



PLANNING COMMISSION AGENDA

**Tuesday, September 2, 2025 / 6:30 PM / City Hall / 405 East El Monte Way,
Dinuba**

District 1	District 2	District 3	District 4	District 5
Sergio Alvarado Chair	Albert Cendejas Commissioner	Linda Faust Commissioner	Estevan Benavides Commissioner	Tim Conklin Vice Chair

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

The Board will take action on all items listed on the agenda.

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

1.2. Invocation

1.3. Pledge of Allegiance

2. ROLL CALL

3. AGENDA CHANGES OR DELETIONS

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

4. REQUEST TO ADDRESS COMMISSION

This portion of the meeting is reserved for any person who would like to address the Planning Commission on any item that is not on the agenda. Please be advised that State law does not allow the Planning Commission to discuss or take any action on any issue not on the agenda. The Planning Commission may direct staff to follow up on such item(s). Speakers may be limited to three (3) minutes. If there is any person wishing to address the Planning Commission 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 Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

5.1. SUBJECT

Planning Commission Meeting Minutes August 5, 2025

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for August 5, 2025

6. PUBLIC HEARING

6.1. SUBJECT

Application 2025-10: A Conditional Use Permit for establishment of vocational training/adult day care facility for developmentally disabled adults, at 152 N. K Street.

RECOMMENDATION

It is recommended the Planning Commission conduct a public hearing and consider adoption of Resolution No. 1160 approving the Conditional Use Permit (CUP) request.

6.2. SUBJECT

Public Hearing to consider Application 2025-09 (Parcel Map). The Parcel map will create two parcels from one existing parcel located on the east side of Crawford Avenue, north of Lauren Avenue.

RECOMMENDATION

It is recommended the Commission conduct a public hearing and adopt Resolution No. 1161 (Attachment "A") to approve the Parcel Map.

7. COMMISSION REPORTS

8. STAFF COMMUNICATIONS

9. 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



Planning Commission Staff Report

Department: PUBLIC WORKS

September 2, 2025

To: Planning Commission
From: George Avila, Public Works Director
By: Lesli Vasquez
Subject: Planning Commission Meeting Minutes August 5, 2025

RECOMMENDATION:

Planning Commission approve the Planning Commission meeting minutes for August 5, 2025

EXECUTIVE SUMMARY:

The Planning Commission (PC) held a meeting on August 5, 2025 and minutes for said meeting are attached for approval by the PC.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The Planning Commission (PC) held a meeting on August 5, 2025 and minutes for said meeting are attached for approval by the PC.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None.

ATTACHMENTS:

1. Planning Commission Minutes August 5, 2025



**August 5, 2025
MINUTES**

COMMISSION MEMBERS PRESENT:

Sergio Alvarado, Albert Cendejas, Linda Faust, Tim Conklin

COMMISSION MEMBERS ABSENT:

Estevan Benavides

STAFF MEMBERS PRESENT:

Vasquez, Schoettler, Santillan

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

Chair Alvarado called the meeting to order at 6:30 pm.

1.2. Invocation

The invocation was given by Commissioner Faust.

1.3. Pledge of Allegiance

Vice Chair Conklin led the flag salute.

2. ROLL CALL

Faust, Conklin, Alvarado, Cendejas all present.

3. AGENDA CHANGES OR DELETIONS

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

None.

4. REQUEST TO ADDRESS COMMISSION

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

Resident, Felipe Martinez and Melissa Martinez came up to the podium to speak about concerns on how residents are notified about items on the agenda.

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 Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

5.1. SUBJECT

Planning Commission Meeting Minutes March 4, 2025

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for March 4, 2025.

A motion was made by Linda Faust, seconded by Albert Cendejas to approve the minutes for March 4, 2025.

Ayes: Faust, Alvarado, Cendejas Conklin

Absent: Benavides

6. PUBLIC HEARING

6.1. SUBJECT

Application 2025-06 (Variance)

RECOMMENDATION

It is recommended the Commission conduct a public hearing and consider adoption of Resolution No. 1159 (Attachment "A").

Schoettler presented variance for reduced yard setbacks for two proposed Accessory Dwelling Units on the lot at 220 S. P Street. The site is zoned RM-3, which is generally intended for multifamily use. There is an existing home on the lot. Both units would share a common wall and each unit would be 591 sq. feet. The applicant is requesting a reduction in the setback requirement on Kern St and P St frontage. The setbacks being requested are 10 feet on Kern and 5 ft from P ft. The current requirement would be a 10 ft setback on P Street and 15 ft on Kern. In order to grant a variance, the Dinuba Municipal Code requires the Planning Commission to be able to make six findings contained in the section of the Municipal Code. There are several issues that come together to make the requested variance worth considering, including the site is in an older neighborhood with a number of parcels with setbacks that are not to the current code, the subject parcel is small and difficult to develop, and state laws require cities to permit Accessory Dwelling Units by right. Discussion was made between the Commissioners and Shoettler.

