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1925 W. Santa Ana Ave., Fresno, CA. 93705 Charles Jamgotchian, Broker

## PORTERVILLE, CALIFORNIA

# 119 LOT SUBDIVISION

- ♦ **APPROVED TENTATIVE MAP: 119 LOT SUBDIVISION**
- ♦ **LOCATION: SE CORNER OF NORTH MAIN STREET & REID AVENUE**
- ♦ **APN: 247-030-059, 247-030-060, 255-250-015 & 255-250-016**
- ♦ **CURRENT USE: VACANT LAND**
- ♦ **APPROXIMATELY 39 GROSS ACRES**
- ♦ **\$34,000 PER LOT**     **Price Changed to \$30,000 per lot, \$3,570,000 Cash**







W Reid Ave

E Reid Ave

Drive 242

N G St

N Highland Dr

W Pioneer Ave

E Pioneer Ave

Vida Ave

La Vida Ave

N Main St

N Milo St

N Ohio Pl

N Villa St

W Westfield Ave

W Gerry Ln

N Sandra Ln

W Mulberry Ave

N Marshall St

N Scenic Dr

N Lime St

Avenue 162



© 2006 Navteq  
Image © 2006 DigitalGlobe



Drive 242

W Reid Ave

N Villa St

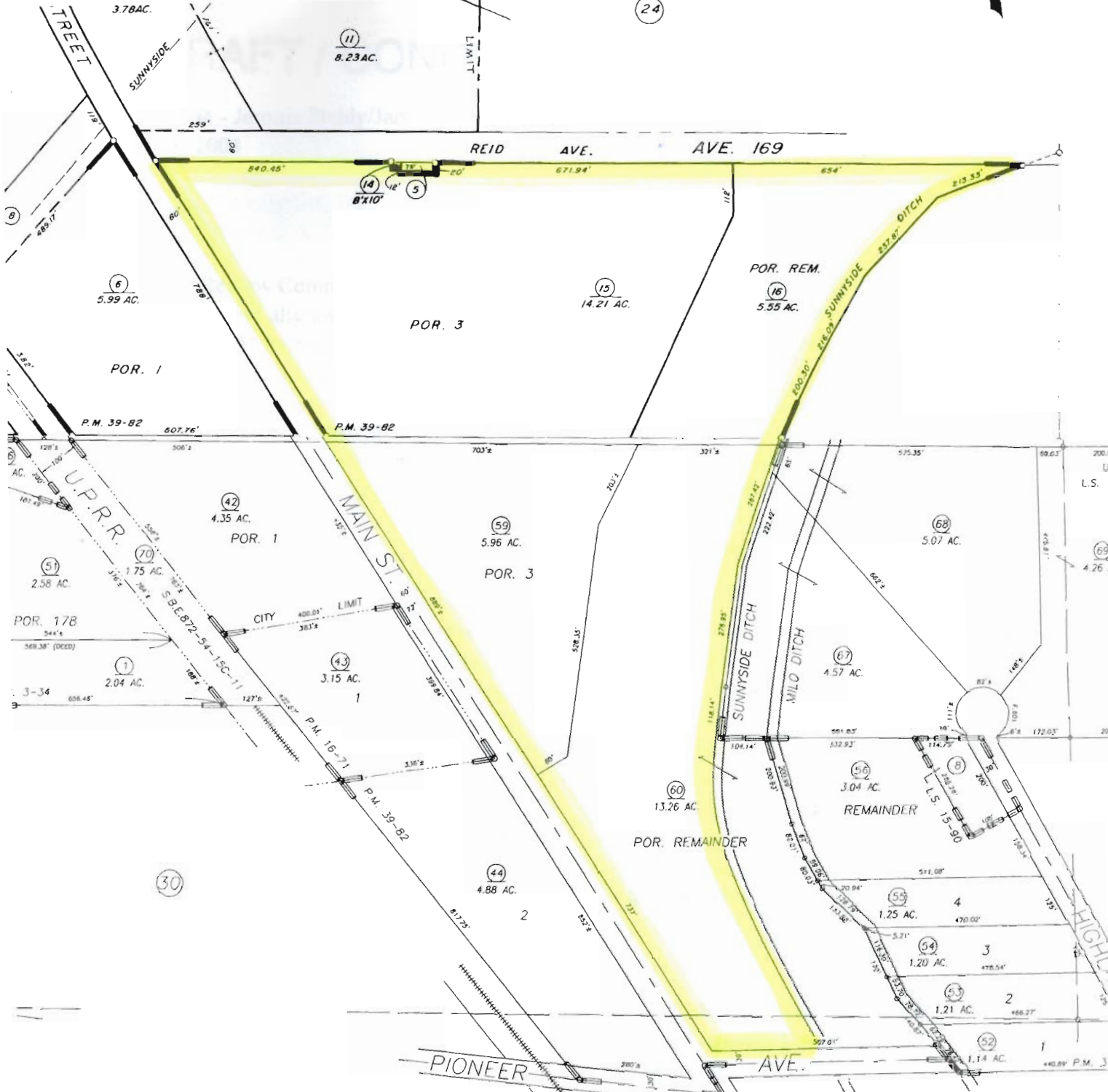
N Center Dr

© 2006 Navteq  
Image © 2006 DigitalGlobe

N Highland Dr

E Pioneer Ave

N



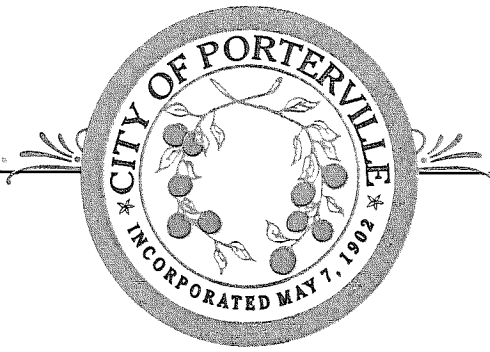
BATTLES HILL SUB., UNREC.  
 AND COMPANY'S FIRST SUB., R.M. 3-34  
 4P 1570, P.M. 16-71  
 VEY, L.S. 15-90  
 40, P.M. 37-43  
 VEY, L.S. 16-94  
 F SURVEY, L.S. 17-52

POR. PARCEL MAP 3879, P.M. 39-82  
 POR. RECORD OF SURVEY, L.S. 21-68 (SEC.23, ETC.)

VICINITY OF PORTERVILLE  
 ASSESSOR'S MAPS BK. 247, PG. 0.  
 COUNTY OF TULARE, CALIFORNIA, U.S.

NOTE: Assessor's Parcel Numbers Shown in Circles  
 Assessor's Block Numbers Shown in Ellipses

1 123 2001-0096454 REVISION



Community Development Department

March 14, 2006

Jerome Stehly  
Pathfinder Land, LLC  
32542 Aqueduct Road  
Bonsall, CA 92003

James Winton & Associates  
150 West Morton Avenue  
Porterville, CA 93257

Re: Iris Hill Estates Tentative Subdivision Map

Greetings,

As you are aware, the City Council at their regularly scheduled meeting of March 7, 2006, approved the above referenced Tentative Subdivision Map. Conformed copies of Resolution No. 37-2006 and Resolution No. 38-2006 are enclosed for your reference.

Sincerely,

Janet Enquist, Secretary  
Planning Division

/je

Enclosures

RESOLUTION NO. 37-2006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE  
CONTAINING FINDINGS IN SUPPORT OF APPROVAL OF A NEGATIVE  
DECLARATION OF ENVIRONMENTAL IMPACT FOR IRIS HILL ESTATES TENTATIVE  
SUBDIVISION MAP FOR THAT 39± ACRE VACANT  
SITE GENERALLY LOCATED ON THE SOUTHEAST CORNER  
OF NORTH MAIN STREET AND REID AVENUE

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of March 7, 2006, conducted a public hearing to consider approval of Iris Hill Estates Tentative Subdivision Map for a 39± acre vacant site to develop 119 single family residential parcels in two (2) phases for that site located generally on the southeast corner of North Main Street and Reid Avenue; and

