11/2025	03/21/2025	03/21/2025		03/21/2025	3,426.10
		Vendor 76 - Pacific Gas & Electric Totals				Invoices	14		\$13,501.11
Vendor 366 - PBM Supply & Mfg., Inc									
INV/2025/05235	PBM REPLACED DAMAGED SPRAYER PUMP	Paid by Check #51521		02/21/2025	03/21/2025	03/21/2025		03/21/2025	861.13
		Vendor 366 - PBM Supply & Mfg., Inc Totals				Invoices	1		\$861.13
Vendor 7 - Pena's Disposal Services									
3/25 for 2/25	February 20225 Monthly Disposal Charges	Paid by Check #51522		03/21/2025	03/21/2025	03/21/2025		03/21/2025	162,681.60
April 2025	CONTRACT DISPOSAL PAYMENT FOR APRIL 2025	Paid by Check #51522		04/01/2025	03/21/2025	03/21/2025		03/21/2025	60,000.00
		Vendor 7 - Pena's Disposal Services Totals				Invoices	2		\$222,681.60
Vendor 33 - R & S Erection of Fresno County									
139159	Repairs	Paid by Check #51523		02/28/2025	03/21/2025	03/21/2025		03/21/2025	399.00
139161	Repairs	Paid by Check #51523		02/28/2025	03/21/2025	03/21/2025		03/21/2025	3,375.25
		Vendor 33 - R & S Erection of Fresno County Totals				Invoices	2		\$3,774.25
Vendor 1677 - Rodeo Wild West									
027911	rodeo pablo 2nd par fy 24/25	Paid by Check #51524		03/07/2025	03/21/2025	03/21/2025		03/21/2025	200.00



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
027912	FY24/25-Parks-uniform allowance- Oswaldo Porto- Work boots- New	Paid by Check #51524		03/11/2025	03/21/2025	03/21/2025	03/14/2025	03/21/2025	200.00
Vendor 1677 - Rodeo Wild West Totals						Invoices	2		\$400.00
Vendor 34 - The Safari									
0331666	FY24/25-Senior Center-CDBG- Senior Meals Luncheon 4/16/25	Paid by Check #51525		03/17/2025	03/21/2025	03/21/2025	03/17/2025	03/21/2025	2,428.88
0331667	FY24/25-Senior Center-CDBG- Senior Meals Luncheon 4/18/25	Paid by Check #51526		03/17/2025	03/21/2025	03/21/2025	03/17/2025	03/21/2025	2,428.88
Vendor 34 - The Safari Totals						Invoices	2		\$4,857.76
Vendor 800 - San Joaquin Valley Railroad Co.									
223169	SJVR 030122 FY 24/25 \$971.94, FY 25/26 \$1,823.78	Paid by Check #51527		03/03/2025	03/21/2025	03/21/2025		03/21/2025	2,795.72
Vendor 800 - San Joaquin Valley Railroad Co. Totals						Invoices	1		\$2,795.72
Vendor 2004 - SCA of CA, LLC									
2025-002070	SCA- Street Sweeping February 2025	Paid by Check #51528		02/28/2025	03/21/2025	03/21/2025		03/21/2025	16,685.00
Vendor 2004 - SCA of CA, LLC Totals						Invoices	1		\$16,685.00
Vendor 1982 - Ian Schmidt									
BBQ2025	FY24/25-Fund191-Special Events- KCBS Rep travel/expenses invoice	Paid by Check #51529		03/15/2025	03/21/2025	03/21/2025	03/17/2025	03/21/2025	348.07
Vendor 1982 - Ian Schmidt Totals						Invoices	1		\$348.07
Vendor 46 - Self Help Enterprises									
DIN21HB Jan25	Self Help- 21CDBGHA07 Home Buyer GenAdmin&Activ Deli. Jan - 202	Paid by Check #51530		02/24/2025	03/21/2025	03/21/2025		03/21/2025	5,477.94
DIN21RE JAN 2025	Self Help- 21CDBGHA06 Rehab General Admin/Acti Delivery Jan2025	Paid by Check #51530		02/24/2025	03/21/2025	03/21/2025		03/21/2025	754.76
DIN21SL JAN2025	Self Help- DIN21SL General Admin January 2025	Paid by Check #51530		02/24/2025	03/21/2025	03/21/2025		03/21/2025	242.69
DIN23CH Jan-25	Self Help- 23CalHome General Admin&Activ Deliv - Jan 2025	Paid by Check #51530		02/25/2025	03/21/2025	03/21/2025		03/21/2025	6,691.91
DINCHPI 01-25	Self Help-CalHome PI General Admin January 2025	Paid by Check #51530		02/25/2025	03/21/2025	03/21/2025		03/21/2025	929.97
LTM 3/4/25	Self Help- Long Term Monitoring North Park 1&2/ Emperor Estates	Paid by Check #51530		03/04/2025	03/21/2025	03/21/2025		03/21/2025	13,500.00
Vendor 46 - Self Help Enterprises Totals						Invoices	6		\$27,597.27
Vendor 361 - SJVAPCD									
S181664	sjvapcd euclid ave	Paid by Check #51531		03/03/2025	03/21/2025	03/21/2025		03/21/2025	290.00
Vendor 361 - SJVAPCD Totals						Invoices	1		\$290.00
Vendor 214 - Stericycle, Inc.									
8009891283	March 2025	Paid by Check #51532		02/18/2025	03/21/2025	03/21/2025		03/21/2025	164.16
Vendor 214 - Stericycle, Inc. Totals						Invoices	1		\$164.16
Vendor 86 - SWRCB									



