



PLANNING COMMISSION AGENDA

**Tuesday, November 4, 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 Minutes October 7, 2025

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for October 7, 2025

6. PUBLIC HEARING

6.1. SUBJECT

Public Hearing to consider an application for a Tentative Subdivision Map to create 173 single family residential lots on a site containing a total of 44± acres, located on the north side of Nebraska Avenue and the east side of Alta Avenue.

RECOMMENDATION

It is recommended the Commission conduct a public hearing and adopt the following:

1. Attachment "A": Resolution No. 1164 approving adoption of an environmental finding for the project.
2. Attachment "B": Resolution No. 1165 approving a Tentative Subdivision Map to create 173 single family residential lots and a storm drainage basin on the site.

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

November 4, 2025

To: Planning Commission
From: George Avila, Public Works Director
By: Lesli Vasquez
Subject: Planning Commission Minutes October 7, 2025

RECOMMENDATION:

Planning Commission approve the Planning Commission meeting minutes for October 7, 2025

EXECUTIVE SUMMARY:

The Planning Commission (PC) held a meeting on October 7, 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 October 7, 2025 and minutes for said meeting are attached for approval by the PC.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None.

ATTACHMENTS:

1. Planning Commission Minutes October 7, 2025



**October 7, 2025
MINUTES**

COMMISSION MEMBERS PRESENT:

Alvarado, Faust, Benavides, Cendejas

COMMISSION MEMBERS ABSENT:

Conklin

STAFF MEMBERS PRESENT:

Vasquez, Schoettler

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

Commissioner Benavides led the flag salute.

2. ROLL CALL

Faust, Cendejas, Alvarado, Benavides 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.

None.

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 September 2, 2025

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for September 2, 2025.

A motion was made by Commissioner Cendejas, seconded by Commissioner Faust to approve the minutes for September 2, 2025.

Ayes: Aust, Alvarado, Cendejas, Benavides

Absent: Conklin

6. PUBLIC HEARING

6.1. SUBJECT

Public hearing for adoption of amendments to the Dinuba Housing Element

RECOMMENDATION

It is recommended the Commission receive a staff report on revisions to the draft Dinuba Housing Element and vote to recommend approval of the revisions by adopting Attachment "A" (Resolution No. 1162).

Schoettler presented the Housing Element for final approval. The Housing Element Draft was approved in March. The state had 4 rounds of comments and Commissioners were presented with the latest Dinuba Housing Element and the Tulare County Regional Housing Element. In total, there were four chapters in the Dinuba Housing Element that were adopted and three from the Tulare County Housing Element. One of the main chapters with revisions was the Housing Plan. The Housing Plan are requirements the city will have moving forward. This includes promoting affordable housing, promoting energy conservation, promoting economic development and promoting ADUs.

Public Hearing Opened:

Chair Alvarado opened the public hearing.

Public Hearing Closed:

Chair Alvarado closed the public hearing.

A motion was made by Commissioner Cendejas, seconded by Commissioner Faust, to approve the revisions and adopt the Dinuba Housing Element.

Ayes: Alvarado, Cendejas, Benavides, Faust

Absent: Conklin

6.2. SUBJECT

Public hearing for adoption of amendments to the text of the Dinuba

Zoning Ordinance, to implement the Dinuba Housing Element as well as several "cleanup" amendments to the ordinance

RECOMMENDATION

It is recommended the Planning Commission conduct a public hearing and vote to adopt amendments to the Dinuba Housing Element to implement action plans contained within the Dinuba Housing Element, as well as to implement several "cleanup" amendments to the Zoning Ordinance.

Schoettler presented amendments to the Dinuba Zoning Ordinance. The Housing Elements has a number of action plans to promote the development of housing that is obtainable to all income groups. A big part of that action plan are amendments to the Zoning Ordinance. There are eight chapters that are being amended. These include, multi-family zones, permitted uses in residential zones, permitted uses in commercial zones, special uses, parking, parking and loading, site plan review/ condition use permit, and definitions. One amendment to note is that in chapter thirty-three we are now required to permit low barrier navigation center in a C-2 and C-4 zone. In chapter forty-nine, we are required to reduce parking requirements in housing types like senior homes, nursing homes, and convalescent homes to make the idea of building that housing type less difficult. The state also required to change or add definitions in chapter sixty-seven. The cleanup amendments are amendments made to the comprehensive zoning update that were missed or overlooked.

Public Hearing Opened:

Alvarado opened the public hearing.

Public Hearing Closed:

Alvarado closed the public hearing.

A motion was made by Benavides, seconded by Faust to adopt the amendments made to the Dinuba Housing Element to implement action plans contained within the Dinuba Housing Element and implant amendments to the Zoning Ordinance.

7. COMMISSION REPORTS

None.

8. STAFF COMMUNICATIONS

Schoettler informed the Planning Commission of a new subdivision coming forward next month.

9. ADJOURNMENT

Chair Alvarado adjourned the meeting at 6:44 pm.

[MIN_SIGNATURES]



Planning Commission Staff Report

Department: PLANNING

November 4, 2025

To: Planning Commission

From: Schoettler Karl, City Planner

By:

Subject: Public Hearing to consider an application for a Tentative Subdivision Map to create 173 single family residential lots on a site containing a total of 44± acres, located on the north side of Nebraska Avenue and the east side of Alta Avenue.

