CITY OF PORTERVILLE - CITY COUNCIL AGENDA
CITY HALL, 291 N. MAIN STREET
PORTERVILLE, CALIFORNIA
DECEMBER 16, 2025, 5:30 PM

The City of Porterville provides access to view city council meetings electronically. Please note that this service is offered as a courtesy and may not always be accessible to the public. To ensure the opportunity to participate in public comments and scheduled public hearings, individuals must attend in person.

This meeting will be available for viewing via YouTube at https://www.youtube.com/@cityofporterville4149

Please direct any questions to the Office of City Clerk at 559-782-7464.

Call to Order

Roll Call

ORAL COMMUNICATIONS

This is the opportunity to address the City Council on any matter scheduled for Closed Session. Unless additional time is authorized by the Council, all commentary shall be limited to three minutes.

CITY COUNCIL CLOSED SESSION:

A. Closed Session Pursuant to:

1 - Government Code Section 54956.8 – Conference with Real Property Negotiators/Property: APN: 260-300-034. Agency Negotiator: Richard Tree. Negotiating Parties: City of Porterville and Self-Help Enterprises. Under Negotiation: Terms and Price.

2 - Government Code Section 54956.9(d) (2) – Conference with Legal Counsel – Anticipated Litigation – Significant Exposure to Litigation: Two (2) cases in which facts are not yet known to potential plaintiff.

3 - Government Code Section 54956.9(d)(4) – Conference with Legal Counsel – Anticipated Litigation – Initiation of Litigation: Two (2) cases.

6:30 P.M. RECONVENE OPEN SESSION AND REPORT ON REPORTABLE ACTION TAKEN IN CLOSED SESSION

Pledge of Allegiance Led by Council Member Beltran

Invocation

COUNCIL COMMENTS

PRESENTATIONS

Holiday CheerMeister
Heritage Murals

ORAL COMMUNICATIONS

This is the opportunity to address the Council on any matter of interest, whether on the agenda or not. Please address all items not scheduled for public hearing at this time. Unless additional time is authorized by the Council, all commentary shall be limited to three minutes.

REPORTS

This is the time for all committee/commission/board reports; subcommittee reports; and staff informational items.

I. City Commission and Committee Meetings

1. Parks & Leisure Services Commission - December 4, 2025
2. Library & Literacy Commission - December 9, 2025
3. Youth Commission - December 10, 2025

II. Staff Informational Reports

1. Update on Closure of the Porterville Armory Emergency Shelter and Transitional Housing Funding Challenges

CONSENT CALENDAR

All Consent Calendar Items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made, in which event the item will be removed from the Consent Calendar. All items removed from the Consent Calendar for further discussion will be heard at the end of Scheduled Matters.

1. **Authorization to Purchase a Digital Public Information Board for the Porterville Transit Center**
   Re: Consideration to purchase and install a digital public information board at the Porterville Transit Center, approving a contract with Signworks in an amount not to exceed $40,186.28, and authorizing payment upon satisfactory completion.
2. **Authorization to Purchase SWAT Rifles Using Proforce Trade-In Credit**

Re: Council to consider the purchase of SWAT rifles from ProForce Law Enforcement using the available ProForce trade-in credit in the amount of $20,000.64, with no General Fund impact.

3. **Authorization to Purchase Refuse Containers**
   Re: Consideration to purchase residential waste containers from Rehrig Pacific in the amount of $151,081.32 and commercial refuse bins from Stockton Tri Industries in the amount of $123,366.75.

4. **Reimbursement Request for Master Plan Improvements – Brookside Subdivision, Phases One and Two (San Joaquin Valley Homes)**
   Re: Consideration of acceptance of master plan improvements for Brookside Subdivision, Phases One and Two, and approval of the first reimbursement to San Joaquin Valley Homes in the amount of $2,196,124.06.

5. **Authorization to Distribute a Request for Qualifications for Nitrification/Denitrification Design Services**
   Re: Consideration to distribute a Request for Qualifications for nitrification/denitrification design services at the Wastewater Treatment Facility and return with a recommended consultant selection and agreement.

6. **Authorization to Distribute Request for Qualifications for Engineered Plans and Specifications for the Santa Fe Sportsplex**
   Re: Consideration to authorize the distribution of a Request for Qualifications for engineered plans and specifications for the Santa Fe Sportsplex Project.

7. **Authorization of Transit Consulting Services from Moy and Associates**
   Re: Council to consider the purchase of transit marketing materials and technical assistance from Moy and Associates in an amount not to exceed $10,000.

8. **Authorization for REACH Air Medical Services to Proceed with Design and Permitting for Proposed Helipad and Staff Quarters at the Porterville Municipal Airport**
   Re: Consideration to Authorize REACH Air Medical Services to proceed with design and permitting for a proposed helipad and staff quarters adjacent to their existing leased hangar at the Porterville Municipal Airport while the Master Ground Lease Agreement amendments are finalized.

9. **Authorization for the Transfer of a Police Department Vehicle to the Public Works Department - Water Division**
   Re: Consideration to transfer a previously purchased 2025 Chevy Silverado 2500 from the Police Department to the Public Works Water Division and approve the reallocation of associated purchase costs to the Water Replacement Fund.

10. **Authorization to Schedule Public Hearing for the Traffic Study Findings on Plano Street from State Route 190 to Worth Avenue**
    Re: Consideration to schedule a public hearing on January 20, 2026, to review the traffic study findings for Plano Street from State Route 190 to Worth Avenue.

11. **Adoption of Updated Seasonal and Part-Time Pay Rates for Fiscal Year 2025–2026**

Re: Council to consider a resolution amending the City's Employee Pay and Benefit Plan to update the Seasonal and Part-Time Pay Rate Schedule for Fiscal Year 2025–2026.

12. Appointment to the Library and Literacy Commission
Re: Consider the appointment of Grant Wagner to the Library and Literacy Commission for a term expiring October 31, 2028.

13. Consideration of Additional Amendments to the City Council Order of Business
Re: Consider approval of the Vice Mayor's request to consider an amendment to the City Council Order of Business and direction to place the item on the January 20, 2026, City Council meeting agenda.

14. Status and Review of Declaration of Local Flood Emergency
Re: Review of the Declaration of Local Emergency made on March 13, 2023, concerning the significant weather event and impacts relative to flood event.

A Council Meeting Recess Will Occur at 8:30 p.m., or as Close to That Time as Possible

PUBLIC HEARINGS

15. River Springs Plan Development
Re: Hold a public hearing on the River Springs Residential Development Project, located on an approximately 27.95-acre parcel located north of the Tule River, between Newcomb Street and South Beverly Street; and consider resolutions adopting the streamlined CEQA review under Guidelines Section 15183, approving the Planned Development PD Plan, and approving the Tentative Subdivision Map with Conditions.

16. Community Development Block Grant (CBDG) Substantial Amendments to 2024/25 and 2025/26 Action Plans
Re: Council to consider approval of Substantial Amendments to the 2024/2025 and 2025/2026 Community Development Block Grant Action Plans and authorization to submit both amended plans to HUD.

SECOND READINGS

17. Second Reading - Ordinance No. 1926, Approving a Development Agreement between the City of Porterville and Cannabis Express, Inc.
Re: Adoption of an ordinance approving a development agreement between the City of Porterville and Cannabis Express, Inc. for the establishment of a commercial cannabis dispensary located at 1436 W. Olive Avenue, Porterville, California.

SCHEDULED MATTERS

18. Consideration of Updated Library Design and Recommended Project Budget
Re: Consideration of establishing a $22 million project budget and approving the updated schematic design for the new Porterville Public Library.

19. **Reallocation of Measure I Funding and Authorization to Purchase Radio Encryption Upgrades for the Porterville Police Department**
Re: Consider approval to reallocate Measure I funding programmed for Emergency Operations Center upgrades in the FY 2025–26 CIP to the Police Radio Encryption Project and authorize the purchase and implementation of encryption upgrades, flash programming, and keyloader equipment for the Porterville Police Department in the amount of $188,209.44.

20. **Consideration of Funding Options for the Veterans Park Monument Project**
Re: Consideration of funding options for the Veterans Park Monument project exceeding the approved budget.

AB 1234 REPORTS

This is the time for all AB 1234 reports required pursuant to Government Code § 53232.3.

1. Local Initiatives Navigation Center Committee (LINC) - December 3, 2025
2. Eastern Tule Groundwater Sustainability Agency (ETGSA) - December 4, 2025
3. Tulare County Association of Governments (TCAG) - December 8, 2025
4. Heritage Committee Meeting - December 9, 2025

ORAL COMMUNICATIONS

OTHER MATTERS

CLOSED SESSION

Any Closed Session Items not completed prior to 6:30 p.m. will be considered at this time.

ADJOURNMENT - to the meeting of January 20, 2026, at 5:30 p.m.

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, requesting electronic participation as an accommodation, or to be able to access this agenda and documents in the agenda packet, please contact the Office of City Clerk at (559) 782-7464. 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.

Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection during normal business hours at the Office of City Clerk, 291 N. Main Street, Porterville, CA 93257, and on the City's website at www.ci.porterville.ca.us.

SUBJECT: 1. Update on Closure of the Porterville Armory Emergency Shelter and Transitional Housing Funding Challenges

SOURCE: Community Development

COMMENT: The Porterville Armory has served as an emergency shelter since the 2023 flood disaster, providing temporary housing and basic services for displaced individuals and families. During the Fiscal Year 2025/2026 budget process, the City Council approved the remaining one-time General Fund allocation of $367,398 to continue Armory shelter operations into the current fiscal year. This funding was intended to support a limited operational period while the City transitioned away from Armory-based sheltering.

Based on this funding plan, the Armory is scheduled to close as an emergency shelter in mid-January 2026. This timeline aligns with available resources and the need to return the facility to its primary intended use.

In preparation for the closure, staff evaluated opportunities to secure outside funding to extend Armory operations beyond the current fiscal year. This included reviewing eligibility criteria for Behavioral Health Bridge Housing (BHBH) funding and consulting with county staff familiar with the program. After assessing the program requirements, it was determined that the Armory was not an appropriate or cost-effective candidate due to its temporary layout, the lack of designated year-round beds, and the substantial capital and operational investment needed to convert the building into a compliant bridge housing facility. For these reasons, the City was unable to identify any feasible or sustainable external funding source to continue Armory operations beyond the budgeted period.

As the closure approaches, the City is transitioning individuals through the Family Reunification Program, which helps eligible individuals reconnect with confirmed family support systems. This approach reduces reliance on temporary congregate shelter while promoting long-term stability for individuals who can be safely reunified.

In addition to local shelter operations, recent federal housing developments are creating challenges for regional service providers operating Housing First Permanent Supportive Housing (PSH) programs. Communication from local housing partners indicates that this year's federal funding competition may not recommend Porterville-based PSH programs for renewal, despite these

programs supporting residents with disabilities who are at risk of returning to homelessness if funding is reduced. At the same time, federal guidance is encouraging applicants to shift from PSH to Transitional Housing (TH), a model that requires structured programming, mandatory participation in service and work-related activities, contrasting with pervious approaches and partnerships with recovery and faith-based services.

These TH program requirements do not align with Housing First principles used by the City and limit the City's ability to provide matching or supplemental funding. Local providers also face limited time and resources to redesign their existing PSH programs into TH programs. If funding is not secured, Porterville residents may experience reduced access to supportive housing options at the same time as the Armory shelter is closing.

Staff will continue monitoring regional developments and coordinating with local service agencies and Tulare County to support individuals affected by these changes.

RECOMMENDATION: This report is informational.

ATTACHMENTS:

Appropriated/Funded:

Review By:

Department Director:
Claudia Calderon, Community Development Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

SUBJECT: Authorization to Purchase a Digital Public Information Board for the Porterville Transit Center

SOURCE: Transportation

COMMENT: The Porterville Transit Center's existing analog clock has reached the end of its useful life and no longer functions reliably. To enhance communication with transit passengers and the general public, staff proposes replacing the clock with a modern, double-sided digital information board. The new display will provide time, temperature, transit updates, and community announcements, and will support the overall modernization of the facility.

Staff obtained three quotes for comparable LED message boards, including equipment, installation, taxes, and related components. The quotes received are as follows:

Vendor	**Quote**
Signworks	$36,532.98
Multimedia LED	$37,307.64
FastSigns	$53,199.99

Signworks submitted the lowest responsive quote and meets the technical requirements for the project. To account for potential installation variables, staff recommends including a 10% contingency, resulting in a total not-to-exceed amount of $40,186.28.

This project will be funded through the Federal Transit Administration Section 5307 grant CA-2025-116, which provides federal reimbursement for 80% of eligible capital expenses. The City is responsible for the remaining 20% local match. Based on the total not-to-exceed amount of $40,186.28, the federal share is $32,149.02 and the City's required match is $8,037.26. Sufficient grant and matching funds are available to support the project.

RECOMMENDATION: That the City Council:

1. Authorize the purchase and installation of a digital public

information board from Signworks at a cost not to exceed $40,186.28, inclusive of a 10% contingency; and
2. Authorize payment upon satisfactory delivery and installation.

ATTACHMENTS:

1. Signworks Quote
2. Multimedia LED Quote
3. Fastsigns Quote

Appropriated/Funded:

Review By:

Department Director:
Russell Isom, Director of Transportation

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

Estimate

SignWorks
109 E. 5th Street
Hanford, CA 93230
ph. (559) 583-1175
fax (559) 583-1824
email: info@signworksweb.com

Prepared For: Albert Barragan
City of Porterville - Parks & Leisure
15 E. Thurman Ave.
Porterville, CA 93257

ph: (559) 713-8481
fax:

Estimate: No:	36420
Date:	11/20/2025 3:09:41PM
Terms:	Net 30
Due Date	0 day(s) from order
Salesperson:	Brianna Garcia

Description: LED Message Boards for Bus Depot - 8mm 4' x 6'

Dear Albert:

Thank you for considering SignWorks for your sign needs.
If you have any questions, please don't hesitate to call me at 583-1175

>>> PLEASE CONTACT US SO WE CAN PROCEED WITH THIS ORDER, THANK YOU. <<<
All Estimates are valid for 30 days.

Sincerely,

Brianna Garcia
Sales Rep.

Qty	Product		Sides	Size	Unit Cost	Install	Item Total
1	Misc.	*	2	48 x 72	$31,243.00	$0.00	$31,243.00
Description	8mm Color LED Message Center. Cell Modem - 5 year part warranty						
1	Installation		1	1 x 1	$2,400.00	$0.00	$2,400.00
Description	Installation						

Notes:

* REQUIRES 50% DEPOSIT TO START JOB.
* ESTIMATE DOES NOT INCLUDE PERMIT FEES.
* DOES NOT INCLUDE ENGINEERING FEE IF REQUIRED FOR PERMIT.

Line Item Total:	**$33,643.00**
Tax Exempt Amt:	**$2,400.00**
Subtotal:	**$33,643.00**
Taxes:	**$2,889.98**
Total:	**$36,532.98**

Accepted By (signature required)

Date

Fax Confirmation to (559) 583-1824

4225 Prado Road Suite 108
Corona, CA 92880
www.multimedialed.com
Leading manufacturer of LED products for over 25 years

Display Proposal

City of Porterville
Custom Clock

PROVIDED TO: City of Porterville

DATE: 10/16/2025
QUOTE NUMBER: 8.44mmSMDbbf4622
QUOTE VALID FOR: 45 days
QUOTE PROVIDED BY: Lupita Geiger
lgeiger@multimedialed.com
(714)-925-6678 (Cell)
(951)-280-7510 (Work)

DISPLAY FEATURES

SIGN INFORMATION

SIGN MODEL:	5.7mm SMD	
PITCH (mm):	5.7	
	Width	**Height**
DISPLAY PIXEL MATRIX: (per face):	168	336
DISPLAY SIZE (per face):	3 ft 1.7 in	6 ft 3.5 in
CABINET SIZE (per face):	3 ft 2.2 in	6 ft 4 in
Depth - not including mounting or cooling (inches):	12.00	
Display Modules (per face):	3	6
Total LEDs (per face):	55296	
COLOR CAPABILITIES:	4.4 Trillion RGB Colors	
QUANTITY OF DISPLAYS:	1	
# OF FACES PER DISPLAY:	2	
# CABINETS PER DISPLAY:	2	
TOTAL MODULES PER DISPLAY:	36	
LEDS PER SQUARE FOOT:	2792	

Item	Description	
On-Site Tech Support (during setup):	Up to 1 Day(s)	
Warranty[2]:	Labor (1 Year) Parts (5 Year)	
Spare Parts Kit:	Included	
Cabinet Type:	Aluminum Rib - Front access	
	Front Service	Black, Semi-gloss
Communication Option:	Cellular Modem	
Software Option:	VNOX	
PCs:	Qty 1, Standard PC	
Controller:	TB	
Live Video Processor:	None	
Cooling	Standard Axial Fans	
Data Run:	300 Feet	
Installation/power/wiring:	Not Included	
Shipping:	Included to Porterville	

Included Options

Item	Quantity
Sierra Wireless Cell Model	1

DISPLAY TOTAL USD:			**$**	**30,703.56**
Additional Options				
Item	**Qty**	**$ Each**	**$ Total (this option)**	
Install 3rd Party	1	$ 3,800.00	$	3,800.00
			$ TAX	2,804.08
			$	-
PROJECT TOTAL USD:			**$**	**34,503.56** $ 37,307.64

TERMS OF PAYMENT: 50% down payment due with signed Quotation, 40% prior to shipment, 10% payable within 30 days following shipment.

No refunds of deposits or progress payments will be made if project is canceled by the Customer.

Signed acceptance of this quote indicates acceptance of terms, conditions, and pricing, and indicates approval to proceed with project development. Production will not begin without a signed Quotation and any deposits indicated above. If changes to this offer are needed, please request a revised quotation.

This quote INCLUDES as indicated above: Display modules and electronics; front end control system and player software; eVidia sign management software; interface to mounting structure.

This quote EXCLUDES unless indicated above: Trim or decorative cabinet, mounting structure, installation, catwalks, foundation, permitting, **Sales Taxes**, licensed engineering work and fees, internet access, labor for fiber optic termination (if needed).

[1]"Other Information" specifications and all specific 3rd party part/model #s are subject to change without notice
[2]**WARRANTY NOTES:** Labor warranty if provided includes technical and phone support by a qualified technician during normal business hours for the length of time shown. Labor warranty does not include travel, expenses, access to the display (lifts, etc.) or required union labor.

Completed products stored at the Seller's site more than 30 calendar days after completion will be subject to a storage fee equal to .05% of the value of the product per month.

CUSTOMER ACCEPTANCE:	DATE:

FASTSIGNS
Make Your Statement

10725 W Goshen Ave
Visalia, CA 93291
(559) 571-2600

ESTIMATE
EST-10480

Payment Terms: Net 15

Created Date: 12/1/2025

DESCRIPTION: Double Sided 9mm Full Color LED Message Center

Bill To: City of Porterville
291 N Main St.
Porterville, CA 93257
US

Pickup At: FASTSIGNS
10725 W Goshen Ave
Visalia, CA 93291
US

Requested By: Albert Barragan
Email: abarragan@ci.porterville.ca.us

Salesperson: House 67601 - Visalia, CA

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	36"X72" Double Sided 9mm Full Color LED Message Center- Cell Modem 5 Year Parts Warranty	1	$37,595.00	$37,595.00
2	Removal Of Existing Clock & Installation of Message Center On Existing Pole	1	$10,746.00	$10,746.00
3	Permitting	1	$750.00	$750.00

Subtotal:	$49,091.00
Taxes:	$4,108.99
Grand Total:	$53,199.99

NOTE:
-- All estimates are valid for a maximum of 7 business days.
-- All deposits are considered NON-REFUNDABLE.
-- All remaining balances are considered DUE at the time of pickup or installation.
-- Products left at FASTSIGNS facility, or halt of project progress for over 30 days due to customer delay will result in forfeit of all products/services within the respective invoice.
-- No returns on custom products
-- Due to current materials and freight cost volatility, all orders are subject to up to 15% price adjustments as necessary; shipping delays on raw materials and finished products may be commonly encountered.
-- Design charges include 15 mins of design and design setup and up to 2 revisions. Each additional revision may incur an additional $25 design charge.
--unless specifically noted on the estimate/invoice, customer is responsible for all responsible for all permits that may be required by the sate, county or city where the sign will be located. customer is responsible for insuring that all signage ordered meets all state, county, city, and community association ordinances. FASTSIGNS will not be responsible for any order placed that does not meet all ordinances.

SUBJECT: Authorization to Purchase SWAT Rifles Using Proforce Trade-In Credit

SOURCE: Police

COMMENT: On May 7, 2024, the City Council approved the Police Department's request to replace its aging Glock .40 caliber duty handguns with new Glock Model 45 9mm firearms equipped with Steiner MPS optics. This transition included the trade-in of seventy-six (76) Glock handguns originally purchased by the Department in 2016.

On March 18, 2025, the City Council further authorized out-of-state travel for Police Department personnel to transport the trade-in firearms to ProForce Law Enforcement in Arizona in accordance with the terms of the approved purchase.

The handgun replacement project has now been successfully completed. Based on the final reconciliation from ProForce, the City has received a trade-in credit of $20,000.64. These funds are held on the City's account with ProForce and may be applied to future approved purchases for the Police Department.

The Police Department requests authorization to use this credit toward the purchase of new SWAT rifles. ProForce has provided a formal quote for eleven (11) SWAT rifles in the total amount of $19,691.39, inclusive of applicable taxes. The purchase will utilize the majority of the available credit, leaving an estimated remaining balance of $309.25 on the City's ProForce account. No General Fund expenditure is required to complete this purchase.

The requested rifles will support tactical operations, replace aging equipment, and ensure the Department maintains operational readiness with modern, reliable platforms.

RECOMMENDATION: That the City Council:
1. Authorize the Police Department to purchase SWAT rifles from ProForce Law Enforcement in an amount not to exceed $19,691.39, to be fully funded by the existing ProForce trade-in

credit of $20,000.64; and
2. Authorize the City Manager or designee to execute all necessary purchasing documents.

ATTACHMENTS:

1. Staff Report - May 7. 2024
2. Staff Report - March 18, 2025
3. ProForce Trade-In Documentation and SWAT Rifle Quote

Appropriated/Funded:

Review By:

Department Director:
Bobby Radar, Interim Chief of Police

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

SUBJECT: Consideration to Purchase Handguns

SOURCE: Police

COMMENT: The primary sidearm of the Porterville Police Department has been the Glock, .40 caliber handgun. This model handgun has proven durable and reliable throughout its service with the department. These handguns are critical pieces of basic safety equipment for law enforcement personnel and are necessary for the protection of the officers and the community. The current Glock handguns purchased by the Department were acquired in 2016. Due to wear and tear, our current handguns are nearing the end of their service lives. Additionally, caliber debates have existed in law enforcement for decades. What is clear, however, is that the 9mm cartridge is more abundant, less expensive, and easier to train with than any other. The 9mm cartridge is the pistol caliber choice for today's law enforcement.

In a study conducted by the FBI, 9mm Luger offers select projectiles that outperform most of the premium line .40 S&W and .45 Auto projectiles. Additionally, the 9mm Luger offers higher magazine capacities, less recoil, lower cost (both in ammunition and wear on the weapons), and higher functional reliability rates. The majority of the FBI shooters in the study were both faster in shot strings fired and more accurate with shooting a 9mm Luger vs shooting a .40 S&W (similar-sized weapons). It has been determined that the 9mm is factually superior in multiple areas, having less felt recoil (which allows faster, more accurate hits), the magazines holding more rounds, the 9mm ammunition is significantly less expensive, and the modern defensive 9mm has similar ballistic performance of the .40 caliber.

Each Glock handgun purchased and issued by the department currently comes equipped with tritium night sights; however, with the advancement of technology, Red Dot Sight Optics (RDS) have become the industry standard. During multiple range sessions, Porterville Police Officers test-fired multiple handguns, including Glock models 17, 19, 43x, 48, and 45, all in 9mm caliber, and using both iron sights and red dot sights (RDS). Over 90 percent of the officers that test-fired the aforementioned handguns preferred the Glock Model 45. Approximately 80 percent of the officers shot faster and with higher accuracy using the red dot sights, with 20 percent preferring the iron sights simply due to having difficulty understanding how the RDS works in terms of aiming. The department's Range Master has purchased a Glock model 45 with multiple RDS systems and has tested them. For law enforcement duties, he prefers the Steiner MPS Red Dot Sight Optic System for multiple reasons, including durability, easier acquisition of the red dot, and having the emitter better protected (the diode that emits the red dot light is enclosed).

Additionally, in meetings with the Tulare-Kings Counties Police Academy

Advisory Board, it has been discussed that due to the industry standard being RDS Optics, the academy has acquired RDS and now trains with it. It has been determined that the RDS increases accuracy, which lowers liability.

The recommendation is to transition from the current handgun platform (Glock 22/23 .40cal) to the Glock model 45 in 9mm caliber with the Steiner MPS Red Dot Sight Optic. These guns will accept our current gun light. Staff has received the estimate from PROFORCE for the new equipment, which includes the firearm, the RDS, and new holsters. This estimate also accompanies the trade-in of our current Glocks. PROFORCE is our current vendor for firearms for the City of Porterville and, as previously mentioned, has agreed to allow for the trade-in of our current handguns (70) Glock Model 22's and (6) Glock Model 23's (all of which were purchased from PROFORCE in 2016).

Vendor	**Purchase Price (90 Handguns)**	**Trade-In Value (76 Handguns)**	**Cost to City**
PROFORCE Law Enforcement	$92,008.60	$17,480.00	$74,528.60

Funds are available in the Police Department's current operating budget.

RECOMMENDATION: That the City Council:
1. Authorize department staff to negotiate the purchase of (90) Glock, Model 45, 9mm caliber handguns from PROFORCE Law Enforcement; and
2. Authorize payment upon receipt of handguns.

ATTACHMENTS:
1. ProForce Quote
2. ProForce Trade Quote
3. FBI - 9mm Report

Appropriated/Funded:

Review By:

Department Director:
Jake Castellow, Chief of Police

Final Approver: Patrice Hildreth, City Manager

CITY COUNCIL AGENDA – MARCH 18, 2025

SUBJECT: Authorization for Out-of-State Travel

SOURCE: Police

COMMENT: On May 7, 2024, the City Council approved the Police Department to purchase new firearms to transition from the Glock 22/23 .40cal to the Glock model 45 in 9mm caliber with the Steiner MPS Red Dot Sight Optic from PROFORCE. This transition also accompanied the trade-in of our current Glocks.

PROFORCE is our current vendor for firearms for the City of Porterville and, as previously mentioned, agreed to allow for the trade-in of our handguns, all of which were purchased from PROFORCE in 2016. Funds are available in the Police Department's current operating budget for this travel.

Staff requests that the City Council authorize out-of-state travel for two City of Porterville Police Department personnel to travel to PROFORCE, located in Arizona, to transport and deliver the trade-in Glock firearms.

RECOMMENDATION: That the City Council:

1. Authorize out-of-state travel and per diem expenses for two Police Department personnel to travel to PROFORCE Marketing Inc, located in Prescott, Arizona, to transport and deliver seventy-four department firearms for trade-in as agreed upon contract during the purchase of the new department handguns and approved at the council meeting on May 7, 2024.

ATTACHMENTS:
1. ProForce Trade Quote
2. Staff Report (May 2024)

Appropriated/Funded:

Review By:

Department Director:
Jake Castellow, Chief of Police

Final Approver: Jason Ridenour, Interim City Manager

PROFORCE LAW ENFORCEMENT
2625 Stearman Drive. Ste A. Prescott, AZ 86301
Tel: 928-776-7192 Fax: 928-445-3468
email: sales@proforceonline.com www.proforceonline.com

ORDER

QUOTE

QUOTE#	PAGE
742697	1

SHIP DATE
A.S.A.P.

SOLD TO

CITY OF PORTERVILLE
PURCHASING DIVISION
350 N. D STREET
PORTERVILLE CA 93257

559-784-4569

SHIP TO

PORTERVILLE POLICE DEPARTMENT
ATTN: OFFICER JESUS GALLARDO
350 NORTH D STREET
PORTERVILLE CA 93257

JOB #	ORD. DATE	CUST.#	LOC.	SALESMAN	SHIP VIA	FRT.
N/A	12/11/25	001128	A	GREGG MCCLUNG	FX G-FOB ORIGIN	

QTY. ORDER	ITEM NO./DESC.	UNIT PRICE	UOM DISC.	NET PRICE
11	NON-STOCK GEI 08-691B	1,638.56	EA .00	18,024.16
1	XFET THIS ITEM FET OUT	.00	EA .00	.00

IMPORTANT NOTICES:
This quotation is based on the issuance of a department purchase order and F.E.T. form.
ATF or the manufacturer may require additional forms. Sample forms may be found at:
http://www.ProForceonline.com/forms.html

Standard Terms are Net 30 days. If department policy does not allow for partial shipments and payments, separate purchase orders for each item will be necessary.

Standard manufacturer's warranty applies to all department

This quote is valid for 15 days from the date issued, pending credit approval. The shortened validity period is due to recent economic shifts and the potential for new tariffs, which may impact pricing and availability. All items are subject to manufacturer availability and potential price changes.
For updated pricing after the expiration date, please contact or sales representative or our support center at

COMMENT

TERMS

PROFORCE LAW ENFORCEMENT
2625 Stearman Drive. Ste A. Prescott, AZ 86301
Tel: 928-776-7192 Fax: 928-445-3468
email: sales@proforceonline.com www.proforceonline.com

ORDER

QUOTE

QUOTE#	PAGE
742697	2

SHIP DATE
A.S.A.P.

SOLD TO

CITY OF PORTERVILLE
PURCHASING DIVISION
350 N. D STREET
PORTERVILLE CA 93257

559-784-4569

SHIP TO

PORTERVILLE POLICE DEPARTMENT
ATTN: OFFICER JESUS GALLARDO
350 NORTH D STREET
PORTERVILLE CA 93257

JOB #	ORD. DATE	CUST.#	LOC.	SALESMAN	SHIP VIA	FRT.
N/A	12/11/25	001128	A	GREGG MCCLUNG	FX G-FOB ORIGIN	

QTY. ORDER	ITEM NO./DESC.	UNIT PRICE	UOM DISC.	NET PRICE

(800) 367-5855.

ProForce Law Enforcement agrees to defend, indemnify and hold harmless its customers from claims for personal injury or property damages, to the extent arising from the negligent acts or omissions of ProForce Law Enforcement or its employees, agents or independent contractors.
ORDERING INSTRUCTIONS: Please reply to your sales representative in writing to process this order or send an email to john.gall@proforceonline.com. For orders over $5,000, a PO or signed quote is required to process the order.

Returned items are subject to 20% restocking fee. All sales are final on non-stocked/special order items
IMPORTANT: To order from this quotation, please sign below.

Printed Name: _____

Date: _____ P.O.:_____

Signature: _____

COMMENT

TERMS DUE NET 30 DAYS

SALES AMOUNT	18,024.16
CREDIT	-20,000.64
9.250% SALES TAX	1,667.23
SUB TOTAL	19,691.39
AMOUNT DUE	0.00
REMAINING CREDIT	309.25

SUBJECT: Authorization to Purchase Refuse Containers

SOURCE: Transportation

COMMENT:

The Refuse Division needs to replace aging residential waste containers and commercial refuse bins as part of its ongoing equipment replacement program. Staff solicited quotes from three established container manufacturers: Rehrig Pacific, Stockton Tri Industries, and WasteQuip.

