

# MEMORANDUM

<b>Date:</b> November 17, 2022	
<b>To:</b> Luis Patlan, City Manager	<b>Organization:</b> City of Dinuba
<b>From:</b> Pam Ricci, AICP	<b>Title:</b> Principal Planner, RRM Design Group
<b>Project Name:</b> Focused General Plan Update	<b>Project Number:</b> 2415-01
<b>Topic:</b> Summary of Community Questionnaire Results	

In 2021, the City of Dinuba began the process of a Focused General Plan Update to the City's Land Use and Circulation Elements of the General Plan. The main elements of the ongoing Focused General Plan Update include:

- Provide new residential areas around the area of the proposed high school at the corner of Kamm and Alta Avenues.
- Look at 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.
- Implement safety improvements at key City intersections and improve alternative modes of circulation throughout the City.
- Prepare an Environmental Justice section that includes new goals, policies, and programs that promote equitable environmental health for all communities.

The City is engaging in a broad spectrum of outreach activities to inform the community about the project, invite them to participate, and get input on focus area issues and concerns. These activities include stakeholder interviews, an online community questionnaire, and a future community workshop. This memorandum provides a summary of the community questionnaire and responses.

## **Community Questionnaire Input Summary**

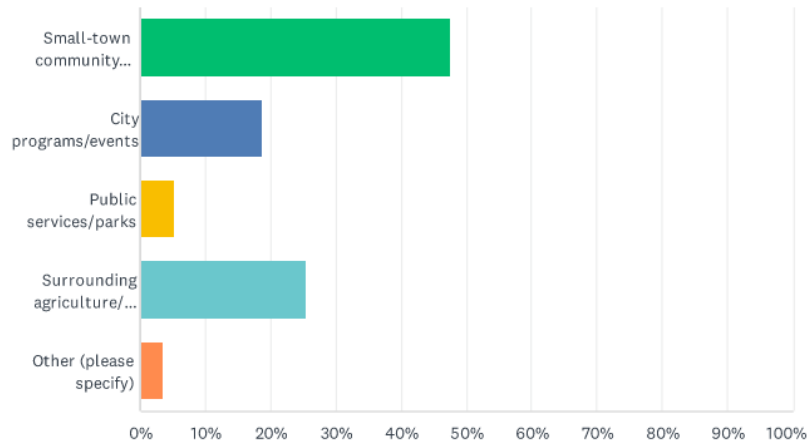
A total of 60 individuals participated in the questionnaire between April 14<sup>th</sup>, 2022, and November 4<sup>th</sup>, 2022. The Community Questionnaire provided community members with the opportunity to submit input related to land use updates to Focus Areas and improvements to circulation within Dinuba. Below are some common themes that arose from community input:

- Support for walking trails, parks, sports fields, and playgrounds around the new residential neighborhood proposed near the new high school site.
- Community need for an increase in entry level homes for purchase, apartments and/or condos, and senior housing/assisted living facilities.
- Desire to see more mixed-use developments located in the downtown core area.
- Support for upgrades to downtown building facades.
- Interest in intersection improvements at S. Alta & Road 400, W. El Monte & Road 56 and E. El Monte & Road 92.
- Support to add bike lanes and pedestrian paths near schools, downtown, and residential areas.
- Concern over increased homelessness.
- Desire for more high-paying jobs.

**Question 1 – Purpose and Summary:**

The survey’s introductory question was aimed at understanding what participants like best about Dinuba. A majority of respondents, 47%, indicated that their favorite quality of Dinuba is the small-town community character, while 25% of respondents favored retaining surrounding agriculture/open space areas.

