Community Development Department

DATE: **October 4, 2024**

TO: **State Clearinghouse**

FROM: **City of Porterville**

SUBJECT: **State Clearinghouse Number 2023060320**

To Whom It May Concern:

On or about July 25, 2023, the City of Porterville published a notice of preparation (NOP) for the Henderson Commercial Project. The project was assigned the State Clearinghouse (SCH) number 2023060320. Based on comments received from the public during the NOP scoping period, the City opted to revise and republish the NOP. When uploading the revised NOP to SCH, the City inadvertently created a new entry on CEQANet (SCH No. 2023070513) rather than uploading to the existing project. Accordingly, the project now has two SCH numbers associated with it. To remove confusion, the City of Porterville is requesting that SCH utilizes **SCH No. 2023060320** in relation to the Henderson Commercial Project. Correspondingly, the City wishes to withdraw SCH No. 2023070513. Both NOPs are attached for reference. Please contact me with any questions at 559.782.7460 or ccalderon@ci.porterville.ca.us.

Thank you,
Claudia Calderon

Community Development Directon
City of Porterville

Henderson Commercial Project

Summary

SCH Number
2023060320

Lead Agency
City of Porterville

Document Title
Henderson Commercial Project

Document Type
NOP - Notice of Preparation of a Draft EIR

Received
6/12/2023

Present Land Use
CR- Retail Center/Retail Centers and Low Density Residential/Vacant land

Document Description
The proposed Project consists of the development of retail and restaurant buildings on approximately 10.54 acres of land, for a total of 91,335 square feet of building. Specific project components include:

- Three quick serve drive-thru buildings
  - +/- 3,750 square feet
  - +/- 5,500 square feet
  - +/- 4,500 square feet
- Inline major buildings and retail buildings totaling +/- 77,585 square feet to be used for:
  - General Retail
  - Grocery store with alcohol sales
  - 24-hour drug store
- Installation of a new east-bound left turn lane off West Henderson Avenue
- New signage including:
  - 80' pylon sign in the northeast site corner
  - 60' pylon sign in the southeast site corner
- 20' monument sign along West Henderson Avenue.
- Associated improvements including parking areas, nighttime lighting and site landscaping, in accordance with Porterville City standards.

Existing City services (water, sewer, and stormwater) are located in W. Henderson Avenue and the applicant will be required to tie into these existing facilities. The proposed Project would require gas, telephone, cable, and electrical improvements. Natural gas would be provided by The Gas Company; telephone services would be provided by AT&T; electric power would be provided by Southern California Edison Company; and cable television would be provided by Charter Communication. The extent of work required for utilities and

gas would be determined during final project design.

Since the development is proposed to be greater than 50,000 square feet, a Conditional Use Permit is required for project approval and a General Plan Amendment is required to change APN 246-240-020 from Low Density Residential to Retail Centers. Additionally, a Parcel Map may be required to reconfigure parcel lines and/or create new parcels meeting the requirements of all applicable codes for sale or lease.

Contact Information

Name
Jason Ridenour

Agency Name
City of Porterville

Job Title
Assistant City Manager

Contact Types
Lead/Public Agency

Address
291 N. Main Street
Porterville, CA 93257

Phone
(559)782-7460

Email
jridenour@ci.porterville.ca.us

Location

Cities
Porterville

Counties
Tulare

Regions
Citywide, Statewide

Cross Streets
W. Henderson Avenue and State Route 65

Zip
93257

Total Acres
~11

Jobs

30

Parcel #
246-111-065, -026, -046, -043 and -045, and 246-240-020

State Highways
SR 65

Schools
Monache High School

Notice of Completion

State Review Period Start
6/13/2023

State Review Period End
7/13/2023

State Reviewing Agencies
California Air Resources Board (ARB), California Department of Parks and Recreation, California Department of Toxic Substances Control (DTSC), California Department of Transportation, District 6 (DOT), California Department of Water Resources (DWR), California Highway Patrol (CHP), California Natural Resources Agency, California Regional Water Quality Control Board, Central Valley Fresno Region 5 (RWQCB), California State Lands Commission (SLC), Central Valley Flood Protection Board, Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Water Quality, State Water Resources Control Board, Division of Water Rights, California Native American Heritage Commission (NAHC), California Department of Fish and Wildlife, Central Region 4 (CDFW)

State Reviewing Agency Comments
California Native American Heritage Commission (NAHC), California Department of Fish and Wildlife, Central Region 4 (CDFW)

Development Types
Commercial (Sq. Ft. 91335, Acres 11, Employees 30)

Local Actions
General Plan Amendment, Rezone, Use Permit, Land Division (Subdivision, etc.)