For residential containers, Rehrig Pacific was the only responsive vendor. Stockton Tri Industries does not manufacture residential carts, and WasteQuip did not submit a proposal. Rehrig Pacific provided a quote totaling $151,081.32, which meets the City's specifications and operational needs.

For commercial front-load bins, quotes were requested from the same three vendors. Rehrig Pacific does not produce steel commercial bins suitable for the City's operations, offering only plastic versions, and WasteQuip did not respond. Stockton Tri Industries submitted a complete and responsive quote for steel commercial bins totaling $123,366.75, including delivery and tax. Their quote provides the necessary range of bin sizes and configurations required to support commercial refuse collection.

These purchases align with the Refuse Division's ongoing replacement schedule to ensure safe, reliable, and efficient refuse collection services. Sufficient funding is available for both acquisitions through the Refuse Equipment Replacement Account.

RECOMMENDATION: That the City Council:

1. Authorize the purchase of residential waste containers from Rehig Pacific in the amount of $151,081.32;
2. Authorize the purchase of commercial refuse bins from Stockton Tri Industries in the amount of $123,366.75; and
3. Authorize all purchases to be funded through the Refuse Equipment Replacement Account.

ATTACHMENTS:

1. Stockton Tri Quote - 22837
2. Rehrig ROC 251210-2

Appropriated/Funded:

Review By:

Department Director:
Russell Isom, Director of Transportation

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

STOCKTON TRI INDUSTRIES LLC
2141 E. ANDERSON ST.
STOCKTON, CA 95205
United States

Ph: 209-948-9701 Fax: 209-469-0862

Quote

ID: 22837 Date: 09-Dec-25

CITY OF PORTERVILLE
291 N. MAIN ST
PORTERVILLE, CA 93257
United States

Ph: 559-782-7584

Quote To

Briana Spry (559) 782-7586
CITY OF PORTERVILLE/ FIELD SERVICES
555 N. PROSPECT STREET
PORTERVILLE, CA 93257
United States

Ph: 559-782-7584

Terms	Ship Via	Salesperson
Net 30 Days	Our Truck	YONJ

Quantity	Description	Unit Price	Amount
	Reference: NEW CONTAINERS		
20	Line: 001 Expiration Date: 29-Dec-25 Part: 2-YARD PITCH TOP FRONT-LOAD CONTAINER Rev: Standard PITCH-TOP Design 12 Gauge Floor 14 Gauge Sides Formed Metal Top Banding Standard 11 Gauge Side Channels With Entry Gussets, Bumper Plates, Channel Covers, and Pull Handles 6" x 2" POLY-O Swivel Casters Standard Triangle and Quick-Release Caster Plates 1-1/2" Drain with Plug Single Wall Plastic Lids (Black) Threaded Lid Rod Underseal Coating on Inside Alkyd Primer on Outside Outside Finish Painted (Enamel) --- GREEN Safety Yellow Stickers at Corners -- Near Top and Bottom ea	$965.00	$19,300.00

STOCKTON TRI INDUSTRIES LLC
2141 E. ANDERSON ST.
STOCKTON, CA 95205
United States

Ph: 209-948-9701 Fax: 209-469-0862

Quote

ID: 22837 Date: 09-Dec-25

CITY OF PORTERVILLE
291 N. MAIN ST
PORTERVILLE, CA 93257
United States

Ph: 559-782-7584

Quote To

Briana Spry (559) 782-7586
CITY OF PORTERVILLE/ FIELD SERVICES
555 N. PROSPECT STREET
PORTERVILLE, CA 93257
United States

Ph: 559-782-7584

Terms	Ship Via	Salesperson
Net 30 Days	Our Truck	YONJ

Quantity	Description	Unit Price	Amount
40	Line: 002 Expiration Date: 29-Dec-25 Part: 3-YARD PITCH TOP FRONT-LOAD CONTAINER Rev: Standard PITCH-TOP Design 12 Gauge Floor 14 Gauge Sides Formed Metal Top Banding Standard 11 Gauge Side Channels With Entry Gussets, Bumper Plates, Channel Covers, and Pull Handles 6" x 2" POLY-O Swivel Casters Standard Triangle and Quick-Release Caster Plates 1-1/2" Drain with Plug Single Wall Plastic Lids (Black) Threaded Lid Rod Underseal Coating on Inside Alkyd Primer on Outside Outisde Finish Painted (Enamel) --- (20) PEPSI BLUE (20) PORTERVILLE BROWN Safety Yellow Stickers at Corners -- Near Top and Bottom ea	$1,025.00	$41,000.00



STOCKTON TRI INDUSTRIES LLC
2141 E. ANDERSON ST.
STOCKTON, CA 95205
United States

Ph: 209-948-9701 Fax: 209-469-0862

Quote

ID: 22837 Date: 09-Dec-25

CITY OF PORTERVILLE
291 N. MAIN ST
PORTERVILLE, CA 93257
United States

Ph: 559-782-7584

Quote To

Briana Spry (559) 782-7586
CITY OF PORTERVILLE/ FIELD SERVICES
555 N. PROSPECT STREET
PORTERVILLE, CA 93257
United States

Ph: 559-782-7584

Terms	Ship Via	Salesperson
Net 30 Days	Our Truck	YONJ

Quantity	Description	Unit Price	Amount
40	Line: 003 Expiration Date: 29-Dec-25 Part: 4-YARD PITCH TOP FRONT-LOAD CONTAINER Rev: Standard PITCH-TOP Design 12 Gauge Floor 14 Gauge Sides Formed Metal Top Banding Standard 11 Gauge Side Channels With Entry Gussets, Bumper Plates, Channel Covers, and Pull Handles 6" x 2" POLY-O Swivel Casters Standard Triangle and Quick-Release Caster Plates 1-1/2" Drain with Plug Single Wall Plastic Lids (Black) Threaded Lid Rod Underseal Coating on Inside Alkyd Primer on Outside Outisde Finish Painted (Enamel) --- (20) PEPSI BLUE (20) PORTERVILLE BROWN Safety Yellow Stickers at Corners -- Near Top and Bottom ea	$1,125.00	$45,000.00



STOCKTON TRI INDUSTRIES LLC
2141 E. ANDERSON ST.
STOCKTON, CA 95205
United States

Ph: 209-948-9701 Fax: 209-469-0862

Quote

ID: 22837 Date: 09-Dec-25

CITY OF PORTERVILLE
291 N. MAIN ST
PORTERVILLE, CA 93257
United States

Ph: 559-782-7584

Quote To

Briana Spry (559) 782-7586
CITY OF PORTERVILLE/ FIELD SERVICES
555 N. PROSPECT STREET
PORTERVILLE, CA 93257
United States

Ph: 559-782-7584

Terms	Ship Via	Salesperson
Net 30 Days	Our Truck	YONJ

Quantity	Description	Unit Price	Amount
8	Line: 004 Expiration Date: 29-Dec-25 Rev: Part: DELIVERY FREIGHT FLATBED TRUCKLOAD Per Load Rate --- Unloading is by Others ea	$975.00	$7,800.00
1	Line: 005 Expiration Date: 29-Dec-25 Rev: Part: 9.75% SALES TAX lot	$10,266.75	$10,266.75
		Total:	$123,366.75

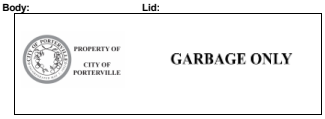
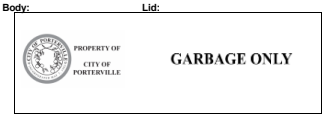
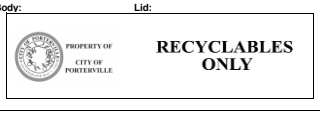
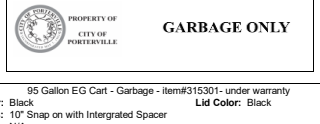
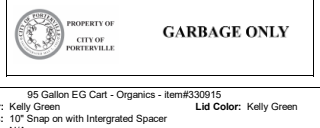
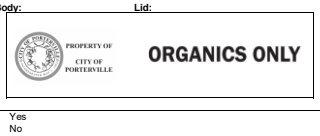
Rehrig Pacific Company

Locations:
1000 Raco Court, Lawrenceville, GA 30046
625 West Mockingbird Lane, Dallas, TX 75247
1738 W. 20th St, Erie, PA 16502
7452 Presidents Dr, Orlando, FL 32809
8875 Commerce Dr, DeSoto, KS 66018
7800 100th St, Pleasant Prairie, WI 53158
4010 East 26th St, Los Angeles, CA 90058

Proposal

Proposal #: ROC 251210 **December 10, 2025**

Bill-to: 205273	Ship-to: 213103
City of Porterville **291 N Main St** **Porterville, CA 93257**	**City of Porterville** **555 N Prospect St** **Porterville, CA 93257**
Billing Contact:	**Shipping Contact:**
Name: Briana Spry **Phone: 559-782-7586** **E-mail: bspry@ci.porterville.ca.us**	**Name: Briana Spry** **Phone: 559-782-7586** **E-mail: bspry@ci.porterville.ca.us**

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED PRICE
Rollout Cart Type: 35 Gallon EG Cart - Garbage - item#553334 **Body Color:** Black **Lid Color:** Black **Wheels / Casters:** 10" Snap on with Intergrated Spacer **Options:** N/A **Body:** **Lid:** **Artwork:** 	123	$35.68	$ 4,388.64
Rollout Cart Type: 35 Gallon EG Cart - Garbage - item#553334- under warranty **Body Color:** Black **Lid Color:** Black **Wheels / Casters:** 10" Snap on with Intergrated Spacer **Options:** N/A **Body:** **Lid:** **Artwork:** 	77	$0.00	
Rollout Cart Type: 65 Gallon EG Cart - Recycle - item#499121 **Body Color:** Pepsi Blue **Lid Color:** Pepsi Blue **Wheels / Casters:** 10" Snap on with Intergrated Spacer **Options:** N/A **Body:** **Lid:** **Artwork:** 	1,547	$42.50	$ 65,747.50
Rollout Cart Type: 65 Gallon EG Cart - Recycle - item#499121- under warranty **Body Color:** Pepsi Blue **Lid Color:** Pepsi Blue **Wheels / Casters:** 10" Snap on with Intergrated Spacer **Options:** N/A **Body:** **Lid:** **Artwork:** 	129	$0.00	
Rollout Cart Type: 95 Gallon EG Cart - Garbage - item#315301 **Body Color:** Black **Lid Color:** Black **Wheels / Casters:** 10" Snap on with Intergrated Spacer **Options:** N/A **Body:** **Lid:** **Artwork:** 	662	$47.55	$ 31,478.10
Rollout Cart Type: 95 Gallon EG Cart - Garbage - item#315301- under warranty **Body Color:** Black **Lid Color:** Black **Wheels / Casters:** 10" Snap on with Intergrated Spacer **Options:** N/A **Body:** **Lid:** **Artwork:** 	40	$0.00	
Rollout Cart Type: 95 Gallon EG Cart - Organics - item#330915 **Body Color:** Kelly Green **Lid Color:** Kelly Green **Wheels / Casters:** 10" Snap on with Intergrated Spacer **Options:** N/A **Body:** **Lid:** **Artwork:** 	702	$47.55	$ 33,380.10

Is Product Taxable?	Yes	**Subtotal =**	**$ 134,994.34**
Is Freight Taxable?	No	**Estimated Tax on Product =**	**12,486.98**
Recycle Credit	Yes	**Recycle credit=**	**(1,200.00)**
Tax Rate:	9.25%	**Freight Rate =**	**4,800.00**
Terms:	Net 30 Days	**Tax on Freight =**	
		Total =	**$ 151,081.32**

ADDITIONAL INFORMATION:

Contract Options:	None
Ship From:	Buckeye, AZ facility
65G/95G TLs Lead Time:	3 weeks or sooner
35G/65G combo TL Lead Time:	5 weeks or sooner
Warranty:	10 year unprorated warranty
Quote Valid:	30 Days
Taxes:	All applicable taxes shall be paid by the Buyer unless a proper exemption is provided and validated.

***** All Credit Card transactions are subject to a 2% processing fee.**

PRESENTED BY:	ACCEPTED BY:
Rehrig Pacific Company	
Paulo Figuerola 12/10/2025	
Paulo Figuerola Date Account Specialist- Environmental AK, WA, OR, MT, ID, WY, Northern CA, NV, HI Cell: 949-466-3623 Email: pfiguerola@rehrig.com	Sign and Print Name Date Title:_____

To initiate order, please call or send signed proposal via fax or email to Presented By representative.

SUBJECT: Reimbursement Request for Master Plan Improvements – Brookside Subdivision, Phases One and Two (San Joaquin Valley Homes)

SOURCE: Engineering and Project Management

COMMENT: San Joaquin Valley Homes, the developer of the Brookside Subdivision, Phases One and Two, has completed master plan water, sewer, and storm drainage improvements required under the City's adopted master plans. These improvements are eligible for reimbursement in accordance with Municipal Code Sections 25-32.3, 25-45.1, and 19A-40, which authorize the City to reimburse developers for constructing facilities that provide systemwide benefit beyond the needs of the subdivision itself.

City staff has reviewed all design, construction, and administrative documentation submitted by the developer and verified that the improvements are eligible for reimbursement and meet City Standards. The master plan improvements completed to date include the following:

Water Improvements
Water Main & appurtenances: $1,289,495.62
Water Main administrative costs: $231,937.48

Sewer Improvements
Sewer Main & appurtenances: $1,170,822.27
Sewer Main design costs: $181,248.45
Sewer Main administrative costs: $211,519.79

Storm Drain Improvements
Storm Drainage & appurtenances: $380,429.47
Storm Drainage administrative costs: $78,746.60

In total, master plan improvements equal $3,544,199.68, of which $2,196,124.06 is recommended for reimbursement at this time. This represents the first reimbursement request for this project. The remaining reimbursement balance of $1,348,075.62 will be brought forward for City Council consideration after final acceptance of the full project, pending final quantity amounts.

Funding for this reimbursement will come from the City's enterprise funds, specifically the Water Replacement Fund, Sewer Revolving Fund, and Storm Drain developer fee fund, as adopted in the Fiscal Year 2025/2026 budget. These enterprise funds exist to support system-wide improvements, and no General Fund impact is anticipated. The improvements completed by SJVH provide long-term community benefit by extending system capacity beyond the immediate development and helping meet future infrastructure needs consistent with the City's Master Plans.

RECOMMENDATION: That the City Council:

1. Accept the water, sewer, and storm drainage master plan improvements for Brookside Subdivision, Phases One and Two, for maintenance.
2. Approve the first reimbursement to San Joaquin Valley Homes in the amount of $2,196,124.06, pending receipt and approval of certified payroll and final documentation required under Municipal Code Sections 25-32.3, 25-45.1, and 19A-40; and
3. Authorize the Finance Director to disburse $2,196,124.06 to San Joaquin Valley Homes from the water, sewer, and storm drain enterprise funds.

ATTACHMENTS:

1. Master Plan Municipal Code Sections
2. Westfield Design - SIGNED
3. Westfield Construction - SIGNED
4. Westfield Construction - Additional Work - SIGNED

Appropriated/Funded:

Review By:

Department Director:
Javier Sanchez, Engineering & Project Management Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

SEWER

25-45.1: ACREAGE FEE:

A. Purpose: In order to implement the goals and objectives of the wastewater facilities master plan of the city, and to provide needed wastewater facilities for new development in the planning area, certain public wastewater facilities must be constructed. The city council has determined that a development impact fee is needed in order to finance these public improvements and to pay for the development's fair share of the construction costs of these improvements. In establishing the fee described below, the city council has found the fee to be consistent with its general plan and, pursuant to Government Code section 65913.2, has considered the effects of the fee with respect to the city's housing needs as established in the housing element of the general plan.

B. Established: An acreage fee is hereby established upon issuance of certificate of occupancy for development in the city, or upon connection to the city sewer system for development in the city, or upon connection to wastewater facilities. The city council shall, in a council resolution, set forth the specific amount of the fee, describe the benefit and impact area on which the development fee is imposed, list the specific public improvements to be financed, describe the estimated cost of these facilities, describe the reasonable relationships between this fee and the various types of new development and set forth time for payment. As described in the fee resolution, this development fee shall be paid by each developer prior to issuance of certificate of occupancy or connection to the sewer system.

On an annual basis, this fee shall be adjusted by the public works director or designee in accordance with the "Engineering News Record Construction Cost Index" publication.

C. Limited Use Of Fees: The revenues raised by payment of this fee shall be placed in a separate and special account, and such revenues, along with any interest earnings on that account, shall be used solely to:

1. Pay for the city's future construction of wastewater facilities described in the resolution enacted with this section, or to reimburse the city for those described or listed wastewater facilities constructed by the city with funds advanced by the city from other sources; or

2. Reimburse developers who have been required or permitted as set forth below, to install such listed wastewater facilities which are oversized with supplemental size, length, or capacity.

D. Developer Construction Of Facilities: Whenever a developer is required, as a condition of approval of a development permit, to construct a public facility described in a resolution adopted pursuant to this section, and when such construction is necessary to ensure efficient and timely construction of the facilities network, a reimbursement agreement with the developer shall be offered. The reimbursement amount shall not exceed the actual cost of the construction of the facility by the developer. In the event the actual construction cost of the facility exceeds the fee required of the development project, the city shall enter into a reimbursement agreement for the cost in excess of the fee required for the project, to be paid from the special account established pursuant to this section. (Ord. 1754, 6-2-2009)

WATER

25-32.3: ACREAGE FEE:

A. Purpose: In order to implement the goals and objectives of the water system master plan of the city, and to provide needed water facilities for new development in the planning area, certain public

water facilities must be constructed. The city council has determined that a development impact fee is needed in order to finance these public improvements and to pay for the development's fair share of the construction costs of these improvements. In establishing the fee described in the following subsections, the city council has found the fee to be consistent with its general plan and, pursuant to Government Code section 65913.2, has considered the effects of the fee with respect to the city's housing needs as established in the housing element of the general plan.

B. Established: An acreage fee is hereby established upon issuance of certificate of occupancy for development in the city, or upon connection to the city water system to pay for water system improvements. The city council shall, in a council resolution, set forth the specific amount of the fee, describe the benefit and impact area on which the development fee is imposed, list the specific public improvements to be financed, describe the estimated cost of these facilities, describe the reasonable relationships between this fee and the various types of new development and set forth time for payment. As described in the fee resolution, this development fee shall be paid by each developer upon issuance of certificate of occupancy or connection to the water system. On an annual basis, this fee shall be adjusted by the public works director department in accordance with the "Engineering News Record Construction Cost Index" publication.

C. Limited Use Of Fees: The revenues raised by payment of this fee shall be placed in a separate and special account and such revenues, along with any interest earnings on that account, shall be used solely to:

1. Pay for the city's future construction of water facilities described in the resolution enacted with this section, or to reimburse the city for those described or listed facilities constructed by the city with funds advanced by the city from other sources; or

2. Reimburse developers who have been required or permitted as set forth below, to install such listed facilities which are oversized with supplemental size, length, or capacity. (Ord. 1754, 6-2-2009)
STORM DRAINAGE

19A-40: ACREAGE FEE

A. Purpose: In order to implement the goals and objectives of the storm drain master plan of the city, and to provide needed storm drainage facilities for new development in the planning area, certain public storm drain facilities must be constructed. The city council has determined that a development impact fee is needed in order to finance these public improvements and to pay for the development's fair share of the construction costs of these improvements. In establishing the fee described below, the city council has found the fee to be consistent with its general plan and, pursuant to Government Code section 65913.2, has considered the effects of the fee with respect to the city's housing needs as established in the housing element of the general plan.

B. Established: An acreage fee is hereby established, upon issuance of certificate of occupancy for development in the city, or upon creation of any additional runoff to the city's storm drain system to pay for storm drainage improvements. The city council shall, in a council resolution, set forth the specific amount of the fee, describe the benefit and impact area on which the development fee is imposed, list the specific public improvements to be financed, describe the estimated cost of these facilities, describe the reasonable relationships between this fee and the various types of new development and set forth time for payment. As described in the fee resolution, this development fee shall be paid by each developer prior to issuance of certificate of occupancy or upon creation of any additional runoff to the city's storm drain system. On an annual basis, this fee shall be adjusted by the public works director or designee in accordance with the "Engineering News Record Construction Cost Index" publication.

C. Limited Use Of Fees: The revenues raised by payment of this fee shall be placed in a separate and special account and such revenues, along with any interest earnings on that account, shall be used solely to:

1. Pay for the city's future construction of storm drainage facilities described in the resolution enacted with this chapter, or to reimburse the city for those described or listed facilities constructed by the city with funds advanced by the city from other sources; or

2. Reimburse developers who have been required or permitted as set forth below, to install such listed facilities which are oversized with supplemental size, length, or capacity.

STORM DRAINAGE

19A-40: ACREAGE FEE

A. Purpose: In order to implement the goals and objectives of the storm drain master plan of the city, and to provide needed storm drainage facilities for new development in the planning area, certain public storm drain facilities must be constructed. The city council has determined that a development impact fee is needed in order to finance these public improvements and to pay for the development's fair share of the construction costs of these improvements. In establishing the fee described below, the city council has found the fee to be consistent with its general plan and, pursuant to Government Code section 65913.2, has considered the effects of the fee with respect to the city's housing needs as established in the housing element of the general plan.

B. Established: An acreage fee is hereby established, upon issuance of certificate of occupancy for development in the city, or upon creation of any additional runoff to the city's storm drain system to pay for storm drainage improvements. The city council shall, in a council resolution, set forth the specific amount of the fee, describe the benefit and impact area on which the development fee is imposed, list the specific public improvements to be financed, describe the estimated cost of these facilities, describe the reasonable relationships between this fee and the various types of new development and set forth time for payment. As described in the fee resolution, this development fee shall be paid by each developer prior to issuance of certificate of occupancy or upon creation of any additional runoff to the city's storm drain system. On an annual basis, this fee shall be adjusted by the public works director or designee in accordance with the "Engineering News Record Construction Cost Index" publication.

C. Limited Use Of Fees: The revenues raised by payment of this fee shall be placed in a separate and special account and such revenues, along with any interest earnings on that account, shall be used solely to:

1. Pay for the city's future construction of storm drainage facilities described in the resolution enacted with this chapter, or to reimburse the city for those described or listed facilities constructed by the city with funds advanced by the city from other sources; or

2. Reimburse developers who have been required or permitted as set forth below, to install such listed facilities which are oversized with supplemental size, length, or capacity.

D. Developer Construction Of Facilities: Whenever a developer is required, as a condition of approval of a development permit, to construct a public facility described in a resolution adopted pursuant to this section, and when such construction is necessary to ensure efficient and timely construction of the facilities network, a reimbursement agreement with the developer shall be offered. The reimbursement amount shall not exceed the actual cost of the construction of the facility

by the developer. In the event the actual construction cost of the facility exceeds the fee required of the development project, the city shall enter into a reimbursement agreement for the cost in excess of the fee required for the project, to be paid from the special account established pursuant to this section. (Ord. 1754, 6-2-2009)

San Joaquin Valley HOMES

559.732.2660
5607 Avenida de los Robles
Visalia · CA · 93291

January 16, 2024

Javier Sanchez

Engineering Director
City of Porterville
291 N. Main St.
Porterville, CA 93257

RE: **Letter of Request for Reimbursement of Westfield Design Costs.**

Dear Mr. Sanchez,

This Letter is to request reimbursement for the Design of Westfield. Porterville has scheduled master plan upgrades that could efficiently be combined with the development of a San Juaquin Valley Homes (SJVH) project on the northwest corner of W. Westfield Ave and N. Lombardi St. The City has identified the sewer infrastructure from the corner of N. Westwood St. and W. Westfield Ave east to the intersection of Westfield and N. Matthew St. as a scheduled upgrade.

SJVH suggests that we utilize the Services of QK, Inc. and TELSTAR Instruments to prepare an off-site set of Improvement Plans to address the design of Westfield Avenue related to the replacement, relocation, or upsizing of a master plan facilities design, including a "combined" lift station. The plans will address the upsizing of infrastructure within the subdivision. The following itemized list of services subject to reimbursement of services has been developed based on meetings with City Staff. Fees associated with the tasks identified in the following scope of services are provided in the reimbursement summary Section for your review and consideration.

Total Cost of Work Subject to Reimbursement: $167,898.45

** SJV Homes requests progress payments against the total reimbursement amount 30 days after the work is completed and invoiced.**

TASK 1.0 - PROJECT MANAGEMENT (Six Months)

San Joaquin Valley Homes proposes to serve as Project Manager of the project. Our internal project management team will coordinate and facilitate the project development, utilizing qualified engineering and construction consultants. This task will also include processing the project approval through the City and other agencies, as required. Duties in this task will include, but are not limited to, the following:

1. Providing biweekly project status reports and attending requested meetings.

2. Preparing and submitting plans and other deliverables.

3. Assumes six-month project term. Additional funds will be requested if the duration of this work exceeds six months.

TASK 2.0 – WESTFIELD LIFT STATION CIVIL DESIGN

The lift station will include the discharge from the Lombardi School campus and will incorporate the discharge from the existing lift station at the southwest corner of Westfield Avenue and Westwood Street (LS-18). On behalf of SJVH, QK Engineering will work with the City to determine the discharge from the school and the volume handled by LS-18 to recalculate the total design capacity required to size and design the proposed lift station accordingly. QK's scope will include the Civil Engineering portion of the design, which includes flow research, flow calculations, wet well sizing and piping design. SJVH has engaged Telstar Inc. to handle electrical control design, specifications, construction and start-up coordination.

Deliverables: Design to be incorporated into the Westfield Avenue off-site plan.

TASK 3.0 - LIFT STATION ELECTRICAL AND EQUIOPMENT DESIGN

Telstar will provide the following design services on behalf of SJVH:

a. Site Electrical Layout

i. Utility drawings/rule 16 provided by others ii. Underground conduit routing from the meter location

iii. Site lighting iv. Conduit/Cable schedule

b. Electrical Enclosures

i. utility metering section

ii. Motor control sections

iii. Concrete pad included

c. Pump Selection and Sizing

i. Flow data provided by others. (Note – all designs are based on the City's recently replaced Lift Stations 7 & 12.)

Deliverables: Improvement Plan Set for the Proposed Lift Station.

TASK 4.0 WESTFIELD AVENUE SANITARY SEWER (WESTWOOD TO LOMBARDI)

Per the City's request, in addition to the relocation of LS-18, a new gravity sewer line will need to be designed on Westfield Avenue, from Westwood Street to Lombardi Street. The project will also include the design of a new gravity main in the tract along Silver Maple Street to the location of the new regional lift station in the rear yard of Lot 205. As part of the design of the new gravity line, the City has requested that a "surge chamber" be incorporated into the new gravity line. The initial direction is a section of 36" pipe that will be able to store discharge for a period of time, in the event there is a lift station power failure. QK will calculate the exact amount of 36" pipe required, and find the alignment for the surge chamber. QK will design the sewer line from the lift station, south on Silver Maple Street, and east to the connection point at Lombardi Street and Westfield Avenue.

Deliverables: Design to be incorporated into the Westfield Avenue off-site plan.

TASK 5.0 LIMITED TOPOGRAPHIC SURVEY (LOMBARDI TO MATTHEW)

QK will conduct a limited topographic survey of the existing surface conditions, location, and depth of existing sewer infrastructure for the proposed sewer pipeline alignment in Westfield Avenue, between the Lombardi Street sanitary sewer manhole and the Matthew Street sanitary sewer manhole for design purposes. The scope of work will consist of the following elements:

- Obtain above ground features from edge of pavement (South side of Westfield Avenue) to curb face (North side of Westfield Avenue) including crown and sanitary sewer manholes including invert elevations and directions.
- Import topographic data into AutoCAD and reduce to a readable, 40' scale CAD drawing.
- Create surface to illustrate depth of existing and proposed sewer pipeline.
- Quality Assurance/Quality Management (QA/QC) review of files by a Professional Land Surveyor.
- Provide CAD drawing at 1" = 40' scale to engineering team.

Deliverables: Topographic survey including points, planimetric data, and surface information in AutoCAD Civil 3D 2022 format for internal civil design.

TASK 6.0 WESTFIELD AVENUE SANITARY SEWER (LOMBARDI TO MATTHEW)

Per the City's request, as part of the Westfield Avenue improvements, a new gravity sanitary sewer line in Westfield Avenue, between Lombardi Street and Matthew Street, will be designed by QK as part of the City's sewer master plan. This proposal assumes this will be installed parallel to the existing sanitary sewer line and will not have any service connections.

Deliverables: Design to be incorporated into the Westfield Avenue off-site plan.

TASK 7.0 WESTFIELD INTERSECTION GRADE TRANSITION

Per the City's request, QK will redesign the east leg of the Westfield Avenue and Westwood Street intersection to correct a grade issue with the existing road. The majority of this design was performed under a separate task. The budget for this item will include any time that is needed to address any ongoing design considerations the City works through the plan check process.

Deliverables: Design to be incorporated into the full Brookside phase 1 & 2 plan set.

Reimbursement Summary

Task	Description	Fee Type	Fee Amount
1.0	Project Management (6 Months @ $2,225 per month)	Per Month	$13,350.00
2.1	Combined Lift Station Redesign	Lump Sum	$35,175.00
2.2	Lift Station Equipment Design	Lump Sum	$13,323.45
3.0	Westfield Avenue Sanitary Sewer (Westwood to Lombardi)	Lump Sum	$60,900.00
4.0	Limited Topo Survey Lombardi to Mathew	Lump Sum	$11,025.00
5.0	Westfield Avenue Sanitary Sewer (Lombardi to Mathew)	Lump Sum	$14,175.00
6.0	Internal Sanitary Sewer Oversize	Lump Sum	$11,550.00
7.0	Westfield Intersection Grade Transition	Lump Sum	$8,400.00

Total Cost of Work Subject to Reimbursement: $167,898.45

Assumptions and Exclusions:

- All work in the above summary is between the north and south lip of gutter on Westfield Ave. No work outside that area is included in the summary.
- This proposal does not include staking. A budget for staking will be provided at a later date.
- This proposal does not include electrical design or consulting for anything outside of the design for the proposed lift station. That design is limited to behind the meter.
- This proposal does not include any application fees – all fees not specifically listed will be the responsibility of the City to pay.
- This proposal does not include an As-built plan set.

We look forward to working with you to complete this project. If you have any questions or concerns, please feel free to contact Nic Peters at npeters@sjvhomes.com or (559) 699-5906.

Thank you for your consideration:

Joseph A. Leal

San Joaquín Valley Homes

5607 Avenida de los Robles

Visalia, CA 93291

Javier Sanchez 02/02/2024

Javier Sanchez

Engineering Director

June 19, 2025

Javier Sanchez

Engineering Director
City of Porterville
291 N. Main St.
Porterville, CA 93257

San Joaquin Valley HOMES

559.732.2660
5607 Avenida de los Robles
Visalia · CA · 93291

RE: **Letter of Request for Reimbursement of Westfield Construction.**

Dear Mr. Sanchez,

This letter is to request approval for offsite infrastructure improvements related to Westfield.

