

Notice of Preparation of a Draft Subsequent Environmental Impact Report

Date: February 02, 2023

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Preparation of a Subsequent Environmental Impact Report for the City of Dinuba Focused General Plan Update (State Clearinghouse #2006091107)

Lead Agency: City of Dinuba

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Notice is Hereby Given: The City of Dinuba (City) is the Lead Agency on the below-described Focused General Plan Update (Project) and has prepared a Notice of Preparation (NOP) of a Subsequent Environmental Impact Report (Subsequent EIR), pursuant to the California Environmental Quality Act (CEQA). The NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information which is germane to you or your agency's statutory responsibilities in connection with the proposed project. Specifically, the City is requesting that commenters provide comments on the NOP, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming Subsequent EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming Subsequent EIR.

Project Title: City of Dinuba Focused General Plan Update

Project Background: The City of Dinuba last updated its General Plan in 2008 and certified the corresponding *City of Dinuba General Plan Update 2006-2026 Environmental Impact Report* (State Clearinghouse #2006091107) on October 1, 2008. In 2021, the City of Dinuba began the process of preparing a Focused General Plan Update to the City's Land Use and Circulation Elements of the General Plan. The main objectives of the Focused General Plan Update are to:

- 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.

To guide the development of the Focused General Plan Update, the City's consultants conducted a survey through an on-line questionnaire, and engaged in stakeholder interviews with members of the

community. This input was used to determine proposed land use changes at various locations throughout the City and within specific focus areas. These proposed land use changes are described in the subsection titled “Project Description” herein. The proposed Focused General Plan Update is subject to CEQA. This NOP is the first step in the CEQA process to evaluate the Focused General Plan Update.

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). 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 (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).

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.

A summary of the proposed land use designation changes is provided in Table 1. 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 shown in Table 1, 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, and 1.9 acres of land designated for Road ROW.

Table 1: Summary of Proposed Land Use Changes (Citywide)

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
Subtotal Residential:	389.9	846.5	
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)
Subtotal Non-Residential:	1,106.7	650.1	
Citywide Total:	1,496.6	1,496.6	

Scope of the Subsequent Environmental Impact Report: 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.

The Subsequent EIR will address the following CEQA Guidelines Appendix G topics: Aesthetics, Agriculture/Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems and Wildfire. It is anticipated that due to the relatively minor amount of land use changes (as compared to what was analyzed in the existing General Plan EIR), the Subsequent EIR will focus mainly on the topics of Transportation and Land Use, however all CEQA Appendix G topics will be covered. The Subsequent EIR will also review Project alternatives as well as cumulative impacts.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the IS/NOP will be from February 02, 2023 to March 06, 2023. A copy of the NOP can be obtained by email via the email address below.

Public Scoping Meeting: In addition to the opportunity to submit written comments, one digital/online public scoping meeting will be held by the City to inform interested parties about the proposed Project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the Subsequent EIR. This meeting will be held at 6:00 p.m. on March 1, 2023, via a Zoom online meeting. The web address for the online meeting is: <https://us02web.zoom.us/j/83761084654?pwd=Y2pXNWp2MjdReWZOWEFXOFdLMlF3dz09>.

Submitting Comments: Comments and suggestions as to the appropriate scope of analysis of the Subsequent EIR are invited from all interested parties. Written comments or questions concerning the NOP for the proposed Project should be directed to the City's Project Planner at the following address by 5:00 p.m. on March 06, 2023. Please include the commenter's full name and address. Please submit comments to:

Karl Schoettler, City Planner
City of Dinuba
405 E. Monte Way
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Figure 1 - Location of Land Use Designation Changes (Citywide)

