

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# 2019089095

Project Title: City of Porterville Porter's Crossing, Phase II

Lead Agency: City of Porterville Contact Person: Julie D. Phillips, AICP
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: West Henderson Avenue and North Prospect Street Zip Code: 93257
Longitude/Latitude (degrees, minutes and seconds): 36 ° 08 ' 19 " N / -119 ° 04 ' 33 " W Total Acres: 1.81
Assessor's Parcel No.: 246-111-059, 060 and 061 Section: 22 Twp.: 21S Range: 27E Base:
Within 2 Miles: State Hwy #: Hwy 65 Waterways: Porter Slough, Tule River
Airports: none Railways: none Schools: Monache High School

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ X ] Mit Neg Dec Other:

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ X ] Rezone [ ] Annexation
[ X ] 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:

Governor's Office of Planning & Research
AUG 28 2019
STATE CLEARINGHOUSE

Development Type:

[ ] Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_
[ ] Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ X ] Commercial: Sq.ft. \_\_\_\_\_ Acres 1.81 Employees \_\_\_\_\_
[ ] Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Educational: \_\_\_\_\_
[ ] Recreational: \_\_\_\_\_
[ ] Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_
[ ] Transportation: Type \_\_\_\_\_
[ ] 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
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ X ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ X ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ X ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant, RM-3, High Density Residential, Medium Density Residential

Project Description: (please use a separate page if necessary)
Please see attached project description

State Clearinghouse Contact: (916) 445-0613

State Review Began: 8 - 28 - 2019

SCH COMPLIANCE 9 - 26 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 4
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 5F
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019089095

Please forward late comments directly to the Lead Agency

AQMD/APCD 37

(Resources: 8 / 31)

## Reviewing Agencies Checklist

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

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

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

Starting Date August 28, 2019 Ending Date September 30, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Provost &amp; Pritchard Consulting Group</u>	Applicant: <u>Julie D. Phillips</u>
Address: <u>130 N. Garden Street</u>	Address: <u>291 North Main Street</u>
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: <u>Porterville, CA 93257</u>
Contact: <u>Dawn E. Marple</u>	Phone: <u>559-782-7460</u>
Phone: <u>559-636-1166</u>	

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**Signature of Lead Agency Representative:**  **Date:** 8/26/2019

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

### **Project Description**

The Project site is located in central Porterville, at the intersection of West Henderson Avenue and North Prospect Street. The site is comprised of three parcels with Assessor's Parcel Numbers (APNs): 246-111-059, 060, and 061 totaling 1.81 acres. The Project site is currently vacant, on the northernmost property there is a vacant single-family residence that will be demolished as part of the Project. The Project site is surrounded primarily by urban uses. Adjacent uses include commercial development to the south and west of the Project site, residential uses to the north and vacant/commercially zoned property to the east.

Once developed, the Project site will operate as an extension of the Porter's Crossing, Phase I commercial development directly to the south. The commercial uses to the south have an existing access point to North Prospect Street. As part of the Project, this access point will be closed and traffic from that portion of the development would access Prospect Street via a single point of ingress and egress constructed with the Project improvements, connecting the two sites. The site across North Prospect Street to the west is developed with major retailers; the existing access point to Prospect from that development would form a four-way intersection with stop signs at the exits from the parking areas. Properties to the east are vacant or in agricultural use, but future development of those sites will access North Prospect Street through Phase II. There are duplexes to the north with a separate circulation system.

Additional site improvements will be constructed as part of the Project, including sidewalks, landscaping, a paved parking lot, trash enclosures, walkways, and ramps. Once complete, the Project will consist of just over 3,100 square feet of commercial building space, 15,875 square feet of landscaping, and a total of 87 parking spaces.

As part of the Project, the applicant is requesting both a General Plan Amendment and zone change in order to facilitate the proposed uses. The General Plan designation for the Project site is currently High Density Residential. As part of this Project, the site will be re-designated to Retail Centers. The High-Density Residential designation is typically representative of multifamily housing developments and is expressed by the RM-3 zone district. Zoning for the Project site is currently RM-3 (High Density Residential) and will be rezoned from RM-3 to the CR (Commercial Centers) zone district. The CR zone allows for commercial buildings up to 50 feet tall on minimum lot sizes of 5,000 square feet, and a maximum Floor Area Ratio (FAR) of 0.35.