

CITY COUNCIL AGENDA: MARCH 17, 2015

PUBLIC HEARING

SUBJECT: A CONDITIONAL USE PERMIT, MODIFICATION TO A CONDITIONAL USE PERMIT AND ORDINANCE AMENDMENT FOR THE PACIFIC RIM COMMERCIAL MIXED-USE PROJECT (PRC 2012-002-GZCP)

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

COMMENT: On March 5, 2013, the City Council passed, approved and adopted entitlements for the development of the Pacific Rim Commercial Mixed-Use Project located approximately 550 feet west of the southwest corner of Henderson Avenue and Newcomb Street. The entitlements included a General Plan Amendment (Resolution 13-2013), Zone Change (Ordinance 1796), Tentative Parcel Map (TPM 14-2013) and a Conditional Use Permit (Resolution 15-2013) to facilitate the development of a commercial mixed-use project that included 168 multi-family residential apartment units, 40,690± square feet of commercial uses, an 18,000± square foot two-story office building, and a 518 unit (61,450 square feet) personal storage facility.

The applicant (The Vincent Company) is proposing to alter the commercial component of the approved Pacific Rim Commercial Mixed-Use Development. The proposed modifications are considered a Changed Plan pursuant to the Porterville Development Ordinance, Section 601.09 (b) Modification of Approvals, Changed Plans and, therefore, require consideration in a public hearing before the City Council. In addition, the modifications requested require the issuance of a new conditional use permit for the mixed-use development and a modification to the existing CUP.

On January 14, 2015, the project applicant submitted to the Project Review Committee proposed modifications to the Pacific Rim Commercial Mixed-Use Project as approved. At this time, the applicant is requesting modifications to the commercial element of the project as follows: increasing the retail space from 40,690 to 70,310 square feet, removing 18,000 square feet of office space, reducing the personal storage facility square footage from 518 units to 214 units and modifying the elevation plans as approved.

Approved 2013 IS/MND	Proposed modifications	Net Changes
Approved Elevations	Modified Elevations	None
168-unit multi-family apartments	No Change	None
40,690 sq. ft. of retail	70,310 sq. ft. of retail	29,620 sq. ft. more
18,000 sq. ft. of office	0 sq. ft. of office	18,000 sq. ft. less
518 units (61,450 sq. ft. of personal storage facility)	214 units (26,200 sq. ft. of personal storage facility)	304 units less (35,250 sq. ft. less)

DD JB APPROPRIATED/FUNDED N/A CM J

ITEM NO 24

RECOMMENDATION: That the City Council:

1. Adopt the draft resolution approving the Addendum to the adopted Mitigated Negative Declaration;
2. Amend Ordinance No. 1796 approving Zone Change 2012-002-Z contingent upon approval of the Conditional Use Permit (PRC 2012-002-GZCP);
3. Waive further reading of the amended ordinance, approving the changes and order it to print;
4. Adopt the draft resolution approving the modification of Conditional Use Permit 2012-002-M for the personal storage facility; and
5. Adopt the draft resolution containing findings in support of approval for Conditional Use Permit (PRC 2012-002-GZCP)

ATTACHMENT: Complete Staff Report

CITY COUNCIL AGENDA: MARCH 17, 2015

PUBLIC HEARING - STAFF REPORT

TITLE: A CONDITIONAL USE PERMIT, MODIFICATION TO A CONDITIONAL USE PERMIT AND ORDINANCE AMENDMENT FOR THE PACIFIC RIM COMMERCIAL MIXED-USE PROJECT (PRC 2012-002-GZCP)

OWNER/APPLICANT: Henderson MU-V
Paul Owhadi
29610 Heathercliff Road, Suite 411
Malibu, CA 90265

AGENTS:	The Vincent Company	Winton & Associates
	Scott Vincent	Jim Winton
	1500 West Shaw, Suite 30	150 West Morton Avenue
	Fresno, CA 93711	Porterville, CA 93257

PROJECT LOCATION: Approximately 550 feet west of the southwest corner of Henderson Avenue and Newcomb Street

HISTORY: Prior to the development of the Pacific Rim Commercial Mixed-Use Project, the area was primarily walnut orchards. Over the last several decades, the surrounding residential neighborhoods have become established and continued to develop west of the project area towards the City's western limits. On March 5, 2013, the City Council approved and adopted entitlements for the development of the Pacific Rim Commercial Mixed-Use Project located approximately 550 feet west of the southwest corner of Henderson Avenue and Newcomb Street. The entitlements included a General Plan Amendment (Resolution 13-2014), Zone Change (Ordinance 1796), Tentative Parcel Map (Resolution 14-2013) and a Conditional Use Permit (Resolution 15-2013) to facilitate the development of a commercial mixed-use project that included 168 multi-family residential apartment units, 40,690± square feet of commercial uses, an 18,000± square foot two-story office building, and a 518 unit (61,450 square feet) personal storage facility. The General Plan Amendment and Zone Change was required to change the zoning from RM-3 (High Density Residential), RM-2 (Medium Density Residential) and CN (Neighborhood Commercial) to CMX (Commercial Mixed-Use). The Tentative Parcel Map divided a 23.4± acre lot into four (4) parcels and the Conditional Use Permit was granted to accommodate the 518 unit (61,450 sq. ft.) personal storage facility. Since the City Council approved and adopted entitlements for the development of the Pacific Rim Commercial Mixed-Use Project, on-site and off-site construction has commenced. The construction of the 168 unit multi-family residential apartments is between 65 to 70 percent completed.

SPECIFIC REQUEST: The applicant (The Vincent Company) is proposing to alter the commercial component of the approved Pacific Rim Commercial Mixed-Use Development. The modifications requested would require the issuance of a new conditional use permit (CUP) for the mixed-use development and modification to the existing CUP that would allow for the reduction

of the personal storage facility from 518 units to 214 units (26,200 square feet) of personal storage facility, as well as an Ordinance Amendment.

On January 14, 2015, the project applicant submitted to the Project Review Committee proposed modifications to the Pacific Rim Commercial Mixed-Use Project. At this time, the applicant is requesting modifications to the commercial element of the project as follows: increasing the retail space from 40,690 to 70,310 square feet, removing 18,000 square feet of office space, reducing the personal storage facility from 518 units to 214 units and modifying the approved elevation plans.

Approved 2013 IS/MND	Proposed modifications	Net Changes
Approved Elevations	Modified Elevations	None
168-unit multi-family apartments	No Change	None
40,690 sq. ft. of retail	70,310 sq. ft. of retail	29,620 sq. ft. more
18,000 sq. ft. of office	0 sq. ft. of office	18,000 sq. ft. less
518 units (61,450 sq. ft. of personal storage facility)	214 units (26,200 sq. ft. of personal storage facility)	304 units less (35,250 sq. ft. less)

The proposed modifications are considered a Changed Plan pursuant to the Porterville Development Ordinance, Section 601.09 (b) Modification of Approvals, Changed Plans, and, therefore, require consideration in a public hearing before the City Council.

PROJECT DETAILS: There are three components to the Pacific Rim Commercial Mixed-Use Development. The first component, the 168 unit multi-family apartment complex, is currently under construction and is roughly between 65 to 70 percent completed. The apartments are permitted under the Commercial Mixed-Use General Plan Land Use Designation and Zoning Classification. Frontage and access to the apartments is along Henderson Avenue with secondary access from Newcomb Street across the proposed 80 unit affordable multi-family residential development. The 168 units are proposed at a density of approximately 14.3 units per acre, which is consistent with the current density provisions. The complex includes 23 apartment buildings and one office building. The residential component provides a number of recreational amenities for residents, including community buildings (3,300± sq. ft.), three (3) open-space areas with a combined average over 17,000 square feet each. Two of the open spaces include a community pool with arbor. In addition, a covered barbeque area is centrally located near the largest open space area that provides residents the ability to cook and eat outdoors. Each unit provides a 50 square foot personal outdoor patio or balcony space. The landscape plan showed an abundance of live plants, shrubs, and trees that will be inviting to residents and visitors and encourage the utilization of outdoor space.

The second component includes the modification to the commercial component of the development which proposes to include: 16,200± square feet in-line retail 'A', 16,200± square feet in-line retail 'B', two (2) minor retail pads (4,200± sq. ft. each), two (2) fast food pads (3,270± sq. ft. each), 3,900± in-line retail 'C', and a 19,350± square feet Major Tenant. As a condition of approval for the commercial element and mixed-use development project, retail sales shall not

occupy more than 50,000 square feet of retail space pursuant to Table 203.02: Land Use Regulations - Commercial District of the Porterville Development Ordinance.

The modification to the final component of the project is the 214± unit personal storage facility. The facility is proposed on the western portion of the overall project tucked primarily behind the commercial center. The area consists of 214± individual units varying in unit size. A matching six (6) foot tall concrete block wall with pilasters and stucco finish surrounding the mini-storage is proposed. A block wall is required for separation from residential zoning and uses to the south and west. The block wall around the perimeter of the facility will provide additional security and safety for both the surrounding commercial and residential uses.

The CMX General Plan Land Use Designation and Zoning Classification will permit all modifications and features of the development as proposed. All of the buildings throughout the project provide consistent design, colors, and features. The abundant landscaping and architectural features through the facility present a sense of place while providing a convenient location for multi-family residential uses, commercial uses, and a personal storage facility. The proposed modification to the commercial mixed-use project would provide convenient shopping and services for the surrounding established neighborhoods.

The colors and finish of the proposed commercial development will be consistent throughout the site and with the multi-family apartment complex to the east. The commercial development will keep the architectural theme of the Pacific Rim Commercial Mixed-Use Development by incorporating the Spanish mission concrete tile, stucco finish and similar colors. Terra cotta and pale yellow colored stucco with soft clay, beige and red tones accenting hip-rooftops at each commercial end cap are proposed. Matching signage and awnings compliment building architecture. Open spaces and recreation areas in both the residential and commercial areas will be provided for enjoyment by residents and patrons. Additionally, incorporated into the design of the project are modern architectural features at entrances, stamped concrete and open spaces. Site features include a freestanding clock tower and entrance plazas within the commercial center. Landscaping will be provided along the project frontages on Henderson Avenue and throughout the parking lot and median areas. The consistency in design, colors, and architectural features of the project will complement the area and provide transition in development from residential to commercial development uses buffered by large landscape areas.

STAFF ANALYSIS: The proposed modification to the Pacific Rim Commercial Mixed-Use Project complies with the design criteria and development standards for the land use designation and zoning of the Commercial Mixed-Use (CMX) District. The modifications do not affect the integrated theme of the overall development project. The project will be consistent in design by incorporating the Spanish mission concrete tile, stucco finish and contain similar colors. The modifications requested would require the issuance of a conditional use permit for the mixed-use development (City Council revised the Development Ordinance in 2014 to require a CUP for mixed-use development) and modification to the existing CUP that would allow for the reduction of the personal storage facility from 518 units to 214 units of personal storage facility, as well as an Ordinance Amendment. The multi-family residential apartments and pedestrian connectivity from the residential neighborhood to the south of the project will not be affected. The proposed

modification will not have a substantial adverse effect on the surrounding land uses and conditions of approval are in place to protect the public's safety and interest.

SURROUNDING LAND USES AND ZONING:

North: City- RS-2 (Low-Density Residential) – Single family residential Subdivision

South: City- RS-2 (Low-Density Residential) – Single family residential Subdivision

East: City- RM-3/RM-2 (High Density Residential/Medium Density Residential) – Church/Vacant

West: City- RS-2/RM-2 (Low-Density Residential/Medium Density Residential) - Single family residential Subdivision/Congregation

GENERAL PLAN DESIGNATION AND ZONING:

CMX (Commercial Mixed-Use)

ENVIRONMENTAL DETERMINATION: An initial study (IS) was prepared for the initial project and a Mitigated Negative Declaration (MND) was approved on March 5, 2013. On February 16, 2015, the Environmental Coordinator made the determination that an Addendum to the adopted Mitigated Negative Declaration would be applicable and appropriate for the project under CEQA guidelines. In compliance with California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164 an Addendum to the adopted Mitigated Negative Declaration has been incorporated by reference to the Pacific Rim Commercial Mixed-Use Project IS/MND, as well as the technical study and analysis that was prepared as a part of the 2013 IS/MND. No additional mitigation measures are being proposed.

LEGAL NOTICES: In compliance with California Environmental Quality Act (CEQA) Guidelines Section 15164 (c), an addendum need not be circulated for public review but can be included in or attached to the final adopted mitigated negative declaration.

DATE FILED FOR PROJECT REVIEW COMMITTEE PROCESSING: January 14, 2015

DATE ACCEPTED AS COMPLETE: March 4, 2015

RECOMMENDATION: That the City Council:

1. Adopt the draft resolution approving the Addendum to the adopted Mitigated Negative Declaration;
2. Amendment to Ordinance No. 1796 approving Zone Change 2012-002-Z contingent upon approval of the Conditional Use Permit (PRC 2012-002-GZCP);
3. Waive further reading of the amended ordinance, approving the changes and order it to print;
4. Adopt the draft resolution approving the modification of Conditional Use Permit 2012-002-M for the personal storage facility; and
5. Adopt the draft resolution containing findings in support of approval for Conditional Use Permit (PRC 2012-002-GZCP).

ATTACHMENTS:

1. Draft Resolution approving the Addendum to the adopted Mitigated Negative Declaration
2. Amendment to Ordinance No. 1796 approving Zone Change 2012-002-Z
3. Draft resolution approving the modification of Conditional Use Permit 2012-002-M for the personal storage facility
4. Draft resolution containing findings in support of approval for Conditional Use Permit (PRC 2012-002-GZCP)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE
CONTAINING FINDINGS IN SUPPORT OF APPROVAL OF AN ADDENDUM TO THE
ADOPTED MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
FOR THE PACIFIC RIM COMMERCIAL MIXED-USE PROJECT

WHEREAS: On February 5, 2013, the environmental coordinator made a preliminary determination that a Mitigated Negative Declaration would be appropriate for the Pacific Rim Commercial Mixed-Use Project ("Project"). The Initial Study was transmitted to interested agencies and groups for a twenty (20) day review period from February 8, 2013, to February 28, 2013. One comment was received from the Porterville Unified School District related to vehicular and pedestrian traffic.

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of March 5, 2013, conducted a public hearing to consider entitlements needed to permit the Project (2012-002) which included a General Plan Amendment, Zone Change, Tentative Parcel Map, and Conditional Use Permit; and

WHEREAS: On March 5, 2013, the City Council of the City of Porterville adopted the Mitigated Negative Declaration with mitigation measures prepared for General Plan Amendment 2012-002-G, Zone Change 2012-002-Z and related development of the Project; and

WHEREAS: Resolution 12-2013 contains findings in support of approval of the Mitigated Negative Declaration of environmental impacts for the Pacific Rim Commercial Mixed-Use Project; and

WHEREAS: On January 14, 2015, the applicant (The Vincent Company) submitted to the Project Review Committee proposed modifications to the Project that would increase the retail space from 40,690 to 70,310 square feet, removing 18,000 square feet of office space and reduce the personal storage facility square footage from 61,450 square feet to 26,200 square feet; and

WHEREAS: On February 16, 2015, the Environmental Coordinator made the determination that an Addendum to the adopted Mitigated Negative Declaration would be applicable and appropriate for the project under CEQA guidelines; and

WHEREAS: The Addendum to the adopted Mitigated Negative Declaration not need be circulated for public review, but can be included in or attached to the adopted Mitigated Negative Declaration; and

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of March 17, 2015, conducted a public hearing to consider a Conditional Use Permit, a modification to a Conditional Use Permit and Ordinance Amendment for the Pacific Rim Commercial Mixed-Use Project; and

**ATTACHMENT
ITEM NO. 1**

WHEREAS: The City Council considered the following findings in its review of the environmental circumstances for this project:

1. That the Addendum to the adopted Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act.
2. That the Addendum addresses the environmental effect associated only with the modifications to the approved project.
3. That in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164, an Addendum to the adopted Mitigated Negative Declaration has been incorporated by reference to the Pacific Rim Commercial Mixed-Use Project IS/MND, as well as the technical study and analysis that was prepared as a part of the 2013 IS/MND
4. That the City Council is the decision making body and shall consider the Addendum with the final adopted Mitigated Negative Declaration prior to making a decision on the project.
5. That the conclusions of the analysis of the Addendum remain consistent with those made in the final adopted Mitigated Negative Declaration and can be analyzed herein as Exhibit A.
6. The developer/applicant shall comply with all mitigation measures adopted as a component of the approval of the Addendum to the adopted Mitigated Negative Declaration for this project. No additional mitigation measures are being proposed as a result of the Addendum. The developer/applicant will be required to sign a document committing to comply with the adopted mitigation measures prior to any construction on the site.

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Porterville does hereby approve the Addendum to the adopted final Mitigated Negative Declaration prepared for the General Plan Amendment 2012-002-G, Zone Change 2012-002-Z and related development of the Pacific Rim Commercial Mixed-Use Project (Resolution No. 12-2013).

PASSED, APPROVED AND ADOPTED this 17th day of March, 2015.

Milt Stowe, Mayor

ATTEST:
John D. Lollis, City Clerk

By: _____
Patrice Hildreth, Chief Deputy City Clerk

MITIGATED NEGATIVE DECLARATION ADDENDUM

Pacific Rim Commercial Mixed Use Project

February 2015

PREPARED FOR:



City of Porterville
291 N. Main Street
Porterville, CA 93257

PREPARED BY:



Crawford & Bowen Planning, Inc.
113 N. Church Street, Suite 302
Visalia, CA 93291

Exhibit A

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SECTION ONE – INTRODUCTION

This environmental document is an Addendum to the Pacific Rim Commercial Mixed Use Project (Approved Project) Mitigated Negative Declaration (IS/MND), adopted in March, 2013, by the City of Porterville. Since adoption of the IS/MND, changes to the land use composition of the previously Approved Project have been proposed, thus requiring further environmental analysis. The proposed changes to the land use composition are addressed in this Addendum. As demonstrated in this Addendum, the IS/MND continues to serve as the appropriate document addressing the environmental impacts of these changes, pursuant to California Environmental Quality Act (CEQA).

1.1 Addendum Purpose

When a proposed project is changed or there are changes in environmental setting, a determination must be made by the Lead Agency as to whether an Addendum or Subsequent EIR or MND is prepared. CEQA Guidelines Sections 15162 and 1564 sets forth criteria to assess which environmental document is appropriate. The criteria for determining whether an Addendum or Subsequent MND is prepared are outlined below. If the criteria below are true, then an Addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of environment impact will occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact been found to be feasible.

Based upon the information provided in Section Three of this document, the changes to the Approved Project will not result in new significant impacts or substantially increase the severity of impacts previously identified in the IS/MND, and there are no previously infeasible alternatives that are now feasible. None of the other factors set forth in Section 15162(a)(3) are present.

As such, an Addendum is appropriate, and this Addendum has been prepared to address the environmental effects of the project modifications.

1.2 Environmental Analysis and Conclusions

This Addendum addresses the environmental effects associated only with modifications to the Approved Project that have occurred since adoption of the IS/MND. The conclusions of the analysis in this Addendum remain consistent with those made in the IS/MND. No new significant impacts will result, and no substantial increase in severity of impacts will result from those previously identified in the IS/MND.

1.3 Incorporation by Reference

In compliance with CEQA Guidelines Section 15150, this Addendum has incorporated by reference the 2013 Pacific Rim Commercial Mixed Use Project IS/MND, as well as the technical study and analysis that were prepared as a part of the 2013 IS/MND. Information from documents incorporated by reference into this Addendum have been briefly summarized in the appropriate section(s) which follow, and the relationship between the incorporated part of the referenced document and this Addendum has been described. The documents and other sources which have been used in the preparation of this Addendum can be found as footnotes in the sections where they are referenced.

1.4 Addendum Process

As described in Section 1.1, an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred¹. An addendum need not be circulated for public review but can be included in or attached to the Final EIR or Negative Declaration². The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project³. Once adopted, the Addendum, along with the original EIR or Negative Declaration, is placed in the Administrative Record, and the CEQA process is complete.

¹ CEQA Guidelines, Section 15164(a)

² CEQA Guidelines, Section 15164(c)

³ CEQA Guidelines Section 1164(d)

SECTION TWO – PROJECT DESCRIPTION

2.1 Location and Setting

The proposed Project is located on five parcels (APNs 245-410-035 and 036, and 245-070-088,089, and 090) totaling approximately 23.4 acres near the southwest corner of Henderson Avenue and Newcomb Street in the City of Porterville. The site is approximately 0.80 miles west of State Route 65.

The project is located in an urban setting on vacant land that has not been utilized since it was cleared of walnut orchards over 25 years ago. The surrounding uses are primarily residential to the north and south. Churches are located on the adjacent parcels to the east and west, and commercial space is presently being developed immediately east of the site. Monache High School and Veterans City Park are located just east across Newcomb Street with two fully developed commercial shopping centers, approximately ¼ mile east of the project site.