The work is being performed at prevailing wage rates.

---

1. Construction Staking - QK Inc.
This scope includes:

- Project Management & Engineering Support:
  - Weekly meetings, RFI responses, and coordination with the City of Porterville
- Construction Staking:
  - Sewer, storm drain, recycled water, and curb/gutter staking
  - 13 mobilizations planned across multiple construction phases
- Monument Preservation:
  - Tie-out, documentation, and resetting of section corners and centerline monuments
  - Filing of pre- and post-construction corner records
- Re-Staking Allowance:
  - Budgeted for potential rework or additional staking needs

2. Special Inspection & Materials Testing - Krazan & Associates, Inc.
This scope covers quality assurance testing and inspection for the Westfield Avenue Reconstruction project. This scope includes:

- Field Testing & Inspection:
  - Utility trench backfill
  - Subgrade soil for roadway and flatwork
  - Aggregate base and asphalt compaction
  - Concrete inspection and epoxy anchor testing
- Laboratory Testing:
  - Asphalt gradation, binder content, and density
  - Soil and aggregate density and suitability
  - Concrete compressive strength
- Project Management:
  - Report preparation, civil engineer review, and coordination with contractors

3. Grading and Paving – Gill Reeves Company, Inc.
This scope includes:

- Demolition and removal of existing asphalt surfaces
- Placement of new asphalt concrete over aggregate base
- Trench and manhole patching

4. Utility Infrastructure – Ruben's Pipeline, Inc.
This scope includes:

- Installation of storm drain and sewer systems
- Construction of temporary and permanent force mains
- Installation of reclaimed water lines
- Optional jack and bore tie-in
- Shoring and mobilization

The work also includes tie-ins to existing infrastructure, manhole installations, and abandonment of outdated utility lines. Traffic control and permanent patching are to be coordinated with other contractors.

5. Temporary Fence Rental – Knight's Site Services
This scope includes:

- Installation & Removal, Travel and Rental of Temporary Fence.

We respectfully request the City's review and approval of these scopes of work and seek reimbursement for the improvements. Please let us know if any additional documentation or clarification is needed. We appreciate your continued support and collaboration on this important infrastructure project.

Total Cost of Work Subject to Reimbursement: $2,922,949.52

** SJV Homes requests progress payments against the total reimbursement amount 30 days after the work is completed and invoiced.**

Reimbursement Summary

Task	Description	Fee Type	Fee Amount
1.0	Construction Staking	LS	$145,950.00
2.0	Testing & Inspection	LS	$67,840.00
3.0	Laboratory Testing	LS	$11,940.00
4.0	Grading & Paving	LS	$605,193.76
5.0	Storm Drain	LS	$271,884.00
6.0	Sewer	LS	$711,835.00
7.0	Temp Force Main	LS	$235,133.00
8.0	Perm Force Main	LS	$277,923.00
9.0	Reclaimed Water	LS	$266,183.00
10.0	Saw Cut/Demo/Class II Agg Base/Temp AC	LS	$89,162.00
11.0	Shoring (Trench Boxes, Jacks, Trench Plates)	LS	$23,500.00
12.0	Temporary Fence	LS	$5,392.23
13.0	Traffic Control	LS	$35,000.00
14.0	Mobilization	LS	$18,550.00
15.0	North of Westfield Grading, Paving, & Demo Credit	LS	($118,057.88)
16.0	SJV Homes Management Fee	LS	$275,521.41

Total Cost of Work Subject to Reimbursement: $2,922,949.52

We look forward to working with you to complete this project. If you have any questions or concerns, please feel free to contact Nic Peters at npeters@sjvhomes.com or (559) 699-5906.

Thank you for your consideration:

Nic Peters

San Joaquín Valley Homes
5607 Avenida de los Robles

Visalia, CA 93291

Javier Sanchez

Engineering Director

October 16, 2025

Javier Sanchez

Engineering Director
City of Porterville
291 N. Main St.
Porterville, CA 93257

San Joaquin Valley HOMES
559.732.2660
5607 Avenida de los Robles
Visalia · CA · 93291

RE: **Letter of Request for Reimbursement of Westfield Construction - Additional Work.**

Dear Mr. Sanchez,

This letter is to request approval for the additional work requested for offsite infrastructure improvements related to Westfield.

The work is being performed at prevailing wage rates.

---

1. R&R and Concrete – Davis Engineering Construction, Inc.
This scope includes:

Total Cost:

South Side Westfield: $81,800.00
Westwood: $34,400.00

Work Items (Westfield):

- 440 LF remove & replace curb and gutter
- 900 SF remove & replace sidewalk
- 1 drive approach (28' typ.)
- 2 handicap ramps (20' radius)

Work Items (Westwood):

- 150 LF curb & gutter
- 1 commercial drive approach with steel & domes
- 750 SF sidewalk
- 1 handicap ramp (20' radius)

2. Lombardi Westfield – Additional Paving Work – Gill Reeves Company, Inc.
This scope includes:

Total Cost:

Grading & Paving: $237,892.05
School Patch Work: $53,653.20

Work Items:

- Mobilization
- Demo & off-haul existing asphalt concrete
- Demo and grading of curb & gutter (Silver Maple & Westfield)
- Patch paving and new asphalt installation (various thicknesses)
- Traffic control

3. Westfield and Westwood Additional Work – Ruben's Pipeline, Inc.

This scope includes:

Total Cost: $11,304.00

Work Items:

- Hot tap for 2" water service
- Extend existing water services
- Extend sewer lateral

We respectfully request the City's review and approval of these scopes of work and seek reimbursement for the improvements. Please let us know if any additional documentation or clarification is needed. We appreciate your continued support and collaboration on this important infrastructure project.

** SJV Homes requests progress payments against the total reimbursement amount 30 days after the work is completed and invoiced.**

Reimbursement Summary

Task	Description	Fee Type	Fee Amount
1.0	R&R South Side Westfield	LS	$81,800.00
2.0	Westwood C&G, Drive Approach, Sidewalk, H/C Ramp	LS	$34,400.00
3.0	Silver Maple & Westfield Pave	LS	$237,892.05
4.0	Patching for School	LS	$53,653.20
5.0	Water Service / Sewer Lateral Work	LS	$11,304.00
6.0	SJV Homes Management Fee	LS	$20,952.46

Total Cost of Work Subject to Reimbursement: $440,001.71

We look forward to working with you to complete this project. If you have any questions or concerns, please feel free to contact Nic Peters at npeters@sjvhomes.com or (559) 699-5906.

Thank you for your consideration:

Nic Peters

San Joaquín Valley Homes
5607 Avenida de los Robles

Visalia, CA 93291

Javier Sanchez

Engineering Director

SUBJECT: Authorization to Distribute a Request for Qualifications for Nitrification/Denitrification Design Services

SOURCE: Engineering and Project Management

COMMENT: In April 2021, Carollo Engineers completed a Recycled Water Feasibility Study (RWFS) for the City of Porterville. The purpose of the RWFS was to evaluate opportunities for recycled water use, identify barriers to implementation, and assess strategies to reduce groundwater demand and support the City's long-term sustainability goals. One of the primary barriers identified was the limitation on the use of recycled water based on the level of treatment currently provided at the Wastewater Treatment Facility (WWTF).

The City's effluent presently meets the classification of undisinfected secondary recycled water, which limits its use to restricted agricultural purposes such as crops used for animal feed. New Central Valley nitrate control policies will require more stringent nitrogen limits, including reducing total nitrogen (TN) to no more than 10 milligrams per liter. Meeting these requirements through a traditional treatment expansion would likely require a major upgrade to restore the facility's original design capacity of 8 million gallons per day, representing a substantial capital investment.

As an alternative to full expansion, the RWFS identified the option of integrating a nitrification/denitrification (NdN) process into the existing WWTF. This approach would reduce effluent TN concentrations below 10 mg/L, support compliance with evolving regulatory requirements, expand recycled water use within the City's reclamation area, and help reduce nitrogen loading to percolation ponds, potentially improving groundwater conditions over time. This alternative may represent a significantly more cost-effective and sustainable path to compliance compared to expanding or reconstructing the WWTF.

To further evaluate this approach, staff is requesting authorization to distribute a Request for Qualifications (RFQ) to identify licensed professionals experienced in the design of municipal nitrification/denitrification systems. The selected consultant will provide design options for integrating an NdN process into the existing WWTF. Qualified firms will submit statements of

qualifications that will be reviewed and ranked by a selection panel, with the highest-ranking firms invited to participate in interviews.

Following the evaluation process, staff will present the results to the City Council for approval and direction to negotiate a fee with the highest-ranking firm. A service agreement, including the refined scope and fee, will be returned to the City Council for approval pending final review by the City Attorney. This action does not authorize design approval or construction; those actions will return to the City Council under separate consideration once the design options have been fully evaluated.

This project will be funded by the Wastewater Treatment Facility Reserve Fund, which supports planning and capital improvements necessary for regulatory compliance and long-term infrastructure reliability. No General Fund impact is anticipated.

RECOMMENDATION: That the City Council:
1. Authorize staff to distribute a Request for Qualifications for nitrification/denitrification design services to be incorporated into the City's recycled water system; and
2. Direct staff to return with a recommended consultant selection and negotiated service agreement pending final approval by the City Attorney.

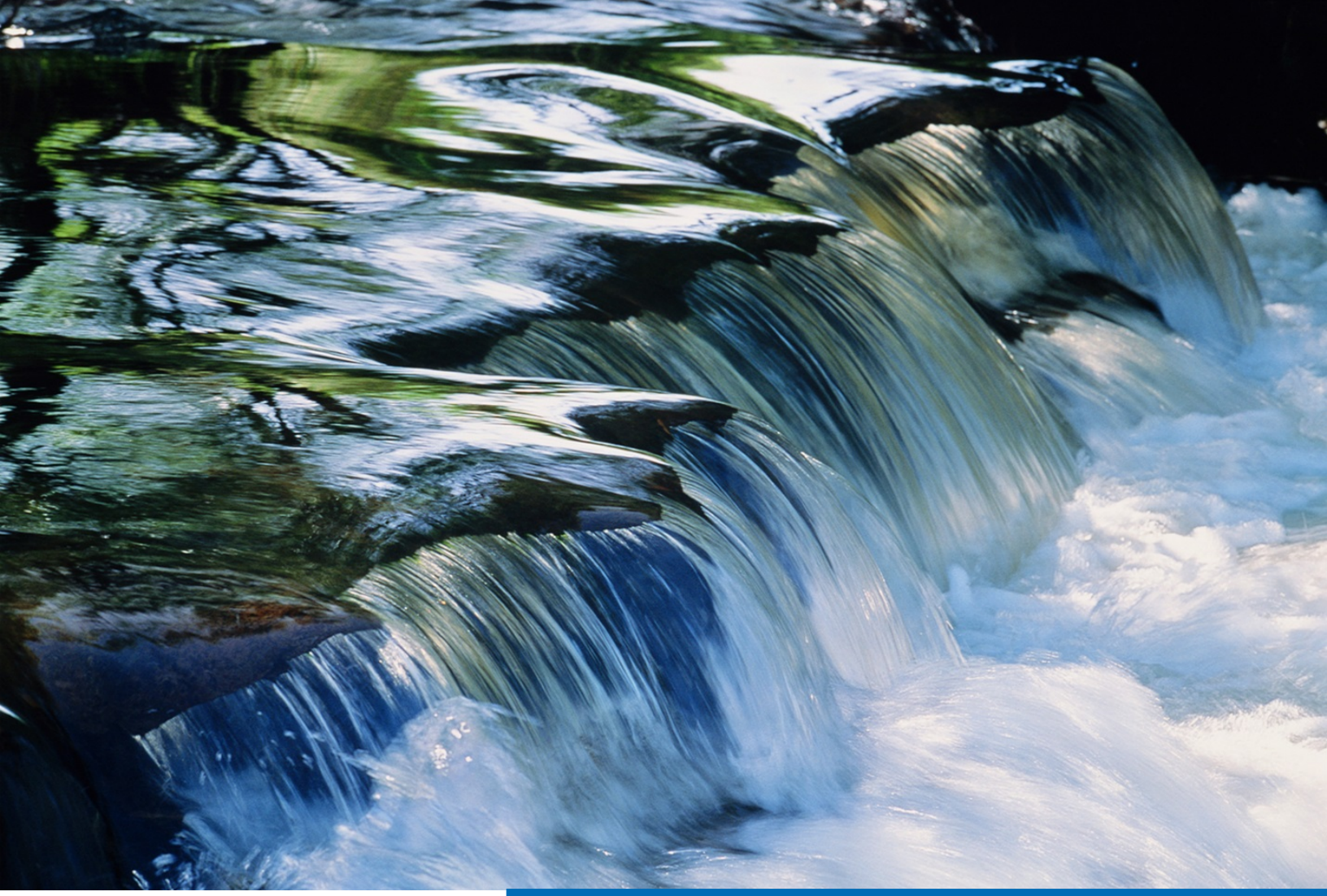
ATTACHMENTS: 1. Recycled Water Feasibility Study

Appropriated/Funded:

Review By:

Department Director:
Javier Sanchez, Engineering & Project Management Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk



City of Porterville

RECYCLED WATER FEASIBILITY STUDY

FINAL | April 2021

City of Porterville

RECYCLED WATER FEASIBILITY STUDY

FINAL | April 2021

Digitally signed by Tracy C. Warriner
Contact Info: Carollo Engineers, Inc.
Date: 2021.04.12 16:45:58-07'00'

REGISTERED PROFESSIONAL ENGINEER
TRACY C. WARRINER
No. 48199
CIVIL
STATE OF CALIFORNIA

Digitally signed by Kristel Baumgardner Kranz
Contact Info: Carollo Engineers, Inc.
Date: 2021.04.13 10:09:09-07'00'

REGISTERED PROFESSIONAL ENGINEER
KRISTEL M. KRANZ
No. 88448
CIVIL
STATE OF CALIFORNIA

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Abbreviations

%	percent
µmhos/cm	micromhos per centimeter
AAF	average annual flow
ADD	average day demand
ADF	average daily flow
ADMMF	average daily maximum month flow
AF	acre-feet
AFY	acre-feet per year
AGR	agricultural supply
AOP	advanced oxidation process
BAF	biologically active filtration
Basin Plan	"Water Quality Control Plan for the Tulare Lake Basin, Third Edition
BOD_5	five day biochemical oxygen demand
Carollo	Carollo Engineers, Inc.
CCF	centrum cubic feet (748 gallons)
CCR	California Code of Regulations
CDPH	California Department of Public Health
CECs	constituents of emerging concern
CEQA	California Environmental Quality Act
City	City of Porterville
CVRWQCB	California Regional Water Quality Control Board - Central Valley Region
CV-SALTS	Central Valley Salinity Alternatives for Long-Term Sustainability
CWAP	California Water Action Plan
CWC	California Water Code
CWSRF	Clean Water State Revolving Fund
DAFT	dissolved air flotation thickener
DBP	disinfection byproduct
DDW	Division of Drinking Water
DIF	developmental impact fees
DOF	Department of Finance
DWP	Drinking Water Program
DWR	Department of Water Resources
EC	electrical conductivity
EPA	Environmental Protection Agency
ESB	engineered storage buffer
F-K	Friant-Kern
ft	feet

GAC	granular activated carbon
GIS	geographic information system
GO	general obligation
gpcd	gallons per capita day
gpd/ac	gallons per day per acre
gpm	gallons per minute
hp	horsepower
ID	irrigation district
IND	industrial supply
JPA	joint powers authority
LAFCO	local agency formation commission
MBR	membrane bioreactor
MCL	Maximum Contaminant Level
MDD	maximum day demand
MF	microfiltration
mg/L	milligrams per liter
mgd	million gallons per day
mg-min/L	milligram minutes per liter
MinDD	minimum day demand
MinMD	minimum month demand
MLSS	mixed liquor suspended solids
MMD	maximum month demand
MPN	Most Probable Number
MUN	municipal and domestic supply
NDMA	N-Nitrosodimethylamine
NdN	nitrification/denitrification
NEPA	National Environmental Policy Act
NL	notification level
NO2-N	nitrite nitrogen
NO3-N	nitrate nitrogen
NRC	National Research Council
NTC	Notice to Comply
NTU	Nephelometric Turbidity Units
NWRI	National Water Research Institute
O&M	operations and maintenance
PAYGO	pay as you go
PHD	peak hour demand
PHF	peak hour flow
PID	Porterville Irrigation District

ppb	parts per billion
PS	pump station
psi	pounds per square inch
PUD	public utilities district
RAS	return activated sludge
RO	reverse osmosis
RWC	recycled water contribution
RWFS	Recycled Water Feasibility Study
RWQCB	Regional Water Quality Control Board
SAR	sodium absorption ratio
SCADA	supervisory control and data acquisition
SDWA	Safe Drinking Water Act
SGMA	Sustainable Groundwater Management Act
SID	Saucelito Irrigation District
SOR	surface overflow rate
sq ft	square feet
SWD	side water depth
SWRCB	State Water Resources Control Board
TDS	Total Dissolved Solids
TIN	total inorganic nitrogen
TN	total nitrogen
TOC	total organic carbon
TOrCs	trace organic constituents
TPDWD	Tea Pot Dome Water District
Tribe	Tule River Tribe
TSS	Total Suspended Solids
TTP	tertiary treatment plant
UF	ultrafiltration
UGB	Urban Growth Boundary
UV	ultraviolet
VFD	variable frequency drive
WAS	waste activated sludge
WDR	Waste Discharge Requirements
WRF	water reclamation facility
WRFP	Water Recycling Funding Program
WRM	Water Resources Management
WTP	water treatment plant
WWTF	wastewater treatment facility
µg/L	micrograms per liter

Chapter 1

STUDY AREA, LAND USE AND POPULATION, AND STATEMENT OF PROBLEM AND NEEDS

This Chapter give a brief background on some key characteristics of the City of Porterville (City), describes the City's need for the Recycled Water Feasibility Study (RWFS), and summarizes the objectives of the RWFS.

1.1 Introduction

The City is located in the Central San Joaquin Valley at the base of the Sierra Nevada Foothills. It is approximately 70 miles southeast of Fresno and 50 miles north of Bakersfield, in the south central portion of Tulare County. The City is intersected by Highway 65 and 190, two major highways within the area. A map showing the location of the City within Tulare County is presented in Figure 1.1.

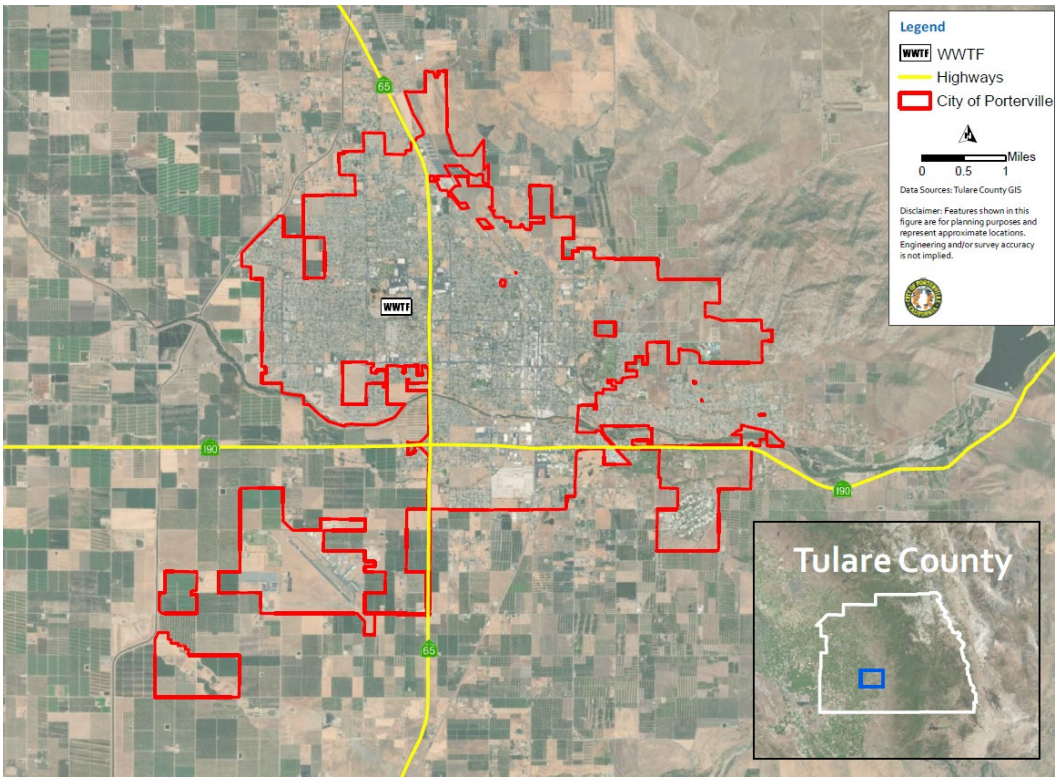


Figure 1.1 General Vicinity Map

The City, incorporated in 1902, provides water, sewer, and storm drainage service to its customers within the City limits, as well as some small areas outside of the City limits. The City is home to approximately 59,000 residents and its boundaries encompass 18.6 square miles.

1.2 Hydrologic Features

1.2.1 Surface Water

Surface waters in the Porterville area include the Friant-Kern (F-K) Canal, the Tule River, and the Porter Slough. The F-K Canal is a major conveyance facility for the Central Valley Project. It originates in Lake Millerton and runs south approximately four miles west of the City center. The Tule River, one of the principal watercourses in Tulare County, bisects the City into northern and southern portions. The Tule River originates at Lake Success. Discharges of water into the river from Success Dam are regulated by the US Army Corps of Engineers. Porter Slough is a natural tributary of the Tule River and flows through the City center. It originates from the Tule River approximately four miles east of the center of the City and returns to the river approximately 17 miles below its point of origin. Porter Slough is an official floodway of the Tule River, and controlled flows are released into Porter Slough for groundwater recharge.

Private ditches form another major water feature in the area. Seven ditch companies divert water from points in and around the City: Pioneer, Campbell-Moreland, Porter Slough, Vandalia, Poplar, Hubbs-Miner, and Woods-Central. In addition to delivering water for irrigation, these ditches also provide extra capacity to carry peak flood flows and urban storm water runoff as well as groundwater recharge from infiltration.

Surface water and watersheds in the vicinity of the City are shown in Figure 1.2.

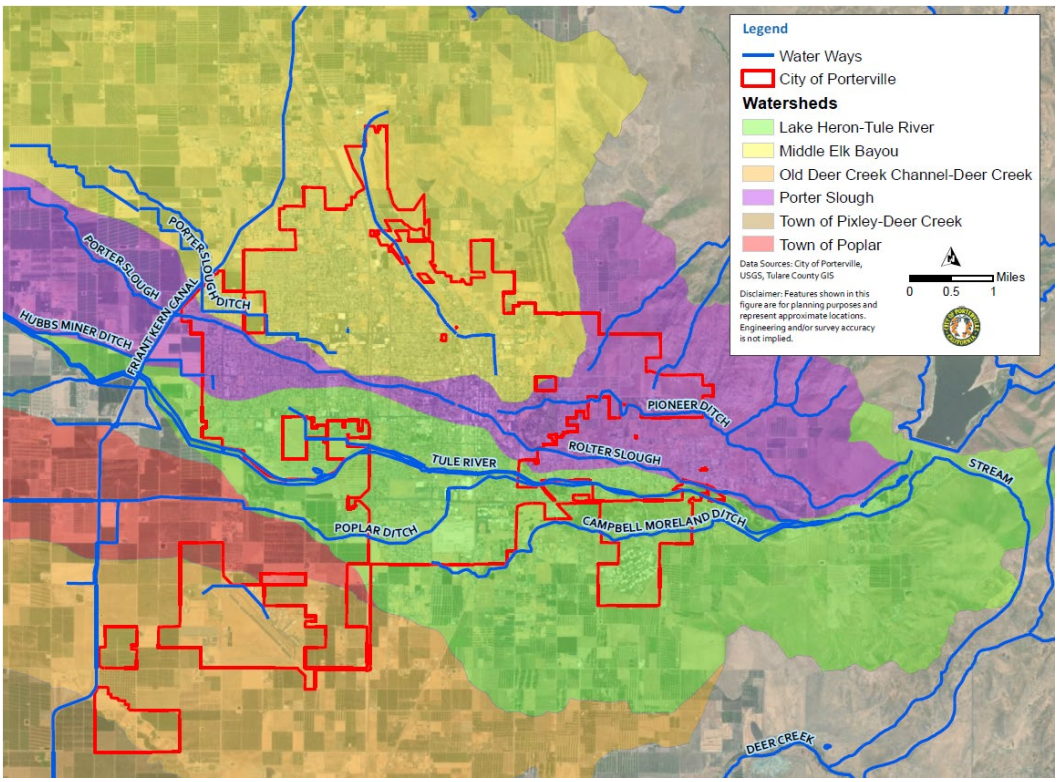


Figure 1.2 Surface Water and Watersheds

1.2.2 Groundwater Basin

The City is located within the Tule Sub-basin of the San Joaquin Valley Groundwater Basin (Tulare Lake Hydrological Region). The Kaweah Sub-basin lies immediately north of the City and

the Tule Sub-basin. The area is underlain by an unconfined aquifer which receives groundwater recharge from the Sierra Nevada Mountains and seepage from the Tule River and irrigation ditches. Alluvial fans of the Tule River provide high permeability for groundwater replenishment.

The City has traditionally depended on groundwater from the Tule Sub-basin to supply drinking water through a network of 37 potable water supply wells. The Tule Sub-basin has been classified by the Department of Water Resources (DWR) as in a critical overdraft condition and a high priority sub-basin.

The groundwater basins in the vicinity of the City are shown in Figure 1.3.

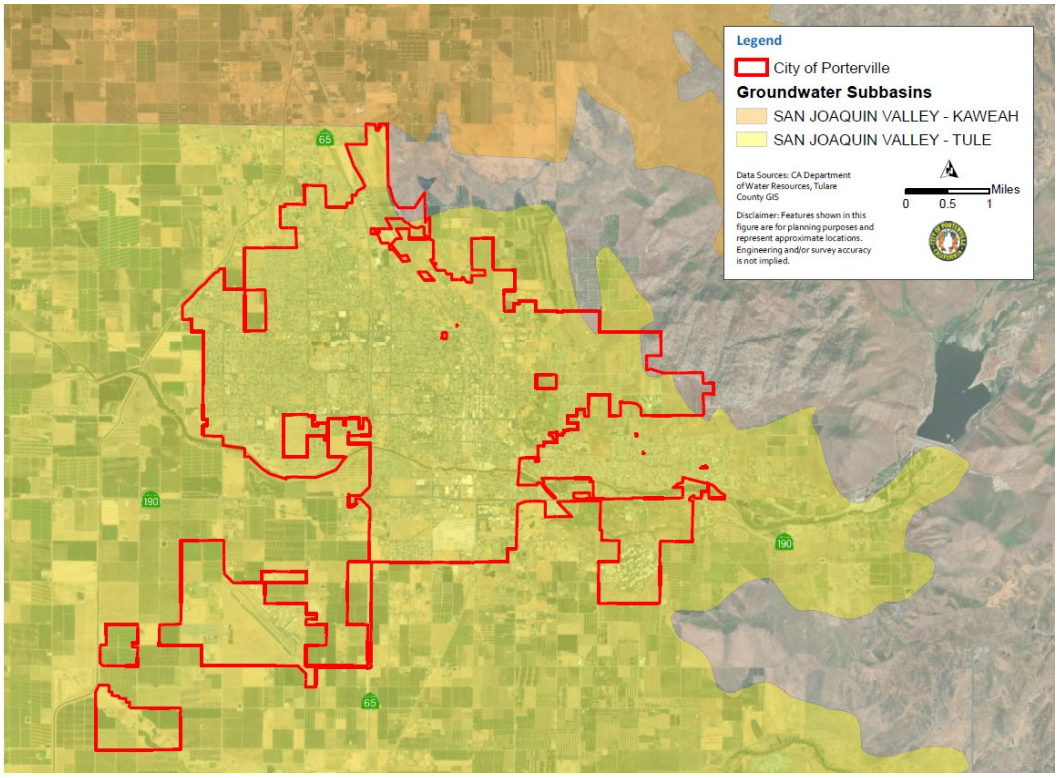


Figure 1.3 Groundwater Basins

1.3 Land Use and Population

1.3.1 Land Use

The land use plan used for this RWFS is based on the City's 2030 General Plan. Table 1.1 provides a summary, by land use, of the amount of developed and underdeveloped land within the existing service area.

Table 1.1 Existing Service Area Land Use

Land Use Category	Area within the Current Service Area[(1),(2)] (acres)		
	Developed	Underdeveloped	Total
Residential			
Rural Residential	13	11	23
Very Low Density Residential	63	5	68
Low Density Residential	2,550	286	2,836

Land Use Category	Area within the Current Service Area[(1),(2)] (acres)		
	Developed	Underdeveloped	Total
Low Medium Density Residential	33	61	94
Medium Density Residential	431	108	539
High Density Residential	198	23	221
Commercial			
Neighborhood Commercial	14	9	23
Retail Centers	183	30	214
Professional Office	77	7	84
General and Service Commercial	211	15	226
Downtown Retail	62		62
Industrial			
Industrial	223	20	243
Industrial Park	63	92	156
Mixed Use			
Commercial Mixed Use	62	2	63
Downtown Mixed Use	45	8	53
Other			
Public Institutional (Excl. Airport)	380	11	391
Education	367	19	386
Parks and Recreation	238	22	260
Agriculture Rural Conservation	26	0	26
Other (Unknown)	63	3	66
Airport	447	0	447
Total	5,751	731	6,482

Notes:
(1) Land use areas based on an aerial analysis of the City's current service area.
(2) The land use totals in this table exclude the area associated with East Porterville/Porter Vista PUD

As shown in Table 1.1, there are approximately 7,288 acres of developed and underdeveloped land within the service area (excluding right-of-ways such as streets, highways, and railroads). Within the service area, 4,517 acres or 62 percent (percent) are classified as residential, 662 acres (9 percent) are classified as commercial, and 398 acres (5 percent) are associated with industrial. The remaining mixed use and others make up the remaining 1,711 acres (23 percent).

Figure 1.4 shows the City's existing land use map.

The Tule River Tribe (Tribe) is interested in developing a casino-resort within a 40-acre site near the Porterville Airport, within the City limits. The proposed casino resort will rely on the City to provide potable water. Untreated sanitary wastewater generated at the casino resort would be conveyed to the City's Wastewater Treatment Facility (WWTF) through the City's collection system. The resort will use recycled water for landscape irrigation. The City and the Tribe are in the process of establishing a joint powers authority (JPA) to own and operate a tertiary treatment plant (TTP) that will withdraw effluent from the City's secondary effluent pipeline for treatment in the TTP. In addition to irrigating the casino resort grounds, the recycled water will be used on the City's Sports Park. The potable water demand reduction at the Sports Park will offset the potable water demand of the casino resort.

