

## NOTICE OF PUBLIC HEARING

### PORTERVILLE RIVERWALK MARKETPLACE PHASE II AND FINAL ENVIRONMENTAL IMPACT REPORT WITHIN THE VIEJO ROBLES PLANNED DEVELOPMENT GENERALLY LOCATED AT THE SOUTHEAST CORNER OF INDIANA STREET AND SPRINGVILLE DRIVE

Notice is hereby given, that a public hearing will be held by the City Council of the City of Porterville on Tuesday February 7, 2012 in the Council Chambers at City Hall, 291 North Main Street, Porterville, California, at 6:30 p.m. or as soon thereafter as the matter can be heard in order to consider the Riverwalk Marketplace Phase II project, located at the southeast corner of Indiana Street and Springville Drive in Porterville. The applicant is requesting approval of a conditional use permit (CUP-2-2010) to amend the Conceptual Plan for the Viejo Robles Planned Development to allow for a Specific Plan for the Riverwalk Marketplace Phase II development, consisting of 202,854± square feet of commercial development including a 161,602± square foot Walmart retail store. The conditional use permit also includes a request for an off-sale liquor license for beer, wine and distilled spirits. Also requested is a tentative parcel map (TPM-4-2010) to divide a 21.8 acre parcel into five parcels varying in size. Parcel 1 is for the Walmart store and parcels 2-5 are for other commercial uses. Certification of the Final Environmental Impact Report is also proposed for the project. The site is zoned Planned Development (PD) with a General Plan Land Use Designation of Retail Centers.

A Draft Environmental Impact Report (DEIR) was prepared as the environmental document for this project in accordance with the California Environmental Quality Act and was transmitted to the State Clearinghouse, interested agencies, groups and individuals for review and comment. The review period ran for 45 days from February 22, 2011 to April 8, 2011. A public meeting was held on Tuesday, March 15, 2011 at a regularly scheduled City Council meeting to provide an opportunity for the public to provide the City Council with their comments on the DEIR. Oral comments received at the March 15<sup>th</sup> meeting and written comments received during the review period were addressed in the Final Environmental Impact Report (FEIR), which has been transmitted to the State Clearinghouse, public agencies, and is available for the public to review prior to the February 7th public hearing.

Copies of the environmental documents are on file at 291 North Main Street, Porterville, California in the Community Development Department, at the Porterville Public Library at 41 West Thurman Avenue and on the City's website at [www.ci.porterville.ca.us](http://www.ci.porterville.ca.us). This notice is given in order to provide all interested parties an opportunity to present their views with respect to the proposed project and its environmental effects. Questions about the project should be directed to Bill Nebeker, City Planner at (559) 782-7460 or by email at [planning@ci.porterville.ca.us](mailto:planning@ci.porterville.ca.us).

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the Deputy City Clerk at (559) 782-7442. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet.

DATED: January 25, 2012

John Lollis, City Clerk