**Question 1: What do you most like about Dinuba that you do not want to see change? (choose one)**



47%  
25%  
19%  
5%  
3%

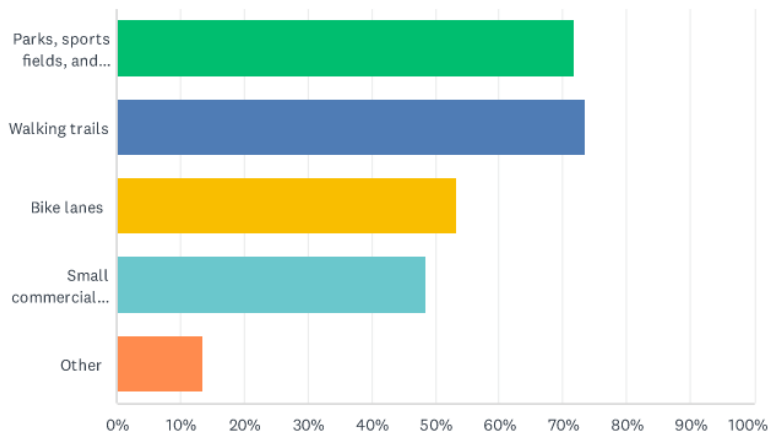
Small-town community character  
Surrounding agriculture/open space areas  
City programs/events  
Public services/parks  
Other (please specify):

- *Honestly, I love living on the golf course. There is absolutely no evening night life here. There’s no shopping, no movie theater, no Mall, no chain restaurants! We literally commute to work and take the kids to school and come home. There’s way too much riffraff with all the janky businesses and taco trucks.*
- *I feel we need to improve in all areas*

**Question 2 – Purpose and Summary:**

Question 2 asked participants about their preference for improvements desired in the new residential areas planned around the new high school site near Alta Avenue and Kamm Avenue. 73% of respondents indicated walking trails as their choice, while 72% selected parks, sports fields, and playgrounds.

Question 2: Which types of improvements would you like to see in the new residential areas planned around the new high school site located near Alta and Kamm? (choose all that apply)

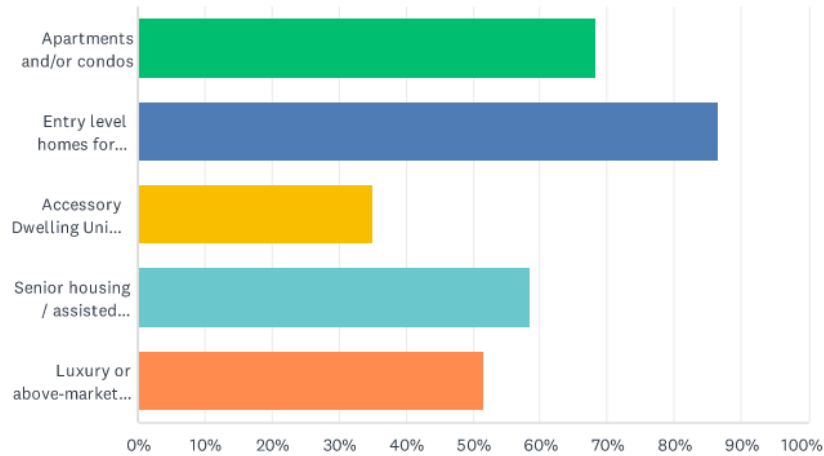


- 73% Walking trails
- 72% Parks, sports fields, and playgrounds
- 53% Bike lanes
- 48% Small commercial businesses to serve neighbors
- 13% Other

**Question 3 – Purpose and Summary:**

Question 3 asked participants which type of housing they feel is needed most in the City. A vast majority of respondents (87%) indicated entry level homes for purchase are most needed, while 68% indicated apartments and/or condos.

Question 3: Which type of housing is needed most in the City? (choose top three)

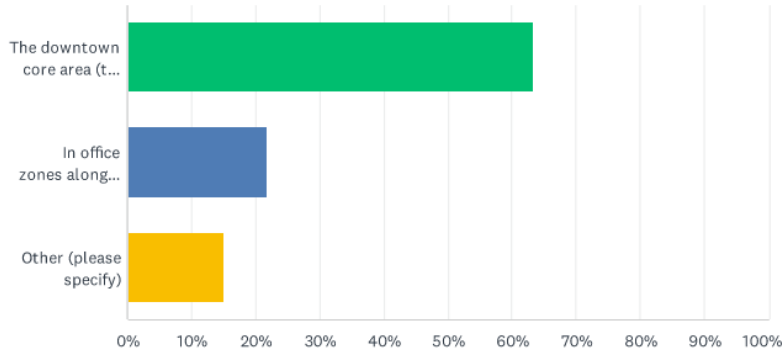


- 87% Entry level homes for purchase
- 68% Apartments and/or condos
- 58% Senior housing / assisted living
- 52% Luxury or above-market housing
- 35% Accessory Dwelling Units (ADUs)

**Question 4 – Purpose and Summary:**

Question 4 asked participants about where mixed uses would best fit in Dinuba. The vast majority of respondents (63%) indicated that mixed uses would be a best fit in the downtown core area (the vicinity of L Street between Fresno and Tulare Streets) with residential or office uses on upper floors.

