

## **Notice of Availability of a Draft Subsequent Environmental Impact Report City of Dinuba Focused General Plan Update**

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**Notice is Hereby Given:** The City of Dinuba (City), as the Lead Agency, has prepared a Draft Subsequent Environmental Impact Report (Draft SEIR) (State Clearinghouse Number: 2006091107) in accordance with the California Environmental Quality Act (CEQA) for the City's proposed Focused General Plan Update. The Draft SEIR is available for review and public comment as identified below. The complete Project description, location and the potential environmental effects of the proposed Project are contained in the Draft SEIR. As described in the Draft SEIR, it was determined that all impacts were either less than significant or could be mitigated to a less than significant level with the exception of the following: Agricultural Resources, Air Quality, Greenhouse Gas Emissions, Hydrology – Water Supply and Transportation. The Draft SEIR follows a Notice of Preparation and public scoping period that was duly noticed and conducted for the Project from February 2, 2023 through March 6, 2023.

**Project Title:** City of Dinuba Focused General Plan Update

**Project Location:** The City of Dinuba is located in northwestern Tulare County, California. The general geographic area covered by the proposed Project includes the City limits of Dinuba which is generally bounded by Avenue 406 to the south, Avenue 426 to the north, Road 92 to the east and Road 60 to the west, and the Urban Development Boundary (UDB), the 20-year development boundary which is generally bounded by Avenue 396 on the south, Road 56 to the west, Road 96 to the east, and Avenue 430 to the north. The proposed Project would occur at various locations throughout the City. In addition, there are two focus areas. Focus Area 1 is located in the southwest part of the City's Sphere of Influence around the proposed new high school. Focus Area 2 is located in the eastern part of the City along East El Monte Avenue. There are also proposed land use changes around the Downtown area.

**Project Description:** The City of Dinuba is proposing a Focused General Plan Update with various land use designation changes in multiple areas of the City including the southwest part of the City's Sphere of Influence around the proposed new High School, in the Downtown area, and several other locations such as the East El Monte Area. The focus of the General Plan Update will be on the Land Use and Circulation Elements, with other elements reviewed and updated as necessary. It should be noted that the proposed Focused General Plan Update does not change the amount of land currently within the City's Planning Area Boundary. Rather, the Project is proposing certain land use designation changes to existing acreage. Based on the proposed changes, the Project would result in a net increase of 286.5 acres of land designated for Residential and 151.8 acres of land designated for Urban Reserve. The Project would result in a net decrease of 45.6 acres of land designated for Commercial, 80.2 acres of land designated Professional Office, 249.5 acres of land designated for Light Industrial, 71.5 acres of land designated for Public/Semi-Public, and 1.9 acres of land designated for Road ROW.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your comments on the Draft SEIR must be sent at the earliest possible date *but not later than 45 days* after receipt of this notice. The review period for the EIR will be from June 1, 2023 to July 17, 2023. Copies of the Draft SEIR can be obtained by request to Karl Schoettler, whose contact information is given below. Electronic copies of the Draft SEIR can be accessed on the City's website at: <https://dinuba.org/services/business-services/general-plan-zoning>.

**Submitting Comments:** Comments on the Draft SEIR are invited from all interested parties. Written comments or questions concerning the Draft SEIR for the proposed Project should be directed to the

individual listed below by 5:00 p.m. on July 17, 2023. Please include the commenter's full name and address. Please submit comments to:

Karl Schoettler, City Planner  
City of Dinuba  
405 E. El Monte Way  
Dinuba, CA 93618  
(559) 591-5924  
[karl@weplancities.com](mailto:karl@weplancities.com)

**Public Hearings:** Following the 45-day public review period, the Final SEIR; Mitigation Monitoring and Reporting Program; and Responses to Comments will then be submitted to the Planning Commission at a public hearing for review and recommendation to the City Council, who has final authority to adopt and/or certify the Project documents. The public hearings will be duly noticed in accordance with City policies and procedures.

The City of Dinuba appreciates your interest in this Project and welcomes your involvement in the environmental review process for the City's Focused General Plan Update.