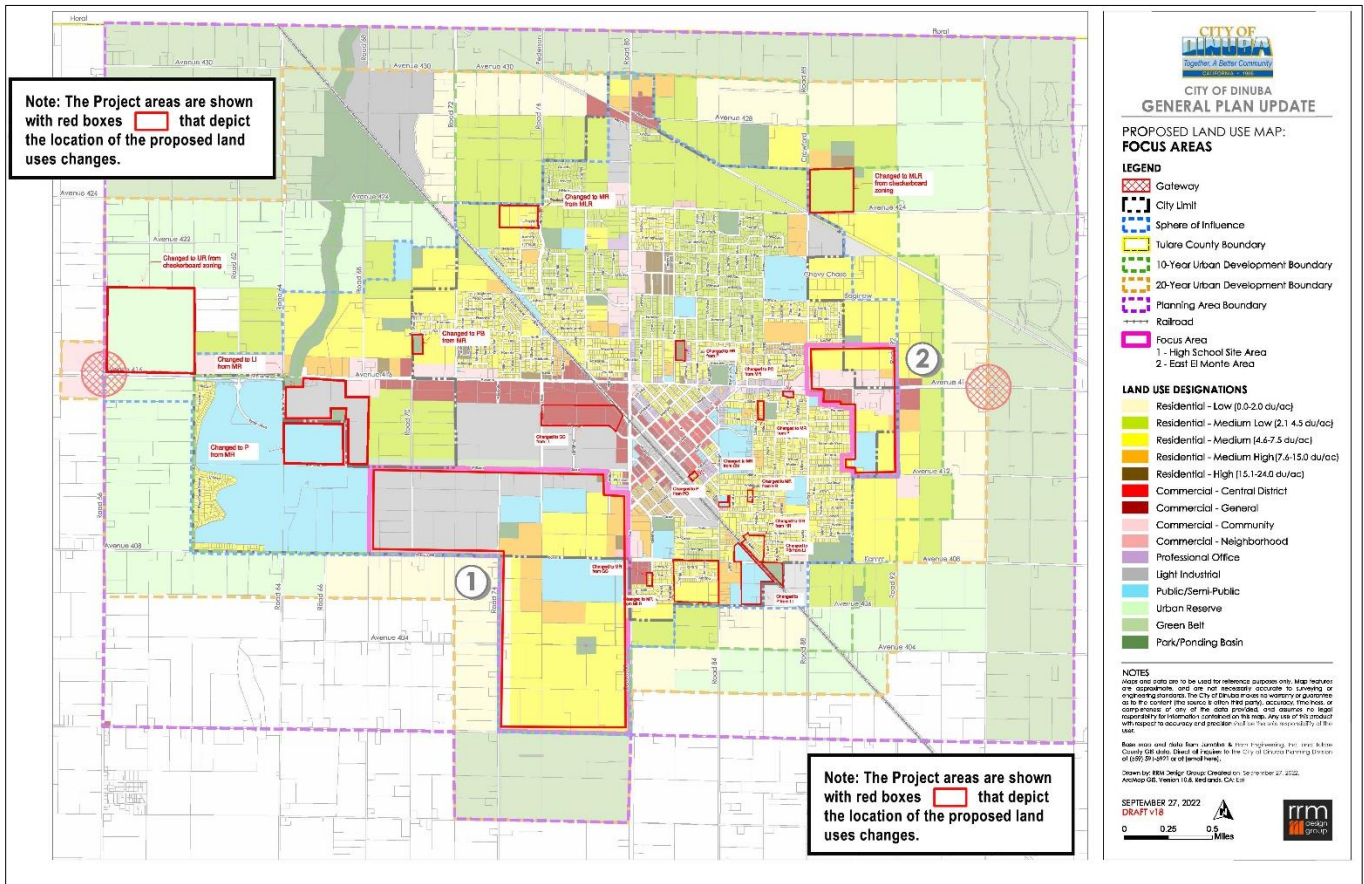


Figure 2 - Detail of Focus Area 1