Question 4: Where do you think that mixed uses (a combination of commercial and residential uses on the same site) would fit in best in Dinuba?



63%

The downtown core area (the vicinity of L Street between Fresno and Tulare Streets) with residential or office on upper floors

22%

In office zones along Alta and El Monte

15%

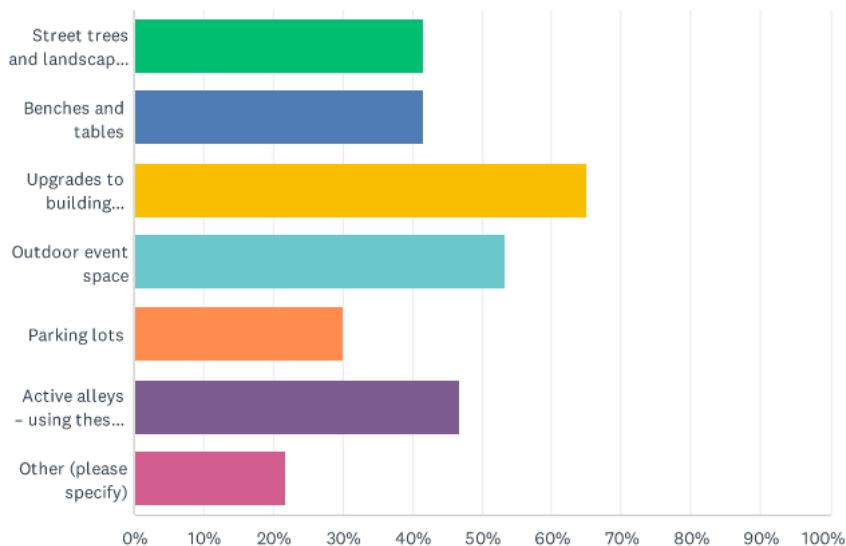
Other (please specify)

- Kmart area
- Old Kmart shopping center to revive that area
- Mixed use does not work around the valley
- Absolutely not!!! Have you seen the businesses, they are nowhere near the status and class to be able to offer that. The only thing this would attract is more drug dealing and prostitution.
- Our town is not big enough to support that and will turn into drug and prostitution houses.
- More restaurants by the new high school or by empty lot by Walmart
- Need more stores on the east side of Dinuba. The old Save Mart, Rite Aid, and Kmart buildings should be used before new construction is approved.
- Save Mart shopping center area
- East El Monte

**Question 5 – Purpose and Summary:**

Question 5 asked participants about their preference for other improvements for revitalization and beautification in the downtown area. 65% of respondents indicated upgrades to building facades, while 53% indicated outdoor event space.

Question 5: The City is considering a new outdoor Civic Center, City Hall, and streetscape improvements in the Downtown with the goal of revitalization and beautification. What other improvements would you like to see in the downtown? (choose top three)



