

## Notice of Intention to Adopt a Mitigated Negative Declaration / Notice of Availability

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**Notice is Hereby Given:** The City of Dinuba (City) is the Lead Agency on the below-described Project and has prepared an Initial Study / Mitigated Negative Declaration (MND) on the proposed El Monte & Crawford Development Project (Project) which includes the development of a single-family residential and commercial development in the eastern part of the City. The complete Project description, location and the potential environmental effects are contained in the MND. The MND has concluded that no significant environmental impacts will occur as a result of the Project.

**Project Title:** Mitigated Negative Declaration for the El Monte & Crawford Development Project

**Project Location:** The City of Dinuba lies in the Central San Joaquin Valley region, in the northwestern portion of Tulare County. The proposed Project lies in the eastern part of the City, northeast of East El Monte Way and Crawford Avenue/Road 88. The proposed development will be located on approximately 27.2 acres of Assessor's Parcel Number 013-090-037.

**Project Description:** 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.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your response to the Mitigated Negative Declaration must be sent at the earliest possible date *but not later than 20 days* after receipt of this notice. The review period for the Mitigated Negative Declaration will be from October 26, 2023 to November 27, 2023. Copies of the Mitigated Negative Declaration can be reviewed at the City of Dinuba, 405 E. El Monte Way, Dinuba, CA 93618.

Please send your comments to Karl Schoettler, Contract City Planner at the address shown above or by email: [karl@weplancities.com](mailto:karl@weplancities.com).

**Planning Commission Consideration:** The Dinuba Planning Commission intends to consider the Mitigated Negative Declaration on:

**Date:** Tuesday, December 5, 2023  
**Time:** On or after 6:30 p.m.  
**Location:** City Hall - Council Chambers  
405 E. El Monte Way  
Dinuba, CA 93618

**City Council Consideration:** The Dinuba City Council intends to consider the Mitigated Negative Declaration on:

**Date:** Tuesday, December 12, 2023  
**Time:** On or after 6:30 p.m.  
**Location:** City Hall - Council Chambers  
405 E. El Monte Way  
Dinuba, CA 93618