WHEREAS: On February 10, 2006, the Environmental Coordinator made a preliminary determination that a Mitigated Negative Declaration would be appropriate for the proposed project; and

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

1. That a Negative Declaration was prepared for the project in accordance with the California Environmental Quality Act;
2. That the Negative Declaration prepared for this project was made available for public review and comment. The 20 day review period was from February 10, 2006 to March 1. The San Joaquin Valley Air Pollution Control District provided standard comments and concurred with the determination of the environmental document.
3. That the proposed project will not create adverse environmental impacts;

The proposed Negative Declaration was evaluated in light of the prepared environmental initial study, comments from interested parties and the public, as well as responses to written comments received during the review period. It was determined that potential impacts associated with the proposed project could be mitigated to a less than significant level through the implementation of the attached mitigation measures.

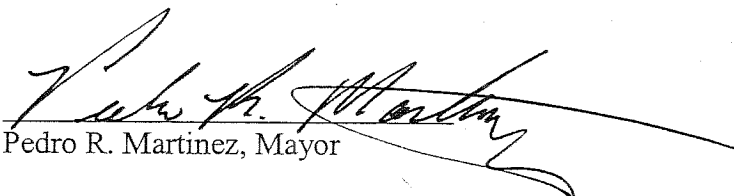
4. That the mitigation measures contained in the Negative Declaration were incorporated into a Mitigation Monitoring Program attached hereto as Attachment A and included as condition 52 in the proposed resolution of approval for Iris Hill Tentative Subdivision Map;

5. That the City Council is the decision-making body for the project;
6. That review of the environmental circumstances regarding this project indicates that no adverse impacts would accrue to wildlife resources from implementation of the project;

City staff conducted an on-site inspection. The subject site is vacant and has been regularly disced for weed control. No natural habitat was observed. As such, no endangered, threatened or rare species or habitats exist and no impact will occur;

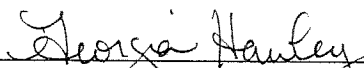
7. That the project may proceed subsequent to approval and/or conditional approval of the State Department of Fish and Game relative to said State Department's consideration of a "de minimis impact" pursuant to Section 711.2 et. seq. of the Fish and Game Code; and
8. That the environmental document and analysis prepared for this project supporting the Negative Declaration reflects the independent judgement of the City of Porterville.