Public Hearing Opened:

Resident Felipe Martinez and his wife, Melissa Martinez, approached the podium with concerns about the allowance of the setbacks. They requested clarification on the allowance of building two ADUs. They had concerns about an over-crowded lot with two proposed ADUs and an already existing home and potentially causing safety issues in the neighborhood.

Property owner Beatrice and plan submitter Frank Gomez, approached the podium to clarify the proposed project and justifications for the requested allowance.

Public Hearing Closed:

Alvarado closed the public hearing.

A motion was made by Commissioner Cendejas, second by Chair Alvarado, to approve variance 2025-06 allowing the construction of two Accessory Dwelling Units (ADU's) with reduced setbacks at 220 S. P Street.

Ayes: Alvarado, Cendejas, Conklin, Faust
Absent: Benavides

7. COMMISSION REPORTS

None.

8. STAFF COMMUNICATIONS

Schoettler informed Commissioners there will be upcoming projects coming forward to the Planning Commission.

Commissioners requested an update on the restripping on El Monte.

Chair Alvarado commented on the lack of handicap parking at Merchantile Row.

Commissioner Cendejas addressed the lack of focus on Downtown businesses/buildings.

9. ADJOURNMENT

Chair Alvarado adjourned the meeting at 7:23 pm.

[MIN_SIGNATURES]



Planning Commission Staff Report

Department: PLANNING

September 2, 2025

To: Planning Commission

From: Karl Schoettler

By:

Subject: Application 2025-10: A Conditional Use Permit for establishment of vocational training/adult day care facility for developmentally disabled adults, at 152 N. K Street.

RECOMMENDATION:

It is recommended the Planning Commission conduct a public hearing and consider adoption of Resolution No. 1160 approving the Conditional Use Permit (CUP) request.

EXECUTIVE SUMMARY:

Public Hearing to consider Application 2025-10, an application for a Conditional Use Permit to establish a vocational training/adult day care facility for developmentally disabled adults within an existing office building located at 152 N. K Street.

OUTSTANDING ISSUES:

None

DISCUSSION:

The request is a proposal to establish a vocational training/adult day care facility for developmentally disabled adults in an existing office building located in downtown Dinuba at 152 N. K Street (see Attachment “B” (Location Map) and Attachment “C” (Aerial Photo)). This site was most recently the location of a PG&E office. Attachment “D” is a site plan of the facility and Attachment “E” is a proposed floor plan. Attachment “F” shows a photo of the site from K Street.

The site is zoned “C-2” (Downtown Commercial) and the use is classified as an adult day care, which triggers a Conditional Use Permit (a public hearing before the Planning Commission).

The applicant is Social Vocational Services (SVS), which operates similar facilities in other cities throughout the State, including within the San Joaquin Valley. The applicant intends to have a maximum client load of 30 individuals, many of whom will be picked up in vehicles operated by SVS and transported to and from the site. The organization

intends to fully remodel the interior of the building (as shown in Attachment “E” (Floor Plan)).

According to the applicant’s statement (Attachment “G”), proposed program activities will occur both at the site and around the community. Participants are assisted in exploring such areas as communication, computer skills, interviewing skills, personal appearance and the use of adaptive devices. Other activities may include art studio work, multi-media exploration, horticulture and physical fitness. Community activities may include visiting the library, field trips to businesses of interest, employment places, dining , going to movies and barbecues in area parks.

The facility will operate Monday thru Friday from 7 am to 4 pm. The applicant expects to have up to 13 full time employees at the site. The facility will have up to 5 company vehicles/vans which will be parked overnight in the facility’s parking lot. The vans will be used to transport clients to and from the facility for activities in the community.

In order to not overly-impact on-street parking, a condition is provided in the attached resolution limiting on-street parking (for the business) to the six spaces directly in front of the site (to the extent practical). This is done to ensure that company vehicles do not permanently occupy public on-street parking spaces. It should be noted that the parcel has 14-on site parking spaces to the rear of the building (with access from the alley). The alley connects to Tulare Street on the south and Fresno Street on the north.

In conclusion, the proposed use complies with standards of the C-2 zone. The project has been reviewed by City departments and service providers. If approved by the City, the applicant must also obtain approval from the State of California, Department of Social Services.

CONSULTATION/PUBLIC COMMENT

As required by municipal code, the City mailed notices of the proposed use and public hearing to property owners within 300 feet of the site, and tenants within 100 feet of the site. As of the writing of this staff report, no inquiries had been made.

FINDINGS

The use complies with the required Findings of the Dinuba Municipal Code for approval of a Conditional Use Permit contained in the attached resolution.

Background Information

APPLICANT: Social Vocational Services

LOCATION: 152 N. K Street

APN: 017-104-009

SITE SIZE: The subject parcel contains 11,250 square feet (0.3 acre). The existing building on the site contains 4,107 square feet.

