

# Dinuba Focused General Plan Update CEQA Scoping Meeting

## Scoping Meeting Purpose:

- Informs the public and State/federal agencies that an Environmental Impact Report (EIR) is being prepared under the California Environmental Quality Act (CEQA)
- Provides an overview of the proposed “Project” being analyzed under CEQA
- Provides information about the environmental review process, scope of the forthcoming EIR, and solicits input from the public
- Accept public input on the scope of potential impacts to be studied



Presented by Travis Crawford, AICP  
Environmental Consultant for the City of Dinuba



March 1, 2023

# Dinuba Focused General Plan Update CEQA Scoping Meeting

**It is not a forum to advocate for  
approval or disapproval of the project.**

**Meeting is only for input on what should be studied.**

**No decisions are made at this meeting.**

# Dinuba Focused General Plan Update CEQA Scoping Meeting

## Project Background:

- The City of Dinuba last updated its General Plan in 2008.
- The City initiated preparation of a General Plan update in 2021 with the following main objectives:
  - Provide new residential areas around the area of the proposed high school at the corner of Kamm and Alta Avenues.
  - Review policies that encourage more mixed-uses (commercial and residential) in the downtown core and other commercial areas of the community.
  - Pursue recommended zoning changes to allow a combination of residential and commercial areas in the East El Monte Way area.
  - Prepare an Environmental Justice section that includes new goals, policies, and programs that promote equitable environmental health for all communities.
- City staff and consultants conducted surveys through an on-line questionnaire and engaged in stakeholder interviews with members of the community.

# Dinuba Focused General Plan Update CEQA Scoping Meeting

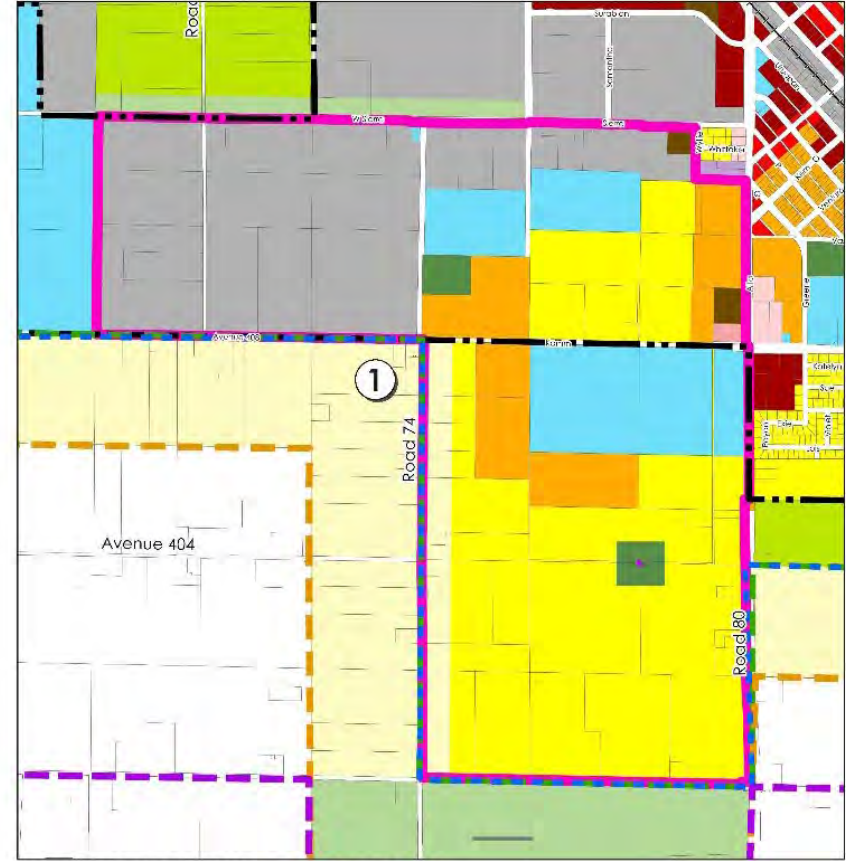
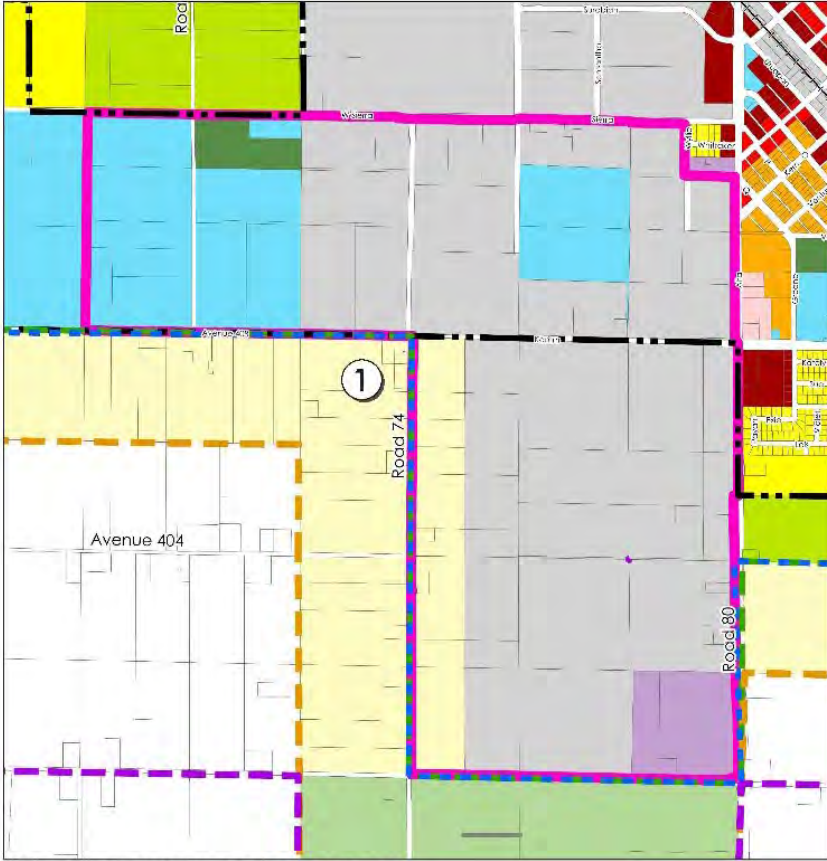
## Project Location:

