



## PLANNING COMMISSION AGENDA

**Tuesday, April 7, 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	Vacant 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 February 3, 2026**

**RECOMMENDATION**

Planning Commission approve the Planning Commission meeting minutes for February 3, 2026.

**6. PUBLIC HEARING**

**6.1. SUBJECT**

**Application 2026-01 (Los Prados East project)**

**RECOMMENDATION**

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

Resolution No. 1170 (Attachment "A") adopting an environmental finding for the project.

Resolution No. 1171 (Attachment "B") approving a General Plan amendment and rezoning for the site.

Resolution No. 1172 (Attachment "C") approving a Tentative Subdivision Map to create 177 single family residential lots, a 2.3-acre park, 3-acre stormwater basin and an outlot for future commercial development.

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



## Planning Commission Staff Report

Department: PUBLIC WORKS

April 7, 2026

**To:** Planning Commission  
**From:** George Avila, Public Works Director  
**By:** Lesli Vasquez  
**Subject:** Planning Commission Meeting Minutes February 3, 2026

### **RECOMMENDATION:**

Planning Commission approve the Planning Commission meeting minutes for February 3, 2026.

### **EXECUTIVE SUMMARY:**

The Planning Commission (PC) held a meeting on February 3, 2026, and minutes for said meeting are attached for approval by the PC.

### **OUTSTANDING ISSUES:**

None.

### **DISCUSSION:**

The Planning Commission (PC) held a meeting on February 3, 2026, and minutes for said meeting are attached for approval by the PC.

### **FISCAL IMPACT:**

None.

### **PUBLIC HEARING:**

None.

### **ATTACHMENTS:**

None



**February 3, 2026  
MINUTES**

**COMMISSION MEMBERS PRESENT:**

Alvarado, Cendejas, Faust, Conklin

**COMMISSION MEMBERS ABSENT:**

**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**

**1.3. Pledge of Allegiance**

Chair Alvarado led the flag salute.

**2. ROLL CALL**

Alvarado, Cendejas, Conklin, Benavides

**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 December 2, 2025**

#### **RECOMMENDATION**

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

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

Ayes: Alvarado, Cendejas, Benavides, Conklin

## 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".

Schoettler presented two amendments to the zoning code. One of the amendments relates to "By-Right Housing," which had already been adopted and submitted to the state but was returned with comments requesting additional definitions and revisions to improve clarity and context. The second amendment addresses "Replacement Housing". This means that if a development project requires the demolition of existing low-income housing, the developer must replace it with an equivalent number of units.

**Public Hearing Opened:** Chair Alvarado opened the public hearing.

**Public Hearing Closed:** Chair Alvarado closed the public hearing.

A motion was made by Commissioner Benavides, seconded by Commissioner Cendejas, to approve adoption of Resolution No. 1169 to amend the Dinuba Zoning Ordinance regarding regulations related to "By Right Housing" and "Replacement Housing".

Ayes: Alvarado, Cendejas, Conklin, Benavides

## 7. COMMISSION REPORTS

None

## **8. STAFF COMMUNICATIONS**

### **8.1. Public Works Update**

Schoettler presented the Engineering update, outlining current and upcoming City projects. Discussion was made between Commissioners and Schoettler.

## **9. ADJOURNMENT**

Chair Alvarado adjourned the meeting at 6:59 pm.

[MIN\_SIGNATURES]



**To:** Planning Commission  
**From:**  
**By:** Schoettler Karl, City Planner  
**Subject:** Application 2026-01 (Los Prados East project)

**RECOMMENDATION:**

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

Resolution No. 1170 (Attachment “A”) adopting an environmental finding for the project.  
Resolution No. 1171 (Attachment “B”) approving a General Plan amendment and rezoning for the site.  
Resolution No. 1172 (Attachment “C”) approving a Tentative Subdivision Map to create 177 single family residential lots, a 2.3-acre park, 3-acre stormwater basin and an outlot for future commercial development.

**EXECUTIVE SUMMARY:**

Public Hearing to consider an application for annexation, General Plan Amendment, zone change and Tentative Subdivision Map to create 177 Single Family Residential lots, a 2.3-acre neighborhood park, 3-acre stormwater basin and a remainder lot for commercial development, on a 46.5-acre site generally located north of E. El Monte Way, south of Saginaw Avenue and east of the existing city limit boundary.

**OUTSTANDING ISSUES:**

None.

**DISCUSSION:**

The project consists of several actions pertaining to three parcels containing a total of 46.5± acres, generally located north of El Monte Way, south of Saginaw Avenue east of the existing city limit boundary. These actions include:

1. Annexation of most of the site (and detachment from County Service Area No. 1 and Kings River Conservation District).
2. Rezoning of most of the site from Tulare County agricultural zoning to the “R-1-6” (Single Family Residential) zone and the “RCO” (Resource Conservation) zone.

3. Amendment of the General Plan land use map to synchronize land use designations with the proposed subdivision map (and zoning designations).
4. A tentative subdivision map to create a 177-lot single family residential subdivision, 2.3-acre park, 3-acre stormwater basin and 0.8-acre site for future commercial development.
5. Adoption of an Addendum to the Environmental Impact Report that was prepared for the Dinuba General Plan, indicating the project will not have impacts beyond those identified for the General Plan.

The project site is shown in Attachment “D” (location map) Attachment “E” (aerial photo) and Attachment “F” shows the proposed Tentative Subdivision Map).

### **Existing Site Uses and Zoning**

The existing parcel is primarily vacant with abandoned orchards. There is an existing irrigation canal that runs along the north side of the site (adjacent to Saginaw Avenue. Adjacent uses include:

North: Single family homes and agriculture

East: Agriculture and single family home

South: Banquet facility, single family homes and shopping center

West: Single family residential subdivisions and stormwater basin

The site is currently outside city limits but is designated for various land uses by the Land Use Map of the Dinuba General Plan. The bulk of the site is designated “Medium Density Residential”. In this case, the associated zoning is the “R-1-6” zone (Single Family Residential (6,000 square foot minimum lot size)).

A strip of land along the south side of the site is designated “Community Commercial”. The bulk of this designation will be eliminated and replaced with the “Medium Density Residential” designation. The portion of the site that connects to El Monte Way will remain designated “Community Commercial”.