ZONING: "C-2" (Downtown Commercial)

GENERAL PLAN: "Central Commercial"

EXISTING LAND USE: The site is developed with an existing office building with a parking lot to the rear. Additional improvements include landscaping, walkways, lighting and utility connections, among others.

ADJACENT LAND USES, ZONING, AND GENERAL PLAN DESIGNATIONS:

Direction	Current Use	Zoning	General Plan Designation
North	Commercial (office)	"C-2" (Downtown Commercial)	"Central Commercial"
South	Commercial (office)	"C-2" (Downtown Commercial)	"Central Commercial"
East	Commercial (auto repair)	"C-2" (Downtown Commercial)	"Central Commercial"
West	Commercial (office)	"C-2" (Downtown Commercial)	"Central Commercial"

FISCAL IMPACT:

None.

PUBLIC HEARING:

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

ATTACHMENTS:

1. A. Resolution
2. B. Location Map
3. C. Aerial Photo
4. D. Site Plan
5. E. Floor Plan
6. F. Street View
7. G. Operational Statement

Attachment A:

RESOLUTION NO. 1160

DINUBA PLANNING COMMISSION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA

A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT AND OPERATION OF A SOCIAL VOCATIONAL TRAINING FACILITY (ADULT DAY CARE) FOR DEVELOPMENTALLY DISABLED ADULTS, IN AN EXISTING OFFICE BUILDING AT 152 N. K STREET

WHEREAS, at a regularly held meeting on September 2, 2025, the Dinuba Planning Commission conducted a public hearing to consider a Conditional Use Permit application submitted by Social Vocational Services (SVS), 9 River Park Place East, Suite 210, Fresno, CA 93611, requesting a Conditional Use Permit to establish a vocational training facility for developmentally disabled adults at an existing office building located at 152 N. K Street (Assessor Parcel Number: 017-104-009); and

WHEREAS, the site is zoned “C-2” (Downtown Commercial) by the official zoning map of the City of Dinuba; and

WHEREAS, the City of Dinuba Municipal Code provides for the establishment of adult day care facilities in the “C-2” zone, subject to approval of a Conditional Use Permit; and

WHEREAS, the Planning Commission concurs with Staff that this project is categorically exempt from additional CEQA review for environmental impacts, pursuant to CEQA Guidelines Section 15301, Existing Facilities; and

WHEREAS, the Dinuba Planning Commission conducted a public hearing on September 2, 2025, at the regular Commission meeting that was properly noticed pursuant to the Dinuba Municipal Code; and

WHEREAS, the required findings for a Conditional Use Permit were made pursuant to Section 17.57.050 (Findings) of the Dinuba Municipal Code; and

WHEREAS, the Applicant agrees to adhere to the Findings and Conditions of Approval detailed in this Resolution; and

WHEREAS, the Planning Commission, having considered the staff report and all testimony presented in this matter, was of the opinion that the Conditional Use Permit to allow the proposed facility should be approved as presented.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Dinuba does hereby affirm in its entirety and adopts this resolution, approving the establishment

and operation of a vocational training facility for developmentally disabled adults, subject to the Conditions of Approval included in this Resolution.

PASSED, APPROVED and ADOPTED this 2nd day of September 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Lesli Vasquez, Secretary Dinuba Planning Commission

FINDINGS

The above section requires that the following findings be made prior to approval of a Conditional Use Permit (CUP).

Finding A. That the location of the proposed use is in accordance with the purpose and objectives of this title and the purpose of district in which the subject site is located. **RESPONSE:** Offices and clinics, including medical and otherwise are a permitted use and appropriate use in the downtown area and on the site in which it is proposed.

Finding 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. **RESPONSE:** There is no evidence in the record that the location of the proposed use and conditions under which it will operate would be detrimental to the public interest, health, safety, convenience or welfare or materially injurious to properties on improvements in the vicinity.

Finding C. That the proposed use will not have a significant impact on the environment, or that any significant impacts will be mitigated or acknowledged. **RESPONSE:** The site is already fully developed with an office and associated improvements. No changes are proposed that would impact the environment.

Finding D. That the proposed use will comply with applicable provisions contained in this title. **RESPONSE:** The proposed use is permitted by Conditional Use Permit and will comply with requirements of the zoning ordinance and conditions applied through the Conditional Use Permit process.

Finding E. That the proposed use is consistent with the Dinuba General Plan. **RESPONSE:** The proposed use is consistent with the General Plan and with the Zoning Ordinance (which is an extension of and implementation instrument of, the General Plan).

Finding F. That the site for the proposed site is adequate in size, shape and location to accommodate the use in the district for which it is proposed. **RESPONSE:** The proposed site is fully developed with an existing office, parking lot and associated facilities, and is considered to be adequate in size, shape and location for the proposed use.