- The proposed Project would occur at various locations throughout the City of Dinuba, CA as shown in Figure 1 – Location of Land Use Designation Changes (Citywide).
- Focus Area 1 is located in the southwest part of the City's Sphere of Influence around the proposed new high school (See Figure 2 – Detail of Focus Area 1).
- Focus Area 2 is located in the eastern part of the City along East El Monte Avenue (See Figure 3 – Detail of Focus Area 2).
- The proposed land use changes around the Downtown area are shown in Figure 4 – Detail of Downtown Area).





# Figure 2 – Detail of Focus Area 1



**EXISTING LAND USE DESIGNATIONS**

**PROPOSED LAND USE DESIGNATIONS**

**CITY OF DINUBA**  
FOCUSED GP UPDATE

**CITY OF  
DINUBA**  
Growth & Safe Community  
Initiative

EXISTING/PROPOSED  
**FOCUS AREA 1**

**LAND USE DESIGNATIONS**

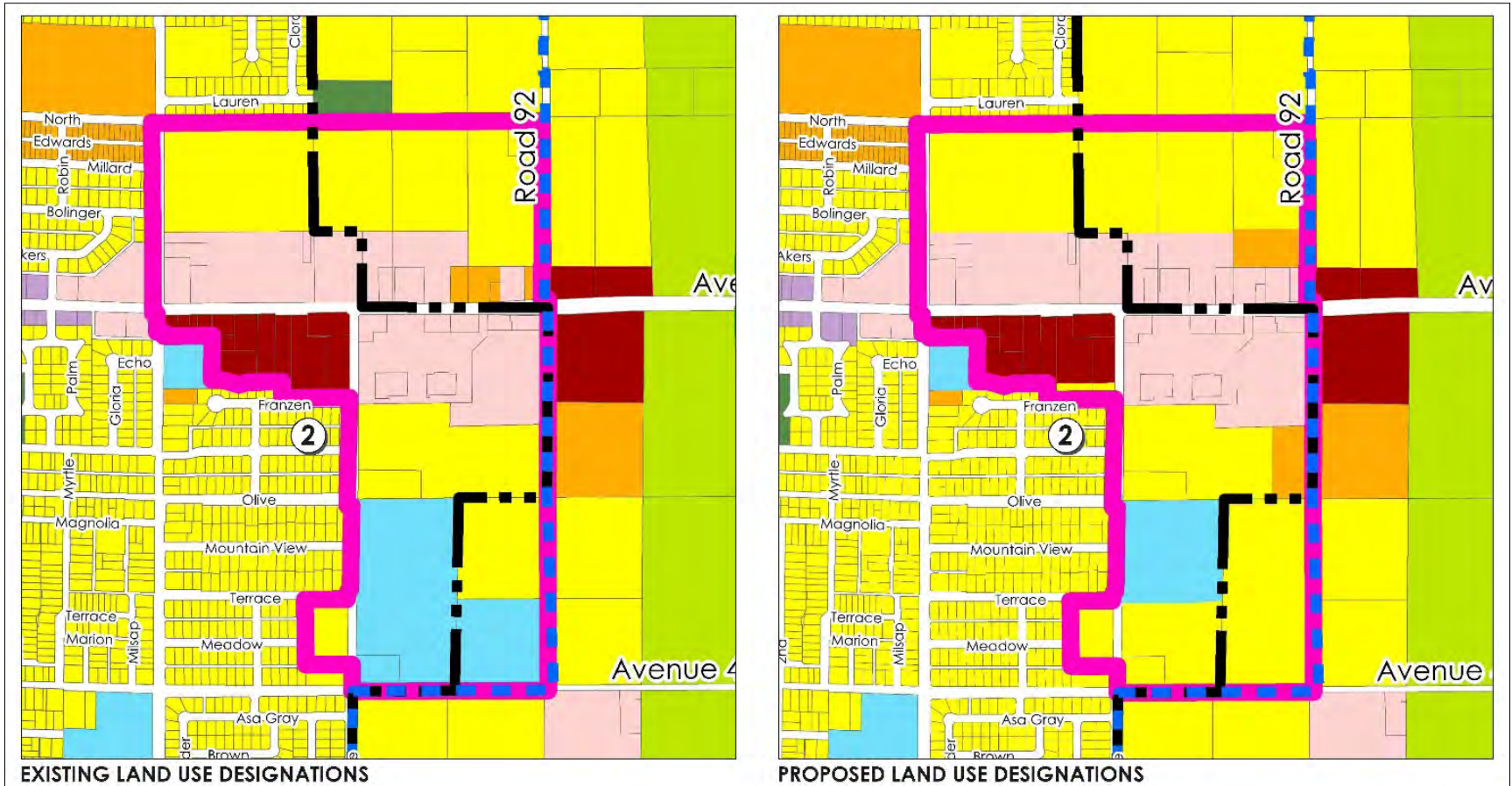
- |  |                               |                    |
|--|-------------------------------|--------------------|
| Residential - Low (3.0-2.0 du/ac)          | Commercial - Central District | Light Industrial   |
| Residential - Medium Low (2.1-4.5 du/ac)   | Commercial - General          | Public/Semi-Public |
| Residential - Medium High (7.6-15.0 du/ac) | Commercial - Community        | Urban Reserve      |