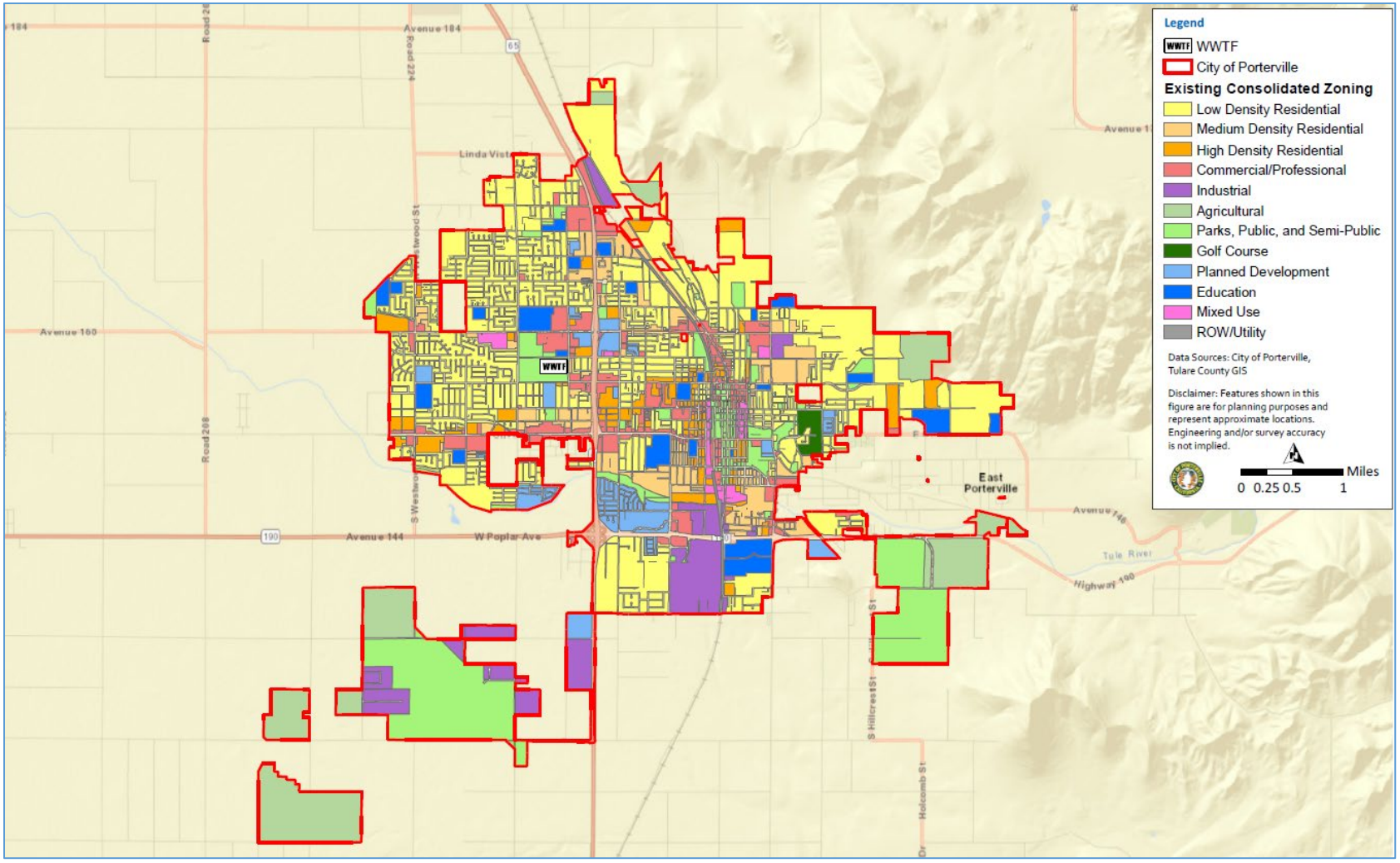


Figure 1.4 City Land Use Map

1.3.2 Population

1.3.2.1 Historical Sewer Service Area Population

Historical population estimates for the City were provided by the City Planning Department as well as the California Department of Finance (DOF). The historical sewer service population was calculated by adding the estimated City population, the estimated population of the Porter Vista Public Utility District, and the estimated population for other sewer connections outside the City limits. The population for additional sewer connections was estimated by multiplying the assumed household size (3.37) by the given number of connections outside the City limits (41). Table 1.2 shows the estimated historical sewer service population.

Table 1.2 Historical Sewer Service Area Population

Year	City Population Estimates (1), (2)	Porter Vista Public Utility District	Other Connections	Sewer Service Area Population Estimates
2000	37,619	6790	138	44,547
2001	40,650	6790	138	47,578
2002	41,009	6790	138	47,937
2003	41,945	6790	138	48,873
2004	43,150	6790	138	50,078
2005	44,496	6790	138	51,424
2006	45,220	6790	138	52,148
2007	51,467	6790	138	58,395
2008	51,863	6790	138	58,791
2009	52,056	6790	138	58,984
2010	52,960	6790	138	59,888
2011	54,843	6790	138	61,771
2012	55,107	6790	138	62,035
2013	55,490	6790	138	62,418
2014	55,697	6790	138	62,625
2015	55,852	6790	138	62,780
2016	60,070	6790	138	66,998
2017	60,114	6790	138	67,042
2018	60,798	6790	138	67,726

Notes:
(1) City population estimates for the years 2000 through 2016 provided by the City Planning Department
(2) City population estimates for the years 2017 and 2018 provided by the California Department of Finance

1.3.2.2 Projected Sewer Service Area Population

Based on feedback from the City, it was determined that a 2.5 percent growth rate would be used to project population growth out from 2019 to 2040. This growth rate is consistent with the 2015 Urban Water Management Plan (UWMP). The UWMP states that the average annual population growth rate from 2000 to 2015 was 2.5 percent and the City's population projections are based on the assumption that the growth rate will be the same. The RWFS assumes a growth rate of 2.5 percent per year and assumes that the sewer service area population will match the City growth rate.

Table 1.3 summarizes the projected population out to the planning year of 2040. This population projection was used to calculate projected future flows and loads.

Table 1.3 Projected Sewer Service Area Population

Year	Sewer Service Area Population Projection (2.5% Annual Growth Rate)
2018	67,726
2019	69,419
2020	71,155
2030	91,084
2035	103,053
2040	116,595

Figure 1.5 shows the historical and projected sewer service area population with an assumed annual growth rate of 2.5 percent.

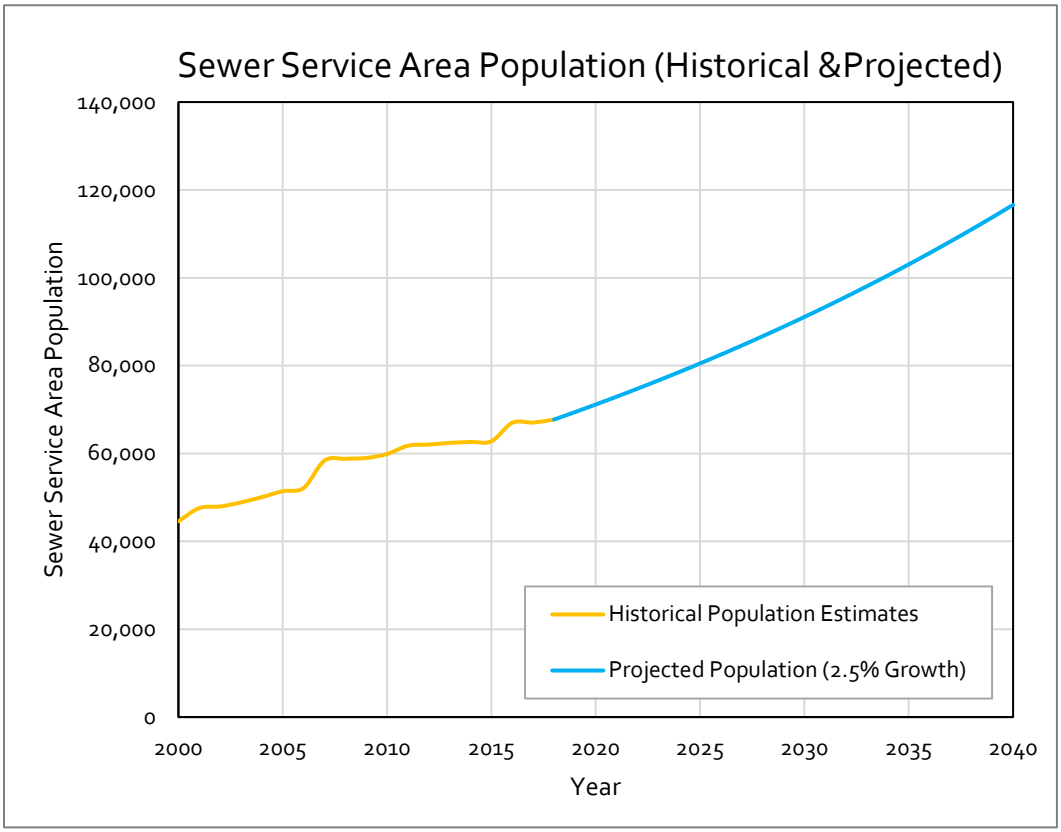


Figure 1.5 Sewer Service Area Population Projection

1.4 Statement of Problems and Needs

The development of this RWSF was influenced by a number of contributing factors including:

- **General Plan Update**: In 2008, the City adopted an updated general plan, which created and modified land use pattern with the City and projected the City's growth out to 2030.
- **Expanded Urban Development Boundary**: In 2014, the City, Tulare County, and the Tulare County Local Agency Formation Commission (LAFCO) agreed upon a new Urban

Development Boundary for the City. The Urban Development Boundary established an expanded growth boundary that includes a small Tulare County community of approximately 7,300 residence known as East Porterville.

- **Sustainable Groundwater Management Act (SGMA)**: SGMA provides a framework for the sustainable management of groundwater basins within California. The Act requires that groundwater basins ranked as medium- or high-priority basins establish a Groundwater Sustainability Association for the development of a Groundwater Sustainability Plan (GSP). The goal of the GSP is to bring the groundwater basin into balance by 2040. The City is located within the Tule Groundwater Basin – a basin defined as a high-priority basin by the Department of Water Resources.
- **Surface Water Potential Supplies**: The City has identified 2,500 acre feet per year (AFY) of surface water to be developed through partnership agreements with local irrigation districts as a potential reliable water supply for recharge to the groundwater basin. Currently, surface water is underutilized within the City limits and the City has investigated the possibility of treating surface water and delivering it directly to the users.
- **Wastewater Treatment Facility Expansion**: Currently the City's WWTF has a capacity of approximately 8 million gallons per day (mgd) and produces undisinfected secondary wastewater. The average daily wastewater flow for 2018 is 4.35 mgd. Wastewater projections indicate that the WWTF's capacity would need to be increased to 7.26 mgd in 2032 and 8.84 mgd in 2040 to accommodate the City's projected population.
- **Reduced Groundwater Yield from Existing Wells**: Due to the City's aging well infrastructure and five consecutive years of drought, well production has decreased dramatically over the years. A combination of new wells and the rehabilitation of existing wells will be required to support future development.
- **Water Reclamation/Recycling**: A growing emphasis has been placed on opportunities for the use of recycled water. Currently, the City uses wastewater effluent for restricted irrigation. Effluent flows exceeding crop demands are discharged to percolation ponds in the reclamation area. Other potential uses for recycled water include landscape irrigation.

The City is currently over-drafting their groundwater supply by approximately 1,200 AFY. In addition, projected demands are expected to be approximately 10 mgd greater than existing demands. The City is interested in exploring opportunities to offset potable demands and/or augment supply. Recycled water could be used to offset potable demands by replacing irrigation with potable water with irrigation with non-potable water. Recycled water could also be used for agricultural irrigation in exchange for surface water credits. The primary focus of this RWFS is the reuse potential for the City's WWTF effluent.

The objective of the RWFS is to determine the feasibility of developing a recycled water system that will help reduce demands on groundwater and support the City's sustainability goals. It will be used to determine where opportunities exist for recycled water, what barriers exist to implementing reuse, and provide cost/benefit analysis for its development. This RWFS will rely on the information generated and determinations made in conjunction with the evaluation of wastewater treatment alternatives being evaluated separately by the City.

Chapter 2

WATER SUPPLY CHARACTERISTICS AND FACILITIES

This chapter summarizes the quality and quantity of the current water supply available to the City of Porterville (City), summarizes existing facilities used for drinking water supply and distribution, and describes the City's water supply plans for meeting future water demands.

2.1 Water Source, Facilities, and Capacity

2.1.1 Groundwater

The City provides potable water to its customers within the City limits and to some small areas outside the City limits. The City currently relies 100 percent on groundwater from the Tule Sub-basin for its potable water supply. As described in Chapter 1 of this Recycled Water Feasibility Study (RWFS), water is pumped into the distribution system from a network of 37 potable water supply wells.

Table 2.1 lists the 37 wells along with their locations and pumping capacities based on most recent well pump efficiency tests and input from City staff. As shown in Table 2.1, 31 wells are active and 6 wells are inactive or on standby. In addition to existing wells, the City has planned to add 3 wells.

Table 2.1 Wells in the City's Potable Water Supply Network

Well Name	Status	Location	Pumping Capacity (gpm)
Airport-1	Active	1893 S. Newcomb	348
Airport-2	Active	West s/o Scranton	305
City-1A	Active	170 E. Putnam Ave.	405
City-3	Active	Willow & N. E St.	324
City-4	Inactive	Orange/E St.	375
City-6	Active	437 W. Kanai Ave.	484
City-7	Active	Orange & Western	176
City-8	Active	Walnut & A St.	201
City-10	Active	Orange/Western	252
City-11	Active	Garden & 4th	285
City-12	Standby	892. W Henderson Ave.	145
City-13	Inactive	191 W. Poplar	--
City-15	Active	Morton @ G St.	297
City-16	Active	1495 W. Henderson	534
City-17	Active	1341 W. Tomah	577

Well Name	Status	Location	Pumping Capacity (gpm)
City-18	Active	1891 W. Henderson	454
City-19	Active	Jaye & Date	315
City-20	Active	Morton & Newcomb	604
City-21	Active	369 N. Hockett St.	631
City-22	Active	Newcomb & Tomah	739
City-23	Active	Union & Indiana	359
City-24	Active	Olive Ave. w/o Taylor	538
City-25	Active	1594 W. Date Ave.	587
City-26	Active	861 S. Indiana	358
City-27	Active	Gibbons & Jaye St	211
City-28	Active	F St./Gibbons	150
City-29	Active	2250 W. Henderson	340
City-31	Active	293 S. Mathew	644
City-32	Active	44776 Plant	271
City-33	Active	29648 Plant	516
East Porterville-5	Active	Alta Vista/Springville	75
Lindale-1	Active	Tomah /Beverly	240
Lindale-5	Inactive	Tomah/Salisbury	495
Lindale-7	Active	Thurman/Cobb	347
Lindale-8	Inactive	2107 White Chapel Way	270
Rowland-5	Inactive	Newcomb/Forest	110
Rowland-7	Active	2006 W. Olive Ave.	375
CW-34	Planned	--	1,200
CW-35	Planned	--	500
CW-37	Planned	--	600

2.1.2 Major Facilities

The City's water system has six active water reservoirs totaling 10.15 million gallons (MG). As part of the East Porterville Project, a new 1.2 MG storage tank will be added to the system by the year 2025. There are nine booster pump stations located through the distribution system and approximately 260 miles of pipeline installed. As East Porterville is incorporated into the City's water distribution system, total pipeline length is estimated at 274 miles.

The water system consists of seven pressure zones: 1) Rocky Hill, 2) Jasmine/Crestview, 3) Corona Heights, 4) East, 5) Scenic Heights, 6) Central, and 7) West. A significant amount of the demands are located in the Central Pressure Zone.

To replenish the groundwater, the City currently has 23 stormwater recharge basins located within City Limits. Table 2.2 lists the stormwater basins along with their approximate volumes.

Table 2.2 Stormwater Basins and Volumes

Basin ID	Basin Name	Volume (AF)
8	Hayes Field	25.8
9	Zalud Park	104
10	Rocky Hill 1	50
12	Lewis Pond	127.3
17	KTIP	70.3
23	Mulberry at Friant Canal	54.4
26	Roby @ Conner	46.7
28	Jay @ Worth	50.6
30	OHV Park	76.1
52	Lewis Property	16
55	NE of 190/65	30.0
06A	Veterans	7.8
06B	Veterans	45.1
06C	Veterans	35.2
CORONA	Corona @ Porter Slough	23.4
GH_BASIN	Granite Hills	64.2
INDIANA	Indiana St	42.6
MATHEW	Mathew and Heritage	10.50
ORANGE	Orange and Prospect	1.3
ORCHARD_RIDGE	Orchard Ridge Subdivision	35.0
SANDRA	Sandra St	2.6
VALLEY_OAK	Valley Oak Subdivsion	3.4
WESTWOOD	Airport Industrial	53.7

Figure 2.1 shows a map of the City's supply wells, existing stormwater recharge basins, and planned stormwater and surface water recharge basins.

2.1.3 Capacity

The City's sole source of water is wells located throughout the distribution system. There are 31 active wells for a total capacity of 12,032 gpm. The Urban Water Management Plan (UWMP) indicated that groundwater levels have declined an average of 0.75 feet per year, and well yields have decreased substantially. The yielding capacity of the existing wells can be attributed to decreased static water levels due to consecutive drought years.

The City has three planned wells. The planned wells are located on the west side of the City where the groundwater quality is generally higher. The three wells are expected to be operational by spring of 2021, and are estimated to have a capacity of 500 to 1,200 gpm, bringing the total capacity to approximately 14,332 gpm.

2.2 Need for Additional Water Sources

Due to the City's aging well infrastructure and consecutive years of drought, well production has decreased dramatically over the years. The City's current average day demands are approximately 12.3 million gallons per day (mgd) and future average day demands are expected to be 22.8 mgd by 2040 (see section 2.3.2). The City is exploring other water supplies, including use of recycled water to offset demands or augment supplies to meet the projected demands. An evaluation of the City's water system to meet future demands is being conducted in a separate study, and preliminary information is provided here.

Resrvoir I.D.	Location	Depth of Reservoir	Effect Perc. (in/day)	Acreage
6	Veterans Park	6.3	44.0	24.5
10	Rocky Hill #1	3.5	5.3	17.5
13	Rocky Hill #2 (co)	2.0	5.3	7.8
15	Westfield @ Villa (co)	8.6	26.7	3.9
17	K T I P (co)	10.0	17.1	8.0
19	Stone Brdge @ HWY 65	5.0	64.9	4.3
20	Lombardi @ Castle (Northwest)	3.5	15.5	11.4
23	Mulberry @ Fr Kern Canal	8.0	36.9	2.2
24	Linda Vista @ Beverly (Northeast)	12.0	16.0	5.1
25	North of Zante	9.0	10.7	7.1
26	Roby @ Conner	12.8	15.5	7.5
28	Jay @ Worst (Northwest)	4.5	16.0	2.5
29	Newcomb @ Airport (East)	8.0	21.1	11.9
30	Scranton @ RD 220 (Southwest)	12.0	50.0	20.1
41	Rocky Hill #X1 (co)	2.0	5.3	4.6
42	Rocky Hill #X2 (co)	3.0	5.3	2.1
43	Rocky Hill #X3 (co)	6.0	5.3	5.0
44	Rocky Hill #XK (co)	6.0	5.3	3.0
45	Rocky Hill #XA (co)	6.0	5.3	2.2
46	Rocky Hill #XC (co)	9.0	23.1	4.5
47	Rocky Hill #XDJ (co)	7.5	19.2	4.2
48	E. PRTVL x4 (co)	10.0	5.3	4.9
49	E. PRTVL x5 (co)	10.0	5.3	3.7
50	Ford Estates	5.0	16.0	1.2
51	River Ranch	6.0	16.0	2.9
52	Lewis Property	6.0	16.0	5.0
53	Doyle School	6.0	16.0	3.5
54	Northwest of 190/65	5.0	16.0	9.7
55	Northeast of 190/65	5.0	16.0	10.1
56	RR @ Tule River/Main Street	6.0	16.0	3.9
57	Plano @ Tule River	6.5	16.0	3.1
A	Castle Ave/Friant-Kern Canal	NA	NA	27.1
B	Porter Slough/Friant-Kern Canal	NA	NA	13.4
C	Morton/Friant-Kern Canal	NA	NA	79.0
D	Tule River Linear Basin	NA	NA	8.4
E	Goat Pond	NA	NA	7.9

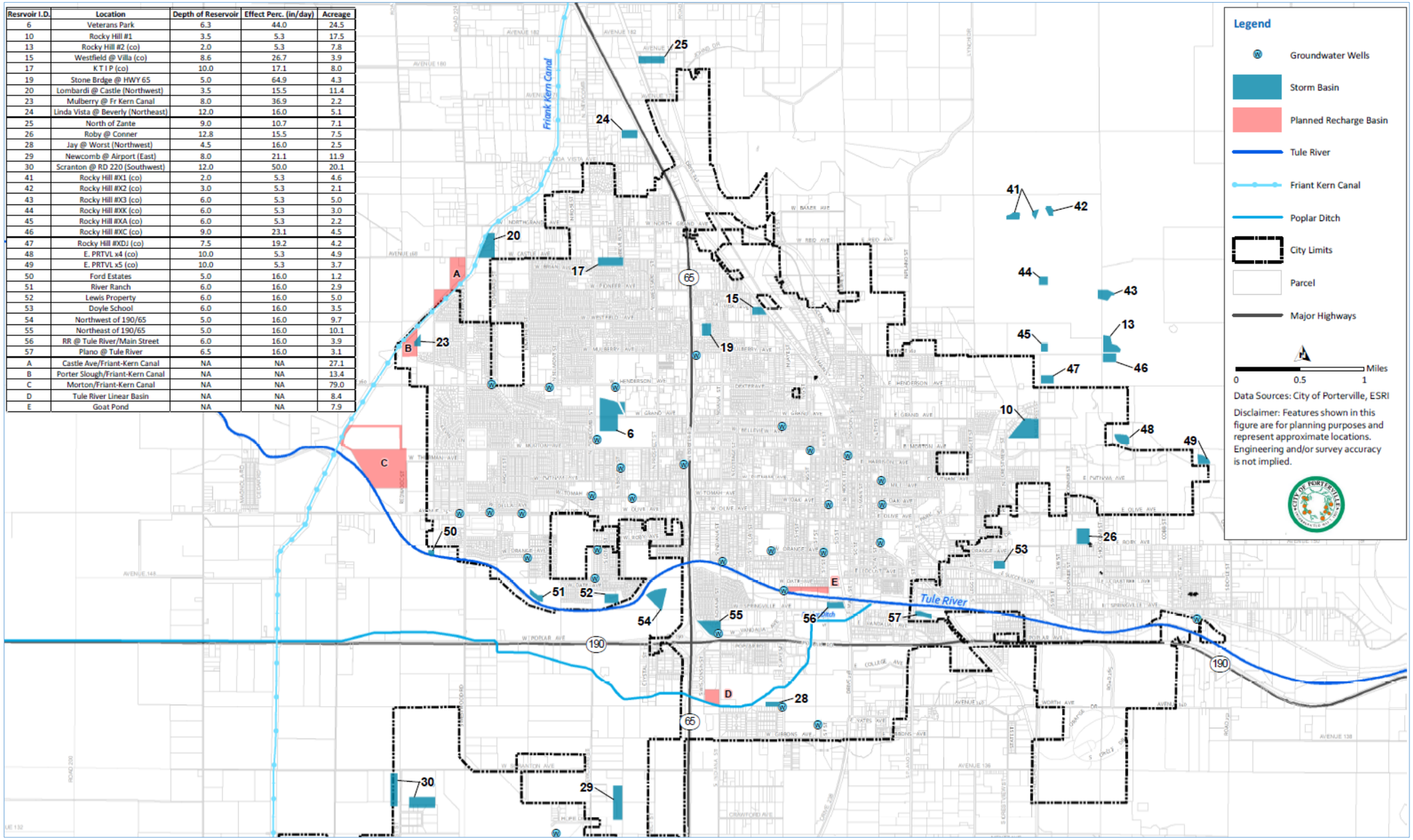


Figure 2.1 City's Potable Water Supply Wells and Recharge Basins

2.3 Historical and Projected Water Use Trends

2.3.1 Historical Water Use

The City's historical water consumption records from 2000 to 2018 were reviewed to determine the daily, monthly, and seasonal fluctuations as well as peaking factors, typical water use trends, and per capita water demands. These were used as the basis for estimating existing demands. Table 2.3 summarizes the City's historical service area population, average day demand (ADD) and maximum month demand (MMD) in mgd, and MMD/ADD peaking factor from 2000 to 2018.

Table 2.3 Historic Water Use

Year	Service Area Population[(1)]	Average Day Demand (mgd)	Max Month Demand (mgd)	MMD/ADD Peaking Factor
2000	50,594	9.42	20.53	2.39
2005	57,568	10.88	18.36	1.69
2010	64,827	11.06	18.12	1.64
2015	65,702	8.54	11.74	1.37
2018	73,948	9.64	13.38	1.39

Note:
(1) 2005 to 2015 service area population is from Urban Water Management Plan Update, 2017.City Planning Department provided service area population data for 2018.

The City saw a significant drop in domestic water use from 2013 to 2015, which is attributable to water conservation efforts. Since construction on the East Porterville Project began in 2016, 300 residents were connected to the system in 2017, and 450 additional residents were connected in 2018.

2.3.1.1 Per Capita Water Demand

The per capita consumption rate is used for estimating the City's future water demands. The consumption rate expressed in gallons per capita per day (gpcd) is applied to the projected service area population to yield future water requirements. Table 2.4 summarizes the historical domestic per capita water demand.

Table 2.4 Historic Per Capita Water Demand

Year	Service Area Population [(1)]	ADD (mgd)	Per Capita Demand (gpcd)
2000	50,594	9.42	186
2005	57,568	10.88	189
2010	64,827	11.06	171
2015	65,702	8.54	130
2018	73,948	9.64	130

Note:
(1) 2005 to 2015 service area population is from Urban Water Management Plan Update, 2017.City Planning Department provided service area population data for 2018.

The City's per capita water demand has ranged from 129 to 221 gpcd, and has been trending downward. The reduction in per capita demand can be attributed to increased conservation. For planning purposes, a per capita demand of 179 gpcd was used for future water demand projections. This value was chosen because it matches the City's UWMP conservation target for

per capita water usage of 179 gpcd for 2020. The average per capita water demand for the years 2010-2014 (pre-drought) was 171 gpcd, and the average per capita water demand for the years 2015-2018 (drought) was 130 gpcd. The average 2015-2018 per capita demands may be artificially low due to state-mandated water conservation, and therefore the City may see a rebound in the per capita water demands as drought conditions continue to ease.

2.3.1.2 Water Demand Factors

A water demand factor (WDF) is the estimated amount of water usage per area by land use type. These factors are used to estimate the ADD for the potential development areas by multiplying the WDF by acres of each land use category. Table 2.5 shows the WDFs that correspond to the City's customer classes.

Table 2.5 Water Demand Factors

Land Use Category	WDF (gpd/acre)
Residential	
Rural Residential	350
Very Low Density Residential	1,300
Low Density Residential	1,900
Low Medium Density Residential	2,300
Medium Density Residential	2,600
High Density Residential	4,000
Commercial	
Neighborhood Commercial	1,700
Retail Centers	2,000
Professional Office	2,900
General and Service Commercial	2,300
Downtown Retail	2,000
Industrial	
Industrial	3,300
Industrial Park	2,200
Mixed Use	
Commercial Mixed Use	2,800
Downtown Mixed Use	4,000
Other	
Public Institutional (Excl. Airport)	900
Education	2,500
Parks and Recreation	3,200
Agriculture Rural Conservation	0
Other (Unknown)	0
Airport	200

Note:
(1) WDF analysis is based on 2017 observed data.

2.3.2 Projected Water Demand

Using the projected population; peaking factors, per capita demand rates, WDFs, and land use designations, the future water demands were forecast. Table 2.6 summarizes existing and future demands.

Table 2.6 Future Demand Projections

Year	Projected ADD (mgd)	Projected MDD (1) (mgd)
(Existing)	12.3	24.0
2020	13.9	27.1
2025	15.7	30.6
2030	17.8	34.7
2035	20.1	39.2
2040	22.8	44.5
Buildout	29.4	57.3

Note:
(1) MDD/ADD peaking factor = 1.95; PHD/ADD peaking factor = 2.43

2.4 Groundwater Management and Recharge

The City's sole water source is groundwater from the Tule Sub-basin. The Tule Sub-basin, along with many other sub-basins in the surrounding area, has been classified by the Department of Water Resources (DWR) as in a critical overdraft condition and a high priority sub-basin. The Sustainable Groundwater Management Act (SGMA), which went into effect on January 1, 2015, requires local water agencies within high-priority groundwater subbasins to form Groundwater Sustainability Agencies (GSAs) and prepare Groundwater Sustainability Plans (GSPs). The goal of the GSP, which must be adopted by January 1, 2020, is to bring the groundwater basin into balance by 2040. The City is a member of the Eastern Tule GSA, which is developing its GSP at this time. The City and its GSA partners will strive to manage their groundwater supply in accordance with the GSA and SGMA requirements. Upon completion of the GSP and associated rules and regulations for implementing the GSP, the City will have a groundwater pumping allocation that is expected to provide a portion of the supply to meet future demands.

The City is evaluating other opportunities for expanding groundwater recharge capacity, among approaches to augmenting the supplies. As mentioned previously, an evaluation of the City's water system to meet future demands is in progress, and preliminary information is included as follows.

The City has acquired surface water rights from the Pioneer Water Company and Porter Slough Ditch Company that amounts to 483 shares. These shares equate to quantity of water ranging between 1 acre-feet to 2 acre-feet per share, all of which is dependent on the available water allocations for each given year. Groundwater recharging efforts are the current sole use of this surface water supply. In addition, the City has set aside funds within the water budget for the acquisition of additional surface water supplies, when they become available, from local irrigation companies or districts near and surrounding Porterville when available. For over a decade, the City of Porterville has been aggressive in groundwater recharging by acquiring additional surface water supplies, above and beyond the Pioneer Water Company and Porter

Slough Ditch supplies. Porterville's recharging efforts have averaged about 2,175 acre-feet per year between 2007 and 2013.

2.5 Quality of Water Supplies

In spring 2017, chemical analyses including major cations and anions, pH, electrical conductivity (EC), total dissolved solids (TDS), iron, manganese, arsenic, alpha activity, and nitrate-nitrogen were obtains for the City wells. Other inorganic chemical constituents were not significant.

The results are detailed in Kenneth Schmidt's 2018 Technical Memorandum on Updated Groundwater Conditions for the City of Porterville, included in Appendix A. Overall, all of the water supply wells are in full compliance, and any wells that are out of compliance have been shut down.

2.5.1 Shallow Wells

The results for the City's shallow wells, sampled in February and March 2017, are listed in Table 2.7.

TDS concentrations ranged from 140 to 330 mg/L. Nitrate-nitrogen concentrations ranged from 1 to 8.4 mg/L. The highest nitrate-nitrogen concentrations (about 7 to 8.4 mg/L) were in Wells C-20 and C-21, both of which have relatively shallow perforations. Concentrations of iron, manganese, and arsenic were below the respective MCLs except for iron in Well L-8 (1.2 mg/L, compared to the recommended MCL of 0.3 mg/L). The manganese concentration in Well L-8 (0.04 mg/L) was just below the recommended MCL of 0.05 mg/L. Alpha activities were less than the MCL of 15 picocuries per liter (pCi/L). The highest alpha activities (8.0 to 9.7 pCi/L) were in Wells C-21 and C-26.