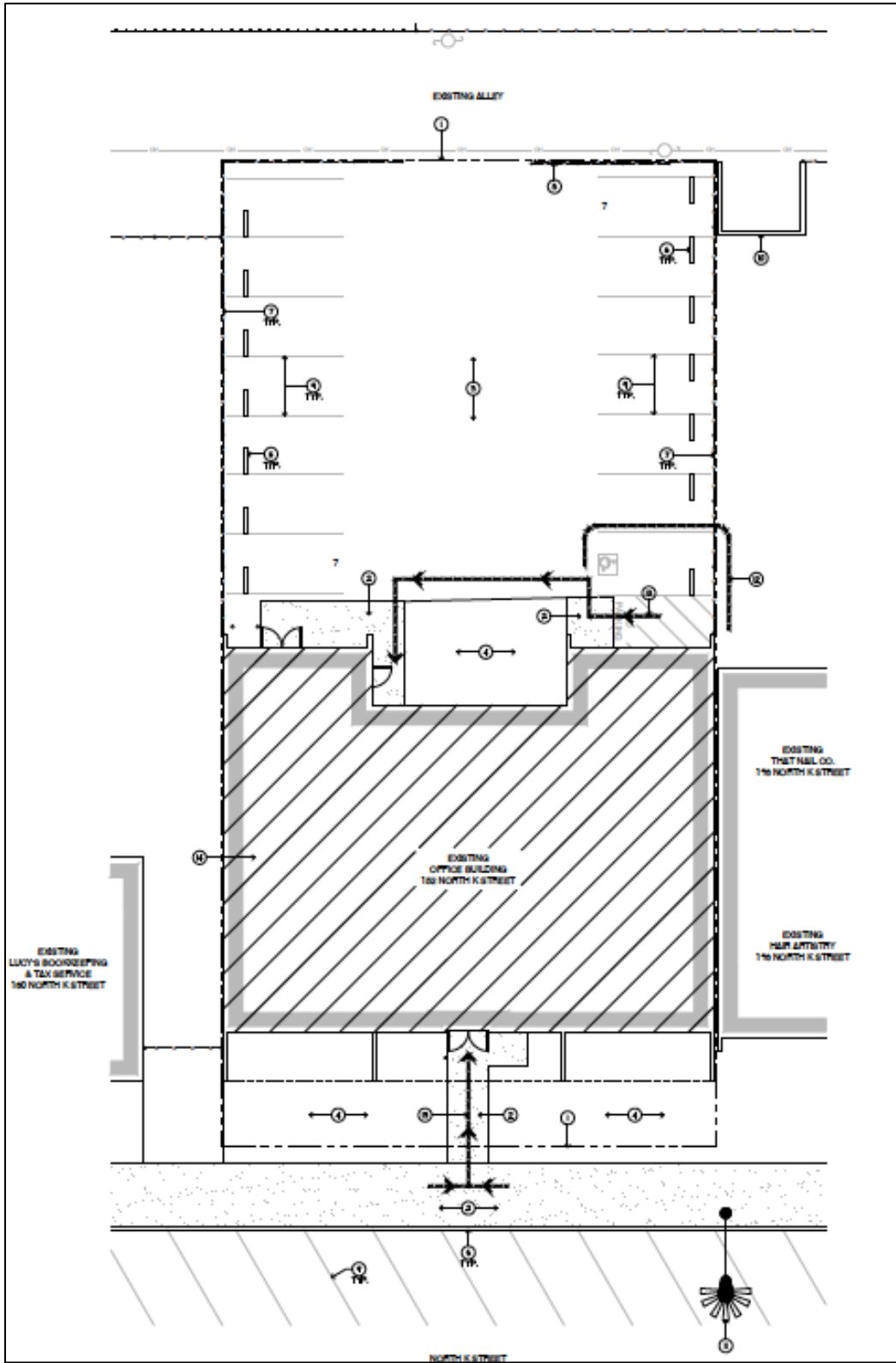
CONDITIONS OF APPROVAL

1. The Conditional Use Permit shall become null and void within one year of approval if no action is taken to commence the proposed use.
2. The Applicant shall conduct the proposed use in conformance with the plans and applications submitted, and any presentations made, to the Dinuba Planning Commission for review at its September 2, 2025 meeting.
3. City of Dinuba staff is authorized to approve minor modifications to the plans and conditions upon written request by the Applicant or their successors, as long as said modifications do not materially affect the adopted Conditional Use Permit.
4. To the extent practical, company vehicles shall be parked to the rear of the building and not on the street. To the extent practical, the business shall not utilize more on-street parking spaces than the six that exist in front of the building on K Street. The business shall endeavor to accommodate parking needs in the on-site private parking lot on the rear of the site.
5. The applicant shall observe all building occupancy limits and ratings at all times.
6. The City shall not be liable to the applicant or to any other person, firm or corporation whatsoever for any injury or damage that may result to any person or property by or from any cause whatsoever, on or about the property for which the discretionary permit has been granted, or any part thereof. The applicant hereby releases and agrees to indemnify, defend and save the City and its agents, officials and employees harmless from and against any and all injuries to and deaths of persons and damages to property, and all claims, demands, costs, losses, damage and liability, howsoever same may be caused resulting directly or indirectly from any use of the real property for which the discretionary permit has been granted, and also from all injuries to and deaths of persons, and damage to property, all claims, demands, costs, losses, damage and liability, howsoever same may be caused, either directly or indirectly made to suffered by the applicant, the applicant's agents, employees, guests, invitees, clients and subcontractors.