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Porterville does hereby approve the Negative Declaration for Iris Hill Tentative Subdivision Map as described herein.

  
Pedro R. Martinez, Mayor

ATTEST:

John Longley, City Clerk

By   
Georgia Hawley, Chief Deputy City Clerk

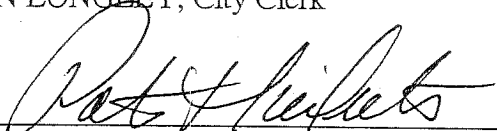
STATE OF CALIFORNIA )  
 CITY OF PORTERVILLE ) SS  
 COUNTY OF TULARE )

I, JOHN LONGLEY, the duly appointed City Clerk of the City of Porterville do hereby certify and declare that the foregoing is a full, true and correct copy a resolution passed and adopted by the Council of the City of Porterville at a regular meeting of the Porterville City Council duly called and held on the 7<sup>th</sup> day of March, 2006.

THAT said resolution was duly passed adopted by the following vote:

Council:	IRISH	WEST	HAMILTON	STADTHERR	MARTINEZ
AYES:	X	X	X		
NOES:				X	X
ABSTAIN:					
ABSENT:					

JOHN LONGLEY, City Clerk

  
 \_\_\_\_\_  
 by Patrice Hildreth, Deputy City Clerk

RESOLUTION NO. 38-2006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE  
CONTAINING FINDINGS AND CONDITIONS IN SUPPORT OF APPROVAL FOR IRIS  
HILL ESTATES TENTATIVE SUBDIVISION MAP FOR THAT 39± ACRE VACANT  
SITE GENERALLY LOCATED ON THE SOUTHEAST CORNER  
OF NORTH MAIN STREET AND REID AVENUE

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of March 7, 2006, conducted a public hearing to consider approval of Iris Hill Estates Tentative Subdivision Map for a 39± acre vacant site to develop 119± single family residential parcels in two (2) phases for that site located generally on the southeast corner of North Main Street and Reid Avenue; and

WHEREAS: On February 10, 2006, the Environmental Coordinator made a preliminary determination that a Mitigated Negative Declaration would be appropriate for the proposed project; and

WHEREAS: The Subdivision Review Committee on March 1, 2006, reviewed and discussed concerns and conditions that should be addressed before the City Council. Conditions developed as a result of this meeting and subsequent staff review have been discussed with the applicant's agent and incorporated into the draft resolution of approval; and

WHEREAS: The City Council received testimony from all interested parties relative to the proposed tentative subdivision map; and

WHEREAS: The City Council made the following findings:

1. That the design and improvements of the proposed project are consistent with the General Plan.

The Land Use Element of the General Plan designates the site for Low Density Residential development (2-7 d.u./acre). The proposed subdivision will be developed to a density of 3.05 d.u./acre.

Both North Main Street and Reid Avenue are designated arterial streets. Interior streets will allow the circulation to enter and exit North Main Street from Pioneer Avenue to the south and at two (2) points onto Reid Avenue to the North.

2. That the site is physically suitable for the type and density of the proposed development.

The subject site is located on hill that gently slopes from east to west. The slope extending east has grades up to 15%. Such slopes will require substantial grading

to create individual house pads. A conceptual grading plan has been submitted. Steeper slopes provide less absorption and create additional storm run-off. Appropriate conditions of approval will be applied to the project to ensure suitable development.

3. That the Negative Declaration prepared for this project is in compliance with the California Environmental Quality Act indicating that such will not have a significant effect on the environment.
4. That the design of the project, or proposed improvements, are not likely to cause substantial environmental damage. Condition 47 of this resolution requires the developer/applicant to comply with all Mitigation Measures contained in the Mitigation Monitoring Program attached to the resolution.
5. The Initial Study prepared for this project indicates that all potential impacts will be mitigated to less than significant levels. Through the implementation of the mitigation measures contained in the Mitigation Monitoring Program, the result in impacts addressed will be less than significant.
6. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the area.

The General Plan designates the site for Low Density Residential uses. To the north is fallow land and orchards; to the west is fallow land, a restaurant and railroad spur; to the east is fallow land and a developed subdivision on top of a hill; to the south is a single family residential dwelling and fallow land. Conditions of approval are included to ensure adequate development standards are met.

7. That the standards of population density, site area dimensions, site coverage, yard spaces, heights of structures, distance between structures, off-street parking facilities and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of the Zoning Ordinance.

The proposed project complies with all the requirements of the Subdivision Ordinance with a single exception for lot depth and double frontage lots. The development standards of the R-1 (One Family Residential) Zone including lot sizes, site coverage, parking, etc., will apply to the site.

8. Pursuant to Section 21-1.4 of the Subdivision Ordinance, the City Council can modify any of the requirements and regulations set forth in the Subdivision Ordinance provided that the City Council find the following facts with respect thereto:

- a. That there are special circumstances or conditions affecting such property.

Response: Due to topography, the irregular shape of the 39± acre vacant parcel and the desire of the developer to provide lots which are developable, consistent with the topography and being able to provide a non-grid interior street circulation plan, the excessive lot depths for Parcels 30, 36, 41, 49, 50, 66, 32, 33, 35, 42, 44, 45, 48 and 70 can not be avoided.

