



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
 54 — 09/08/2023 — 264
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2023070523

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PORTERVILLE	LEAD AGENCY EMAIL	DATE 09/08/2023
COUNTY/STATE AGENCY OF FILING Tulare	DOCUMENT NUMBER TS	

PROJECT TITLE

TERRAZZ SUBDIVISION

PROJECT APPLICANT NAME ENNIS BUILDERS/MAKSOUDIAN LP	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 788-1000
PROJECT APPLICANT ADDRESS 2167 W BEL AIRE CT	CITY PORTERVILLE	STATE CA
		ZIP CODE 93257

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,839.25 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,764.00 | \$ | 2,764.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 58.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 2,822.00

SIGNATURE REFUGIO X GARCIA	Digitally signed by REFUGIO GARCIA Date: 2023.09.08 10:58:16 -07'00'	AGENCY OF FILING PRINTED NAME AND TITLE TULARE COUNTY CLERK, DEPUTY
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Notice of Determination

Appendix D FILED TULARE COUNTY

To: [] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814
[X] County Clerk
County of: Tulare
Address: 221 S. Mooney Blvd Visalia, CA 93291

From: Public Agency: City of Porterville
Address: 291 North Main Street Porterville, CA 93257
Contact: Jason Ridenour, Assistant City Manager
Phone: (559) 782-7460
Lead Agency (if different from above): City of Porterville
Address: 291 North Main Street Porterville, CA 93257
Contact: Jason Ridenour, Assistant City Manager
Phone: (559) 782-7460

SEP 07 2023

CLERK RECORDER BY: JR

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023070523

Project Title: Terrazza Subdivision

Project Applicant: Ennis Builders/ Maksoudian LP 2167 W. Bel Aire Ct Porterville CA 93257

Project Location (include county): southwest of the intersection of North Plano Street and East Grand Ave, Porterville, Tulare County

Project Description: Please see attached Project Description

This is to advise that the City of Porterville has approved the above [X] Lead Agency or [] Responsible Agency

described project on 9/5/2023 and has made the following determinations regarding the above described project.

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [] was not adopted for this project.
6. Findings [] were [X] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of Porterville, 291 North Main Street, Porterville, CA 93257

Signature (Public Agency): [Signature] Title: Assistant City Manager

Date: 9-6-2023 Date Received for filing at OPR:

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.