

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Della Farms Subdivision
 Lead Agency: City of Porterville Contact Person: Claudia Calderon
 Mailing Address: 291 North Main Street Phone: (559) 782-7460
 City: Porterville Zip: 93257 County: Tulare

Project Location: County: Tulare City/Nearest Community: Porterville
 Cross Streets: East Morton Avenue between North Leggett Street and North Henry Street Zip Code: 93257
 Longitude/Latitude (degrees, minutes and seconds): 36 ° 04 ' 18.7 " N / 119 ° 00 ' 07.0 " W Total Acres: 25.47
 Assessor's Parcel No.: 253-080-027 and 253-080-028 Section: 25 Twp.: 21S Range: 27E Base: MDB
 Within 2 Miles: State Hwy #: SR 65, SR 190 Waterways: Tule River
 Airports: None Railways: None Schools: PUSD

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 160 Acres 25.47
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Agriculture with Single-Family Residence/RM-1/Education and Parks and Recreation

Project Description: *(please use a separate page if necessary)*

See attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 13, 2025 Ending Date April 12, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Precision Civil Engineering</u>	Applicant: <u>Della Farms (Drew Della)</u>
Address: <u>1234 O Street</u>	Address: <u>18435 Road 248</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Porterville, CA 93257</u>
Contact: <u>Bonique Emerson</u>	Phone: <u>(559) 310-4995</u>
Phone: <u>(559) 449-4500</u>	

Signature of Lead Agency Representative: Claudia Calderon Digitally signed by Claudia Calderon
Date: 2025.03.17 16:00:11 -0700 Date: 03/17/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Della Farms Subdivision Project Description

To facilitate the development of the Project Site, the Applicant, Drew Della, has requested General Plan Amendment (GPA No. 2025-001), Conditional Use Permit (CUP No. 2025-00X), Tentative Subdivision Map (TSM No. 2025-001), and Annexation (ANX No. 2025-001). These processes pertain to two (2) parcels totaling approximately 25.47 acres located on the south side of East Morton Avenue between North Leggett Street and North Henry Street in Porterville, CA (APNs 253-080-027 and 253-080-028).

General Plan Amendment (GPA No. 2025-001) would amend the Project Site's general plan land use designation from Parks and Recreation and Education to Low Medium Density Residential. According to the General Plan, the Low Medium Density Residential land use designation is "for typical single-family subdivisions but allows for smaller lots. The maximum residential density is 9.0 units per gross acre." The existing RM-1 rezoning of the site is consistent with this land use designation.

Conditional Use Permit (CUP No. 2025-00X) would allow for reduced lot sizes. According to the PMC, the RM-1 Zoning District requires a minimum lot size of 6,000 sf. However, smaller lots with a minimum area of 3,000 sf., a minimum lot width of 35 feet (ft.), and a minimum lot depth of 60 ft. may be approved with a Conditional Use Permit when the City Council finds that the lot size and configuration are consistent with the General Plan and will not adversely affect adjoining uses.

Tentative Subdivision Map (TSM No. 2025-001) proposes to subdivide the Project Site into 160 single-family lots (Lots 1 to 160), ranging from 3,993 square feet (sf.) to 7,311 sf., with a typical lot size of 4,000 sf. Each lot is proposed to be developed with one unit (6.3 du/ac). The Project also proposes a 38,325-sf. park and an internal network of local streets with one (1) point of ingress/egress on East Morton Avenue, one (1) point of ingress/egress on North Henry Street, and one (1) point of ingress/egress on Cleveland Avenue. All roadways within the proposed subdivision would be designed in accordance with City standards and would have curb, gutter, and sidewalk. The Project also includes dedication of rights-of-way along Morton Avenue, Henry Street, and Leggett Street. The rights-of-way would be improved in accordance with City standards. Annexation (ANX No. 2025-001) would annex the two-parcel Project site from the County of Tulare into the City of Porterville.

The Project would be built in accordance with all mandatory water use requirements as outlined in the 2022 California Green Building Standards Code, Title 24, Part 11 and verified through the building permit process. As a residential development that contains plumbing fixtures and fittings, the Project shall comply with water-conserving measures for water closets, urinals, showerheads, and faucets. Additionally, as a residential development that contains landscaping including trees, shrubs, groundcover/annual plants, and lawn, the Project shall comply with the updated Model Water Efficient Landscape Ordinance (MWELO) (California Code of Regulations, Title 23, Chapter 2.7, Division 2), as implemented and enforced through the building permit process.

The Project is proposing annexation into City limits and thus, would be required to connect to water, wastewater, and stormwater services. Domestic water service would be provided to the site through proposed water mains located throughout the site and would connect to the City system. Sanitary sewer service would be provided through sewer mains located throughout the site and would connect to the City system. Natural gas, electricity, and telecommunications are provided by private companies. In addition, the Project would be subject to fees for the construction, acquisition, and improvements for public services including, but not limited to, fire protection services, police protection services, and schools.