| Residential - High (15.1-24.0 du/ac)       | Commercial - Neighborhood     | Green Belt         |
|  | Professional Office           | Park/Ponding Basin |

**NOTES:**  
1. Some data from Dinuba & Kern  
Engineering, Inc. and Lutes County GIS  
data.  
2. For illustrative purposes only.

JOB# 2415-01-CJ21  
SEP 6, 2022



### Figure 3 – Detail of Focus Area 2



**CITY OF DINUBA**  
FOCUSED GP UPDATE



EXISTING/PROPOSED  
**FOCUS AREA 2**

**LAND USE DESIGNATIONS**

- |  |                               |                    |
|--|-------------------------------|--------------------|
| Residential - Low (0.0-2.0 du/ac)          | Commercial - Control District | Light Industrial   |
| Residential - Medium Low (2.1-4.5 du/ac)   | Commercial - General          | Public/Semi-Public |
| Residential - Medium (4.6-7.5 du/ac)       | Commercial - Community        | Urban Reserve      |
| Residential - Medium High (7.6-15.0 du/ac) | Commercial - Neighborhood     | Green Belt         |
| Residential - High (15.1-24.0 du/ac)       | Professional Office           | Park/Pancre Basin  |

**NOTES:**  
1. Base use allowed June 8, 2011.  
Engineering, Inc. and Town & Country, C.S.  
2. For illustrative purposes only.