Also, the request to allow double frontage lots for those lots fronting on North Main Street and Reid Avenue was not only based on the topographic conditions within the property, but also upon the City Council's desire to eliminate driveways on arterial, collector and other heavily traveled streets. As a condition of approval, a six (6) foot high masonry block wall and landscaping will be required along the full length of North Main Street and Reid Avenue fronting on the subject subdivision. Access to North Main Street and Reid Avenue from these lots will not be allowed.

- b. That the modifications are a necessary for the preservation and enjoyment of a substantial property right of the petitioner.

Response: The modifications are a requested to allow the property to be subdivided pursuant to all other City design standards.

- c. That the granting of the modifications will not be detrimental to the public welfare or injurious to other property in the territory in which such property is situated.

Response: The exception will allow the property lines for the interior lots to have an average of 185± feet in depth, which is five feet more than the allowed maximum of 180 feet. The only exception would be to Parcel 66 which would have a lot depth of 492± feet.

The exception to allow for double frontage lots along North Main Street and Reid Avenue is consistent with other similar subdivisions. Access from driveways onto arterial, collector and other heavily traveled streets is discouraged.

- d. That the granting of the exception is in accordance with the purposes prescribed in Section 21-1.1 of this Chapter and the Subdivision Map Act.

Response: The modification will allow for the subject site to be developed while insuring that pursuant to Section 21-1.1 (Purpose and Scope)

of the Subdivision Ordinance the objectives in this section are achieved.

- e. That the granting of the exception is consistent with the General Plan. Any exception may be granted subject to any reasonable conditions which are deemed necessary to effectuate the purposes of this Chapter.

Response: The design of the tentative subdivision map complies with the requirements of the Zoning Ordinance and Subdivision Ordinance (with the exception of lot depth and double frontage lots) and is consistent with the density allowed by the General Plan.

NOW, THEREFORE, BE IT RESOLVED: That the Porterville City Council does hereby approve Iris Hill Tentative Subdivision Map subject to the following conditions:

1. The required twelve (12) foot side yard setback to include six (6) foot fences for all reverse corner lots shall be required. As currently designed, Lots 19, 22, 31, 69, 94, 96 and 102 are reverse corner lots.
2. No access to Lot 41 will be permitted from Pioneer Avenue and access to Reid Avenue and North Main Street will be allowed from those streets.
3. Unless otherwise stated herein, the developer/applicant shall comply with the development standards of the Subdivision Ordinance, adopted Master Plans, Standard Specifications for Public Works Construction (2000 Edition), Standard Plans and Specifications (Revised 8-20-02), the Cal-Trans Traffic Manual, and the Porterville Circulation Element.
4. The developer/applicant shall pay all applicable fees in accordance with the Municipal Code and State law, prior to approval of the final map by City Council. Fees are subject to change annually. 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.
5. The developer/applicant shall dedicate right-of-way adequate for a street width that matches the ultimate width in the adopted Land Use and Circulation Element and/or the width established by City Council. The developer/applicant shall dedicate and improve a right-of-way adequate for a minimum of two lanes of traffic and on-street parking, on one side, on streets adjacent to the property lines as well as dedication of property required for disabled ramp(s) (C.C. Sec. 21-23). In accordance with City Council's adopted N. Main Street alignment plan, 36 feet of additional right of way dedication is required along the westerly development boundary. An easement that varies from 15 feet to 25 feet for a graded slope, drainage, and Public Utilities shall also be dedicated along the N. Main Street frontage. A block/retaining wall along Main Street may eliminate the

need for the slope easement along Main Street. No additional right of way will be required for Reid Avenue if 60 feet exists.

6. The developer/applicant shall provide and show all required utility easements on the Final Map.
7. The developer/applicant shall dedicate a one-foot (1') limitation of access strip at locations where, in the opinion of the City Engineer, it is undesirable to allow access.
8. The developer/applicant shall cause all unnecessary easement to be vacated prior to or in conjunction with the Final Map processing.
9. Prior to approval of the improvement plans, the developer/applicant shall have completed and approved, landscaping and/or lighting improvement plans, legal descriptions, etc. The developer/applicant shall petition, on a form provided by the City, to have said subdivision placed in a Lighting and Landscape Maintenance District at the time the final map is approved. Landscape and lighting improvements shall be completed and accepted concurrently with the other improvements in the subdivision. The following shall be included in said annexation to the district: (1) Lighting, (2) Public Landscaping, (3) Public walls/fences (4) Temporary on-site or off-site drainage reservoir, concrete swales, if any, etc.

The developer/applicant shall prepare an Engineer's report for the formation of the Landscape and Lighting District, and the establishment of assessments in order to provide for ongoing maintenance of subdivision improvements to be included within the Lighting and Landscape Maintenance District. The Lighting and Landscape Maintenance District shall be established for the annexation into an existing District and Landscape and Lighting improvements shall be completed and accepted concurrently with the other improvements in the subdivision.