Project Issues
Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Cumulative Effects, Energy, Flood Plain/Flooding, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Sewer Capacity, Solid Waste, Transportation, Tribal Cultural Resources, Wildfire

Public Review Period Start
6/13/2023

Public Review Period End
7/13/2023

Attachments

Draft Environmental Document [Draft IS, NOI NOA Public notices, OPR Summary Form, Appx,]

Henderson NOP [PDF][496 K] | Henderson Summary Form [PDF][699 K]

Notice of Completion [NOC] Transmittal form

Henderson NOC [PDF][524 K]

State Comment Letters [Comments from state reviewing agencies]

2023060320_CDFW Comment [PDF][533 K]	2023060320_NAHC Commeit [PDF][632 K]

Disclaimer: The Governor's Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. For more information, please visit OPR's Accessibility Site.

Notice of Preparation of a Draft Environmental Impact Report

Date: June 13, 2023

To: Responsible Agencies, Interested Parties, and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the proposed Henderson Commercial Project

Lead Agency: City of Porterville

Project Applicant: Henderson & 65, LLC

Contact: Jason Ridenour, Assistant City Manager
City of Porterville
291 N. Main Street
Porterville, CA 93257
(559) 782-7460
jridenour@ci.porterville.ca.us

Project Title: Henderson Commercial Project

Notice is Hereby Given: The City of Porterville (City) is the Lead Agency on the below-described Henderson Development Project (Project) and has prepared a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental document. Specifically, the City is requesting that commenters provide comments on the NOP, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming EIR.

Project Location: The proposed Project is located on approximately 10.54 acres at the northwest corner of State Route (SR) 65 and West Henderson Avenue in the north-central area of the City of Porterville, California. The site comprises six parcels: APNs 246-111-065, -026, -046, -043, and -045, and 246-240-020. The site is vacant, while single-family residences lie to the west, commercial businesses and a shopping center to the west and south, SR 65 to the east, and single-family residences to the north. APNs 246-111-065, -026, -046, -045, are -043 are designated as Retail Centers and APN 246-240-020 is designated as Low Density Residential by the Porterville General Plan. The entire site is zoned as CR (Retail Centers). See Figure 1 –Location Map and Figure 2 – Site Aerial.

Project Description: The proposed Project consists of the development of retail and restaurant buildings on approximately 10.54 acres of land, for a total of 91,335 square feet of building. Specific project components include:

- Three quick serve drive-thru buildings
  - +/- 3,750 square feet
  - +/- 5,500 square feet
  - +/- 4,500 square feet
- Inline major buildings and retail buildings totaling +/- 77,585 square feet to be used for:
  - General Retail
  - Grocery store with alcohol sales
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- Installation of a new east-bound left turn lane off West Henderson Avenue
- New signage including:
  - 80’ pylon sign in the northeast site corner

    - 60’ pylon sign in the southeast site corner
- 20’ monument sign along West Henderson Avenue.
- Associated improvements including parking areas, nighttime lighting, and site landscaping, in accordance with Porterville City standards.

Existing City services (water, sewer, and stormwater) are located in W. Henderson Avenue and the applicant will be required to tie into these existing facilities. The proposed Project would require gas, telephone, cable, and electrical improvements. Natural gas would be provided by The Gas Company; telephone services would be provided by AT&T; electric power would be provided by Southern California Edison Company; and cable television would be provided by Charter Communication. The extent of work required for utilities and gas would be determined during final project design.

A General Plan Amendment is required to change APN 246-240-020 from Low Density Residential to Retail Centers. Since the development is proposed to be greater than 50,000 square feet, a Conditional Use Permit is required for project approval. Additionally, a Parcel Map may be required to reconfigure parcel lines and/or create new parcels meeting the requirements of all applicable codes for sale or lease.