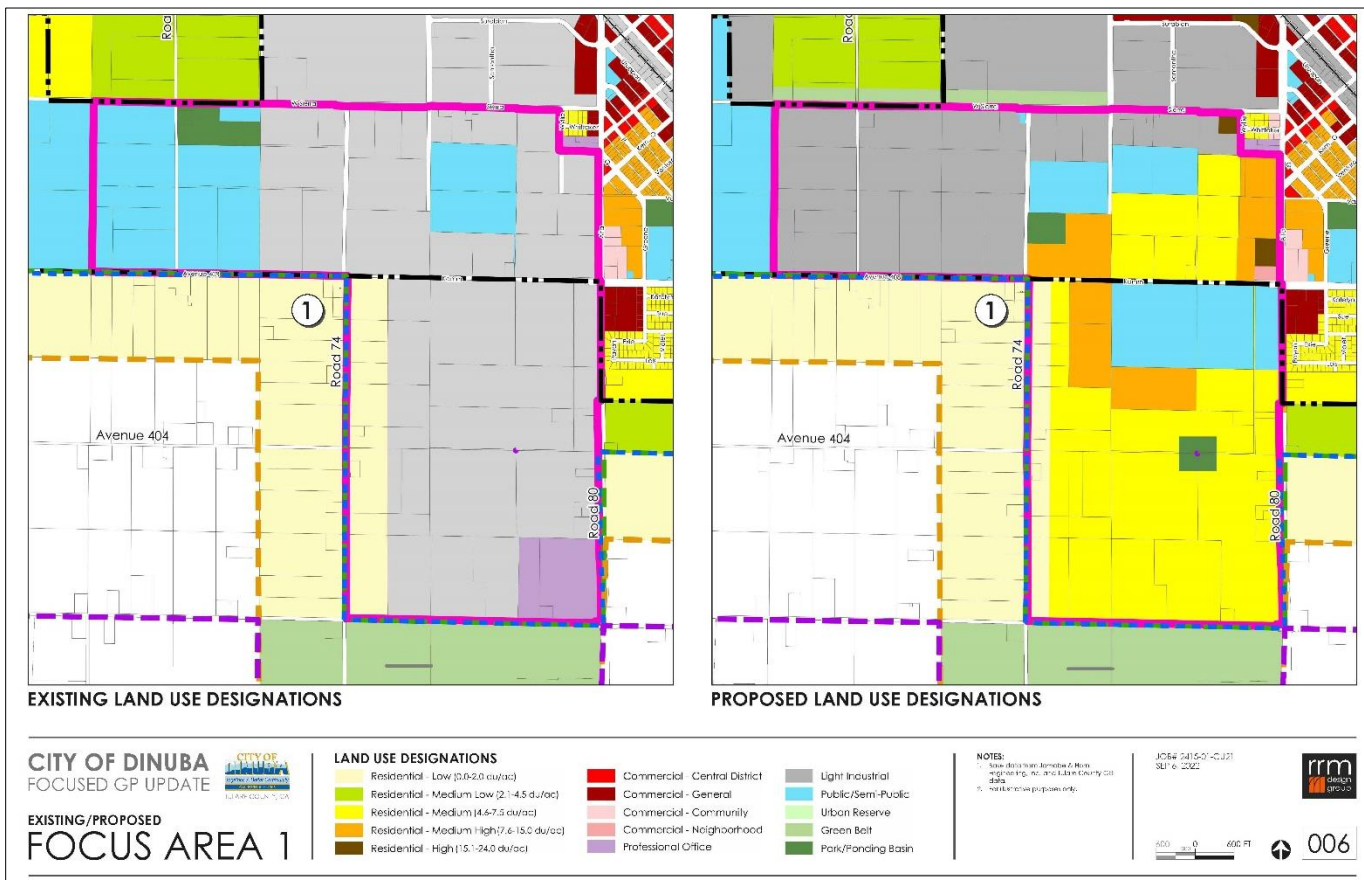


Figure 3 - Detail of Focus Area 2