Attachment "C": Aerial Photo



Attachment "D": Site Plan



Attachment "F": Street View



Attachment "G": Operational Statement



January 27, 2025

Karl Schoettler, City Planning Consultant
City of Dinuba
1088 E. Kamm Ave.
Dinuba, CA 93618

Re: 152 N. K St. Dinuba

Dear Mr. Schoettler,

We are Social Vocational Services (SVS), a private non-profit California corporation, which provides skills and vocational training to adults with Developmental Disabilities. Our program offices are licensed by the California Department of Developmental Services, Community Care Licensing, in the category of adult day program.

Our adult day program activities are both community and facility based. Our participants are assisted in exploring such areas as communication, computer skills, interviewing skills, personal appearance and the use of adaptive devices. Additional on-site activities may include art studio work, multi-media exploration, horticulture and physical fitness. Community integration activities might include visiting the library, field trips to businesses of interest to our participants, employment contracts, dining out, going to the movies and BBQs in nearby parks. California State Licensing requires a staff to participant ratio of 1 staff to every 3 or 6 participants. We provide constant supervision for our participants, of which some may be non-ambulatory.

We would like to license this office to serve a maximum of 30 participants. At peak occupancy we could employ 10 Direct Service Professionals and 3 Administrators.

Our offices operate from 7:00 am to 4:00pm, Monday through Friday--closed evenings, weekends and major holidays. Regarding traffic flow and parking impact, it is important to note that we provide transportation for all our participants. At peak occupancy we will have 13 staff members and 5 company vehicles/vans which will require overnight/weekend parking. Our employees take some of our vans out in the community during the workday so when our employees are at work some of the vans are not parked at the facility and vice versa. Thus, employees and vans can often share parking spaces.

Thank you very much for your time. For additional information about our organization please visit our website, <http://www.socialvocationalservices.org/> or feel free to contact me.

A handwritten signature in black ink that reads "Susan Copley - Leonhardt".

Susan Copley Leonhardt
Director of Administrative Services

Social Vocational Services, Inc. • 9 River Park Place East, Suite 210 Fresno, CA 93720
(559) 443-7119 • Fax (559) 443-7125



Planning Commission Staff Report

Department: PLANNING

September 2, 2025

To: Planning Commission

From: Schoettler Karl, City Planner

By:

Subject: Public Hearing to consider Application 2025-09 (Parcel Map). The Parcel map will create two parcels from one existing parcel located on the east side of Crawford Avenue, north of Lauren Avenue.

RECOMMENDATION:

It is recommended the Commission conduct a public hearing and adopt Resolution No. 1161 (Attachment "A") to approve the Parcel Map.

EXECUTIVE SUMMARY:

The application is for a Parcel Map to divide on lot containing 3.86 acres into two parcels, each containing 1.93 acres. The site is located on the east side of Crawford Avenue north of Lauren Avenue.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The application is a proposal for a Parcel Map to divide one existing parcel containing a total of 3.9 acres into two parcels, each containing 1.93 acres, on a site located on the east side of Crawford Avenue between Lauren Avenue and Gerald Avenue.

Attachment "B" shows the project location and Attachment "C" shows the aerial photo of the site. Attachment "D" shows the proposed Parcel Map.

The site is zoned "R-1-6" (Single Family Residential). This zone allows a minimum lot size of 6,000 square feet. The proposed lot sizes of 1.93 acres greatly exceed this standard.

Proposed Lot 1 is vacant while proposed Lot 2 is developed with a single family home.

The applicant intends to build a single-family home for a family member on Lot 2. Land to the south, east and north is developed with single family homes. Land to the west is occupied by a mobile home park.

The street frontage is already fully developed with curbs, gutters and sidewalks.

The application has been reviewed by City departments and service providers. The attached resolution contains conditions of approval, which are standard for a parcel map. Based on the foregoing analysis staff recommends the Planning Commission approve the Parcel Map.

CONSULTATION/PUBLIC COMMENT

As required by municipal code, the City mailed notices of the proposed use and public hearing to property owners within 300 feet of the site, and tenants within 100 feet of the site. As of the writing of this staff report, no inquiries had been made.

FINDINGS

Findings required to approve the Parcel Map are included in the attached resolution.

BACKGROUND INFORMATION

APPLICANT: Miguel Nino Ruiz

AGENT: Central Valley Engineering and Surveying

LOCATION: Located along the east side of Crawford Avenue approximately 165 feet north of Lauren Avenue.

APNs: 013-120-001

SITE SIZE: 3.86± acres. The proposed lots each contain 1.93 acres.

