



Notice of Determination

SEP 19 2025

To:

☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From:

City of Porterville – Lead Agency
Address: 291 N. Main St.
Porterville, CA 93257
Contact: Claudia Calderon
Phone: (559) 782-7460
Email: ccalderon@ci.porterville.ca.us

ASSESSOR / CLERK-RECORDER
BY:

☒ Tulare County Clerk
County Civic Center
221 South Mooney Blvd, Room #105

Applicant: Henderson & 65, LLC
Address: 17837 1st Ave. S. #428
Normandy Park, WA 98148

Contact: Philip O'Sullivan
17837 1st Ave. S. #428
Normandy Park, WA 98148
Phone: (253) 223-0040

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearing House Number: SCH No. 2023060320

Project Title: Henderson Commercial Project

Project Applicant: Philip O'Sullivan – 17837 1st Ave. S. #428, Normandy Park, WA 98148, (253) 223-0040

Project Location: Northwest corner of State Route 65 and West Henderson Ave., (APNs: 246-111-065, - 026, -046, -043, and -045, and 246-240-020), City of Porterville, Tulare County.

Project Description: The proposed project consists of an amendment to the Land Use Diagram of the 2030 General Plan and a Conditional Use Permit (PRC 2028-024-C) in support of the construction and operation of approximately 92,000 square feet of mixed commercial and retail space to include three drive-thru quick-serve restaurants and major inline retail spaces for general retail, grocery with alcohol sales, and a 24-hour pharmacy. The project also includes appurtenant onsite and offsite improvements including parking, circulation, and landscaped areas, lighting, signage and an eastbound turn lane on W. Henderson Ave.

This is to advise that the City Council has approved the above-mentioned Project on September 16, 2025, and has made the following determinations regarding the above-described project:

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. ☒ Mitigation measures (☒ were ☐ were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (☒ was ☐ was not) adopted for this project.
5. A Statement of Overriding Considerations (☒ was ☐ was not) adopted for this project.
6. Findings (☒ were ☐ were not) made pursuant to the provisions of CEQA.

This is to certify that the Final Environmental Impact Report (EIR) with comments, responses, and record of project approval, is available to the General Public at the City of Porterville Community Development Department, located at 291 N. Main St., Porterville, CA 93257.

Signature: Claudia Calderon
Claudia Calderon, Community Development Director
City of Porterville

9/18/25
Date

Date received for filing at OPR: _____

Authority Cited: Sections 21083, Public Resources Code
Reference Section 21000-21174; Public Resources Code