



PLANNING COMMISSION AGENDA

**Tuesday, December 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 November 4, 2025

RECOMMENDATION

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

6. PUBLIC HEARING

6.1. SUBJECT

Application 2025-05 (Findley)

RECOMMENDATION

It is recommended the Planning Commission conduct a public hearing and consider adoption of the following resolutions:

- Attachment A: Resolution No. 1166, recommending approval to the City Council of the General Plan Amendment and zone change request.
- Attachment B: Resolution No. 1167, approving a Variance for the creation of parcels that are narrower than required by the R-1-6 zone.
- Attachment C: Resolution No. 1168, approving a Parcel Map to create four parcels and a remainder lot.

7. COMMISSION REPORTS

8. STAFF COMMUNICATIONS

8.1. Review of R-1-5 Zone garage setback requirement.

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

December 2, 2025

To: Planning Commission
From: George Avila, Public Works Director
By: Lesli Vasquez
Subject: Planning Commission Meeting Minutes November 4, 2025

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

The Planning Commission (PC) held a meeting on November 4, 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 November 4, 2025, and minutes for said meeting are attached for approval by the PC.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None.

ATTACHMENTS:

1. Planning Commission Minutes November 4, 2025



**November 4, 2025
MINUTES**

COMMISSION MEMBERS PRESENT:

Alvarado, Faust, Cendejas, Conklin

COMMISSION MEMBERS ABSENT:

Benavides

STAFF MEMBERS PRESENT:

Vasquez, Schoettler, James

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, Cendejas, Conklin, Alvarado 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 Minutes October 7, 2025

RECOMMENDATION

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

A motion was made by Commissioner Cendejas, seconded by Commissioner Faust to approve the minutes for October 7, 2025.

Ayes: Conklin, Alvarado, Cendejas, Faust

Absent: Benavides

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.

Schoettler presented a tentative subdivision map for 173 single-family residential lots and a storm drain basin. The location is on the north side of Nebraska Ave and connects to Alta Ave. The current use is typically agricultural with an urban use to the south, and agricultural to the east and west. There is a corner on the bottom left side of the site that is not currently part of the presented tentative map but is added with the potential of the current owner selling and creating 5 extra lots. There would be two main phases, with the first being on the east side and the northern being the second. The lot sizes would range from 5,000 sq ft to 11,773 sq ft, with the average being 6843 sq ft. The basin would be on the upper northern side and would cover about 4.4 acres that will accommodate this site as well as future development. No parks are designated for this site as Nebraska park is relatively close by. There would be two street connections down to Nebraska and one connection over to Alta Ave. The street frontages along Nebraska and Alta would be widened with the project, along with masonry soundproof wall and landscape buffing along those frontages. The subdivision has been designed

with an internal street pattern with strong street connectivity which is favored by policies in the general plan, and a couple of mini-roundabouts to tame traffic and avoid speeding. There are also street stubs designed that would allow this subdivision to allow access to future developments to the east, west and south. In terms of utilities, there are water and sewer lines adjacent to both sides of the site that the project would tee into. The city engineer did identify a sewer lift station would be needed along the development. In regard to environmental analysis, the city did an addendum study to the general plan that found that this project would not have any new significant impact. The zone for this site is currently R-1-7.5, but the zoning would need to be changed to R-1-5 to accommodate the smaller lots. This would happen when the final site map comes back for approval.

Public Hearing Opened:

Dana Rager came up to the podium. He had concerns about exits going out of the development as well as street width. Schoettler assured that the street size would comply with city standard.

Public Hearing Closed:

Chair Alvarado closed the public hearing.

A motion was made by Vice Chair Conklin, seconded by Chair Alvarado to approve resolutions No. 1164 and No. 1165 adopting the environmental findings for this project and approving a tentative subdivision map to create 173 single-family residential lots and a storm drainage basin with the condition of eliminating one lot to create bigger lot sizes.

7. COMMISSION REPORTS

None.

