

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Terrazza Subdivision Project

Lead Agency: City of Porterville

Contact Name: Jason Ridenour, Assistant City Manager

Email: jridenour@ci.porterville.ca.us Phone Number: 559-782-7460

Project Location: Porterville, Tulare County CA
City *County*

Project Description (Proposed actions, location, and/or consequences).

See attached Project Description.

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

See attached Mitigation Monitoring and Reporting Program.

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

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Not applicable.

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.

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 Terrazza Subdivision (Project) in Tulare County (County). The MMRP lists mitigation measures recommended in the IS/MND for the proposed Project and identifies monitoring and reporting requirements.

Table 4-1 presents the mitigation measures identified for the 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 would be used by the County to ensure that individual mitigation measures have been complied with and monitored.

Table 4-1. Mitigation Monitoring and Reporting Program

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					
Bio-1 (Avoidance):					
The Project's construction activities will occur, if feasible, between September 1 and January 31 (outside of nesting bird season) in an effort to avoid impacts to nesting birds.	During active nesting season September 1 and January 31	As determined needed by biological subconsultant during construction activities	City of Porterville with assistance of a qualified biological subconsultant	By subconsultant report to City of Porterville	
Bio-2 (Pre-construction Surveys):					
If activities must occur within nesting bird season (February 1 to August 31), a qualified biologist will conduct pre-construction surveys for active nests within 30 days prior to the start of construction. The survey will include the proposed work area and surrounding lands within 500 feet. If no active nests are observed, no further mitigation is required. Raptor nests are considered "active" upon the nest-building stage.	February 1- August 31	Once prior to initiating any ground disturbances	City of Porterville with assistance of a qualified biological subconsultant	By subconsultant report to City of Porterville	
Bio-3 (Establish Buffers):					
On discovery of any active nests near work areas, the biologist will determine appropriate construction setback distances based on applicable CDFW and/or USFWS guidelines and/or the biology of the species in question. Construction buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the nestlings have fledged.	During ground disturbing activities and in the event any active nests near work areas are uncovered	Once prior to initiating any ground disturbances	City of Porterville with assistance of a qualified biological subconsultant	By subconsultant report to City of Porterville	
Cultural and Tribal Cultural Resources					
CUL-1 (Archaeological Resources)					
If, during construction, cultural resources are discovered, all work will 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 will be retained by the City to determine the significance of the discovery. Upon a finding of significance, the City will implement the required mitigation (if any) as determined by the archaeologist.	During ground disturbing activities and in the event potential archaeological artifacts or	Daily during ground disturbing activities	City of Porterville with assistance of a qualified cultural subconsultant	By subconsultant/contractor reports to MWD	

Chapter 4: Mitigation Monitoring and Reporting Program
City of Porterville - Terrazza Subdivision

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
	resources are uncovered				
CUL-2 (Human Remains)					
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.	During ground disturbing activities and in the event human remains are uncovered	Daily during ground disturbing activities	City of Porterville with assistance of a qualified cultural subconsultant	By subconsultant/contractor reports to the City of Porterville, Tulare County Coroner notification and report, and notification to NAHC, if applicable	
GEO-1 (Paleontological Resources)					
Should paleontological resources be encountered on the Project site, all ground disturbing activities in the area will stop. A qualified paleontologist will 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 will be prepared and submitted to the City of Porterville for review, and (if paleontological materials are recovered) a paleontological repository, such as the University of California Museum of Paleontology.	During ground disturbing activities and in the event human remains are uncovered	Daily during ground disturbing activities	City of Porterville with assistance of a qualified cultural subconsultant	By subconsultant/contractor reports to the City of Porterville, Tulare County Coroner notification and report, and notification to NAHC, if applicable	
Noise					
NOI-1					
During the construction period, construction activities and delivery trucks serving the Project will 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 the construction period	Daily during construction	City of Porterville	By subconsultant/contractor reports to the City of Porterville	
NOI-2					
Construction activities will be prohibited on holidays.	During the construction period	During holidays	City of Porterville	By subconsultant/contractor reports to the City of Porterville	
NOI-3					
The construction contract will 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.	Prior to and during the construction period	Once prior to construction	City of Porterville	By subconsultant/contractor reports to the City of Porterville	