ZONING: “R-1-6” (Single Family Residential (6,000 square foot minimum lot size)) .

GENERAL PLAN: “Medium-Density Residential”

EXISTING LAND USE: There is one existing home on the south half of the site. The remainder of the site is vacant.

ADJACENT LAND USES, ZONING, AND GENERAL PLAN DESIGNATIONS

Direction	Current Use	Zoning	General Plan
North	Single family dwellings	“R-1-6” (Single Family Residential)	“Medium Density Residential”

South	Single family dwellings	"R-1-6" (Single Family Residential)	"Medium Density Residential"
East	Single family dwellings	"R-1-6" (Single Family Residential)	"Medium Density Residential"
West	Mobile home park	"RM-3" (Multi-Family Residential)	"Medium-High Density Residential"

FISCAL IMPACT:

None.

PUBLIC HEARING:

A public hearing notice was published in the Mid Valley Times and was also mailed to all property owners within 300 feet of the site (and all occupants within 100 feet of the site) at least ten days before the hearing.

ATTACHMENTS:

1. A. Resolution
2. B. Location Map
3. C. Aerial Photo
4. D. Parcel Map

Attachment A:

RESOLUTION NO. 1161

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA

Application 2025-09, a request to divide one existing 3.86-acre lot (on the east side of Crawford Avenue, north of Lauren Avenue) into two parcels

WHEREAS, at a regularly held meeting on September 2, 2025, the Dinuba Planning Commission conducted a public hearing to consider Application 2025-09, submitted by Miguel Nino Ruiz, requesting permission to divide an existing 3.66-acre lot into two parcels as shown in Exhibit "A", situated on the east side of Crawford Avenue north of Lauren Avenue. The Assessor Parcel Number is 013-120-001; and

WHEREAS, the site is zoned "R-1-6" (Single Family Residential (6,000 square foot minimum lot size)) by the official zoning map of the City of Dinuba; and

WHEREAS, the proposed parcels include Parcel 1 (1.93 acres), and Parcel 2 (1.93 acres). The proposed parcels comply with standards of the "R-1-6" zone for lot size, lot width and lot depth; and

WHEREAS, Chapter 16.20 of the Dinuba Municipal Code establishes procedures for the processing of a Parcel Map; and

WHEREAS, the Planning Commission concurs with Staff that this project is categorically exempt from additional CEQA (California Environmental Quality Act) process pursuant to CEQA Guidelines Section 15315 (Minor land divisions); and

WHEREAS, the Dinuba Planning Commission conducted a public hearing on September 2, 2025, at the regular Commission meeting that was properly noticed pursuant to the Dinuba Municipal Code; and

WHEREAS, the required findings for a Parcel Map were made as follows:

1. The Parcel Map is consistent with the Dinuba General Plan and Dinuba Zoning Ordinance.
2. The Parcel Map is categorically exempt from review by the California Environmental Quality Act (CEQA) under Section 15315 (Minor Land Divisions) of the CEQA Guidelines.
3. The Parcel Map will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

WHEREAS, the Applicant agrees to adhere to the Findings and Conditions of Approval detailed in this Resolution; and

WHEREAS, the Planning Commission, having considered the staff report and all testimony presented in this matter, was of the opinion that the Parcel Map (as shown in Exhibit "A" and on file at the Dinuba Public Works Department) should be approved as presented, subject to Conditional of Approval listed in Exhibit "B".

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Dinuba does hereby affirm in its entirety and adopts this resolution, approve Application 2025-09 (Ruiz).

PASSED, APPROVED and ADOPTED this 2nd day of September, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Lesli Vasquez, Secretary Dinuba Planning Commission