2.5.2 Deep Wells

The results for the City's deep wells, sampled in February and March 2017, are listed in Table 2.8.

TDS concentrations ranged from 160 to 300 mg/L. Nitrate-nitrogen concentrations ranged from less than 1 to 5.5 mg/L. The highest nitrate-nitrogen concentrations (4.1 to 5.5 mg/L) were in Wells C-6, C-10A, C-11, and C-24. Three of these wells (C-6, C-10A, and C-24) have perforations extending up to from 100 to 120 feet in depth. In contrast, Well C-11 does not have perforations this shallow, and the reason for the moderate nitrate-nitrogen concentrations in water from this well is unknown. Iron concentrations were less than the recommended secondary MCL of 0.3 mg/L except for Wells C-12 and C-33, which had from 0.35 to 0.6 mg/l of iron. Manganese and arsenic concentrations were less than their respective MCLs. Alpha activities ranged from 1.9 to 11.7 pCi/L and were less than the MCL of 15 pCi/L. The highest alpha activity was in Well C-6.

Table 2.7 Shallow Well Chemical Analysis Results [1]

Constituent (mg/L)	C-1	C-4	C-15	C-17	C-20	C-21	C-22	C-26	L-1	L-7	L-8	R-7	R-11	R-12	EP-533
Calcium	34	42	32	42	42	46	47	57	-	38	25	56	27	32	33
Magnesium	16	7	7	6	5	17	7	10	6	6	4	8	4	5	8
Sodium	23	23	17	20	25	24	22	21	-	22	11	22	12	13	23
Potassium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Carbonate	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
Bicarbonate	200	200	170	180	180	220	210	220	-	180	100	230	130	130	200
Sulfate	12	20	8	10	18	14	17	17	-	13	21	15	10	9	13
Chloride	15	17	8	12	16	31	19	15	-	12	6	14	8	7	11
Nitrate-N	3.6	4.1	1.6	2.5	8.4	6.8	4.3	4.1	2.7	3.9	1.8	4.3	1.6	1.1	3.4
Fluoride	0.2	<0.1	0.2	0.1	0.1	0.2	0.1	0.1	-	0.2	0.1	0.1	0.2	0.1	0.2
pH	7.2	6.9	7.2	7.4	7.3	7.2	7.2	7.2	-	7.2	7.1	7.2	7.1	7.2	7.4
Electrical Conductivity (µmhos/cm @25°C)	402	406	305	346	411	502	413	449	-	364	238	457	257	273	365
Total Dissolved Solids (@180°C)	220	250	210	200	260	330	240	280	-	220	140	270	170	170	220
Iron	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	-	<0.1	1.2	<0.1	-	<0.1	<0.1
Manganese	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	-	<0.02	0.04	<0.02	-	<0.02	<0.02
Arsenic (ppb)	<2	<2	<2	<2	<2	<2	<2	<2	-	<2	<2	<2	-	<2	<2
Alpha Activity (pCi/L)	-	6.5	-	3.6	6.3	8.0	5.7	9.7	4.9	5.2	2.9	-	2.6	-	3.6
Hexavalent Chromium (ppb)	<1	<1	-	<1	<1	-	<1	<1	<1	<1	<1	-	-	-	-
Date	3/15/17	5/10/17	3/16/17	3/15/17	5/10/17	3/16/17	5/10/17	3/16/17	2/4/17	3/15/17	5/11/17	3/15/17	5/11/17	3/15/17	5/10/17
Perforated Interval (ft)	120-140	308 O.B.	180-300	100-300	122-379	125-215	95-350	100-295	66-205	96-216	144 O.B.	106-146	216 O.B.	120-230	T.D. 154

Note:
(1) Kenneth D. Schmidt & Associates, Groundwater Quality Consultants (September 2018) Technical Memorandum on Updated Groundwater Conditions for City of Porterville. Prepared for Carollo Engineers, Inc., Inc. Walnut Creek, California. Results of sampling conducted February through May 2017.

Table 2.8 Deep Well Chemical Analysis Results [1]

Constituent (mg/L)	C-3	C-6	C-7	C-8	C-10A	C-11	C-12	C-16	C-18	C-19	C-23	C-24	C-25	C-27	C-28	C-29	C-31	C-32	C-33	AP-1	AP-2
Calcium	23	49	36	35	51	30	38	23	34	34	37	44	44	44	35	37	38	-	43	30	36
Magnesium	19	10	6	9	10	19	6	13	6	6	6	6	7	7	5	5	6	-	6	4	8
Sodium	27	22	17	18	25	26	20	26	23	18	15	22	22	19	19	16	16	-	19	29	28
Potassium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Carbonate	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
Bicarbonate	200	210	180	180	240	240	200	170	170	170	160	210	200	200	170	170	180	-	180	170	210
Sulfate	11	13	11	12	13	15	13	10	12	7	7	14	11	11	8	10	9	-	10	9	16
Chloride	15	17	11	13	17	23	14	11	14	10	7	16	11	10	8	10	8	-	10	9	16
Nitrate-N	3.9	4.1	1.6	3.2	4.1	5.5	3.2	2.0	2.7	<1	<1	4.1	1.8	1.8	1.4	3.2	1.1	-	1.4	2.0	3.9
Fluoride	0.2	0.1	0.2	0.2	0.1	0.2	0.3	0.1	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.1	-	0.1	0.1	0.1
pH	7.7	7.3	7.2	7.3	7.0	7.7	7.2	7.8	7.5	7.4	7.2	7.4	7.3	7.3	7.3	7.5	7.3	-	7.4	7.6	7.7
Electrical Conductivity (µmhos/cm @25°C)	387	432	324	350	470	474	362	327	337	310	290	392	367	366	314	324	313	-	346	313	398
Total Dissolved Solids (@180°C)	210	260	210	200	300	270	210	160	190	170	160	230	220	220	200	180	170	-	210	200	220
Iron	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.60	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	-	0.35	<0.1	<0.1
Manganese	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	-	<0.02	<0.02	<0.02
Arsenic (ppb)	3	<2	<2	<2	<2	<2	<2	2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	3	<2
Alpha Activity (pCi/L)	-	11.7	6.8	3.9	-	2.7	-	1.9	4.5	3.0	2.5	5.9	4.6	4.7	-	3.5	-	-	4.8	-	4.3
Hexavalent Chromium (ppb)	-	<1	-	<1	<1	-	-	-	-	-	<1	-	<1	-	-	-	-	<1	<1	-	-
Date	3/15/17	3/15/17	5/10/17	5/10/17	3/16/17	5/10/17	5/11/17	3/15/17	3/15/17	3/15/17	3/16/17	5/10/17	3/16/17	3/15/17	3/15/17	5/10/17	3/15/17	3/16/17	3/16/17	3/16/17	5/10/17
Perforated Interval (ft)	207-535	115-438	160-593	79-435	120-450	250-506	201-601	240-548	70-600	90-520	200-450	100-610	100-440	110-615	100-620	80-620	100-550	240-760	220-810	258-676	270-720

Note:
(1) Kenneth D. Schmidt & Associates, Groundwater Quality Consultants (September 2018) Technical Memorandum on Updated Groundwater Conditions for City of Porterville. Prepared for Carollo Engineers, Inc., Inc. Walnut Creek, California. Results of sampling conducted February through May 2017.

Chapter 3

WASTEWATER CHARACTERISTICS AND FACILITIES

This chapter discusses current and future wastewater quality and quantity, as well as the existing facilities used to treat the wastewater to secondary levels of treatment. Any existing recycled water agreements currently in affect are also summarized herein.

3.1 Wastewater Entities and Facilities

The City of Porterville (City) owns and operates the City of Porterville Wastewater Treatment Facility (WWTF), which treats wastewater from residential, commercial, and industrial dischargers within the City as well as from Porterville State Hospital and the Porter Vista Public Utility District (PVPUD).

3.1.1 History of the WWTF

The City's WWTF was built in 1954 with a capacity of 1.8 mgd. In June 1971, the California Regional Water Quality Control Board - Central Valley Region (CVRWQCB) adopted an Interim Water Quality Control Plan for the Tulare Lake Subbasins, which proposed making the City the sewer agency for the Porterville urban area along State Highway 190, up to and including Porterville State Hospital. An interceptor to transport wastewater from the Porterville State Hospital for treatment at the city WWTF was constructed in 1974.

The 1978 WWTF expansion to 4.0 mgd provided capacity for future growth and for the addition of existing developments which previously depended on individual disposal systems. The 1994 WWTF expansion increased the average day maximum month flow (ADMMF) design capacity from 4 mgd to 8 mgd. Various equipment and SCADA upgrades have been made to the facilities since the 1994 expansion to maintain the condition and reliability of WWTF processes. The most significant project was the replacement of digester gas-fueled engine-driven blowers with new, more efficient electric blowers in 2016. Coupled with this project was the installation of a photovoltaic (PV) system to allow the WWTF to reduce imported electrical demand and power costs.

3.1.2 Existing Facilities

Figure 3.1 provides an overview of the existing treatment facilities site plan, Figure 3.2 shows the reclamation area (described in section 3.3 and detailed in Figure 3.7) in relation to the WWTF, and Figure 3.3 shows a process flow diagram for the liquid and solids streams.

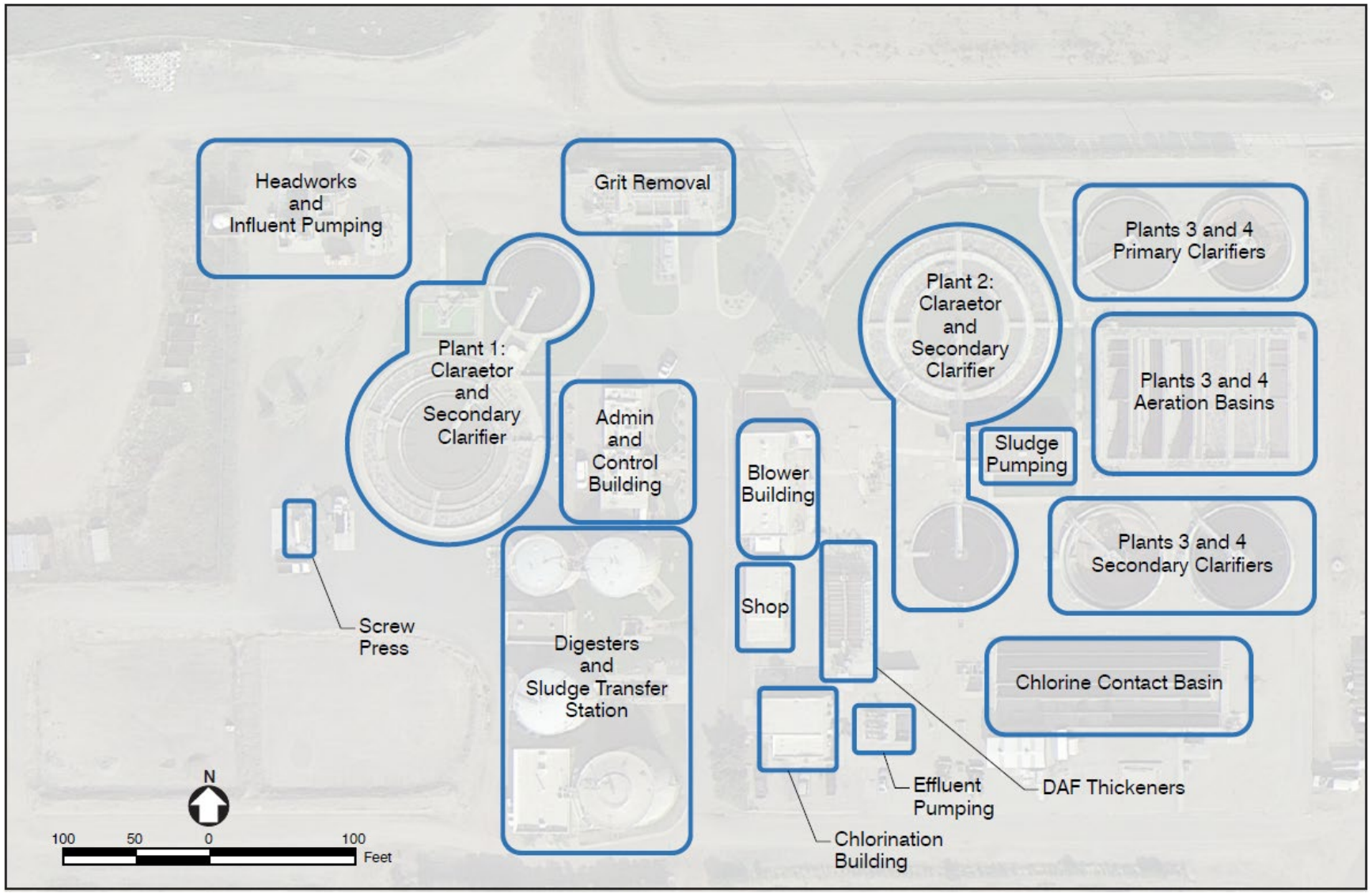


Figure 3.1 City of Porterville Wastewater Treatment Facility Site Plan

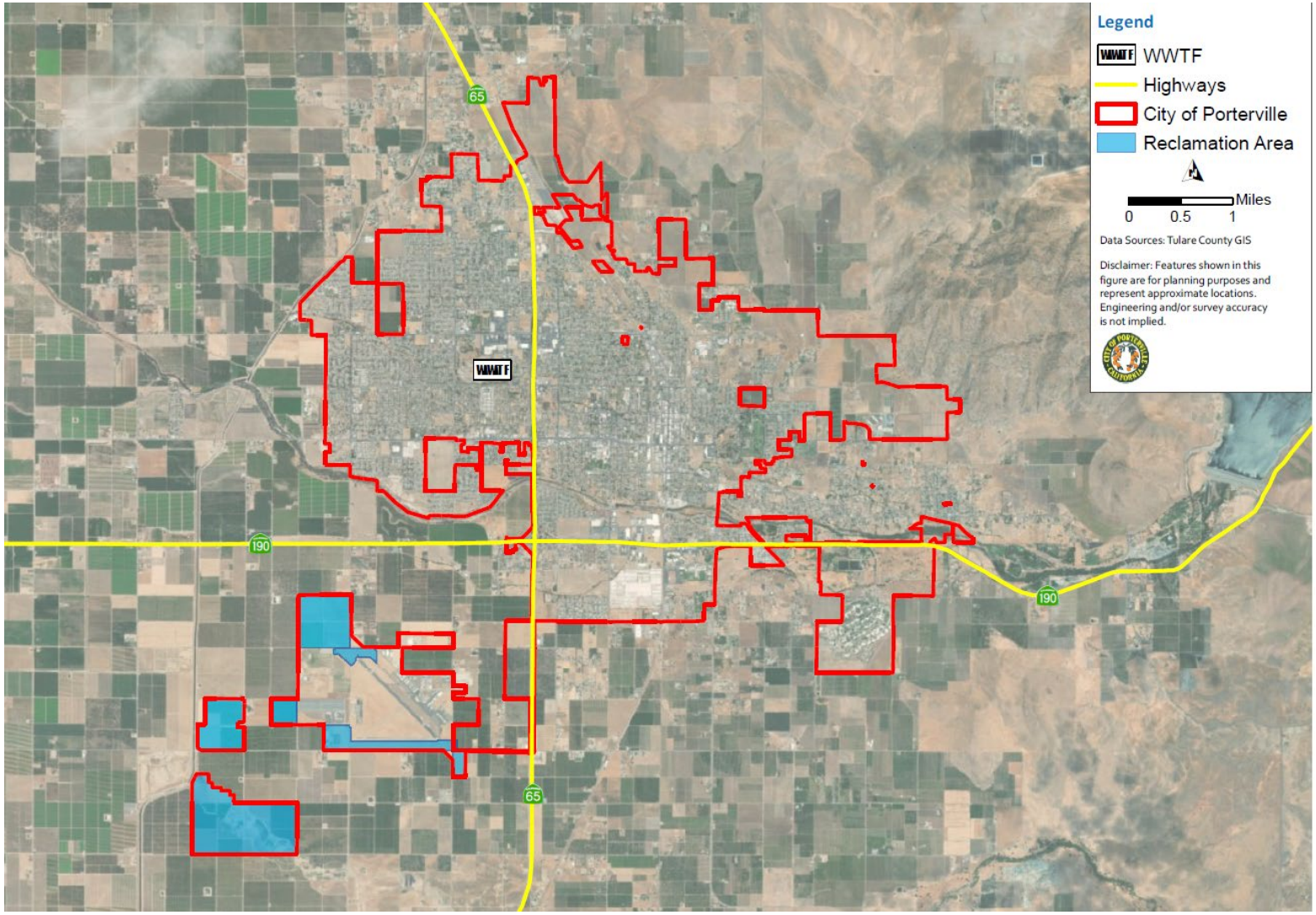


Figure 3.2 Reclamation Area Relative to the City of Porterville Wastewater Treatment Facility

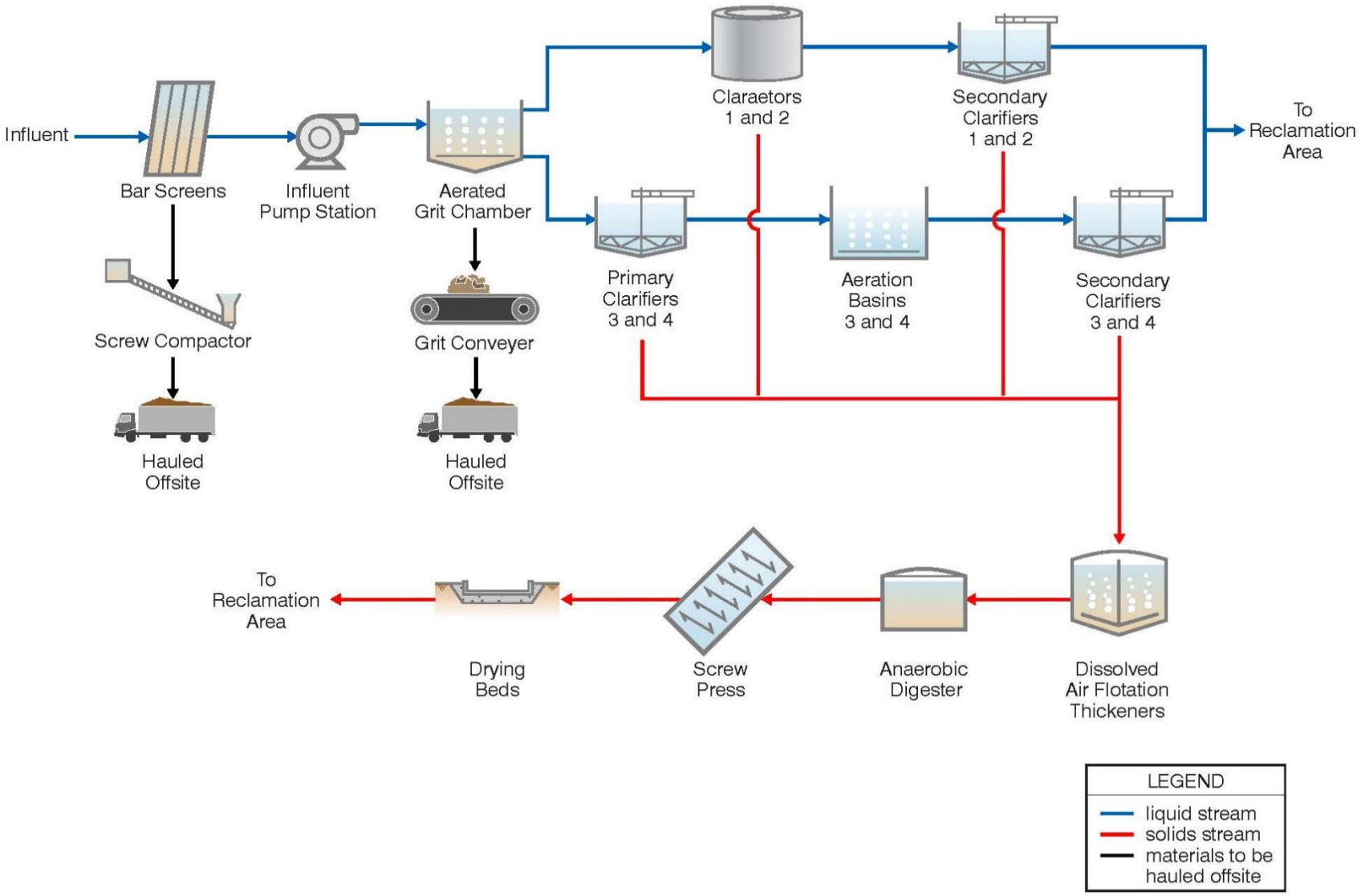


Figure 3.3 City of Porterville Wastewater Treatment Facility Process Flow Schematic

3.1.2.1 Preliminary Treatment

Sewage from the collection system enters the WWTF and passes through bar screens at the headworks. Screenings are compacted in the screw compactor and hauled offsite. Screened wastewater is pumped to the aerated grit chambers where settled grit is removed by a conveyer system and hauled to the landfill. From the grit chambers wastewater is distributed to Plants 1, 2, 3, and 4.

3.1.2.2 Plants 1, 2, 3, and 4

Primary influent from the grit chambers flows to Claraetors 1 and 2 and Primary Clarifiers 3 and 4. Primary sludge and scum are pumped to the anaerobic digesters. Primary effluent from Plants 1 and 2 continues treatment within the Claraetors, and primary effluent from Plants 3 and 4 enters Aeration Basins 3 and 4. Secondary effluent from Secondary Clarifiers 1 and 2 commingles with secondary effluent from Plants 3 and 4 before discharging from the WWTF.

3.1.2.3 Effluent Discharge

Since the effluent is no longer disinfected, the existing chlorine contact basin is no longer used. However, the final undisinfected secondary effluent still flows through the contact basin to the final effluent discharge point. From the WWTF, the final effluent is conveyed to the reclamation area, which includes approximately 705 acres of farmland and 6 percolation ponds. Effluent is used to irrigate fodder crops or discharged to the percolation ponds.

3.1.2.4 Solids Handling

Four anaerobic digesters stabilize the primary solids as well as the thickened WAS from the DAF thickeners. A screw press is used to dewater digested sludge, and the biosolids are dried further in the drying beds. When the screw press in not in operation (night hours), the digested sludge is pumped directly to the sludge beds for drying. Dried biosolids are applied at agronomic rates onto fields in the reclamation area.

3.2 Wastewater Flows

The flow and load projections summarized in this chapter are based on an analysis of available historical data provided by the City and current flow monitoring conducted in 2017.

3.2.1 Historical Flows

The historical flows used for this report are the influent flows to the WWTF measured from January 1, 2007 through December 31, 2018. Figure 3.4 shows average daily flows (ADF) and 30- day averages for 2007 through 2018. ADF is the average flow during a one-day period. Figure 3.5 shows average annual flows (AAF) and average daily maximum month flows (ADMMF) from 2012 to 2018. AAF is the average of the ADF values during a calendar year, and ADMMF is the largest volume of flow, expressed as a daily average during a continuous 30-day period or a calendar month.

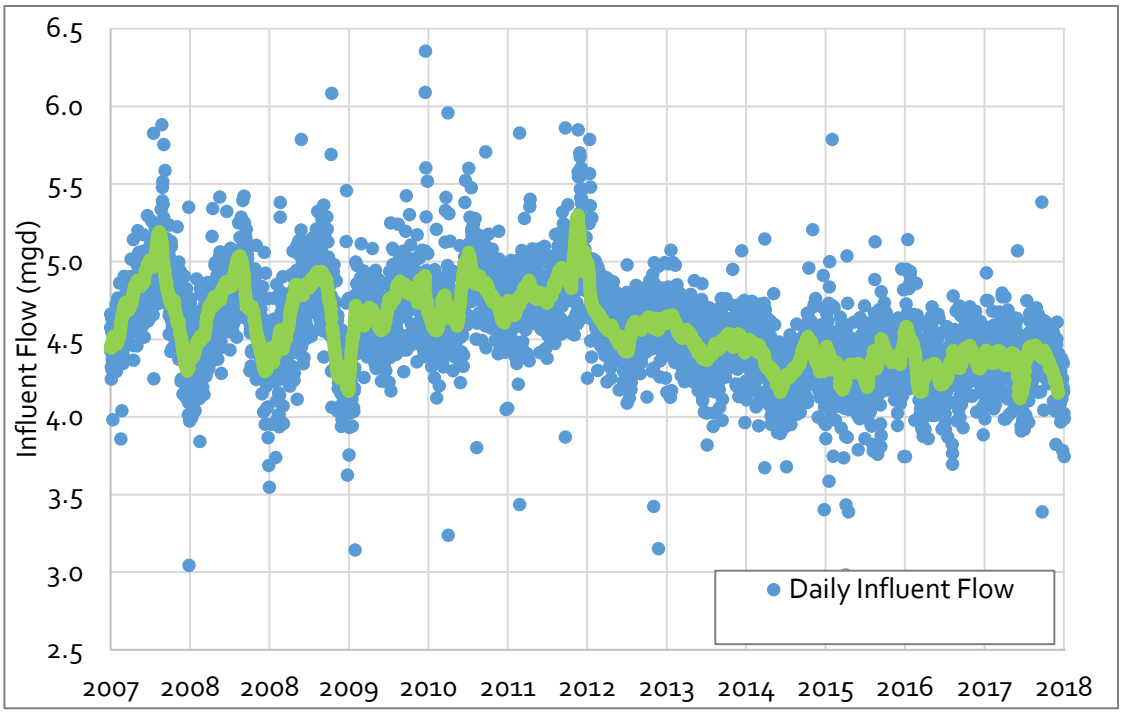


Figure 3.4 Historical Average Daily and 30-Day Average Influent Flows

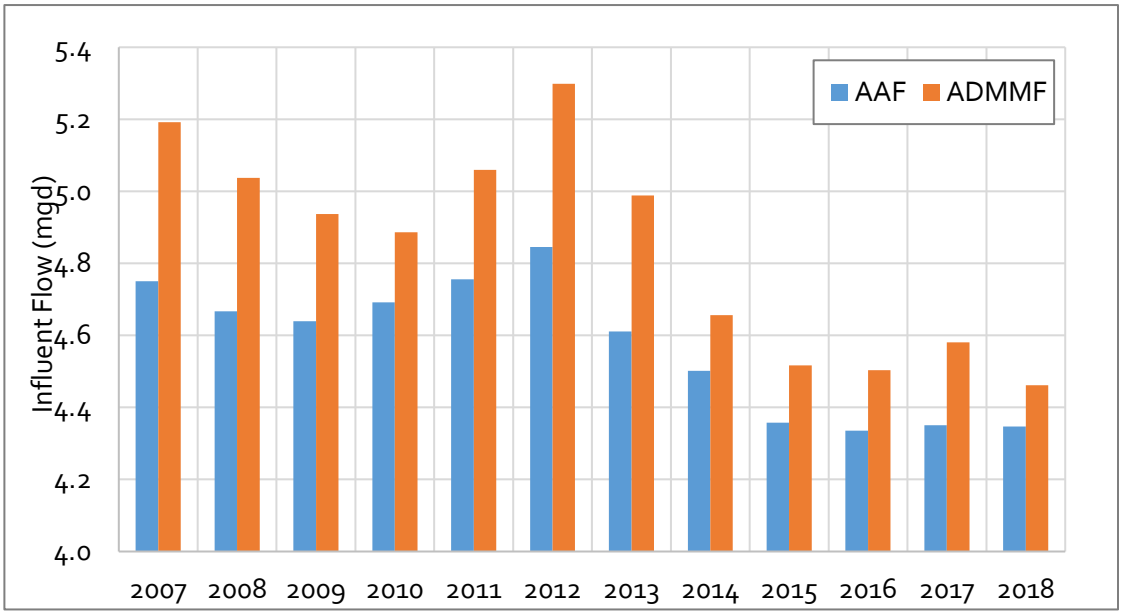


Figure 3.5 Historical Average Annual and Average Daily Maximum Month Influent Flows

As a results of water conservation measures, the influent flows decreased from 2012 to 2018 and slightly increased in 2017. It was determined that the years 2010 through 2014 accurately represent typical flows to the WWTF because those five years span both wet and dry years and they capture water use in the service area both before and during water conservation measures.

3.2.2 Maximum Month Peaking Factor

Table 3.1 presents the AAF, ADMMF, and the maximum month peaking factor from 2007 through 2016 along with the 2010-2014 averages. The average 2010-2014 maximum month peaking factor was used to calculate projected future flows and loads.

Table 3.1 Historical Annual Average Flow, Max Month Flow, and Max Month Peaking Factor

Year	AAF, mgd	ADMMF, mgd	ADMMF/AAF Peaking Factor
2007	4.75	5.19	1.093
2008	4.67	5.04	1.079
2009	4.64	4.94	1.064
2010	4.69	4.89	1.041
2011	4.76	5.06	1.064
2012	4.85	5.30	1.093
2013	4.61	4.99	1.082
2014	4.50	4.66	1.034
2015	4.36	4.52	1.036
2016	4.34	4.50	1.039
2017	4.35	4.58	1.053
2018	4.35	4.46	1.026
2010-2014	**4.68**	**4.98**	**1.063**

3.2.3 Per Capita Flow

Along with population estimates for the Porter Visa Utility District and other surrounding sewer service areas, the City Planning Department's population numbers from 2007 to 2018 were used to approximate the historical sewer service area population. Table 3.2 shows the sewer service area population and average annual per capita flow in gallons per capita per day (gpcd) along with the 2010-2014 average per capita flow, which was used to calculate projected future flows and loads.

Table 3.2 Historical Sewer Service Area Population and Per Capita Flows

Year	Sewer Service Area Population (persons)	Average Annual Per Capita Flow (gpcd)
2007	58,395	81.3
2008	58,791	79.4
2009	58,984	78.7
2010	59,888	78.3
2011	61,771	77.0
2012	62,035	78.1
2013	62,418	73.9
2014	62,625	71.9
2015	62,780	69.4
2016	66,998	64.7
2017	67,042	64.9
2018	67,726	64.2
2010-2014	**61,748**	**75.8**

3.2.4 Projected Wastewater Flows

Using the average 2010-2014 per capita flow of 75.8 gpcd, the average 2010-2014 maximum month peaking factor of 1.063, and the projected population numbers presented in Section 1.3.2 of this RWFS, projected wastewater flows were estimated.

Table 3.3 shows the flow projections from 2019 through the year 2040. In 2040, AAF values are projected to reach approximately 8.8 mgd, and ADMMF values are projected to reach approximately 9.4 mgd.

Table 3.3 City of Porterville WWTF Projected Flows

Year	AAF, mgd	ADMMF, mgd
2019	5.26	5.60
2020	5.40	5.74
2025	6.11	6.49
2030	6.91	7.34
2035	7.82	8.31
2040	8.84	9.40

Figure 3.6 shows the historical and projected wastewater flows (both AAF and ADMMF).