Exclusive of assessments for a Lighting and Landscape Maintenance District, the developer/applicant shall perform all service fees and landscape maintenance for the period of time between the date that the improvements are accepted by the City until assessment begins for the Lighting and Landscape Maintenance District.

10. A minimum six (6) foot block wall and landscaping along the North Main and Reid Avenue frontages of the project will be required. Said area shall be placed in a Landscape Maintenance District. Particular attention shall be directed to provide a graffiti free design through the use of a combination of trees, shrubs and vines to be planted to screen the wall. The wall(s) shall meet the following standards:
  - a. The wall(s) shall match one of the colors in the color palette approved by the City Council and maintained by the Community Development Director.

- b. The wall(s) shall include articulation at intervals of approximately 80 feet except where such articulation is precluded by design constraints. In no case shall a wall exceed 160 feet without articulation. Methods of articulation may include the following:
  - \* A minimum planting of six (6) feet in width to a minimum of 24 inch change of plane.
  - \* A minimum of an 18 inch change in height.
  - \* A section of semi-open fence, except where such a feature would interfere with required sound protection.
  - \* A change of material.
- 11. The developer/applicant shall furnish and plant one #15 tree approved as a City Street Tree within the front yard of each lot. One (1) additional tree is required on each corner lot.
- 12. The Main Street and Reid Avenue Streetscape shall comply with Ordinance No. 1483, the Water Efficient Landscape Ordinance. Landscape and irrigation designs must be provided. Two (2) sets of landscape and irrigation plans are required with a \$25.00 plan check fee.

A minimum 6-foot wide landscape area shall be provided between the masonry wall and the sidewalk along the Main Street and Reid Avenue frontages. A wall and landscape maintenance easement shall be conveyed to the City of Porterville along the rear yards of lots abutting Main Street and Reid Avenue, unless the walls are located entirely within public right-of-way.

- 13. The developer/applicant shall comply with Chapter 7, Article XIII of the City Code and Appendix Chapter 33 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. Erosion Control Plan in conformance with the California Storm Water Best Management Practice Handbook for Construction Activity, prior to start of grading (CBC Appendix chapter 33). The provisions of the approved Erosion Control Plan shall be incorporated into the Improvement Plans;
  - c. Soils Report(s) in accordance with Chapter 18 of the California Building Code. Specific to this development is the necessity to address slope stability, prior to approval of the improvement plans. Said report shall be prepared in accordance with Guidelines for Evaluating and Mitigating Seismic Hazards in California.

14. 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.
15. In accordance with Section 21-51 of the Subdivision Ordinance, the developer/applicant shall enter into an agreement that provides for completion of improvements within twelve (12) months.
16. Prior to start of grading on any unit, the developer/applicant shall abandon and cap existing wells that are no longer in service. Prior to approval of the improvement plans, the developer/applicant shall obtain an abandonment permit from the County Department of Environmental Health. Prior to acceptance of improvements, the developer/applicant shall provide the City Engineer with proof of completion in compliance with County regulations. Developer/applicant shall comply with City standard for "backflow" prevention pursuant to Resolution No. 9615 for all wells that will remain in service.
17. The developer/applicant shall replace or provide surety for replacement of irrigation pipes in the right-of-way, if, in the opinion of the City Engineer, replacement is warranted. The developer/applicant shall provide easements for irrigation pipes across lots created, if pipes will continue in use. The developer/applicant shall also cure leaks in any irrigation pipe that will continue in use. The developer/applicant shall communicate, in writing, with the irrigation company of record discussing the proposed development and determine if the development will have any impact on their facilities. Copies of the written correspondences shall be delivered via certified mail with a copy to the City.
18. Prior to recording the final map, the developer/applicant shall provide surety for off-site improvements and provide easements, permits, calculations, etc. if, in the opinion of the City Engineer, they are needed for the proper functioning or phasing of the subdivision (e.g. water, sewer, drainage, etc.).
19. The developer/applicant shall coordinate with the U.S. Postal Service regarding the kind of mail facilities that will be utilized. If neighborhood box units (NBUs) are to be used, construct sidewalks in a timely manner to facilitate NBU installation.
20. The developer/applicant shall obtain a City demolition permit prior to approval of the improvement plans and, under City inspection, remove all existing, abandoned and unnecessary items, to the satisfaction of the City Engineer, prior to acceptance of the improvements (e.g. buildings, foundations, septic tanks, irrigation pipes, etc.).
21. 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, 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.

