



## PLANNING COMMISSION AGENDA

**Tuesday, February 3, 2026 / 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 December 2, 2025**

**RECOMMENDATION**

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

**6. PUBLIC HEARING**

**6.1. SUBJECT**

- **Zoning Text Amendment to amend the Dinuba Zoning Ordinance regarding "By-Right Housing" and "Replacement Housing" standards.**

**RECOMMENDATION**

It is recommended the Planning Commission conduct a public hearing and vote to adopt Resolution No. 1169 to amend the Dinuba Zoning Ordinance regarding regulations related to "By-Right Housing" and "Replacement Housing".

**7. COMMISSION REPORTS**

**8. STAFF COMMUNICATIONS**

**8.1. Public Works Update**

**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](mailto:info@dinuba.ca.gov).  
[www.dinuba.org](http://www.dinuba.org)





## Planning Commission Staff Report

Department: PUBLIC WORKS

February 3, 2026

**To:** Planning Commission  
**From:** George Avila, Public Works Director  
**By:** Lesli Vasquez  
**Subject:** Planning Commission Meeting Minutes December 2, 2025

### **RECOMMENDATION:**

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

### **EXECUTIVE SUMMARY:**

The Planning Commission (PC) held a meeting on December 2, 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 December 2, 2025



**December 2, 2025  
MINUTES**

**COMMISSION MEMBERS PRESENT:**

Alvarado, Faust, Cendejas, Conklin

**COMMISSION MEMBERS ABSENT:**

Benavides

**STAFF MEMBERS PRESENT:**

Schoettler, Vasquez

**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 Cendejas led the flag salute.

**2. ROLL CALL**

Alvarado, Cendejas, Faust, Conklin

**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 November 4, 2025**

#### **RECOMMENDATION**

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

A motion was made by Commissioner Cendejas, seconded by Commissioner Faust approve the minutes for November 4, 2025.

Ayes: Alvarado, Faust, Cendejas

Absent: Benavides, Conklin

## 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.

Shoettler present a multi permit at 1023 Euclid that involves a general plan amendment, a variance, and a parcel map. The site contains just under two acres. The surrounding plan-uses are mostly residential with some vacant land to the north. It is currently zoned R-A, the R-A zone has a large minimum lot size and the parcel map the applicant submitted triggers a zone change to rezone the site to R1-6. The proposal for this site is to divide it into four lots. Three of the parcels will have frontage on Timothy Ave and the remaining lot with frontage on Euclid. The range of lot size is 40, 510 square feet to 7425 square feet. The variance that is being requested goes with the parcel map because the proposed lot widths are narrower than what the R1-6 requires. Staff believes this variance request can be supported due to past variances being approved, and all proposed lots meeting the minimum lot size required in a R1-6 zone.

#### **Public Hearing Opened:**

Discussion was made between Commissioners and Schoettler.

#### **Public Hearing Closed:**

Chair Alvarado closed the public hearing.

A motion was made by Commissioner Cendejas, seconded by Commissioner Faust to approve Reso. 1166, Reso. 1167 and Reso 1168 approving the General Plan Amendment, Zone change, and Variance and a Parcel Map for 1023 Euclid Ave.

## **7. COMMISSION REPORTS**

Commission Faust informed the Commission it was her last meeting.

## **8. STAFF COMMUNICATIONS**

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

Schoettler presented the discussion of a garage setback requirement for R-1-5 zone lots. In 2024, the city adopted a new zoning code of R 1-5. This is a single-family residential that allows lots as small as 5000 square feet. Up until now, the ordinance required four on-site parking spaces for new single-family lots, two spaces in the driveway and two spaces in the garage to ensure adequate space for two vehicles. The code requires the garage be set back from the front property line at least 20 feet. For multiple reasons of concern expressed by the Planning Commission, City Council and the public about small lot subdivisions and the lack of parking in those neighborhoods, the new zoning ordinance stipulates that the garage for homes in R1-5 lots be set back 40 feet to accommodate parking for four vehicles in the driveway and two in the garage. Since the new rule, staff has received pushback from developers who do not wish to build to this standard. Schoettler presented the Planning Commission with a range of options to mediate, including requiring only a percentage of lots within the R 1-5 subdivision to be the setback, allowing gated projects to avoid the requirement, reducing the garage setback to 36 feet, keeping the 40-foot garage setback but allowing reduced front yard setbacks, changing the requirement so that the 40-foot garage setback only applies to lots smaller than 5500 square feet, eliminating the setback but requiring R 1-5 subdivisions to provide additional parking or keeping the ordinance as is with no change.