There is a designation of “Park/Ponding Basin” in the center-west portion of the site. This designation is consistent with the City’s Stormwater Master Plan, which designates a future master stormwater basin in this area. The actual location of the basin will be shifted south and west to fit the specific layout of the proposed subdivision. The basin will be zoned “RCO” (Resource Conservation).

Finally, the new neighborhood park that is proposed within the center-northerly portion of the subdivision will be designated “Park/Ponding Basin” and will be zoned “RCO”.

### **Project Design**

Attachment “F” shows the proposed subdivision map. As noted above, the map proposes 177 single family lots, the neighborhood park, stormwater basin and remainder area for future

commercial development along El Monte Way.

All single family residential lots will be 6,000 square feet or larger. All lots also meet minimum zoning standards for width and depth.

Robust street connectivity to surrounding areas is a policy of the City and is reflected in the City's Residential Design Guidelines.

The subdivision will feature several street connections to the surrounding areas, including:

- One street connection south onto El Monte Way
- One street connection north onto Saginaw Avenue
- Two street connections west into existing subdivisions; one will align with Bollinger Way in the Los Prados subdivision that is currently under construction. The second will align with Lauren Avenue in the Tierra Vista subdivision. Both Bollinger and Lauren were designed to be extended into the subject site.
- Two street connections are stubbed to the east and will connect to future development east of the site.

Internally, the subdivision exhibits a high degree of street connectivity, with almost all lots having more than one street route in and out. This type of design is favored by police and fire (for better emergency access) and also works to promote more effective walking and bicycling connections. Six internal intersections will include roundabouts to help prevent speeding.

### **Park Design**

The project will feature a 2.3-acre neighborhood park located in the north-central part of the subdivision, along the north side of the proposed Lauren Avenue extension. Specific plans have not yet been prepared for the park, but basic improvements are expected to include turf, groundcover, trees, benches, tables and play equipment.

The project will also feature a 3-acre storm drainage basin toward the southwest corner of the site. This basin is prescribed by the Dinuba Stormwater Master Plan and will collect storm drainage from this subdivision, and will also replace the temporary basin along Clora Ann Avenue in the Tierra Vista subdivision immediately to the west. That basin can be abandoned and filled and developed with single family residential lots.

As noted previously the site designates one lot for future commercial development at the southerly project entry along El Monte Avenue. No development is currently proposed for this lot, but the "C-3" zoning for that site allows for a variety of commercial uses, including retail commercial, restaurants, banks and personal services, among others.

### **Utilities**

The project will connect to existing utility lines, including water, sewer and storm drain lines. Public

Works staff has indicated there is adequate capacity in these lines to serve the project. Alta Irrigation District has a canal that runs along the north side of the site. The project will be required to pipe the canal to allow for the widening of Saginaw Avenue and installation of landscaping, similar to the treatment seen along the Tierra Vista subdivision immediately to the west.

**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 would not have impacts that would exceed those identified in the EIR for the General Plan provided that mitigation measures are implemented prior to and during project construction concerning:

- Agricultural impacts (loss of prime agricultural lands)
- Biological resources (potential for impacts to birds)
- Cultural resources (potential for impacts to buried historic and prehistoric artifacts on the site, including human remains).

**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.

**FINDINGS**

The use complies with the required Findings of the Dinuba Municipal Code for the General Plan amendment, zone change and Tentative Subdivision Map, contained in the attached resolutions.

**BACKGROUND INFORMATION**

APPLICANT: Ken Turner

LOCATION: The site is located north of El Monte Way, south of Saginaw Avenue and east of the existing city limit boundary.

Assessor Parcel Numbers: 013-090-080, 013-090-081 and 013-090-082

SITE SIZE: The subject parcel contains approximately 46.5 acres

ZONING: Proposed zoning includes “R-1-6” (Single Family Residential – 6,000 square foot minimum lot size), “RCO” (Resource Conservation) and “C-3” (Community Commercial)

GENERAL PLAN: General Plan designations include “Medium Density Residential” “Park/Ponding Basin” and “Community Commercial”

EXISTING LAND USE: Agricultural land and vacant land

**ADJACENT LAND USES, ZONING, AND GENERAL PLAN DESIGNATIONS**

Direction	Current Use	Zoning	General Plan
North	Agricultural land and single family dwellings	“A-1” (Tulare County Agriculture zone)	“Medium Density Residential”
South	Banquet facility and single family homes	“C-3” (Community Commercial)	“Community Commercial”
East	Agricultural land and single family dwellings	“R-A” Tulare County (Rural Residential) zone and “R-1” (Tulare County Single Family Residential zone)	“Medium Density Residential” and “Medium-High Density Residential”
West	Residential subdivisions	“R-1-6” (Single Family Residential) and “C-3” (Community Commercial)	“Medium Density Residential”

**FISCAL IMPACT:**

Each lot developed in the site will be assessed the City's Development Impact Fees.

**PUBLIC HEARING:**

A public hearing notice was published in the Midvalley Times 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 Los Prados East
2. B. PC Reso Los Prados East GPA ZC
3. C. PC Reso Los Prados East TSM
4. D. Location Map
5. E. Aerial Photo
6. F. Subdivision

**RESOLUTION NO 1170**

**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 LOS PRADOS EAST PROJECT**

WHEREAS, an application was submitted for a Tentative Subdivision Map on three existing parcels generally located north of El Monte Way, south of Saginaw Avenue and east of the existing city limit boundary. The Assessor Parcel Numbers of the site are 013-090-080, 013-090-081 and 013-090-082, and

WHEREAS, the project proposes the establishment of 177 single-family residential lots, a 2.3-acre neighborhood park, a 3-acre stormwater ponding basin and 0.8-acre site for commercial development, and

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. Mitigation

measures identified in the General Plan EIR have been applied to this project as listed below in Exhibit "1".

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) 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 7<sup>th</sup> day of April, 2026, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Secretary, Dinuba Planning Commission

## Exhibit 1: Mitigation Measures

### **Agricultural Resources**

Mitigation Measure #3.2.3.1: The City will encourage property owners outside the City limits but within the SOI to maintain their land in agricultural production until the land is converted to urban uses. The City will also work cooperatively with land trusts and other non-profit organizations to preserve agricultural land in the region. This may include the use of conservation easements. Infill development will be preferred and encouraged over fringe development. Sequential and contiguous development is also preferred and encouraged over leap-frog development.

