

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** City of Porterville Terraza Subdivision Project

Lead Agency: City of Porterville

Contact Person: Jason Ridenour, Assistant City Mgr

Mailing Address: 291 North Main Street

Phone: (559) 782-7460

City: Porterville

Zip: 93257

County: Tulare

Project Location: County: Tulare City/Nearest Community: Porterville

Cross Streets: see attachment for project details

Zip Code: 93257

Longitude/Latitude (degrees, minutes and seconds): 36 ° 04 ' 34.4 " N / 119 ° 00 ' 35.1 " W Total Acres: _____

Assessor's Parcel No.: See attached

Section: 25

Twp.: 21S

Range: R27E

Base: Mt. Diablo

Within 2 Miles: State Hwy #: 65

Waterways: Porter Slough

Airports: NA

Railways: NA

Schools: _____

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Subdivision**Development Type:**☒ Residential: Units 46 Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☒ Transportation: Type Subdivision Project☐ Mining: Mineral _____☐ Power: Type _____ MW☐ Waste Treatment: Type _____ MGD☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☒ Other: TCR**Present Land Use/Zoning/General Plan Designation:**

See attached project description

Project Description: (please use a separate page if necessary)

See attached project description.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 6	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 5
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 4	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ S Other: <u>Air Pollution Control District</u>
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 25, 2023 Ending Date August 24, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Provost & Pritchard Consulting Group</u>	Applicant: <u>City of Porterville</u>
Address: <u>1800 30th Street, Suite 280</u>	Address: <u>291 N. Main Street</u>
City/State/Zip: <u>Bakersfield, CA 93301</u>	City/State/Zip: <u>Porterville, CA 93257</u>
Contact: <u>Dena Giacomini</u>	Phone: <u>(559) 782-7460</u>
Phone: <u>(661) 616-5900</u>	

Signature of Lead Agency Representative:  Date: 7/20/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Title

City of Porterville – Terrazza Subdivision Project

Lead Agency Name and Address

City of Porterville
291 North Main Street
Porterville, California 93257

Contact person and Phone Number

Lead Agency Contact

Jason Ridenour, Assistant City Manager
jridenour@ci.porterville.ca.us
(559) 782-7460

CEQA Consultant

Provost & Pritchard Consulting Group
1800 30th Street, Suite 280
Bakersfield, California 93301
Dena Giacomini, Principal Planner, Project Manager
(661) 616-5900

Project Owner/Operator

Ennis Builders/ Maksoudian LP
2167 W. Bel Aire Court
Porterville, CA 93257
(559)788-1000

Project Location

The Project is located within the City of Porterville (City), California, located in the southwest portion of Tulare County and southeastern portion of the San Joaquin Valley, at the foothills of the Sierra Nevada Mountains. It is approximately 70 miles south of Fresno, 50 miles north of Bakersfield, 30 miles northwest of Visalia and 50 miles southwest of Sequoia National Park. Lake Success and the Tule River are five miles east of Porterville.

Specifically, the Project is located on a vacant parcel of land southwest of the intersection of North Plano Street and East Grand Avenue. The parcel is within the Porterville Topographic Quadrangle Porterville at Township 21S, Range 27E, Section 25, NW1/4. Mount Diablo Base and Meridian. The proposed parcel is located at 36.076213 degrees latitude and -119.0097610 degrees longitude. The Assessor's Parcel Number is 253-050-007. The Project is surrounded by a large lot residential to the north, 4-plex residential housing to the south, agricultural land to the east, and an empty lot to the west.

Latitude and Longitude

The centroid of the parcel is 36°04'34.4" N 119°00'35.1" W.

General Plan Designation

Low-Medium Residential. Project proposes a General Plan Amendment to Medium Density Residential.

Zoning

Low-Medium Residential (RM-1) Project proposes a Zone Change to Planned Development (PD).

Description of Project

Project Description

The Project proposes the development of a 12-lot subdivision for a future multi-family residential development. The Project would include twelve (12) 2-story buildings for a 46-unit residential subdivision and common area with associated improvements consisting of utility connections, drive approaches, parking lots, connection to an existing pedestrian trail, and associated landscaping. Each unit would have a small courtyard and two-car garage. There would be approximately 42 additional parking spaces. The subdivision would be gated with a single ingress/egress for vehicles and an additional pedestrian pathway and gate.

The Project would implement smart design efficiencies to optimize water and energy uses. Specific efficiencies include:

- Water –
 - Low flow toilets with dual flush;
 - Low flow shower and sink faucets;
 - Drought tolerant landscaping; and
 - Reclaim grey water for landscape irrigation.
- Energy –
 - Motion sensor lights throughout the homes;
 - Dimmer switches;
 - Interior and Exterior LED lighting;
 - Roof mounted solar, up to 90-100% of complex demand;
 - EV charging in all garages; and
 - Additional EV charging stations in the guest parking area.
- Materials –
 - Recycled building materials to the greatest extent practicable;
 - Gated Community; and
 - Security Cameras in public areas.
- Landscape –
 - Drought tolerant plants;
 - Planting of approximately 60 trees;
 - Artificial turf for pet areas; and
 - Utilization of grey water for landscape irrigation.

Construction and Schedule

The Project would start toward the end of 2023 and be completed in two phases. Phase I would build and complete half of the 46-units. This would include hardscapes, and partial landscape areas. Phase II would begin when the completed units are leased. In Phase II of the remaining 23-units and landscaped areas would be completed. The estimated schedule for the Project would be approximately one year from the start of construction.