8. STAFF COMMUNICATIONS

Schoettler shared that there are a couple of subdivisions in the works, but no application submittals yet.

9. ADJOURNMENT

Chair Alvarado adjourned the meeting at 7:03 pm.

[MIN_SIGNATURES]



Planning Commission Staff Report

Department: PLANNING

December 2, 2025

To: Planning Commission
From: Schoettler Karl, City Planner
By:
Subject: Application 2025-05 (Findley)

RECOMMENDATION:

It is recommended the Planning Commission conduct a public hearing and consider adoption of the following resolutions:

- Attachment A: Resolution No. 1166, recommending approval to the City Council of the General Plan Amendment and zone change request.
- Attachment B: Resolution No. 1167, approving a Variance for the creation of parcels that are narrower than required by the R-1-6 zone.
- Attachment C: Resolution No. 1168, approving a Parcel Map to create four parcels and a remainder lot.

EXECUTIVE SUMMARY:

Public Hearing to consider Application 2025-05 (an application for a General Plan Amendment, zone change, Variance and a Parcel Map for one parcel located between Euclid Avenue and Timothy Avenue, north of Saginaw Avenue).

OUTSTANDING ISSUES:

None.

DISCUSSION:

The project includes four requests pertaining to a 1.96-acre lot situated between Euclid Avenue and Timothy Avenue, about 360 feet north of Saginaw Avenue (see Attachment “D” (Location Map) and Attachment “E” (Aerial Photo). The requests include:

1. Changing the zoning of the site from “RA” (Residential Acreage) to “R-1-6” (Single Family Residential)
2. Amending the General Plan land use designation of the site from “Medium-Low Density Residential” to “Medium Density Residential”.

3. A Parcel Map to create four parcels from one existing parcel.
4. A Variance to allow three of the proposed parcels to have widths that are narrower than required by the R-1-6 zone.

The site is currently developed with a single-family dwelling (fronting onto Euclid Avenue) and contains a significant amount of undeveloped space, primarily on the rear (west side) of the lot. Surrounding land uses are mostly residential and partially-developed parcels with vacant land.

General Plan and Zoning Designations

Existing zoning and General Plan designations for the site and surrounding area are shown in Attachment “F”. The site is zoned “RA” (Residential Acreage). This zone is also applied to several parcels immediately to the north. The “RA” zone is typically applied to larger-lot residential areas; sometimes these are parcels that were developed in the County and later annexed into the City.

The “RA” zone has a very large minimum lot size requirement of 20,000 square feet.

However, in terms of land uses, the zone is similar to the “R-1” zones (that primarily allow single family dwellings), except that the “RA” zone also allows limited keeping of farm animals.

The property owner has requested the site be rezoned to the “R-1-6” zone (Single Family Residential (6,000 square foot minimum lot size)). Application of the “R-1-6” zone also triggers an amendment to the General Plan land use designation for the site.

The existing land use designation is “Medium Low Density Residential”. While that designation is consistent with the “RA” zone, it is not consistent with the “R-1-6” zone.

To be consistent, the General Plan designation needs to be amended to “Medium Density Residential”.

As shown on Attachment “F”, a variety of zoning and land use designations exist adjacent to the site. Lands to the west are zoned “R-1-10” while land to the east is zoned “R-1-7.5”. Parcels immediately to the south are zoned “R-1-6”. Land to the north is zoned “RA”. Staff believes the proposed “R-1-6” zone is reasonably compatible with surrounding zones.

Parcel Map Design

Attachment “G” shows the proposed parcel map. As noted, the map proposes dividing the site into four parcels with sizes as follows:

Parcel 1: 29,621 square feet

Parcel 2: 7,425 square feet

Parcel 3: 7,425 square feet

Parcel 4: 40,510 square feet

Proposed Parcel #1 fronts onto Timothy Avenue and is a “flag lot”. This means that the lot has a relatively narrow connection to Timothy and opens to a wider area to the rear.

Some cities prohibit residential flag lots but Dinuba does not. This proposed parcel is undeveloped.