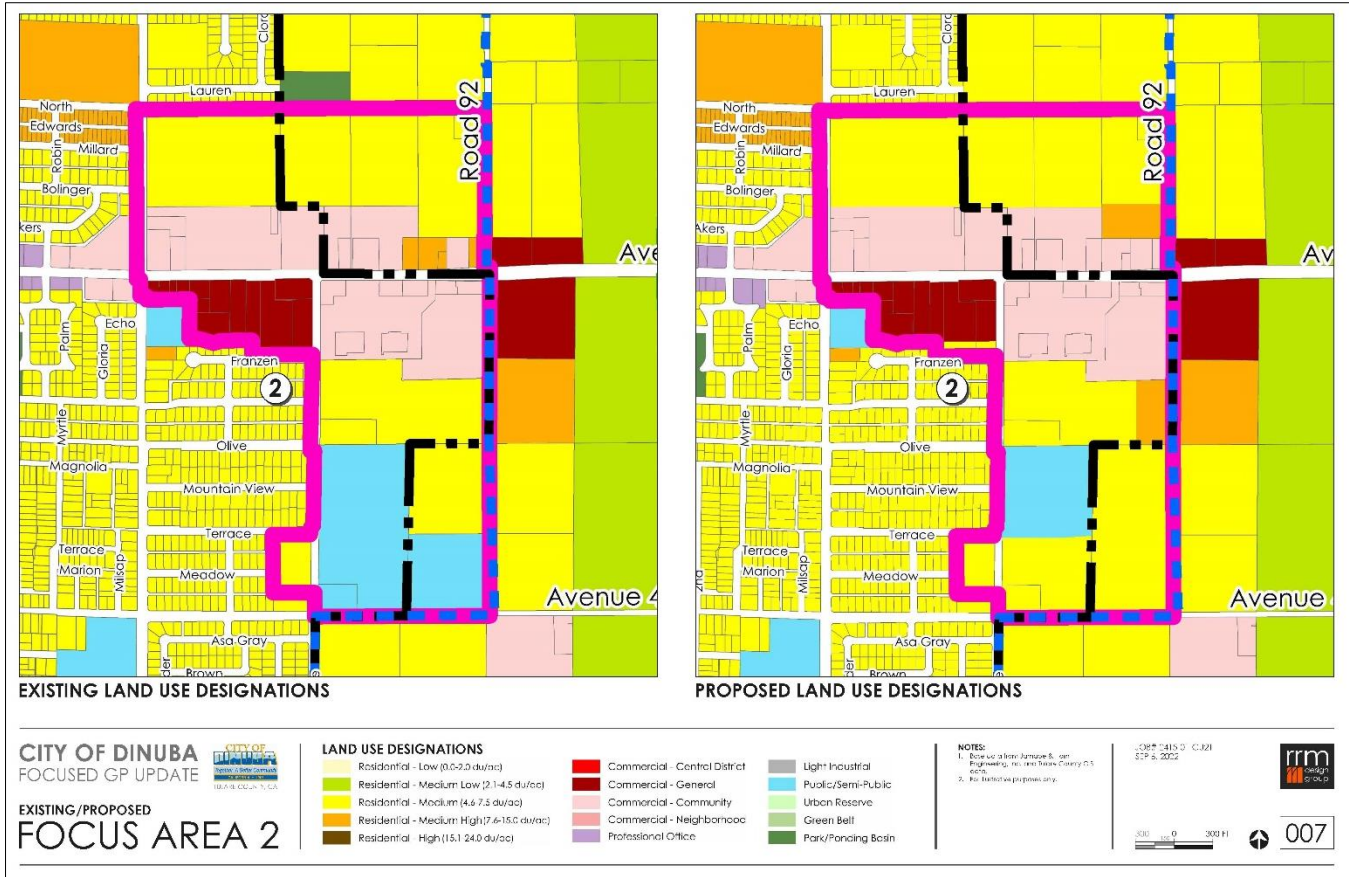


Figure 4 - Detail of Downtown Area