RECOMMENDATION:

It is recommended the Commission conduct a public hearing and adopt the following:

1. Attachment "A": Resolution No. 1164 approving adoption of an environmental finding for the project.
2. Attachment "B": Resolution No. 1165 approving a Tentative Subdivision Map to create 173 single family residential lots and a storm drainage basin on the site.

EXECUTIVE SUMMARY:

The project is an application for Tentative Subdivision Map to establish 173 single family residential lots and a 4.4-acre stormwater basin on a site containing approximately 44 acres, generally situated on the north side of Nebraska Avenue (between the Lincoln Avenue and Eaton Avenue alignments) and on the east side of Alta Avenue approximately 1,270 feet north of Nebraska Avenue.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The project consists of a proposed Tentative Subdivision Map on a site consisting of four parcels containing approximately 44 acres, to create a single-family residential subdivision with 173 single family residential lots and a stormwater ponding basin. The site is located on the north side of Nebraska Avenue and on the east side of Alta

Avenue. Attachment “C” shows the project location and Attachment “D” is an aerial photo of the site.

The site is currently zoned “R-1-7.5” (Single Family Residential) and also “C-1” (Neighborhood Commercial).

The site is primarily agricultural, currently planted with almond and plum orchards. A small portion of the southeast corner of the site is vacant, recently hosting a single-family home that was demolished.

Surrounding uses are as follows:

South: Church, single-family dwellings

East: Agriculture

North: Agriculture and single-family dwellings

West: Agriculture and industrial

The site is designated “Medium-Low Density Residential” by the Land Use Element of the Dinuba General Plan. The proposed project (a single-family residential subdivision and stormwater ponding basin) is consistent with this designation.

Project Design

The proposed subdivision is shown in Attachment “E” and contains 173 single family residential lots with lot sizes ranging from 5,000 square feet to 11,773 square feet.

Accordingly, the “R-1-5” zone will need to be applied at the time the Final Subdivision Map is submitted for approval.

The subdivision site is an inverted “L” shape, connecting to Nebraska Avenue on the south, and Alta Avenue on the west. The subdivision will connect to Nebraska via two local streets and to Alta via a single street. The connection to Alta is an extension of Avenue 426, east from Alta. This roadway is designed to cross the site and is stubbed at the east side of the subdivision, connecting to future development areas to the east.

A network of internal streets within the subdivision provides strong street connectivity.

There are several street stubs to adjoining parcels that will connect to future development. Several mini-roundabouts are proposed at key street intersections within the subdivision. These are intended to slow traffic from speeding on longer street segments.

The project is also designed with street stubs adjoining the existing developed parcel at the southwest corner of the site (that has an existing single-family dwelling). If at some point in the future this homeowner wishes to sell, the subdivision is designed in a way that the existing home would be removed and additional lots could be established on this site.

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

Both Nebraska and Alta Avenues will be widened along the frontage of the site; also, the north side of Nebraska will be widened from the subdivision west to the intersection of Nebraska and Alta Avenue. Frontages of the subdivision along both Nebraska and Alta will be treated with masonry walls and landscape buffers.

A stormwater ponding basin will be located in the north-central portion of the site and is designed to accommodate storm drainage from the project site and is sized large enough to accept drainage from future development in this portion of the City (primarily lands north of Nebraska Avenue).

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

Given the site's proximity to the 9-acre Nebraska Park (a short distance to the east along Nebraska) no park is proposed within the project site. The project will still be required to pay the City's Park Impact Fees; the fees are used to acquire additional land for parks and to make capital improvements within parks.

Utilities

The subdivision will connect to existing City of Dinuba utilities for water, sewer and storm drainage. The Public Works Department reports that there is adequate capacity in the City's systems to accommodate the project. There are existing water and sewer lines under (or nearby) both Nebraska and Alta Avenues and these will be extended and tapped to serve the project. The project will be required to install a lift station to facilitate proper wastewater flows.

Environmental Analysis

An Environmental Addendum to the Environmental Impact Report for the Dinuba General Plan update was prepared to evaluate potential environmental impacts of the project. The analysis indicated the project's impacts will be less than significant.

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 project complies with the required Findings of the Dinuba Municipal Code for the Tentative Subdivision Map, contained in the attached resolution.

BACKGROUND INFORMATION

APPLICANT: Scott Belknap

LOCATION: Located on the north side of Nebraska Avenue and the east side of Alta Avenue.

ASSESSOR PARCEL NUMBERS: 013-050-072, 013-050-073, 013-050-074 and 013-050-013.

SITE SIZE: The site contains approximately 44± acres.

ZONING:

“R-1-7.5” (Single Family Residential – 7,500 square foot minimum lot size) and “C-1” (Neighborhood Commercial)

GENERAL PLAN: “Medium-Low Density Residential”

EXISTING LAND USE: Agriculture (almond orchard and plum orchard) and vacant land.