Scope of the Environmental Impact Report: The forthcoming EIR will address the following CEQA Guidelines Appendix G topics: Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The EIR will also review Project alternatives as well as cumulative impacts. To support the analysis in the EIR, the following technical studies will be prepared: Air Quality / Greenhouse Gases / Energy Study, Cultural Resources Records Search, and a Traffic Impact Study.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the NOP will be from June 13, 2023 to July 13, 2023. Copies of the NOP can be obtained by request to Jason Ridenour, whose contact information is given below. Electronic copies can also be accessed on the City’s website at: https://www.ci.porterville.ca.us/government/city_manager/public_notices.php

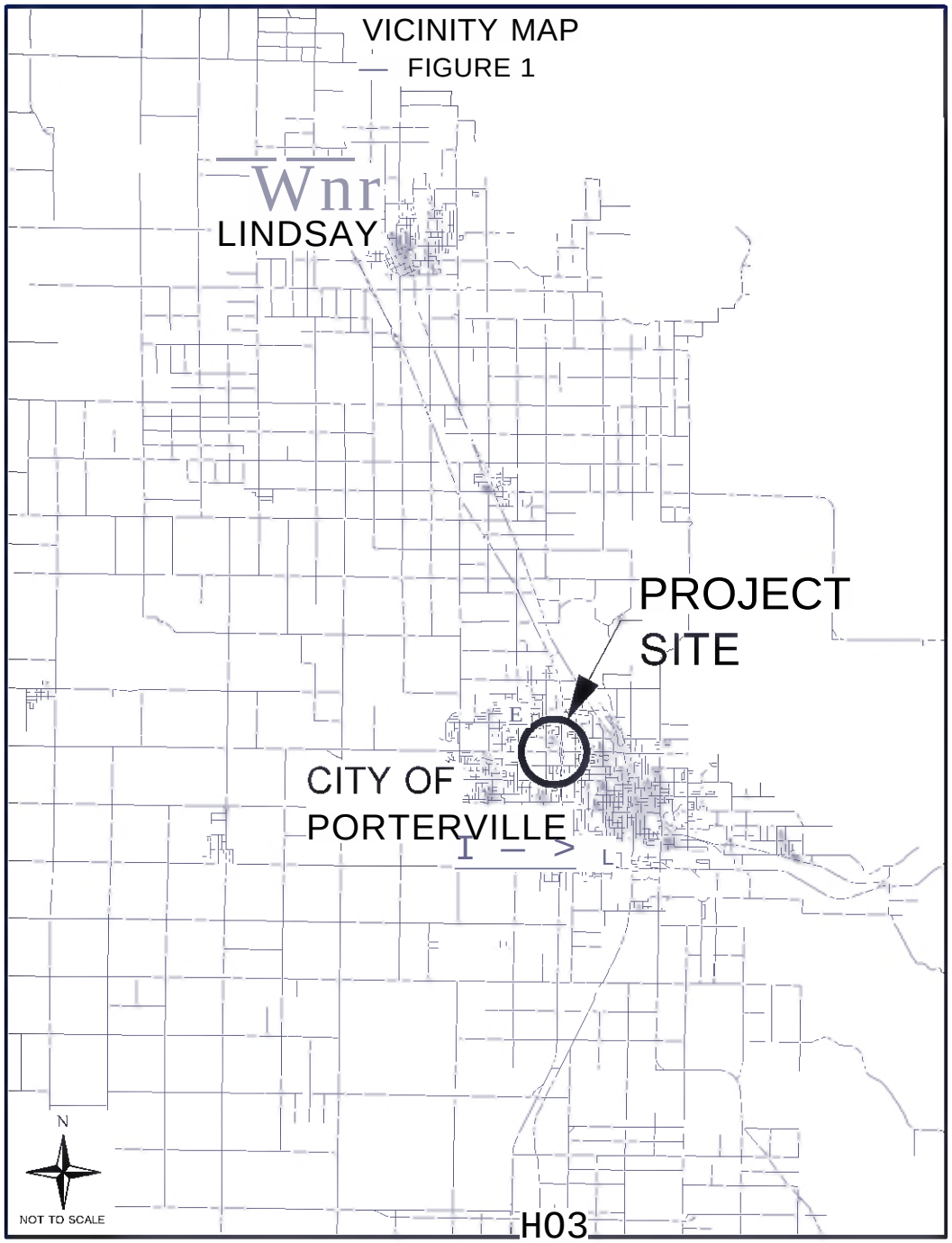
Public Scoping Meeting: In addition to the opportunity to submit written comments, one public scoping meeting will be held by the City to inform interested parties about the proposed Project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the forthcoming EIR. This meeting will be held at 5:30 p.m. on Tuesday, June 27, 2023. Participants can attend the meeting in person or access the meeting either online or by telephone as follows:

Date:	Tuesday, June 27, 2023
Time:	5:30 P.M. to 6:30 P.M.
In-Person Location:	Porterville City Hall, Council Chambers 291 N. Main Street Porterville, CA 93257

Zoom Meeting Access:
https://us02web.zoom.us/j/87444299035?pwd=cEM2TERnRGw0K3dEaFVraWhILzM5UT09

Meeting ID: 874 4429 9035
Passcode: 838635
Phone Access: (669) 900-9128

Newspaper Notice of Preparation Published: The Porterville Recorder, June 13, 2023.