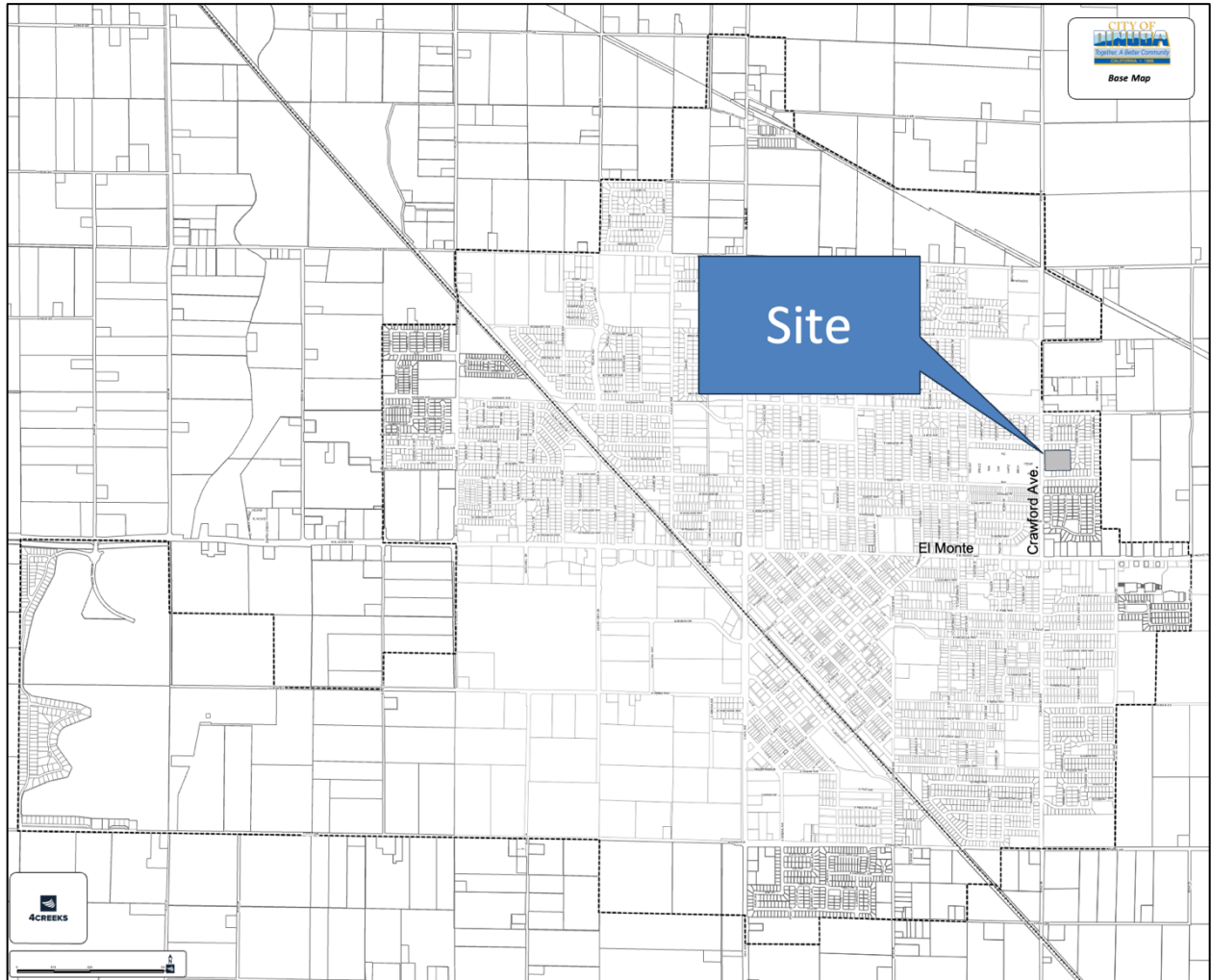
EXHIBIT "B"

**CONDITIONS OF APPROVAL
APPLICATION 2025-09 (RUIZ PARCEL MAP)**

1. The Parcel Map shall be prepared in conformance with the provisions of Government Code Section 66445. Prior to further development of any of the parcels, the Applicant shall submit Improvement Plans to the City Engineer for review and approval. Said plans shall be drawn to a size and scale approved by the City Engineer and on reproducible materials. The plans shall be prepared, signed, and stamped by a California registered Civil Engineer. All improvements shall be designed and constructed in accordance with City of Dinuba standards and specifications. Along with the plans, the Applicant shall submit a cost estimate for all improvements to be located on public property, all prepared, signed, and stamped by a California registered Civil Engineer.
2. Any and all public or private easements on the property identified in the title report shall be shown on the parcel map with recording data.
3. Property corner monumentation shall be placed and shown on the final Parcel Map in accordance with the California Subdivision Map Act, California Land Surveyor's Act and City Standards. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the applicant and approved by the City prior to installation.
4. All conditions of approval shall be fully complied with prior to the recording of the final Parcel Map.
5. A reciprocal access easement shall be established for Parcels #1, 2 and 3 on the Final Map.
6. The Final Map shall show the existing easement along Englehart Avenue in favor of Alta Irrigation District.
7. Prior to review of the Parcel Map and any proposed Improvement Plans, the Applicant shall deposit with the City a sum determined by the City Engineer for map and plan check fees. Prior to recordation of the Parcel Map, the Applicant shall deposit any required public works improvement inspection fees as determined by the City Engineer.
8. Upon approval by the City Engineer of the Parcel Map and any Improvement Plans, signed and stamped reproducible copies of these plans shall be provided to the City, as well as an AutoCAD file of the Parcel Map.

