

**DELLA FARMS RESIDENTIAL SUBDIVISION - CEQA SERVICES**

<p><b>Project Contact</b></p>	<p>Claudia Calderon          Community Development Director          City of Porterville, 291 N. Main Street, Porterville, CA          Phone: (559) 782-7460          Email: ccalderon@ci.porerville.ca.us</p>
<p><b>Project Description</b></p>	<p>Applicant Drew Della proposes a development project on two parcels totaling 25.47 acres in Porterville, CA, requiring several discretionary actions: General Plan Amendment (GPA), Conditional Use Permit (CUP), Tentative Subdivision Map (TSM), and Annexation (ANX). The project proposes 160 single-family lots, a park, and infrastructure improvements, needing rezoning to Low Medium Density Residential and reduced lot sizes. It will connect to city utilities and comply with water conservation standards, and will be subject to public service fees.</p>
<p><b>Services Provided</b></p>	<p>PCE's scope of work for this project centers on providing a comprehensive CEQA environmental review, culminating in the preparation of an Initial Study (IS) and either a Negative Declaration (ND) or Mitigated Negative Declaration (MND). This process begins with a virtual kick-off meeting to align with the City and Applicant, followed by detailed technical analyses across 19 environmental categories, including sub-consultant led studies for biological and traffic impacts. PCE will then draft the IS/ND or MND, adhering to CEQA guidelines and City specifications, through administrative, public review, and final draft phases, incorporating feedback and public comments as necessary. This includes completing tribal consultation requirements and preparing a Mitigation Monitoring and Reporting Program (MMRP), if required. Finally, PCE will attend one City Council hearing, if requested, to present findings and address questions. Deliverables will encompass project descriptions, draft and final environmental documents, and the MMRP.</p>
<p><b>Example Deliverables</b></p>	<p>Public Review Draft Initial Study/MND:  <a href="https://ceqanet.opr.ca.gov/2025030736">https://ceqanet.opr.ca.gov/2025030736</a></p>