ADJACENT LAND USES, ZONING, AND GENERAL PLAN DESIGNATIONS

| Direction | Current Use | Zoning | General Plan Designation |
|------------------|---|--|---|
| North | Agriculture and single family residential dwellings | “R-1-7.5” (Single Family Residential), “AE-20” (Tulare County Agricultural zoning) | “Low Density Residential”, “Medium-Low Density Residential” |
| South | Agriculture, church and single family residential dwellings | “R-1-7.5” (Single Family Residential) | “Low Density Residential”, “Medium-Low Density Residential” |
| East | Agriculture | “R-1-7.5” (Single Family Residential) | “Low Density Residential”, “Medium-Low Density Residential” |

| | | | |
|------|----------------------------|---|--|
| West | Agriculture and industrial | “R-1-7.5” (Single Family Residential), M-1 (Light Industrial) | “Medium-Low Density Residential”, “Light Industrial” |
|------|----------------------------|---|--|

FISCAL IMPACT:

Each lot will be assessed the City's Development Impact Fees prior to construction.

PUBLIC HEARING:

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

ATTACHMENTS:

1. A. PC Reso CEQA Belknap
2. B. PC Reso Belknap TSM
3. C. Location Map
4. D. Aerial Photo
5. E. Proposed Subdivision Map

RESOLUTION NO 1164

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA
RECOMMENDING AN ENVIRONMENTAL FINDING OF NO NEW SIGNIFICANT IMPACTS
FOR THE BELKNAP TENTATIVE SUBDIVISION MAP**

WHEREAS, an application was submitted for a Tentative Subdivision Map on four existing parcels generally located on the north side of Nebraska Avenue and the east side of Alta Avenue. The Assessor Parcel Numbers of the site are 013-050-072, 013-050-073, 013-050-074 and 013-050-013, and

WHEREAS, the project proposes the establishment of 173 single-family residential lots and a 4.4-acre stormwater ponding basin.

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

WHEREAS, the Environmental Study determined that the proposed project would not result in no new significant impacts to the environment, and

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

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

1. The proposed project is consistent with the goals, objectives and policies of the Dinuba General Plan and the Dinuba Zoning Ordinance, as amended.
2. The City of Dinuba has prepared an Addendum to the Environmental Impact Report for the Focused Dinuba General Plan, consistent with the requirements of CEQA. The study determined the project will have no new significant impacts.

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

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

The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____, at a regular meeting of the Dinuba Planning Commission on the 4th day of November, 2025, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Dinuba Planning Commission

ATTACHMENT "B"

RESOLUTION NO 1165

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA
RECOMMENDING APPROVAL OF AN APPLICATION FOR A TENTATIVE SUBDIVISION
MAP (BELKNAP) TO CREATE 173 SINGLE FAMILY RESIDENTIAL LOTS AND A
STORMWATER PONDING BASIN**

WHEREAS, an application was submitted for a Tentative Subdivision Map located on the north side of Nebraska Avenue and the east side of Alta Avenue. The Assessor Parcel Number of the site are 013-050-072, 013-050-073, 013-050-074 and 013-050-013, and

WHEREAS, the project proposes the establishment of 173 single-family residential lots and a 4.4-acre stormwater ponding basin.

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

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

WHEREAS, the Planning Commission held a public hearing on this action and accepted testimony.

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

1. The proposed Tentative Subdivision Map is consistent with the goals, objectives and policies of the Dinuba General Plan.
2. The City of Dinuba has prepared an Addendum to the Environmental Impact Report for the Focused Dinuba General Plan, consistent with the requirements of CEQA. The study determined the project will not have any additional significant impacts on the environment.

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Belknap Tentative Subdivision Map

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

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

NOW, THEREFORE BE IT RESOLVED THAT the Belknap Tentative Subdivision Map is hereby recommended for approval by the Dinuba Planning Commission.

The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____, at a regular meeting of the Dinuba Planning Commission on the 4th day of November, 2025, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Dinuba Planning Commission