### **Biological Resources**

Mitigation Measure #3.4.1.4: To protect burrowing owls, loggerhead shrikes, and other raptors and migratory birds, the following measures shall be implemented:

- To protect burrowing owls, preconstruction surveys shall be conducted at all project sites that contain grasslands, fallowed agricultural fields, vacant lots, or fallowed fields along roadsides, railroad corridors, and other locations. If, during a pre-construction survey, burrowing owls are found to be present, the following measures will be implemented as adopted from CDFG guidelines:

- o Compensation for the loss of burrowing owl habitat will be provided at a ratio of 3:1. Compensation may occur through participation in an approved mitigation bank, through conservation easement, or through other means acceptable to the regulatory wildlife agencies.

- o Exclusion areas will be established around occupied burrows in which no construction activities will occur. During the non-breeding season (September 1 through January 31), the exclusion area will extend 160 feet around any occupied burrows. During the breeding season of burrowing owls (February 1 through August 31), exclusion areas of 250 feet surrounding occupied burrows would be installed.

- o If construction must occur within these buffer areas, passive relocation of burrowing owls may be implemented as an alternative, but only during the non-breeding season and only with the concurrence of the California Department of Fish and Game. Passive relocation of burrowing owls would be

implemented by a qualified biologist using accepted techniques. Burrows from which owls had been relocated would be excavated using hand tools and under direct supervision of a qualified biologist.

o Any owl burrows removed during construction will be compensated at a ratio of 3 artificial burrows created for each burrow removed. Artificial burrows would be created on lands accepted as compensation for habitat loss.

• To protect raptors, loggerhead shrikes, and other migratory birds, preconstruction surveys must be conducted prior to the initiation of construction, if construction activities are to start between February 15 and September 15 (during the breeding season for raptors and migratory birds). Surveys must consist of the following:

o All trees which are suitable for raptor nesting and are within 600 feet of construction activities shall be inspected for active nests by a qualified biologist.

o Surveys will be conducted at the following intensities, depending upon dates of initiation of construction:

Dinuba Planning Commission  
Resolution No. 1170  
(Los Prados East Project)

<u>Construction Start</u>	<u>Survey Period</u>	<u>Number of Surveys</u>	<u>Timing</u>
1 January to 20 March	1 January to 20 March	1	All day
21 March to 24 March	1 January to 20 March	1	All day
	21 March to 24 March	Up to 3	Sunrise to 10:00 and 16:00 to sunset
24 March to 5 April	1 January to 20 March	1	All day
	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
6 April to 9 April	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
	6 April to 9 April	Up to 3	Sunrise to 10:00 and 16:00 to sunset
	1 January to 20 March	1 (if all 3 surveys are performed between 6 and 9 April, then this survey need not be conducted)	All day
10 April to 30 July	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
	6 April to 20 April	3	Sunrise to 10:00 and 16:00
31 July to 15 September	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
	10 to 30 July	3	Sunrise to 10:00 and 16:00 to sunset

o If raptors are nesting in trees within 600 feet of the construction area, construction will not occur within this zone until after young have fledged (this usually occurs by early June). If migratory birds are nesting within 250 feet of the construction area, construction will not occur within that zone until after young have fledged. Nests will be monitored by a qualified biologist to determine fledging date.

o If construction activities must occur within these set-back distances, the CDFG will be contacted and alternate protection measures required by the CDFG will be followed.

3.4.1.5: Protect nesting Swainson’s hawk

1. To the extent practicable, construction shall be scheduled to avoid the Swainson’s hawk nesting season, which extends from March through August.

2. If it is not possible to schedule work between September and February, a qualified biologist shall conduct a survey for active Swainson's hawk nests within 0.25 miles of the Project site no more than 14 days prior to the start of construction. If an active nest is found within 0.25 miles, and the qualified biologist determines that Project activities would disrupt nesting, a construction-free buffer or limited operating period shall be implemented in consultation with the CDFW.

### **Cultural Resources**

Mitigation Measure #3.5.3.1: All projects (as defined by CEQA Guidelines Section 15378(a) and Public Resources Code Section 21065) shall implement the following measures for cultural resources discovered during project implementation activities:

1. In the event that cultural or paleontological resources are encountered during project construction, all earth-moving activity in the specific construction area shall cease until the applicant retains the services of a qualified archaeologist or paleontologist. The archaeologist or paleontologist shall examine the findings, assess their significance, and offer recommendations for procedures deemed appropriate to either further investigate or mitigate adverse impacts on those cultural, paleontological or archaeological resources that have been encountered (e.g., excavate the significant resource).
2. If human bone or bone of unknown origin is found during project construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission. The Native American Heritage Commission shall notify the person considered to be the most likely descendant. The most likely descendant will work with the project applicant to develop a program for the re-interment of the human remains and any associated artifacts. No additional work shall take place within the immediate vicinity of the find until the identified appropriate actions have been completed.
3. Project personnel shall not collect or retain artifacts found at the site. Prehistoric resources may include, but would not be limited to: chert or obsidian flakes; projectile points; mortars and pestles; and dark friable soils containing shell, fragmentary bone, dietary debris, scorched rock, or human remains. Historic resources may include, but would not be limited to, stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits, including those in old wells and privies.

4. If development and/or modification of the historic features reported by the Center for Archeological Research at CSU, Bakersfield is proposed, a historic analysis of such modification shall be made, including consultation with the State Historic Preservation Office. Historic features or elements that are considered to be significant shall be preserved. If such preservation is not feasible, mitigation shall include:

- Relocation of the structure to a location that is historically suitable; or
- Recordation of feature through archival photography and donation of artifacts to the Dinuba museum.