2.2 Project Modifications Since IS/MND Adoption

The project applicant (The Vincent Company) is proposing to alter the land use composition in the approved Pacific Rim Commercial Mixed Use Project, in which the personal storage facility portion was approved under Conditional Use Permit (CUP) 2012-002-C (at the time of approval, a CUP was not required for the development of mixed-use projects). The proposed Project includes the modification of the existing approved CUP and the issuance of a new CUP (City Council revised the code in 2014 to require an approved CUP for mixed-use development) to accommodate the mixed-use development as detailed in the following table, and in Figures 1 and 2 (Approved Project Site Plan and Modified Project Site Plan, respectively):

Approved 2013 IS/MND	Proposed modifications	Net Changes
168-unit multi-family apartments	168-unit multi-family apartments	None
40,690 ft ² of retail	70,310 ft ² of retail	29,620 ft ² more
18,000 ft ² of office	0 ft ² of office	18,000 ft ² less
61,450 ft ² of personal storage facility	26,200 ft ² of personal storage facility	35,250 ft ² less

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT - ACT 1 PART 1

EXISTING SINGLE FAMILY RESIDENCES

PROPOSED MINI-STORAGE DEVELOPMENT

NEWCOMB STREET

EXISTING CHURCH

HERNDON AVENUE

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

MASTER DEVELOPMENT

MINI-STORAGE DEVELOPMENT

EXISTING SINGLE FAMILY RESIDENCES

EXISTING CHURCH

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT - ACT 1 PART 1

EXISTING SINGLE FAMILY RESIDENCES

PROPOSED MINI-STORAGE DEVELOPMENT

NEWCOMB STREET

EXISTING CHURCH

HERNDON AVENUE

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

MASTER DEVELOPMENT

MINI-STORAGE DEVELOPMENT

EXISTING SINGLE FAMILY RESIDENCES

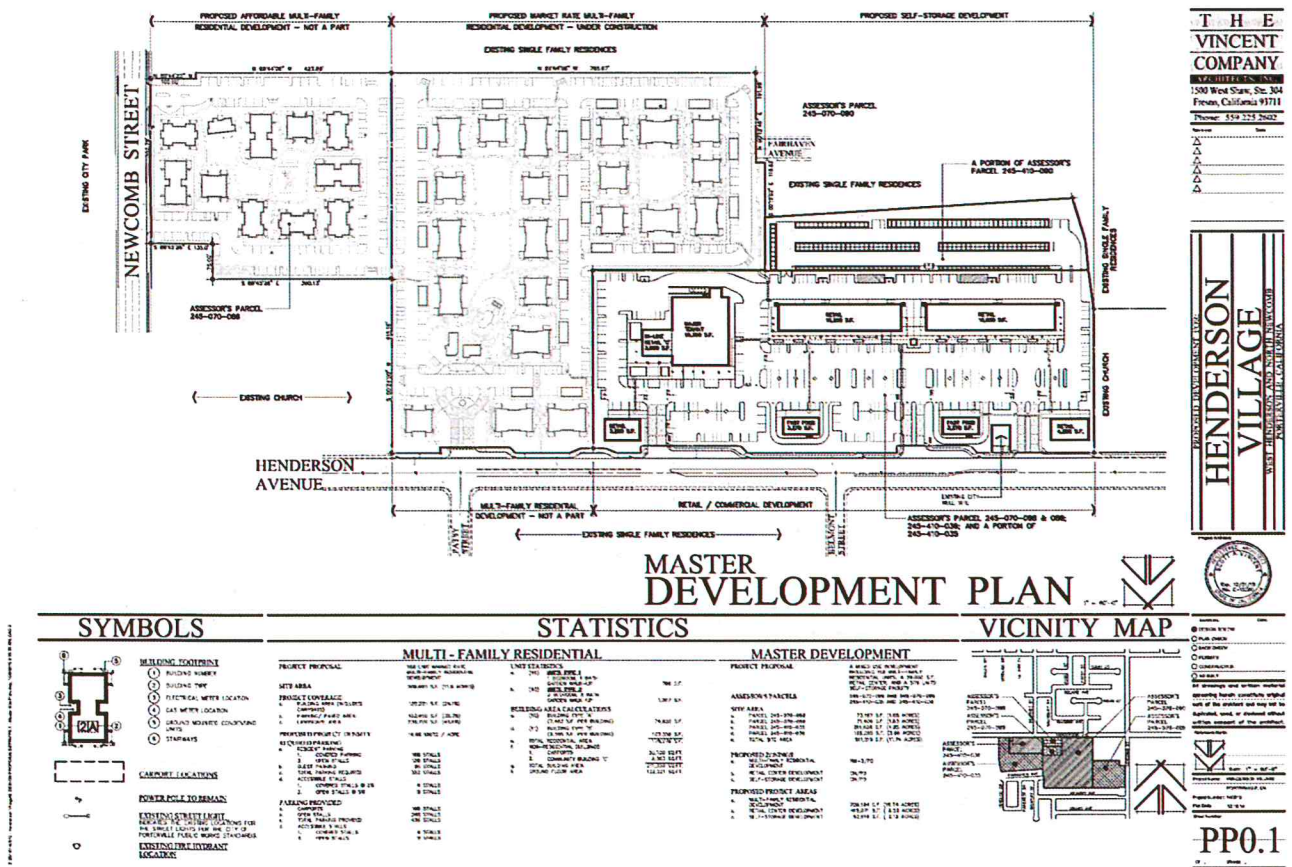
EXISTING CHURCH

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PP1.1

Figure 2
Modified Project Site Plan



SECTION THREE – CEQA CHECKLIST

The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environment result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect)⁴.

The questions posed in the checklist come from Appendix G of the CEQA Guidelines. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the IS/MND prepared for the project. These environmental categories might be answered with a “no” in the checklist, since the proposed project does not introduce changes that would result in modification to the conclusion of the adopted IS/MND.

3.1 Checklist Evaluation Categories

Conclusion in Prior IS/MND – This column provides a cross reference to the pages of the IS/MND where the conclusion may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Impacts? – Pursuant to CEQA Guidelines Section 15162(a)(1), this column indicates whether the changes represented by the revised project will result in new significant environmental impacts not previously identified or mitigated by the IS/MND, or whether the changes will result in a substantial increase in the severity of a previously identified significant impact.

New Circumstances Involving New Impacts? – Pursuant to CEQA Guidelines Section 15162(a)(2), this column indicates where there have been substantial changes with respect to the circumstances under which the project is undertaken that will require major revisions to the IS/MND, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

New Information Requiring Analysis or Verification? – Pursuant to CEQA Guidelines Section 15162(a)(3)(a-d), this column indicates whether new information of substantial importance, which was

⁴ CEQA Guidelines Section 15162

not known and could not have been known with the exercise of reasonable diligence at the time of the previous FEIR or MND was certified as complete.

Adopted IS/MND Mitigation Measures – Pursuant to CEQA Guidelines Section 15162(a)(3), this column indicates whether the IS/MND provides mitigation measures to address effects in the related impact category.

3.2 Environmental Analysis

As explained in Section One, this comparative analysis has been undertaken pursuant to the provisions of CEQA Sections 15162 and 15164 to provide the City with the factual basis for determining whether any changes in the project, any changes in circumstances, or any new information since the IS/MND was adopted require additional environmental review or preparation of a Subsequent MND or EIR the IS/MND previously prepared.

As described in Section Two, refinements to the land use composition have occurred since preparation of the IS/MND. Because of this, new analysis for impacts within the project area is provided in this Section of the Addendum and are listed below:

I. AESTHETICS

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Have a substantial adverse effect on a scenic vista?	No Impact.	No. There are no identified scenic vistas in the area.	No. There are no identified scenic vistas in the area.	No. There are no identified scenic vistas in the area.	None.
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No Impact.	No. There are no scenic resources in the project area.	No. There are no scenic resources in the project area.	No. There are no scenic resources in the project area.	None.
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	Less Than Significant Impact.	No. The project would not substantially degrade site existing visual character.	No. The project would not substantially degrade site existing visual character.	No. The project would not substantially degrade site existing visual character.	None.
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant Impact.	No. The project would not create a source of substantial light or glare.	No. The project would not create a source of substantial light or glare.	No. The project would not create a source of substantial light or glare.	None.

DISCUSSION

a, b). The City of Porterville General Plan does not identify any scenic vistas within the Project area and there are no scenic resources within the project vicinity. As the project modifications will occur on the same footprint analyzed in the 2013 IS/MND, no new impacts will occur.

c). Site improvements include 168-units of multi-family apartments, 70,310 ft² of retail space, and 26,200 ft² of personal storage facility. The 2013 IS/MND analyzed impacts resulting from the same multi-family apartments, 40,690 ft² of retail space, 18,000 ft² of office space, and 61,450 ft² of personal storage facility.

The project components proposed and the project components previously analyzed are similar in nature and have similar, if not the same, visual qualities. The proposed project site is located in an area that is substantially surround by urban uses and will not result in a use that is visually incompatible with the surrounding area. The only aesthetic feature in the area is Veterans Park, however construction of the proposed project will not impede any views to or from the Park. Impacts would remain less than significant.

d). Currently the sources of light in the project area are from street lights, the vehicles traveling along Henderson Avenue and Newcomb Street, and security lighting at the church facilities to the east and west. The project would include nighttime lighting for building and parking lot security, as well as potentially illuminated signage for the drive through restaurants. Similar to the impacts discussed in the 2013 IS/MND, such lighting would be subject to the requirements of the Porterville Development Ordinance 300.07, which ensures that outdoor lighting does not produce obtrusive glare onto the public right-of-way or adjoining properties. Lighting fixtures for security would be designed with “cutoff” type fixtures or shielded light fixtures, or a combination of fixture types to cast light downward, thereby providing lighting at the ground level for safety while reducing glare to adjacent properties. Potential impacts would remain less than significant.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

II. AGRICULTURAL RESOURCES

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	No Impact.	No. The project site remains unchanged and is not located on a site where agricultural activities are conducted.	No. The project remains as a mixed-use development.	No. The project remains as a mixed-use development	None.
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact.	No. There are no Williamson Act contract parcels on the project site.	No. There are no Williamson Act contract parcels on the project site.	No. The project remains as a mixed-use development	None.
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	No Impact.	No. The project site is not zoned for agricultural uses.	No. The project site is not zoned for agricultural uses.	No. The project remains as a mixed-use development	None.
d. Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact.	No. There is no forest land on site.	No. There is no forest land on site.	No. The project remains as a mixed-use development	None.
e. Involve other changes in the existing	No Impact.	No. There is no farmland	No. There is no farmland	No. The project	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?		on, or adjacent to the project site.	on, or adjacent to the project site.	remains as a mixed-use development	

DISCUSSION

a, b). The Project site is located in an area of the City considered urban, built up land by the State Farmland Mapping and Monitoring Program. No *Prime Farmland*, *Unique Farmland*, or *Farmland of Statewide Importance* or land under the Williamson Act contracts occurs in the Project area. Therefore, no land conversion from Farmland would occur for the Project. The proposed modifications will not increase the Project footprint and as such, there remains no impact.

c, d). The Project site is not zoned for agriculture or forest land, nor is the site covered by a Williamson Act contract. The Project site is zoned for residential, service, office and commercial uses. No new impacts would occur.

e). No land conversion from Farmland would occur for the Project. Surrounding land uses include residential, commercial, and recreational uses; as such, the proposed Project does not have the potential to result in the conversion of Farmland to non-agricultural uses or forestland uses to non-forestland. There is no new impact.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

III. AIR QUALITY

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant Impact.	No. The project would not create significant increases in air emissions that would conflict or obstruct implementation of an available air quality plan.	No. The project would not create significant increases in air emissions that would conflict or obstruct implementation of an available air quality plan.	No. The project would not create significant increases in air emissions that would conflict or obstruct implementation of an available air quality plan.	None.
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Less Than Significant Impact With Mitigation Incorporation.	No. The project would not introduce any new impacts related to air quality standards or violations not previously disclosed.	No. The project would not introduce any new impacts related to air quality standards or violations not previously disclosed.	No. The project would not introduce any new impacts related to air quality standards or violations not previously disclosed.	MM# III b)
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Less Than Significant Impact.	No. The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	No. The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	No. The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
d. Expose sensitive receptors to substantial pollutant concentrations?	Less Than Significant Impact.	No. The project would not expose sensitive receptors to substantial pollutant concentrations.	No. The project would not expose sensitive receptors to substantial pollutant concentrations.	No. The project would not expose sensitive receptors to substantial pollutant concentrations.	None.
e. Create objectionable odors affecting a substantial number of people?	Less Than Significant Impact.	No. The project does not involve any land uses that would create objectionable odors.	No. The project does not involve any land uses that would create objectionable odors.	No. The project does not involve any land uses that would create objectionable odors.	None.

DISCUSSION

a, b, c). The San Joaquin Valley Air Basin (SJVAB) is designated nonattainment of state and federal health based air quality standards for ozone and PM_{2.5}. The SJVAB is designated nonattainment of state PM₁₀. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple air quality attainment plan (AQAP) documents, including:

- Extreme Ozone Attainment Demonstration Plan (EOADP) for attainment of the 1-hour ozone standard (2004);
- 2007 Ozone Plan for attainment of the 8-hour ozone standard;
- 2007 PM₁₀ Maintenance Plan and Request for Redesignation; and
- 2008 PM_{2.5} Plan.

Because of the region's non-attainment status for ozone, PM_{2.5}, and PM₁₀, if the project-generated emissions of either of the ozone precursor pollutants (ROG or NO_x), PM₁₀, or PM_{2.5} were to exceed the SJVAPCD's significance thresholds, then the project uses would be considered to conflict with the attainment plans.

The 2013 IS/MND found that the project would not have a significant air quality impact and that the cumulative contribution of the project was also less than significant. The 2013 IS/MND also found that since the project is not classified as a stationary source emitter by the San Joaquin Valley Air Pollution

Control District, air quality impacts are limited to traffic volumes associated with the proposed development. Project modifications will increase the amount of retail space while decreasing the amount of office and personal storage facility space, which will result in an approximate 9% increase in vehicle trips generated but also an approximate 9% decrease in peak vehicle trips per day (see Section XVI for traffic analysis). No new thresholds have been reached and any impacts would remain to be less than significant.

d). As discussed in the 2013 IS/MND, the project will be in compliance with the SJVAPCD Regulation VIII guidelines, which will ensure that nearby sensitive receptors are not subject to pollutants. The land use composition changes will not alter any construction methodologies or substantially change any operational components of the proposed project and as such, impacts will remain less than significant.

e). The proposed project modifications would not introduce any new land uses to the project area. As such, as analyzed in the 2013 IS/MND, the project would not be a source of odors because residential and commercial mixed uses are consistent with existing and surrounding land uses. Any impacts would remain less than significant.

FINAL IS/MND MITIGATION MEASURES

Mitigation Measure #III b):

Construction contracts shall require the primary construction contractor to implement the following practices during all construction activities:

- Construction equipment shall use aqueous diesel fuel and shall be equipped with particulate traps and catalytic converters.
- All disturbed areas, including soil piles, area that have been graded, and unpaved roads shall be watered twice daily and, when feasible, covered or enclosed.
- When materials are transported offsite, loads shall be wetted and covered securely and at least two feet of freeboard shall be maintained.
- Limit traffic speeds on unpaved roads to 15 mph and install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
- Install wheel washers for all existing trucks, or wash off all trucks and equipment leaving the site.
- Turn off equipment not in use for more than ten minutes.
- Curtail construction activities when the County's Air Quality Index exceeds 150.
- Traditional residential wood fireplaces will be restricted (install of natural gas fireplaces or inserts shall be acceptable).

CONCLUSION

The conclusions from the IS/MND remain unchanged.

IV. BIOLOGICAL RESOURCES

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	No Impact.	No. The site is currently vacant and disced for weed abatement. The development footprint will not be increased.	No. The development footprint will not be increased with the project modifications.	No. The site is currently vacant and disced for weed abatement. The development footprint will not be increased.	None.
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	No Impact.	No. The site does not contain any biologically unique or riparian habitat	No. The development footprint will not be increased with the project modifications.	No. The site does not contain any biologically unique or riparian habitat	None.
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact.	No. There are no federally protected wetlands on site.	No. The development footprint will not be increased with the project modifications.	No. There are no federally protected wetlands on site.	None.
d. Interfere substantially with the movement of	No Impact.	No. The project will	No. The development	No. The project will not	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		not interfere with any wildlife movement.	footprint will not be increased with the project modifications.	interfere with any wildlife movement.	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact.	No. The City does not have an adopted tree ordinance.	No. The development footprint will not be increased with the project modifications.	No. The City does not have an adopted tree ordinance.	None.
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact.	No. The City has not adopted any biological conservation plans.	No. The development footprint will not be increased with the project modifications.	No. The City has not adopted any biological conservation plans.	None.

DISCUSSION

a, b, c, d, e, f) The 2013 IS/MND found that no biological impacts were anticipated. This conclusion was based off of observations made during site visits, and a review of the City's General Plan Special Status Species & Sensitive Vegetation Figure 6-4, which identifies the site as not an area of concern for sensitive habitat, species, or vegetation. The site is currently vacant and undeveloped, and undergoes annual discing for weed abatement. The proposed project modifications would occur on the same footprint as was proposed in the adopted IS/MND, and impacts associated with this issue would remain the same as was identified in the IS/MND. There would be no new impacts.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

V. CULTURAL RESOURCES

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	Less Than Significant Impact.	No. Project modifications will not alter the project footprint. No known historic, archaeological, or paleontological resources exist on site.	No. Project modifications will not alter the project footprint	No. Project modifications will not alter the project footprint	None.
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Less Than Significant Impact.	No. Project modifications will not alter the project footprint. No known historic, archaeological, or paleontological resources exist on site.	No. Project modifications will not alter the project footprint	No. Project modifications will not alter the project footprint	None.
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less Than Significant Impact.	No. Project modifications will not alter the project footprint. No known historic, archaeological, or paleontological resources exist on site.	No. Project modifications will not alter the project footprint	No. Project modifications will not alter the project footprint	None.
d. Disturb any human remains, including those interred outside of formal cemeteries?	Less Than Significant Impact.	No. Project modifications will not alter the project footprint. No	No. Project modifications will not alter the project footprint	No. Project modifications will not alter the project footprint	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
		formal cemeteries or other places of human internment are known to exist within the project area.			

DISCUSSION

a, b, c, d). Approximately 23.4 acres of development were proposed to be developed with mixed use land uses and proposed project modifications will occur on the same footprint of land. The site has historically been a walnut tree grove and as such, the surface of the site has been disturbed to a depth of at least eight feet. As stated in the 2013 IS/MND, in the event that any as-yet undetected cultural resources (including archaeological, paleontological, and human remains) are encountered on the project site, work shall cease within a 50-foot area of the find, and a qualified archaeologist shall be contacted to evaluate any such discoveries. No new impacts will occur as a result of project modifications.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

VI. GEOLOGY AND SOILS

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	No Impact.	No. The project would not be exposed to fault rupture.	No. The project would not be exposed to fault rupture.	No. The project would not be exposed to fault rupture.	None.
ii. Strong seismic ground shaking?	No Impact.	No. The project would not increase exposure to risks associated with strong seismic ground shaking.	No. The project would not increase exposure to risks associated with strong seismic ground shaking.	No. The project would not increase exposure to risks associated with strong seismic ground shaking.	None.
iii. Seismic-related ground failure, including liquefaction?	No Impact.	No. The project would not increase exposure to seismic-related ground	No. The project would not increase exposure to seismic-related	No. The project would not increase exposure to seismic-related ground failure	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
		failure including liquefaction.	ground failure including liquefaction.	including liquefaction.	
iv. Landslides?	No Impact.	No. The project would not increase exposure to landslides.	No. The project would not increase exposure to landslides.	No. The project would not increase exposure to landslides.	None.
b. Result in substantial soil erosion or the loss of topsoil?	No Impact.	No. The project would not result in soil erosion or the loss of topsoil.	No. The project would not result in soil erosion or the loss of topsoil.	No. The project would not result in soil erosion or the loss of topsoil.	None.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	No Impact.	No. The project would not increase exposure to risks associated with unstable geologic units or soils.	No. The project would not increase exposure to risks associated with unstable geologic units or soils.	No. The project would not increase exposure to risks associated with unstable geologic units or soils.	None.
d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?	No Impact.	No. The project would not increase exposure to risks associated with expansive soil.	No. The project would not increase exposure to risks associated with expansive soil.	No. The project would not increase exposure to risks associated with expansive soil.	None.
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where	No Impact.	No. The project would not implement septic tanks or alternative wastewater	No. The project would not implement septic tanks or alternative wastewater	No. The project would not implement septic tanks or alternative wastewater	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
sewers are not available for the disposal of waste water?		disposal systems.	disposal systems.	disposal systems.	

DISCUSSION

a, b, c, d). The 2013 IS/MND identified that no active faults underlay the project site. The closest fault is located in Kern County, approximately 25 miles to the south and west. Since no known surface expression of active faults is believed to cross the site, fault rupture through the site is not anticipated. There is also a requirement for a grading plan and a Storm Water Pollution Prevention Plan to mitigate soil erosion impacts. The same conclusion would apply to the proposed modifications, as the same project footprint would be utilized. No new impacts would occur.

e). As discussed in the 2013 IS/MND, the project will tie into the existing City water, stormwater, and wastewater infrastructure. The project does not include the use of septic tanks or other alternative wastewater disposal systems and there continues to be no impact.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

VII. GREENHOUSE GAS EMISSIONS

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than Significant Impact.	No. The project would not generate a significant amount of greenhouse gas emissions.	No. The project would not generate a significant amount of greenhouse gas emissions.	No. The project would not generate a significant amount of greenhouse gas emissions.	None.
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than Significant Impact.	No. The project would not conflict with an applicable GHG reduction plan.	No. The project would not conflict with an applicable GHG reduction plan.	No. The project would not conflict with an applicable GHG reduction plan.	None.

DISCUSSION

a, b). The modified project would result in a similar intensity of mobile emissions (see traffic analysis in Section XVI). As discussed in the 2013 IS/MND, the project will be in compliance with AB1493 and the SJVAPCD development requirements as there are no adopted thresholds of significance for CEQA purposes. Impacts remain less than significant.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No Impact.	No. The project would not create new or increased impact involving hazardous materials.	No. The project would not create new or increased impact involving hazardous materials.	No. The project would not create new or increased impact involving hazardous materials.	None.
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No Impact.	No. The project would not create significant hazard to the public or environmental through reasonably foreseeable upset and accident conditions.	No. The project would not create significant hazard to the public or environmental through reasonably foreseeable upset and accident conditions.	No. The project would not create significant hazard to the public or environmental through reasonably foreseeable upset and accident conditions.	None.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No Impact.	No. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste and would not present a hazard to the adjacent school.	No. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste and would not present a hazard to the adjacent school.	No. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste and would not present a hazard to the adjacent school.	None.
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as	No Impact.	No. The project is not designated as a site which is included on a list of hazardous materials sites compiled	No. The project is not designated as a site which is included on a list of hazardous materials sites compiled	No. The project is not designated as a site which is included on a list of hazardous materials sites compiled	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
a result, would it create a significant hazard to the public or the environment?		pursuant to Government Code Section 65962.5.	pursuant to Government Code Section 65962.5.	pursuant to Government Code Section 65962.5.	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	No Impact.	No. The project site is not within two miles of a public or private airport.	No. The project site is not within two miles of a public or private airport.	No. The project site is not within two miles of a public or private airport.	None.
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	No Impact.	No. There are no private airstrips in the project vicinity.	No. There are no private airstrips in the project vicinity.	No. There are no private airstrips in the project vicinity.	None.
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No Impact.	No. The project would not impair emergency evacuation or response.	No. The project would not impair emergency evacuation or response.	No. The project would not impair emergency evacuation or response.	None.
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands	No Impact.	No. The project site is not located in an areas susceptible to extreme fire hazards or wildland fires.	No. The project site is not located in an areas susceptible to extreme fire hazards or wildland fires.	No. The project site is not located in an areas susceptible to extreme fire hazards or wildland fires.	None.