Discussion was made by Commissioners and Schoettler.

### **Public discussion opened:**

Ken Turner, a developer, came up to the podium to discuss developers' concerns in regard to the set-back requirement.

Discussion was made by Commissioners and Turner.

### **Public discussion closed:**

Chair Alvarado closed the public hearing.

## **9. ADJOURNMENT**

Chair Alvarado adjourned the meeting at 7:29 pm.

[MIN\_SIGNATURES]



## Planning Commission Staff Report

Department: PLANNING

February 3, 2026

**To:** Planning Commission

**From:**

**By:** Schoettler Karl, City Planner

**Subject:**

- Zoning Text Amendment to amend the Dinuba Zoning Ordinance regarding "By-Right Housing" and "Replacement Housing" standards.

### **RECOMMENDATION:**

It is recommended the Planning Commission conduct a public hearing and vote to adopt Resolution No. 1169 to amend the Dinuba Zoning Ordinance regarding regulations related to "By-Right Housing" and "Replacement Housing".

### **EXECUTIVE SUMMARY:**

The Dinuba Housing Element includes numerous action plans that require the City to amend the text of the Dinuba Zoning Ordinance to comply with State housing requirements. Two amendments are provided at this time for adoption, concerning "By-Right Housing" and "Replacement Housing". These amendments will ensure the Zoning Ordinance complies with State housing laws and requirements of the Housing Element.

### **OUTSTANDING ISSUES:**

None.

### **DISCUSSION:**

The newly-adopted Dinuba Housing Element contains a number of action plans the City needs to take in order to implement the goals of the Element and to ensure that Dinuba complies with State law when it comes to housing issues. A number of the action plans involve amendments to the Dinuba Zoning Ordinance. The City has already adopted most of these amendments but there are two that still need action; these include "By-Right Housing" and "Replacement Housing".

By-Right Housing

The City already adopted language to comply with the State's "By-Right Housing" requirements, but the State Department of Housing and Community Development (HCD) reviewed the language and is asking for several revisions. Compliance with the State is required to ensure the State certifies the City's Housing Element.

California's "by-right housing" requirement mandates that local governments approve qualifying affordable housing developments ministerially (without discretionary review or public hearings) if they comply with objective zoning and development standards. This accelerates construction by limiting environmental reviews, often requiring projects to include a percentage of affordable housing.

A "qualifying housing development" is one that sets aside at least 20% of the units for lower-income households. It should be noted that such a project must be proposed on land zoned for multi-family development. If a zone change is required, that would still requires public hearings before the Planning Commission and City Council.

The State asked for some minor language changes to clarify these regulations. In addition, several new terms are added and defined.

#### Replacement Housing

California law requires the Zoning Ordinance include language to implement Replacement Housing policies of the State. This mandates that any new development project that demolishes existing affordable housing units must replace them, generally at a one-to-one ratio or higher, if they were occupied by low-income tenants, or protected under rent control within the last five years. These units must be replaced with affordable housing, and the displaced occupants must receive relocation benefits.

The attached ordinance provides language to comply with this State requirement and will reside in Section 17.45 (Special Uses and Standards) of the Zoning Ordinance.

#### **FISCAL IMPACT:**

None.

#### **PUBLIC HEARING:**

A public hearing notice was posted and was published in the Midvalley Times, at least twenty days prior to the Planning Commission's hearing.

#### **ATTACHMENTS:**

1. PC Reso HE ZOAs 2-3-26

**ATTACHMENT “A”**

**DINUBA PLANNING COMMISSION  
RESOLUTION NO. 1169**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF DINUBA**

**Zoning Text Amendments of Dinuba Municipal Code (Title 17) to Implement Action  
Programs from the Dinuba Housing Element**

**WHEREAS**, at a regularly held meeting on February 3, 2026, the Dinuba Planning Commission conducted a public hearing to consider amendments to the Dinuba Zoning Ordinance (Title 17 of the Dinuba Municipal Code), including amendments to Chapter 45 (Special Uses), of the City of Dinuba Municipal Code; and

**WHEREAS**, the amendments are to implement action plans of the Dinuba Housing Element and comply with State housing laws; and

**WHEREAS**, the action is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects and actions which have the potential for causing a significant effect on the environment, and since it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]; and

**WHEREAS**, the Dinuba Planning Commission conducted a public hearing on February 3, 2026, at the regular Commission meeting that was properly noticed pursuant to the Dinuba Municipal Code; and

**WHEREAS**, the Planning Commission of the City of Dinuba hereby makes the following findings regarding the proposed text amendments:

1. The zone text amendments are consistent with the Zoning Ordinance and General Plan goals, policies, and implementation programs, and the amendment itself will not result in physical impacts; and
2. The zone text amendments promote the health, safety, peace, morals, comfort and general welfare as it will promote more effective planning of the City.
3. The zone text amendments will help to implement goals and action plans of the Dinuba Housing Element.