ATTACHMENT "B"

**RESOLUTION NO. 1171**

**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 LOS PRADOS  
EAST TENTATIVE SUBDIVISION MAP SITE**

WHEREAS, an application was submitted to develop a 46.5-acre site generally located along the north side of E. El Monte Way, south of Saginaw Avenue and east of the existing city limit boundary. The Assessor Parcel Numbers of the site are 013-090-080, 013-090-081 and 013-090-082, and

WHEREAS, the specific project actions include:

- Annexation of the bulk of the site and detachment from County Service Area No. 1 and Kings River Conservation District.
- A General Plan Amendment to shift the existing "Park/Ponding Basin" designation to correspond with the proposed location of this feature within the subdivision, a "Park/Ponding Basin" designation for a proposed neighborhood park, and an amendment to eliminate most of the area currently designated "Community Commercial".
- Rezoning of the site. Proposed single family residential lots will be zoned "R-1-6" (Single Family Residential); the proposed neighborhood park and the storm drainage basin will be zoned "RCO" (Resource Conservation).
- A Tentative Subdivision Map to subdivide the site into 177 single family residential lots, ranging in size from 6,000 square feet to 9,845 square feet. There will also be a 3.0-acre stormwater ponding basin and a 2.27 acre park. Finally, there will be a 0.8-acre lot fronting onto El Monte Way that will be zoned for commercial use. The project represents an extension of the Los Prados subdivision currently under construction immediately to the west.
- Adoption of an environmental finding under the California Environmental Quality Act (CEQA).

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

Dinuba Planning Commission  
Resolution No. 1171

General Plan Amendment and Zone Change for Los Prados East Site

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:

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

2. Consistent with the Guidelines of the California Environmental Quality Act (CEQA) the City has prepared an Addendum to the Environmental Impact Report for the Focused Dinuba General Plan update which determined the project would have no impacts beyond those acknowledged in the General Plan Update EIR. Mitigation measures were identified for the project.

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

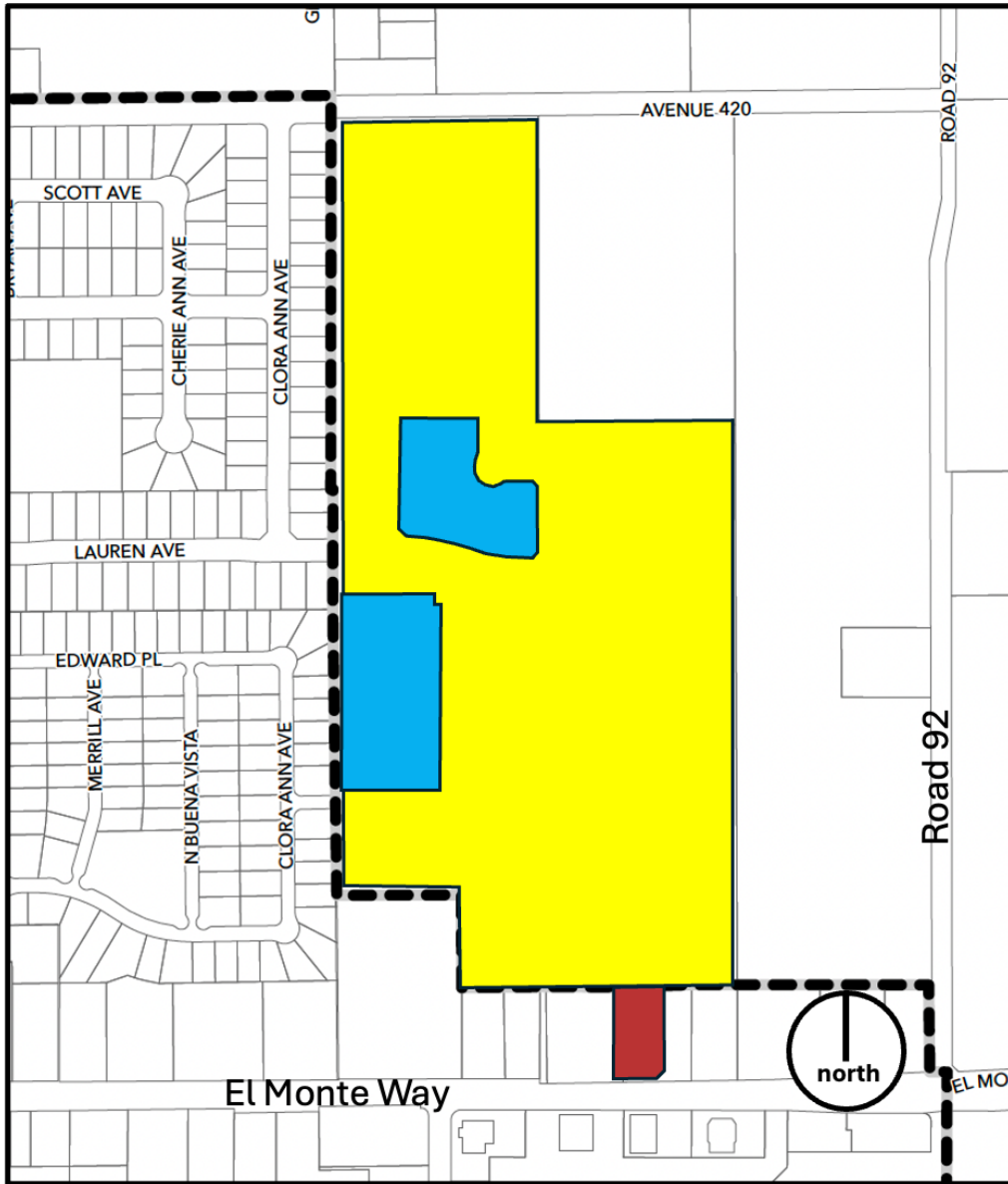
NOW, THEREFORE BE IT RESOLVED THAT the General Plan Amendment (as shown in attached Exhibit 1, and and zone change (as shown in attached Exhibit 2) are hereby recommended by the Dinuba Planning Commission for approval.