DISCUSSION

a, b, c, d). The 2013 IS/MND indicated that development and operation of a mixed use commercial and residential development would not result in the use or disposal of hazardous materials. The proposed project modifications would be contained within the same footprint as analyzed in the 2013 IS/MND, and as such, impacts associated with this issue would remain the same as was identified in the IS/MND. No new impacts associated with this issue would occur.

e, f). The 2013 IS/MND indicated that the project will have no effect on hazardous emissions, involve hazardous materials, or create a hazard to the adjacent Monache High School in any way and the project does not include land that is considered a hazardous materials site pursuant to Government Code Section 65962.5. Additionally, the nearest airport is approximately 3.2 miles south of the project area. As the project modifications would be contained within the same footprint as analyzed in the 2013 IS/MND, no new impacts associated with this issue would occur.

g). The 2013 IS/MND concluded that the project would not propose any changes to any publicly accessed routes, and would not interfere with implementation of an emergency response plan or evacuation plan. As the project modifications would be contained within the same footprint as analyzed in the 2013 IS/MND, impacts associated with this issue would remain the same as was identified in the IS/MND. No new impacts associated with this issue would occur.

h). The 2013 IS/MND established that the entire area surrounding the project site is developed with residential, school, park, and commercial uses and that the project would not result in risk of loss, injury, or death involving wildland fires. As the project modifications would be contained within the same footprint as analyzed in the 2013 IS/MND, impacts associated with this issue would remain the same as was identified in the IS/MND. No new impacts associated with this issue would occur.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

IX. HYDROLOGY AND WATER QUALITY

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Violate any water quality standards or waste discharge requirements?	Less than Significant Impact.	No. The project would not violate water quality standards or waste discharge requirements.	No. The project would not violate water quality standards or waste discharge requirements.	No. The project would not violate water quality standards or waste discharge requirements.	None.
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Less than Significant Impact.	No. The project would not substantially deplete groundwater resources or impair groundwater recharge.	No. The project would not substantially deplete groundwater resources or impair groundwater recharge.	No. The project would not substantially deplete groundwater resources or impair groundwater recharge.	None.
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Less than Significant Impact.	No. The project would not substantially alter the existing site drainage pattern and it would not alter the course of a stream or river or result in erosion or siltation on or off site.	No. The project would not substantially alter the existing site drainage pattern and it would not alter the course of a stream or river or result in erosion or siltation on or off site.	No. The project would not substantially alter the existing site drainage pattern and it would not alter the course of a stream or river or result in erosion or siltation on or off site.	None.
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of	Less than Significant Impact.	No. The project would not substantially	No. The project would not substantially	No. The project would not substantially	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		alter the existing site drainage pattern on the site or area, and it would not alter the course of a stream or river or substantially increase the rate of runoff in a manner that would result in flooding on- or off- site.	alter the existing site drainage pattern on the site or area, and it would not alter the course of a stream or river or substantially increase the rate of runoff in a manner that would result in flooding on- or off- site.	alter the existing site drainage pattern on the site or area, and it would not alter the course of a stream or river or substantially increase the rate of runoff in a manner that would result in flooding on- or off- site.	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less than Significant Impact.	No. The project would not increase the rate of runoff in a manner that would result in flooding on- or off- site.	No. The project would not increase the rate of runoff in a manner that would result in flooding on- or off- site.	No. The project would not increase the rate of runoff in a manner that would result in flooding on- or off- site.	None.
f. Otherwise substantially degrade water quality?	Less than Significant Impact.	No. The project would not degrade water quality.	No. The project would not degrade water quality.	No. The project would not degrade water quality.	None.
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Less than Significant Impact.	No. The project site is not located within a 100-year flood hazard area.	No. The project site is not located within a 100-year flood hazard area.	No. The project site is not located within a 100-year flood hazard area.	None.
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	No Impact.	No. The project site is not located within a 100-year flood hazard area.	No. The project site is not located within a 100-year flood hazard area.	No. The project site is not located within a 100-year flood hazard area.	None.
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including	No Impact.	No. The project will not expose people or structures to a	No. The project will not expose people or structures to a	No. The project will not expose people or structures to a	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
flooding as a result of the failure of a levee or dam?		significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.	significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.	significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.	
j. Inundation by seiche, tsunami, or mudflow?	No Impact.	No. The project is not located within a seiche, tsunami, or mudflow inundation zone.	No. The project is not located within a seiche, tsunami, or mudflow inundation zone.	No. The project is not located within a seiche, tsunami, or mudflow inundation zone.	None.

DISCUSSION

a). The 2013 IS/MND indicated that the project would not violate any water quality standards or waste discharge requirements. The residential and commercial project components would be on the City's existing water and sewer systems per standards found in City's Water and Sewer Master Plans. Additionally, the State Water Resources Control Board requires any new construction project over an acre to complete a Stormwater Pollution Prevention Plan (SWPPP). Proposed project modifications will be held to the same requirement as the project described in the 2013 IS/MND. As such, no new impacts would occur.

b). The 2013 IS/MND indicated that the project would have a less than significant impact on groundwater supply and recharge. The addition of 29,620 ft² of retail space is largely offset by the decrease in office space and personal storage facility space. Project modifications would not result in any new substantial impacts and would not exceed the level of impacts previously identified in the 2013 IS/MND. As such, no new impacts associated with this issue would occur, and the impact would remain less than significant.

c, d, e). The 2013 IS/MND determined that with implementation of the SWPPP, less than significant impacts to drainage patterns and runoff would occur. Project modifications will be subject to the same SWPPP, and as such, no new impacts associated with this issue will occur.

f). The 2013 IS/MND indicated that no aspect of the project would have the capacity of degrade water quality. Project modifications would not result in any new substantial impacts and would not exceed the level of impacts previously identified in the 2013 IS/MND. No new impacts associated with this issue would occur.

g, h). The 2013 IS/MND indicated that the site is not within a 100-year or 500-year flood zone. As the project modifications would be contained within the same development footprint that was proposed in the 2013 IS/MND, impacts associated with this issue would remain the same as was identified in the 2013 IS/MND. No new impacts associated with this issue would occur.

i). The 2013 IS/MND indicated that the project area is within the 24-hour inundation area of the Terminus dam in the event of its failure. The Project site is within the 0.5-hour to 1-hour inundation zone of Success Dam. In the event of a dam failure, most of the City would be flooded within one hour. The Porterville Emergency Operations Plan, adopted in 2004, includes planning and response scenarios for seismic hazards, extreme weather conditions, landslides, dam failure and other flooding. As the project modifications would be contained within the same development footprint that was proposed in the 2013 IS/MND, impacts associated with this issue would remain the same as was identified in the 2013 IS/MND. No new impacts associated with this issue would occur.

j). The 2013 IS/MND indicated that the project site would not be exposed to hazards associated with seiche, tsunami, or mudflow, because the project site is not located near large bodies of water, an ocean, or a hillside. Additionally, the site is level and graded and will not be subject to mudflow events. As the project modifications would be contained within the same development footprint that was proposed in the 2013 IS/MND, impacts associated with this issue would remain the same as was identified in the 2013 IS/MND. No new impacts associated with this issue would occur.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

X. LAND USE AND PLANNING

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Physically divide an established community?	No Impact.	No. The project would not divide an established community.	No. The project would not divide an established community.	No. The project would not divide an established community.	None.
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less Than Significant Impact.	No. The project is consistent with the General Plan and Development Ordinance.	No. The project is consistent with the General Plan and Development Ordinance.	No. The project is consistent with the General Plan and Development Ordinance.	None.
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	No Impact.	No. No habitat conservation or natural community conservation plans have been adopted in the project area.	No. No habitat conservation or natural community conservation plans have been adopted in the project area.	No. No habitat conservation or natural community conservation plans have been adopted in the project area.	

DISCUSSION

a). As discussed in the 2013 IS/MND, once the proposed project is built out, the residential and commercial mixed uses would be fully integrated into their surrounding urban area. Project modifications will occur on the same footprint as analyzed in the 2013 IS/MND and as such, there are no new impacts.

b). The 2013 IS/MND evaluated a General Plan Amendment and associated Zone Change to assure that the Commercial Mixed Use would conform to the adopted City of Porterville General Plan and Development Ordinance. Project modifications will not propose any land uses not allowable by the current General Plan and Development Ordinance. No new impacts would occur.

c). As discussed in the 2013 IS/MND, no habitat conservation plan or natural community conservation has been adopted for the project area. No new impacts would occur.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

XI. MINERAL RESOURCES

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No Impact.	No. The project would not result in the loss of known mineral resources.	No. The project would not result in the loss of known mineral resources.	No. The project would not result in the loss of known mineral resources.	None.
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No Impact.	No. The project would not result in the loss of known mineral resources.	No. The project would not result in the loss of known mineral resources.	No. The project would not result in the loss of known mineral resources.	None.

DISCUSSION

a, b). The 2013 IS/MND concluded that the proposed Project area is not included in a State classified mineral resource zone, as shown in Figure 6-3 of the 2030 General Plan. Project modifications would occur on the same footprint as the previously proposed project. Therefore, there is no new impact.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

XII. NOISE

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less Than Significant Impact.	No. The project would not expose persons to or generate noise levels in excess of standards established by applicable local, regional or national regulations.	No. The project would not expose persons to or generate noise levels in excess of standards established by applicable local, regional or national regulations.	No. The project would not expose persons to or generate noise levels in excess of standards established by applicable local, regional or national regulations.	None.
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less Than Significant Impact.	No. The project would not expose persons to excessive groundborne vibration.	No. The project would not expose persons to excessive groundborne vibration.	No. The project would not expose persons to excessive groundborne vibration.	None.
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Less Than Significant Impact.	No. The project would not result in a substantial permanent increase in ambient noise levels.	No. The project would not result in a substantial permanent increase in ambient noise levels.	No. The project would not result in a substantial permanent increase in ambient noise levels.	None.
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Less Than Significant Impact.	No. The project would not result in a substantial permanent increase in ambient noise levels.	No. The project would not result in a substantial permanent increase in ambient noise levels.	No. The project would not result in a substantial permanent increase in ambient noise levels.	None.
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing	No Impact.	No. The project would not be exposed to aviation noise.	No. The project would not be exposed to aviation noise.	No. The project would not be exposed to aviation noise.	None.

or working in the project area to excessive noise levels?					
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	No Impact.	No. The project would not be exposed to aviation noise.	No. The project would not be exposed to aviation noise.	No. The project would not be exposed to aviation noise.	None.

DISCUSSION

a, c, d). The 2013 IS/MND indicated that development of the project site would not significantly change the noise level generation (including permanent and temporary increases in ambient noise levels) in the project area, as standard noise requirements would be implemented per the Development Ordinance and Chapter 18, Article XI of the Municipal Code. Project modifications would also be subject to the same City of Porterville standard noise requirements, and as such, no new impacts would occur.

b). The 2013 IS/MND concluded that development of the project site would not introduce groundborne vibrations because of the City of Porterville Development Ordinance Section 306.06 (Vibration), which states that “no vibration shall be produced that is discernable without the aid of instruments by a reasonable person at the lot lines of the site. Vibration from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction, equipment, trains, trucks, etc.) are exempt from this standard.” Project modifications would also be subject to the same City of Porterville standard noise requirements, and as such, no new impacts would occur.

e, f). The 2013 IS/MND concluded that the project site is more than three miles outside of the airport 55 dB CNEL noise contour. As the project modifications will occur within the same development footprint, no new impacts will occur.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

XIII. POPULATION AND HOUSING

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less Than Significant Impact.	No. The project would not induce substantial growth in the project area.	No. The project would not induce substantial growth in the project area.	No. The project would not induce substantial growth in the project area.	None.
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No Impact.	No. The project will not displace existing housing.	No. The project will not displace existing housing.	No. The project will not displace existing housing.	None.
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No Impact.	No. The project will not displace people.	No. The project will not displace people.	No. The project will not displace people.	None.

RESPONSES

a). As discussed in the 2013 IS/MND, the mixed use commercial development has been identified and planned on in the City of Porterville's General Plan. No new residential units are proposed as a part of the project modification and as such, no new impacts will result.

b, c). The project site is currently vacant with the exception of the construction of the 168-unit multi-family apartments that were approved with the 2013 IS/MND. The project would not result in the displacement of housing or people. Accordingly, the project modifications would not result in any new or increased impacts to issues associated with population and housing.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

XIV. PUBLIC SERVICES

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire protection?	Less Than Significant Impact.	No. The project would not result in a need for new or expanded fire protection facilities.	No. The project would not result in a need for new or expanded fire protection facilities.	No. The project would not result in a need for new or expanded fire protection facilities.	None.
Police protection?	Less Than Significant Impact.	No. The project would not result in a need for new or expanded police protection facilities.	No. The project would not result in a need for new or expanded police protection facilities.	No. The project would not result in a need for new or expanded police protection facilities.	None.
Schools?	Less Than Significant Impact.	No. The project would not result in a need for new or	No. The project would not result in a need for new or	No. The project would not result in a need for new or	None.

		expanded school facilities.	expanded school facilities.	expanded school facilities.	
Parks?	Less Than Significant Impact.	No. The project would not result in a need for new or expanded park facilities.	No. The project would not result in a need for new or expanded park facilities.	No. The project would not result in a need for new or expanded park facilities.	None.
Other public facilities?	Less Than Significant Impact.	No. The project would not result in a need for new or expanded other facilities.	No. The project would not result in a need for new or expanded other facilities.	No. The project would not result in a need for new or expanded other facilities.	None.

DISCUSSION

a). The 2013 IS/MND indicated that the project is consistent with planned growth in the City of Porterville and that the project would not result in an increased need for police or fire protection, or increase the need for schools, parks, or other public facilities. While project modifications change the ratio of land uses, the changes will not significantly increase the need for public services, such as police and fire protection, schools, parks or other services. Impacts will remain less than significant.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

XV. RECREATION

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	No Impact.	No. The project would not result in the deterioration of an existing park.	No. The project would not result in the deterioration of an existing park.	No. The project would not result in the deterioration of an existing park.	None.
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No Impact.	No. The project would not result in a need for new or expanded park facilities.	No. The project would not result in a need for new or expanded park facilities.	No. The project would not result in a need for new or expanded park facilities.	None.

DISCUSSION

a, b). The 2013 IS/MND concluded that the project would not result in a substantial direct or indirect population growth that would increase the use of existing neighborhood or regional parks. The proposed project does not include the construction of new residential uses and would not therefore directly or indirectly induce population growth. The project would have no new impact to existing parks and would not result in the physical deterioration of existing recreational facilities.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

XVI. TRANSPORTATION/TRAFFIC

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Less Than Significant Impact.	No. The project would not generate more peak trips than were previously disclosed in the 2013 IS/MND and therefore, would not exacerbate congestion at local intersections.	No. The project would not generate more peak trips than were previously disclosed in the 2013 IS/MND and therefore, would not exacerbate congestion at local intersections.	No. The project would not generate more peak trips than were previously disclosed in the 2013 IS/MND and therefore, would not exacerbate congestion at local intersections.	None.
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Less Than Significant with Mitigation Incorporation.	No. The project would not generate more peak trips than were previously disclosed in the 2013 IS/MND and therefore, would not exacerbate congestion at local intersections.	No. The project would not generate more peak trips than were previously disclosed in the 2013 IS/MND and therefore, would not exacerbate congestion at local intersections.	No. The project would not generate more peak trips than were previously disclosed in the 2013 IS/MND and therefore, would not exacerbate congestion at local intersections.	MM# XV a)
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in	No Impact.	No. The project would not have the potential to alter air traffic patterns.	No. The project would not have the potential to alter air traffic patterns.	No. The project would not have the potential to alter air traffic patterns.	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
location that result in substantial safety risks?					
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No Impact.	No. The project would not increase hazards due to a design feature.	No. The project would not increase hazards due to a design feature.	No. The project would not increase hazards due to a design feature.	None.
e. Result in inadequate emergency access?	No Impact.	No. The project would not result in inadequate emergency access.	No. The project would not result in inadequate emergency access.	No. The project would not result in inadequate emergency access.	None.
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	No Impact.	No. The project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	No. The project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	No. The project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	None.

DISCUSSION

a, b). The City of Porterville requested that a new traffic impact analysis (included in this Addendum as Appendix A) be prepared to evaluate the change in the project. The following is a summary of the analysis as prepared by Ruettgers & Schuler Engineering.

Trip generation and design hour volumes were calculated using the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition. The trip generation for the existing mixed-use development plan is shown below in Table 1, and the trip generation for the proposed development plan is shown in Table 2.

Table 1
Existing Mixed-Use Project Trip Generation

General Information			Daily Trips		AM Peak Hour Trips			PM Peak Hour Trips		
ITE Code	Development Type	Variable	ADT Rate	ADT	Rate	In % Split/Trips	Out % Split/Trips	Rate	In % Split/Trips	Out % Split/Trips
220	Apartment	256 Dwelling Units	eq	1675	eq	20%	80%	eq	65%	35%
						26	103		103	55
710	General Office Building	18 1000 sq ft GFA	eq	356	eq	88%	12%	eq	17%	83%
						42	6		17	82
820	Shopping Center	40.69 1000 sq ft GLA	eq	3785	eq	61%	39%	eq	49%	51%
						55	35		171	178
151	Mini-Warehouse	61.45 1000 sq ft GFA	2.5	154	0.14	55%	45%	0.26	50%	50%
						5	4		8	8
Sub-total				5970		128	148		299	323
Adjustments										
	Capture	5% ¹		18		2	0		1	4
	Pass-by	10% ²		379		6	4		17	18
Totals				5573		120	144		281	301

¹ General Office Building Only

² Shopping Center Only

Table 2
Proposed Mixed-Use Project Trip Generation

General Information			Daily Trips		AM Peak Hour Trips			PM Peak Hour Trips		
ITE Code	Development Type	Variable	ADT Rate	ADT	Rate	In % Split/Trips	Out % Split/Trips	Rate	In % Split/Trips	Out % Split/Trips
220	Apartment	168 Dwelling Units	eq	1142	eq	20%	80%	eq	65%	35%
						17	69		72	39
820	Shopping Center	40.69 1000 sq ft GLA	eq	5401	eq	61%	39%	eq	49%	51%
						76	49		246	256
151	Mini-Warehouse	61.45 1000 sq ft GFA	2.5	66	0.14	55%	45%	0.26	50%	50%
						2	2		3	3
Sub-total				6608		95	121		321	299
Adjustments										
	Capture	5% ¹		0		0	0		0	0
	Pass-by	10% ²		540		8	5		25	26
Totals				6068		87	116		296	273

¹ General Office Building Only

² Shopping Center Only

From the tables above, it can be seen that the proposed mixed-use development project would generate more overall daily trips, but the number of total peak hour trips will be less than the existing development plan. Traffic impacts to roadways and intersections are evaluated for level of service during the AM and PM peak hours, during which the proposed development plan would generate approximately 9% less traffic.

Due to lower peak hour volumes, the traffic impacts associated with the proposed mixed-use development plan would be equivalent to or less than those associated with what is currently approved. The conclusions of the 2013 IS/MND would remain the same and no new impacts would occur.

c). The 2013 IS/MND concluded that the project site is not located near an airport and, therefore, would not have the potential to alter air traffic patterns. Proposed project modifications are located within the same footprint of the 2013 project. This condition precludes the possibility of related impacts and as such, no new impacts would occur.

d, e). The 2013 IS/MND concluded that the project would not include or result in any roadway hazards, incompatible uses, or inadequate emergency access. The proposed project modifications would similarly not have the potential to cause impacts related to roadway hazards, incompatible uses, or inadequate emergency access. The conclusions of the 2013 IS/MND would remain the same and no new impacts would occur.

f). The 2013 IS/MND determined that there are no adopted transportation policies, plans, or programs in the project area. No new impacts would occur.

FINAL IS/MND MITIGATION MEASURES

Mitigation Measure #XV a):

The developer/applicant shall dedicate right-of-way to the City for construction of the driveway transitional lanes, including sidewalks, as shown on the revised site plan and per the mitigation measures described in the Traffic Study prepared by Ruettgers & Schuler Civil Engineers. Dedications shall include the ADA compliant curb returns at each driveway.

Off-site median islands shall comply with the traffic study prepared by Ruettgers & Schuler Civil Engineers.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

XVII. UTILITIES AND SERVICE SYSTEMS

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less Than Significant Impact.	No. The project would not exceed wastewater treatment requirements.	No. The project would not exceed wastewater treatment requirements.	No. The project would not exceed wastewater treatment requirements.	None.
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less Than Significant Impact.	No. The project would not require the construction of new water or wastewater facilities.	No. The project would not require the construction of new water or wastewater facilities.	No. The project would not require the construction of new water or wastewater facilities.	None.
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less Than Significant Impact.	No. The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	No. The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	No. The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	None.
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Less Than Significant Impact.	No. The project would be served by adequate water supplies.	No. The project would be served by adequate water supplies.	No. The project would not exceed wastewater treatment requirements.	None.
e. Result in a determination by the wastewater treatment provider which serves or may serve the project	Less Than Significant Impact.	No. There is adequate wastewater treatment capacity to	No. There is adequate wastewater treatment capacity to	No. The project would not require the construction of new water or	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		serve the project.	serve the project.	wastewater facilities.	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less Than Significant Impact.	No. The project would be served by a landfill with sufficient capacity.	No. The project would be served by a landfill with sufficient capacity.	No. The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	None.
g. Comply with federal, state, and local statutes and regulations related to solid waste?	Less Than Significant Impact.	No. The project would comply with applicable statutes and regulations related to solid waste.	No. The project would comply with applicable statutes and regulations related to solid waste.	No. The project would comply with applicable statutes and regulations related to solid waste.	None.