JOB# 2415-D-021  
SEP 8, 2022

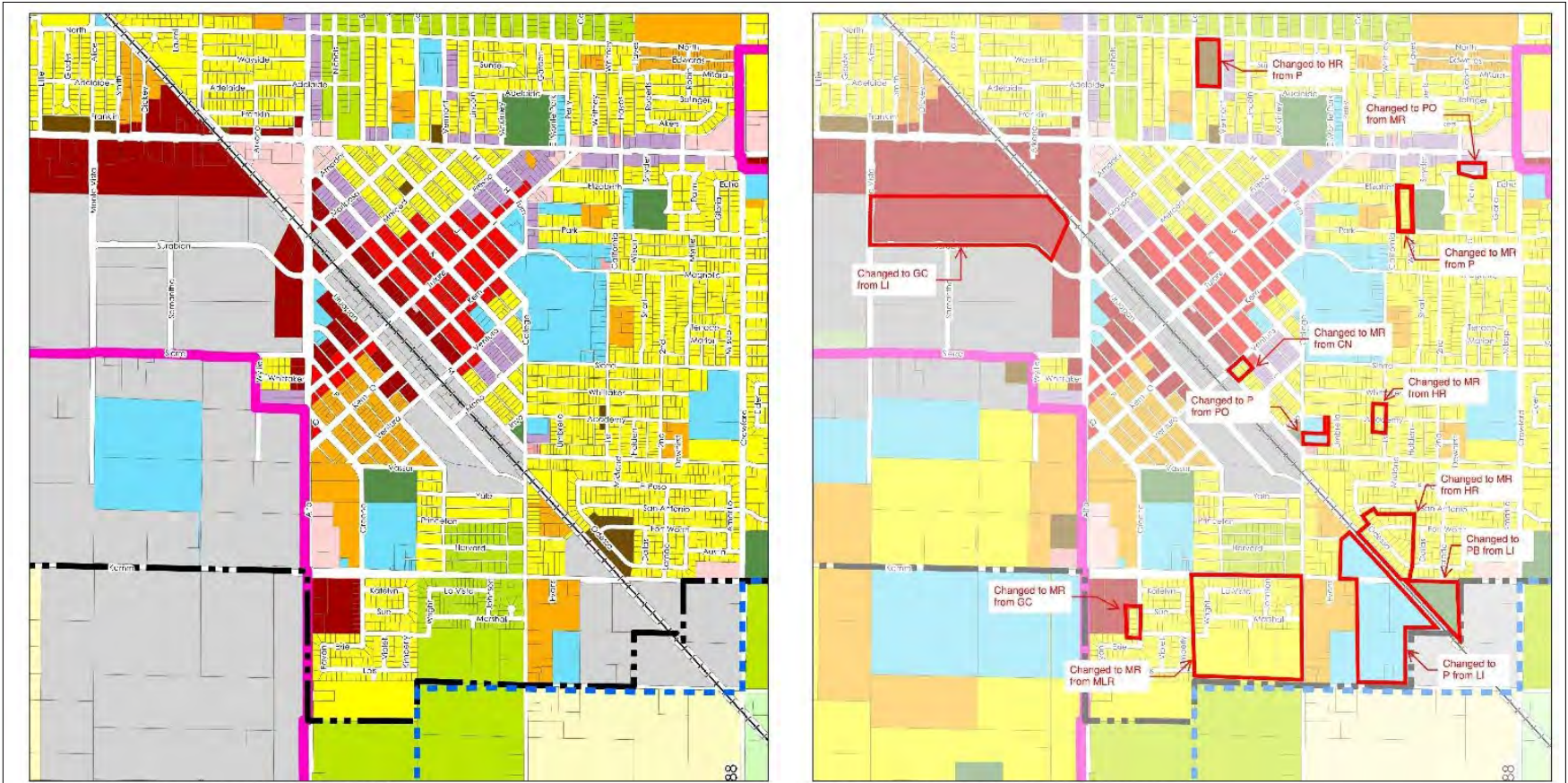


0 150 300 FT

007



# Figure 4 – Detail of Downtown Area



**EXISTING LAND USE DESIGNATIONS**

**PROPOSED LAND USE DESIGNATIONS**



**LAND USE DESIGNATIONS**

- |  |                               |                    |
|--|-------------------------------|--------------------|
| Residential - Low (0.0-2.0 du/ac)          | Commercial - Central District | Light Industrial   |
| Residential - Medium Low (2.1-4.5 du/ac)   | Commercial - General          | Public/Semi-Public |
| Residential - Medium (4.6-7.5 du/ac)       | Commercial - Community        | Urban Reserve      |
| Residential - Medium High (7.6-15.0 du/ac) | Commercial - Neighborhood     | Green Belt         |
| Residential - High (15.1-24.0 du/ac)       | Professional Office           | Park/Ponding Basin |

**NOTES:**  
 1. Aerial data from Jamaica 30-foot  
 Orthorectified, Inc. and Tulare County GIS  
 data.  
 2. For illustrative purposes only.