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Juan110	swrcb Juan Medina certification	Paid by Check #51533		03/01/2025	03/21/2025	03/21/2025		03/21/2025	110.00
			Vendor 86 - SWRCB Totals			Invoices	1		\$110.00
Vendor 163 - TAG/AMS Inc.									
3108	T.Gonzalez, D.Cruz Random test	Paid by Check #51534		03/13/2025	03/21/2025	03/21/2025		03/21/2025	85.00
			Vendor 163 - TAG/AMS Inc. Totals			Invoices	1		\$85.00
Vendor 2066 - Terminix Commercial									
457016660	PD - Pest Control Service	Paid by Check #51535		02/27/2025	03/21/2025	03/21/2025		03/21/2025	78.14
			Vendor 2066 - Terminix Commercial Totals			Invoices	1		\$78.14
Vendor 426 - Tioga Solar Dinuba LLC									
1060426173	TIOGA SOLAR PRODUCTION 2/1/2025 - 2/28/2025	Paid by Check #51536		02/28/2025	03/21/2025	03/21/2025		03/21/2025	35,132.80
			Vendor 426 - Tioga Solar Dinuba LLC Totals			Invoices	1		\$35,132.80
Vendor 311 - Top Dog Training Center									
1932	PD - K9 Maintenance Training / Enzo & Zeus	Paid by Check #51537		03/09/2025	03/21/2025	03/21/2025		03/21/2025	180.00
			Vendor 311 - Top Dog Training Center Totals			Invoices	1		\$180.00
Vendor 561 - America Trevino									
March 2025	Anthem Reimb 3/1/25-3/31/25	Paid by Check #51538		03/11/2025	03/21/2025	03/21/2025		03/21/2025	349.37
			Vendor 561 - America Trevino Totals			Invoices	1		\$349.37
Vendor 49 - Tulare County									
IN0216442-A	FY24/25-Fund191-Special Events- Food vendor permit- Credit issued	Paid by Check #51539		06/27/2024	03/21/2025	03/21/2025	03/05/2025	03/21/2025	(145.00)
IN0222340	FY24/25-Fund191-Special Events- Food vendor permits-BBQ Fest 2025	Paid by Check #51539		03/12/2025	03/21/2025	03/21/2025	03/13/2025	03/21/2025	595.00
			Vendor 49 - Tulare County Totals			Invoices	2		\$450.00
Vendor 307 - Tulare County Consolidated Ambulance Dispatch, Inc									
25-03-07	February 2025	Paid by Check #51540		03/17/2025	03/21/2025	03/21/2025		03/21/2025	6,514.50
			Vendor 307 - Tulare County Consolidated Ambulance Dispatch, Inc Totals			Invoices	1		\$6,514.50
Vendor 192 - UNUM Life Insurance Company of America									
4/01/25-4/30/25	0537123-001	Paid by Check #51541		03/10/2025	03/21/2025	03/21/2025		03/21/2025	11,020.33
			Vendor 192 - UNUM Life Insurance Company of America Totals			Invoices	1		\$11,020.33
Vendor 1702 - US Bank Corporate Payment System									
0391 03/11/2025	Crystal	Paid by EFT #3394		03/11/2025	03/21/2025	03/21/2025		03/21/2025	2,332.68
0417 03/11/2025	Mayra	Paid by EFT #3391		03/11/2025	03/21/2025	03/21/2025		03/21/2025	256.67
0714 3/11/2024	Greg	Paid by EFT #3387		03/11/2025	03/21/2025	03/21/2025		03/21/2025	9.00
0745 03/11/2025	Recreation	Paid by EFT #3401		03/11/2025	03/21/2025	03/21/2025		03/21/2025	1,392.33
0839 03/11/2025	Maria	Paid by EFT #3414		03/11/2025	03/21/2025	03/21/2025		03/21/2025	1,068.93
2158 03/11/2025	Heather	Paid by EFT #3396		03/11/2025	03/21/2025	03/21/2025		03/21/2025	443.52
2192 03/11/2025	Maricela	Paid by EFT #3399		03/11/2025	03/21/2025	03/21/2025		03/21/2025	982.32
3091 03/11/2025	Karina	Paid by EFT #3393		03/11/2025	03/21/2025	03/21/2025		03/21/2025	363.40
3437 3/11/2025	Fire	Paid by EFT #3388		03/11/2025	03/21/2025	03/21/2025		03/21/2025	661.79
3780 03/11/2025	Elijah	Paid by EFT #3395		03/11/2025	03/21/2025	03/21/2025		03/21/2025	3,057.35