Exhibit "A" Belknap Tentative Subdivision Map

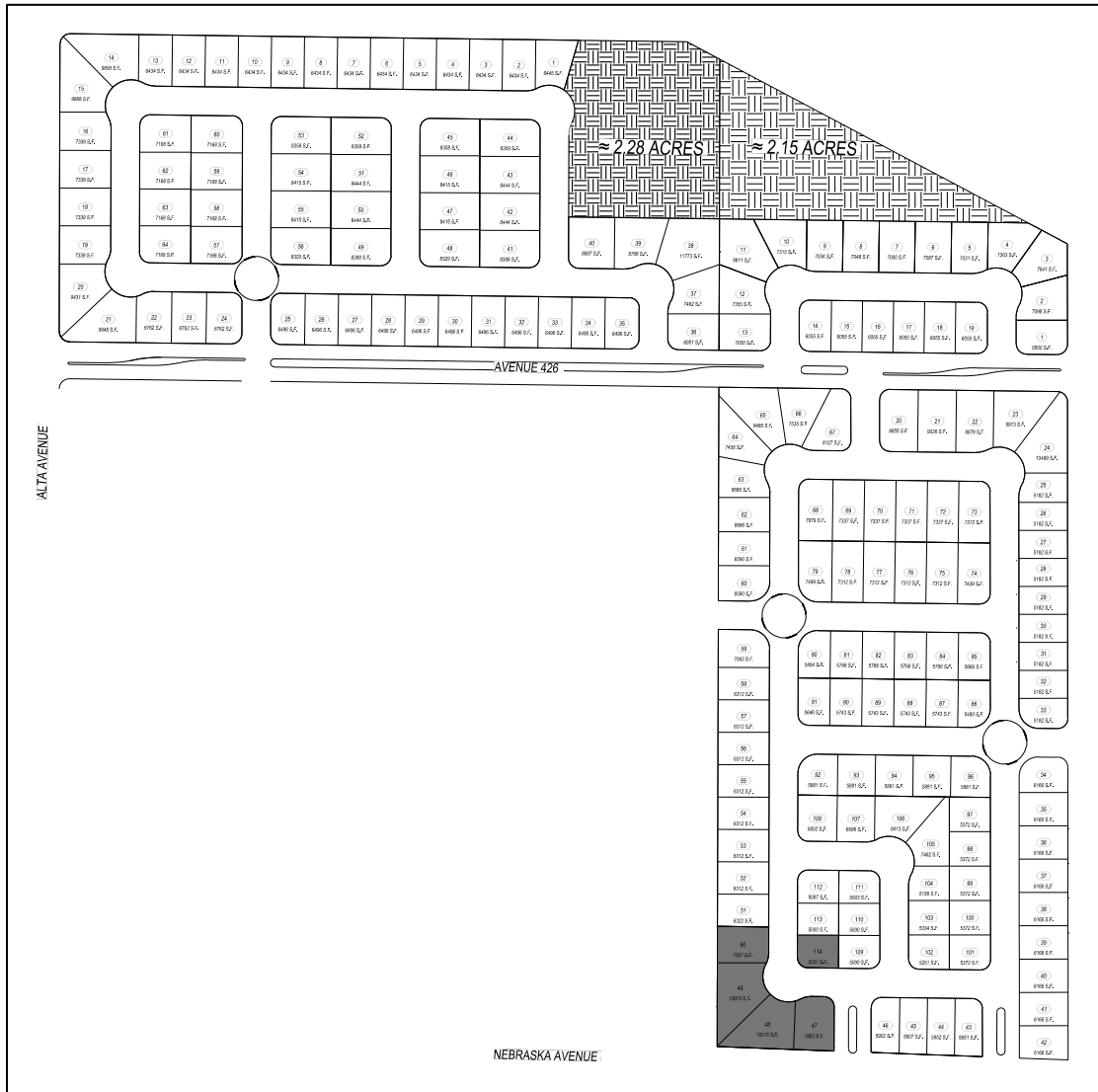


Exhibit "B": Conditions of Approval

1) MAPS AND PLANS

- a. The developer shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Dinuba Municipal Code, by a registered civil engineer or licensed land surveyor. The final tract map shall be digitally submitted to the City of Dinuba Public Works Department. The City maintains a "Final Map Submittal Requirements & Review Checklist" as a resource.
- b. The developer shall digitally submit to the City of Dinuba Public Works Department, a set of construction plans on 24" x 36" sheets for all required improvements. These plans shall be prepared by a registered civil engineer. All applicable plan check and inspection fees shall be paid with the first submittal of plans. All plans shall be approved by the City and all other involved agencies prior to the release of any development permits. The City maintains an "Improvement Plan Submittal Requirements & Review Checklist" as a resource.
- c. Prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Dinuba Public Works Department one (1) reproducible/electronic copy (PDF) and two (2) black line copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
- d. Within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Dinuba Public Works Department one (1) reproducible/electronic copy (PDF) and two (2) black line copies of the approved set of construction plans revised to reflect all field revisions and marked "AS-BUILT" for review and approval. As-Built drawings shall be revised in electronic format, a scanned or field copy of the construction plans will not be accepted. Pad Certification(s) will be required prior to construction of any structure on a lot.
- e. No Certificates of Occupancy shall be issued for any building or structure within the subdivision until all required infrastructure (including roads, utilities, stormwater management, and drainage systems) for the subdivision or the relevant phase has been completed, inspected, and approved by the City.
- f. The developer must complete (or have an alternative financial mechanism in place to guarantee completion) all required subdivision infrastructure as well as all off-site improvements before building permits are issued for more than 50% of the lots within the subdivision, unless otherwise approved by the City Engineer or City Manager.
 1. Subdivision infrastructure includes but is not limited to roads, utilities, drainage, and any other required public improvements.
 2. Off-site improvements include but are not limited to roadways, permanent paving, curb and gutter, sidewalk, curb ramps, streetlights, utilities, drainage systems, and other infrastructure required to support the subdivision.

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Belknap Tentative Subdivision Map

3. The City of Dinuba reserves the right to withhold issuance of building permits if the developer or property owner fails to meet these requirements or to comply with any outstanding conditions set forth by the subdivision approval.
- g. All work shall be reviewed, approved, completed, and accepted prior to obtaining a certificate of occupancy.
 1. Or: All phases of construction must be inspected and passed by the City Building Official, and shall not be occupied until a "Certificate of Occupancy" has been issued by the Building Official and the Community Development Director and City Engineer have certified that site conditions have been complied with.
 - h. If at the time of the tract map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the developer may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
 - i. The developer shall be responsible to acquire all necessary right of way (ROW) as delineated on the final map and required for the subdivision development, including any easements or property acquisitions necessary for the construction and completion of infrastructure (e.g., roads, utilities, drainage, and public access).
 1. If a good faith effort is made and the required ROW is not able to be acquired, the developer shall consult with the City Engineer for final decisions and ROW acquisition.
 - j. The developer shall be responsible for the design, construction, and funding of all non-adjacent improvements as delineated in the Conditions of Approval, which may include, but are not limited to off-site infrastructure such as roadways, permanent paving, curb and gutter, sidewalk, curb ramps, streetlights, utilities, drainage systems, and other infrastructure required to support the subdivision, even if these improvements are not directly adjacent to the subdivision property.
 - k. The developer and the City shall enter into a Reimbursement Agreement to outline the terms and conditions under which the City will reimburse the developer for a portion of the costs associated with infrastructure improvements, facilities, or other public enhancements that benefit both the subdivision and the surrounding area.
 1. If the City deems it is necessary to enter into a Reimbursement Agreement in order to construct the proposed improvements, it is required that the developer and the City do so upon their acceptance of the Conditions of Approval.
 - l. Any changes or deviations from these Conditions of Approval must be approved in writing by the City Engineer or Public Works Director.