JOB# 24-5-01-002  
 SEP 27, 2022





# Dinuba Focused General Plan Update CEQA Scoping Meeting

## Project Description:

- 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.
- The Project would result in a net increase of 304.8 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 125.8 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, 7.9 acres of land designated for Park/Ponding Basin, and 1.9 acres of land designated for Road ROW.

# Dinuba Focused General Plan Update CEQA Scoping Meeting

| Land Use                         | Acres Existing | Acres Proposed | Acres CHANGE |
|----------------------------------|----------------|----------------|--------------|
| UR – Urban Reserve               | 0.0            | 151.8          | +151.8       |
| LR – Residential Low             | 75.9           | 40.2           | (-35.7)      |
| MLR – Residential Medium Low     | 56.3           | 40.2           | (-16.1)      |
| MR – Residential Medium          | 214.8          | 512.0          | +297.2       |
| MHR – Residential Medium High    | 42.9           | 92.4           | +49.5        |
| HR – Residential High            | 0.0            | 9.9            | +9.9         |
| <b>Subtotal Residential:</b>     | <b>389.9</b>   | <b>846.5</b>   |              |
| GC – Commercial General          | 52.2           | 11.4           | (-40.8)      |
| CC – Commercial Community        | 54.4           | 47.6           | (-6.8)       |
| NC – Commercial Neighborhood     | 0.0            | 2.0            | +2.0         |
| PO – Professional Office         | 80.8           | 0.6            | (-80.2)      |
| LI – Light Industrial            | 600.6          | 351.1          | (-249.5)     |
| P – Public/Semi – Public         | 258.0          | 186.5          | (-71.5)      |
| PB – Park/Ponding Basin          | 25.3           | 17.4           | (-7.9)       |
| Road ROW (as shown on map)       | 35.4           | 33.5           | (-1.9)       |
| <b>Subtotal Non-Residential:</b> | <b>1,106.7</b> | <b>650.1</b>   |              |
|                                  |                |                |              |
| <b>Citywide Total:</b>           | <b>1,496.6</b> | <b>1,496.6</b> |              |

# Dinuba Focused General Plan Update CEQA Scoping Meeting

## Environmental Review Background:

- Lead Agency under CEQA: City of Dinuba
- Notice of Preparation released for public review from February 2, 2023 through March 6, 2023.
- Scoping meeting (today)



# Dinuba Focused General Plan Update CEQA Scoping Meeting

## Type of Environmental Impact Report (EIR):

- The City is preparing a **Subsequent EIR** for the proposed Project. Pursuant to CEQA Guidelines Section 15162, a Subsequent EIR is required when there are changes to a project or new information becomes available after certification of the previous EIR.
- In this case, the City adopted their General Plan EIR in October 2008. Due to the proposed General Plan Land Use and Circulation Element changes described herein, certain sections of the previous General Plan EIR (State Clearinghouse #2006091107) will require updating and/or additional evaluation under CEQA.
- As such, a Subsequent EIR will be prepared pursuant to Section 15162.

# Dinuba Focused General Plan Update CEQA Scoping Meeting

## Scope of the Subsequent EIR:

- Project will be evaluated with a Subsequent EIR and will address the following CEQA Appendix G topics:

|                        |                                      |                              |                                     |                              |
|------------------------|--------------------------------------|------------------------------|-------------------------------------|------------------------------|
| Aesthetics             | Agriculture /<br>Forest<br>Resources | Air Quality                  | Biological<br>Resources             | Cultural<br>Resources        |
| Energy                 | Geology / Soils                      | Greenhouse<br>Gas Emissions  | Hazards /<br>Hazardous<br>Materials | Hydrology /<br>Water Quality |
| Land Use /<br>Planning | Mineral<br>Resources                 | Noise                        | Population /<br>Housing             | Public Services              |
| Recreation             | Transportation                       | Tribal Cultural<br>Resources | Utilities /<br>Service<br>Systems   | Wildfire                     |

# Dinuba Focused General Plan Update CEQA Scoping Meeting

## Environmental Review Process

- Steps taken so far
  - Notice of Preparation
  - Scoping Meeting (tonight)
- Next Steps
  - Preparation and release of the Draft Subsequent EIR for 45-day public review
  - Final Subsequent EIR / Response to Comments
  - Public Hearings
  - Planning Commission / City Council



# Dinuba Focused General Plan Update CEQA Scoping Meeting

## Public Comments

- Verbal comments will now be accepted pertaining to the scope and content of the forthcoming Subsequent EIR.
- Written comments will also be accepted and can be directed 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)