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 7th day of April, 2026, by the following roll call vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

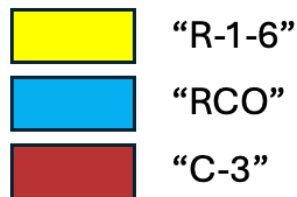
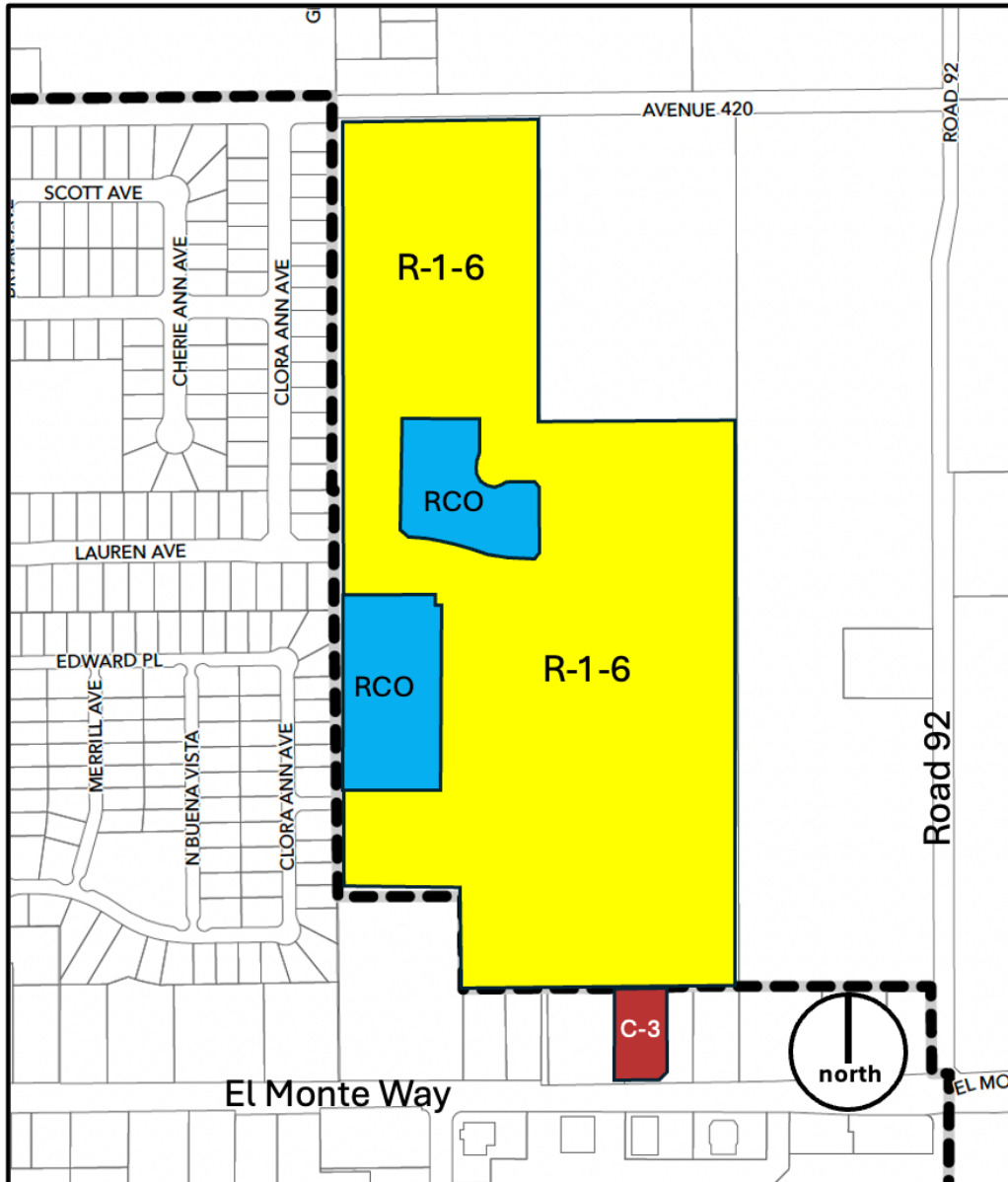
\_\_\_\_\_  
Secretary, Dinuba Planning Commission

**Exhibit 1: Proposed General Plan Land Use Designations**



-  "Medium Density Residential"
-  "Park/Pond"
-  "Community Commercial"

**Exhibit 2: Proposed Zoning Designations**



ATTACHMENT "C"

**RESOLUTION NO 1172**

**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 TENTATIVE SUBDIVISION MAP (LOS PRADOS EAST)  
TO CREATE 177 SINGLE FAMILY RESIDENTIAL LOTS, A NEIGHBORHOOD PARK,  
STORMWATER BASIN AND AN OUTLOT FOR FUTURE COMMERCIAL DEVELOPMENT.**

WHEREAS, an application was submitted to subdivide three existing parcels containing approximately 46.5 acres into 177 single family residential lots a 2.3-acre neighborhood park, a 3-acre stormwater basin and an outlot for future commercial development, generally located north of El Monte Way, south of Saginaw Avenue and east of the existing city limit boundary. The Assessor Parcel Numbers of the subject site are 013-090-080, 013-090-081 and 013-090-082, and

WHEREAS, the specific project actions include:

- Annexation of the bulk of the site and detachment from County Service Area No. 1 and Kings River Conservation District
- A General Plan Amendment to shift the existing "Park/Ponding Basin" to correspond with the proposed location of this feature within the subdivision and also to apply to the proposed neighborhood park, and to eliminate most of the area currently designated "Community Commercial" and replace that with the "Medium Density Residential" designation.
- Rezoning of the site. Proposed single family residential lots will be zoned "R-1-6" (Single Family Residential); the proposed neighborhood park and the storm drainage basin will be zoned "RCO" (Resource Conservation).
- A Tentative Subdivision Map to subdivide the site into 177 single family residential lots, ranging in size from 6,000 square feet to 9,845 square feet. There will also be a 3.0-acre stormwater ponding basin and a 2.27 acre park. Finally, there will be a 0.8-acre lot fronting onto El Monte Way that will be zoned for commercial use. The project represents an extension of the Los Prados subdivision currently under construction immediately to the west.
- Adoption of an environmental finding under the California Environmental Quality Act (CEQA)

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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 has determined the project will not have impacts beyond those identified in the Environmental Impact Report prepared for the Focused Dinuba General Plan. Mitigation measures have been incorporated into the project conditions of approval.
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".

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NOW, THEREFORE BE IT RESOLVED THAT the Los Prados East 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 7th day of April, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Lesli Vasquez, Planning Commission Secretary



**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 electronically to the City Engineer. 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. If fees are not paid, the City will not provide comments back to the developer. 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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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 90 day protest period, commencing from the date of approval of the project, has begun. If the applicant

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- 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 (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.