RESPONSES

a, b, c, e). The 2013 IS/MND indicated that the project site is included within the City of Porterville Sewer, Water, and Storm Drain Master Plans and that the project would not exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board, or result in the need of a new or expanded wastewater treatment facility or storm water drainage facility. The proposed project modifications would alter the ratio of land uses in the previously approved project- increasing retail space, while decreasing both office and personal storage facility space. The change in proportions will not result in any new substantial impacts and would not exceed the level of impact previously identified in the 2013 IS/MND. Impacts would remain less than significant.

d). The 2013 IS/MND demonstrated that development of the project area would not challenge the City's supply. The proposed project modifications would alter the ratio of land uses in the previously approved project- increasing retail space, while decreasing both office and personal storage facility space. The change in proportions will not result in any new substantial impacts and would not exceed the level of impact previously identified in the 2013 IS/MND. Impacts would remain less than significant.

f, g). The 2013 IS/MND indicated that solid waste from the project would be taken to the Teapot Dome landfill, which is operated by Tulare County. Adequate capacity exists in that landfill for potential development consistent with High Density Residential Zoning and Commercial Mixed Use. The 2013 IS/MND also indicated that the project would comply with all federal, state, and local statutes and regulations related to solid waste. Proposed project modifications are in conformance with the existing Zone District and as such, any impacts would remain less than significant.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
<i>Would the project:</i>					
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	No Impact.	No. The project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.	No. The project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.	No. The project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.	None.
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection	Less than Significant with Mitigation Incorporation.	No. The project would not have cumulatively considerable impacts.	No. The project would not have cumulatively considerable impacts.	No. The project would not have cumulatively considerable impacts.	None.

Environmental Issue Area	Adopted IS/MND Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Adopted IS/MND Mitigation Measures
with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?					
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Less than Significant.	No. The project would not have cumulatively considerable impact.	No. The project would not have cumulatively considerable impact.	No. The project would not have cumulatively considerable impact.	None.

RESPONSES

a). As discussed in Section IV, Biological Resources, the project would have no impact on listed species, migratory species, or riparian habitat. As discussed in Section V, Cultural Resources, the project site is currently actively disced and maintained for weed control and the potential for cultural resources to occur would be less than significant. There would be no new impacts.

b). The 2013 IS/MND concluded that the project has potential for traffic and air related impacts. The impacts have been addressed with mitigation measures which, when implemented, will ensure not only the project related but the cumulative impacts will be less than significant. Project modifications will not substantially increase air or traffic related impacts. As such, any new impacts will continue to be less than significant.

c). The preceding sections of this Addendum discuss various types of impacts that could have adverse effects on human beings, either directly or indirectly. The 2013 IS/MND found that the project is not expected to have substantial impact on human beings, either directly or indirectly. Mitigation measures have been provided to reduce all potentially significant impacts to less than significant.

FINAL IS/MND MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the IS/MND remain unchanged.

Appendix A

Traffic Memorandum

1300 30th Street, Suite 260
Bakersfield, California 93301
Phone (661) 327-1969
Fax (661) 327-1995



February 3, 2015

524-04
Electronic Mail

Mr. Travis L. Crawford
Principal Environmental Planner
Crawford & Bowen Planning, Inc.
113 N. Church Street, Suite 302
Visalia, CA 9329

REF: Traffic Study Requirements for the construction of a proposed mixed use development on Henderson Avenue approximately 600 feet west of Newcomb Street in the City of Porterville.

Dear Mr. Crawford:

By way of background, a Traffic Impact Study was prepared for the mixed-use development on Henderson Avenue, approximately 600 feet west of Newcomb Street, and was approved by the City in 2013. The applicant of the mixed-use development is proposing to change the existing development plan as follows:

Existing Plan

General Office Building – 18,000 square feet
Shopping Center – 40,690 square feet
Personal Storage Facility – 61,450 square feet
Multi-Family Housing – 256 units

Proposed Plan

Shopping Center – 70,310 square feet
Personal Storage Facility – 26,200 square feet
Multi-Family Housing – 168 units

The purpose of this letter is to address whether or not a revised/updated study is necessary for the changes to the existing development plan. In order to determine the need for a revised traffic study, a comparison of the project generated trips was prepared with the findings presented below.

Trip generation and design hour volumes were calculated using the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition. The trip generation for the existing mixed-use development plan is shown below in Table 1, and the trip generation for the proposed development plan is shown in Table 2. The current master development plan is attached for reference.

Table 1
Existing Mixed-Use Project Trip Generation

General Information			Daily Trips		AM Peak Hour Trips			PM Peak Hour Trips		
ITE Code	Development Type	Variable	ADT RATE	ADT	Rate	In % Split/ Trips	Out % Split/ Trips	Rate	In % Split/ Trips	Out % Split/ Trips
220	Apartment	256 Dwelling Units	eq	1675	eq	20% 26	80% 103	eq	65% 103	35% 55
710	General Office Building	18 1000 sq ft GFA	eq	356	eq	88% 42	12% 6	eq	17% 17	83% 82
820	Shopping Center	40.69 1000 sq ft GLA	eq	3785	eq	61% 55	39% 35	eq	49% 171	51% 178
151	Mini-Warehouse	61.45 1000 sq ft GFA	2.5	154	0.14	55% 5	45% 4	0.26	50% 8	50% 8
sub-total				5,970		128	148		299	323
<i>Adjustments</i>										
Capture		5% ¹		18		2	0		1	4
Pass-by		10% ²		379		6	4		17	18
Total				5,573		120	144		281	301

¹General Office Building only

²Shopping Center only

Table 2
Proposed Mixed-Use Project Trip Generation

General Information			Daily Trips		AM Peak Hour Trips			PM Peak Hour Trips		
ITE Code	Development Type	Variable	ADT RATE	ADT	Rate	In % Split/ Trips	Out % Split/ Trips	Rate	In % Split/ Trips	Out % Split/ Trips
220	Apartment	168 Dwelling Units	eq	1142	eq	20% 17	80% 69	eq	65% 72	35% 39
820	Shopping Center	70.31 1000 sq ft GLA	eq	5401	eq	61% 76	39% 49	eq	49% 246	51% 256
151	Mini-Warehouse	26.2 1000 sq ft GFA	2.5	66	0.14	55% 2	45% 2	0.26	50% 3	50% 3
sub-total				6,608		95	121		321	299
<i>Adjustments</i>										
Capture		0% ¹		0		0	0		0	0
Pass-by		10% ²		540		8	5		25	26
Total				6,068		87	116		296	273

¹General Office Building only

²Shopping Center only

From the tables above, it can be seen that the proposed mixed-use development plan would use more overall daily trips, but the number of total peak hour trips will be less than the existing development plan. Traffic impacts to roadways and intersections are evaluated for level of service during the AM and PM peak hours, during which the proposed development plan would generate approximately 9% less traffic.

Due to lower peak hour volumes, the traffic impacts associated with the proposed mixed-use development plan would be equivalent to or less than those associated with what is currently approved. Therefore, a traffic impact study for the proposed change in land use is not necessary.

Please contact me should you have any questions.

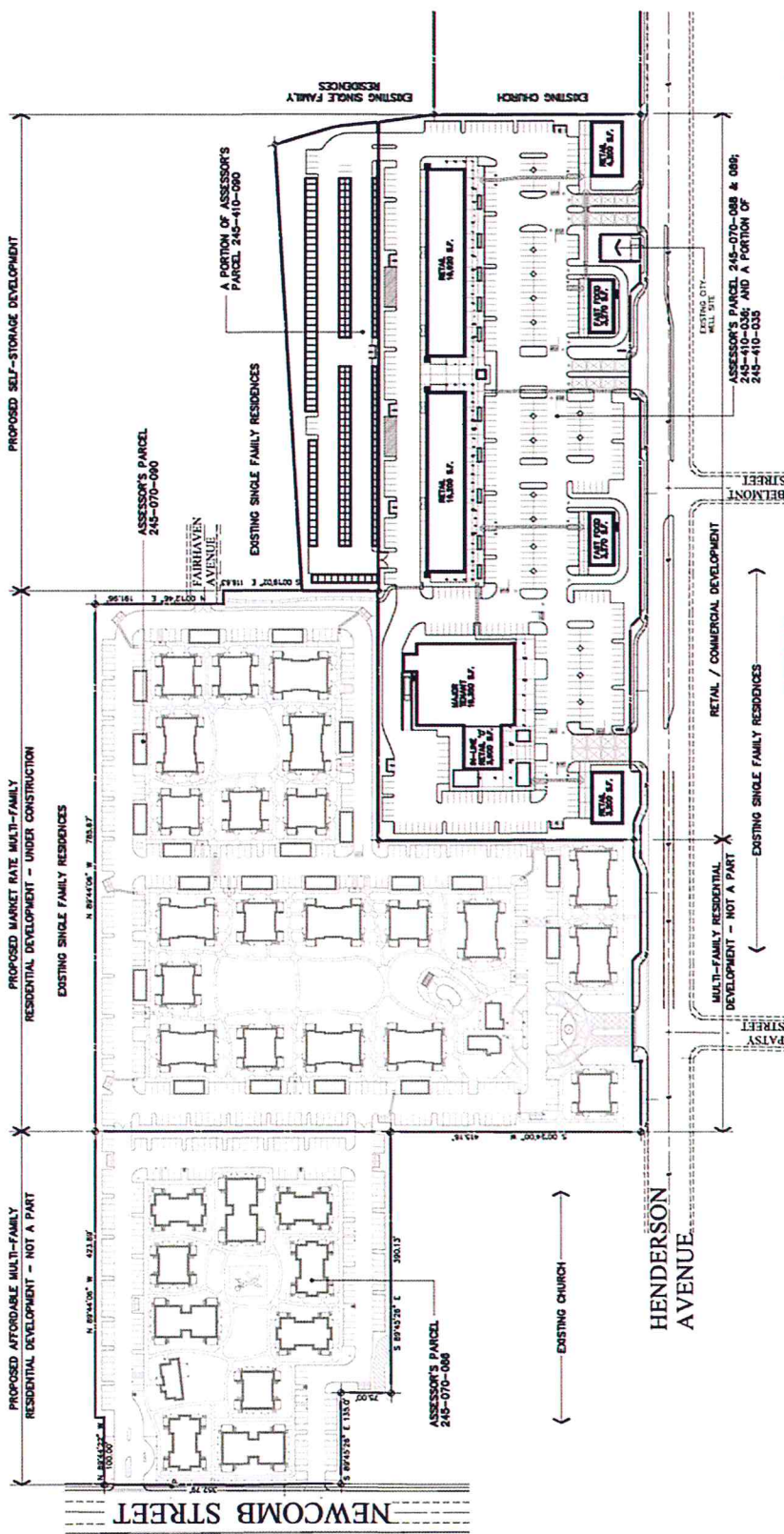
Very truly yours,



Ian Parks

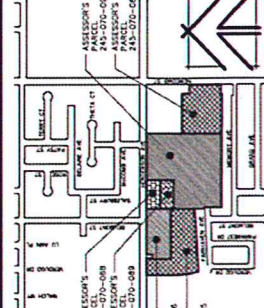
IJP/MEA





MASTER DEVELOPMENT PLAN

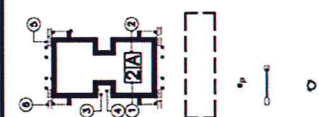
VICINITY MAP



STATISTICS

MULTI - FAMILY RESIDENTIAL		MASTER DEVELOPMENT	
UNIT STATISTICS		PROJECT PROTOCOL	
1. NO. OF UNITS	1,000	A. BASED ON DEVELOPMENT	ASSET 1
2. TOTAL GROSS FLOOR AREA	100,000 S.F.	B. BASED ON DEVELOPMENT	ASSET 2
3. TOTAL BALDING AREA	100,000 S.F.	C. BASED ON DEVELOPMENT	ASSET 3
4. TOTAL BALDING AREA	100,000 S.F.	D. BASED ON DEVELOPMENT	ASSET 4
5. TOTAL BALDING AREA	100,000 S.F.	E. BASED ON DEVELOPMENT	ASSET 5
6. TOTAL BALDING AREA	100,000 S.F.	F. BASED ON DEVELOPMENT	ASSET 6
7. TOTAL BALDING AREA	100,000 S.F.	G. BASED ON DEVELOPMENT	ASSET 7
8. TOTAL BALDING AREA	100,000 S.F.	H. BASED ON DEVELOPMENT	ASSET 8
9. TOTAL BALDING AREA	100,000 S.F.	I. BASED ON DEVELOPMENT	ASSET 9
10. TOTAL BALDING AREA	100,000 S.F.	J. BASED ON DEVELOPMENT	ASSET 10
11. TOTAL BALDING AREA	100,000 S.F.	K. BASED ON DEVELOPMENT	ASSET 11
12. TOTAL BALDING AREA	100,000 S.F.	L. BASED ON DEVELOPMENT	ASSET 12
13. TOTAL BALDING AREA	100,000 S.F.	M. BASED ON DEVELOPMENT	ASSET 13
14. TOTAL BALDING AREA	100,000 S.F.	N. BASED ON DEVELOPMENT	ASSET 14
15. TOTAL BALDING AREA	100,000 S.F.	O. BASED ON DEVELOPMENT	ASSET 15
16. TOTAL BALDING AREA	100,000 S.F.	P. BASED ON DEVELOPMENT	ASSET 16
17. TOTAL BALDING AREA	100,000 S.F.	Q. BASED ON DEVELOPMENT	ASSET 17
18. TOTAL BALDING AREA	100,000 S.F.	R. BASED ON DEVELOPMENT	ASSET 18
19. TOTAL BALDING AREA	100,000 S.F.	S. BASED ON DEVELOPMENT	ASSET 19
20. TOTAL BALDING AREA	100,000 S.F.	T. BASED ON DEVELOPMENT	ASSET 20
21. TOTAL BALDING AREA	100,000 S.F.	U. BASED ON DEVELOPMENT	ASSET 21
22. TOTAL BALDING AREA	100,000 S.F.	V. BASED ON DEVELOPMENT	ASSET 22
23. TOTAL BALDING AREA	100,000 S.F.	W. BASED ON DEVELOPMENT	ASSET 23
24. TOTAL BALDING AREA	100,000 S.F.	X. BASED ON DEVELOPMENT	ASSET 24
25. TOTAL BALDING AREA	100,000 S.F.	Y. BASED ON DEVELOPMENT	ASSET 25
26. TOTAL BALDING AREA	100,000 S.F.	Z. BASED ON DEVELOPMENT	ASSET 26
27. TOTAL BALDING AREA	100,000 S.F.	AA. BASED ON DEVELOPMENT	ASSET 27
28. TOTAL BALDING AREA	100,000 S.F.	AB. BASED ON DEVELOPMENT	ASSET 28
29. TOTAL BALDING AREA	100,000 S.F.	AC. BASED ON DEVELOPMENT	ASSET 29
30. TOTAL BALDING AREA	100,000 S.F.	AD. BASED ON DEVELOPMENT	ASSET 30
31. TOTAL BALDING AREA	100,000 S.F.	AE. BASED ON DEVELOPMENT	ASSET 31
32. TOTAL BALDING AREA	100,000 S.F.	AF. BASED ON DEVELOPMENT	ASSET 32
33. TOTAL BALDING AREA	100,000 S.F.	AG. BASED ON DEVELOPMENT	ASSET 33
34. TOTAL BALDING AREA	100,000 S.F.	AH. BASED ON DEVELOPMENT	ASSET 34
35. TOTAL BALDING AREA	100,000 S.F.	AI. BASED ON DEVELOPMENT	ASSET 35
36. TOTAL BALDING AREA	100,000 S.F.	AJ. BASED ON DEVELOPMENT	ASSET 36
37. TOTAL BALDING AREA	100,000 S.F.	AK. BASED ON DEVELOPMENT	ASSET 37
38. TOTAL BALDING AREA	100,000 S.F.	AL. BASED ON DEVELOPMENT	ASSET 38
39. TOTAL BALDING AREA	100,000 S.F.	AM. BASED ON DEVELOPMENT	ASSET 39
40. TOTAL BALDING AREA	100,000 S.F.	AN. BASED ON DEVELOPMENT	ASSET 40
41. TOTAL BALDING AREA	100,000 S.F.	AO. BASED ON DEVELOPMENT	ASSET 41
42. TOTAL BALDING AREA	100,000 S.F.	AP. BASED ON DEVELOPMENT	ASSET 42
43. TOTAL BALDING AREA	100,000 S.F.	AQ. BASED ON DEVELOPMENT	ASSET 43
44. TOTAL BALDING AREA	100,000 S.F.	AR. BASED ON DEVELOPMENT	ASSET 44
45. TOTAL BALDING AREA	100,000 S.F.	AS. BASED ON DEVELOPMENT	ASSET 45
46. TOTAL BALDING AREA	100,000 S.F.	AT. BASED ON DEVELOPMENT	ASSET 46
47. TOTAL BALDING AREA	100,000 S.F.	AU. BASED ON DEVELOPMENT	ASSET 47
48. TOTAL BALDING AREA	100,000 S.F.	AV. BASED ON DEVELOPMENT	ASSET 48
49. TOTAL BALDING AREA	100,000 S.F.	AW. BASED ON DEVELOPMENT	ASSET 49
50. TOTAL BALDING AREA	100,000 S.F.	AX. BASED ON DEVELOPMENT	ASSET 50
51. TOTAL BALDING AREA	100,000 S.F.	AY. BASED ON DEVELOPMENT	ASSET 51
52. TOTAL BALDING AREA	100,000 S.F.	AZ. BASED ON DEVELOPMENT	ASSET 52
53. TOTAL BALDING AREA	100,000 S.F.	BA. BASED ON DEVELOPMENT	ASSET 53
54. TOTAL BALDING AREA	100,000 S.F.	BB. BASED ON DEVELOPMENT	ASSET 54
55. TOTAL BALDING AREA	100,000 S.F.	BC. BASED ON DEVELOPMENT	ASSET 55
56. TOTAL BALDING AREA	100,000 S.F.	BD. BASED ON DEVELOPMENT	ASSET 56
57. TOTAL BALDING AREA	100,000 S.F.	BE. BASED ON DEVELOPMENT	ASSET 57
58. TOTAL BALDING AREA	100,000 S.F.	BF. BASED ON DEVELOPMENT	ASSET 58
59. TOTAL BALDING AREA	100,000 S.F.	BG. BASED ON DEVELOPMENT	ASSET 59
60. TOTAL BALDING AREA	100,000 S.F.	BH. BASED ON DEVELOPMENT	ASSET 60
61. TOTAL BALDING AREA	100,000 S.F.	BI. BASED ON DEVELOPMENT	ASSET 61
62. TOTAL BALDING AREA	100,000 S.F.	BJ. BASED ON DEVELOPMENT	ASSET 62
63. TOTAL BALDING AREA	100,000 S.F.	BK. BASED ON DEVELOPMENT	ASSET 63
64. TOTAL BALDING AREA	100,000 S.F.	BL. BASED ON DEVELOPMENT	ASSET 64
65. TOTAL BALDING AREA	100,000 S.F.	BM. BASED ON DEVELOPMENT	ASSET 65
66. TOTAL BALDING AREA	100,000 S.F.	BN. BASED ON DEVELOPMENT	ASSET 66
67. TOTAL BALDING AREA	100,000 S.F.	BO. BASED ON DEVELOPMENT	ASSET 67
68. TOTAL BALDING AREA	100,000 S.F.	BP. BASED ON DEVELOPMENT	ASSET 68
69. TOTAL BALDING AREA	100,000 S.F.	BQ. BASED ON DEVELOPMENT	ASSET 69
70. TOTAL BALDING AREA	100,000 S.F.	BR. BASED ON DEVELOPMENT	ASSET 70
71. TOTAL BALDING AREA	100,000 S.F.	BS. BASED ON DEVELOPMENT	ASSET 71
72. TOTAL BALDING AREA	100,000 S.F.	BT. BASED ON DEVELOPMENT	ASSET 72
73. TOTAL BALDING AREA	100,000 S.F.	BU. BASED ON DEVELOPMENT	ASSET 73
74. TOTAL BALDING AREA	100,000 S.F.	BV. BASED ON DEVELOPMENT	ASSET 74
75. TOTAL BALDING AREA	100,000 S.F.	BW. BASED ON DEVELOPMENT	ASSET 75
76. TOTAL BALDING AREA	100,000 S.F.	BX. BASED ON DEVELOPMENT	ASSET 76
77. TOTAL BALDING AREA	100,000 S.F.	BY. BASED ON DEVELOPMENT	ASSET 77
78. TOTAL BALDING AREA	100,000 S.F.	BZ. BASED ON DEVELOPMENT	ASSET 78
79. TOTAL BALDING AREA	100,000 S.F.	CA. BASED ON DEVELOPMENT	ASSET 79
80. TOTAL BALDING AREA	100,000 S.F.	CB. BASED ON DEVELOPMENT	ASSET 80
81. TOTAL BALDING AREA	100,000 S.F.	CC. BASED ON DEVELOPMENT	ASSET 81
82. TOTAL BALDING AREA	100,000 S.F.	CD. BASED ON DEVELOPMENT	ASSET 82
83. TOTAL BALDING AREA	100,000 S.F.	CE. BASED ON DEVELOPMENT	ASSET 83
84. TOTAL BALDING AREA	100,000 S.F.	CF. BASED ON DEVELOPMENT	ASSET 84
85. TOTAL BALDING AREA	100,000 S.F.	CG. BASED ON DEVELOPMENT	ASSET 85
86. TOTAL BALDING AREA	100,000 S.F.	CH. BASED ON DEVELOPMENT	ASSET 86
87. TOTAL BALDING AREA	100,000 S.F.	CI. BASED ON DEVELOPMENT	ASSET 87
88. TOTAL BALDING AREA	100,000 S.F.	CJ. BASED ON DEVELOPMENT	ASSET 88
89. TOTAL BALDING AREA	100,000 S.F.	CK. BASED ON DEVELOPMENT	ASSET 89
90. TOTAL BALDING AREA	100,000 S.F.	CL. BASED ON DEVELOPMENT	ASSET 90
91. TOTAL BALDING AREA	100,000 S.F.	CM. BASED ON DEVELOPMENT	ASSET 91
92. TOTAL BALDING AREA	100,000 S.F.	CN. BASED ON DEVELOPMENT	ASSET 92
93. TOTAL BALDING AREA	100,000 S.F.	CO. BASED ON DEVELOPMENT	ASSET 93
94. TOTAL BALDING AREA	100,000 S.F.	CP. BASED ON DEVELOPMENT	ASSET 94
95. TOTAL BALDING AREA	100,000 S.F.	CQ. BASED ON DEVELOPMENT	ASSET 95
96. TOTAL BALDING AREA	100,000 S.F.	CR. BASED ON DEVELOPMENT	ASSET 96
97. TOTAL BALDING AREA	100,000 S.F.	CS. BASED ON DEVELOPMENT	ASSET 97
98. TOTAL BALDING AREA	100,000 S.F.	CT. BASED ON DEVELOPMENT	ASSET 98
99. TOTAL BALDING AREA	100,000 S.F.	CU. BASED ON DEVELOPMENT	ASSET 99
100. TOTAL BALDING AREA	100,000 S.F.	CV. BASED ON DEVELOPMENT	ASSET 100

