

**NOTICE OF AVAILABILITY
OF DRAFT ENVIRONMENTAL IMPACT
REPORT FOR THE
PROPOSED HENDERSON COMMERCIAL PROJECT**

Notice is Hereby Given: The City of Porterville (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) (State Clearinghouse Number: 2023060320) in accordance with the California Environmental Quality Act (CEQA) for the proposed Project identified below. The Draft EIR is available for review and public comment as identified below. The complete Project description, location and the potential environmental effects of the proposed Project are contained in the Draft EIR. As described in the Draft EIR, it was determined that all impacts were either less than significant or could be mitigated to a less than significant level with the exception of Transportation (project and cumulative level). The Draft EIR follows a Notice of Preparation and public scoping period that was duly noticed and conducted for the Project from July 25, 2023 to August 25, 2023.

Project Title: Draft Environmental Impact Report (DEIR) for Henderson Commercial Project

Project Location: The Project site is located in north-central Porterville, generally bound to the south by W. Henderson Ave., State Route 65 to the east, and N. Prospect St. to the west. The site includes APN's 246-111-065, -026, -046, -043 and -045, and 246-240-020.

Project Description Summary: The proposed project consists of the development of retail and restaurant buildings on approximately 10.54 acres of land, up to a total of 91,335 square feet of building area. Entitlements required include a Conditional Use Permit, a General Plan Amendment, and a Parcel Map. Access to the Project site would be provided by two driveways; the easterly driveway would accommodate right-in and right-out turning movements. The westerly driveway would allow for right-in, right-out and eastbound left turns into the site. 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 will require gas, telephone, cable, and electrical improvements. The extent of work required for utilities and gas will be determined during final Project design.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your comments on the Draft EIR must be sent at the earliest possible date *but not later than 45 days* after receipt of this notice. The review period for the EIR will be from December 24, 2024 to February 9, 2025. Copies of the EIR are on file at 291 N. Main Street, Porterville CA 93257 in the Community Development Department and copies can be obtained by request to Claudia Calderon, whose contact information is given below. Electronic copies can also be accessed on the City's website at: www.ci.porterville.ca.us.

Submitting Comments: Comments on the Draft EIR are invited from all interested parties. Written comments or questions concerning the Draft EIR for the proposed Project should be directed to the individual listed below by 5:00 p.m. on February 8, 2025. Please include the commenter's full name and address. Please submit comments to Claudia Calderon, Community Development Director; City of Porterville Community Development Department; 291 North Main Street, Porterville CA 93257; Email: planning@ci.porterville.ca.us.

Public Hearings: Following the 45-day public review period, the Final EIR; Mitigation Monitoring and Reporting Program; and Responses to Comments will then be submitted to the City Council, who has final authority to adopt and/or certify the Project documents. The public hearings will be duly noticed in accordance with City policies and procedures.

The City of Porterville appreciates your interest in this Project and welcomes your involvement in the environmental review process for the Henderson Commercial Project.