2) GENERAL

- a. The developer shall comply with all conditions set forth in Title 16 of the Dinuba Municipal Code (Subdivisions).
- b. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Section 66020(d) of the Government Code, these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby notified that the 90day protest period, commencing from the date of approval of the project, has begun. If the applicant

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Belknap Tentative Subdivision Map

fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exactions contained in this notice, complying with all the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

- c. Applicant shall pay all applicable development impact fees at the rate in effect at the time of payment. The developer may be eligible for fee credits or fee reimbursements for over-sizing of facilities or construction of other eligible facilities included in the applicable City of Dinuba's Impact Fee Study(s). The City Engineer will determine the type and extent of improvements that are eligible for fee credits or reimbursements.
- d. The developer shall furnish security in a sum to be determined by the City Engineer, prior to final acceptance of the off-site improvements by the City, for the guarantee and warranty of the improvements for a period of one (1) year following the completion and acceptance thereof by the City Council.
- e. The developer shall submit a soils report for approval by the City Engineer with the first submittal of the improvement plans.
- f. The developer shall comply with all the requirements of the local utility (gas and electric), telephone, cable, and other communication companies. It shall be the responsibility of the developer to notify the local utility, telephone, cable, and other communication companies to remove or relocate utility poles where necessary. The City will not accept first submittal of improvement plans without proof that the developer has provided the improvement plans and documents showing all proposed work to the utility, telephone, cable, and other communication companies.
- g. The developer shall contact and address all requirements of the United States Postal Service for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.
- h. The developer shall comply with and be responsible for obtaining encroachment permits from the City of Dinuba for all work performed within the City's right-of-way and easements.
- i. The developer shall install all improvements within public right-of-way and easements in accordance with the City of Dinuba standards, specifications, master plans, and record drawings.
- j. All existing overhead and any new utility facilities located on-site, and within the street right-of-way or easements along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.
- k. The developer shall provide and pay for all compaction testing required by the QAP (Quality Assurance Plan). Compaction test results shall be submitted to the City Engineer for review and approval.
- l. If the overall development is to be built in phases, then each phase shall have adequate access as required by the City of Dinuba Police and Fire Departments, and the City Engineer. The developer shall submit a schedule showing the sequence of development within the area covered by the tentative map.
- m. During the site construction, any public streets fronting the project shall be kept clear of any construction or landscaping debris and shall not be used as a storage area for equipment, materials, or other items.

- n. In order to provide for reasonable municipal protection during all phases of construction, the developer shall maintain pedestrian and vehicular access to all surrounding properties and buildings to the satisfaction of the City of Dinuba Police and Fire Department, and City Engineer.
- o. The developer shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site. The developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Engineer shall be made for any emergency work which may be required. When the developer or his authorized representative is not present on any particular part of the work where it may be desired to give directions, orders may be given by the City Engineer which shall be received and obeyed by the person or persons in charge of the particular work in reference to which the orders are given. Whenever orders are given to the developer's representative or superintendent or foreman to do work required for the convenience and safety of the general public because of inclement weather or any other such cause, such work shall be done at the developer's expense.
- p. The developers contractors shall not work on, place debris on, store supplies or equipment on, or in any other way encroach upon any other properties without the written permission of such property owners. In the event other properties are encroached upon without written permission, work shall be automatically shut down until resolved.

3) DEDICATIONS AND STREET IMPROVEMENTS

- a. The developer shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve all streets to City standards:
 - i. 56' Interior Residential Streets:
 - (1) Dedicate 56' for public street and utility purposes.
 - (2) Construct improvements as shown on the Tentative Map. Improvements shall include curb and gutter, sidewalk, drive approaches, curb ramps, street lights, and permanent paving.
 - ii. Grant Avenue (Avenue 426) (Street Designation: Minor Collector):
 - (1) Dedicate 96' for public street and utility purposes. Construct improvements as shown on the Tentative Map. Improvements shall include curb and gutter, median island, landscape and irrigation, turn pockets, sidewalk, drive approaches, curb ramps, street lights, and permanent paving.
 - iii. Alta Avenue (Avenue 412) (Street Designation: Major Arteria with landscape strip):
 - (1) Dedicate 108' for public street and utility purposes. Construct improvements as shown on the Tentative Map. Improvements shall include curb and gutter, sidewalk, drive approaches, curb ramps, street lights, and permanent paving.
 - (2) The developer will be required to widen Alta Avenue along the frontage of the subdivision only. The street pattern shall match the street pattern to the south towards Nebraska Avenue.