Proposed Parcels 2 and 3 each contain 7,425 square feet. These proposed parcels are undeveloped.

Proposed Parcel 4 contains the existing single-family home that fronts onto Euclid Avenue.

Parcels 1, 2 and 3 can each be developed with a single-family home, (plus other uses permitted in the “R-1-6” zone (include accessory dwelling units (ADU’s) and junior accessory dwelling units (JADU’s)). When each lot is developed it will be required to be improved to city standards with curbs, gutters, sidewalks, streetlights, and connection to city utilities (water, sewer storm drain) and private utilities (electricity, gas, telecommunications).

Variance

As noted above, the three lots facing onto Timothy are narrower than required by the R-1-6 zone. The R-1-6 zone requires new lots to be at least 60 feet wide; all three proposed lots facing Timothy are each proposed at 55 feet wide – 5 feet less than required. However, the lots do significantly exceed the minimum lot size required by the R-1-6 zone (6,000 square feet); as noted above, the lots range in size from 7,425 square feet to 29,621 square feet.

One of the primary considerations for granting a Variance is to determine whether similar conditions exist in the surrounding neighborhood. In examining maps of the surrounding neighborhood, it appears that many lots directly across Timothy Avenue are all smaller than required by their zoning (the R-1-10 zone). Also, in 2023 the City approved a similar Variance for narrower parcels associated with a Parcel Map on a lot to the north (see “History” below).

Based on these factors, staff believes the Variance can be granted.

History

There is precedence for granting a zone change, variance and parcel map in this area.

In 2023 the Planning Commission and City Council approved a zone change, variance and parcel map for a site about 500 feet north on Euclid, as part of Application 2023-15 (Nieblas). That project sought a zone change from “RA” to the “R-1-7.5” zone, a parcel map to create four parcels, and a Variance for three parcels fronting onto Timothy with widths narrower than required by the “R-1-7.5” zone. The Planning Commission and City Council both approved the project.

ENVIRONMENTAL ANALYSIS

Staff is recommending the action be exempted from environmental review under CEQA (California Environmental Quality Act).

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 application complies with the required Findings of the Dinuba Municipal Code for approval of a Zone Change, Variance and Parcel Map, contained in the attached resolutions.

BACKGROUND INFORMATION

APPLICANT:

Scott Findley
430 N. Vermont Ave.
Dinuba, Ca 93618

AGENT

Mauro Weyant
3949 N. Condor Ct.
Sanger, CA 93657

LOCATION: Located between Euclid Avenue and Timothy Avenue, approximately 970 feet north of Saginaw Avenue

ASSESSOR PARCEL NUMBER: 014-032-028

SITE SIZE: 85,378 square feet (1.96 acres)

ZONING: Existing: "RA" (Residential Acreage); Proposed: "R-1-6" (Single-Family Residential)

GENERAL PLAN: "Medium Low Density Residential"

EXISTING LAND USE: Single family dwelling and vacant land.

ADJACENT LAND USES, ZONING, AND GENERAL PLAN DESIGNATIONS

Direction	Current Use	Zoning	General Plan
North	Single family homes	"RA" (Residential Acreage)	"Medium Low Density Residential"
South	Single family homes	"R-1-6" (Single Family Residential)	"Medium Density Residential"
East	Single family homes	"R-1-7.5" (Single Family Residential)	"Medium Low Density Residential"
West	Single family homes	R-1-10 (Single Family Residential)	"Medium Low Density Residential"

FISCAL IMPACT:

None. Each home developed on the proposed lots will be required to pay the City's Development Impact Fee.

PUBLIC HEARING:

A public hearing notice was published in the Midvalley Times, at least ten days before the Planning Commission's hearing.