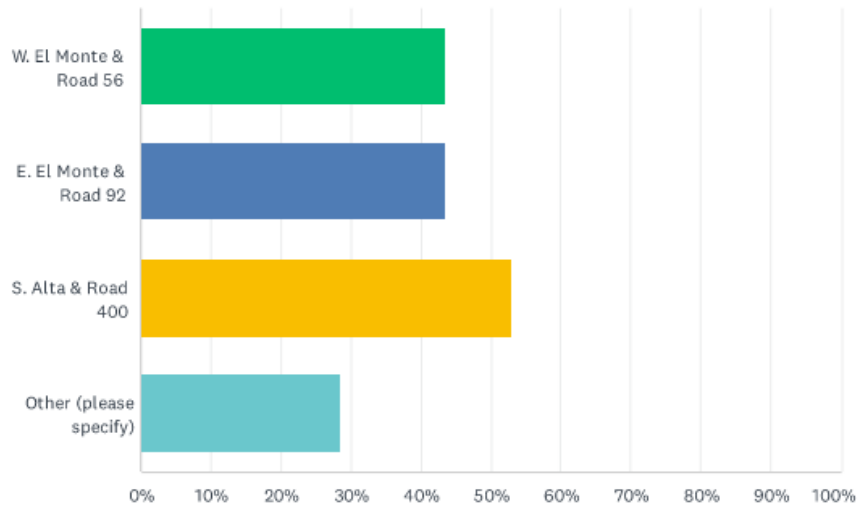
65%  
53%  
47%  
42%  
42%  
30%  
22%

- Upgrades to building facades
- Outdoor event space
- Active alleys – using these spaces for outdoor dining, parklets, and similar uses
- Street trees and landscaped planters
- Benches and tables
- Parking lots
- Other (please specify)
  - A few bars with restaurant
  - Need more 4 way stops in downtown area. Unable to see oncoming traffic due to parked vehicles obstructing view
  - Fix potholes and very bumpy roads.
  - Parks
  - Adding stop signs or lights to oncoming traffic because with the parking stalls along the side you can hardly see any vehicles coming and you're afraid that you might get hit if you try to go.
  - Repurpose the old theater
  - You do not need to update City Hall. Leave as is.
  - Bring a variety of different businesses and restaurants. Nightlife!!
  - Road improvement/resurface
  - Evening and nightlife, movie theater, it should feel like Visalia's.
  - Our downtown and city needs a better plan, raise our standard of architecture and design requirements. There is a taco truck on every corner, the signage is all hand painted, security bars and doors on every business. We need to embrace our town's culture with standards
  - More dining, and maybe a Costco, better play equipment in the park and some type of canopy over the playground
  - Dumpsters should be locked & business owners need to keep their area clean. No cans, need locked dumpsters.

**Question 6 – Purpose and Summary:**

Question 6 asked participants which intersections beyond Alta Avenue/Nebraska Avenue and Alta Avenue/Kamm Avenue they would like to see improved. 53% of respondents S. Alta & Road 400, while 44% of respondents indicated W El. Monte & Road 56 and E. El Monte & Road 92.

Question 6: Street improvements are currently in progress at the intersection of Alta Ave. and Nebraska Ave., and the intersection of Alta Ave. and Kamm Ave. later this year. Which other intersections would you like to see improved? (choose all that apply)



53%  
44%  
44%  
28%

S. Alta & Road 400

W. El Monte & Road 56

E. El Monte & Road 92

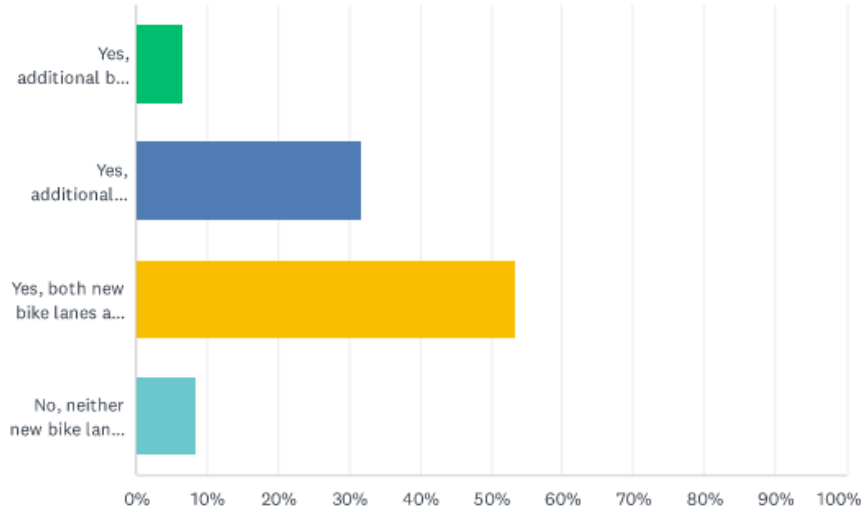
Other (please specify)

