

Notice of Preparation of a Draft Environmental Impact Report

Date: July 25, 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
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Porterville, CA 93257
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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 information. 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 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). 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
 - 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.

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. There is a potential impact identified with the Intersection Level of Service at N. Prospect St & W. Henderson Ave exceeding the City's' minimum acceptable limit after mitigation, which would result in a significant impact in the EIR.

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://www.ci.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
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 (559) 782-7460
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Figure 1 –Location Map

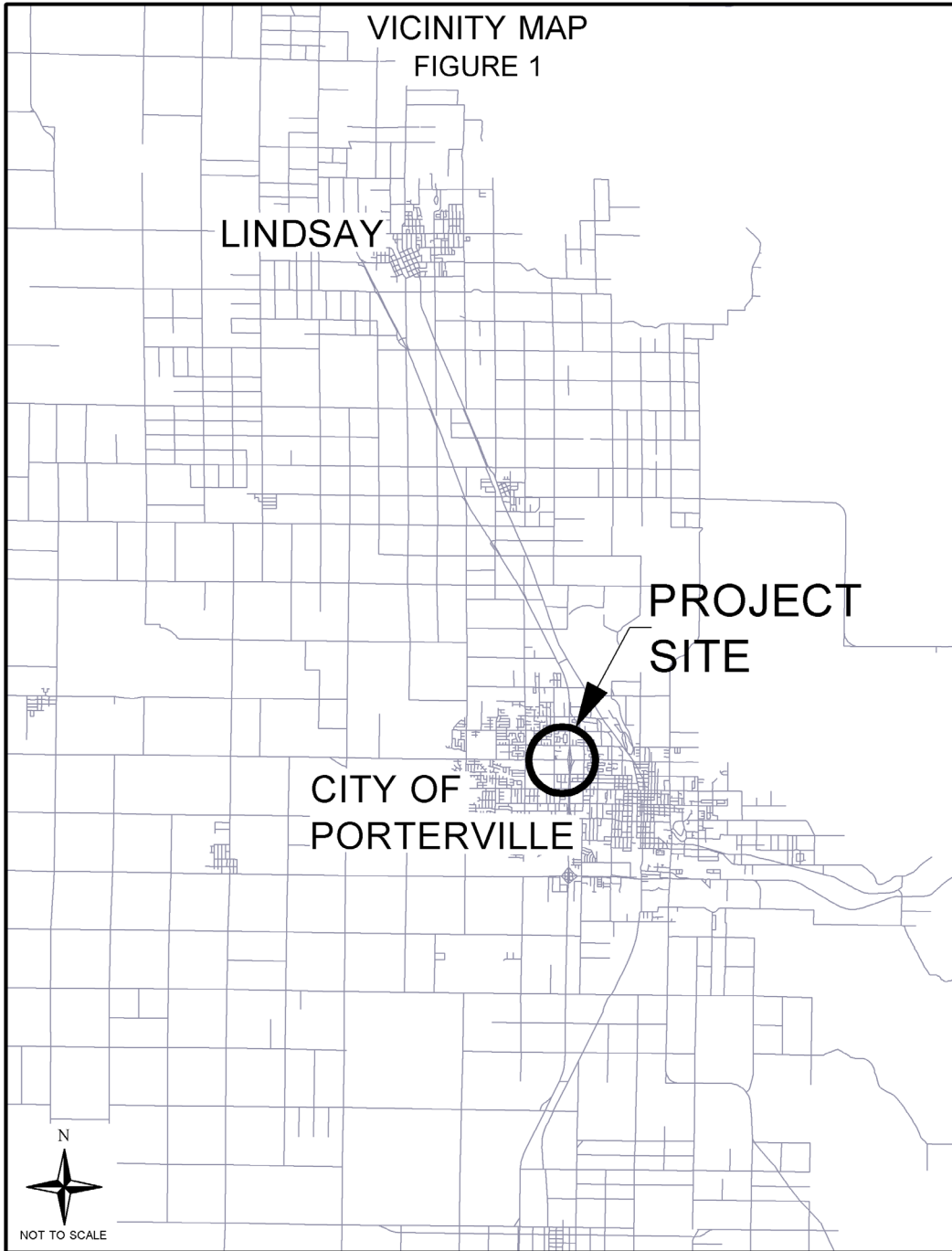


Figure 2 – Site Aerial