ATTACHMENTS:

1. A. PC Reso Findley GPA-ZC 12-2-25
2. B. PC Reso Findley Var 12-2-25
3. C. PC Reso Findley PM 12-02-25
4. D. Location Map
5. E. Aerial Photo
6. F. Zoning and General Plan maps
7. G. Parcel Map

ATTACHMENT "A"

RESOLUTION NO 1166

**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 A GENERAL PLAN AMENDMENT AND ZONE CHANGE
PERTAINING TO THE FINDLEY PARCEL MAP (APPLICATION 2025-05)**

WHEREAS, an application was filed by Scott Findley, 430 N. Vermont Ave, Dinuba, CA 93618 for a Parcel Map to divide one existing lot into four parcels at 1023 Euclid Avenue. The Assessor Parcel Number is 014-032-028, and

WHEREAS, the specific project actions include:

- A General Plan Amendment to change the land use designation of the site from "Medium Low Density Residential" to "Medium Density Residential".
- A zone change to amend zoning of the site from "RA" (Residential Acreage) to "R-1-6" (Single Family Residential (6,000 square foot minimum lot size).
- A Parcel Map to divide the site into four parcels.
- A Variance to allow three of the proposed parcels to have widths less than required by the R-1-6 zone

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 these actions:

Dinuba Planning Commission
Resolution No. 1166
Application 2025-05 (Nieblas Zone Change)

1. The proposed actions are consistent with the goals, objectives and policies of the Dinuba General Plan.

2. The City has determined the project is exempt from review for environmental impacts, consistent with Section 15061 (b) (3) (General Exemption) of the Guidelines of the California Environmental Quality Act (CEQA).

3. The proposed actions 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 the General Plan Amemdment and Zone Change (as shown in Exhibit 1) are hereby recommended by the Dinuba Planning Commission for approval.

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 2nd day of December, 2025, by the following roll call vote:

AYES:

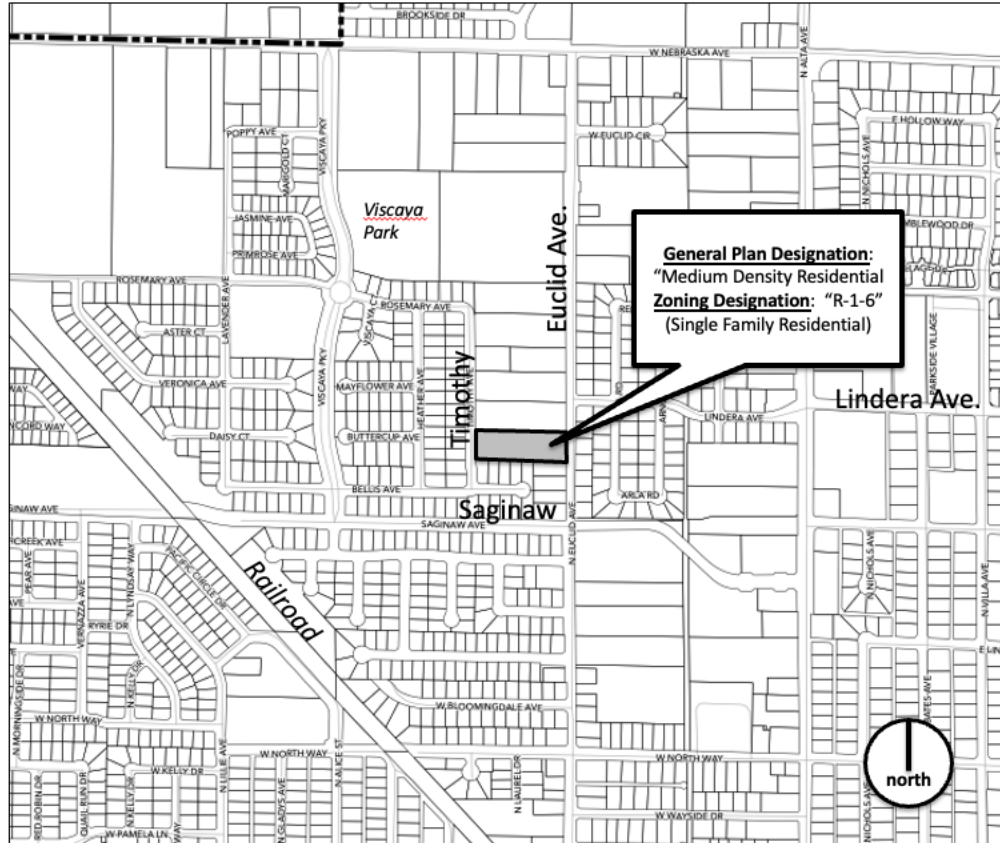
NOES:

ABSTAIN:

ABSENT:

Secretary, Dinuba Planning Commission

Exhibit 1: Proposed General Plan and Zoning Amendment



ATTACHMENT "B"

RESOLUTION NO 1167

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA APPROVING A
VARIANCE FOR A REDUCTION IN WIDTH OF PROPOSED LOTS ASSOCIATED WITH A PARCEL
MAP AT 1023 EUCLID AVENUE (APPLICATION 2025-05 (FINDLEY))**

WHEREAS, an application was filed by Scott Findley, 430 N. Vermont Ave, Dinuba, CA 93618 for a Variance to allow a reduction in the width of lots proposed as part of a Parcel Map at 1023 Euclid Avenue. The Assessor Parcel Number is 014-032-028, and

WHEREAS, the subject site is zoned "R-1-6" (contingent upon approval of a zone change by the Dinuba City Council) and standards for lot widths are established in Section 17.17.050 of the Dinuba Zoning Ordinance. The standard for new interior lots is 60 feet; for three parcels along Timothy Avenue the Parcel Map proposes lot widths of 55 feet, and

WHEREAS, property owners within 300 feet of the subject site were notified of the Planning Commission hearing 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 declared the proposed project categorically exempt from the California Environmental Quality Act (CEQA) (Section 15061 (b) (3) of the CEQA Guidelines), and

WHEREAS, the Planning Commission held a public hearing on this Variance request 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:

A. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, and that the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and under identical classifications;

- B. That granting a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and district and denied to the property for which the variance is sought;
- C. That granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and district in which the property is located;
- D. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which such property is located;
- E. That granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
- F. That granting the variance will not be inconsistent with the general plan.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Lesli Vasquez, Secretary
Dinuba Planning Commission

Attachment C:

RESOLUTION NO. 1168

APPLICATION 2025-05, FINDINGS AND CONDITIONS OF APPROVAL

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA

Application 2025-05 a request to divide one existing 1.96-acre lot (located on the west side of Euclid Avenue north of Saginaw Avenue) into four parcels

WHEREAS, an application was filed by Scott Findley, 430 N. Vermont Ave, Dinuba, CA 93618 for a Parcel Map to divide one existing lot into four parcels at 1023 Euclid Avenue, as shown in Exhibit "A". The Assessor Parcel Number is 014-032-028, 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 (contingent upon approval of a Zone Change by the City Council); and

WHEREAS, the proposed parcels include:

Parcel 1: 29,621 square feet

Parcel 2: 7,425 square feet

Parcel 3: 7,425 square feet

Parcel 4: 40,510 square feet

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 15061 (b) (3) (General Exemption); and

WHEREAS, the Dinuba Planning Commission conducted a public hearing on December 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 pursuant to Section 17.80.050 (Findings) of the Dinuba Municipal Code and are listed as follows:

1. The Parcel Map is consistent with the Dinuba General Plan and Dinuba Zoning Ordinance.

2. A Variance has been approved to permit lot widths for three of the proposed lots that are narrower than required by zoning.
3. The Parcel Map is categorically exempt from review by the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) (General Exemption)) of the CEQA Guidelines.
4. 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 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 2025-05 (Findley).

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

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Lesli Vasquez, Secretary Dinuba Planning Commission

EXHIBIT "B"

**CONDITIONS OF APPROVAL
APPLICATION 2025-05 (FINDLEY PARCEL MAP)**

1) MAPS AND PLANS

- a. The developer shall have a final parcel 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 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 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.
 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 parcel 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 parcel map, 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 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. 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.
- p. 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.