Accounts Payable Invoice Report

G/L Date Range 03/16/25 - 03/21/25

Report By Vendor - Invoice

Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
4210 3/11/2025	Michelle	Paid by EFT #3386		03/11/2025	03/21/2025	03/21/2025		03/21/2025	2,015.10
4228 03/11/2025	David	Paid by EFT #3406		03/11/2025	03/21/2025	03/21/2025		03/21/2025	1,394.65
4438 03/11/2025	Luz	Paid by EFT #3413		03/11/2025	03/21/2025	03/21/2025		03/21/2025	241.86
4533 03/11/2025	Stephanie	Paid by EFT #3392		03/11/2025	03/21/2025	03/21/2025		03/21/2025	2,781.01
4668 03/11/2025	Police Department	Paid by EFT #3411		03/11/2025	03/21/2025	03/21/2025		03/21/2025	1,426.67
4970 03/11/2025	Michele	Paid by EFT #3400		03/11/2025	03/21/2025	03/21/2025		03/21/2025	754.09
5366 03/11/2025	Pablo	Paid by EFT #3403		03/11/2025	03/21/2025	03/21/2025		03/21/2025	299.70
5855 3/11/2025	Dustin	Paid by EFT #3389		03/11/2025	03/21/2025	03/21/2025		03/21/2025	1,847.42
6020 03/11/2025	Denis	Paid by EFT #3408		03/11/2025	03/21/2025	03/21/2025		03/21/2025	804.34
6393 03/11/2025	Brandon	Paid by EFT #3407		03/11/2025	03/21/2025	03/21/2025		03/21/2025	212.48
6510 3/11/2025	Joanne	Paid by EFT #3390		03/11/2025	03/21/2025	03/21/2025		03/21/2025	4,622.96
6619 03/11/2025	Jho	Paid by EFT #3410		03/11/2025	03/21/2025	03/21/2025		03/21/2025	444.98
6999 03/11/2025	Steve	Paid by EFT #3405		03/11/2025	03/21/2025	03/21/2025		03/21/2025	972.16
7494 03/11/2025	Joshua	Paid by EFT #3397		03/11/2025	03/21/2025	03/21/2025		03/21/2025	918.05
7580 03/11/2025	Public Works	Paid by EFT #3402		03/11/2025	03/21/2025	03/21/2025		03/21/2025	887.20
7832 03/11/2025	Daniel	Paid by EFT #3409		03/11/2025	03/21/2025	03/21/2025		03/21/2025	155.17
7961 03/11/2025	Thaddeus	Paid by EFT #3412		03/11/2025	03/21/2025	03/21/2025		03/21/2025	364.46
8962 03/11/2025	Elva	Paid by EFT #3404		03/11/2025	03/21/2025	03/21/2025		03/21/2025	131.89
9993 03/11/2025	Librado	Paid by EFT #3398		03/11/2025	03/21/2025	03/21/2025		03/21/2025	2,424.19
		Vendor	1702 - US Bank Corporate Payment System Totals			Invoices	29		\$33,266.37
Vendor 359 - Valero Marketing & Supply Company									
103446814	February 2025	Paid by EFT #3381		03/06/2025	03/21/2025	03/21/2025		03/21/2025	6,910.16
		Vendor	359 - Valero Marketing & Supply Company Totals			Invoices	1		\$6,910.16
Vendor 129 - Valley Industrial & Family Medical Group									
537868	Barbosa	Paid by Check #51542		03/05/2025	03/21/2025	03/21/2025		03/21/2025	115.00
		Vendor	129 - Valley Industrial & Family Medical Group Totals			Invoices	1		\$115.00
Vendor 21 - Vestis Services LLC									
5031541059	FY24/25-Parks-uniform allowance/safety supplies-Wk of 3/12/25	Paid by Check #51543		03/12/2025	03/21/2025	03/21/2025	03/13/2025	03/21/2025	161.83
		Vendor	21 - Vestis Services LLC Totals			Invoices	1		\$161.83
Vendor 403 - Visalia Times-Delta									
TD0054706 03/25	PD - March 2025 Service	Paid by Check #51544		03/01/2025	03/21/2025	03/21/2025		03/21/2025	43.00
		Vendor	403 - Visalia Times-Delta Totals			Invoices	1		\$43.00
Vendor 2072 - Wells Fargo Vendor Financial Services LLC									
5033582501	PD - Copiers Lease	Paid by Check #51545		03/08/2025	03/21/2025	03/21/2025		03/21/2025	563.12
		Vendor	2072 - Wells Fargo Vendor Financial Services LLC Totals			Invoices	1		\$563.12
Vendor 1313 - Yepez Plumbing									
10299	yepez camera insp.	Paid by Check #51546		03/04/2025	03/21/2025	03/21/2025		03/21/2025	1,386.46
		Vendor	1313 - Yepez Plumbing Totals			Invoices	1		\$1,386.46
		Grand Totals				Invoices	305		\$1,032,963.24