9. The Applicant will be required to annex the parcels to a Community Facilities District (CFD) to provide special tax revenue for the anticipated cost increases associated with providing City services (i.e. police, fire, ambulance, paramedic, parks maintenance, etc.). The Applicant shall disclose to all potential lot buyers that the parcels are part of a Community Facilities District.
10. The Applicant shall pay applicable Development Impact Fees to the City of Dinuba at the rate in effect at the time the Parcel Map is recorded. These fees may be deferred until final occupancy.
11. As determined by the City Engineer and the Public Works Director, the Applicant will be required to abandon and seal any existing septic system, agricultural well, and water well in accordance with the California Department of Health Standards and the Tulare County Health Department. The Applicant shall submit evidence of such compliance to the Chief Building Official before the issuance of a Final Certificate of Occupancy.
12. The Applicant shall comply with any applicable requirements of the utility companies which have franchise agreements with the City of Dinuba.
13. The Parcel Map shall reflect appurtenant easements or a shared utility or other common use agreement between parcels for any proposed cross-parcel utility services (i.e. electric, gas, cable, etc.).
14. The applicant shall dedicate land along Crawford Avenue to the City of Dinuba so that the street width includes the sidewalk and is consistent with the existing street width immediately north of the site.
15. Prior to any construction the applicant shall comply with requirements of the Dinuba Fire Department.

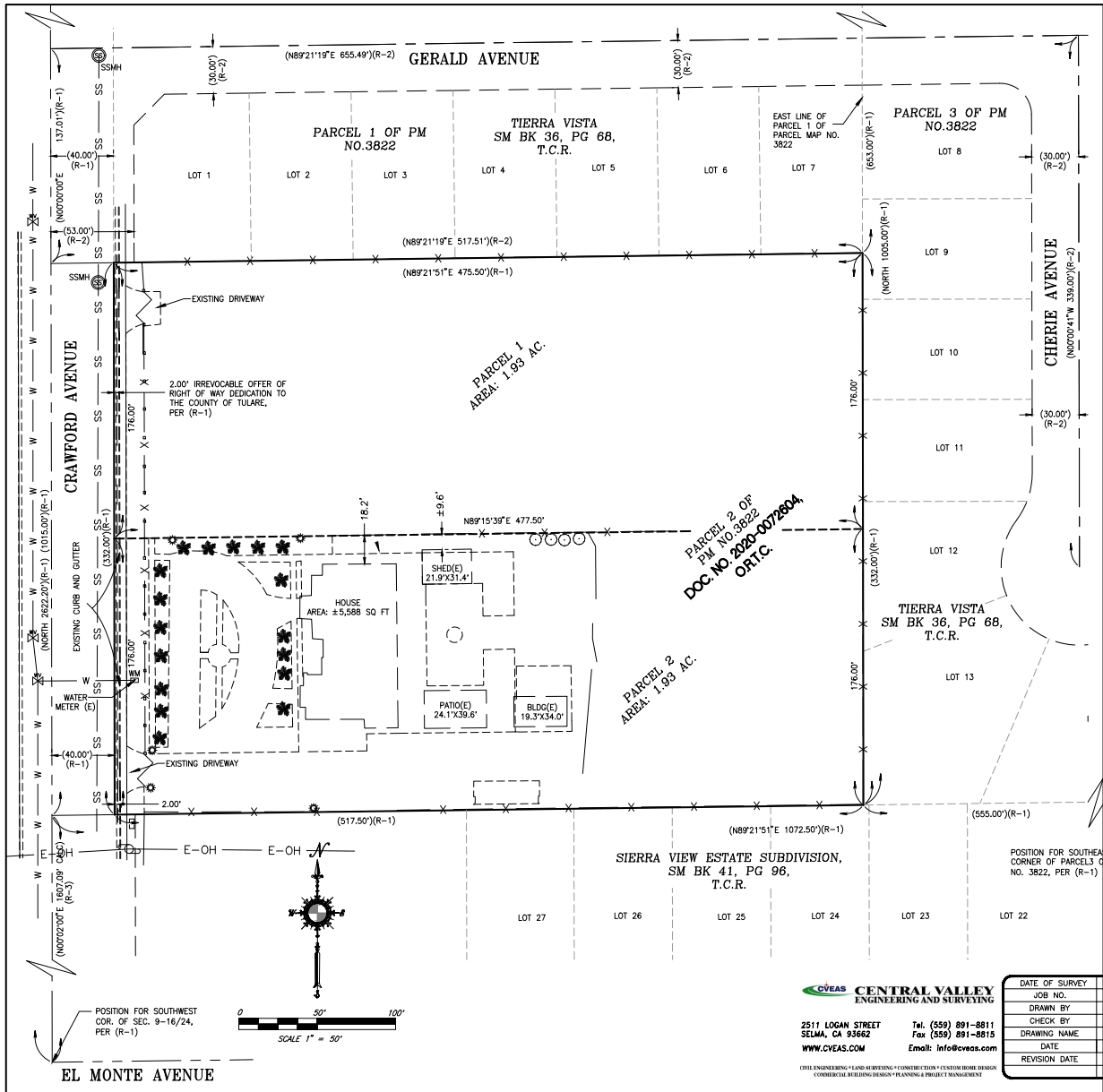
Attachment "B": Location Map



Attachment "C": Aerial Photo



Attachment "D": Proposed Parcel Map



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CHECK BY
DRAWING NAME
DATE
REVISION DATE