SYMBOLS



SYMBOLS

- BUILDING FOOTPRINT**
- 1 BUILDING NUMBER
 - 2 BUILDING TYPE
 - 3 ELECTRICAL METER LOCATION
 - 4 GAS METER LOCATION
 - 5 GROUND MOUNTED CONDENSING UNITS
 - 6 STAIRWAYS
- CABINET LOCATIONS**
- POWER POLE TO REMAIN**
- EXISTING STREET LIGHTS**
- EXISTING STREET LIGHTS PER THE CITY OF**
- EXISTING FIRE HYDRANT**
- EXISTING FIRE HYDRANT**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE
AMENDING ORDINANCE 1796 WHICH APPROVED ZONE CHANGE 2012-002-Z FROM
RM-2 (MEDIUM DENSITY RESIDENTIAL), RM-3 (HIGH DENSITY RESIDENTIAL), AND
CN (NEIGHBORHOOD COMMERCIAL) TO CMX (COMMERCIAL MIXED-USE) FOR
THAT 23.4± ACRE SITE LOCATED GENERALLY AT THE SOUTHWEST CORNER OF
HENDERSON AVENUE AND NEWCOMB STREET

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of March 5, 2013, conducted a public hearing to approve findings and consider Zone Change 2012-002-Z, being a change of zone from RM-3 (High Density Residential), RM-2 (Medium Density Residential), and CN (Neighborhood Commercial) to CMX (Commercial Mixed-Use) for the site located on the south side of Henderson Avenue, approximately 550± west of Newcomb Street; and

WHEREAS: The City Council of the City of Porterville determined that the proposed Zone Change (2012-002-Z) would be consistent with the guiding and implementation policies of the adopted 2030 General Plan; and

WHEREAS: A Mitigated Negative Declaration was prepared for the project in accordance with the California Environmental Quality Act and was transmitted to interested agencies and made available for public review and comment. The review period ran for twenty (20) days from February 8, 2013 to February 28, 2013; and

WHEREAS: On January 14, 2015, the applicant (The Vincent Company) submitted to the Project Review Committee proposed modifications to the Project that would increase the retail space from 40,690 to 70,310 square feet, removing 18,000 square feet of office space and reduce the personal storage facility square footage from 61,450 square feet to 26,200 square feet; and

WHEREAS: On February 16, 2015, the Environmental Coordinator made the determination that an Addendum to the adopted Mitigated Negative Declaration would be applicable and appropriate for the project under CEQA guidelines; and

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of March 17, 2015, conducted a public hearing to consider amending Ordinance 1796 which approved Zone Change 2012-002-Z from RM-2 (Medium Density Residential), RM-3 (High Density Residential), and CN (Neighborhood Commercial) to CMX (Commercial Mixed-Use), as well as a Conditional Use Permit for the Mixed-Use Development and a modification to Conditional Use Permit 2012-002-M for the development of a personal storage facility; and

WHEREAS: The City Council made the following findings that the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted.

- a. The project supports and complies with the following General Plan guiding policies:

ATTACHMENT NO. 2

LU-G-1: Promote a sustainable, balanced land use pattern that responds to existing needs and future needs of the City.

LU-G-3 Promote sustainability in the design and development of public and private development projects.

LU-G-10: Foster viable, pedestrian-oriented neighborhood centers with vertically- and horizontally- mixed-use development.

- b. Development of the site as proposed, including personal storage, requires approval of a Conditional Use Permit and would be subject to the City's development standards.
- c. The General Plan land use designation is Commercial Mixed-Use. The commercial mixed-use (CMX) zoning will allow for similar types of land uses, but in different proportions than currently exist on the property. In addition, the CMX Zone will allow the personal storage development pursuant to approval of a Conditional Use Permit as well as the drive-through lanes as proposed.
- d. The subject Zone Change will not create adverse environmental impacts on the adjacent neighborhood when mitigation measures are implemented and standards of the Development Ordinance and General Plan are applied to the subsequent development project.

NOW, THEREFORE, BE IT ORDAINED: That the City Council of the City of Porterville does ordain as follows:

Section 1: That the following described property in the city of Porterville, County of Tulare, State of California, known as Zone Change 2012-002-Z, is hereby rezoned from RM-3 (High Density Residential), RM-2 (Medium Density Residential), and CN (Neighborhood Commercial) to CMX (Commercial Mixed-Use), pursuant to Section 3 below, for the parcels described herein as Assessor's Parcel Numbers 245-070-009, 245-070-088, 245-070-089, 245-410-035, and 245-410-035 located on the south side of Henderson Avenue, approximately 550± west of Newcomb Street; and

Section 2: It is further ordained that all records of the City of Porterville, together with the official zoning map of the City of Porterville, shall be changed to show the above described real property is rezoned from RM-3 (High Density Residential), RM-2 (Medium Density Residential), and CN (Neighborhood Commercial) to CMX (Commercial Mixed-Use) for the site described above, more particularly shown on the attached map as Exhibit "A;" and

Section 3: This ordinance shall be in full force and effect not sooner than thirty (30) days from and after the ordinance's publication and passage, subject to the following conditions:

- 1. The project shall comply with all local, State, and federal laws.
- 2. The project shall comply with all mitigation measures identified in the approved CEQA document.

3. Building Design Criteria: In order to receive building permit approval for the mixed-use project, City staff shall find that all of the following criteria have been met:
 - a. Integrated Theme – All buildings within the mixed-use development will exhibit an integrated architectural theme that includes consistent materials, colors, and design details; including a complete master site plan, building elevations, and landscaping.
 - b. The architectural details of building entrances shall be integrated with the overall building design in terms of materials, scale, proportion, and design elements.
 - c. All buildings shall include a complementary level of design detail on all facades.
4. Building permits secured separately for phased buildings and buildings with differing uses are considered part of one overall commercial mixed-use project.

As construction of the development occurs, all parking, building pads, drive aisles, enhanced public open spaces, features and amenities shall be constructed with the initial building permit. The remaining building pad areas may develop by separate permits.

5. The main access point for the residential component, along Henderson Avenue, shall be fully developed and provide connectivity to the street with the first building permit for any portion of the apartments. The connecting drive aisle and parking within this area, (approximately 80 foot width), shall be developed prior to issuance of a certificate of occupancy. A recorded access easement for ingress/egress, parking, trash and connectivity to both streets shall serve as a guarantee for the functionality of the apartments and the adjacent commercial development to the east.
6. All improvements shall be in accordance with City standards and should maintain a common theme throughout the entire project. All landscaping shall comply with all City of Porterville landscape and irrigation standards. Plants shall be selected for their ability to prosper in the climate and geography of this region; the Sunset Garden manual, Region 9, is one such approved resource that is frequently used to guide plant selection. Such landscaping shall include an automatic sprinkler system and adequate maintenance to maintain the landscaping as approved free of diseased, dead or damaged materials. Plants shall be maintained in a healthy and vigorous growing condition and planting areas shall be maintained in a clean and orderly manner, free of weeds and debris. Other improvements to the Land Area are to include, at a minimum, a seating area with one or more benches and a trash receptacle which are designed for use in the public space. Developer shall submit details regarding the style, color, and materials for approval of the Community Development Director, which approval shall not be unreasonably withheld.

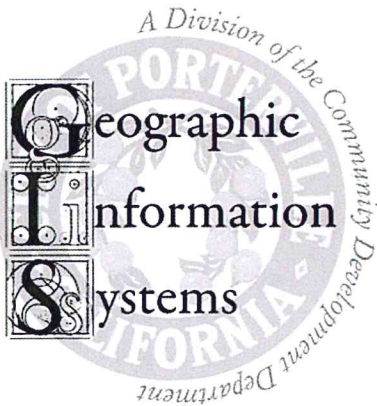
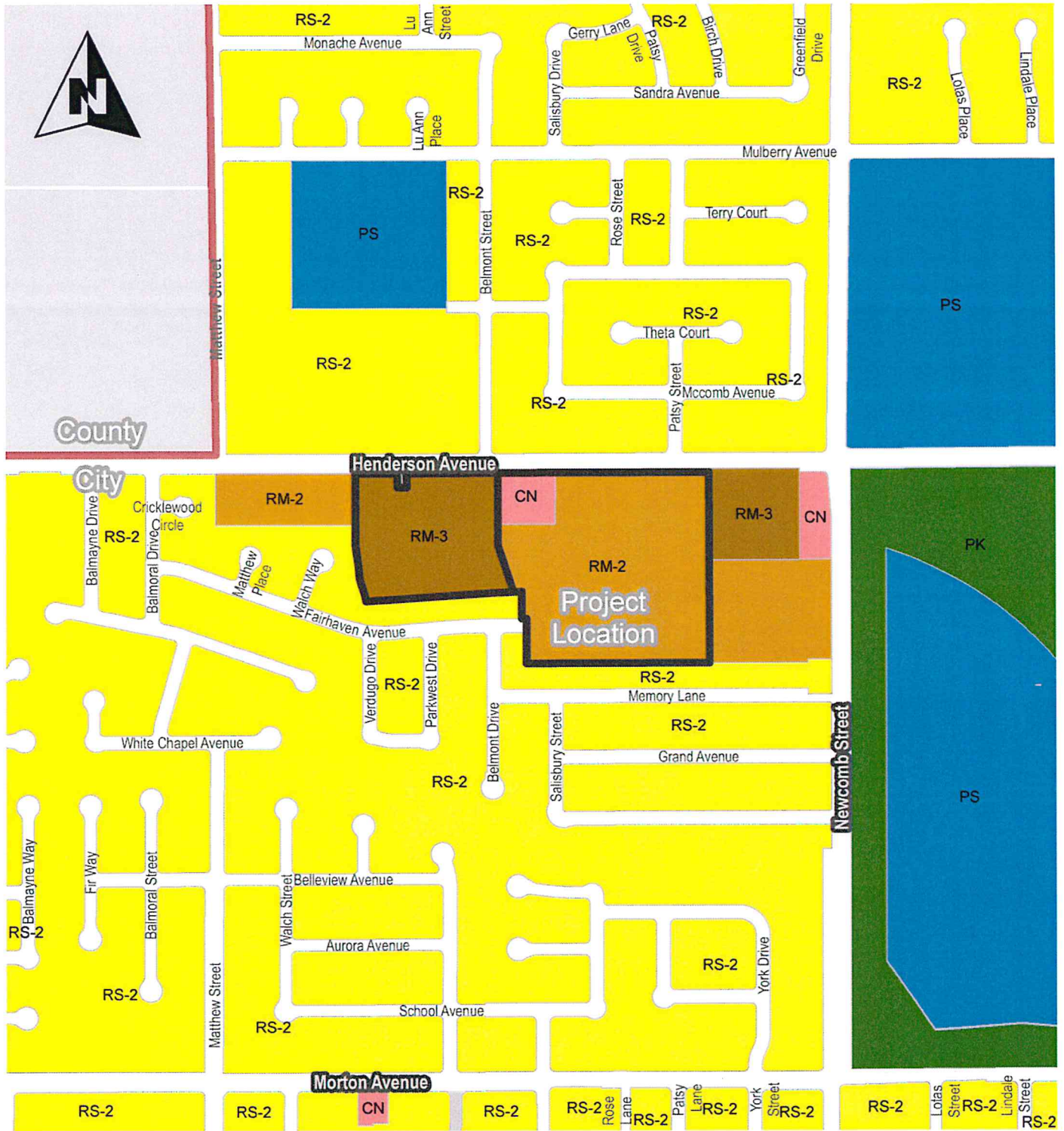
PASSED, APPROVED AND ADOPTED this 17th day of March, 2015.

By: _____
Milt Stowe, Mayor

ATTEST:

John D. Lollis, City Clerk

By: _____
Patrice Hildreth, Chief Deputy City Clerk



PRC 2012-002 Henderson Ave. Mixed Use Zoning Map 1" = 600 ft.

Exhibit A

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE
CONTAINING FINDINGS IN SUPPORT OF APPROVAL OF
MODIFICATION TO CONDITIONAL USE PERMIT (2012-002-C)
FOR A PERSONAL STORAGE FACILITY ON A 2.12± ACRE PORTION OF
THE PROPOSED PACIFIC RIM COMMERCIAL MIXED-USE PROJECT

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of March 5, 2013, conducted a public meeting to consider approval of a Conditional Use Permit (Resolution 15-2014) to accommodate a 518 unit (61,450± sq. ft.) personal storage facility in the Commercial Mixed-Use zone on a 5.66± acre parcel; and

WHEREAS: On March 5, 2013, the City Council of the City of Porterville adopted the Mitigated Negative Declaration prepared for the General Plan Amendment 2012-002-G, Zone Change 2012-002-Z and related development of the Pacific Rim Commercial Mixed-Use Project with mitigation measures; and

WHEREAS: The proposed modification to Conditional Use Permit (2012-002-C) would allow for the reduction of the personal storage facility from 518 units (61,450± square feet) to 214 units (26,200± square feet) of personal storage facility; and

WHEREAS: The proposed modification to Conditional Use Permit (2012-002-C) is considered a Changed Plan pursuant to the Porterville Development Ordinance, Section 601.09 (b) Modification of Approvals, Changed Plans and, therefore, required consideration in a public hearing before the City Council; and

WHEREAS: On February 16, 2015, the Environmental Coordinator made the determination that an Addendum to the adopted Mitigated Negative Declaration would be applicable and appropriate for the project under CEQA guidelines; and

WHEREAS: The proposed Conditional Use Permit is supported by the General Plan and Development Ordinance in that the proposed development is consistent with Section 301.13 of the Porterville Development Ordinance (Chapter 21 of the Porterville Municipal Code).

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of March 17, 2015, conducted a public hearing to consider a Conditional Use Permit, a modification to a Conditional Use Permit and Ordinance Amendment for the Pacific Rim Commercial Mixed-Use Project; and

WHEREAS: The City Council received testimony from all interested parties at its regularly scheduled meeting of March 17, 2015, related to the requested modification to allow for the reduction of the personal storage facility from 518 units (61,450± square feet) to 214 units (26,200± square feet) of personal storage facility; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Porterville does hereby make the following findings:

1. That approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted.

This project is consistent with Land Use Guiding Policy (LU-G-11) in that it will foster strong, visually attractive regional commercial centers with a mix of tenants to serve both local and regional needs.

The General Plan designation for the subject area was approved by the City Council on March 5, 2013, modifying the General Plan designation from RM-3 (High Density Residential), RM-2 (Medium Density Residential), and CN (Neighborhood Commercial) to CMX (Commercial Mixed-Use) for the subject parcel.

3. The location, size, density, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conforms in all significant respects with the General Plan, the Development Ordinance and with any other applicable plan adopted by the City.

The 214 units (26,200± square feet) of personal storage facility shall be operated in compliance with Section 301.13 Personal Storage Facilities of the Porterville Development Ordinance.

4. On February 16, 2015, the Environmental Coordinator made the determination that an Addendum to the adopted Mitigated Negative Declaration would be applicable and appropriate for the project under CEQA guidelines.
5. The City Council is the decision-making body for the project.

BE IT FURTHER RESOLVED: That the City Council does hereby approve the modification to the Conditional Use Permit to allow 214 units (26,200± square feet) of personal storage facility as represented and incorporated herein as Exhibit "A" subject to the following conditions:

1. The proposed project shall comply with all local, State, and Federal laws, including but not limited to Section 301.13 of the Porterville Development Ordinance.
2. The project shall be developed in a manner consistent with the site plan and landscaping plan, included herein as Exhibits "A" and "B."
3. The personal storage units shall prohibit storage of hazardous materials on-site.
4. The Zoning Administrator shall consider any modifications to the development for consistency.

PASSED, APPROVED AND ADOPTED this 17th day of March 2015.

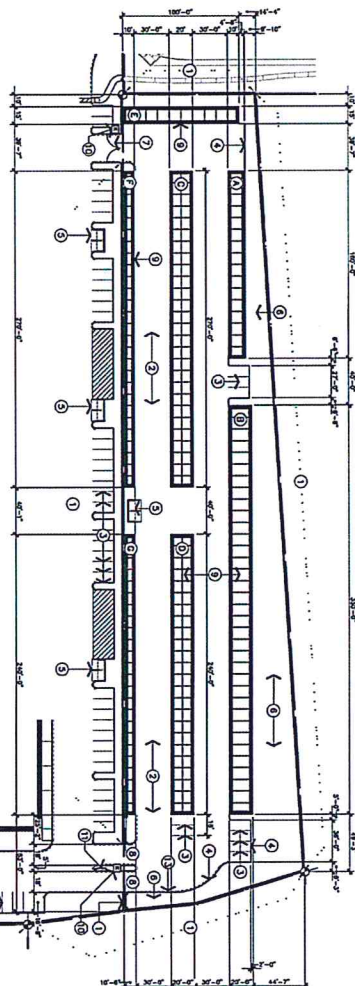
By: _____
Milt Stowe, Mayor

ATTEST:
John D. Lollis, City Clerk

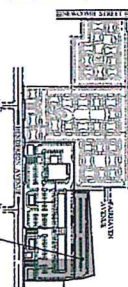
By: _____
Patrice Hildreth, Chief Deputy City Clerk

REFER TO SHEET PP2.1

SELF STORAGE SITE PLAN



REFERENCE PLAN



NOTE: SHADING INDICATES THE PORTION INCLUDED ON THIS PLAN

STATISTICS

[illegible]

KEYNOTES

- [illegible]

HENDERSON
VILLAGE

WEST HENDERSON AND NORTH NEWCOMB
PORTERVILLE, CALIFORNIA

[illegible]

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE
CONTAINING FINDINGS IN SUPPORT OF APPROVAL OF A CONDITIONAL USE
PERMIT (PRC 2012-002-GZCP) FOR THE PACIFIC RIM
COMMERCIAL MIXED-USE PROJECT

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of March 5, 2013, conducted a public hearing to consider entitlements needed to permit the proposed Pacific Rim Commercial Mixed-Use Project (2012-002) which included a General Plan Amendment, Zone Change, Tentative Parcel Map, and Conditional Use Permit; and

WHEREAS: On March 5, 2013, the City Council of the City of Porterville adopted the Mitigated Negative Declaration with mitigation measures prepared for the General Plan Amendment 2012-002-G, Zone Change 2012-002-Z and related development of the Pacific Rim Commercial Mixed-Use Project; and

WHEREAS: Resolution 12-2013 contains findings in support of approval of the Mitigated Negative Declaration of environmental impacts for the Pacific Rim Commercial Mixed-Use Project; and

WHEREAS: On January 14, 2015, the applicant submitted to the Project Review Committee proposed modification to the Pacific Rim Commercial Mixed-Use Development increasing the retail space from 40,690 to 70,310 square feet, removing 18,000 square feet of office space, reducing the personal storage facility square footage from 518 units (61,450 square feet) to 214 units (26,200 square feet) and to modify the elevation plans as approved; and

WHEREAS: On February 16, 2015, the Environmental Coordinator made the determination that an Addendum to the adopted Mitigated Negative Declaration would be applicable and appropriate for the project under CEQA guidelines; and

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of March 17, 2015, conducted a public hearing to consider a Conditional Use Permit, a modification to a Conditional Use Permit and Ordinance Amendment for the Pacific Rim Commercial Mixed-Use Project; and

WHEREAS: Pursuant to the Porterville Development Ordinance, Section 601.09 Modification of Approvals, Changed Plans, the Zoning Administrator may approve minor modifications to approved plans that are consistent with the original findings and conditions approved by the City Council and would not intensify any potentially detrimental effects of the project. A request for changes in conditions of approval of a discretionary permit or a change in an approved site plan or building plan that would affect a condition of approval shall be treated as a new application; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Porterville does hereby make the following findings:

1. That approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted.

This project supports and complies with Land Use Guiding Policy (LU-G-11) in that it will foster strong, visually attractive regional commercial centers with a mix of tenants to serve both local and regional needs.

The General Plan designation for the subject area was approved by the City Council on March 5, 2013, modifying the General Plan designation from RM-3 (High Density Residential), RM-2 (Medium Density Residential), and CN (Neighborhood Commercial) to CMX (Commercial Mixed-Use) for the subject parcel.