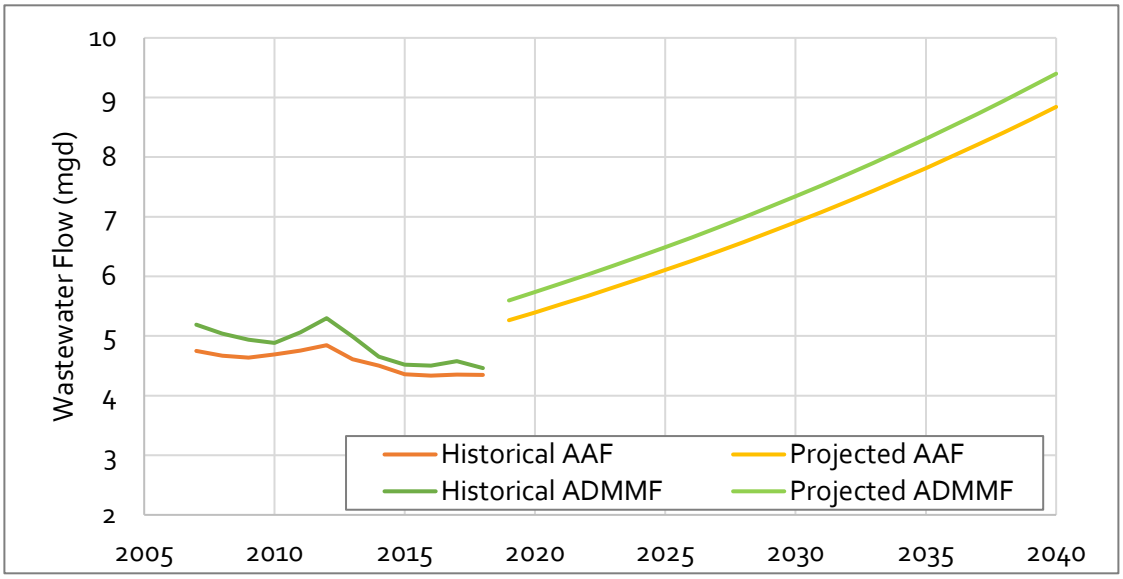


Figure 3.6 Wastewater Flows (Historical and Projected based on 2.5 percent Population Growth)

3.3 Existing Recycled Water Arrangements

The City currently discharges undisinfected secondary treated effluent to the City-owned reclamation area located near the Porterville Municipal Airport. The City's reclamation area contains 705 acres of farmland for restricted irrigation of feed and fodder crops using undisinfected secondary recycled water. The reclamation area also contains 52 acres of percolation ponds which may be used at times when the City is discharging more effluent than is required for crop irrigation. A water balance was performed to ensure that the crop water

demand and maximum hydrological loading rate onto the percolation ponds can accommodate 100 percent of the effluent discharged from the WWTF.

One farmer, Rick Perigo Roadsiding, leases the farmland in the City's reclamation area. The farmer is contracted with the City to grow feed and fodder crops in the reclamation area in accordance with state requirements. Typical crops grown are wheat, corn, alfalfa, oats, and sudan grass. The farmer irrigates these crops with the undisinfected secondary recycled water according to the crop water requirement. The farmer land-applies approximately 1,500 tons per year of biosolids from the WWTF onto fields in the reclamation area on a three-year rotation. A nitrogen balance is performed every year as part of the Biosolids General Order pre-application report to ensure that biosolids and effluent are applied at agronomic rates.

Figure 3.7 shows the City reclamation area including the percolations ponds, fields that receive effluent, fields that receive biosolids, fields that receive both effluent and biosolids, and dry-farmed fields.

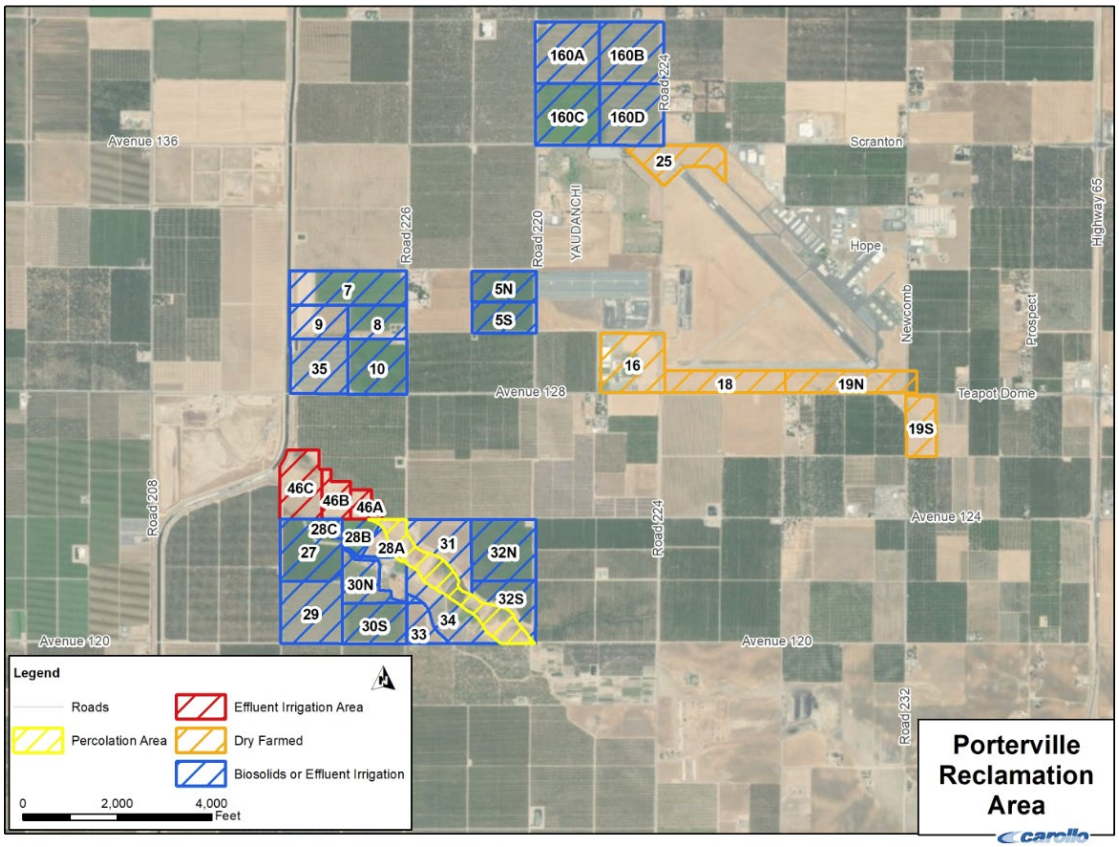


Figure 3.7 Reclamation Area

The City also currently uses its undisinfected secondary treated effluent onsite at the WWTF for lawn irrigation, seal water, and a few other WWTF processes. No entity, other than the City, has the rights to the undisinfected secondary recycled water.

Chapter 4

TREATMENT REQUIREMENTS FOR DISCHARGE AND REUSE

The City of Porterville (City) is evaluating alternatives to expand their current effluent reuse program. During an evaluation of various water supply portfolio options and the role recycled water can provide in augmenting or offsetting potable water supplies, the City has decided to explore expanded secondary or tertiary uses for recycled water.

Water reuse projects must meet the applicable public health criteria for non-potable and potable water reuse. The applicable regulations and governing authorities depend upon the type of water reuse included in the study, which may include effluent discharge, non-potable reuse, and potable reuse. During the lifetime of the City's reuse program, recycled water regulations will continue to evolve, particularly when addressing potable reuse. This chapter summarizes the most recent regulatory requirements and additional water quality requirements as they may apply to the City's future water reuse projects.

4.1 Regulatory Structure

The California Water Code (CWC) establishes water districts and water boards (State Water Resources Control Board, SWRCB, and Regional Water Quality Control Boards, RWQCB) and grants them the power to permit and approve recycled water programs. The guidelines for permitting and implementing recycled water programs, including potable reuse projects, are found in the California Code of Regulations (CCR), Title 22, Division 4, Chapter 3 (Title 22), Section 60301.

Regulatory authority for projects using recycled water falls to the Division of Drinking Water (DDW), within the SWRCB, and the RWQCB. The SWRCB establishes general policies governing the permitting of recycled water projects consistent with its role of protecting water quality and sustaining water supplies. The SWRCB also exercises general oversight over recycled water projects including review of RWQCB permitting practices. The DDW is responsible for overseeing the State's Drinking Water Program (DWP) which includes a number of programs that ensure protection of public health and drinking water supplies. (Prior to 2014, the DWP was under the jurisdiction of the California Department of Public Health (CDPH). This responsibility was transferred to the SWRCB to consolidate water quality programs and regulations to more efficiently and effectively protect water quality and the public health.) The DDW is also charged with developing uniform water recycling criteria.

The RWQCB is charged with protection of surface and groundwater resources and with the issuance of permits that implement DDW recommendations. Although RWQCBs have permitting and ongoing oversight authority of recycled water projects, they rely on the expertise of the DDW for guidance in the establishment of permit conditions needed to protect human health and surface and groundwater resources. The RWQCB permits incorporate DDW requirements and recommendations.

4.2 Porterville's Waste Discharge Requirements

The City's Wastewater Treatment Facility (WWTF) operates under Waste Discharge Requirements (WDR) Order No. R5-2008-034, issued by the Central Valley RWQCB. The WDR prescribes requirements for treatment and sets discharge limitations for flow and pollutants. The WDR includes water recycling specifications to allow the WWTF to implement water recycling on the City's reclamation area.

Table 4.1 lists the effluent limitations for the discharge.

Table 4.1 Waste Discharge Requirements (R5-2008-034)

Constituent	Units	Monthly Average	Maximum
Flow	mgd (5)	6.9 (1)	--
BOD_5 (2)	mg/L (5)	40	80
TSS (3)	mg/L	40	80
Chloride	mg/L	175	
EC (4)	µmhos/cm (5)	--	Source water + 500 or 1,000 µmhos/cm, whichever is less

Notes:
(1) WDR limitation was 5.3 mgd. Increased to 6.9 mgd per the 2009 Effluent Discharge Capacity Report, submitted to the RWQCB in accordance with WDR Provision H.13.
(2) Biochemical Oxygen Demand, 5-day, 20° C
(3) Total Suspended Solids
(4) Annual flow weighted average effluent electrical conductivity, compared to the 12-month flow-weighted moving average of the source water EC
(5) Abbreviations: EC = electrical conductivity, mgd = million gallons per day, mg/L = milligrams per liter, µmhos/cm = micromhos per centimeter

In addition to effluent limitations, the WDR contains groundwater limitations applicable to the groundwater affected by the discharge from the WWTF. The groundwater limitations are stated below.

The release of waste constituents from any treatment or storage component associated with the discharge shall not cause or contribute to groundwater:

a. Containing constituent concentrations in excess of the concentrations specified below or natural background quality, whichever is greater:
   (i) Nitrate as nitrogen of 10 mg/L.
   (ii) Electrical Conductivity of 900 µmhos/cm.
   (iii) Total Coliform Organisms of 2.2 MPN/100 mL.
   (iv) For constituents identified in Title 22, the MCLs quantified therein.

b. Containing taste or odor-producing constituents, toxic substances, or any other constituents in concentrations that cause nuisance or adversely affect beneficial uses.

4.3 Porterville's Current Effluent Reclamation Program

The WWTF produces undisinfected secondary effluent, which is discharged to the City's reclamation area for irrigation and percolation in accordance with the WDR. The land is owned by the City. The City contracts with a grower to farm the fields of the reclamation area with fodder crops, which are allowed to be grown on fields irrigated with undisinfected secondary effluent and land applied with biosolids from the WWTF. In addition, the contract stipulates that

the grower must apply effluent and biosolids at agronomic rates in order to prevent overloading of nitrogen to the reclamation area.

Figure 4.1 shows the reclamation area, which encompasses approximately 705 acres of irrigable land. Note that Field 16 is no longer included in the reclamation area, and 705 is the sum of acres without Field 16. Of the 705 acres, approximately 630 acres are available for effluent irrigation and 52 acres are used for percolation. Effluent is discharged to the percolation ponds during the non-irrigation season or in months when the flows exceed irrigation demands. In addition, the reclamation area includes roughly 75 acres adjacent to the airport which are dry-farmed. These fields cannot be irrigated due to airport restrictions. Biosolids are also applied to 658 acres, including the dry-farmed parcels.

Crops grown in the effluent irrigation area are limited to fodder, fiber, and seed crops not eaten by humans, or for grazing of non-milking cattle in accordance with Title22. Crops typically grown are alfalfa, sudan grass, oats, and corn.

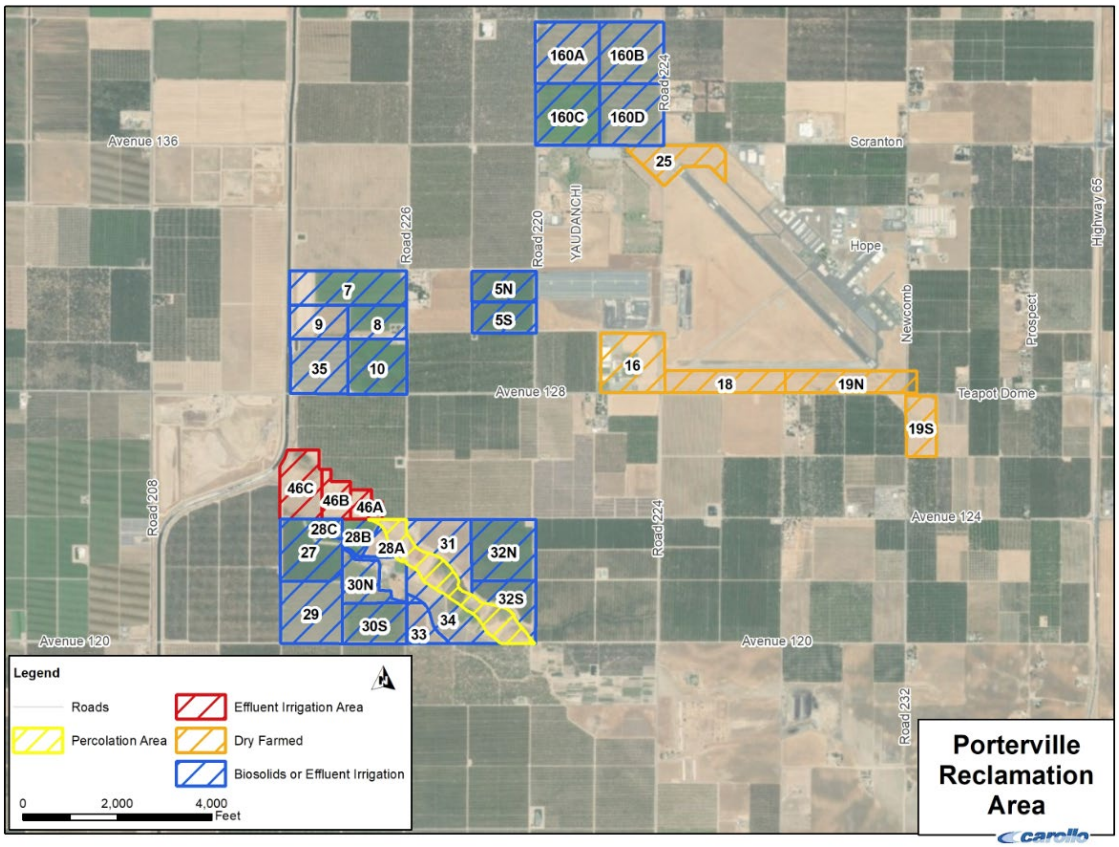


Figure 4.1 City of Porterville Reclamation Area

4.4 Overview of Recycled Water Regulations

The City is evaluating options to expand recycled water program to include landscape irrigation and agricultural irrigation to neighboring irrigation districts. Landscape irrigation and unrestricted agricultural irrigation will require an increased level of treatment to Title 22 disinfected tertiary recycled water standards. For restricted agricultural irrigation, the level of

treatment will be increased to undisinfected secondary recycled water with nitrification/denitrification (NdN).

Recycled water can be utilized for non-potable and potable uses. Non-potable uses considered in this Recycled Water Feasibility Study include agricultural irrigation (restricted or unrestricted) and urban irrigation (landscape).

4.4.1 Title 22 of the California Code of Regulations

The primary regulation governing recycled water use is published in Title 22. The level of treatment required depends on the end use, mainly in regards to the amount and type of public exposure. Four types of non-potable reuse are determined by the treatment process and water quality criteria, including total coliform, bacteria, and turbidity levels. The categories depend on the level of treatment and potential for public contact.

4.4.1.1 Nonpotable Reuse Treatment Categories

Table 4.2 summarizes the approved uses of recycled water for irrigation, based on treatment level and total coliforms standards.

Table 4.2 Approved Non-Potable Uses of Recycled Water

Treatment Level	Approved Uses	Total Coliform Standard (median)
Title 22 Disinfected Tertiary Recycled Water	Spray Irrigation of Food Crops Landscape Irrigation (1) Non-restricted Recreational Impoundment	2.2 MPN/100 mL (4)
Title 22 Disinfected Secondary – 2.2 Recycled Water	Surface Irrigation of Food Crops Restricted Recreational Impoundment	2.2 MPN/100 mL
Title 22 Disinfected Secondary – 23 Recycled Water	Pasture for Milking Animals Landscape Irrigation (2) Landscape Impoundment	23 MPN/100 mL
Undisinfected Secondary Recycled Water	Surface Irrigation of Orchards and Vineyards (3) Fodder, Fiber, Seed Crops	N/A

Notes:
(1) Includes unrestricted access golf courses, parks, playgrounds, school yards, and other landscaped areas with similar access.
(2) Includes restricted access golf courses, cemeteries, freeway landscapes, and landscapes with similar public access.
(3) Although allowed by Title 22 provided no fruit is harvested that has come in contact with irrigating water or the ground, the recommended minimum treatment level is Disinfected Secondary 2.2, per January 8, 2003 memo to the California RWQCB from Gary Yamamoto, Chief Technical Programs Branch, DDW and Environmental Management, and James M. Waddell, Chief Food and Drug Branch, Division of Food, Drug, and Radiation Safety.
(4) Abbreviations: MPN = most probably number, mL = milliliters

Currently, Porterville's effluent meets the category of undisinfected secondary recycled water. In order for the City to use their effluent for unrestricted agricultural spray irrigation of food crops or landscape irrigation, the City's WWTF would need to be upgraded to meet the requirements for Title 22 disinfected tertiary recycled water, which is the highest level of treatment defined by the State and allows for unrestricted reuse in virtually all recycled water applications. Domestic

wastewater requires biological (secondary) treatment, filtration, and disinfection to Title 22 effluent limits before it can be considered tertiary recycled water.

In Title 22 tertiary disinfected recycled water, filtration through granular media must produce a daily average turbidity not exceeding 2 nephelometric turbidity units (NTU), a 95th percentile turbidity not exceeding 5 NTU, and a turbidity never exceeding 10 NTU. Colloidal and finely divided suspended matter must be "destabilized and agglomerated upstream from a filter by the addition of suitable floc forming chemical." The filtration rate cannot exceed 5 gallons per minute per square foot (gpm/sq ft). Floc-forming chemicals must be added continuously, or automatically when the influent turbidity is greater than 5 NTU. Membrane filtration facilities must produce a 95th percentile turbidity of 0.2 NTU and never exceed 0.5 NTU.

Chlorine disinfection facilities must provide a CT value (the product of chlorine residual and modal contact time) of 450 milligram-minutes per liter (mg-min/L) with a modal contact time of at least 90 minutes based on peak dry weather flow. The City used to chlorinate their effluent, but this practice was discontinued in the early 2000s due to concerns for impact of chloride on the groundwater in the area.

Ultraviolet (UV) disinfection is a common alternative to chlorine disinfection and is becoming more prevalent. The UV system must be approved by the State as providing a 5-log virus removal efficiency in combination with the filtration process. In addition, the median concentration of total coliform bacteria in the Title 22 disinfected tertiary effluent cannot exceed 2.2 most probable number (MPN) per 100 milliliters, and no single sample can exceed 23 MPN per 100 milliliters.

4.4.2 Recycled Water General Order

The SWRCB adopted a General Order (WQ 2016-0068-DDW) on June 7, 2016 to streamline permitting for recycled water. Coverage under this General Order is limited to treated municipal wastewater for non-potable uses. It does not apply to the use of recycled water for groundwater recharge or the disposal of treated wastewater by means of percolation ponds. The General Order establishes standard conditions for the use of recycled water, relieving producers, distributors, and users of recycled water from the sometimes lengthy permit approval process and providing them with certainty around the requirements that they will be expected to meet.

If the City implements new reuse programs for landscape irrigation or agricultural irrigation, a new recycled water permit would be required. This would be accomplished through the General Order permitting process conducted in conjunction with the separate permitting process for the new treatment facilities.

4.4.3 Potable Reuse by Groundwater Replenishment

One way of recycling effluent is through groundwater replenishment. Groundwater replenishment can be accomplished through surface spreading in basins or subsurface injection, both of which are regulated under Title 22, Articles 5.1 and 5.2, respectively.

Surface application is typically achieved through groundwater recharge basins. Subsurface injection is the addition of water to the groundwater other than through surface application. It typically involves direct connection to the water table and injection via a well.

The level of treatment required for groundwater replenishment is advanced treatment added to a tertiary, denitrified recycled water. Some of the requirements to achieve groundwater replenishment are detailed below.

4.4.3.1 Total Organic Carbon Control

For groundwater replenishment of recycled water to a drinking water aquifer, DDW requires that the recycled water have low-level total organic carbon (TOC). For projects that utilize microfiltration (MF) or ultrafiltration (UF), reverse osmosis (RO), and ultraviolet light/advanced oxidation processes (UV/AOP), 100 percent injection (no dilution) may be permitted as long as the TOC is maintained at or below 0.5 mg/L. Such a low TOC is readily accomplished with functioning RO membranes.

4.4.3.2 Pathogenic Microorganism Control

DDW requires that potable reuse projects for groundwater recharge provide a combined level of treatment resulting in 12-log virus reduction, 10-log Giardia reduction, and 10-log Cryptosporidium reduction from raw wastewater (12/10/10-log removal). No single process can receive more than 6-log reduction credit. DDW also states that at least three processes must provide at least 1-log reduction. Beyond those three key processes, processes which provide <1 log reduction can be included within the analysis. The treatment process for subsurface application is required to include RO, UV/AOP, at least three separate barriers earning 1-log of removal credit each, and a minimum of two months of subsurface travel time from the time of injection to the time of extraction for use.

When properly coupled, these individual treatment processes are protective of public health for groundwater replenishment projects. Because current analytical techniques are unable to detect pathogens at the extremely low level that is indicative of public health protection (as determined in NWRI [2013]), conservative estimations of pathogen log removal performance through various process trains must be used. Addition of the log removal credits for each process train allows for a confident prediction of final effluent quality that is protective of public health.

Per DDW (2014), utilities employing groundwater injection are granted 1-log virus removal credit per month of subsurface travel time, but are currently not granted credit for Giardia or Cryptosporidium removal. Recent work by the WateReuse Research Foundation, however, has documented the subsurface die-off rate of Cryptosporidium at 0.025 to 0.072-log reduction per day, with a mean of 0.039-log reduction per day (Drewes et al., 2014). Peng et al. (2008) reported 85 to 268 days of time for a 1-log die-off of Cryptosporidium in sterile water at 4° Celsius (°C). As a result of these referenced works, virus credit and protozoa log reduction credits can be applied to meet log reduction requirements. In order to evaluate the subsurface travel time and calculate subsurface pathogen removal credits, a hydrogeological analysis must be performed.

4.4.3.3 Regulated and Unregulated Contaminants

The DDW regulations include limits for chemical constituents, e.g., maximum contaminant levels (MCLs), notification levels (NLs), and other constituents specified by DDW, and monitoring/removal requirements for constituents of emerging concern (CECs). These chemical constituents, including disinfection byproducts (DBPs), industrial chemicals, pesticides, metals, and other classes known to be detrimental to human health above certain concentrations, are regulated in drinking water by the U.S. Environmental Protection Agency (EPA) under the Safe Drinking Water Act (SDWA) through MCLs. Any wastewater effluent that is proposed for water

supply augmentation should, therefore, meet all of these standards. A number of research studies have found that secondary or tertiary effluents meet most, if not all, MCLs without further treatment (Trussell et al., 2013). The fact that MCLs are met does not mean that additional treatment is not warranted for chemical constituents such as that provided by advanced treatment trains. The National Research Council (NRC) (2012) demonstrated that from a risk standpoint, engineered potable water reuse projects create a better water quality and less risk (for pathogens and pollutants) compared to conventional drinking water supplies.

In addition to the chemical (and radiological) constituents explicitly regulated through MCLs, a number of unregulated trace organic constituents (TOrCs) can also be found in wastewater, including pharmaceuticals, ingredients in personal care products, consumer chemicals, coatings (e.g., perfluorinated compounds), flame retardants, and others, some of which have endocrine disrupting, carcinogenic, and/or other potentially harmful health effects if found at sufficiently high concentrations (Salveson et al., 2010; Trussell et al., 2015). Extensive research has been conducted on the attenuation of these constituents through conventional WWTFs and their further breakdown during advanced water treatment (Baronti et al., 2000; Lovins et al., 2002; Schäfer et al., 2005; Sedlak et al., 2006; Steinle-Darling et al., 2010; Linden et al., 2012; Salveson et al., 2010; Snyder et al., 2012; and many others).

4.4.3.4 Monitoring and Response Retention Time

Over time, detection of trace pollutants in the monitoring wells and failures in equipment performance may occur. Depending upon the issue, the City may handle the issue internally, or, in the event of a regulatory exceedance, the City must provide the appropriate notification to DDW and RWQCB staff. These meetings and discussions will determine if the produced water remains protective of public health or if some form of mitigation is required.

4.4.3.5 Summary of Groundwater Replenishment Regulations for Potable Reuse

Table 4.3 outlines some of the more relevant distinctions between surface application and subsurface application of groundwater replenishment. Detailed information regarding the regulatory requirements for both groundwater replenishment applications can be obtained from the relevant sections of the Title 22 regulations.

Table 4.3 Main Differences between Surface and Subsurface Application of Groundwater Replenishment Recycled Water

Regulation Citation	Surface	Subsurface
60320.108(b) and 60320.201	Reverse Osmosis (RO) treatment process not specifically required	All recycled water must be treated with RO with a minimum rejection of NaCl of 99.0 percent.
60320.110(a)(3)(C)	Additional nitrogen compound monitoring to determine potential MCL exceedances	---
60320.114(c)	Fewer restrictions for diluent water if it has historically been used to recharge the basin. Turbidity, color, and odor Secondary MCLs need not be met for diluent water	---

Regulation Citation	Surface	Subsurface
60320.116(c, d, e)	Initial recycled wastewater contribution (RWC) typically shall not exceed 0.2 (can be reviewed on a case-by-case basis). Increases to the RWC can be requested no more than once per year with submission of an updated engineering report, Operation Optimization Plan, and evidence of historical compliance.	RWC may be up to 1.0, as determined by Department review of engineering report, TOC concentration, among others.
60320.118(f, g, h) and 60320.201	Requires a study every 5 years to determine the occurrence of indicator compounds in the recycled water. At least three indicator compounds shall be monitored quarterly and shown to be reduced by at least 90 percent.	At least 9 indicator compounds shall be monitored with various log reduction requirements. Alternatively, demonstrate oxidation providing at least 0.5-log reduction of 1, 4-dioxane.
60320.130(c)	TOC limit may be increased after ten consecutive years of operation and barring additional requirements	---

Any groundwater replenishment project must meet regulated drinking water standards – primary and secondary MCLs. In California, additional standards are imposed as they pertain to pathogens, AOP requirements to remove trace CECs, and a few other constituents, are shown in Table 4.4.

Table 4.4 Title 22 Groundwater Reuse Replenishment Project Criteria

Parameter	Criteria
Pathogenic Microorganism Control	
Enteric virus	12 - log reduction (1)
Giardia cysts	10 - log reduction
Cryptosporidium oocysts	10 - log reduction
TOC	Maximum 0.25 mg/L in 95 percent of samples within first 20 weeks (2), Maximum 0.5 mg/L 20-week running average and average of the last four samples
Indicator compounds	Various log reduction requirements (3) (4)
NDMA	10 ng/L (5) NL
Total Nitrogen (TN)	10 mg/L

Notes
(1) 1-log is 90 percent reduction, 2-log is 99 percent reduction, 3-log is 99.9 percent reduction, etc.
(2) Only applies to subsurface application
(3) The type of indicator compounds and amount of log reduction is different for surface and subsurface application and varies by project.
(4) Other indicator compounds can be substituted for 1, 4-dioxane with approval from DDW.
(5) ng/L = nanograms per liter

4.4.4 Direct Potable Reuse (Raw Water Augmentation)

Direct potable reuse (DPR) is the incorporation of advanced treated water into the water supply system of a community without the use of an environmental buffer such as a groundwater aquifer for storage after purification. DPR substitutes an engineered storage buffer (ESB) for an environmental buffer between the treatment and distribution steps. DPR presents performance advantages compared to groundwater replenishment, as a groundwater basin may in select cases have high salts and/or legacy contaminants, which then require retreatment. In terms of operations and cost, it has the advantage of much simplified delivery to customers, removing the need for long pipelines and injection and extraction wells. It does require more robust monitoring and treatment systems, providing additional layers of conservatism.

While DPR is an important potential future option for California water purveyors, it is not yet regulated in California, though both Texas and New Mexico have regulated projects. Within California, the state legislature directed DDW to develop a framework for regulating DPR. The second edition of the document *"A Proposed Framework for Regulating Direct Potable Reuse in California"* was issued in August 2019. In the framework, DDW has scheduled the development of regulations by the end of 2023.

Another work on DPR is the Framework for Direct Potable Reuse (NWRI, 2015), which is a national effort by seven treatment and health experts, completed by the National Water Research Institute, WateReuse, Water Environment Federation, American Water Works Association, and peer reviewed by the US EPA. The Framework details the step-by-step process for successful implementation of DPR.

4.5 Tulare Lake Basin Plan Regulatory Considerations

The "Water Quality Control Plan for the Tulare Lake Basin, Third Edition (revised May 2018) (Basin Plan) designates beneficial uses, establishes water quality objectives, contains implementation plans and policies for protecting all waters of the Basin, and incorporates reference plans and policies of the SWRCB mentioned above.

The Basin Plan lists the beneficial uses of the groundwater near the City's WWTF as municipal and domestic supply (MUN), industrial supply (IND), and agricultural supply (AGR).

The Basin Plan identifies the greatest long-term problem facing the entire Tulare Lake Basin as the increase in groundwater salinity, which has accelerated due to the intensive use of soil and water resources by irrigated agriculture. The Basin Plan recognizes that degradation is unavoidable until there is a long-term solution to the salt imbalance. Until then, the Basin Plan establishes several salt management requirements, including:

a. The maximum EC in the effluent discharged to land shall not exceed the EC of the source water supply plus 500 µmhos/cm. When the supply water is from more than one source, the EC shall be calculated as the weighted average of all sources.
b. Discharges to areas that may recharge to good quality groundwater shall not exceed an EC of 1,000 µmhos/cm, a chloride concentration of 175 mg/L, or a boron concentration of 1.0 mg/L.