- Alta Ave & Road 426
- Stop signs on Crawford
- Nebraska and Englehart. Road has been "patched" not really fixed.
- All of El Monte through the residential area. Make it safer for incoming traffic and pedestrians, especially students.
- Every intersection should be looked at. Every main road should have a curb or sidewalk. It's dangerous to walk around anywhere here.
- We need to concentrate on neighborhoods streets and sidewalks for ease of walking and driving as well as the overall condition of our infrastructure is poor. I don't understand why we're asking about these intersections
- 408 and 56
- Crawford and El Monte.
- Adelaide and Newton need a stop sign.
- Road 68
- Crawford and Nebraska
- South Alta & Avenue 408

**Question 7 – Purpose and Summary:**

Question 7 asked participants about their preference for additional bike lanes or pedestrian paths within the City, or both. 53% of respondents indicated they support both new bike lanes and walking paths while 32% indicated support for additional walking trails and sidewalks.

Question 7: Would you like to see additional bike lanes and pedestrian paths within the City? (choose one)



- 53% Yes, both new bike lanes and walking paths
- 32% Yes, additional walking trails and sidewalks
- 8% No, neither new bike lanes nor walking paths
- 7% Yes, additional bike lanes and bike paths



**Question 8 – Purpose and Summary:**

Question 8 asked respondents where they would like to see additional bike infrastructure lanes in the City.

**Question 8: Where would you like to see additional bike paths or bike lanes in the City?**

- *Alta Avenue*
- *Near parks*
- *Anywhere, near schools*
- *From housing to parks and schools*
- *Near school areas*
- *Additional pike pass would be beneficial for our community near the proposed high school area.*
- *Away from traffic*
- *South side*
- *El Monte Way between Bates & Perry Nebraska between Euclid & Eaton*
- *Shaded areas, link around town.*
- *Viscaya area*
- *Surrounding downtown area, E. El Monte Way, west side of Dinuba*
- *Wherever we see it's needed.*
- *Extending out to the golf course/western city limit and extending out to the new high school/southern city limit.*
- *More bypass in lanes in the downtown area especially those near the high school it's probably the best area.*
- *Water tower*
- *Near Jefferson School Area*
- *Alta!*
- *Around parks*
- *Not between the golf course and ridgeway estates. Anywhere else, yes.*
- *Northeast side of town*
- *Main Avenues*
- *By the high school*
- *408*
- *Throughout the city not just one specific area.*
- *A complete circle around town. Also improve existing sidewalks (particularly Nebraska /Lincoln area around the park*
- *Downtown, El Monte, and the outskirts of Dinuba*
- *Connecting downtown with adjacent parks*
- *Around new high school*
- *Bikes have equal access on roads*
- *Connecting trails throughout*
- *Down Alta Ave Nebraska to Mountain View*
- *Let people decide*

**Question 9 – Purpose and Summary:**

Question 9 asked participants where they would like to see additional pedestrian infrastructure within the City.

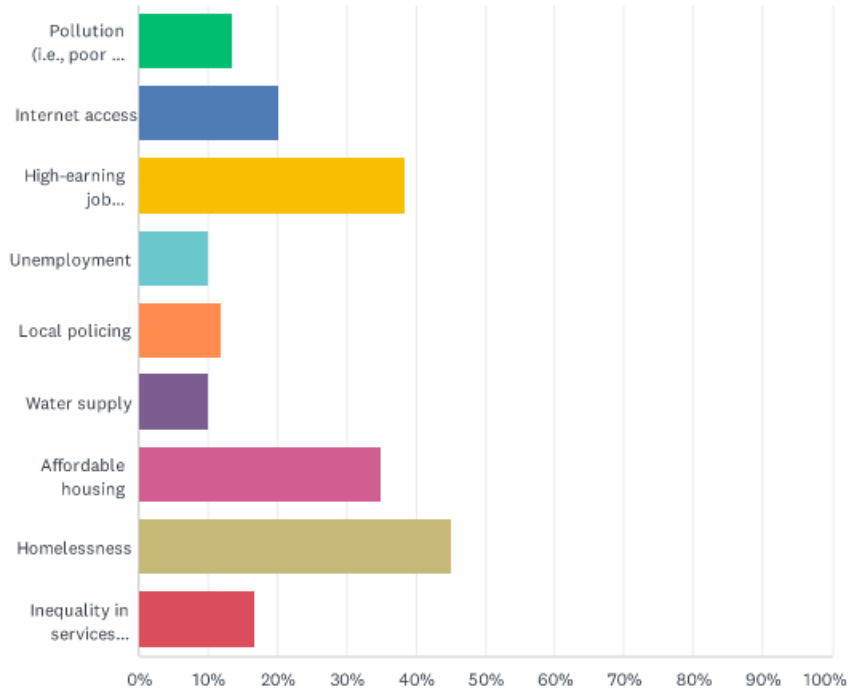
**Question 9: Where would you like to see additional sidewalks and walking trails in the City?**

