

Project Description – Del Rio Place Project
City of Firebaugh

The project (referred to as “Del Rio Place”) proposes a 42-lot single family residential subdivision and a 56-unit multi family residential complex, on separate portions of a 14.7-acre site, located on the east side of N. Dos Palos Road (State Highway 33) at the Lyon Avenue alignment.

Specific actions associated with the project include:

General Plan Amendment 2018-01. This action would change the General Plan’s land use designation for the site from “Neighborhood Commercial” to “Medium Density Residential” (for the single family subdivision) and “Medium High Density Residential” (for the multi family residential development).

Zone Change 2018-01. This action would change the zoning of the site from C-1 (Neighborhood Commercial) to R-1-5 (Single Family Residential (5,000 square foot minimum lot size)) – for the single family residential subdivision, and to R-3 (High Density Residential) – for the multi-family complex. These zone districts are consistent with the proposed General Plan land use designations discussed above.

Tentative Subdivision Map 2018-01. This action would approve a subdivision map to create 42 single family residential lots on that portion of the site that is northwest of Lyon Avenue.

Environmental Analysis. This action proposes adoption of a “Mitigated Negative Declaration” as the environmental “finding” for the project. This indicates that the project could have significant impacts on the environment, but mitigation measures will be incorporated into the design and operation of the project to reduce these impacts to a “less than significant” level.

Site Plan Review 2018-01. This action is to approve a 56-unit multi family residential complex on that portion of the site that is southeast of the Lyon Avenue alignment.