2. The location, size, density, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conforms in all significant respects with the General Plan, the Development Ordinance and with any other applicable plan adopted by the City.

This project supports and complies with Land Use Guiding Policy (LU-G-3) in that it will promote sustainability in the design and development of public and private development projects.

That the proposed modifications to increasing the retail space from 40,690 to 70,310 square feet, removing 18,000 square feet of office space, reducing the personal storage facility square footage from 518 units (61,450 square feet) to 214 units (26,200 square feet) and modifying the elevation plans as approved complies with the zoning regulations, standards and design criteria for the CMX (Commercial Mixed-Use) Zoning District.

3. On February 16, 2015, the Environmental Coordinator made the determination that an Addendum to the adopted Mitigated Negative Declaration would be applicable and appropriate for the project under CEQA guidelines

In compliance with California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164, an Addendum to the adopted Mitigated Negative Declaration has been incorporated by reference to the Pacific Rim Commercial Mixed-Use Project IS/MND, as well as the technical study and analysis that was prepared as a part of the 2013 IS/MND.

BE IT FURTHER RESOLVED: That the City Council does hereby approve the Conditional Use Permit for the development of the Pacific Rim Mixed-Use Development as represented and incorporated herein as Exhibit A – J subject to the following conditions:

1. That the commercial component of the Pacific Rim Commercial Mixed-Use project shall not accumulate or occupy more than 50,000 square feet of retail space.
2. That the Zoning Administrator may approve minor modifications to approved plans that are consistent with the original findings and conditions approved by the City Council and would not intensify any potentially detrimental effects of the project.
3. That Condition # 7 of Resolution No. 14-2013, a Resolution of the Parcel Map Committee of the City of Porterville containing findings in support of approval of Tentative Parcel Map 2012-002-PM is not applicable.
4. The developer/applicant shall submit a Master Sign Program in compliance with Section 305.13 of the Porterville Development Ordinance that will provide a method to integrate the design and placement of signs within the development to achieve a more unified appearance.
5. The developer/applicant shall prepare and submit a Parcel Map that will adhere to the Master Development Plan shown herein as Exhibit A to meet the requirements of Series 400 (Land Division) of the Porterville Development Ordinance and of all applicable codes.
6. That the development of the Pacific Rim Commercial Mixed-Use Project shall substantially comply with the incorporated plan sheet herein attached as Exhibit A – J.
7. That pedestrian walkways shall be designed to the following standards:
 - a) Walkways shall be a minimum of five (5) feet wide and shall be paved with concrete, stone, tile, brick, or comparable material.
 - b) Fifteen (15) gallon shade trees shall be planted along walkways at least thirty (30) feet on center.
 - c) Walkways shall be illuminated with an intensity of at least 0.25-foot candles at the ground level during the hours of darkness.
 - d) Primary pedestrian routes and access points shall be clearly differentiated from driveways, parking aisles, and parking and loading spaces through the use of elevation changes, a different paving material, or similar method.
 - e) Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four (4) inches high, bollards, or other physical barrier.
8. That the commercial element of the Pacific Rim Commercial Mixed-Use Project shall be designed to the following standards and criteria for building permit approval:
 - a) Entry Plazas/Passenger Loading Areas. A plaza shall be provided at the entry to each anchor tenant that provides for pedestrian circulation and loading and unloading.
 - b) Pedestrian Walkways. A system of pedestrian walkways at least five (5) feet wide and paved with concrete, stone, tile, brick, or comparable material shall connect all

buildings on a site to each other, to on-site automobile and bicycle parking areas, to any on-site open space areas and to transit stops.

- c) Parking Setback from Buildings. Parking areas must be separated from the front and side exterior walls of on-site buildings by walkways at least five (5) feet in width, as well as planter areas at least five (5) feet in width, two (2) feet of which shall be low growing plants to allow for vehicle overhang.
 - d) Open Space. Outdoor space for the use of customers and visitors shall be provided on any commercial center site with fifty thousand (50,000) square feet or more of floor area.
 - i. Minimum Area. Public space shall be provided at a rate of five (5) square feet per one thousand (1,000) square feet of floor area, up to fifteen thousand (15,000) square feet.
 - ii. Location. Such public space shall be visible from a public street, or from on-site areas normally frequented by customers, and shall be accessible during business hours. Areas within required setbacks may count toward the public space requirement. Areas designated for customers to wait for cabs may be combined with required public space areas if they meet all other requirements of this subsection.
 - iii. Amenities. On-site public space shall include benches or other seating, and the ground surface shall be landscaped or surfaced with high-quality paving materials. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including but not limited to trees and other landscaping, shade structures, drinking fountains, water features, public art, or performance areas.
9. In order to receive permit approval for the commercial element of the Pacific Rim Commercial Mixed-Use Project, the Zoning Administrator shall find that all of the following criteria have been met.
- a. Integrated Theme. Buildings and structures will exhibit an integrated architectural theme that includes similar or complementary materials, colors, and design details.
 - b. Site Entrance. Community-scale commercial developments (10 acres or larger) are developed with at least one (1) major driveway entrance feature that provides an organizing element to the site design. Major driveway entrances include such features as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island.
 - c. Building Entrances. Building entrances to anchor tenants and other large stores are prominent and inviting. The architectural details of building entrances are integrated with the overall building design in terms of materials, scale, proportion, and design elements.
 - d. Four-Sided Architecture. Buildings include a complementary level of design detail on all facades.
 - e. Pad Developments. Freestanding pad developments, if included in the development, are integrated into the site design in terms of parking lot layout, on-site vehicular and pedestrian circulation routes, landscaping, and building design. Internal cross access is provided between pad developments and the surrounding

commercial center. Building scale, materials, colors, and design details are complementary to the surrounding center.

- f. Drive-Through Facilities. Drive-through lanes for restaurants, banks, pharmacies, and other uses, where included, are integrated with the overall site layout in such a way as to provide safe, efficient vehicular and pedestrian circulation. Adequate vehicular stacking or queuing spaces are provided to avoid waiting vehicles from blocking drive aisles. Drive-through facilities are located so as to minimize the visual impact from the right-of-way and to provide adequate screening from internal uses.
- g. Vehicular Circulation. Safe, convenient vehicular circulation will be provided within the development through an appropriate system of internal vehicular circulation routes based on a hierarchy of drive aisles and cross routes. Vehicular and pedestrian conflicts will be minimized. Where pedestrian circulation routes cross vehicular traffic aisles and driveways within a development, there are clearly delineated crosswalks that include clear sight lines, adequate warning signage for both vehicles and pedestrians, adequate lighting, and protective barrier posts or similar features for separation at walkway entrances.
- h. Pedestrian Safety and Amenities. Safe and convenient pedestrian access will be provided through a continuous system of walkways that connect on-site buildings to one another, to automobile and bicycle parking areas, to any on-site open space areas or pedestrian amenities, and to the adjacent public right-of-way. Pedestrian facilities will create an attractive, quality environment with integrated landscaping, shading, lighting, surface treatment, and other amenities.
- i. Bicycle Parking. Adequate, safe, and convenient bicycle parking facilities are provided. Short-term bicycle parking spaces for the use of customers and visitors are located close to building entrances, easily identifiable, visible to those passing by and separate from pedestrian circulation areas. Long-term bicycle parking for the use of employees will provide a high degree of security and safety through the use of bicycle lockers, designated areas within buildings, or outside areas with constant visual monitoring.
- j. Entry Plazas. Entry plazas and passenger loading areas, where required, include unique, decorative paving materials, adequate seating areas, provision of adequate shade from the summer sun, and attractive landscaping including trees or raised planters.
- k. Transit Facilities. Transit facilities, where included, are developed with effective shading from the summer sun, comfortable seating, attractive landscaping, decorative paving, public art features and efficient pedestrian routes to adjacent development.
- l. Lighting. A combination of attractively designed and located lighting fixtures, including low pole lights, ground-mounted fixtures, light bollards, and architectural lighting is used to provide interesting compositions for outdoor lighting, as well as a safe, secure environment.
- m. Shade Areas. Pedestrian areas, such as walkways, building entrances, and gathering areas, are adequately shaded from the summer sun through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, and similar techniques.

10. The number of parking spaces required by Table 304.04(A) does not include queuing space that may be required for vehicles and customers waiting in vehicles for service at drive-through facilities, pump stations, auto service bays, or similar uses. Queuing Area shall provide space for six (6) vehicles (restaurants shall provide spacing from the menu board). The stacking area shall not interfere with other on-site circulation and parking facilities. Where required, queuing area shall be measured as twenty (20) feet per car.
11. All parking stalls shall be clearly outlined with striping, and all aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines as necessary to provide for safe traffic movement.
12. Vehicle lanes for drive-through shall be screened from public streets to a height of three and one-half (3.5) feet. Screening devices shall consist of walls and/or berms with supplemental plant materials.
13. Parking areas shall be screened from view from public streets and adjacent residential properties according to the following standards:
 - a) Height. Screening of parking lots from adjacent public streets shall be three (3) feet in height. Screening along interior lot lines that abut residential districts shall be six (6) feet in height, except within the required front setback of the applicable zoning district, where screening shall be three (3) feet in height.
 - b) Materials. Screening may consist of one (1) or any combination of the methods listed below.
 - i. Walls. Low-profile walls consisting of decorative concrete, stone, or masonry materials.
 - ii. Fences. An open fence of wrought iron or similar material combined with plant materials to form an opaque screen. This option does not include the use of chain-link or vinyl fencing.
 - iii. Planting. Plant materials consisting of compact evergreen plants that form an opaque screen. Such plant materials shall achieve a minimum height of two (2) feet within eighteen (18) months after initial installation.
 - iv. Berms. Berms planted with grass, ground cover, or other low-growing plant materials.
14. A minimum of ten (10) percent of any parking lot area shall be landscaped. For the purpose of calculating required parking lot landscaping, parking lot areas are deemed to include parking and loading spaces as well as aisles, vehicle entry and exit areas, and any adjacent paved areas. Parking lot area does not include enclosed vehicle storage areas.
15. A landscaped buffer area shall be provided between any surface parking area and any property line adjacent to a public street. The landscaped buffer shall have a minimum width of six (6) feet clear of overhang.
16. Trees shall be planted to result in fifty (50) percent shading of parking lot surface areas within fifteen (15) years or provide a tree in landscaped islands between every six (6)

parking spaces.

- a) Distribution. Trees shall be distributed relatively evenly throughout the parking area.
- b) Species. Required trees for parking lots shall be selected from a list of recommended trees maintained by the Community Development Department or are listed in Sunset's Western Garden Book, Region No. 9.
- c) Minimum Planter Size. Any planting area for a tree shall have a minimum interior dimension of five (5) feet. Additional space may be required for some tree species.

17. Public parking areas designed to accommodate ten (10) or more vehicles shall be provided with a minimum of one-half (0.5) foot-candle and a maximum average of three (3) foot-candles of light over the parking surface during the hours of use from one-half (0.5) hour before dusk until one-half (0.5) hour after dawn. Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination. Parking lot lighting shall, to the maximum extent feasible, be designed and installed so that light and glare is not directed onto residential use areas or adjacent public rights-of-way, consistent with Chapter 306, Performance Standards. A photometric plan shall be included with the building permit submittal that illustrates compliance.

18. A six (6) foot high wall shall be provided on the interior lot lines where any non-residential use abuts a residential district or residential use where there is no alley. Such screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one (1) use classification to another non-residential use classification.

- a) Location. Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to substantially hide from adjoining lots the building, facility, or activity required to be screened.
- b) Height. The six (6) foot high screening wall shall step down to three and one-half (3.5) feet in height from the side property line intersecting the front property line to a depth equal to the required front or side yard setback of the abutting residential use in order to provide for safe line of sight for vehicular traffic. Wall height may be increased in height to accommodate adequate sound attenuation as required through the findings of an acoustical analysis prepared by an acoustical professional. The design of such improvements shall be approved by the City Engineer.
- c) Materials. The screening wall shall be a masonry block wall. Block walls shall match the standard colors allowed in the City's graffiti abatement program. The City Engineer may approve new wall/fencing materials that become available in the future for use as an alternative to a masonry block wall based on its proven comparable properties for durability, sound, light, and glare attenuation. Topography, berming, and other alternative methods of mitigating the nuisance of noise and light might be considered at time of project review.

19. The developer/applicant shall comply with Section 300.07 of the Porterville Development Ordinance (Lighting and Illumination). Light fixtures shall not exceed 16 feet in height within 100 feet of any street frontage; 20 feet in any other location. All lighting fixtures

shall be shielded so as not to produce obstructive glare onto the public right-of-way or adjoining properties. Pedestrian-oriented lighting in the Commercial Mixed-Use districts shall be provided for secure nighttime pedestrian environment at building entrances, on-site pedestrian walkways and open areas with a safe level of illumination with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. A photometric plan shall be included with the building permit submittal that illustrates compliance to Section 203.04 (2)(d)3 of the Porterville Development Ordinance, Supplemental Regulations.

20. The developer/applicant shall comply with Chapter 303 of the Porterville Development Ordinance, Landscaping. Landscape plans shall be drawn to scale and shall at a minimum indicate: proposed plant locations, species, and sizes; any additional proposed landscape elements; soil preparation measures; and any other measures to facilitate plant growth or control erosion. Landscape plans shall include verification that the soil type, depth, and other characteristics are appropriate for the proposed landscaping and irrigation. Landscape plans shall also indicate the location of any existing trees over six (6) inches in diameter, and whether each such tree is proposed for retention or removal. Each landscape plan shall be accompanied by an irrigation plan that at a minimum indicates the location, type and size of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, and backflow prevention devices.
21. Landscaping shall be designed and plantings selected so that water use is minimized. The total "water use value" of the proposed landscaping on a site, as described in Section 303.07(b) of the Porterville Development Ordinance, Water Efficiency, may not exceed the total planting area.
22. All electrical, telephone, cable television, and similar distribution lines providing direct service to a development site shall be installed underground within the site.
23. The developer/applicant shall comply with Section 300.10 (a) and (b) of the Porterville Development Ordinance, Screening. All mechanical and electrical equipment and antennas shall be screened or incorporated into the design of buildings so as not to be visible from the street, freeway, or adjacent residential districts. Such equipment includes, but is not limited to, all roof-mounted equipment, utility meters, cable equipment, telephone entry boxes, backflow prevention devices, irrigation control valves, electrical transformers and pull boxes. Screening devices shall be consistent with the exterior colors and materials of the buildings to which they are attached. Roof access ladders and fire sprinkler risers shall be located internally as allowed by the California Building Code.
24. The developer/applicant shall comply with Section 300.13 of the Porterville Development Ordinance, Trash and Refuse Collection Areas, as follows:

- a) Solid waste and recycling storage areas located outside or on the exterior of any building shall be enclosed per City standards for refuse and recycling enclosures.
 - b) Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior-surface finish compatible to the main structure(s).
 - c) Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material. If not visible from a public street, public parking area, or residential area, the enclosure gates may be constructed of chain link with wood or plastic inserts.
 - d) Each solid waste and recycling enclosure serving a residential project shall be designed to allow walk-in access without having to open the main enclosure gate.
 - e) Pads shall be a minimum of six (6) inch-thick concrete.
 - f) Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.
 - g) The perimeter of the recycling and trash enclosure, except for areas used for access, shall be planted, if feasible, with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.
 - h) The area in front of all enclosure types shall be kept clear of obstructions, and shall be painted, striped, and marked "No Parking."
25. Unless otherwise noted, the developer/applicant shall comply with the City Master Plans, Standard Specifications for Public Works Construction (2009 Edition), and Standard Plans and Specifications (2007 Edition), except where they are in conflict with the Americans with Disabilities Act and the 2010 California Building Code, the Tulare County Hazardous Waste Management Plan, the California Manual on Uniform Traffic Control Devices, the Porterville Circulation Element, and the Tulare County Congestion Management Program.
26. The developer/applicant shall pay all applicable fees according to the Municipal Code and State law. The developer/applicant is hereby notified that you have the right to pay fees, dedications, reservations or other exactions, under protest, pursuant to Government Code Section 66020(a). You have 90 days from the date fees are paid to file a written protest.
27. The developer/applicant shall comply with City Retaining Wall Standards (adopted by City Council January 3, 1989) at lot lines where such standards are applicable.
28. The developer/applicant shall be aware that certain frontage improvements along Henderson Avenue were previously constructed by the City. Right of way purchases and other pertinent development requirements shall conform to a fully executed agreement between the property owner and the City of Porterville. A copy will be delivered to the developer/applicant upon request.
29. Submittal of the revised site plan at the time of this meeting, which included off-site median islands, is conceptually in compliance with a Traffic Study prepared by Ruettgers & Schuler Civil Engineers.
30. The developer/applicant shall dedicate right of way for construction of the driveway transitional lanes, including sidewalks, as shown on the revised site plan and per the

mitigation measures described in the Traffic Study prepared by Ruetters & Schuler Civil Engineers. Dedications shall include the ADA compliant curb returns at each driveway.

31. The developer/applicant shall comply with driveway vehicular sight distance requirements per Section 300.16, Visibility at Driveways and Intersections (Sight Distance), of the Development ordinance.
32. The developer/applicant shall design the parking lot in conformance with Section 304 (On-Site Parking and Loading) of the Development Ordinance. Minimum cross slopes within the parking lot shall be 1.5% for asphalt concrete or 1% for concrete paving areas.
33. The developer/applicant shall provide streetlights on Marbelite poles following Southern California Edison Company specifications, as approved by the City Engineer. The use of wood poles is prohibited without prior written approval of the City Engineer.
34. The developer/applicant is advised that he/she is obligated to comply with the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for discharge of Storm Water associated with construction activity will be required (except operations that result in disturbance of less than one acre of total land area and which are not a part of a larger common plan of development or sale). Before construction begins, the proponent must submit a Notice of Intent (NOI) to comply with the permit, a site map, and appropriate fee to the State Water Resources Control Board (SWRCB). The proponent must also prepare a Storm Water Pollution Prevention Plan (SWPPP) for the entire project before construction begins. The SWPPP must contain at a minimum all items listed in Section A of the permit, including descriptions of measures to be taken to prevent or eliminate unauthorized non-storm water discharges and both temporary (e.g., fiber rolls, silt fences, etc.) and permanent (e.g., vegetated swales, detention basins, etc.) best management practices that will be implemented to prevent pollutants from discharging with storm water into water of the United States. If portions of the project area are to be sold off before the entire project is completed, the proponent must submit to the California Regional Water Quality Control Board a change of information form identifying the new owners along with a revised site map clearly depicting those portions that were sold and those that are remaining. The proponent is also responsible for informing each new owner of their responsibility to submit their own NOI, site map, and appropriate fee to the SWRCB and to prepare their own SWPPP.
35. The developer/applicant shall assure compliance with applicable San Joaquin Valley Unified Air Pollution Control District Rules (e.g., Numbers 8010, 8020 and 8030), regarding fugitive dust by obtaining a Dust Control Permit, as well as Section 7-8, Project Site Maintenance of the Standard Specifications. The developer/applicant shall provide a street sweeper as necessary to comply. During grading operations, the "Supervising Civil Engineer" shall be responsible for enforcing the dust control provisions of Section 7-8 or the developer/applicant shall pay inspection fees on the grading cost to compensate the City for dust control inspection. The improvement plans shall show a designated wash out area for concrete trucks, and a sign designating it as such. The developer/applicant shall remove and properly dispose of waste concrete deposited in this area.

36. San Joaquin Valley Air Pollution Control District (District) Adoption of Rules 9510 and 3180 – Indirect Source Review (ISR) Rules

The San Joaquin Valley Air Pollution Control District enforces the Indirect Source Rule (ISR). ISR applies to projects that are at least:

- 50 residential units
- 2,000 square feet of commercial space 9,000 square feet of educational space
- 10,000 square feet of government space
- 20,000 square feet of medical or recreational space
- 25,000 square feet of light industrial space
- 39,000 square feet of general office space
- 100,000 square feet of heavy industrial space
- Or, 9,000 square feet of any land use not identified above.

Projects that meet the above thresholds but are found through the application process to have mitigated emissions of less than two tons per year each of nitrogen oxides and PM10 (particulate matter 10 microns and smaller) are not be subject to the emission-reduction requirements of the rule.

- a) It is the applicants' responsibility to file an application (found at <http://www.valleyair.org/ISR/ISR.htm>) with the District. The application must be filed with the District no later than concurrent with an application for final discretionary approval with a public agency. An application may be filed with the District prior to applying for a final discretionary permit from the local agency, at the discretion of the applicant. This timing was included in the rule so that applications filed with the District would not interfere with the local agency development approval process and so that local agencies could consider the benefits of the ISR program emission reductions in their environmental documents.
- b) The District recognizes the land use authority of local land use agencies and does not impose any design requirements upon ISR projects.
- c) ISR applicants can take credit for those measures that are required by the local agency or included in the design of the project that have a quantifiable air quality benefit. ISR applicants can also take emission reduction credit for those measures that are not required by the local agency, but have been voluntarily identified by the applicant.
- d) The District is responsible for enforcing compliance for those measures identified by the applicant that are not required by the local agency and do not affect the design or construction standards. Examples of District enforced measures are operational measures such as businesses offering transit subsidies to employees and transportation demand management programs. The District enforces those measures through a Monitoring and Reporting Schedule (MRS).
- e) The District will notify the local agency when a project's application is deemed complete, and when it is approved. The District will send copies of the preliminary

and finalized MRS to the local agency for voluntary review for consistency with local regulations and programs.

- f) If the local agency, or applicant or district determines that a measure on the MRS is not consistent with local agency regulations and programs, that measure will be removed from the MRS and the project will be re-assessed.
- g) The District will provide a letter of rule compliance status to the local agency upon request.
- h) The ISR Rules and Program does not place any requirements upon the agency.

For more information regarding the Indirect Source Rule, please contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000. The Central Region office in Fresno is leading the ISR enforcement.