City Council Staff Report

Department: CITY MANAGER'S OFFICE

March 25, 2025

To: Mayor and City Council

From: Maria Alaniz, City Clerk/HR Director

By:

Subject: Authorization to Appoint a Representative to TCAG Measure R Oversight Committee (MA)

RECOMMENDATION:

Council approve the appointment of Gurjot Dhanda to the Tulare County Measure R Citizen's Oversight Committee.

EXECUTIVE SUMMARY:

The 2006 1/2 Cent Transportation Sales tax Measure, more commonly known as Measure R, included a provision for the formation of a Citizen's Oversight Committee. This Committee is tasked with overseeing the implementation of the Measure's adopted expenditure plan. The City of Dinuba's seat on this committee has been vacant for several months. Staff wishes to recommend that the City Council approve the appointment of Gurjot Dhanda as the City of Dinuba's representative.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The Tulare County electorate approved a 2006 1/2 Cent Transportation Sales Tax Measure (Measure R) on November 7, 2006. This authorized the imposition of a 1/2 cent retail transaction and use tax for 30 years in the County of Tulare. At the time of its adoption it was estimated that this measure would generate over \$650 million dollars in revenues for transportation improvements throughout Tulare County. The new revenue would be expended pursuant to an adopted expenditure plan that created regional, local and bike and pedestrian projects. The City of Dinuba received several million dollars for the Alta Avenue and E El Monte Way widening projects.

To ensure that this new revenue is spent as promised to the public, Measure R guidelines require that a Citizen's Oversight Committee be formed. The committee's stated purpose is to "provide input on implementation of the plan, and to advise the

Tulare County Association of Governments (TCAG) Board if and when the plan needs to be augmented and to ensure that the funds are being spent in accordance with the plan".

The City of Dinuba's representative has been vacant for several months. To ensure that Dinuba's citizens are heard, it's very important to select a new representative as soon as possible. The vacancy was advertised in the Mid Valley newspaper, city's website and social media pages. Staff received interest from Mr. Gurjot Dhanda for appointment to the Oversight Committee. Mr. Gurjot Dhanda is a Dinuba resident and has agreed to participate in the Oversight Committee contingent on City Council approval. The application is enclosed herein as Attachment 'A'.

