

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # **2019089095**

Lead Agency: City of Porterville

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

Project Location: Porterville Tulare
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Please see attached project description.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see attached MMRP

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Please provide a list of the responsible or trustee agencies for the project.

N/A

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.

Chapter 4 Mitigation Monitoring and Reporting Program

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Porter's Crossing, Phase II project (Project) in the City of Porterville. The MMRP lists mitigation measures recommended in the IS/MND for the Project and identifies monitoring and reporting requirements.

Table 4-1 presents the mitigation measures identified for the proposed Project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, AIR-2 would be the second mitigation measure identified in the Air Quality analysis of the IS/MND.

The first column of **Table 4-1** identifies the mitigation measure. The second column, entitled "When Monitoring is to Occur," identifies the time the mitigation measure should be initiated. The third column, "Frequency of Monitoring," identifies the frequency of the monitoring of the mitigation measure. The fourth column, "Agency Responsible for Monitoring," names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last columns will be used by CCSD to ensure that individual mitigation measures have been complied with and monitored.

Table 4-1. Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Biological Resources:					
<p>BIO - 1 (Preconstruction Survey). A pre-construction survey for special status species shall be conducted by a qualified biologist within 30 days prior to the beginning of construction activities. If sensitive biological resources are present onsite, the biologist shall establish an appropriate buffer zone and label sensitive resources or areas of avoidance with flagging, fencing, or other easily visible means. If avoidance is not feasible, CDFW and/or USFWS shall be consulted to determine the best course of action.</p>	30 Days Prior to construction	Prior to Construction	City of Tulare	Field inspection and report submittal to City of Tulare	Biologist's Report
Cultural Resources					
<p>CUL-1: If, during construction, cultural resources are discovered, all work shall be halted within 50 feet of the discovery. A professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained by the City to determine the significance of the discovery. Upon a finding of significance, the City shall implement the required mitigation (if any) as determined by the archaeologist.</p>	During Construction	Upon the discovery of cultural resources	City of Porterville	Field inspection	Archeologist's Report
<p>CUL-2: In the event human remains are encountered during construction activities, all work within the vicinity of the remains would halt in accordance with Health and Safety Code §7050.5, Public Resources Code §5097.98, and Section 15064.5 of the CEQA Guidelines, and the Fresno County coroner's office would be contacted.</p>	During Construction	Upon the discovery of human remains	City of Porterville	Field inspection	Coroner's Report
Geological Resources					
<p>GEO - 1: Should paleontological resources be encountered on the Project site, all ground disturbing activities in the area shall stop. A qualified paleontologist shall be contacted to assess the discovery. Mitigation may include monitoring, recording the fossil locality, data recovery and analysis, a final report. Public educational outreach may also be appropriate. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City of Porterville for review, and (if paleontological materials are recovered) a</p>	During Construction	Upon the discovery of paleontological resources	City of Porterville	Field inspection	Paleontologist's Report

Chapter 4 Mitigation Monitoring and Reporting Program
Porter's Crossing, Phase II

Mitigation Measure/Condition of Approval	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
paleontological repository, such as the University of California Museum of Paleontology.					
Noise					
NOI-1 During the construction period, construction activities and delivery trucks serving the Project shall be limited to between 7:00 A.M. and 10:00 P.M. Monday through Friday and between 7:00 A.M. and 5:00 PM on Saturday or Sunday to avoid noise-sensitive hours of the day.	During Construction	During Construction	City of Porterville	Field inspection	
NOI-2 Construction activities shall be prohibited on holidays.	During Construction	During Construction	City of Porterville	Field inspection	
NOI-3 The construction contract shall require the contractor to ensure that construction equipment noise is minimized by muffling and shielding intakes and exhaust (in accordance with the manufacturer's specifications) and by shrouding or shielding impact tools.	During Construction	During Construction	City of Porterville	Field inspection	
TRA-1: The City shall assess what mitigations are necessary to resolve traffic delays at the intersections affected by the Project and, as part of Project approval, collect fees in accordance with the Project's fair share percentage contributions towards implementing these mitigations as shown in Table 3-23 .	Prior to Construction	Prior to Construction	City of Porterville	Collection of Fees	