- q. 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. Timothy Avenue
 - i. 56' Interior Residential Streets:
 - (1) Dedicate 15' along Timothy Avenue frontage 56' for public street and utility purposes.
 - (2) Construct improvements as shown on the Tentative Map. Improvements shall include curb and gutter, and a 5' minimum width sidewalk along frontage., drive approaches, curb ramps, street lights, and permanent paving.
 - ii. 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. Curb ramps shall be provided at all intersections in conformance with City Standards. All curb ramps shall follow the latest PROWAG guidelines.
- g. 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.
- h. Developer shall ensure ADA access is met on all access points to the building and have a Casp sign the plans.

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

- i. 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.
- j. The developer shall, at the end of any permanent pavement abutting undeveloped property, install 2"x6" redwood header boards placed prior to street paving.
- k. All knuckles and cul-de-sacs shall be designed in accordance with City Standards.

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 on Timothy Avenue adjacent to the new proposed development. 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.
- c. The developer shall install sanitary sewer mains of the size and in the locations indicated below:
 - i. 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.

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. 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.
 - e. 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.
 - f. 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.
 - g. 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. 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:

- i. Landscape the landscape strip along Euclid Avenue.
- b. 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.
- c. 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.
- d. 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.
- e. 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 project shall comply with the requirements of the Dinuba Fire Department, Dinuba Police Department and the City's solid waste contractor (Pena's Disposal).
- h. 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.

9) PLANNING AND DEVELOPMENT

- a. Approval of the Parcel Map is contingent upon City Council approval of a General Plan Amendment and zone change for the site.
- b. All future development on the parcels shall comply with zoning standards for setbacks, building height, lot coverage, etc.
- c. The proposed easement from Parcel 4 to Parcel 1 shall be recorded prior to approval of the Final Parcel Map.

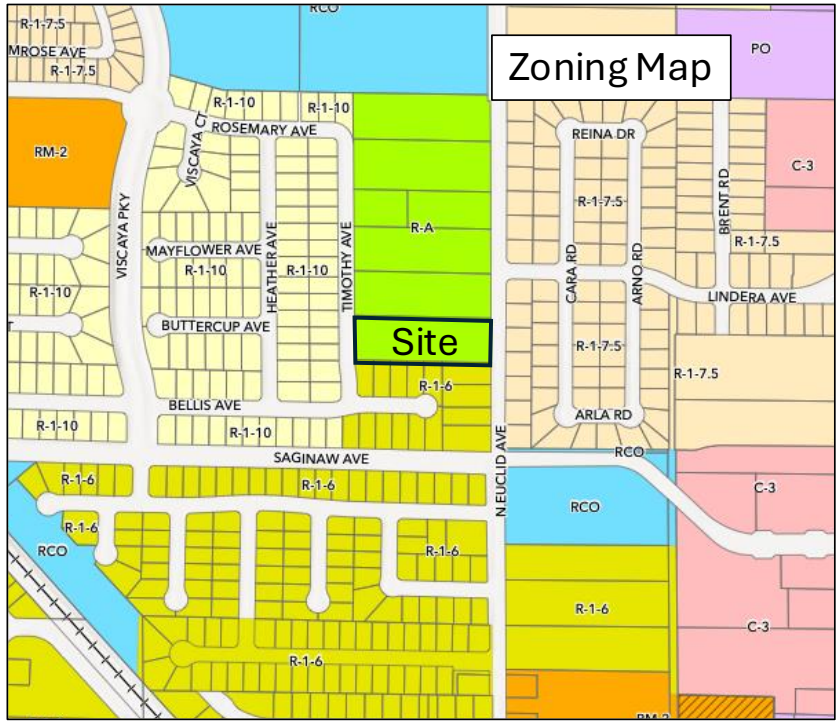
Attachment "D" (Location Map)



Attachment "E" (Aerial Photo)