22. The developer/applicant shall construct or provide surety for construction of curb, gutter, sidewalk, water, sewer, street paving to the center of the street (if necessary), pavement lane transitions (offsite), traffic safety marking and signs, etc. along the full frontage of all proposed subdivision lots except where they exist to City standards and are in good condition in the opinion of the City Engineer. The developer/applicant shall stub improvements to the property line if, in the opinion of the City Engineer, they will be needed for connection to development on the adjacent property.
23. Building or foundation permits shall not be issued until all of the following items are accepted as complete:
  - a. The storm drain system is functional so that it will accept water from fire hydrant and/or water main flushing;
  - b. The water system is functional from the source of water past the lots on which permits are being requested (i.e. all services and the sampling station, if required, are installed, valves are functional and accessible, bacteria testing is completed, etc.);
  - c. Street base rock for accessibility by the public safety officials and building inspectors;
  - d. Lots are graded in accordance with the approved grading plan. Prior to receipt of the Final Grading, Drainage and Soils Report a letter from the "Supervising Civil Engineer" is required validating that the grading has been done in accordance with the approved grading plan and in accordance with the recommends contained in the Preliminary Soils Report;
  - e. Lot corners are marked;
  - f. Fire hydrants are accepted by the Fire Department and the Engineering Division.
24. The developer/applicant shall construct all drainage facilities that the City Engineer determines are necessary to comply with the intent of the Storm Drain Master Plan. Dedicate a drainage easement across each lot requiring an easement, unless all lots are graded to drain to the street (C.C. Sec. 21-50). The developer/applicant shall construct concrete drainage swales, approved by the City Engineer, if necessary, to transport storm water across adjacent subdivision lots to reach a City drainage system. There are significant improvements, property acquisitions and other issues involved in implementing the Strom Drain Master Plan. Should it become unreasonable to implement the Storm Drain Master Plan upon development of the proposed subdivision,

the developer/applicant may provide on-site or off-site temporary drainage reservoirs in accordance with City Standards.

25. The developer/applicant shall construct a concrete drainage swale, replacing the existing ditch along the easterly boundary, if in the opinion of the City Engineer it becomes an integral part of the development's drainage system. The hillside runoff, specifically along the easterly project boundary, shall be captured by a concrete swale or other means acceptable to the City Engineer and directed to the City's drainage system. Access to, from, and along these drainage facilities shall be provided for maintenance purposes as approved by the City Engineer.
26. The developer/applicant is advised that he 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 five acres 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.
27. To accommodate refuse vehicles and street sweepers, the developer/applicant shall dedicate and improve, to City standards, temporary turn-arounds at the end of dead-end streets.
28. The developer/applicant shall construct all weather alternative vehicular access road equipped with a double 2.5" pipe security gate with Knox padlock to accommodate emergency service vehicles at such time that phased development of the subdivision results in creation of dead end cul-de-sac streets in excess of 600 feet long.
29. The developer/applicant shall cause all regulatory and street name signs to be installed prior to occupancy of any house located where its occupants will utilize a street that does not have them.

30. The developer/applicant shall construct two (2) City standard barricades at the end of all dead end streets.
31. Due to the adopted N. Main Street alignment plan, the developer/applicant shall construct Main Street improvements in the following manner:
  - a. Construct curb, gutter, sidewalk, drainage ditch, cut slope, and block wall as shown on the preliminary improvement plans on file at the City of Porterville. A block/retaining wall along Main Street may eliminate the need drainage ditch and cut slope (slope easement) along Main Street.
  - b. The profile grades shown on the preliminary improvement plans are acceptable to the City and can be used for design purposes.
  - c. Extend the existing road easterly to provide for safe parking (8' of parking and a 4' shoulder) along full frontage.
  - d. The street shall be wide enough to accommodate a northbound deceleration lane/right hand turn lane onto Reid Avenue. This lane shall also be a minimum of 100 feet in length. No Parking will be allowed along the right hand turn lane.
  - e. Construct drainage ditch along the new edge of pavement that directs the storm water to the City's drainage system.
  - f. Install a landscaping and an irrigation system along the full frontage in the areas left vacant by the construction of the herein described public improvements. These improvements will create a vacant area between the edge of pavement and the new curb. They will also create another vacant area between the back of sidewalk and the block wall.
  - g. A landscape and irrigation plan shall be prepared by a Licensed Landscape Architect and delivered to the City for review as part of the improvement plans.
  - h. Main Street cross section shall depict the herein described conditions.
32. The developer/applicant shall construct public improvements that provide for a minimum of two (2) lanes of traffic and on-street parking, on the north side of Pioneer Avenue, adjacent to the southerly property line, as well as dedication of property required for disabled ramp(s) (C.C. Sec. 21-23).
33. The developer/applicant shall construct the sewer main from N. Grand Avenue to Reid Avenue as depicted in the Sewer Master Plan. Construction of this sewer main requires the acquisition/dedication of off-site easements.
34. The developer/applicant shall cause the sewer system to be completed, tested, and accepted by the City prior to residential occupancy of any house in the subdivision.
35. The developer/applicant shall move existing utility structures (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 DSA) or provide surety in lieu of (Section 2616.1 of the Zoning Ordinance).