FISCAL IMPACT:

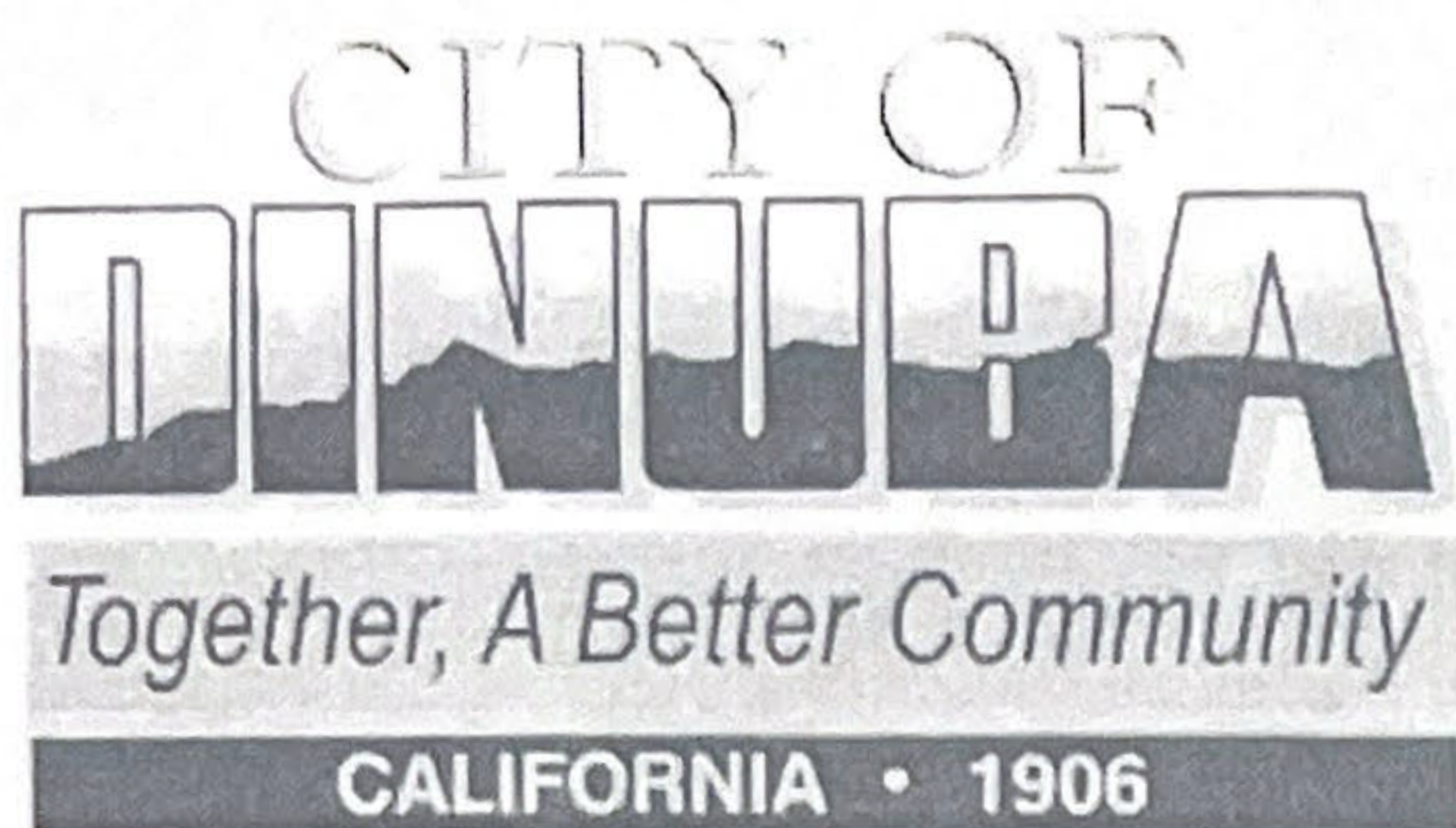
There is no fiscal impact associated with the recommended action.

PUBLIC HEARING:

None required.