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- iv. Nebraska Avenue (Street Designation: Minor Collector with Park Strip):
 - (1) Dedicate 96' for public street and utility purposes. Construct improvements as shown on the Tentative Map. Improvements shall include curb and gutter, sidewalk, drive approaches, curb ramps, street lights, and permanent paving.
 - (2) The developer will be required to widen Nebraska Avenue along the frontage of the subdivision and west to match into Alta Avenue. The street pattern shall match the street pattern to the west towards Alta Avenue.

- v. The locations and design of all median island openings shall be reviewed and approved with each phase of the development by the City Engineer. Design criteria such as, but not limited to, access for City service vehicles and emergency service vehicles, shall affect the extents and widths of median islands within local streets. Median islands within local streets shall be reviewed and approved with each phase of the development by the City Engineer.

- vi. Roundabouts – Dedicate and improve per Federal Highway Administration and NHRCP guidelines and per approval by the City Engineer. Additional right-of-way and permanent paving may be necessary for each roundabout as approved by the City Engineer. The City Engineer shall determine the timing for the installation of the required roundabouts.
 - i. 3 within the subdivision.

- vii. The developer shall repair all damaged and/or off grade off-site street improvements determined by the City.

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

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

- d. The developer shall install streetlights in accordance with City Standards at the locations designated by the City Engineer. Streetlight locations shall be shown on the utility plans submitted with the final map for approval. Streetlights at traffic signal locations shall be installed on approved traffic signal poles. Streetlights shall be owned and maintained by City of Dinuba. Developer shall prepare a street lighting plan for approval by the City Engineer.

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

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

- g. Curb ramps shall be provided at all intersections in conformance with City Standards. All curb ramps shall follow the latest PROWAG guidelines.

- h. There shall be small median islands at each entrance into the subdivision off a Collector or Arterial street as shown on the Tentative Map. Developer shall ensure all fire codes are met when designing median islands.
- i. As part of street dedications, developer shall provide corner cut-offs at all street intersections. Corner cut-offs shall be sufficient to provide for sight distances and accommodate curb ramps.
- j. The developer shall, at his expense, obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests. These designs shall be compared to the minimum section given below and approved by the City Engineer.

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

- k. Standard barricades, per City Standard, with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.
- l. The developer shall, at the end of any permanent pavement abutting undeveloped property, install 2"x6" redwood header boards placed prior to street paving.
- m. All knuckles and cul-de-sacs shall be designed in accordance with City Standards.
- n. Temporary paved cul-de-sacs shall be provided at the end of any dead-end streets, planned for future extension, longer than 150'. Minimum radius shall be provided to allow turnaround of emergency equipment.
- o. Prior to construction a Traffic Impact Study shall be caused to be prepared at the developer's expense and shall demonstrate the project's impacts on Vehicle Miles Travelled (VMT) and Level of Service (LOS). The scope of the study shall be approved by the City Engineer prior to commencement.

4) SANITARY SEWER IMPROVEMENTS

- a. The developer shall identify and abandon all existing septic systems per City Standards and any other governing regulations.
- b. The nearest sanitary sewer main available to serve the development is at Alta and Nebraska Avenue. The developer shall connect to this existing 10" sewer main. The developer's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of sewer service must be approved by the City Engineer and supported by appropriate calculations. The City can provide As-Builts upon request for the Alta/Nebraska Avenue Roundabout.
- c. The developer shall install sanitary sewer mains of the size and in the locations indicated below:

- i. Nebraska Avenue: Install 10" Sanitary Sewer line along frontage of development and connect into the sewer main at Alta/Nebraska Avenue
 - ii. Alta Avenue: Connect to existing 15" Sanitary Sewer line that is currently along Alta Avenue.
 - iii. Interior Streets: Install 8" sewer mains throughout development.
- d. The developer shall dedicate a minimum 15' wide easement for all onsite sewer mains not located in otherwise dedicated rights-of-way, if applicable.
 - e. The developer shall install one (1) 4" sewer service house branch to each lot within the development in accordance with City Standards.
 - f. The developer shall install a 4" sewer service house branch to each lot being surrounded by the existing subdivision.
 - g. The developer shall install a sanitary sewer lift station on Nebraska Avenue. This lift station shall be sized to accommodate Avenue 430 to Nebraska Avenue and Alta Avenue to Road 88. Developer will receive fee credits for oversize that would be outside the needs of the subdivision.

5) WATER IMPROVEMENTS

- a. The developer shall identify and abandon all existing water wells per City Standards and any other governing regulations prior to issuance of building permits.
- b. The developer shall install water mains of the sizes and in the locations indicated below and provide an adequately looped water system. The developer's engineer shall be responsible for verifying the size, location, and elevations of existing improvements.
- c. Interior Streets: Install 8" water mains throughout development.
- d. The developer shall dedicate a 10' wide easement for all onsite water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way, if applicable.
- e. The developer shall install a City Standard water service, size as necessary, to each lot within the development in accordance with City Standards.
- f. The developer shall install a City Standard landscape water service, size as necessary, to each public landscape area within the development in accordance with City Standards.
- g. No water service connection shall be made to the City of Dinuba Water System until a bacteriological report has been accepted by the City Engineer.
- h. Fire hydrants shall be installed at locations approved by the Fire Department. Fire hydrants and curbs shall be painted per City Standards.

6) GRADING AND DRAINAGE

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

requirements shall be included in the construction plan set and shall be submitted to and approved by the City Engineer.