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- 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 Applicant shall prepare a Traffic Impact Analysis (TIA) at the direction of the City Engineer. The scope, methodology, and limits of the analysis shall be determined by the City Engineer. The Applicant shall be responsible for all costs associated with the preparation, review, and approval of the Traffic Impact Analysis. Implementation of any recommended improvements or mitigation measures, as determined by the City Engineer, shall be required as a condition of project development.
- b. 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. El Monte Way (Avenue 416) (Street Designation: Principal Arterial):
    - (1) Dedicate 102' 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.
    - (2) The City currently has an ATP (Active Transportation Project) that the City plans on constructing this year (2026). This project would require the dedication of the property regardless of the project. During the Acquisition phase of the ATP project, the City hopes

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this portion of the property will be dedication at no cost to the City as it would have been done that way anyways.

- iii. Saginaw Avenue (Street Designation: Major Collector):
  - (1) Dedicate 72' 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.
- iv. 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.
- v. Roundabouts and Traffic Circles – 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. There will be 6 roundabouts within the subdivision.
- vi. The developer shall repair all damaged and/or off grade off-site street improvements determined by the City.
- c. Due to ongoing City construction activities on El Monte Way, and uncertainty regarding the timing of this development relative to those improvements, the developer shall grind and overlay the full roadway section from gutter lip to median curb (northbound and/or southbound, as applicable) along El Monte Way in all areas impacted by trenching. This requirement is intended to ensure that no trench lines remain visible within the roadway surface.
- d. Developer shall grind and overlay the entire frontage along Saginaw Avenue. The cost north of the centerline will be credited back to the developer through fee credits.
- e. 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.
- f. Developer shall provide a preliminary title report, legal description, and drawings for all dedications required which are not within the boundary of the subdivision.
- g. 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.
- h. 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.

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

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

**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 El Monte Way. The developer shall extend and connect to the existing 18" 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 Los Prados Phase 1 and 2 As-Builts as needed.
- c. The developer shall install sanitary sewer mains of the size and in the locations indicated below:

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- i. El Monte Way: Install 18" Sanitary Sewer line along frontage of development along El Monte Way and connect into the sewer main.
  - ii. Interior Streets: Install 8" sewer mains throughout development.
- d. A new sanitary sewer lift station has been installed as part of Los Prados Phase 1 & 2. The Developer of Los Prados East will be required to pay their fair share portion of the Sanitary Sewer Lift Station.
  - e. The developer will also be required to install sanitary sewer service laterals to all businesses or residents along the extension of the sewer main. This will be credited back to the developer through fee credits. All commercial sewer services shall be 6".
  - f. The developer shall dedicate a minimum 15' wide easement for all onsite sewer mains not located in otherwise dedicated rights-of-way, if applicable.
  - g. The developer shall install one (1) 4" sewer service house branch to each lot within the development in accordance with City Standards.
  - h. The developer shall install a 4" sewer service house branch to each lot being surrounded by the existing 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 will also be required to install water service laterals to all businesses or residents along El Monte Way. This will be credited back to the developer through fee credits.
- a. 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.
- b. Interior Streets: Install 8" water mains throughout development.
- c. 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.
- d. The developer shall install a City Standard water service, size as necessary, to each lot within the development in accordance with City Standards.
- e. 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.
- f. 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.
- g. 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. The 3 Acre master planned storm drain basin shall hold a 50 year – 10 day storm event (Retention Basin). The basin will be sized to accommodate all the land within Crawford, Saginaw, El Monte and Road 92. The due to this work, the developer will be required to backfill the basin within Tierra Vista Phase 2 (SE corner of Saginaw and Crawford) and the basin within Los Prados Phase 1 currently just north of McDonalds.
- d. A percolation test signed and sealed by a California registered civil or geotechnical engineer shall demonstrate that BMPs can completely infiltrate within 96 hours.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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. Landscaping within median divider on entrance streets.
  - ii. Landscaping the center of the traffic circles within the subdivision.
- 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. The developer shall install a 7' high chain link fence with slats along the frontage of the basin where homes are not adjacent. Material and color of the fence and slats shall be approved the City Engineer. Developer will also be required to landscape along the frontage.
- b. 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.
- c. 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.
- d. 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
- e. 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.
- f. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer and/or Public Works Director.
- g. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.
- h. 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 all properties along the south side of the subdivision.
  - ii. Along Saginaw Avenue Frontage

- iii. Masonry block walls that retain more than 8" shall be designed by a registered civil engineer.
- i. 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).
- j. 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.
- k. 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. 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. Home facades and floor plans are shown in Attachments G-1 through G-5 of the staff report to the Planning Commission.
- b. Lot no. 132 shall be revised and adjusted to contain at least 6,000 square feet.
- c. Landscape plans for each residential lot shall include at least one shade tree planted within ten feet behind the public sidewalk and an equal distance away from any utility stub lines.
- d. Fencing on the street side yard of corner lots shall comply with illustrations contained in the Dinuba Residential Design Guidelines; specifically, fencing along the street side yard shall be set back at least five feet behind the public sidewalk, and landscaping installed between the fence and the sidewalk.

## 10) ENVIRONMENTAL MITIGATION MEASURES

### Agricultural Resources

Mitigation Measure #3.2.3.1: The City will encourage property owners outside the City limits but within the SOI to maintain their land in agricultural production until the land is converted to urban uses. The City will also work cooperatively with land trusts and other non-profit organizations to preserve agricultural land in the region. This may include the use of conservation easements.

## Biological Resources

Mitigation Measure #3.4.1.4: To protect burrowing owls, loggerhead shrikes, and other raptors and migratory birds, the following measures shall be implemented:

- To protect burrowing owls, preconstruction surveys shall be conducted at all project sites that contain grasslands, fallowed agricultural fields, vacant lots, or fallowed fields along roadsides, railroad corridors, and other locations. If, during a pre-construction survey, burrowing owls are found to be present, the following measures will be implemented as adopted from CDFG guidelines:

- o Compensation for the loss of burrowing owl habitat will be provided at a ratio of 3:1. Compensation may occur through participation in an approved mitigation bank, through conservation easement, or through other means acceptable to the regulatory wildlife agencies.

- o Exclusion areas will be established around occupied burrows in which no construction activities will occur. During the non-breeding season (September 1 through January 31), the exclusion area will extend 160 feet around any occupied burrows. During the breeding season of burrowing owls (February 1 through August 31), exclusion areas of 250 feet surrounding occupied burrows would be installed.