VICINITY MAP
FIGURE 1
LINDSAY
PROJECT
SITE
CITY OF
PORTERVILLE
N
NOT TO SCALE
H03

Henderson Development Project

Henderson Commercial Project

Summary

SCH Number
2023070513

Lead Agency
City of Porterville

Document Title
Henderson Commercial Project

Document Type
NOP - Notice of Preparation of a Draft EIR

Received
7/25/2023

Present Land Use
APNs 246-111-065, -026, - 046, -045, -043 are designated as Retail Centers and APN 246-240-020 is designated as Low Density Residential by the Porterville General Plan while the entire site is zoned as CR (Retail Centers)

Document Description
The proposed Project consists of the development of retail and restaurant buildings on approximately 10.54 acres of land, for a total of 91,335 square feet of building.

Contact Information

Name
Jason Ridenour

Agency Name
City of Porterville

Job Title
Assistant City Manager

Contact Types
Lead/Public Agency

Address
291 N Main Street
Porterville, CA 93257

Phone

(559) 782-7460

Email

planning@ci.porterville.ca.us

Location

Cities

Porterville

Counties

Tulare

Regions

Southern California

Cross Streets

northwest corner of State Route (SR) 65 and West Henderson Avenue

Zip

93257

Total Acres

10.54

Parcel #

246-111-065, -026, -046, -043 and -045, and 246-240- 020.

State Highways

65

Other Location Info

The proposed Project is located on approximately 10.54-acres in the north-central area of the City of Porterville, California and is at the northwest corner of State Route (SR) 65 and West Henderson Avenue. The Project includes six parcels: Assessor's Parcel Numbers 246-111-065, -026, -046, -043 and -045, and 246-240-020. The site is vacant while single-family residences lie to the west, commercial business and a shopping center to the west and south, SR 65 to the east, and single-family residences to the north. APNs 246-111-065, -026, - 046, -045, -043 are designated as Retail Centers and APN 246-240-020 is designated as Low Density Residential by the Porterville General Plan while the entire site is zoned as CR (Retail Centers).

Notice of Completion

State Review Period Start

7/25/2023

State Review Period End

8/25/2023

State Reviewing Agencies

California Air Resources Board (ARB), California Department of Fish and Wildlife, Central Region 4 (CDFW), California Department of Forestry and Fire Protection (CAL FIRE), California Department of Parks and Recreation, California Department of Toxic Substances Control (DTSC), California Department of

Transportation, District 6 (DOT), California Department of Water Resources (DWR), California Highway Patrol (CHP), California Natural Resources Agency, California Regional Water Quality Control Board, Central Valley Fresno Region 5 (RWQCB), California State Lands Commission (SLC), Central Valley Flood Protection Board, Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Water Quality, California Native American Heritage Commission (NAHC)

State Reviewing Agency Comments

California Native American Heritage Commission (NAHC)

Development Types

Commercial (Sq. Ft. 91335, Acres 10.54, Employees 50)

Local Actions

General Plan Amendment, Use Permit, Commercial Project

Project Issues

Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Coastal Zone, Cultural Resources, Cumulative Effects, Drainage/Absorption, Economics/Jobs, Energy, Fiscal Impacts, Flood Plain/Flooding, Geology/Soils, Greenhouse Gas Emissions, Growth Inducement, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mandatory Findings of Significance, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Schools/Universities, Septic System, Sewer Capacity, Solid Waste, Transportation, Tribal Cultural Resources, Utilities/Service Systems, Vegetation, Wetland/Riparian, Wildfire

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Attachments

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Notice of Preparation of a Draft Environmental Impact Report PDF 2240 K

Notice of Completion [NOC] Transmittal form

NOC Menders (ppp [[24397]

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2023070513_NAHC Comment (PDF][6i3K] 2023070513_NAHC Comment [PDF][613 K]

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Project Applicant:	Henderson & 65, LLC
Contact:	Jason Ridenour, Assistant City Manager City of Porterville 291 N. Main Street Porterville, CA 93257 (559) 782-7460 iridenour@ci.porterville.ca.us

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Jill. 2 I. 2023
BY:.....