- Avenue 426 going through Alta Ave
- Near parks
- Anywhere, near schools
- From housing to parks and schools
- Near schools for kids to have easier access to walk to schools. We love the walking trail to Roosevelt Elementary. We need more of that!
- Around parks and nature areas
- North side
- El Monte Way between Bates & Perry, Nebraska between Euclid & Eaton
- Crawford for students to walk between Mc Donald's and housing, also Crawford across Jr high/Kennedy.
- Viscaya area
- Outskirts of Dinuba, downtown
- Near residential areas.
- Extending out to the golf course.
- Water tower
- East Side of Dinuba
- Around North Dinuba by Lincoln and the Junior High
- Downtown area to liven up the area!
- Crawford area, older areas of Dinuba.
- If you have to even ask this question then there's an issue. There should be pedestrian walkways literally everywhere.
- Northeast
- All neighborhoods and city streets should have sidewalks
- By the new high school
- Through the downtown
- Safer walkability in downtown
- All over the city.
- Down El Monte to the Golf Course.
- South side of Dinuba
- Through downtown perhaps connecting to parks/golf course
- Downtown
- There are no sidewalks on Millard between Perry & Hayes. Fix what is broken 1st.
- Near schools, anywhere they fit
- Connecting trails throughout
- East Sequoia Drive
- Let people decide

**Question 10 – Purpose and Summary:**

Question 10 asked participants what they felt are the most important social and environmental issues in Dinuba. The top two most common responses indicated homelessness (45%) and high-earning job availability (38%).

Question 10: What re the most pressing social and environmental issues in Dinuba today? (choose top two).

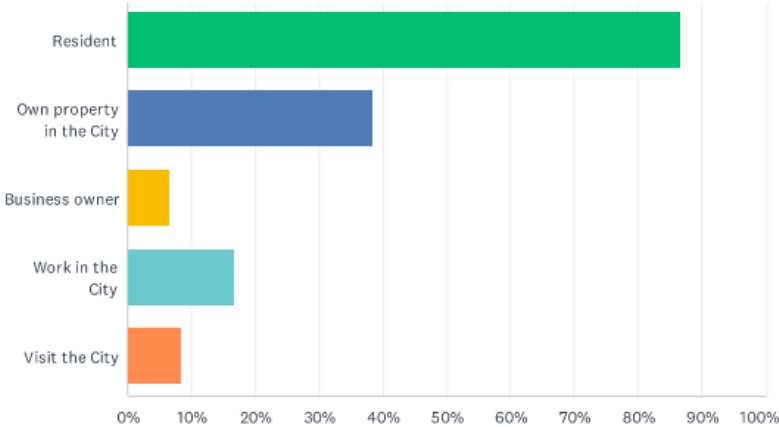


- 45% Homelessness
- 38% High-earning job availability
- 35% Affordable housing
- 20% Internet access
- 17% Inequality in services between neighborhoods (e.g. access to schools, parks, grocery stores, shopping, etc.)
- 14% Pollution (i.e., poor air quality, contamination of water resources and soil)
- 12% Local policing
- 10% Unemployment
- 10% Water supply

**Question 11 – Purpose and Summary:**

Question 11 asked participants about their connection to the City of Dinuba. The majority of respondents are residents (87%) and own property in the City (38%).

Question 11: What connects you to the City of Dinuba? (choose all that apply)



- 87% Resident
- 38% Own property in the City
- 17% Work in the City
- 8% Visit the City
- 7% Business owner

**Question 12 – Purpose and Summary:**

Question 12 gave participants the opportunity to submit additional comments.

