

## **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 Empire Estates Residential Project (Project) which includes the development of a single-family residential development, Annexation, Zone Change, and a Tentative Subdivision Map. 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 Empire Estates Residential Project

**Project Location:** The City of Dinuba lies in the Central San Joaquin Valley region, in the northwestern portion of Tulare County. The Project site is located west of Dinuba, outside the City limits but within the Urban Development Boundary, northwest of Road 72 and West Sierra Way/Avenue 412. The proposed development is located on Assessor's Parcel Number 012-290-011.

**Project Description:** The Project Applicant intends to develop 75 single-family residential units on an approximately 18.6-acre site. The development will also include access roads, lighting and other associated improvements. Entitlements needed to accommodate the proposed Project include Annexation, Zone Change, and a Tentative Subdivision Map. The proposed Project site is currently vacant, with an existing residential dwelling in the southwestern portion, which will be removed as part of the Project .

**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 30 days* after receipt of this notice. The review period for the Mitigated Negative Declaration will be from March 28, 2024 to April 26, 2024. 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, May 7, 2024  
**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, May 14, 2024  
**Time:** On or after 6:30 p.m.  
**Location:** City Hall - Council Chambers  
405 E. El Monte Way  
Dinuba, CA 93618