- o If construction must occur within these buffer areas, passive relocation of burrowing owls may be implemented as an alternative, but only during the non-breeding season and only with the concurrence of the California Department of Fish and Game. Passive relocation of burrowing owls would be implemented by a qualified biologist using accepted techniques. Burrows from which owls had been relocated would be excavated using hand tools and under direct supervision of a qualified biologist.

- o Any owl burrows removed during construction will be compensated at a ratio of 3 artificial burrows created for each burrow removed. Artificial burrows would be created on lands accepted as compensation for habitat loss.

- To protect raptors, loggerhead shrikes, and other migratory birds, preconstruction surveys must be conducted prior to the initiation of construction, if construction activities are to start between February 15 and September 15 (during the breeding season for raptors and migratory birds). Surveys must consist of the following:

- o All trees which are suitable for raptor nesting and are within 600 feet of construction activities shall be inspected for active nests by a qualified biologist.

- o Surveys will be conducted at the following intensities, depending upon dates of initiation of construction:

Dinuba Planning Commission  
Resolution No. 1172  
Los Prados East Tentative Subdivision Map

<u>Construction Start</u>	<u>Survey Period</u>	<u>Number of Surveys</u>	<u>Timing</u>
1 January to 20 March	1 January to 20 March	1	All day
21 March to 24 March	1 January to 20 March	1	All day
	21 March to 24 March	Up to 3	Sunrise to 10:00 and 16:00 to sunset
24 March to 5 April	1 January to 20 March	1	All day
	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
6 April to 9 April	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
	6 April to 9 April	Up to 3	Sunrise to 10:00 and 16:00 to sunset
	1 January to 20 March	1 (if all 3 surveys are performed between 6 and 9 April, then this survey need not be conducted)	All day
10 April to 30 July	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
	6 April to 20 April	3	Sunrise to 10:00 and 16:00
31 July to 15 September	21 March to 5 April	3	Sunrise to 10:00 and 16:00 to sunset
	10 to 30 July	3	Sunrise to 10:00 and 16:00 to sunset

o If raptors are nesting in trees within 600 feet of the construction area, construction will not occur within this zone until after young have fledged (this usually occurs by early June). If migratory birds are nesting within 250 feet of the construction area, construction will not occur within that zone until after young have fledged. Nests will be monitored by a qualified biologist to determine fledging date.

o If construction activities must occur within these set-back distances, the CDFG will be contacted and alternate protection measures required by the CDFG will be followed.

3.4.1.5: Protect nesting Swainson's hawk

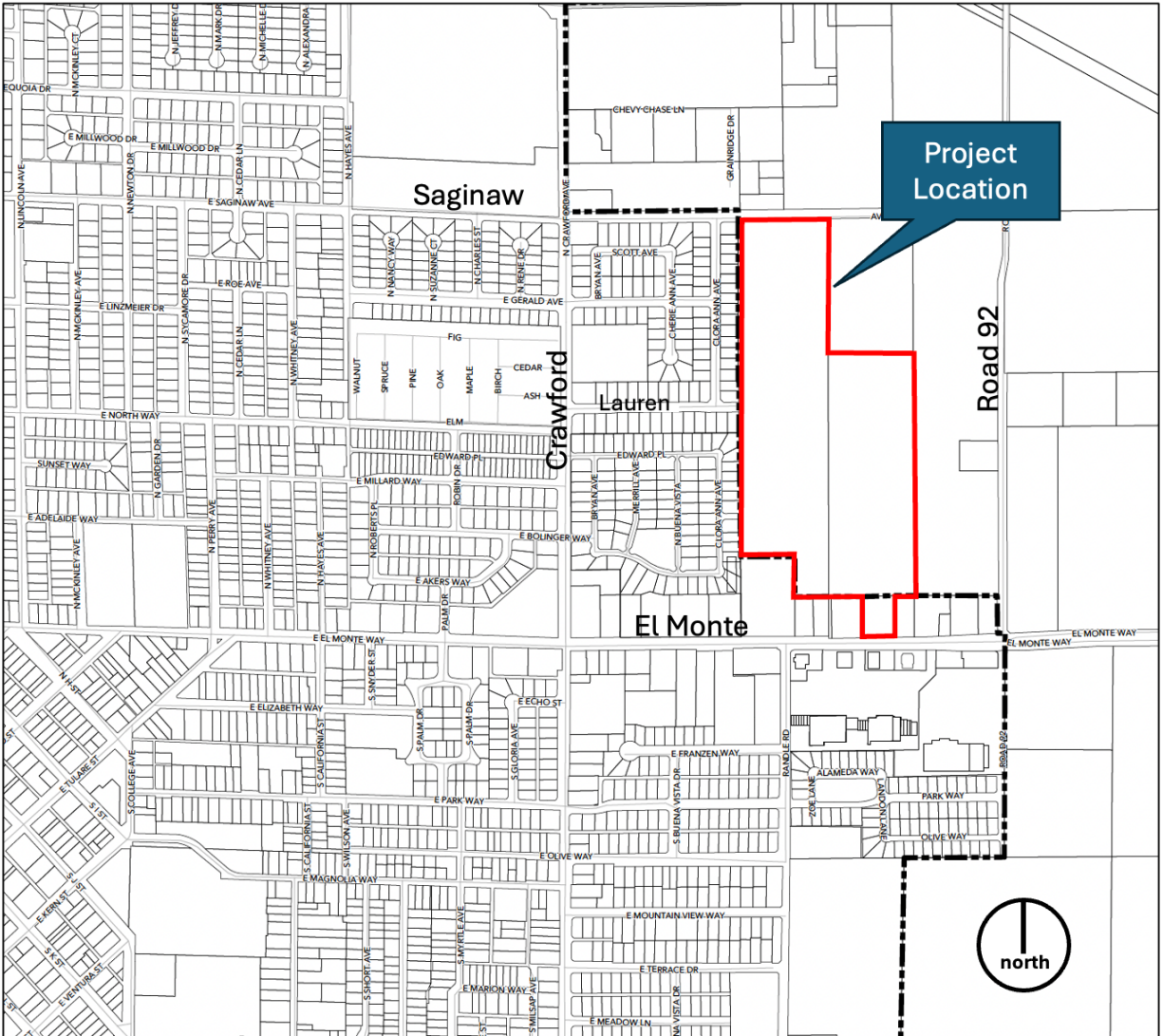
1. To the extent practicable, construction shall be scheduled to avoid the Swainson's hawk nesting season, which extends from March through August.
2. If it is not possible to schedule work between September and February, a qualified biologist shall conduct a survey for active Swainson's hawk nests within 0.25 miles of the Project site no more than 14 days prior to the start of construction. If an active nest is found within 0.25 miles, and the qualified biologist determines that Project activities would disrupt nesting, a construction-free buffer or limited operating period shall be implemented in consultation with the CDFW.