**Question 12: Any additional comments? (write in)**

- Ave 426 going to Vista Robles homes is in really bad shape
- I would like to see a few bars around downtown just so downtown be more lively. Also, it will help police be more active in downtown. Weekends will be active with bars because we have a few restaurants nearby, movie theater, bowling alley, etc. With bars in downtown, it can also help the small businesses in downtown.
- Adding stop signs on S. Uruapan and W Tulare St. every time I have to go by there, I'm so close to getting in a car accident, since I can't see cars coming and going on W Tulare St. How about adding other businesses where Jack in the Box is? That side of Dinuba is dead. Only new businesses are towards W El Monte Way and Rd 80. When high school is complete, there is going to be so much traffic to get to that school. It's in a bad location, major cross st. and lots of traffic. Jefferson and Golden Way, no crosswalk for students to cross over, they have to walk to Sierra. Other schools have several crosswalks near schools
- The trees and planters on downtown are nice. Don't remove them. Facades downtown need modernization
- We need a good grocery store. Tired of having to shop out of town for good quality groceries and paying taxes out of town and having to pay for gas to travel for essentials. Our town needs to be more self-sufficient in terms of having adequate grocery stores, and having more to choose from. The homelessness problem behind AM/PM and Ruiz Foods needs to be addressed. The area by KMART needs revamping/beautification to attract more people to that side of town and even out the traffic flow. More car lanes, too much traffic congestion on Alta and El Monte. The downtown area needs beautification too, and we want more city events to bring the community together.
- I would like to add the completion of the park at Viscaya Subdivision. Been told about it since we purchased our home and only the walking trail to the school has been completed. The subdivision has grown quickly, a lot of our families utilize our area for walking, jogging and it would be nice for families to enjoy a park..
- The city needs to look into moving that homeless camp at the park near Walmart. That area does not feel safe. Many of those homeless roam the Walmart parking lot harassing shoppers.
- Princessa Grocery Store parking lot has a lot of potholes. Also, road between Perkos and doctors office by stop light has pot holes
- What's needed: Better road management, more streetlights, more pedestrian crosswalks with lights, extra bike lane on El Monte way going west, youth center that focuses on youth empowerment, more mental health resources and services for adults, substance abuse services and support programs, inclusive spaces (shops, restaurants, centers, events, etc) for LGBTQ+ people, events focused on wellness and community building
- There are many empty lots near commercial areas that can be used for multifunctional purposes, instead of single-family homes. For instance, the lot at the corner of N Alta Ave and Davis Dr. This area can be used for restaurants and other commercial uses. Just don't put a parking lot there.
- Dinuba is a great community for families looking for a place to live, however we need to make it affordable to all
- Look up Boise vs Martin court case! Any publicly owned walking trails and parks can be legally encamped upon by the homeless regardless of proximity to schools or residential neighborhoods. Do not place walking trails near residential neighborhoods!!!
- We desperately need an attractive downtown where people want to come to and upgraded businesses for shopping, dining that included music and cocktails. Don't forget the adults in our community.
- I hate to compare but when you visit Kingsburg and compare it to Dinuba it's like comparing Earth to Mars with all due respect. We need to ask what do we want Dinuba to look and feel like, and then plan accordingly
- We need apartments that are not low built. We have plenty of low-income apartments which is great, but many young college graduates who start their career move away from Dinuba because they

don't qualify for low-income apartments. We lose great citizens to other communities like Reedley and Kingsburg. Let's keep what we breed by making housing available, beautifying downtown with desirable shops, and venues. Thank you for taking our input. This is great. I've shared the link to this survey on my neighborhood social media page.

- We need more family restaurants
- Would really like Downtown to be worked on.
- Costco, target, Vallarta, more restaurants. A park with more play equipment and a canopy.
- Dinuba needs to build a pedestrian bridge across Alta before the high school opens. I believe the location of the new high is not a good one considering that Alta is the main thoroughfare heading south of Dinuba and Kamm is also busy heading west. Safety is going to be a big concern. I think a Costco or Target would be nice. A gas station on the southeast side of Dinuba would be nice too.
- Improved traffic planning for new businesses.
- We need more housing & programs for the house less communities, a community center for young people, and more gyms
- Why isn't the City taking care of weed abatement on City property. City needs to step up code enforcement. Should be proactive like fire department.