Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: El Monte & Crawford Development Project

Lead Agency: City of Dinuba

Contact Name: Karl Schoettler, City Planner

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Project Location: Dinuba (*City*) Tulare (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The proposed Project consists of development of 96 single-family residences, approximately 4.74 acres of commercial development, approximately 1.11-acre neighborhood park, a ponding basin, and other associated improvements. The Project would require site approval of a General Plan Amendment, Zone Change, and Tentative Subdivision Map for the respective residential and commercial areas.

- Approval of a General Plan Amendment for a southern portion of the site from “Community Commercial” to “Medium Density Residential”
- Approval of Zone change for a southern portion of the site from C-3 (Community Commercial) to R-1-6 (One-Family Residential)
- Approval of Tentative Subdivision Map
- Development of 96 single-family residential units
- Development of 4.74 acres of commercial area, for a buildout of up to 82,604 square feet of commercial space
- Development of a 1.11-acre neighborhood park
- Development of a 0.81-acre storm basin
- Construction of internal roads, landscaping, and a block wall per City Standards
- Construction of curb, gutter and sidewalks, per City Standards

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Protect nesting birds - preconstruction surveys if construction falls in nesting season.

Protect unidentified cultural resources - construction staff education, monitoring, and stopping if resources are encountered during construction activities.

Traffic flow - applicant to pay fair share in intersection improvements.

VMT reduction - applicant to install wheelchair ramps at 8 locations in the project vicinity.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Controversy known to the Lead Agency:

No known areas of controversy are known regarding this project.

Provide a list of the responsible or trustee agencies for the project.

CalTrans
Regional Water Quality Control Board
San Joaquin Valley Air Pollution Control District
California Department of Fish & Wildlife