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Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the NOP will be from July 25, 2023 to August 25, 2023. Copies of the NOP can be obtained by request to Jason Ridenour, whose contact information is given below. Electronic copies can also be accessed on the City's website at: https://wwAWci.porterville.ca.us/government/city manager/public_notices.php

Submitting Comments: Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed Project should be directed to the City of Porterville's Assistant City Manager at the following address by 5:00 p.m. on August 18, 2023. Please include the commenter's full name and address. Please submit comments to:

Jason Ridenour, Assistant City Manager
City of Porterville
291 N. Main Street
Porterville, CA 93257
(559) 782-7460
jridenour@ci.porterville.ca.us

Figure 1 -Location Map

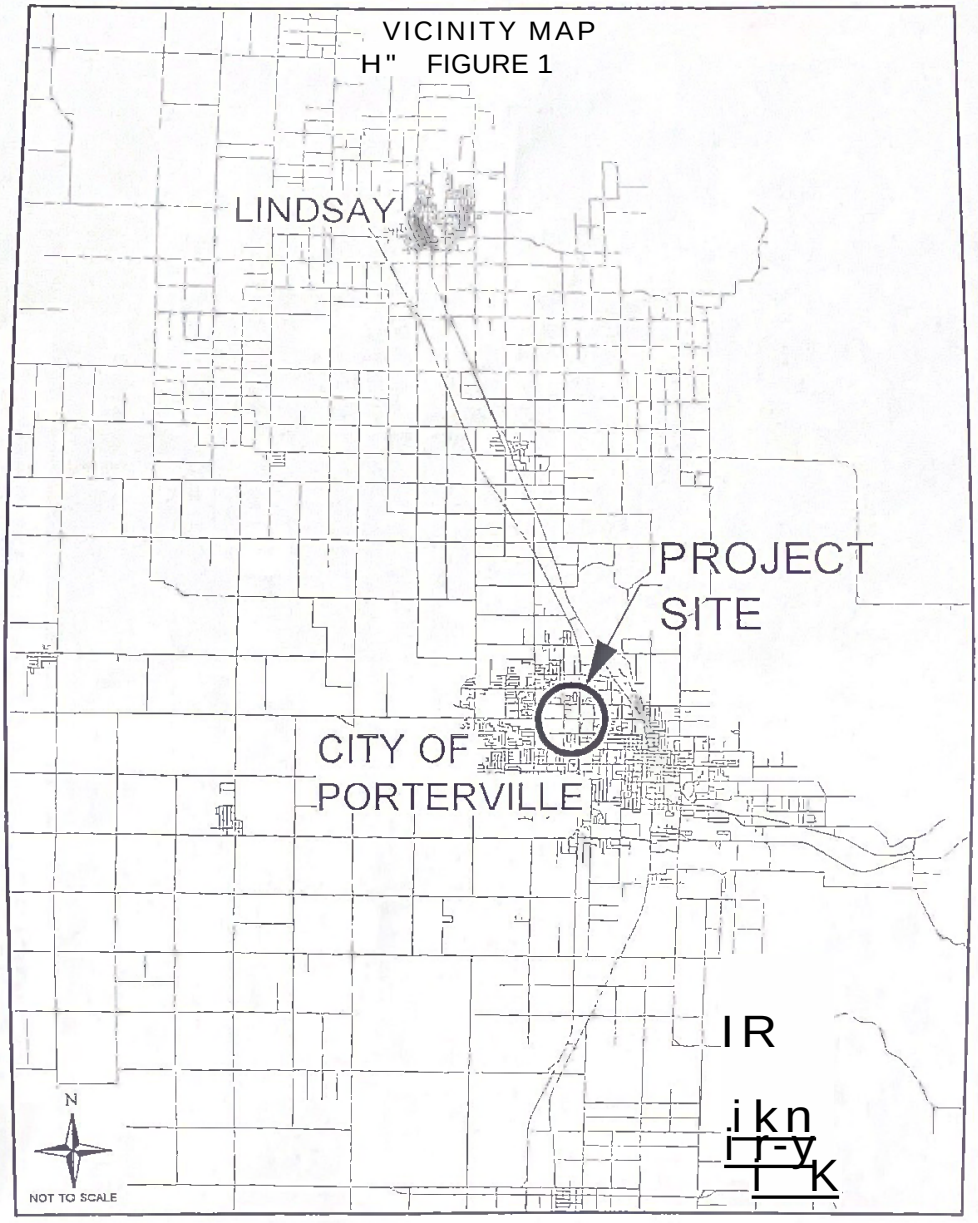
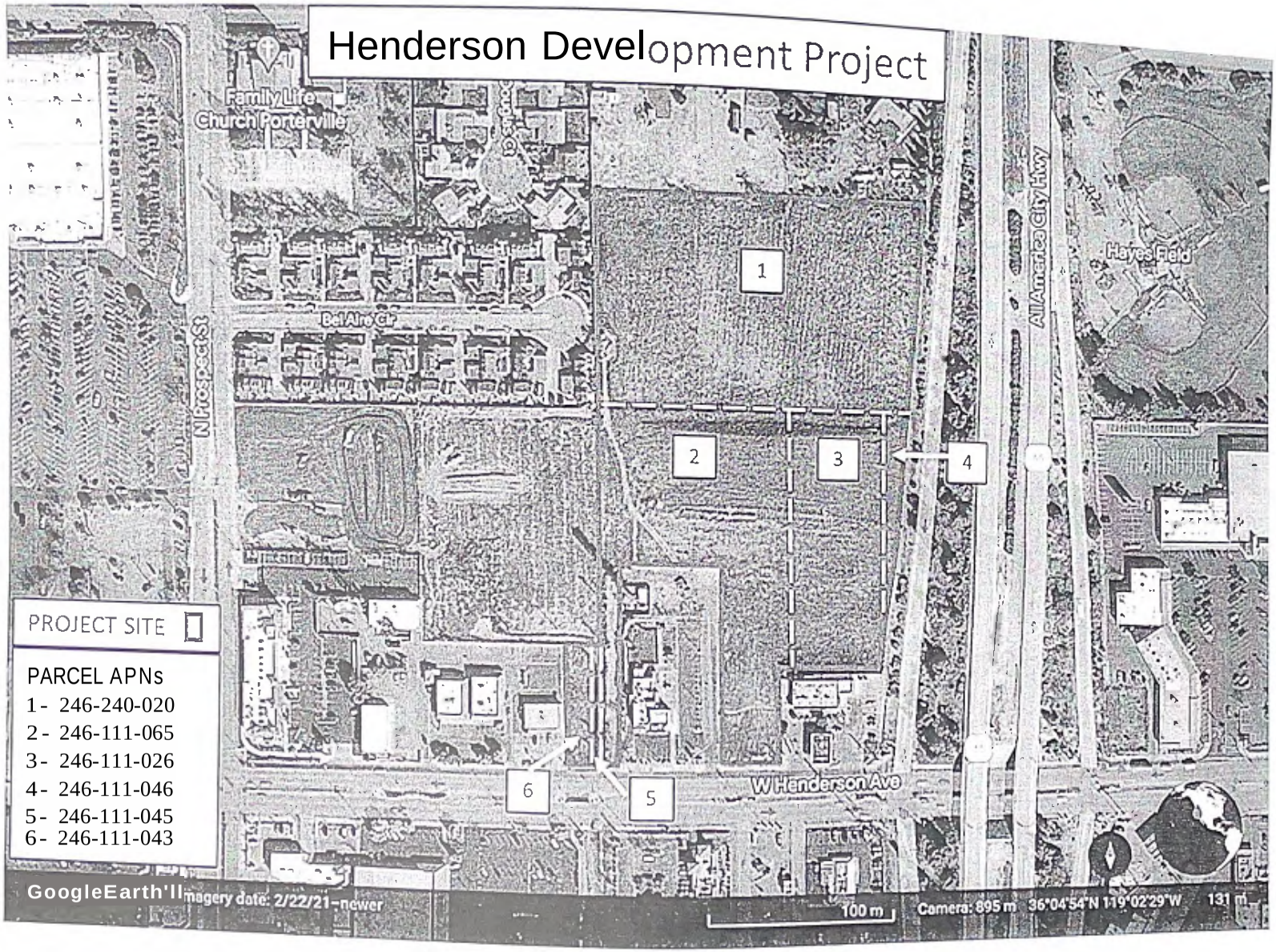
Figure 2 - Site Aerial