

# Notice of Availability of a Draft Environmental Impact Report for the South of the Tule River (“SoTu”) Master Plan

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**Date:** July 26, 2024

**To:** State Clearinghouse, Responsible Agencies, Interested Parties and Organizations

**Lead Agency:** City of Porterville  
Community Development Department  
291 N. Main Street  
Porterville, CA, 93257  
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**Contact:** Claudia Calderon  
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**Comment Period:** July 26, 2024, to September 10, 2024

Notice is Hereby Given that the City of Porterville (City) is the Lead Agency on the below-described South of the Tule River (“SoTu”) Master Plan (proposed project) and has completed a Draft Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA).

**Project Title:** South of the Tule River Master Plan (GPA 2024-001, ZC 2024-001)

**Project Location:** The Project site is directly southwest of the city limits of the City of Porterville in the jurisdiction of the County of Tulare, California (see Figure 1). The planning area of the SoTu Master Plan is generally bound to the north by the Tule River, to the south by State Route 190, to the east by State Route 65, and to the west by Westwood Street, consisting of 19 parcels that totals approximately 447.30 gross acres (referred herein as “Project site”). The site is identified by the Tulare County Assessor as Assessor’s Parcel Numbers (APNs) 259-150-001, 259-030-031, 259-270-004, 259-030-011, 259-040-041, 259-040-044, 259-040-028, 259-040-027, 259-040-026, 259-040-025, 259-040-043, 259-040-042, 259-040-045, 259-040-046, 259-040-010, 259-040-039, 259-320-001, 259-370-058, and 259-320-002. The site is a portion of Township 21 South, Range 27 East, Section 33 and 34, Mount Diablo Base and Meridian.

**Project Description:** The City of Porterville is proposing a master plan, known as SoTu Master Plan, on approximately 447.30 acres adjacent to City limits to facilitate future growth. Although

there is no physical development proposed with the SoTu Master Plan, goal is to provide the necessary framework to guide development in this area as it transitions from agricultural land to a vibrant, distinct, and multi-modal district of mixed densities and uses that is attractive to residential and visitors to live, work, explore, and shop. Associated entitlements to the Master plan include a Conditional Use Permit, the adoption of a master plan is done through the CUP process; a General Plan Amendment, which is required to amend the planned land use from the current land use to a land use that reflects the mix of uses intended by the SoTu Master Plan; and, a Rezone/Prezone, which is required to amend the zoning map from the current zone districts to those consistent with the proposed land use changes.

The SoTu Master Plan is intended to be a guiding document for future development. There are no individual projects proposed at this time and as such, there are no additional conditional use permits, site plan reviews, or annexations proposed. It is anticipated that projects will be reviewed individually in compliance with this plan and any applicable procedures in place at that time.

**Anticipated Significant Environmental Effects:** The Draft EIR identifies potential significant effects to Air Quality. Mitigation measures identified in the Draft EIR would lessen significant effects to air quality; however, the proposed project would still result in significant and unavoidable impacts.

**Public Review Period:** The City of Porterville will receive public comments on the Draft EIR from July 26, 2024 to September 10, 2024. All documents related to this project are available for public review during normal business hours (Monday-Friday, 8:00 A.M. – 5:00 P.M.) at 291 N. Main Street, Porterville, CA, 93257. Electronic copies may also be requested for review. Please contact Caludia Calderon via email or by phone to request electronic copies of the document. Documents related to this project can also be accessed on the City's website at: [https://www.ci.porterville.ca.us/departments/community\\_development/read\\_more.php](https://www.ci.porterville.ca.us/departments/community_development/read_more.php)

Written comments concerning the Draft EIR are due by 5:00 P.M. on September 10, 2024 and should be submitted to Claudia Calderon (contact information provided above).