

# 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: Della Farms Subdivision

Lead Agency: City of Porterville

Contact Name: Claudia Calderon

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

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

See attached.

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

Biological Resources: BIO-1 (nesting season), BIO-2 (Swainson's hawk)  
 Cultural Resources: CUL-1 (historic structures), CUL-2 (historic resources)  
 Geology and Soils: GEO-1 (expansive soils), GEO-2 (paleontological resources)  
 Hazards and Hazardous Material: HAZ-1 (asbestos survey), HAZ-2 (lead-based paint), HAZ-3 (ag pesticides), HAZ-4 (unknown hazards)  
 Transportation: TRA-1 (pedestrian improvements)  
 Tribal Cultural Resources: See Cultural Resources

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

None

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

None

## **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.