4.5.1 Proposed Tulare Lake Basin (5D) Basin Plan Amendment

The RWQCB adopted Basin Plan amendments that incorporate new programs for addressing ongoing salt and nitrate accumulation in the Central Valley at its May 31, 2018 Board Meeting.

These programs, once they become effective in 2019, could change how the RWQCB permits discharges of salt and nitrate.

The stakeholder-led Central Valley Salinity Alternatives for Long-Term Sustainability (CV- SALTS) initiative has been coordinating efforts to implement new salt and nitrate management strategies for dischargers.

The RWQCB anticipates that the CV-SALTS initiative will result in regulatory changes that will be implemented through conditional prohibitions and modifications to many WDRs region-wide, including the WDRs that regulate discharges from the City of Porterville. The RWQCB expects dischargers that may be affected by new salt and nitrate management policies to coordinate with the CV-SALTS initiative. The Nitrate Control Program is prioritized to first address health risks associated with drinking water that exceeds the primary MCL for nitrate (10 mg/L as N). Priority Groundwater Basins/Sub-basins have been identified based on ambient groundwater nitrate conditions, and timelines have been established for implementation of the Nitrate Control Program in these prioritized basins and sub-basins.

Basins/sub-basins identified as Priority 1 and 2 have the most serious ambient water quality concerns for nitrate and the most aggressive timelines for compliance. Porterville is located in Priority Zone 1. The City can expect to receive a notice from the RWQCB to comply within one year after the effective date of the program. Treatment requirements considered in Chapter 6 consider the anticipated Nitrate Control Program and the need to implement nitrogen removal in the next WWTF upgrade.

The Salinity Control Program is a long term plan for salt management that will be implemented in three phases, each over 10 to 15 years. The program involves an interim permitting approach for dischargers with actions that may include:

- Continued implementation of existing pollution prevention, watershed, and salt reduction plans.
- Continued maintenance of current salinity discharge levels.
- Enforced compliance with Interim Permit Limits.
- Implementation of new salinity management practices or source control activities.
- Monitoring of salinity discharge activities where required.
- Participation in Phase 1 (Prioritization and Optimization Study), which will facilitate development of a long-term strategy for addressing salinity accumulation in the Central Valley.

All permitted dischargers will need to comply with the program, by selecting one of two pathways to compliance in Phase 1. These are:

- Conservative Salinity Permitting Approach, utilizes the existing regulatory structure and focuses on source control, conservative salinity limits, limited use of groundwater assimilative capacity and/or compliance time schedules.
- Alternative Salinity Permitting Approach, is an alternative approach to compliance through implementation of specific requirements, rather than application of conservative limits. Under Phase I, permittees must support facilitation and completion of the Prioritization and Optimization Study through financial contributions and stakeholder activities.

Dischargers can expect to receive a Notice to Comply (NTC) from the RWQCB within one year of the effective date of the Basin Plan Amendments. Within 6 months of receiving the NTC, permittees must notify the RWQCB of their decision to be permitted under the Conservative Approach or the Alternative Approach.

4.6 Summary of Regulations Governing Recycled Water End Uses

With the many potential beneficial uses identified by the City of Porterville, a variety of regulations could apply to their future program. Table 4.5 summarizes the regulations and potential additional treatment applicable for each end use.

Table 4.5 Applicable Regulations for Porterville Recycled Water Projects

End Use	Potential Applicable Regulation	Additional Treatment Requirements Beyond Undisinfected Secondary
Restricted Agricultural Reuse (Undisinfected Secondary)	Title 22 Non-potable Reuse Tulare Lake Basin - Basin Plan Amendment	Nitrogen Removal
Unrestricted Agricultural Irrigation	Title 22 Non-potable Reuse Tulare Lake Basin - Basin Plan Amendment	Nitrogen Removal Filtration/Disinfection (1)
Landscape Irrigation	Title 22 Non-potable Reuse Tulare Lake Basin - Basin Plan Amendment	Nitrogen Removal Filtration/Disinfection
Potable Reuse by Groundwater Replenishment (surface spreading)	Title 22 Groundwater Replenishment Reuse Project Tulare Lake Basin - Basin Plan Amendment	Nitrogen Removal, Filtration, Ozone/BAF, GAC, UV, Cl2 (3)
Potable Reuse by Groundwater Replenishment (injection)	Title 22 Groundwater Replenishment Reuse Project Tulare Lake Basin - Basin Plan Amendment	Nitrogen Removal, Filtration, UF (or Ozone/BAF), RO, UV/AOP (2)
Direct Potable Reuse (Raw Water Augmentation)	Regulations Pending	Nitrogen Removal, Filtration, Ozone/BAF, UF,RO, UV/AOP, Cl2 + ESB (3)

Notes:
(1) Filtration would not be needed for MBR system.
(2) UF needed for conventional activated sludge system. Ozone BAF needed for MBR system.
(3) Abbreviations: BAF = biologically active filtration, GAC = granular activated carbon, CL2 = chlorine gas, ESB = environmental storage buffer

4.7 General Irrigation Use Guidelines

Water quality guidelines for general landscape irrigation are based on practical limits for using different types of irrigation approaches as well as the tolerance of various plants for specific constituents found in irrigation water. Table 4.6 includes a comparison of constituent guidelines/criteria and the City of Porterville recycled water quality.

The constituents that can impact use of recycled water for general landscape irrigation primarily include minerals and nutrients. In general, comparison of most constituents suggests that there may be slight restrictions in the use of City of Porterville effluent for general landscape irrigation.

The SAR level and hardness concentrations indicate that there could be severe restrictions for landscape irrigation use. However, existing use of the City of Porterville effluent for landscape irrigation suggests that the water quality is sufficient for this type of use.

In addition, there are operational techniques for the use of recycled water for landscape irrigation that can improve and sustain a specific use. The successful long-term use of irrigation water depends on rainfall, leaching, soil drainage, irrigation water management, salt tolerance of plants, soil management practices, as well as water quality. Since salinity problems may eventually develop from the use of any water, the following guidelines are given, should they be needed, to assist water users to better manage salinity:

- Irrigate more frequently to maintain an adequate soil water supply.
- Select plants that are tolerant of an existing or potential salinity level.
- Routinely use extra water to satisfy the leaching requirements and to drive salts below the root zone.
- If possible, direct the spray pattern of sprinklers away from foliage. To reduce foliar absorption, try not to water during periods of high temperature and low humidity or during windy periods. Change time of irrigation to early morning, late afternoon, or night.
- Maintain good downward water percolation by using deep tillage or artificial drainage to prevent the development of a perched water table.
- Salinity may be easier to control under sprinkler and drip irrigation than under surface irrigation. However, sprinkler and drip irrigation may not be adapted to all qualities of water and all conditions of soil, climate, or plants.

Table 4.6 Comparison of Porterville Effluent with Irrigation Water Quality Criteria

Parameter	Units	Established Criteria Degree of Use Restriction [1] [2]			Porterville Effluent (Median Value)
		None	Slight	Severe	
Salinity					
Electrical Conductance	µmhos/cm	<700	700-3000	>3000	803
Total Dissolved Solids (TDS)	mg/L	<450	450-2000	>2000	448
Permeability					
SAR [3] = 0 - 3 and EC		700	700-200	<200	SAR = 3.43, EC = 803
= 3 - 6 and EC		≤1200	1200-300	<300	
= 6 - 12 and EC		≤1900	1900-500	<500	
= 12 - 20 and EC		≤2900	2900-1900	<1900	
= 20 - 40 and EC		≤5000	5000-2900	<2900	
Sodium					
Root Absorption	SAR	<3	3-9	>9	3.43
Foliar Absorption	mg/L	<70	>70	-	91
Chloride					
Root Absorption	mg/L	<140	140-355	>365	82

Parameter	Units	Established Criteria Degree of Use Restriction (1) (2)			Porterville Effluent (Median Value)
		None	Slight	Severe	
Foliar Absorption	mg/L	<100	>100	-	82
Boron	mg/L	<0.7	0.7-3.0	>3.0	0.24
pH	S.U.	6.5-8.4 (normal range)			7.33
Ammonia (NH4-N)	mg/L	(see total N values below)			9.4
Nitrate (NO3-N)	mg/L	(see total N values below)			5.6
Nitrite (NO2-N)	mg/L	(see total N values below)			1.1
Total Nitrogen	mg/L	<5	5-30	>30	18

Notes:
(1) Adapted from University of California Committee of Consultants (1974) and Water Quality for Agriculture (Ayers and Westcot 1985).
(2) Definition of the "Degree of Use Restriction" terms:
None = Reclaimed water can be used similar to the best available irrigation water.
Slight = Some additional management will be required above that with the best available irrigation water in terms of leaching salts from the root zone and/or choice of plants.
Severe = Typically cannot be used due to limitations imposed by the specific parameters.
(3) SAR = Sodium absorption ratio. SAR = Na / ((Ca + Mg)/2) ^{½} where ion units are milliequivalents per liter (mEq/L)

4.8 Conclusion

The SWRCB, RWQCB, and DDW have various powers and authorities with regards to permitting, approval, oversite, and governance of recycled water program in California. The City's current reclamation program (undisinfected secondary effluent used for restricted agricultural irrigation and percolation) is governed by Title 22 and the City's WDRs, which specifies discharge limits on flow and pollutants to protect the beneficial uses of receiving waters.

Title 22, the primary regulation government recycled water use, specifies treatment requirements, water quality requirements, and approved end uses for four different levels of recycled water: 1) Disinfected Tertiary Recycled Water, 2) Disinfected Secondary 2.2 Recycled Water, 3) Disinfected Secondary 23 Recycled Water, and 4) Undisinfected Secondary Recycled Water. The City's WWTF would need upgrades to achieve the first three levels of recycled water.

The Recycled Water General Order includes guidelines for user-end permitting for non-potable recycled water uses. Water quality criteria exist for landscape irrigation with recycled water, primarily focusing on minerals and nutrients.

Groundwater replenishment and direct potable reuse both required advanced treatment. Requirements for groundwater replenishment include TOC control, pathogenic microorganism control, limits on chemical and radiological constituents, and monitoring and response retention time requirements. Regulations for direct potable reuse have not yet been adopted.

The Basin Plan is in place to protect water in the Tulare Lake Basin. The City can expect future modifications to the WDRs after the Basin Plan Amendment becomes effective in 2019. Both the Nitrate Control Program and Salinity Control Program will have impacts for the City.

Chapter 5

RECYCLED WATER MARKET OPPORTUNITIES

The primary objective of this Recycled Water Feasibility Study (RWFS) is to identify and analyze opportunities for supplying recycled water in and around the City. Expansion and/or diversification of the City's current recycled water system would enable the City to offset potable water uses, thereby enhancing the sustainability of the water supply. This chapter summarizes the process of identifying and quantifying uses for recycled water and customer outreach efforts.

5.1 Recycled Water Use Categories

The City's Wastewater Treatment Facility (WWTF) currently produces undisinfected secondary recycled water that is used for restricted irrigation on land within the City-owned reclamation area. Treatment requirements for expanded uses of the recycled water are summarized in Chapter 4.

This chapter focuses primarily on surrounding irrigation districts and the City's current recycled water reclamation area. A secondary focus is on properties identified as potential landscape irrigation users and small agricultural users within or near the city limits. Within these areas, the City identified five beneficial use categories for recycled water. Two beneficial use categories were considered and rejected during planning, but they are summarized in this chapter. Table 5.1 summarizes these recycled water beneficial use categories.

Table 5.1 Recycled Water Use Categories

Reuse Category	Definition / Description
Restricted Agricultural Reuse (Undisinfected Secondary Recycled Water)	City's current program. Undisinfected secondary recycled water is discharged to City-owned agricultural property for the irrigation of fodder crops and percolation.
Unrestricted Agricultural Irrigation (Disinfected Tertiary Recycled Water)	The WWTF would be upgraded to produce disinfected tertiary recycled water. The water could be used to irrigate the City's reclamation area or supplied to irrigation districts close to the City.
Landscape Irrigation (Disinfected Tertiary Recycled Water)	Disinfected tertiary recycled water would be supplied to landscape irrigation users. Properties identified for recycled water landscape irrigation are located near the WWTF or recycled water distribution pipelines.
Potable Reuse by Groundwater Replenishment	Recycled water meeting Title 22 requirements for advanced treatment beyond disinfected tertiary standards would be used for groundwater recharge by surface spreading in recharge basins. This alternative was rejected in the analysis of alternatives for the City's water supply portfolio.
Direct Potable Reuse (Raw Water Augmentation)	Potable reuse by raw water augmentation of the City's drinking water supply would be achieved by comingling highly purified recycled water with surface water in a proposed surface water treatment plant (WTP). This alternative was rejected in the analysis of alternatives for the City's water supply portfolio.

5.2 Recycled Water Market Identification

Potential recycled water users were identified through discussions with City personnel, a review of water usage records, and the use of Geographical Information System (GIS) mapping. Acceptable uses for urban landscape irrigation include properties with large irrigation areas such as school yards, parks, cemeteries, freeways, and golf courses.

5.2.1 Restricted Agricultural Reuse – City-Owned Reclamation Area

The City's reclamation area contains 705 acres of farmland for restricted irrigation using undisinfected secondary recycled water. The reclamation area also contains 52 acres of percolation ponds which may be used at times when the City is discharging more effluent than is required for crop irrigation.

5.2.2 Unrestricted Agricultural Reuse – Irrigation Districts

Three irrigation districts near the City have been identified as candidates to receive disinfected tertiary recycled water from the City for unrestricted agricultural use. These are Porterville Irrigation District (PID), Saucelito Irrigation District (SID), and Tea Pot Dome Water District (TPDWD). The concept involves the City providing recycled water to an irrigation district (or districts) for possible water exchange of the recycled water for surface water. Figure 5.1 shows the three irrigation districts in relation to the city limits, the WWTF, and the existing secondary effluent pipeline.

5.2.2.1 Porterville Irrigation District (PID)

PID is located immediately west of the City and encompasses approximately 17,000 acres of land. According to PID's 2012 Agricultural Water Management Plan, about 12,700 of the approximately 13,500 total irrigated acres were cropped, while about 880 acres remained idle or fallow. PID uses approximately 19,860 acre-feet per year (AFY) of water supply from surface water sources. Six turnout locations bring water into PID's distribution system, which includes roughly 13 miles of unlined canal and 7 miles of pipeline.

5.2.2.2 Saucelito Irrigation District (SID)

SID is located southwest of the City and encompasses approximately 19,700 acres of land. According to SID's 2013 Agricultural Water Management Plan, there are approximately 20,100 total irrigated acres (including double cropping). SID uses approximately 29,730 AFY of water supply from surface water sources. Four turnout locations bring water into SID's distribution system, which includes roughly 56 miles of pipeline.

5.2.2.3 Tea Pot Dome Water District (TPDWD)

TPDWD is located immediately south of the City and encompasses approximately 3,300 acres of land. According to TPDWD's 2011 Agricultural Water Management Plan, effectively all of the nearly 3,300 acres in TPDWD are irrigable (with the exception of roads, structures, and canals). TPDWD uses approximately 6,130 AFY of water supply from surface water sources. One turnout location brings water into TPDWD's distribution system, which includes roughly 20 miles of pipeline.

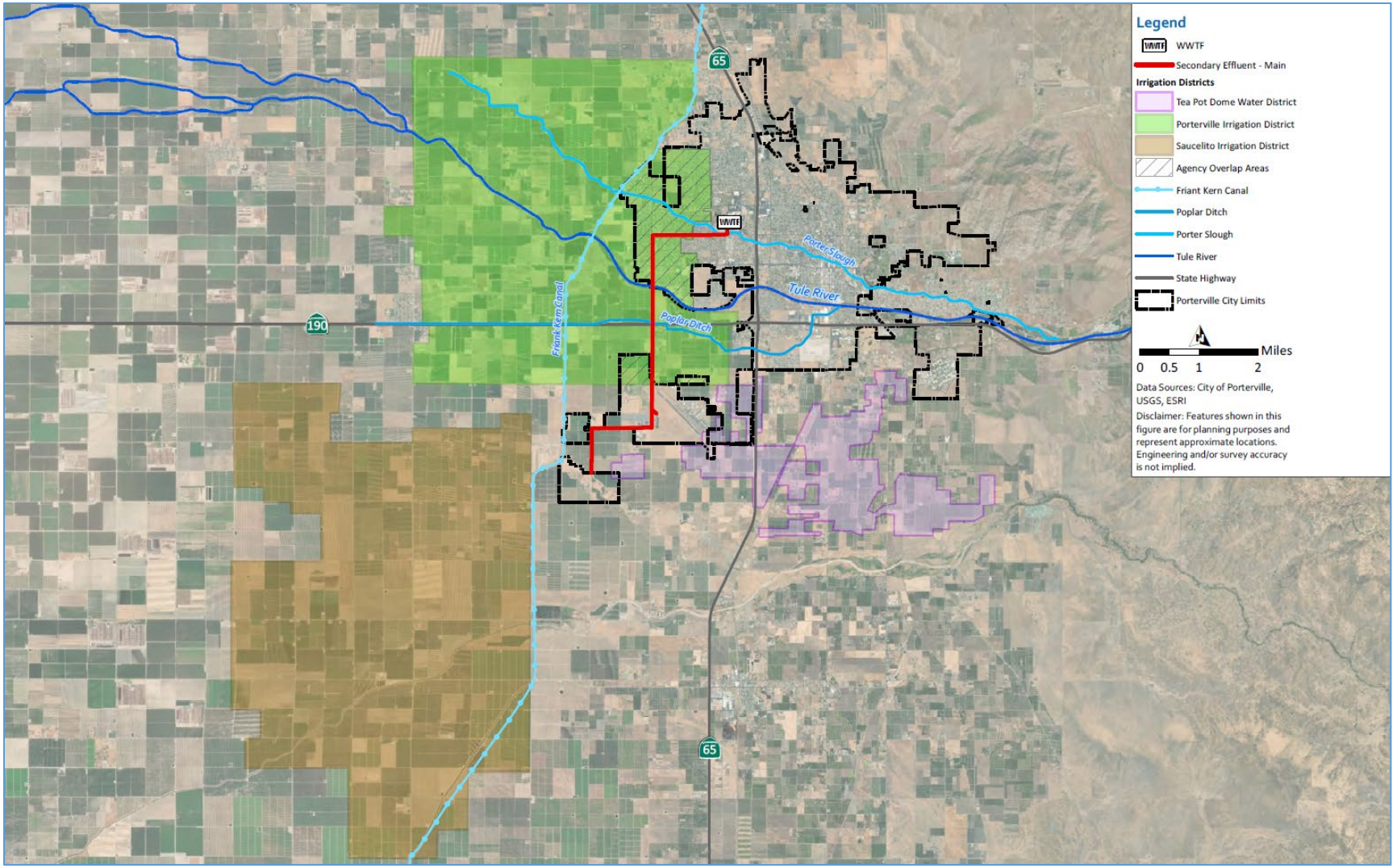


Figure 5.1 Surrounding Irrigation Districts

5.2.2.4 Potential for Irrigation Districts to Take Recycled Water

The projected average annual flow of disinfected tertiary recycled water from the upgraded WWTF is 8.84 mgd (or 9,902 AFY) in 2040. The 2040 average monthly projected flow from the WWTF is 825 AF. To determine PID, SID, and TPDWD's potential to accommodate the projected flows, crop water demands were reviewed for each irrigation district. Table 5.2 lists monthly potential recycled water demand for each of the three irrigation districts.

Table 5.2 Estimated Agricultural Irrigation Demands

Month	WWTF Production (AF)	PID (Calculated) (AF)	SID (Calculated) (AF)	TPDWD (Calculated) (AF)
January	825	1,370	2,040	420
February	825	3,120	4,670	960
March	825	5,910	8,840	1,820
April	825	9,880	14,790	3,050
May	825	29,750	44,530	9,180
June	825	42,380	63,440	13,080
July	825	54,150	81,060	16,710
August	825	37,530	56,180	11,580
September	825	40,600	60,780	12,530
October	825	9,140	13,680	2,820
November	825	2,440	3,650	750
December	825	2,070	3,100	640
Total	**9,900**	**19,860**	**29,730**	**6,130**

Note:
(1) 2040 projected WWTF recycled water production.

On a month by month basis, PID and SID, each on its own, would be able to accept all of the projected recycled water flow. Agricultural irrigation demand in each of these two irrigation districts, alone, would create enough capacity to accept recycled water without making use of recharge basins.

TPDWD's irrigation demand would only be able to accept the projected flow for nine months per year. Additional capacity would be needed to accommodate 75 AF of recycled water in November, 185 AF of recycled water in December, and 405 AF of recycled water in January. The district has confirmed that between irrigation demand, recharge capabilities, and other water management programs, it has the capability in place to make use of the full amount of recycled water.

5.2.3 Landscape Irrigation

Several properties in the City were identified as having the potential to receive disinfected tertiary recycled water from the City for landscape irrigation. The City provided water use data for the years 2013 and 2017. This data included water usage for the top 100 water users, for Porterville Unified and Burton School Districts, for city parks and green spaces, and for Caltrans.

Properties farther than one mile from either the WWTF or the current effluent pipeline, properties with no discernible green space, and private residential properties were eliminated from consideration and not found to be feasible at this time. After this screening process, 18 properties remained as having potential to be recycled water users.

Figure 5.2 shows these 18 properties in relation to the WWTF and to the tertiary pipelines to PID, SID, and TPDWD. Preliminary pipeline alignments for tertiary recycled water are developed in Chapter 6.

Table 5.3 summarizes the identified recycled water users, their potential demand for recycled water, and the estimated linear feet of pipeline needed to bring recycled water to each supply connection. Appendix B includes a more detailed list of potential recycled water landscape irrigation users considered during the market analysis.

Overall, the market for irrigation users outside of the irrigation districts is very small and is not considered the first priority for recycled water delivery. However, if the tertiary recycled water pipelines are constructed to deliver water to PID and/or SID and TPDWD, users in the vicinity of these new pipelines would be considered for tertiary recycled water for irrigation.

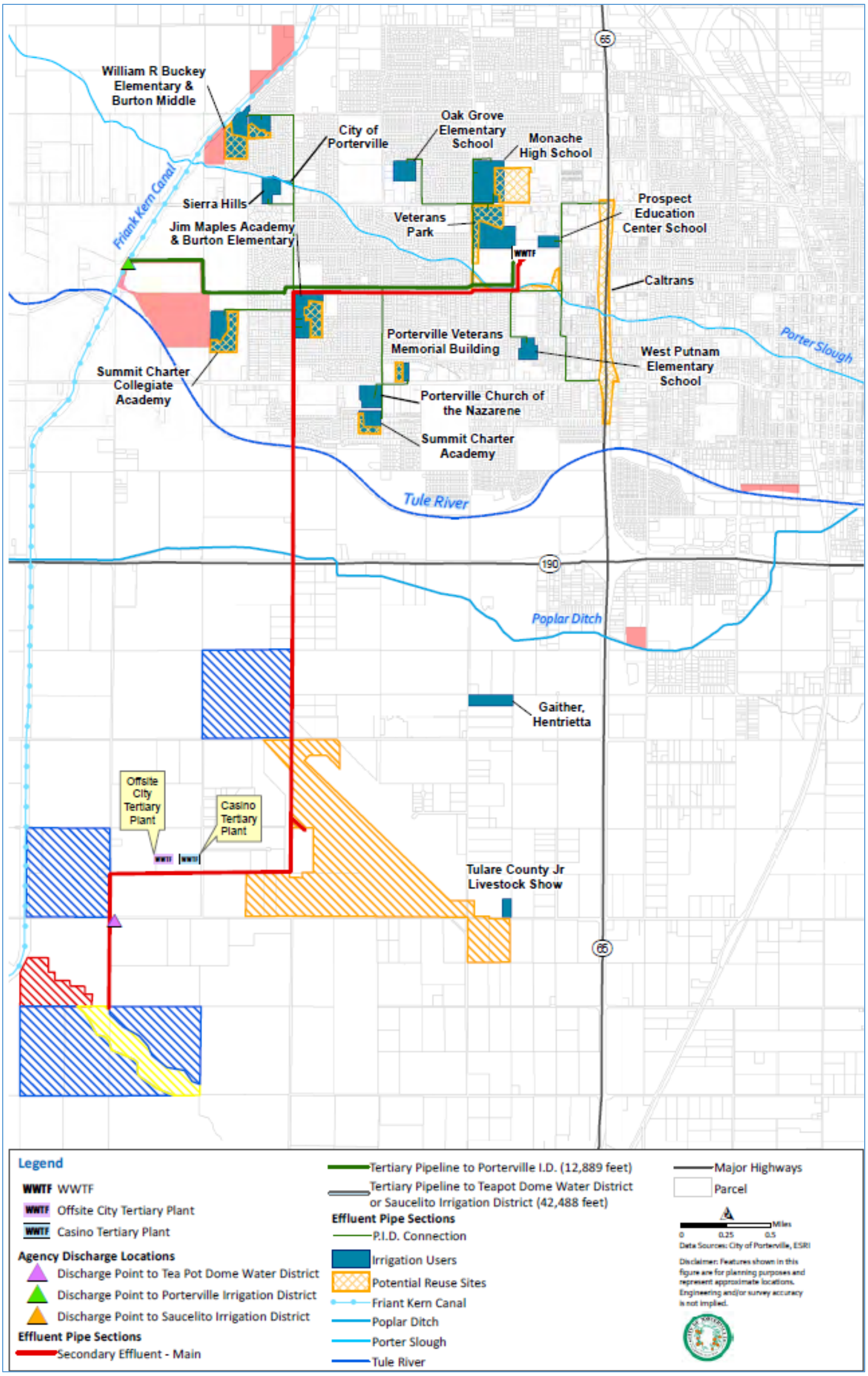


Figure 5.2 Potential Recycled Water Landscape Irrigation Users

Table 5.3 Identified Recycled Water Users

Property	Number of Connections	Total Recycled Water Demand (AFY)	Estimated Length of Pipeline Connection (ft)
Monache High School (1)	3	56.03	5,438 (6)
Veterans Park (1)	5	32.47	0 (6)
Oak Grove Elementary School (1)	1	2.82	3,388 (6)
City of Porterville (2) (4)	1	2.28	3,144 (7)
Sierra Hills Retirement Site	1	9.70	912 (7)
William R Buckley Elementary (1)	1	10.28	3,703 (7)
Burton Middle School (1)	1	5.08	0 (7)
Caltrans (3)	3	9.07	9,621 (8)
Prospect Education Center School (1)	1	1.45	201 (8)
West Putnam Elementary School (1)	1	6.82	2,013
Burton Elementary School (1)	2	6.01	1,765 (9)
Jim Maples Academy (1)	2	24.10	0 (9)
Summit Charter Collegiate Academy (1)	1	24.15	2,302 (9)
Porterville Church of the Nazarene (2)	1	6.99 (5)	5403 (10)
Porterville Veterans Memorial (2)	1	1.24	0 (10)
Summit Charter Academy (1)	1	11.15	0 (10)
Henrietta Gaither (2)	1	7.44 (5)	TBD
Tulare County Junior Livestock Show (2)	1	7.51	TBD
Total		**224.58**	**37,890**

Notes:
(1) Data source is 2013 and 2017 parks and schools' water use data provided by the City.
(2) Data source is top 100 water users from 2013 and 2017 provided by the City.
(3) Data source is 2013 and 2017 Caltrans water use data provided by the City.
(4) Landscaped area along Porter Slough. 2017 data provided by the City.
(5) Recycled water demand for this property has not been confirmed by the City. Number may represent total water use for both domestic and irrigation uses as listed in the water use report.
(6) Pipeline to connect Veterans Park and Monache High School is the same pipeline. Total length is 5,438 feet. Pipeline length to Oak Grove Elementary School off of the Veterans Park/Monache High School pipeline is 3,399 feet.
(7) Pipeline to Sierra Hills, William R Buckley Elementary, and Burton Middle School share a pipeline with the connection to the City of Porterville. Pipeline length to Sierra Hills from the shared pipeline is 912 feet. Pipeline to the shared connection for William R Buckley Elementary and Burton Middle School is 3,703 feet past the City of Porterville connection.
(8) Pipe connection length includes Caltrans connections along Highway 65 at both Henderson and Olive. Total length is 9,621 feet. Pipeline length to Prospect Education Center off of the Caltrans pipeline is 201 feet.
(9) Pipeline to connect Burton Elementary School and Jim Maples Academy is the same pipeline. Total length is 1,765 feet. Pipeline length to Summit Charter Collegiate Academy off of the Burton Elementary School/Jim Maples Academy pipeline is 2,302 feet.
(10) Pipeline length to Porterville Veterans Memorial, Porterville Church of the Nazarene, and Summit Charter Academy is shared. Total length is 5,403 feet.

5.2.4 Potable Reuse by Groundwater Replenishment – Rejected

Groundwater replenishment using recycled water to replenish the City's aquifer by either surface spreading or groundwater injection was considered in this evaluation. For surface spreading, the WWTF would need to be upgraded to provide advanced treatment requirements beyond the

Title 22 requirements for unrestricted reuse. Advanced treatment is required for pathogen removal as well as to meet stringent total organic carbon (TOC) concentration limits, and a reliable source of surface water is needed to provide significant dilution requirements (typically 4+1). For groundwater injection, full advanced treatment including reverse osmosis (RO) and advanced oxidation would be required. A high-level screening analysis of the alternatives was conducted and this alternative was rejected. The high cost for treatment for either groundwater replenishment method and the need for RO concentrate disposal were the key considerations in rejecting this potential beneficial use.

5.2.5 Direct Potable Reuse by Raw Water Augmentation – Rejected

This potable reuse alternative was considered in this evaluation as an opportunity to augment the City's water supply by blending recycled water treated to "full advanced treatment" standards with surface water for treatment in a new WTP. Full advanced treatment requires treatment beyond what is needed for groundwater replenishment, and also includes RO. A high-level screening analysis of the alternatives was conducted and this alternative was rejected. The high cost for treatment and the need for RO concentrate disposal were the key considerations in rejecting this potential beneficial use.

5.3 Stakeholder Outreach and Support

5.3.1 Agricultural Irrigation

The City has initiated outreach to the three agricultural districts being considered as potential candidates for receiving the recycled water for unrestricted use (see Section 5.2.2). The districts are PID, TPDWD, and SID. As stated in Section 5.2.2, all three irrigation districts have confirmed that they are interested in the recycled water. Each irrigation district has confirmed, individually, that it has the year-round capacity to take all of the WWTF's projected annual production of recycled water (9,000 AFY).

Emails from the general managers of the irrigations districts confirming their commitments to utilize the recycled water are provided in Appendix C.

The City continues to communicate with representatives from the irrigation districts, to work toward developing partnerships, and to negotiate of terms of potential interagency agreements.

5.3.2 Landscape Irrigation

The City has communicated with the City Parks Department about using the recycled water on city parks near the proposed recycled water distribution pipeline. The City has also had initial communications with some schools located near the alignment. Outreach to landscape irrigators will continue during the public outreach efforts to finalize the recycled water program. As stated in Section 5.2, the market for landscape irrigation is very small and not a priority for recycled water delivery, but interested users in the vicinity of the new pipelines will be provided with recycled water.