ATTACHMENTS:

1. A. Measure R Citizens' Oversight Committee Application - Gurjot Dhanda



CITY OF DINUBA
COMMISSION/STANDING COMMITTEE
APPLICATION

New ☒

Re-appointment ☐

MEASURE R CITIZENS' OVERSIGHT COMMITTEE

AT-LARGE

Name of Commission

District

Name Gurjot Singh Dhanda

Mailing/ [REDACTED] Tuscany dr., Dinuba, CA 93618

Residence

Address [REDACTED]

Residence Phone N/A

Work Phone [REDACTED]

Email [REDACTED]@gmail.com

Facsimile N/A

Resident of Dinuba for 20 years

Dinuba Registered Voter: Yes X No

Do you possess a valid California Driver's License? Yes X No

Have you been convicted of a felony within the past five years? Yes No X

If yes, please explain:

Are you related to a City of Dinuba Employee? No If yes, how?

Training, Experience and/or Education:

SCHOOL	MAJOR	GRADUATION DATE & DEGREE
CSU Fresno	Electrical Engineering	B.S. - May 2021

Additional Pertinent Skills, Experience or Interests:

Restaurant Management, Project Management, Engineering Design, Plant Maintenance

Community activities in which you are involved:

Current or prior service on a City Board, Committee or Commission:

N/A

Describe any qualifications, experience, and education, as well as any technical or professional background you may have relative to the duties of this position:

My experience as project manager and plant maintenance supervisor has trained me to address issues with attention to available budget. This includes finding the best solution with safety and efficiency in mind.

What are your goals in serving on this Commission?

I hope to serve as a layer of protection for the Measure R budget and to ensure all funding is being used as intended and accurately.

Employment Information:

Present Occupation: Electrical Design Engineer - Transportation

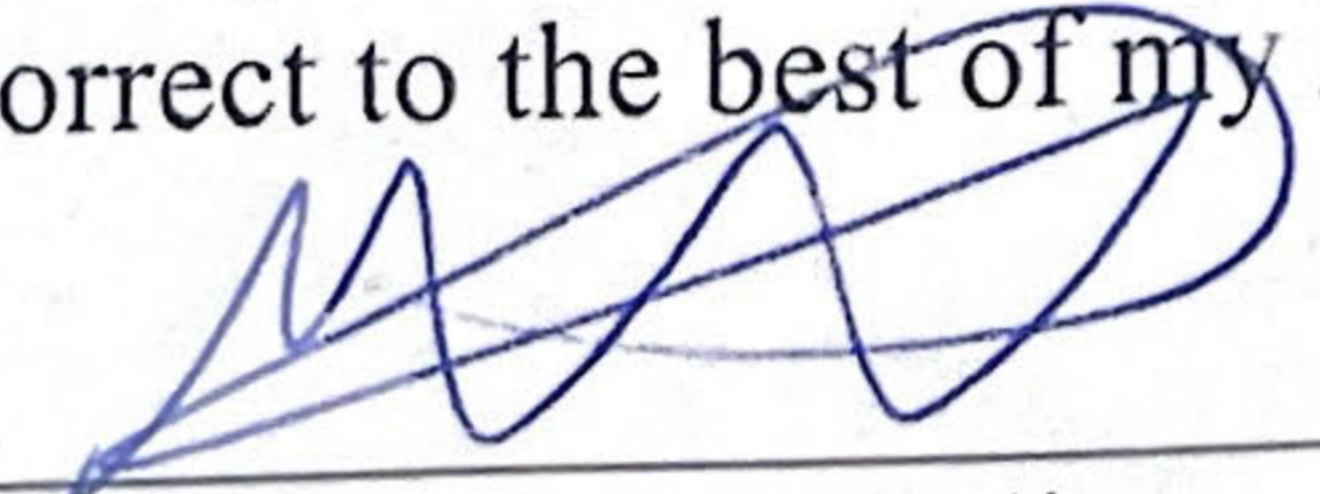
Name of Firm: California Department of Transportation

Address: [REDACTED] Fresno, CA 93726

Phone: [REDACTED]

Rules of law and ethics prohibit members from participating in and voting on matters in which they have a direct or indirect conflict of interest including a financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation or financial holdings in relation to your responsibilities as a member of the Commission to which you seek appointment? (If yes, please explain in detail any potential conflicts.) YES ☐ NO ☒

I hereby certify that the information contained on this application and any accompanying documents is true and correct to the best of my knowledge.



Signature of Applicant

3-7-25

Date

You are invited to attach additional pages, enclose a copy of your resume or submit supplemental information which you feel may assist in the evaluation of your application.