36. Prior to acceptance of improvements, the developer/applicant shall provide streetlights on Marbelite poles complying with Southern California Edison Company specifications as required by the City Engineer. Use of wood poles is prohibited without prior written approval of the City Engineer.
37. The developer/applicant shall construct the water system in a maximum of two sections for each phase of the subdivision: One section for the model homes and one section for the remainder of the phase. The number of model homes shall not exceed one (1) for each 10 lots in the subdivision or four, whichever, is greater. The model homes shall be clustered.
38. The developer/applicant shall construct water main(s) along the frontages of the proposed development, as depicted in the Water Master Plan.
39. The developer/applicant shall have a Civil Engineer design a water system that will provide a fire flow at each fire hydrant of 1,000 g.p.m. with 20 p.s.i. residual pressure for a dwelling less than 3,600 square feet and 1,500 g.p.m. with 20 p.s.i. residual pressure for a dwelling unit greater than 3,600 square feet.
40. The developer/applicant is hereby notified that reimbursement for Master Plan facilities is made when funds are available and is contingent upon the work being done by the approved low bidder of at least two bona fide bidders. The bids must be approved by the City, prior to construction.
41. Fire hydrants spacing shall be as follows: In Residential development, one (1) hydrant shall be installed at every 500 feet intervals.
42. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at a spacing not to exceed 1,000 feet to provide for transportation hazards.
43. When any portion of the building to be protected is in excess of 150 feet from a water supply on a public street, there shall be installed on-site fire hydrants capable of supplying the required flow.
44. Depending on the location of the existing fire hydrant(s), additional fire hydrants will be required.
45. Access roads shall be provided for every facility, building or portion of a building, when any portion of the facility or portion of an exterior wall is located more than 150 feet from a fire apparatus access as measured by an approved route around the exterior of the

building.

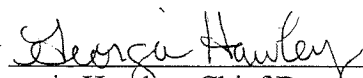
46. All dead-end access roads in excess of 150 feet must be provided with an approved turn-around complying with City Standards.
47. Areas identified as "Fire Lanes" must be identified as such by red painted curbs and identified per requirements set forth in the California Vehicle Code Sec. 22500.1
48. At all times, the residential uses on the subject site shall be operated and maintained to comply with State Law, the City of Porterville Zoning Ordinance, adopted Building Codes and all other applicable laws and ordinances.
49. The developer/applicant shall comply with all mitigation measures adopted as a component of the approval of the Mitigated Negative Declaration for this project. Prior to recording the final map, the developer/applicant shall submit a signed document committing to comply with the adopted mitigation measures.
50. The developer/applicant will ensure the following guidelines for material and colors are adopted by the builder. The guidelines pertain to both residential and community property contained in the subdivision. The guidelines can only be modified by approval of the Porterville City Council, unless the Council delegates such authority to City Staff.

Exterior material must consist of wood siding, composite wood/cement fiberboard siding, or stucco. Highly reflective roofing and white or blue roofing is not permitted. Exterior colors may be varied throughout the development, so long as the color palette is composed of complementary colors, such as "earth tones". No single exterior color scheme shall be used on more than 25% of the residential units. Acceptable colors include: muted green shades, tans and creams, all shades of gray, earth tones, and muted yellows. If blue tones are to be used, they shall have a substantial grey blend. Light colors such as white, cream, or light beige are acceptable but shall not dominate the subdivision. Trim (window, door, fascia, railings, shutters, etc.) shall be painted in a contrasting but complementary color to the body color of the home. Bright pastels and primary colors are not allowed as body or trim colors.

  
Pedro R. Martinez, Mayor

ATTEST:

John Longley, City Clerk

By   
Georgia Hawley, Chief Deputy City Clerk

Mitigation Monitoring Program  
Attachment A

Impact No.	Impact	Mitigation Measure	Level Of Significance After Mitigation	Responsible Party
Impact #3 a, b, c, d: Air Quality	<p>Conflict with or obstruct implementation of the applicable air quality plan.</p> <p>Violate any air quality standard or contribute substantially to an existing or projected air violation.</p> <p>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.</p> <p>Expose sensitive receptors to substantial pollutant concentration.</p>	<p>Air Quality Impacts from this project will come mainly from two sources: particulate (dust) emissions from project construction, and operational emissions from vehicular trips associated with the project. Construction emissions are temporary in nature and are considered by the San Joaquin Valley Air Pollution Control District (SJVAPCD) to be less than significant if the SJVAPCD's Regulation VIII mandatory dust control measures are followed. Because these measures are mandatory, and therefore part of the regulatory setting of the project, they do not constitute mitigation. Regulation VIII also contains optional dust control measures that will be followed during project construction and will help further reduce particulate emissions. Because these measures are voluntary, they are considered to be mitigation. Regulation VIII mandatory and optional dust control measures are listed in Tables 1 through 4 on the following pages.</p> <p>The project does not exceed the Small Project Analysis Level published by the San Joaquin Valley Air Pollution Control District in the guide for assessing and Mitigating Air Quality Impacts (GAMAQI) for Residential developments.</p>	Less than significant	SJVAPCD/City of Porterville

Impact No.	Impact	Mitigation Measure	Level Of Significance After Mitigation	Responsible Party
Impact #6 a, b, c, d) iv Geology and Soils	<p>Expose people or structures to potential substantial adverse effects, including the risk or loss, injury, or death involving:</p> <ul style="list-style-type: none"> <li>Landslides</li> <li>Result in substantial soil erosion or the loss of topsoil.</li> <li>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.</li> <li>Be located on expansive soil, creating substantial risks to life or property.</li> </ul>	<p>The project is located on the soil type Cibo Clay as defined by the US Department of Agriculture's Natural Resources conservation Service. In the Soils survey of Tulare county, Central Part, Cibo Clay is described as having slow permeability and high erosion hazards. The soil is also subject to expansion. The slopes associated with the Cibo Clay (up to 15% within the project area) results in some risk of landslides, instability, erosion, and expansion. The developer through a thorough soils study and engineering methods to stabilize the soils will mitigate these risks. The City Engineer will work with the developer to ensure appropriate actions are taken to reduce the potential of impact to less than significant. Development of the site as proposed will result in ground disturbance through leveling, grading, etc., and could contribute to minor soil erosion during construction. Normal project procedures, including the enforcement of a site development plan and other development related conditions of approval would maintain a less than significant impact in regards to erosion. In addition, conformance with the City Storm Drain master Plan, and requirements relative to grading, the California Building code, etc., will be required. A hydrology and soils report will be required as per the City requirements.</p>	Less than significant	City of Porterville