37. The developer/applicant shall comply with Ordinance No. 1636 regarding Waste Water Discharge requirements and shall complete and submit the following:

- Wastewater Discharge Permit Application, Part “A”, and if monitoring is required, based on the responses to questions in Part “A” of the Wastewater Discharge Permit, then the developer/applicant shall complete and submit the remainder of the application along with the Permit Fee, and provide monitoring facilities to allow inspection, sampling, and flow measurement of the flows in the sewer and drainage system.

38. The developer/applicant shall install a refuse container enclosure which will accommodate solid waste and recyclable materials removal or collection according to City standards (Sec 13-15). Enclosure location to be approved by City prior to issuance of building permit. Enclosure should be oriented for direct pick up and ADA compliant. The developer/applicant shall also sign a waiver of liability for refuse truck damage to the parking lot if the refuse container location requires refuse trucks to travel on the parking lot.

39. The developer/applicant shall design on-site water systems meeting the requirements of California Plumbing Code and Fire Code. It shall be noted that the City water system complies with Title 22 of the California Administrative Code and any assurance to effectively provide water pressure for multi-story buildings is the sole responsibility of the owner/builder.

40. Developer/applicant shall comply with City standard for “backflow” prevention pursuant to Resolution No. 9615.

41. The developer/applicant is hereby notified that the installation of an additional water meter servicing the irrigation system would be beneficial for monitoring actual water usage. The City will monitor actual water usage for one year and will bill the owner the impact fees based on the actual water usage.

42. An easement shall be recorded prior to the issuance of the first building permit that provides ingress/egress, parking, trash and connectivity throughout the development. Such an

easement between Parcels 1 and 2 of Parcel Map No. 5097 shall serve as a guarantee for the functionality and circulation of those parcels as proposed. Also, drive aisle between Parcels 1 and 2 of Parcel Map No. 5097 shall be fully developed and provide connectivity from the secondary exit of the mini-storage to the mini-storage main entrance when Parcel 1 is developed.

43. As development of any parcel occurs, all right of way improvements along that parcel's frontage shall be constructed in accordance with the mitigation measures and recommendations of the Ruettgers & Schuler traffic study (2012), as identified in the resolution approving the Mitigated Negative Declaration, prepared pursuant to CEQA. In the event Parcel 3 of Parcel Map No. 5097 should develop prior to Parcel 2, the frontage improvements shall be completed for Parcel 2 at that time. At such time as Parcel 4 of Parcel Map No. 5097 is developed, the off-site improvements extending the eastbound left turn lane on Henderson Avenue shall be constructed. At such time as Parcel 2 is developed, the off-site improvements extending the eastbound left turn lane on Henderson Avenue and the median improvements further west as represented on the modified site plan shall be constructed. In the event Parcel 1 is developed prior to Parcel 2 of Parcel Map No. 5097, the raised median island improvements on Henderson Avenue shall be constructed.
44. Due to potential drainage issues, prior to securing a building permit, a grading sewer and water, and drainage master plan for Parcels 1, 2, 3, and 4 of Parcel Map No. 5097, has been submitted and approval by the City Engineer. As development of the site occurs, the phased master plan shall be implemented as approved by the City Engineer.
45. Prior to issuance of any building permit for the Project, access easements for ingress/egress, parking, and trash pick-up shall be recorded as deemed necessary by the City Engineer and Community Development Director. Copies of the easements shall be provided to the City.
46. The developer/applicant shall comply with the City Master Plans, Standard Specifications for Public Works Construction (2009 Edition), and Standard Plans and Specifications (2007 Edition), except where they are in conflict with the Americans with Disabilities Act and the 2010 California Building Code, the Tulare County Hazardous Waste Management Plan, the California Manual on Uniform Traffic Control Devices, the Porterville Circulation Element, and the Tulare County Congestion Management Program.
47. The developer/applicant shall pay all applicable fees according to the Municipal Code and State law. The developer/applicant intends to utilize the 10-year development fee payment plan for all fees except school fees pursuant to Resolution 37-2012, adopted April 17, 2012.
48. The developer/applicant shall reimburse the City for constructed frontage improvements along Henderson Avenue in accordance with approved resolutions.
49. The developer/applicant shall construct and/or repair street, curb, gutter, sidewalk, etc. along the Henderson Avenue frontage, except where they exist and are in good condition in the opinion of the City Engineer at the time of inspection prior to building permit issuance (Ordinance. No. 1306).

50. The developer/applicant shall construct sidewalk necessary to obtain a width of 9.5 feet along the full frontage of the proposed project.
51. The developer/applicant shall construct drainage facilities as required to serve the property (Ordinance. No. 1306). The parking lot shall be designed to convey water to the City drainage system without crossing driveways.
52. The Porter Slough Ditch runs through this property, requiring piping and reservation of an easement in favor of the irrigation company. Construction of structures within the easement area shall be prohibited.
53. The developer/applicant shall coordinate with the Porterville Irrigation District and City of Porterville regarding potential conflicts with the existing pipeline/open ditch that crosses the property. The Porterville Irrigation District shall specify appropriate pipeline replacement size(s) and materials, should replacement or installation be mandated.
54. The developer/applicant shall, under City inspection, remove all existing abandoned and unnecessary items, to the satisfaction of the City Engineer, before the issuance of a certificate of occupancy (e.g., foundations, septic tanks, irrigation pipes, etc.).
55. The developer/applicant shall abandon existing wells, if any, after first getting an abandonment permit from the Tulare County Environmental Health Department, and providing the City Engineer with proof of compliance with County regulations before performing any grading or issuance of the building permit, whichever comes first.
56. The developer/applicant shall construct the pipe connecting to on-site fire hydrants to City water main standards and shall provide easements for maintenance to the on-site water mains.
57. The developer/applicant dedicated right-of-way for the street width that matches the ultimate width in the adopted Land Use and Circulation Elements that was established by the City Council. Along with dedication of right-of-way adequate for all improvements associated with the project Traffic Study prepared by Ruettggers and Schuler, as well as dedication of property required for ADA ramp(s) (Section 21-23). The developer/applicant shall dedicate required utility easements.
58. The developer/applicant shall comply with Chapter 7, Article XIII of the City Code and Chapter 18 and Appendix J of the California Building Code and provide a Preliminary Soils Report (C.C. Sec. 7-126 & Res. 4997) including results of "R-Value" tests and recommendations regarding construction of public improvements that address City Standard C-13, satisfactory to the City Engineer, prior to the approval of the improvement plans or start of grading, whichever comes first. Additional reporting requirements are as indicated below:

- a) Final Grading, Drainage and Soils Report, prior to issuance of building permits (C.C. Sec. 7-133);
 - b) Soils Report(s) in accordance with Chapter 18 and Appendix J of the California Building Code.
59. Prior to approval of a permit or other grant of approval for development of the property, the developer/applicant shall comply with or provide plans that comply with City Retaining Wall Standards at Lot Lines (adopted by City Council January 3, 1989).
60. The developer/applicant shall move existing utility structures, if any, that are in conflict with the project driveways and associated transitional traffic lanes (for example, poles, splice boxes, vaults, etc.) to a position that provides a minimum of four feet (4') of clear space in the sidewalk area and a minimum of two feet (2') of clear space from the curb face to the structure, unless they are below grade (Title 24 OSA).
61. Concurrent with issuance of building permits and construction of any improvements on a parcel, the developer/applicant shall have constructed, or pay fees for, street lights on Marbelite poles complying with Southern California Edison Company specifications, as approved by the City Engineer. Use of wood poles is prohibited without prior written approval of the City Engineer.
62. The developer/applicant shall construct a City standard barricade or wall at the end of all dead-end streets or drive aisles, with the exception of Fairhaven Avenue, where an emergency access gate shall be constructed and keyed with a Knox box padlock.
63. The project must comply with latest applicable codes.
64. Based on the occupancy classification, a fire alarm and/or an automatic sprinkler system may be required.
65. When a sprinkler system is required all valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers is more than 20.
66. For automatic sprinkler systems, underground plans must be submitted with above ground plans. A hydrant will be required within 50 feet of the Fire Department connection.
67. When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
68. Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the Fire Department prior to any combustibles being brought onto the site.

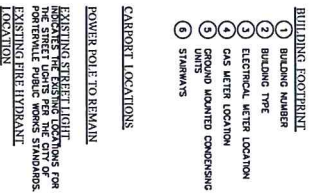
69. The City will test and maintain all fire hydrants in the City whether on private property or not. An "easement" is required from the owner.
70. Fire hydrant spacing shall be as follows:
- In Residential development, one hydrant shall be installed at 500-foot intervals; in Commercial development, one hydrant shall be installed at 300-foot intervals, or as required by Appendix C California Fire Code.
71. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved onto or within the city of Porterville. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility. All roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
72. All dead-end access roads in excess of 150 feet must be provided with an approved turn-around complying with City Standards.
73. Project must meet minimum fire flow requirements per the table in Appendix B & C of the California Fire Code.
74. Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
75. A Knox box will be required. A "Grand Master" key that opens all locked areas will also be required and placed inside the Knox box. Knox box ordering may be accomplished online at www.knoxbox.com.

PASSED, APPROVED AND ADOPTED this 17th day of March 2015.

Milt Stowe, Mayor

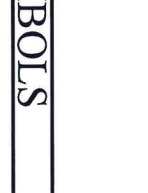
ATTEST:
John D. Lollis, City Clerk

By: _____
Patrice Hildreth, Chief Deputy City Clerk




UNIT STATISTICS		RESIDENTIAL	NON-RESIDENTIAL	1 - FAMILY RESIDENTIAL
a	(10)	100,000-1,000,000	1,000,000-10,000,000	100,000-1,000,000
b	(40)	1,000,000-2,000,000	2,000,000-5,000,000	1,000,000-2,000,000
c	(10)	2,000,000-5,000,000	5,000,000-10,000,000	2,000,000-5,000,000
d	(10)	5,000,000-10,000,000	10,000,000-20,000,000	5,000,000-10,000,000
e	(10)	10,000,000-20,000,000	20,000,000-50,000,000	10,000,000-20,000,000
f	(10)	20,000,000-50,000,000	50,000,000-100,000,000	20,000,000-50,000,000
g	(10)	50,000,000-100,000,000	100,000,000-200,000,000	50,000,000-100,000,000
h	(10)	100,000,000-200,000,000	200,000,000-500,000,000	100,000,000-200,000,000
i	(10)	200,000,000-500,000,000	500,000,000-1,000,000,000	200,000,000-500,000,000
j	(10)	500,000,000-1,000,000,000	1,000,000,000-2,000,000,000	500,000,000-1,000,000,000
k	(10)	1,000,000,000-2,000,000,000	2,000,000,000-5,000,000,000	1,000,000,000-2,000,000,000
l	(10)	2,000,000,000-5,000,000,000	5,000,000,000-10,000,000,000	2,000,000,000-5,000,000,000
m	(10)	5,000,000,000-10,000,000,000	10,000,000,000-20,000,000,000	5,000,000,000-10,000,000,000
n	(10)	10,000,000,000-20,000,000,000	20,000,000,000-50,000,000,000	10,000,000,000-20,000,000,000
o	(10)	20,000,000,000-50,000,000,000	50,000,000,000-100,000,000,000	20,000,000,000-50,000,000,000
p	(10)	50,000,000,000-100,000,000,000	100,000,000,000-200,000,000,000	50,000,000,000-100,000,000,000
q	(10)	100,000,000,000-200,000,000,000	200,000,000,000-500,000,000,000	100,000,000,000-200,000,000,000
r	(10)	200,000,000,000-500,000,000,000	500,000,000,000-1,000,000,000,000	200,000,000,000-500,000,000,000
s	(10)	500,000,000,000-1,000,000,000,000	1,000,000,000,000-2,000,000,000,000	500,000,000,000-1,000,000,000,000
t	(10)	1,000,000,000,000-2,000,000,000,000	2,000,000,000,000-5,000,000,000,000	1,000,000,000,000-2,000,000,000,000
u	(10)	2,000,000,000,000-5,000,000,000,000	5,000,000,000,000-10,000,000,000,000	2,000,000,000,000-5,000,000,000,000
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y	(10)	50,000,000,000,000-100,000,000,000,000	100,000,000,000,000-200,000,000,000,000	50,000,000,000,000-100,000,000,000,000
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ad	(10)	2,000,000,000,000,000-5,000,000,000,000,000	5,000,000,000,000,000-10,000,000,000,000,000	2,000,000,000,000,000-5,000,000,000,000,000
ae	(10)	5,000,000,000,000,000-10,000,000,000,000,000	10,000,000,000,000,000-20,000,000,000,000,000	5,000

PROSOL	<p>A MAZE LOG DEVELOPMENT 25-010-000 25-010-001 25-010-002 25-010-003 25-010-004 25-010-005 25-010-006 25-010-007 25-010-008 25-010-009 25-010-010 25-010-011 25-010-012 25-010-013 25-010-014 25-010-015 25-010-016 25-010-017 25-010-018 25-010-019 25-010-020 25-010-021 25-010-022 25-010-023 25-010-024 25-010-025 25-010-026 25-010-027 25-010-028 25-010-029 25-010-030 25-010-031 25-010-032 25-010-033 25-010-034 25-010-035 25-010-036 25-010-037 25-010-038 25-010-039 25-010-040 25-010-041 25-010-042 25-010-043 25-010-044 25-010-045 25-010-046 25-010-047 25-010-048 25-010-049 25-010-050 25-010-051 25-010-052 25-010-053 25-010-054 25-010-055 25-010-056 25-010-057 25-010-058 25-010-059 25-010-060 25-010-061 25-010-062 25-010-063 25-010-064 25-010-065 25-010-066 25-010-067 25-010-068 25-010-069 25-010-070 25-010-071 25-010-072 25-010-073 25-010-074 25-010-075 25-010-076 25-010-077 25-010-078 25-010-079 25-010-080 25-010-081 25-010-082 25-010-083 25-010-084 25-010-085 25-010-086 25-010-087 25-010-088 25-010-089 25-010-090 25-010-091 25-010-092 25-010-093 25-010-094 25-010-095 25-010-096 25-010-097 25-010-098 25-010-099 25-010-100 25-010-101 25-010-102 25-010-103 25-010-104 25-010-105 25-010-106 25-010-107 25-010-108 25-010-109 25-010-110 25-010-111 25-010-112 25-010-113 25-010-114 25-010-115 25-010-116 25-010-117 25-010-118 25-010-119 25-010-120 25-010-121 25-010-122 25-010-123 25-010-124 25-010-125 25-010-126 25-010-127 25-010-128 25-010-129 25-010-130 25-010-131 25-010-132 25-010-133 25-010-134 25-010-135 25-010-136 25-010-137 25-010-138 25-010-139 25-010-140 25-010-141 25-010-142 25-010-143 25-010-144 25-010-145 25-010-146 25-010-147 25-010-148 25-010-149 25-010-150 25-010-151 25-010-152 25-010-153 25-010-154 25-010-155 25-010-156 25-010-157 25-010-158 25-010-159 25-010-160 25-010-161 25-010-162 25-010-163 25-010-164 25-010-165 25-010-166 25-010-167 25-010-168 25-010-169 25-010-170 25-010-171 25-010-172 25-010-173 25-010-174 25-010-175 25-010-176 25-010-177 25-010-178 25-010-179 25-010-180 25-010-181 25-010-182 25-010-183 25-010-184 25-010-185 25-010-186 25-010-187 25-010-188 25-010-189 25-010-190 25-010-191 25-010-192 25-010-193 25-010-194 25-010-195 25-010-196 25-010-197 25-010-198 25-010-199 25-010-200 25-010-201 25-010-202 25-010-203 25-010-204 25-010-205 25-010-206 25-010-207 25-010-208 25-010-209 25-010-210 25-010-211 25-010-212 25-010-213 25-010-214 25-010-215 25-010-216 25-010-217 25-010-218 25-010-219 25-010-220 25-010-221 25-010-222 25-010-223 25-010-224 25-010-225 25-010-226 25-010-227 25-010-228 25-010-229 25-010-230 25-010-231 25-010-232 25-010-233 25-010-234 25-010-235 25-010-236 25-010-237 25-010-238 25-010-239 25-010-240 25-010-241 25-010-242 25-010-243 25-010-244 25-010-245 25-010-246 25-010-247 25-010-248 25-010-249 25-010-250 25-010-251 25-010-252 25-010-253 25-010-254 25-010-255 25-010-256 25-010-257 25-010-258 25-010-259 25-010-260 25-010-261 25-010-262 25-010-263 25-010-264 25-010-265 25-010-266 25-010-267 25-010-268 25-010-269 25-010-270 </p>
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COMMENT


 REGISTERED
 PROFESSIONAL ENGINEER
 No. 127013
 State of California
 EXPIRATION DATE
 12/31/03
 EXPIRATION DATE
 12/31/03

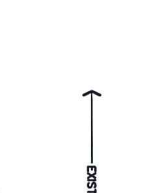
PATSY STREET

MULTI-FAMILY RESIDENTIAL DEVELOPMENT - NOT A PART OF DISTRICT

DISTRICT

H
WEST

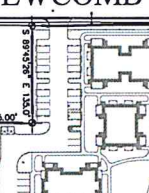
Paperback



PROPOSED DEVELOPMENT
**HENDERSON
VILLAS**
ST HENDERSON AND N
PORTERVILLE, CA



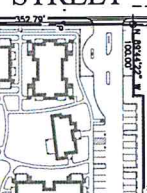
MENT FOR:
PERSON
AGE
NORTH NEWCOMB
CALIFORNIA



This architectural floor plan shows the layout of the first floor. It features a central rectangular area, likely a courtyard or atrium, surrounded by various rooms and corridors. The drawing is a technical line drawing with walls, doors, and furniture indicated by simple lines.

EXISTING SINGLE FAMILY RESIDENCES

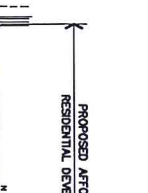
RESIDENCES



ASSESSOR'S PARCEL
245-070-090

ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

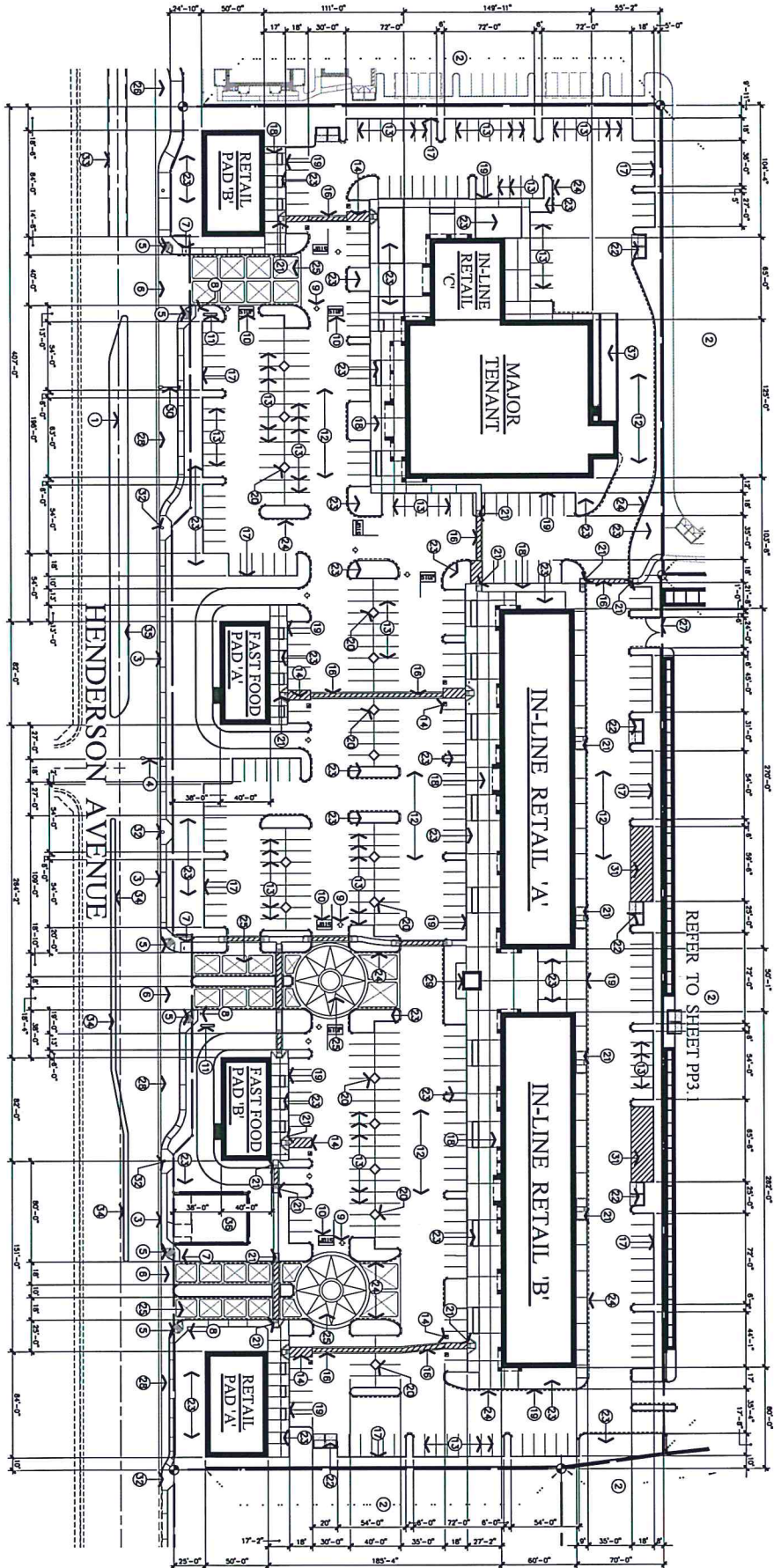
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PROPOSED MARKET RATE MULTI-
RESIDENTIAL DEVELOPMENT - UNDER 6
EXISTING SINGLE FAMILY RESIDENC

PROPOSED SELF-STORY

THE
VINCENT
COMPANY



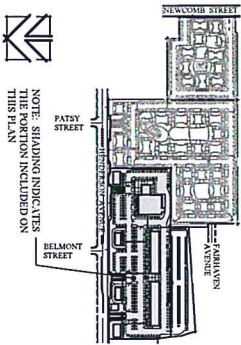
STATISTICS

PROPOSED USES	MEASUREMENTS
1. MAJOR TENANT	1. 100,000 S.F.
2. IN-LINE RETAIL 'A'	2. 10,000 S.F.
3. IN-LINE RETAIL 'B'	3. 10,000 S.F.
4. EAST FOOD	4. 10,000 S.F.
5. RETAIL PAD A	5. 10,000 S.F.
6. RETAIL PAD B	6. 10,000 S.F.
7. RETAIL PAD C	7. 10,000 S.F.
8. RETAIL PAD D	8. 10,000 S.F.
9. RETAIL PAD E	9. 10,000 S.F.
10. RETAIL PAD F	10. 10,000 S.F.
11. RETAIL PAD G	11. 10,000 S.F.
12. RETAIL PAD H	12. 10,000 S.F.
13. RETAIL PAD I	13. 10,000 S.F.
14. RETAIL PAD J	14. 10,000 S.F.
15. RETAIL PAD K	15. 10,000 S.F.
16. RETAIL PAD L	16. 10,000 S.F.
17. RETAIL PAD M	17. 10,000 S.F.
18. RETAIL PAD N	18. 10,000 S.F.
19. RETAIL PAD O	19. 10,000 S.F.
20. RETAIL PAD P	20. 10,000 S.F.
21. RETAIL PAD Q	21. 10,000 S.F.
22. RETAIL PAD R	22. 10,000 S.F.
23. RETAIL PAD S	23. 10,000 S.F.
24. RETAIL PAD T	24. 10,000 S.F.
25. RETAIL PAD U	25. 10,000 S.F.
26. RETAIL PAD V	26. 10,000 S.F.
27. RETAIL PAD W	27. 10,000 S.F.
28. RETAIL PAD X	28. 10,000 S.F.
29. RETAIL PAD Y	29. 10,000 S.F.
30. RETAIL PAD Z	30. 10,000 S.F.

