

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

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 Verma Multi-Family Residential Project (Project) which includes a General Plan Amendment, Zone Change, and Site Plan Review for the development of a multi-family residential complex. 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 Verma Multi-Family Residential Project

Project Location: The proposed Project site is located in western Dinuba, inside the City limits, along the north side of Surabian Drive, west of Alta Avenue and south of W. El Monte Way. The proposed development is located on an approximately 5.75-acre site on Assessor's Parcel Number 017-280-003.

Project Description: The Project Applicant intends to develop a 126-unit multi-family residential development on a 5.75-acre site. The development will also include a community center, pool, playground, internal access roads, lighting and other associated improvements. Entitlements needed to accommodate the proposed Project include a General Plan Amendment from "Light Industrial" to "High Density Residential", a Zone Change from "M-1" (Light Industrial) to "RM-1" (Multi-Family Residential), and Site Plan Review.

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 July 26, 2024 to August 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 to karls@4-creeks.com.

Planning Commission Consideration: The Dinuba Planning Commission is tentatively scheduled to consider the Mitigated Negative Declaration on:

Date: Tuesday, September 3, 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 is tentatively scheduled to consider the Mitigated Negative Declaration on:

Date: Tuesday, September 24, 2024
Time: On or after 6:30 p.m.
Location: City Hall - Council Chambers
405 E. El Monte Way
Dinuba, CA 93618