Impact No.	Impact	Mitigation Measure	Level Of Significance After Mitigation	Responsible Party
Impact #8 a, c, d, e, f Hydrology and Water Quality	Violate and water quality standards or waste discharge requirements. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in manner that would result in substantial erosion or siltation on or off-site. Substantially alter the existing drainage pattern of the site or area, including through the alteration of 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.	Oils, chemicals and residues conveyed by storm water runoff along streets, driveways and other impervious surfaces, could violate water quality standards. Compliance with Federal, State and local regulations requiring that storm water runoff monitored and maintained free of heavy concentrations of pollutants will mitigate this potential impact to a level of insignificance (NPDES Standards). The site is within the boundaries of the City's Master Plan for Storm Drainage (2001). Consequently, the storm water generated from future development of the site has been anticipated by the plan. The installation of storm drain lines in conformance with Federal, State and local environmental protection requirements and the City's Storm Drainage Master Plan will be required. Drainage patterns change incrementally as streets, gutters and pipelines are installed to handle additional surface drainage resulting from the development of impervious surfaces such as building and paving. The rate and amount of runoff will increase as these features are constructed. The installation of the curbs, gutters and drop inlets to allow water to channel into the existing storm drain line will prevent any future drainage problems in this area.  The City's wastewater treatment plant has a permitted capacity of 5.3 million gallons per day (mgd) and is currently operating at 5.1 mgd. The plant has a rated capacity of 8 mgd, but is limited to the permitted capacity of 5.3 mgd because of a lack of land on which	Less than significant	City of Porterville

Impact No. and Hydrology and Water Quality (continued)	Impact	Mitigation Measure	Level Of Significance After Mitigation	Responsible Party
	<p>Create or contribute runoff water that would exceed the capacity of existing or planer storm water drainage systems or provide substantial additional sources of polluted runoff.</p> <p>Otherwise substantially degrade water quality.</p>	<p>to use the retreated effluent as irrigation water. The city has secured land and is in the process of annexing that land for effluent irrigation and biosolids spreading. Use of this land will increase the permitted capacity of the treatment plant.</p>	<p>Less than significant</p>	<p>City of Porterville</p>

Impact No.	Impact	Mitigation Measure	Level Of Significance After Mitigation	Responsible Party
Impact #11 a, b: Noise	<p>Exposure of person 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</p> <p>Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels.</p>	<p>Development of the site as proposed will result in short-term increases in noise associated with construction equipment. To mitigate the potential impacts, construction activities will be restricted to daytime hours: 7:00 AM to 5:00 PM Monday through Friday and 9:00 AM to 5:00 PM Saturday and Sunday.</p>	Less than significant	City of Porterville

Impact No.	Impact	Mitigation Measure	Level Of Significance After Mitigation	Responsible Party
<p><b>Impact #15 a, b: Transportation/Traffic</b></p>	<p>Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections.</p> <p>Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.</p>	<p>Development of the 39± acre site with 119 single family residential units is anticipated to result in 1137 additional daily vehicle trips. Both North Main Street and Reid Avenue are arterials adjacent to the project area and have a capacity of 12,500 daily trips each. The increase of trips generated by the proposed project may reduce the Level of Service in the project area. The project proponent will be required to pay pro rata traffic impact fees to partially fund the improvements required by the project. The City will pool these funds with those obtained from other projects, as well as capital funds to make the necessary improvements.</p>	<p>Less than significant</p>	<p>City of Porterville</p>

Impact No.	Impact	Mitigation Measure	Level Of Significance After Mitigation	Responsible Party
<p><b>Impact #16 a, b, c:</b>  <b>Utilities and Service Systems</b></p>	<p>Exceed wastewater treatment requirements of the applicable Regional Water Quality control Board.</p>	<p>The City's wastewater treatment plant has a permitted capacity of 5.3 million gallons per day (mgd) and is currently operating at 5.1 mgd. The plant has a rated capacity of 8 mgd, but is limited to the permitted capacity of 5.3 mgd because of a lack of land on which to use the retreated effluent as irrigation water. The City has secured land and is in the process of annexing that land for effluent irrigation and biosolids spreading. Use of these lands will increase the permitted capacity of the treatment plant. Occupation of the project will not be permitted prior to completion of the annexation of land for biosolids spreading. New storm water drainage facilities will be installed as needed to serve the project.</p>	<p>Less than significant</p>	<p>City of Porterville</p>
<p><b>Impact #16 b</b></p>	<p>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.</p>			
<p><b>Impact #16c</b></p>	<p>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.</p>			