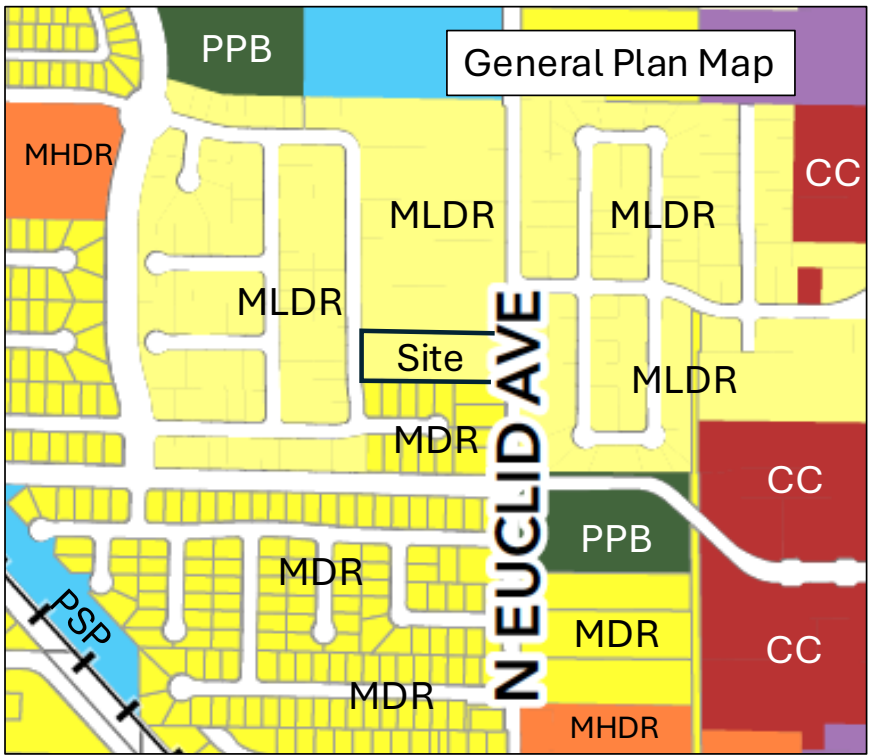


Attachment “F” (Existing Zoning and Land Use Designations)



Legend

RA	(Residential Acreage)
R-1-6:	Single Family Residential (6,000 s.f. lot size)
R-1-7.5:	Single Family Residential (7,500 s.f. lot size)
R-1-10:	Single Family Residential (10,000 s.f. lot size)
RM-2	Multi-Family Residential (one unit per 2,000 s.f.)
RCO	Resource Conservation
C-3	Community Commercial
PO	Professional Office

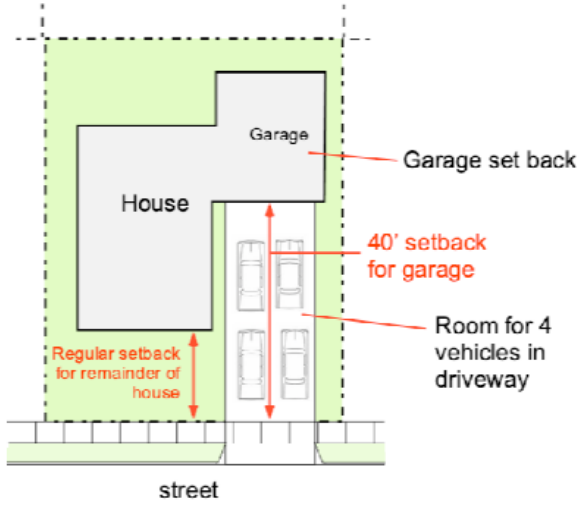


Legend

MLDR	(Medium-Low Density Residential)
MDR:	Medium Density Residential
MHDR:	Medium High Density Residential
CC:	Community Commercial
PPB	Park/Ponding Basin
PSP:	Public/Semi Public

Attachment "A" Typical Garage Setback Requirements

40-foot garage setback site plan



20-foot garage setback site plan