**WHEREAS**, the Planning Commission, having considered the staff report and all testimony presented in this matter, was of the opinion that the proposed text amendments should be approved as presented; and

**NOW, THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Dinuba does hereby affirm in its entirety and adopts Resolution No. 1169 recommending approval of amendments to the text of the Zoning Ordinance to the Dinuba City Council.

**PASSED, APPROVED and ADOPTED** this 3rd day of February, 2026 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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Lesli Vasquez, Secretary  
Dinuba Planning Commission

**EXHIBIT "1"**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DINUBA AMENDING TITLE 17  
OF THE DINUBA MUNICIPAL CODE RELATING TO IMPLEMENTATION MEASURES OF  
THE SIXTH CYCLE DINUBA HOUSING ELEMENT**

The City Council of the City of Dinuba does hereby ordain as follows:

Section 1. Subsection 17.45.240 (Special Uses and Standards (By-Right Approval)) of the Dinuba Municipal Code is amended as shown below (additions are **bold underline** and deletions are shown with a ~~strike thru~~):

17.45.240 By-Right Approval

A. Purpose of this article.

This chapter specifies the process for reviewing uses entitled to review as a "use by right" as defined in Government Code Section 65583.2. In enacting this chapter, it is the intent of the City to implement State law as well as the goals, objectives, and policies of the City's Housing Element of the General Plan.

**B. Definitions.**

1. **"By-right" shall mean that the local government's review of the project may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" under the California Environmental Quality Act as defined in Government Code Section 65583.2.**
2. **"Permanent supportive housing" means housing as defined in Government Code Section 65650(a) serving the target population as defined in Government Code Section 65650(c) that meets all of the requirements of Government Code Sections 65650 et seq. or successor provision and contains no more than 50 units (if located in a city with a population of less than 200,000 or the unincorporated area of a county with a population of less than 200,000, and the number of homeless persons is less than 1,500.)**
3. **"Low barrier navigation center" means a facility as defined in Government Code Section 65660(a) that meets all of the requirements of Government Code Sections 65660 et seq.**

A. Interpretation.

If any portion of this chapter conflicts with any applicable State law, State law shall supersede this chapter. Any ambiguities in this chapter shall be interpreted to be consistent with State law. Statutory references in this chapter include successor provisions.

B. Eligibility for by-right approval.

The following uses are eligible for by-right approval:

- ~~1. Projects where Twenty percent of the total number of housing units in the project are proposed to be available to lower income households at affordable rent or affordable housing cost that satisfy the criteria outlined in subsections (a) or (b) below:~~
  1. Are located on sites listed as lower-income sites in the adopted housing element (Table A4-12) site inventory pursuant to Government Code Section 65583.2 subdivision (c) that are shown to have been either:
    - a. Vacant and listed in two prior housing element site inventories; or
    - b. Non-vacant and listed in a previous housing element site inventory; and the sites identified in the adopted housing element.
  2. **Are located on sites identified in the housing element (Table A4-11) to address a shortfall of capacity to accommodate the lower-income regional housing need allocation.**
  - ~~3. Twenty percent of the total number of housing units in the project are proposed to be available to lower income households at affordable rent or affordable housing cost, as applicable.~~
  4. Permanent supportive housing as defined in Government Code Section 65660 that meets all of the requirements of Government Code Sections 65660 et seq.
  5. Low barrier navigation centers as defined in Government Code Section 65660 that meets all of the requirements of Government Code Sections 65660 et seq.
  6. One hundred percent affordable projects located on land that was owned by an independent institution of higher education or religious institution as described in Government Code Section 65913.16.
  7. Emergency shelters in the RM Zones pursuant to the objective standards established by Chapter 17.19 and other applicable standards established by the respective zone.

8. Single-room occupancy projects in the RM zones whereas 20 percent of the total number of units in the project are proposed to be available to lower-income households at affordable rent or affordable housing cost, as applicable.

E. Permit requirements.

An applicant for a project eligible for by-right zoning approval shall submit an application for administrative review for approval of the design. No discretionary permit or approval is required.