KEYNOTES

1. MAJOR TENANT
2. IN-LINE RETAIL 'A'
3. IN-LINE RETAIL 'B'
4. EAST FOOD
5. RETAIL PAD A
6. RETAIL PAD B
7. RETAIL PAD C
8. RETAIL PAD D
9. RETAIL PAD E
10. RETAIL PAD F
11. RETAIL PAD G
12. RETAIL PAD H
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21. RETAIL PAD Q
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24. RETAIL PAD T
25. RETAIL PAD U
26. RETAIL PAD V
27. RETAIL PAD W
28. RETAIL PAD X
29. RETAIL PAD Y
30. RETAIL PAD Z

REFERENCE PLAN



RETAIL CENTER
SITE PLAN
1" = 40'-0"

PROPOSED DEVELOPMENT FOR:

HENDERSON VILLAGE

WEST HENDERSON AND NORTH NEWCOMB
PORTERVILLE, CALIFORNIA

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.235.2602

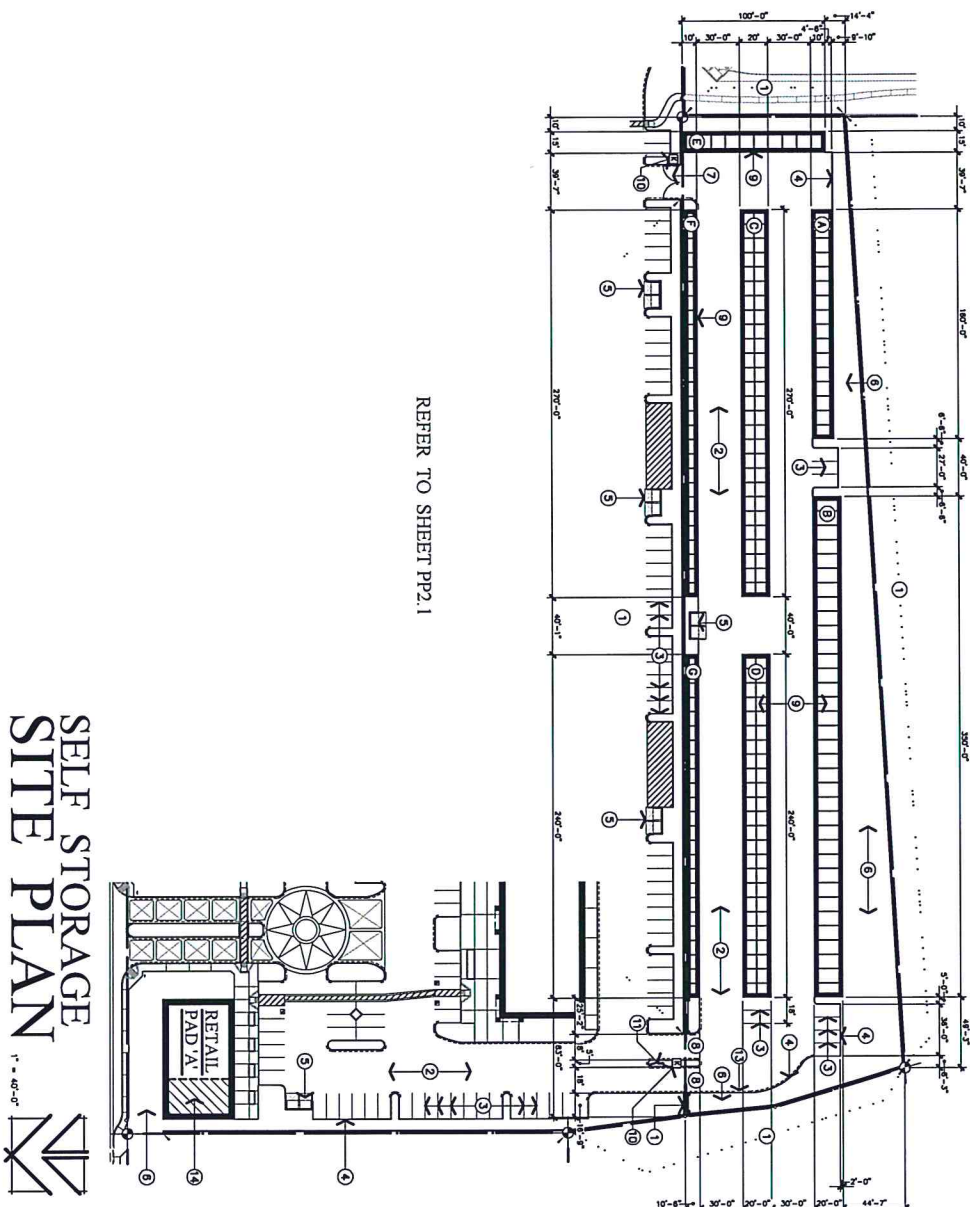
T H E
VINCENT
COMPANY

RETAIL CENTER
SITE PLAN
1" = 40'-0"

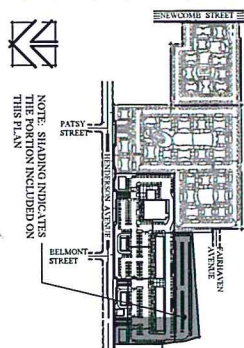
PP2.1

NOTES:

- 1. MAJOR TENANT
- 2. IN-LINE RETAIL 'A'
- 3. IN-LINE RETAIL 'B'
- 4. EAST FOOD
- 5. RETAIL PAD A
- 6. RETAIL PAD B
- 7. RETAIL PAD C
- 8. RETAIL PAD D
- 9. RETAIL PAD E
- 10. RETAIL PAD F
- 11. RETAIL PAD G
- 12. RETAIL PAD H
- 13. RETAIL PAD I
- 14. RETAIL PAD J
- 15. RETAIL PAD K
- 16. RETAIL PAD L
- 17. RETAIL PAD M
- 18. RETAIL PAD N
- 19. RETAIL PAD O
- 20. RETAIL PAD P
- 21. RETAIL PAD Q
- 22. RETAIL PAD R
- 23. RETAIL PAD S
- 24. RETAIL PAD T
- 25. RETAIL PAD U
- 26. RETAIL PAD V
- 27. RETAIL PAD W
- 28. RETAIL PAD X
- 29. RETAIL PAD Y
- 30. RETAIL PAD Z



SELF STORAGE SITE PLAN



REFERENCE PLAN

**T H E
VINCENT
COMPANY**
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711

PROMOTED USE		NONPROMOTED USE	
SITE TYPE		SITE TYPE	
a. BUILDING AREA	24,000 S.F. (7.2 AC)	a. BUILDING AREA	24,000 S.F. (7.2 AC)
b. PAVED AREA	22,250 S.F. (6.4 AC)	b. PAVED AREA	22,250 S.F. (6.4 AC)
c. LANDSCAPE AREA	22,250 S.F. (6.4 AC)	c. LANDSCAPE AREA	22,250 S.F. (6.4 AC)
BUILDING AREA			
BUILDING AREA		BUILDING AREA	
a. BUILDING AREA	24,000 S.F. (7.2 AC)	a. BUILDING AREA	24,000 S.F. (7.2 AC)
b. PAVED AREA	22,250 S.F. (6.4 AC)	b. PAVED AREA	22,250 S.F. (6.4 AC)
c. LANDSCAPE AREA	22,250 S.F. (6.4 AC)	c. LANDSCAPE AREA	22,250 S.F. (6.4 AC)
TOTAL AREA			
TOTAL AREA		TOTAL AREA	
a. TOTAL AREA	24,000 S.F. (7.2 AC)	a. TOTAL AREA	24,000 S.F. (7.2 AC)
b. TOTAL AREA	22,250 S.F. (6.4 AC)	b. TOTAL AREA	22,250 S.F. (6.4 AC)
c. TOTAL AREA	22,250 S.F. (6.4 AC)	c. TOTAL AREA	22,250 S.F. (6.4 AC)
PARKING REQUIRED			
PARKING REQUIRED		PARKING REQUIRED	
a. PARKING REQUIRED	3 STALLS	a. PARKING REQUIRED	3 STALLS
b. PARKING REQUIRED	3 STALLS	b. PARKING REQUIRED	3 STALLS
c. PARKING REQUIRED	3 STALLS	c. PARKING REQUIRED	3 STALLS
ACCESSIBLE STALLS			
ACCESSIBLE STALLS		ACCESSIBLE STALLS	
a. ACCESSIBLE STALLS	N/A	a. ACCESSIBLE STALLS	N/A
b. ACCESSIBLE STALLS	N/A	b. ACCESSIBLE STALLS	N/A
c. ACCESSIBLE STALLS	N/A	c. ACCESSIBLE STALLS	N/A

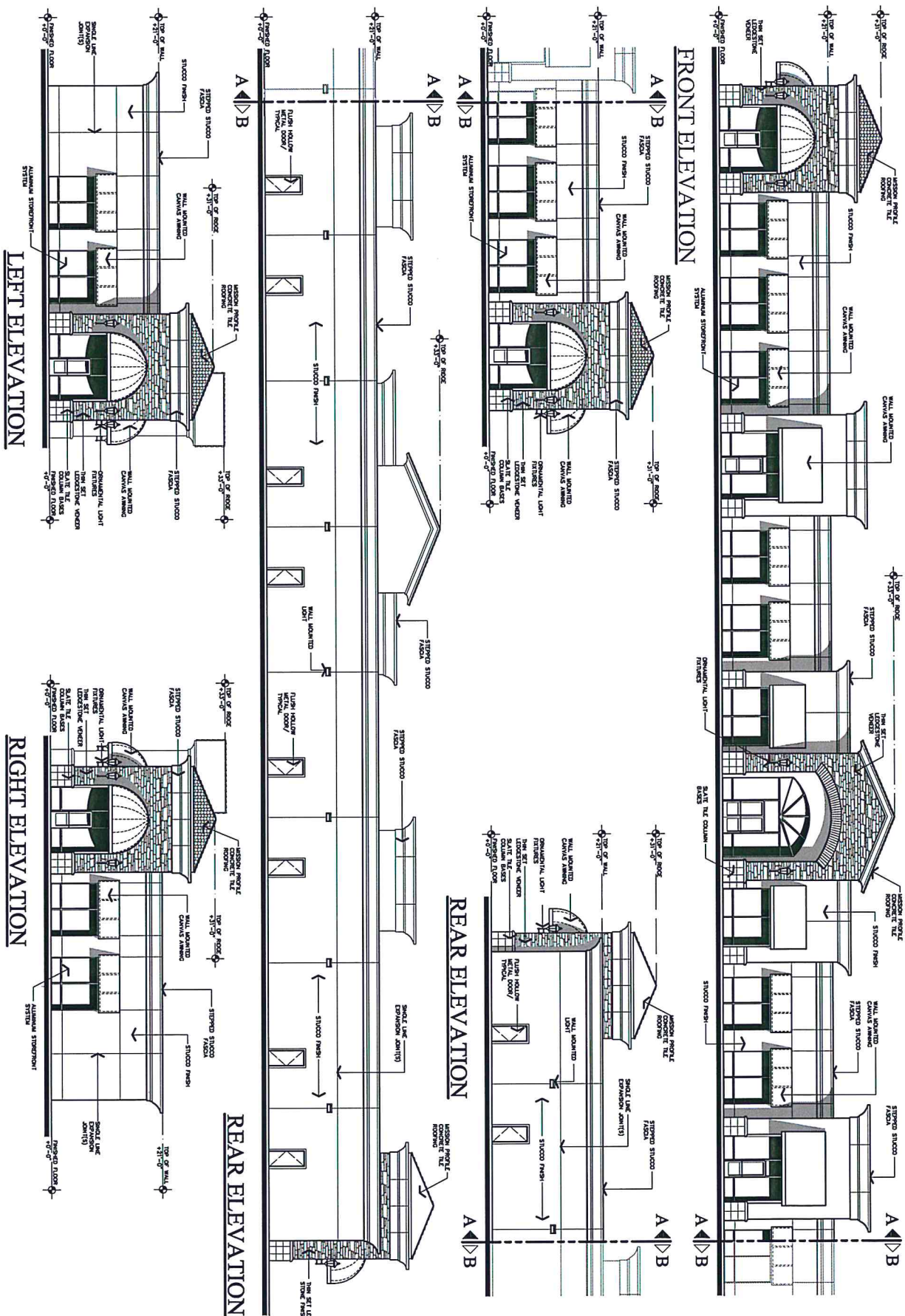
KEYNOTES

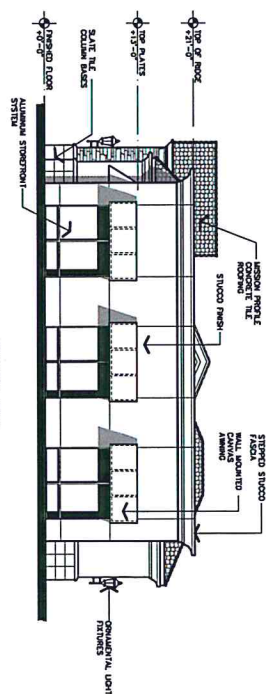
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PROPOSED DEVELOPMENT FOR:

**HENDERSON
VILLAGE**

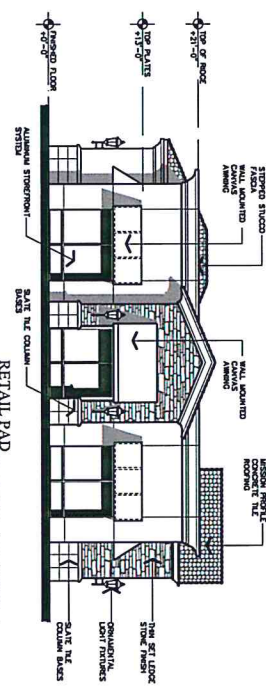
WEST HENDERSON AND NORTH NEWCOMB
PORTERVILLE, CALIFORNIA





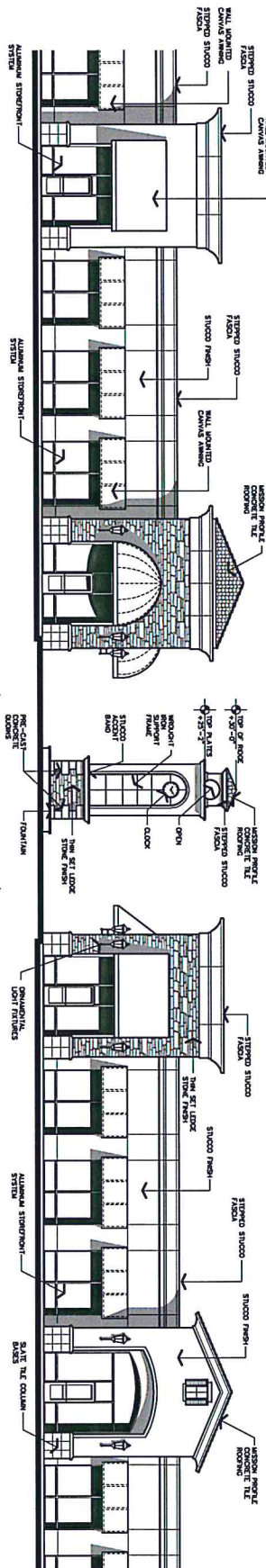
RETAIL PAD
FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

**RETAIL PAD
LEFT ELEVATION**



IN-LINE RETAIL 'A'

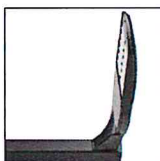
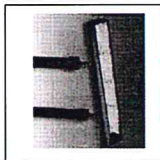
CLOCK
TOWER

IN-LINE RETAIL 'B'

COMMERCIAL EXTERIOR LIGHTING



MODEL: DSN LED 30C
TYPE: TM
LOCATION: PARKING
POLE
HEIGHT: 15'
WIDTH: 13"
BULB: (1) 30 LED
FINISH: DARK BRONZE
GLASS: CLEAR



MODEL: DSN LED 30C
TYPE: TM
LOCATION: PARKING
POLE
HEIGHT: 15'
WIDTH: 13"
BULB: (1) 30 LED
FINISH: DARK BRONZE
GLASS: CLEAR



MODEL: 20-341
TYPE: VESAILES
LOCATION: OFFICE/RETAIL
FACADE
HEIGHT: 32'
WIDTH: 10'
BULB: 2C
FINISH: RUST PATINA
GLASS: CLEAR ACRYLIC



PROPOSED DEVELOPMENT FOR:

**HENDERSON
VILLAGE**

WEST HENDERSON AND NORTH NEWCOMB
PORTERVILLE, CALIFORNIA

**T H E
VINCENT
COMPANY**
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711

**T H E
VINCENT
COMPANY**

**1500 West Shaw, Ste. 3C
Fresno, California 93711
Phone: 559.225.2602**

Revisions	Date
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HENDERSON VILLAGE

WEST HENDERSON AND NORTH NEWCOME



Issues:	Date:
DESIGN REVIEW	.

☐ PUNY CHECK
☐ BACK CHECK
☐

☐ PERMITS

☐ CONSTRUCTION

☐ AS BUILT

All drawings and written material appearing herein constitutes original

work of the artist and may not be duplicated, used, or disclosed without

written consent of the architect

Reference North:

→

Project Name: HENDERSON VALLEY

PORTERVILLE, CA,
Project Number: 140819

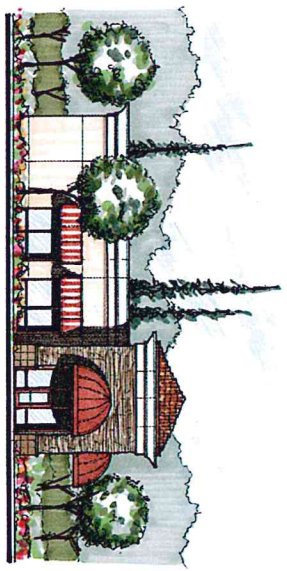
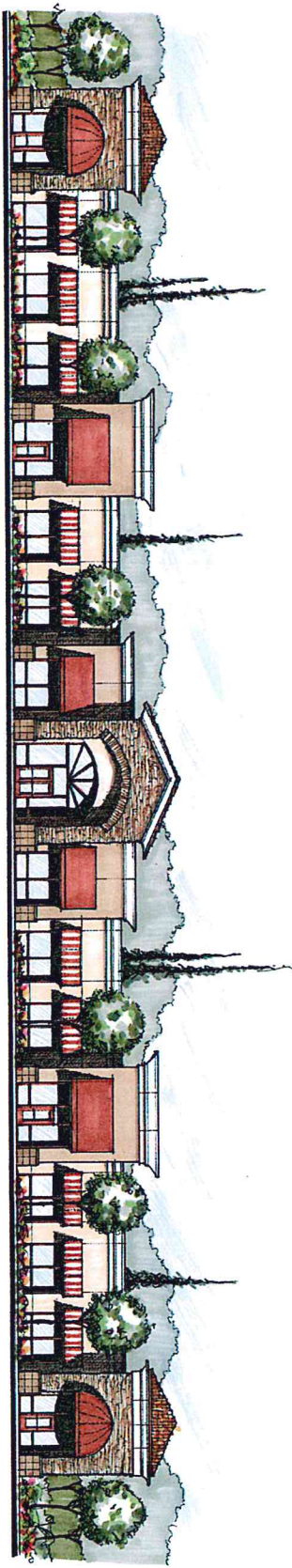
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**T H E
VINCENT
COMPANY**
ACQUITTEN, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revision _____ Date _____

Δ
Δ
Δ
Δ
Δ



PROPOSED DEVELOPMENT FOR:
**HENDERSON
VILLAGE**
WEST HENDERSON AND NORTH NEWCOMB
PORTERVILLE, CALIFORNIA



Submitted: _____ Date: _____

☒ PRELIMINARY
☐ PLANNING
☐ DESIGN
☐ PERMITS
☐ CONSTRUCTION
☐ AS-BUILT

All drawings and written material depicting herein constitute a proposed development and may not be used for any other purpose without the written consent of the architect.

Architect: _____
Firm: _____
Project Name: _____
Project Number: _____
Project Location: _____
Project Date: _____
Project Status: _____

City: _____ State: _____