## Cultural Resources

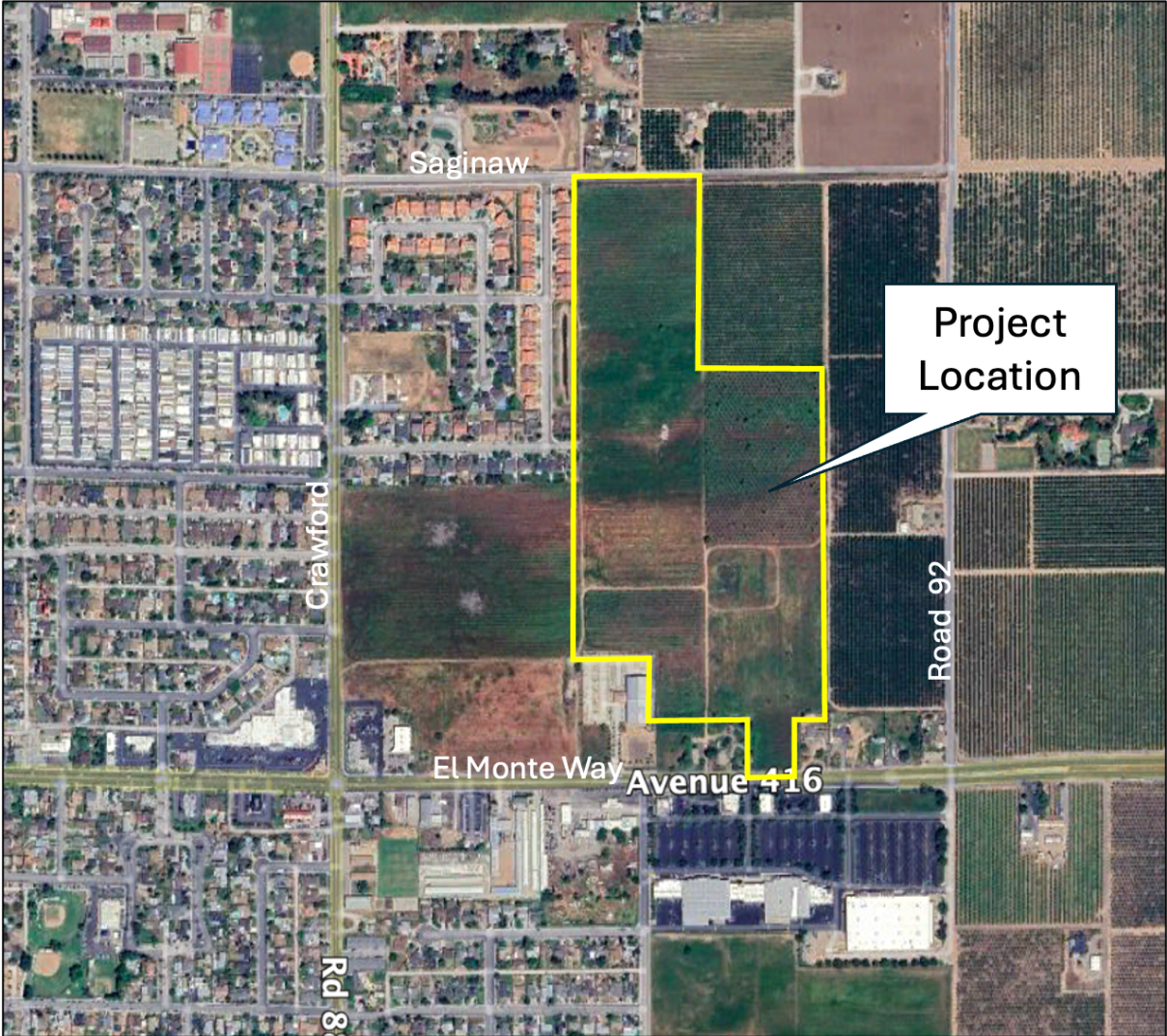
Mitigation Measure #3.5.3.1: All projects (as defined by CEQA Guidelines Section 15378(a) and Public Resources Code Section 21065) shall implement the following measures for cultural resources discovered during project implementation activities:

1. In the event that cultural or paleontological resources are encountered during project construction, all earth-moving activity in the specific construction area shall cease until the applicant retains the services of a qualified archaeologist or paleontologist. The archaeologist or paleontologist shall examine the findings, assess their significance, and offer recommendations for procedures deemed appropriate to either further investigate or mitigate adverse impacts on those cultural, paleontological or archaeological resources that have been encountered (e.g., excavate the significant resource).
2. If human bone or bone of unknown origin is found during project construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission. The Native American Heritage Commission shall notify the person considered to be the most likely descendant. The most likely descendant will work with the project applicant to develop a program for the re-interment of the human remains and any associated artifacts. No additional work shall take place within the immediate vicinity of the find until the identified appropriate actions have been completed.
3. Project personnel shall not collect or retain artifacts found at the site. Prehistoric resources may include, but would not be limited to: chert or obsidian flakes; projectile points; mortars and pestles; and dark friable soils containing shell, fragmentary bone, dietary debris, scorched rock, or human remains. Historic resources may include, but would not be limited to, stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits, including those in old wells and privies.
4. If development and/or modification of the historic features reported by the Center for Archeological Research at CSU, Bakersfield is proposed, a historic analysis of such modification shall be made, including consultation with the State Historic Preservation Office. Historic features or elements that are considered to be significant shall be preserved. If such preservation is not feasible, mitigation shall include:
  - Relocation of the structure to a location that is historically suitable; or
  - Recordation of feature through archival photography and donation of artifacts to the Dinuba museum.

Attachment "D": Location Map



Attachment "E": Aerial Photo



# Attachment "F": Proposed Subdivision