1. Review of application.

- a. For administrative review applications listed in this section, the Community Development Director or his/her designee, without notice or hearing, shall consider the application ministerially without discretionary review. When the application is in compliance with the relevant standards, the permit shall be issued. Should the Community Development Director or his/her designee find that the application is not in compliance with the relevant standards, the Community Development Director or his/her designee shall issue a written notice to the applicant identifying which standards have not been met. The decision may be appealed to Planning Commission only by the applicant or the owner of the subject property.
- b. The application for the administrative review shall be reviewed for conformance with objective standards established by the Zoning Code.
- c. As provided by Government Code Section 65583.2(i), an eligible project is exempt from the California Environmental Quality Act.
- d. Permanent supportive housing shall be reviewed consistent with the provisions of Government Code Sections 65650 et seq.
- e. Low barrier navigation centers shall be reviewed consistent with the provisions of Government Code Sections 65650 et seq.

2. Required findings.

In granting administrative approval, the Community Development Director or his/her designee, shall issue a letter of approval and shall make the following findings:

- a. That the project is eligible for by-right approval under State law.
- b. That the project complies with all applicable objective zoning and other adopted standards.

- c. That the project is granted subject to such applicable conditions as required to meet the standards of the use and zone in which it is located and to comply with applicable design standards.

**Section 2.** Subsection 17.45.260 (Special Uses (Replacement Housing Requirements and Occupancy Protections)) of the Dinuba Municipal Code is established as follows (text to be added is **bold underlined**):

**17.45.260 Replacement Housing Requirements and Occupancy Protections**

**This section shall apply only to housing development projects that: (1) on or after January 1, 2022, but before January 1, 2030, submit a complete application or a complete set of building plans for plan check and permit to the Community Development Department, along with any associated submittal fee; or (2) on or after the effective date of this section, receive an approval of a complete application that was submitted to the Community Development Department on or after January 1, 2020, but before January 1, 2022. This section does not apply to a housing development project that submitted a complete application to the Community Development Department before January 1, 2020.**

**A. Replacement requirements and occupant protections:**

1. **The City shall not approve or issue a building permit for a housing development project that will require the demolition of one or more residential dwelling units unless the project will create at least as many residential dwelling units of equivalent size as will be demolished.**
2. **The City shall not approve or issue a building permit for a housing development project that will require the demolition of occupied or vacant protected units, unless the housing development project meets all of the requirements of California Government Code Section 66300(d).**
3. **The following words and phrases, whenever used in this section, shall be defined as the following:**

**“Complete application” refers to a complete application pursuant to Section 65943 of the California Government Code.**

**“Equivalent size” means that the replacement units contain at least the same total number of bedrooms as the units being replaced.**

**“Housing development project” shall have the same meaning as defined in paragraph (3) of subdivision (b) of Section 65905.5 of the California Government Code.**

**“Protected units” has the same meaning as set forth in California Government Code Section 66300(d)(2).**
4. **Inclusionary housing or density bonus. Affordable replacement units required by this section may count toward any affordable housing set-aside**

**units required in connection with the granting of a density bonus, or the requirements of the City's inclusionary housing program, if applicable.**

5. **The affordable replacement units shall be subject to a recorded affordability housing agreement.**
6. **This section shall remain effective despite the possible expiration of Government Code Section 66300.**
7. **A housing development project that submits a preliminary application pursuant to Section 65941.1 of the California Government Code before January 1, 2030, remains subject to this section after January 1, 2030.**

## **Public Works Update (February 3, 2026)**

### Well No. 21

1. Staff is actively working with the State to receive the additional funding to complete the GAC vessels and fully fund the project.

### Clean California - Entertainment Plaza

1. Staff has finished negotiations with the Contractor and was able to reduce the Contract amount with the Contractor down by \$1.5 Million.
2. Now that everyone has agreed, Contractor plans on starting construction 1<sup>st</sup> week in March and Parks Crews will do their portion the month of February.

### Cal OES - Pamela Basin Improvements

1. Met with the State last Friday to discuss additional funding. Staff stressed the importance of receiving authorization to proceed as quickly as possible due to January already coming to an end.
2. State has informed us that they will provide a formal answer on the additional funding next Friday.

### ATP - Dinuba Improvements

1. Letters for property acquisition have been sent out to property owners.
2. 4Creeks making a hard push to have 100% plans complete by March in preparation for the June CTC meeting for formal approval.

### 2024 Street Corridor Project

1. Contractor to break ground Monday and start potholing and various activities prior to shutting down any roads.
2. Contractor is tentatively planning on closing down College Avenue first February 9th. Once I get the formal request for the Contractor everyone will be notified.