- b. Plans for the required storm drainage systems shall be prepared by a registered civil engineer and conform to the City of Dinuba Storm Drain Design Guidelines (Attachment 'F'), Developer's engineer shall implement best management practices (BMPs) outlines in the Design Guidelines for peak flow reduction. The BMPs recommended in the report are designed to accommodate either the 85th percentile storm (0.32 inches) or the 100-year, 24-hour storm.
 - c. A percolation test signed and sealed by a California registered civil or geotechnical engineer shall demonstrate that BMPs can completely infiltrate within 96 hours.
 - d. The developer will be required to construct the storm drain basins as delineated on the tentative map. The basins shall be designed per the latest edition of the storm drain design guidelines. Developer will also be required to make any modifications to the existing storm drain line in Nebraska Avenue to ensure drainage does not go to Nebraska Park and instead gets routed to this subdivision basin.
 - e. Developer's engineer shall prepare hydrology and hydraulic calculations (H&H) for any proposed storm drain system and submit with the grading plan for review and approval by the City Engineer. Developer's engineer shall consult with City Engineer for calculation requirements.
 - f. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City Standards. Any retaining walls required 12" or higher shall be masonry or concrete construction and any retaining walls required less than 12" may be wood, masonry, or concrete construction. All retaining walls shall be designed by a registered civil engineer.
 - g. Prior to the approval of grading plan, approvals and permits from the San Joaquin Valley Air Pollution Control District shall be obtained. The Project shall comply with all rules, regulations and conditions of approval imposed by the District.
 - h. The developer shall maintain a program of dust control to prevent air pollution as well as discomfort or damage to adjacent and surrounding properties. The developer shall follow all requirements and recommendations made by the San Joaquin Valley Air Pollution Control District for dust and emission reduction.
- a. The developer is required to follow and adhere to all City Ordinances and FEMA requirements when developing the subdivision. Part of the requirement is calculating the BFE in order to ensure the lots are graded above the BFE. This map is located in a FEMA flood Zone A.
 - b. All grades and property stakes (corners) shall be in place prior to obtaining building permits.

7) LANDSCAPING AND IRRIGATION

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

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- i. Landscaping within median divider on entrance streets.
 - ii. Landscaping the median island and landscape strip along Grant Avenue (Avenue 426).
 - iii. Landscape the median island and landscape strip along Nebraska Avenue
 - iv. Landscape the landscape strip along Alta Avenue.
- b. Each home shall be provided at least one 15-gallon shade tree planted on the front of the lot, within ten feet of the rear of the public sidewalk, and at least ten feet from underground utility lines. Said tree shall be provided with root barriers to prevent disruption of concrete and utility line improvements.
- c. The property owner shall request annexation to the City's Community Facilities District (CFD). The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment for each lot must be obtained from the City for the tax year following the recordation of the final map. The property owner shall consent to the first-year assessment and annual increases per the provisions of the CFD. The property owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a CFD. Said notification shall be in a manner approved by the City. The property owner/developer shall supply all necessary assessment diagrams and other pertinent materials for the CFD annually until the entire tract is built out or for three years after annexation to the district, whichever is longer.
- d. The developer shall contact and address all requirements of the Alta Irrigation District (AID). The developer will be required to underground the existing AID (Alta Irrigation District) canal along the frontage of the existing residence currently surrounded by the subdivision. This may also include, but not be limited to, dedicating easements, piping or relocating any existing AID canals or ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included in the previously required set of construction plans and submitted to and approved by AID prior to the release of any development permits or recording of the final map. If an AID or private irrigation line is proposed to be abandoned, the developer shall provide waivers from AID and all downstream users.
- e. The developer shall indicate on construction drawings the depth, location and type of material of any existing AID irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals or ditches shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.
- f. All existing onsite agricultural irrigation systems either onsite or within public rights-of-way, whether AID or privately owned shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of the development. Therefore, the developer shall bear all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development. The developer shall identify on the construction plans all existing irrigations systems and their disposition (abandonment, repair, relocation, and or piping) for approval by the City Engineer. The developer shall consult with the AID for any additional requirements for lines to be

abandoned, relocated, or piped. The developer shall provide waivers from all users in order to abandon or modify any irrigation systems or for any service interruptions resulting from development activities.