### HSIP Phase 1, 2, 3

1. Jason performing final review of the plans. Project will go out to bid next week.

2. For everyone's information, we are under funded on this project but in order to receive additional monies Caltrans is requiring us to go out to bid to get hard numbers prior to authorizing any additional funds.

#### Whitney Water Main

1. Project is complete. Staff is recording the NOC
2. Contractor performing 2025 Corridor will fix Millard Way so that the improvements on Whitney and Millard Way are consistent.

#### Euclid Water Main

1. 4Creeks working on 100% plans
2. Plans will be completed June 2026

#### Northway Water Main

1. 4Creeks working on 100% plans
2. Plans will be completed June 2026

#### P Street Sewer Main

1. The new sewer main in Alta Avenue is officially being used and is operational.
2. Contractor informed me that in 3-4 weeks Alta Avenue and Tulare Avenue will be repaired and reopened to traffic.
3. Kern Street closed as well due to a sewer leak found during construction activities on old sewer line.

#### Kern Street Storm Drain Improvements (Prop 1B)

1. City Engineering coordinating with the waterboard on getting design money as quickly as possible. Working on getting through all the paperwork.

#### SS4A (Saginaw Avenue Realignment)

1. 4Creeks working on acquiring all the necessary topography in preparation to complete the design for the Saginaw Avenue realignment.
2. Meeting with Public Works next week too discuss options. Plans to be completed before June 2026.

### Water Master Plan

1. Akel Engineering to provide CIP project list and next formal submission for staff review in 2 weeks.

### Rose Ann Vuich Park Improvements

1. Staff has submitted CDBG paperwork. Once formal approval comes from CDBG, staff will put project out to bid which consists of a new restroom and pavilion.

### 2026 Street Corridor Improvements Project/Pedestrian Improvements

1. City Council provided authorization to proceed with El Monte Way (Englehart to Alta), Nebraska (Oak to Crawford), Intersection of Lincoln/Davis, Nebraska Culvert/Street Improvements just west of Alta, and Kamm Avenue (College to KC Vista Park)
2. Improvements will consist of a grind and overlay and pedestrian/bicycle improvements.
3. 4Creeks anticipating completion of 100% plans by July 2026.

### El Monte/56 Roundabout

1. Staff finalizing ROW with property owners. Anticipating formal documentation to City Council for approval last meeting in February.
2. 4Creeks finalizing Caltrans paperwork in preparation for construction Summer of 2026.

### El Mont/Perry Roundabout

1. This project will commence Summer of 2027

### Road 72 Road Improvements

1. Staff working with RR on coordination to improve the railroad crossing. Staff submitted formal application to get the project moving forward.

### Wastewater Monitoring Wells Project

1. Design to be completed June 2026
2. Staff looking for funding opportunities to fund construction

Concrete bed sludge drying project

1. Design to be completed June 2026
2. Staff looking for funding opportunities to fund construction.

Bike Rodeos

1. Held first 2 Bike Rodeos. 1 child showed up at the first event and 13 at the afternoon event. Parents were super pleased with the intent.
2. Next Bike Rodeo is on Saturday at Kennedy at 9am. Only a morning event this weekend.

**DEVELOPMENT (SUBDIVISIONS/COMMERCIAL)**

Montebella Phase 2 & 3

1. SJVH still working on final approvals with AID to underground the ditch along Englehart. Approval should come anyday.
2. Saginaw Avenue is closed due to developer finishing widening roadway. Project is anticipated to be completed in 6 weeks.
  - a. Once work is completed, Contractor anticipates starting on Englehart.

Empire Estates

1. Waiting on AID approval for Sierra Avenue crossing.
2. Offsite work along Sierra and Englehart started. Contractor plans on completing work in 8-10 weeks.
3. Received revised proposal from park Contractor. Numbers fall within impact fees so Contractor will commence in the next couple weeks.

Los Prados Phase 1 & 2

1. Landscape along Crawford was completed.
2. Park improvements have commenced. Grading and site work has started.

Castlerock Phase 1, 2, 3

1. Lennar is in escrow on this subdivision and has informed me that we can share this information. Lennar plans on starting on the subdivision in 2-3 months.

Rose View Estates Phase 1, 2

1. Final Map was taken to the County for recordation.
2. Corridor Project will hit first and tie in wright street.
3. Contractor wants to start going vertical with construction in the next 2-3 months.
4. A majority of the underground work is completed.

Kamm/Alta Gas Station

1. Plans are approved. Waiting on Contractor

El Monte/Englehart Avenue Gas Station

1. Waiting on Developers Engineer

Unique Orthodontics

1. Waiting on Developers Engineer.