8) MISCELLANEOUS

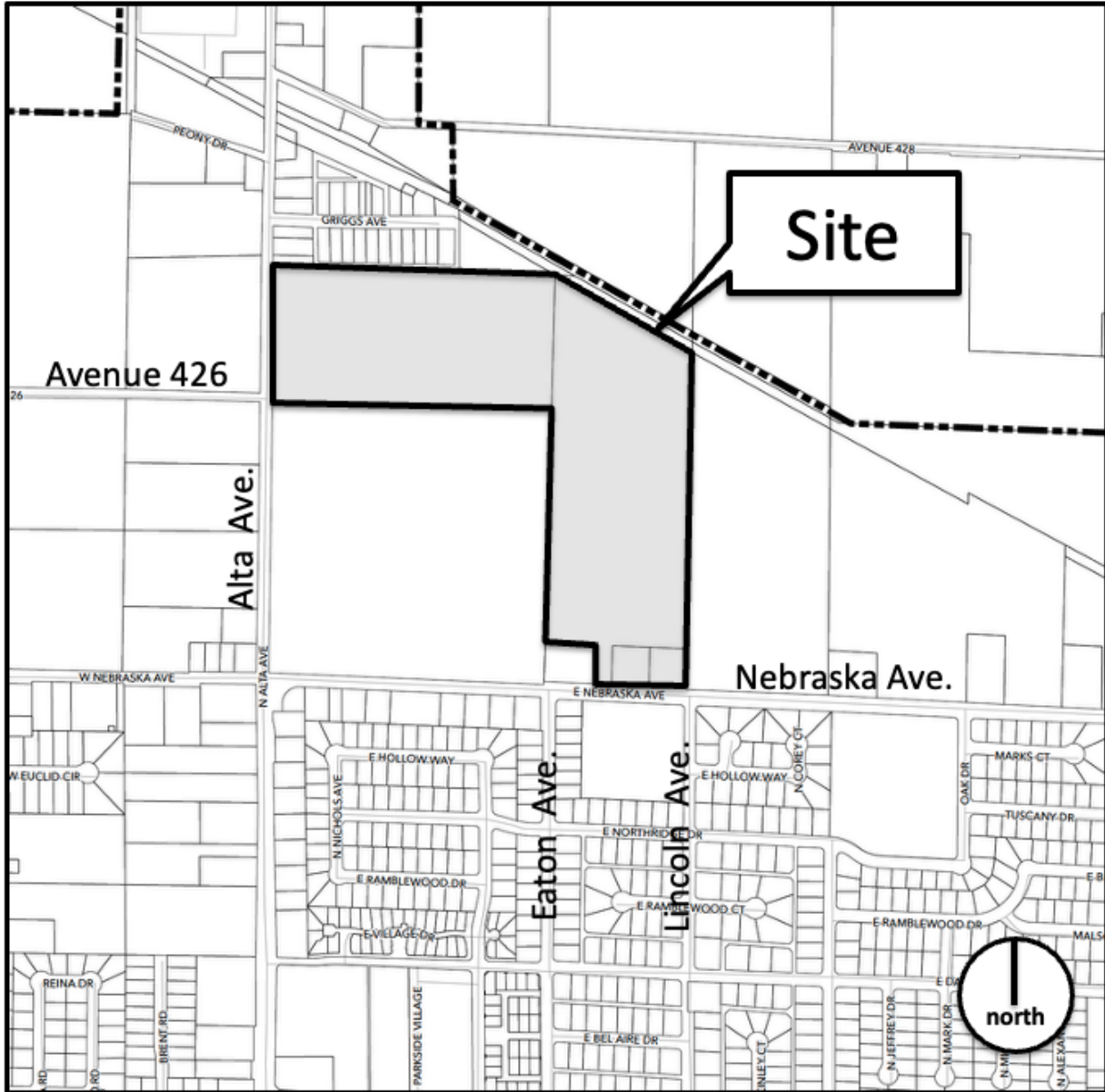
- a. It shall be the responsibility of the developer to remove all existing structures, trees, shrubs, etc., that are within or encroaching on existing or proposed rights-of-way or easements. Existing street improvements shall be preserved, at the discretion of the City Engineer.
- b. The developer shall provide clean-up, street sweeping and dust control during the construction of the development to the satisfaction of the City Engineer and Public Works Director. A deposit of \$5,000.00 shall be submitted to the City to guarantee compliance. At any time, developer is deemed to be non-compliant by the City Engineer or Public Works Director, the City may draw from said deposit to pay for necessary activities to bring the site into compliance.
- c. The developer shall install monuments at all section corners, quarter section corners, all street centerline intersection points, angle points, and beginning of curves and end of curves on streets adjacent to or within the development. Any existing section corner or property corner monuments damaged or destroyed by the development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance
- d. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the developer shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.
- e. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer and/or Public Works Director.
- f. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.
- g. The developer shall install concrete masonry block walls in accordance with City Standards, with a minimum height of 6'-8" feet above the high side ground elevation, and of a design and color approved by the City of Dinuba Planning Department at the following locations:
 - i. Along Alta Avenue Frontage
 - ii. Along Nebraska Avenue Frontage
 - iii. Along both sides of Grant Avenue (Avenue 426)
 - iv. Masonry block walls that retain more than 8" shall be designed by a registered civil engineer.
- h. The project shall comply with the requirements of the Dinuba Fire Department, Dinuba Police Department and the City's solid waste contractor (Pena's Disposal).

- i. The developer must complete the construction of all required parks, trails, and related amenities within the subdivision in accordance with the approved plans, before building permits are issued for more than 25% of the lots within the subdivision.
- j. All parks and trails must be constructed according to the approved site plan, design standards, and specifications, as well as in compliance with all relevant local, state, and federal regulations. These include accessibility standards, safety requirements, and any other applicable guidelines for public spaces.
 - a. The developer must dedicate and provide for the park or trail including but not limited to landscaping, irrigation, and other features.

9) PLANNING AND DEVELOPMENT

- a. Prior to approval of the Final Subdivision Map, the project must receive approval of a zone change so that zoning of the site is consistent with the subdivision map.
- b. Floor plans and facades of homes shall vary on each lot. No two same floor plans shall be located adjacent to one another. Further, no two of the same front façade designs shall be located adjacent to one another. The developer shall provide a map to the Dinuba Planning Department showing façade types and floor plans of the entire subdivision to ensure consistency with this requirement.

Attachment "C": Location Map



Attachment "D": Aerial Photo



Attachment "E": Proposed Subdivision Map