5.4 Conclusion

Potential users of recycled water identified through the market analysis are listed in Table 5.4. Potential projects involving these users are developed in the alternatives analysis (chapter 6).

Stakeholder outreach has begun and three agricultural districts have expressed their interest in the recycled water. The City will continue outreach discussions and meetings with the agricultural districts and landscape users.

Table 5.4 Potential Recycled Water Users by Use

Beneficial Use	Potential Recycled Water User	Description
Restricted Agricultural Irrigation	City of Porterville WWTF	Continuing the practice of irrigating the City's farmland with undisinfected secondary effluent. The reclamation area has capacity to take all recycled water flows through the 2040 planning year.
Unrestricted Agricultural Irrigation	City of Porterville WWTF	Irrigating with Title 22 disinfected tertiary effluent. All users have the capacity to take all recycled water flows through the 2040 planning year.
	PID, SID, and TPDWD	
Landscape Irrigation	18 potential users in the vicinity of the WWTF and effluent pipeline (listed in Table 5.3)	Irrigating with Title 22 disinfected tertiary effluent. Landscape irrigation demand is small compared with unrestricted agricultural irrigation demand. This would only be considered for implementation for sites that are in close proximity to the tertiary recycled water pipeline.

Chapter 6

REUSE ALTERNATIVES ANALYSIS

6.1 Introduction

This chapter summarizes the alternatives considered to meet the project objectives. The City is interested in identifying opportunities to use recycled water to offset potable uses or exchange with agricultural irrigation districts in the area for surface water. The objective of the study is to determine the feasibility of implementing a recycled water system that will help reduce demands on groundwater through offsetting potable demands and augmenting water supply. The overarching goal of a recycled water system would be to support the City's sustainability goals, which are currently in development.

6.2 Project Constraints and Design Assumptions

6.2.1 Landscape Irrigation Market

The market assessment (Chapter 5) determined that water demands for landscape irrigation are very small compared to agricultural demands. Therefore, for planning purposes, landscape irrigation is not included in the alternatives analysis. It is assumed, however, that landscape irrigation would be implemented where it makes sense near distribution pipelines carrying Title 22 disinfected tertiary recycled water. In addition, the City is exploring other options for implementing landscape irrigation with recycled water as opportunities arise with implementation of other public works projects. While the landscape demands are relatively small, replacing irrigation with potable water with irrigation with recycled water would offset the potable demand.

6.2.2 Coordination with Tule River Tribe Casino Project

The Tule River Tribe is planning to develop a casino resort within a 40 acre site that it owns near the Porterville Airport and the City's reclamation area. The project involves using Title 22 disinfected tertiary recycled water for landscape irrigation within the casino resort and at the City's Sports Complex. A tertiary treatment plant (TTP) would be built on a parcel of City property within the reclamation area and near the casino resort. The City would deliver undisinfected secondary effluent from the City's Wastewater Treatment Facility (WWTF) via the City's effluent distribution pipeline to the TTP, where it would be treated to Title 22 standards.

It is assumed the TTP would be sized to treat 0.31 million gallons per day (mgd) of undisinfected secondary effluent. For all alternatives evaluated in this RWFS, this capacity is nominal compared to the projected flows (7.7 mgd and 9.4 mgd). Therefore, the 0.31 mgd is not subtracted from design criteria or planning assumptions for treatment or use of the recycled water.

The casino project does, however, affect planning considerations for future tertiary pipelines and siting options for tertiary treatment facilities for the City's recycled deliveries. These considerations are addressed in the alternatives evaluated later in this chapter. For example, the

casino project will require the use of 40 acres currently occupied by Fields 5N and 5S in the City's reclamation area. For planning purposes, these 40 acres are removed from the reclamation area and excluded from future calculations of effluent and biosolids loading capacity onto City land.

6.2.3 Capacity Limitations of Existing Effluent Pump Station and Pipeline

The existing effluent pipeline that delivers secondary effluent to the City's reclamation area has a capacity of 10.5 mgd. The pump station has a firm capacity of 8.6 mgd. It has been determined that the pump station should be expanded to provide a firm capacity of 10.5 mgd to maximize use of the pipeline. Also, since peak flows are already over 9 mgd, a second effluent pump station and pipeline are needed soon to handle near-term and long-term projected flows.

For this RWFS, all alternatives (except the no-project alternative) include construction of a second effluent pump station and pipeline. Figure 6.1 displays the conceptual options for the alignment of a second pipeline. One option is to build a parallel pipeline along the same route as the current effluent pipeline. The second option is to extend the pipeline from the WWTF to the west, approximately 2.5 miles, to deliver recycled water to landscape users in the vicinity and farmers within the Porterville Irrigation District (PID). Not only does the second option for the pipeline provide the capacity needed for future flows, it also provides the City the opportunity to broaden the market of recycled water users beyond the current and potential reuse areas south of the City.

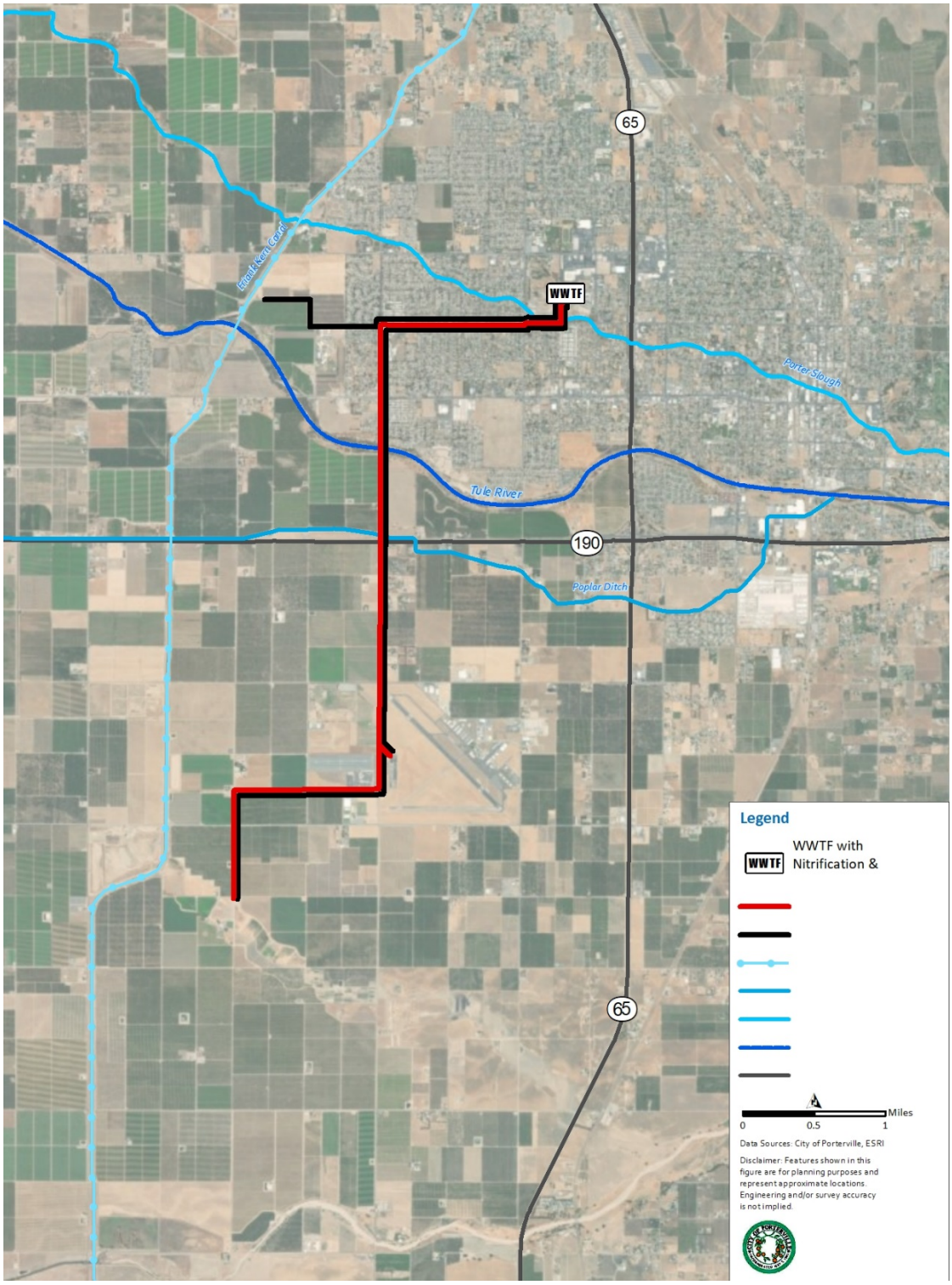


Figure 6.1 Conceptual Alignment Options for New Effluent Pipeline

6.2.4 Alternatives Design Assumptions

Recycled water treatment facilities are sized to meet the average daily maximum month flows (ADMMF) and peak hour flows (PHF). Sizing of pipelines and pump stations depends on demands developed for each alternative. Irrigation land areas are sized to meet average annual daily flows (AADF) and ADMMF to satisfy seasonal crop demands.

For agricultural tertiary alternatives, the City's existing percolation ponds at the reclamation area would be available for effluent discharge during the non-irrigation season. The ponds would also be available to divert peak flows or off-spec recycled water from the tertiary facilities. This convenience allows the City to avoid constructing storage facilities and minimize the sizing of tertiary facilities. The percolation ponds are limited to a hydraulic loading rate of 150 AFY (Carollo Engineers, Inc., 2009).

Two storage basins at the WWTF are available to store effluent if the effluent pump station is temporarily inoperable. The storage basins have a total estimated capacity of about 8.5 million gallons.

Conceptual-level pipeline alignments to deliver recycled water to irrigation districts and planning-level costs for the alignments were developed. The distribution pipelines provide one alignment and stop at one main entry point at each district's boundary. The preliminary alignments may change during implementation of the selected project.

It is assumed that facilities needed to pump, convey, or store recycled water within any irrigation district taking the water would be the responsibility of the irrigation district.

As stated in Chapter 3, the projected flows considered in the alternatives are shown in Table 6.1.

Table 6.1 Recycled Water Flows – Design Criteria

Phase	AADF (mgd)	ADMMF (mgd)	PHF (mgd)
1	7.26	7.71	14.22
2	8.84	9.40	17.25

6.3 Treatment Facility Considerations and Alternatives

The WWTF is an activated sludge plant and currently produces undisinfected secondary effluent. The WWTF was initially built in 1954 and has been expanded several times over the decades. A description of the WWTF is provided in Chapter 4. The WWTF has an ADMMF treatment capacity of 8.0 mgd.

An evaluation of the treatment capacity, given current flows and loadings, and a condition assessment of the WWTF is currently underway in a separate study.

Two drivers for evaluating treatment alternatives in this RWFS are the anticipated regulatory changes and the goals to expand the beneficial uses of the recycled water to support the City's water sustainability goals that are in development.

Chapter 4 of the RWFS summarizes new Central Valley nitrate control policies that are being established through a Basin Plan Amendment in 2019. The new policies will require the WWTF to nitrify and denitrify the wastewater to remove total nitrogen (TN) down to a concentration not exceeding 10 milligrams per liter (mg/L). These changing permit requirements will decrease the

capacity of the existing WWTF, requiring an upgrade and expansion to meet the original design capacity of 8 mgd.

Both secondary and tertiary treatment alternatives are evaluated. Secondary treatment allows restricted irrigation (Chapter 3), while Title 22 disinfected tertiary recycled water can be used for unrestricted uses and expands the market opportunities (Chapter 5).

6.3.1 Secondary Treatment Alternatives

Two secondary treatment alternatives were evaluated to provide capacity to meet the anticipated TN limits: conventional activated sludge (CAS) and membrane bioreactor (MBR). This section summarizes the expansion requirements for the primary and secondary treatment processes for both alternatives based on the condition and capacity requirements for primary and secondary treatment.

6.3.1.1 CAS

Nitrification and denitrification can be provided in a CAS process by using the Modified Ludzack-Ettinger (MLE) configuration. The MLE process consists of anoxic and aerobic zones as shown in Figure 6.2. Wastewater is pumped from the primary effluent channel to the anoxic stage and continues to the aerobic stage before being sent to the clarifiers. Nitrified effluent from the aerobic stage which is low in ammonia (NH_3) and rich in nitrate (NO_3) is recycled back to the anoxic stage for denitrification where it is converted to nitrogen gas (N_2). The RAS is returned to the anoxic zone to maintain biomass in the system.

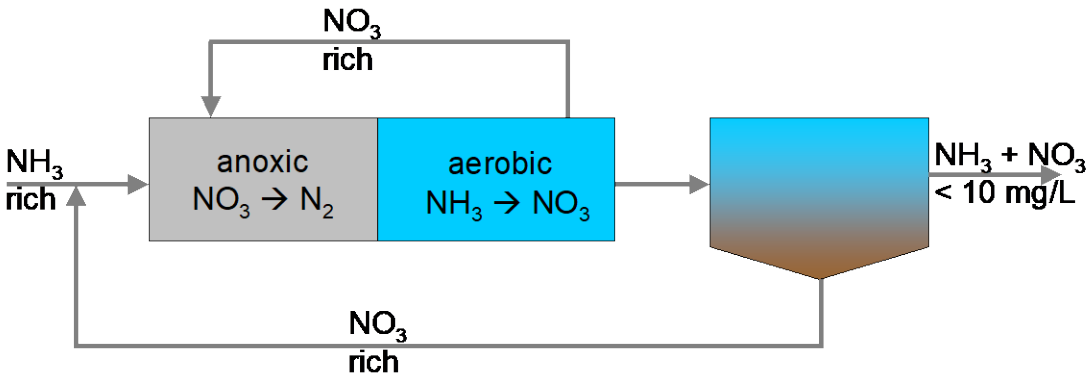


Figure 6.2 CAS/MLE Schematic

To meet the Phase 1 design flows and loads, one additional primary clarifier would be required along with three additional aeration basin/secondary clarifier trains similar in configuration to existing Trains 3 and 4. A new primary effluent flow splitting structure would be needed to split flow from primary clarifiers 3 through 5 to Aeration Basins 3 through 7. The first three zones (totaling 17.3 percent (%) of the total basin volume) of each aeration basin would be operated as anoxic zones, and mixed liquor rich in NO_3 would be returned to the anoxic zone at a rate of approximately three times the influent flow. To allow for the existing trains to operate in an MLE configuration, modifications to the existing aeration basins to allow for the addition of an anoxic zone and mixed liquor return would be required. For Claraetor 1, mixers would be added to the first and second zones to allow for this basin to have an 18.4 percent anoxic zone. In Claraetor 2, mixers would be added to the first zone to allow for a 10.4 percent anoxic zone. For Aeration Basins 3 and 4, mixers would be added to the first three zones. In addition to the planned new

facilities, various condition improvements have been identified for the existing primary clarifiers, aeration basins, and secondary clarifiers would be required.

Figure 6.3 shows the site impact of the CAS alternative for Phase 1.

To meet the Phase 2 design flows and loads, one additional aeration basin and secondary clarifier would be required.

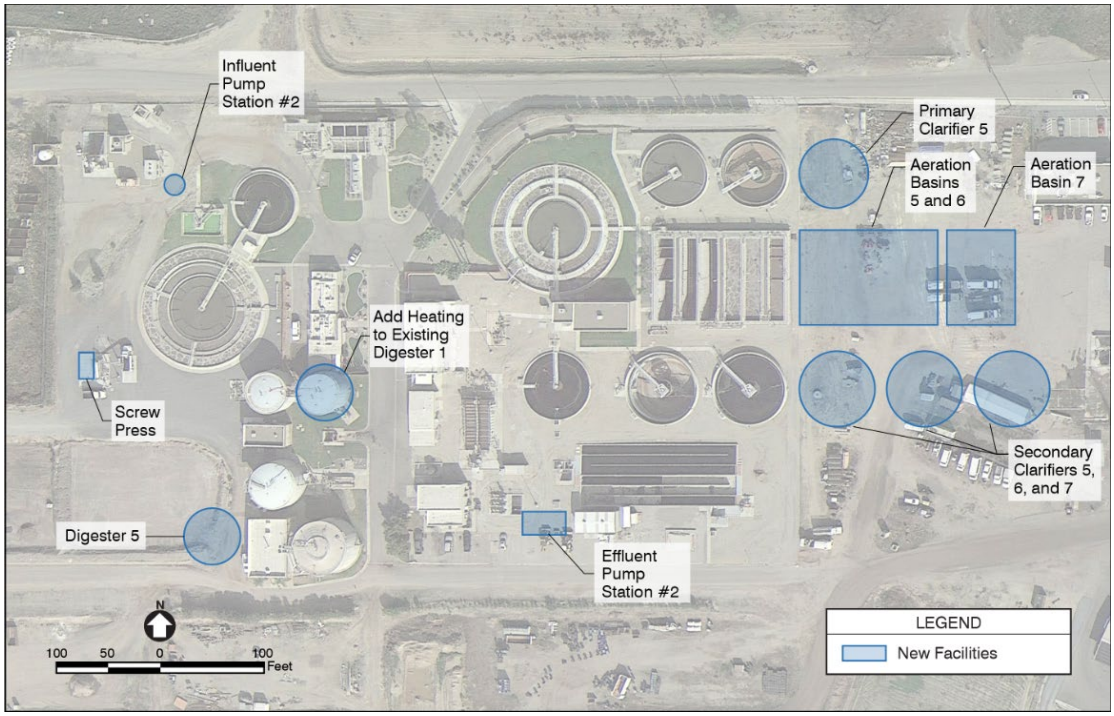


Figure 6.3 Site Impact for CAS/MLE Phase 1 Secondary Treatment

6.3.1.2 MBR

MBRs are a combination of activated sludge reactors and membrane facilities. Figure 6.4 shows an example of an MBR process schematic. Membrane systems are pressure driven solids-separation processes, which use membranes with extremely small pores to remove pollutants. Typically, a vacuum is applied to a header pipe connected to the membranes, which draws the treated effluent through the membranes and into the pump. These systems can be used to replace clarifiers and filtration in the activated sludge process. Without the limitations set by solids flux in secondary clarification, the mixed liquor can be more concentrated (up to 10,000 mg/L) than with conventional activated sludge, which reduces the size of the activated sludge process. MBRs produce a high quality effluent that is superior to the effluent from both final clarification and tertiary filtration.

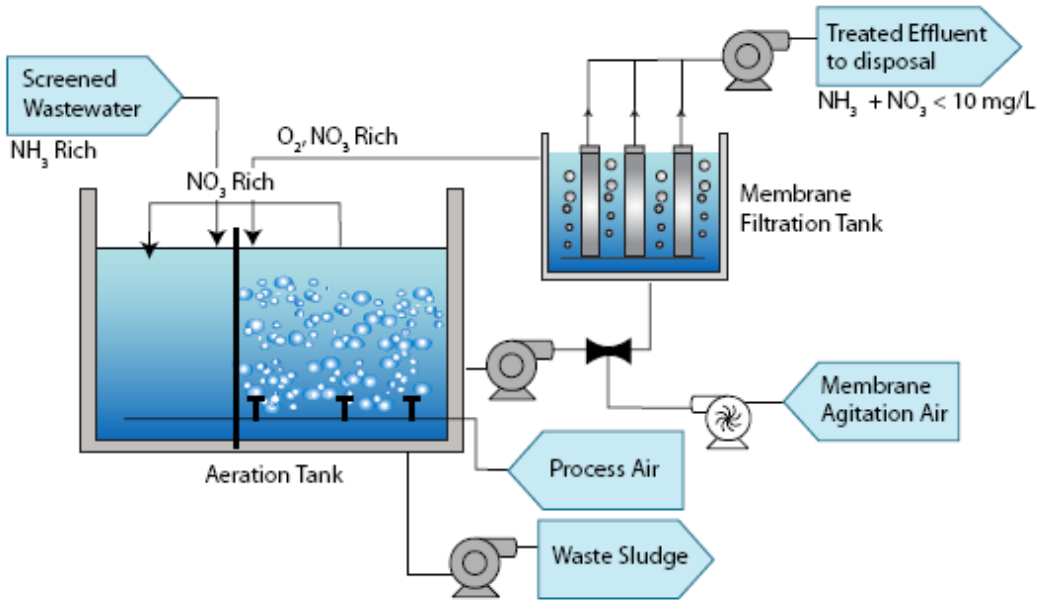


Figure 6.4 MBR Schematic

Due to the small pore size of the membrane, the primary effluent would need to pass through fine screens (one millimeter [mm] opening) prior to the aeration tanks. Membrane systems typically have a higher operation and maintenance cost than a traditional activated sludge system due to higher power requirements (from the higher aeration and pumping demands), the higher chemical costs (due to the need for periodic membrane cleanings), and the need for periodic membrane replacement (every six to ten years).

To meet the Phase 1 design flows and loads, Trains 2, 3, and 4 would be operated as MBRs, and Train 1 would not be used. To allow for this operation, Secondary Clarifiers 2, 3, and 4 would be demolished, and an MBR would be built. As with the CAS alternative, to allow for the existing trains to operate in an MLE configuration, modifications to the existing aeration basins would be required. For Claraetor 2, mixers would be added to the first zone to allow for a 10.4 percent anoxic zone. For Aeration Basins 3 and 4, mixers would be added to the first three zones to allow for a 17.4 percent anoxic zone. In addition to the planned new facilities, the condition improvements needed for existing Trains 2, 3 and 4 would be required.

Figure 6.5 shows the site impact of the MBR alternative for Phase 1 flows and loads.

To meet the Phase 2 design flows and loads, Train 1 would be converted to an MBR by demolishing Secondary Clarifier 1 and building a small MBR. As with the CAS alternative, to allow for Claraetor 1 to operate in an MLE configuration, mixers would need to be added to Zones 1 and 2, thereby creating an 18.4 percent anoxic zone. In addition, to the planned new facilities, the condition improvements discussed in Section 6.2 for existing Train 1 would be required.

6.3.2 CAS/MLE and MBR Noneconomic Comparison

Table 6.2 lists a summary of noneconomic considerations for CAS/MLE and MBR alternatives. See Section 6.4 for the economic comparisons for the treatment options and all reuse alternatives are presented in this chapter.

Table 6.2 Evaluation of Noneconomic Factors for Secondary Treatment

Parameter	CAS with MLE	MBR
Safety	3	2
Meets Permit	3	3
Ease of operation and maintenance (O&M)	3	2
Constructability	2	3
Reliability	3	3
Nitrogen Removal	3	3
In-plant hydraulics	1	2
Site footprint – Phases 1 and 2	1	3
Odor	2	3
Total (unweighted)	**21**	**24**

Note:
(1) Criteria Scale: 1 (Least Favorable) to 3 (Most Favorable)

6.3.3 Tertiary Treatment Alternatives

Identification of tertiary treatment options that can be added onto the preferred secondary treatment process is needed to address the future facility objectives and Title 22 requirements described in Chapter 4. Tertiary treatment for the CAS/MLE secondary process consists of filtration followed by disinfection. Since the MBR alternative already includes a filtration step, only disinfection is required for this alternative. A preliminary screening of two filtration alternatives and two disinfection alternatives was conducted. One technology was carried through for each process in the development of reuse alternatives.

6.3.3.1 Filtration

Filtration is only considered for the CAS secondary treatment process. For the MBR secondary treatment process, filtration is not required. The MBR effluent can be fed directly into the disinfection process.

Two filtration processes were considered; namely, cloth media disk filters and granular media filters. The filtered effluent quality produced by either filtration technology would meet the requirements for Title 22 unrestricted reuse-quality effluent.

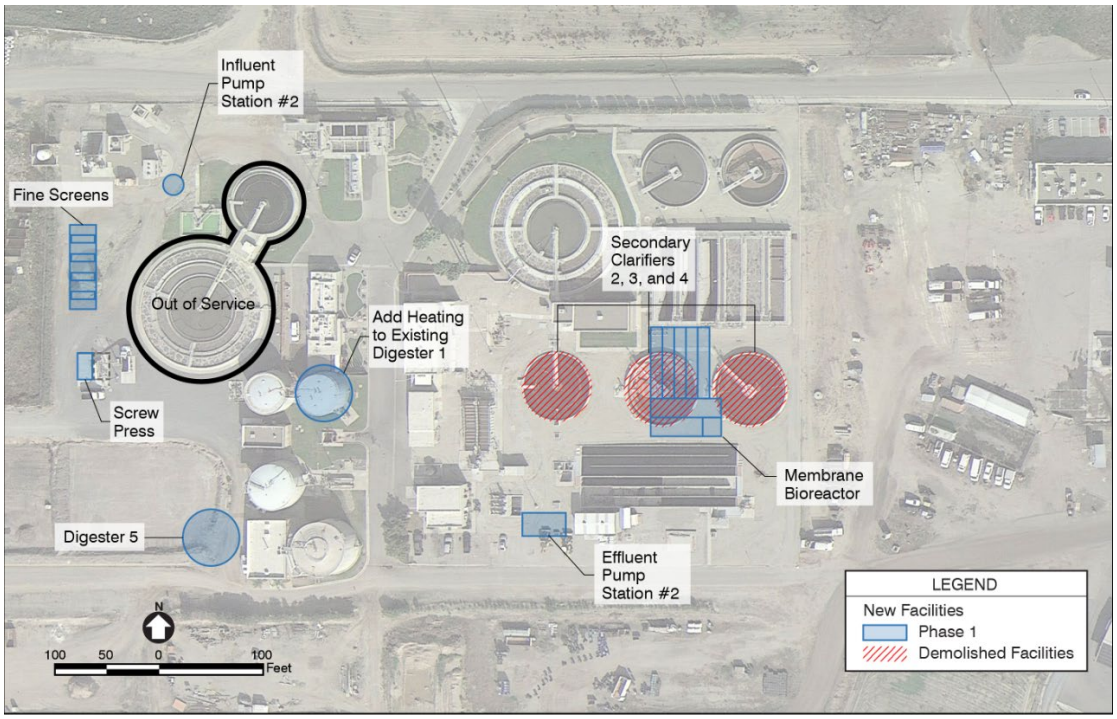


Figure 6.5 Site Impact for MBR Phase 1 Secondary Treatment

Cloth Media Disk Filters

Cloth media disk filters remove solids by sedimentation as well as filtration. The heavier solids settle out before reaching the filter cloth, and an intermittent sludge pump removes the settled solids from the bottom of the tank. As secondary effluent flows through the filters, solids accumulate on and within the depth of the filter cloth forming a mat across the surface. As the mat forms, head loss through the cloth increases, causing the liquid level in the tank to rise.

Automatic filter backwash typically begins based on liquid level. Flow is reversed which removes the majority of particles accumulated on the surface of the filter cloth. Depending on the filter media type, automated cleaning can also be achieved through high-pressure spray wash or chemical cleaning.

Advantages of the cloth media disk filter are the small footprint, minimal energy and pumping requirement, and minimal operator attention. A disadvantage of the cloth media disk filter is the potential for media clogging and scaling, affecting operational run time as well as O&M time and labor.

Granular Media Filters

Granular media filters include conventional single and multimedia filters, deep-bed filters, and continuous backwash filters. Conventional single and multimedia filters typically utilize sand or anthracite media and have a media depth of two to four feet. Deep-bed filters use larger-sized media, usually anthracite, and have a depth of four to eight feet of media. In continuous backwash filters, the water flows upward through a three to six foot deep sand bed.

In addition to improved water quality, an advantage of the continuous backwash filter is that there is no need to construct backwash water holding basins, waste backwash water holding

basins, or backwash pumps since the media is continuously backwashed. This can significantly reduce the filter construction cost and leads to increased ease of operation. With this type of filter, the media is continuously cleaned by recycling the sand internally through an airlift pipe and sand washer, which reduces operator attention required. A disadvantage of the continuous backwash filter is higher power cost due to the continuous operation of an air compressor.

Recommendation

Granular media filters were selected as the basis for estimating costs. During preliminary design, both filtration technologies should be evaluated in more detail.

6.3.3.2 Disinfection

The disinfection technologies considered for this project are chlorination and ultraviolet (UV) light. Both are reliable disinfection process that can safely follow the filtration process and meet Title 22 unrestricted reuse requirements.

Chlorination

Wastewater chlorination was utilized at the WWTF for many years. Chlorination was achieved using chlorine gas and a chlorine contact basin. Chlorination was discontinued in the early 2000s due to concerns for elevated groundwater concentrations of chloride from effluent percolation and irrigation at the City's reclamation facility. This concern to protect the groundwater from degradation in accordance with the State's Antidegradation Policy is still relevant today.

Other disadvantages to chlorination include:

1. The process adds salinity to the effluent, which is not desirable considering the pending Salinity Control Plan in the Basin Plan Amendment;
2. Farmer concerns for potential toxicity to crops;
3. Public health concerns for potential formation of disinfection byproducts;
4. Safety of workers handling and working around chlorine gas or chlorine chemicals;
5. Environmental safety for trucking and hauling of chlorine gas or chlorine chemicals to the City.

For these reasons, chlorination was not considered further.

UV Disinfection

UV disinfection is a physical process rather than a chemical process. This is advantageous because no chemicals are used to disinfect the water. There are no disinfection byproducts, and there is no increase in salinity that could negatively impact the quality of the recycled water or groundwater. Disadvantages include higher power usage than chlorine disinfection and increased O&M costs due to bulb replacement and cleaning. Safety considerations associated with UV disinfection include operator exposure to UV light and the potential for mercury release from lamp bulbs if damaged.

Two configurations of UV disinfection (closed-vessel and open channel) were considered. The cities of Clovis and Fresno have closed-channel UV systems while the City of Visalia has an open channel UV system. Figure 6.6 shows a picture of Fresno's closed-vessel system, and Figure 6.7 shows a figure of Visalia's open channel system.



Figure 6.6 Closed-Vessel UV Disinfection (City of Fresno)



Figure 6.7 Open Channel UV Disinfection (City of Visalia)

UV design criteria are based primarily on UV transmittance (UVT) and UV dose. UVT is a measure of the quantity of UV light transmittable through wastewater, which could be reduced by color, turbidity, certain metals, total dissolved solids, total suspended solids, and other factors. UV dose is determined for each target organism, bacteria and/or virus in the case of wastewater disinfection, according to Title 22 regulations. Because UVT data for future filtered secondary effluent is not available, an assumption of 55 percent UVT for post-media filtration was made based on the National Water Research Institute (NWRI) guidelines. If membrane filtration is used, a design UVT of 65 percent could be used per NWRI 2012 guidelines.

Equipment reliability must be considered when designing a UV system. The systems must provide full redundancy (duty + 1 standby) for PHF.

The reuse alternatives in this chapter consider several sizing options for the UV disinfection and locations either at the main WWTF or at a remote site near the reclamation area. For the installations at the main WWTF, the system can be installed within the existing chlorine contact basin (CCB), which would save on the site footprint and eliminate the need to demolish the CCB. The existing influent box to the CCB would be reused as the inlet basin (or stilling basin) that leads into the UV channels. The serpentine channels would be repurposed to serve as the UV channels.

Computational fluid dynamic (CFD) modeling should be performed to verify that an even flow distribution to each UV channel is achieved during peak flow conditions. Also CFD should be used to determine the placement of components with the UV channels so that approach velocities are uniform and within adequate tolerances to eliminate hydraulic impacts on reactor performance.

The CCB depth is an issue (shallower than typical CCBs), but the recommended CFD approach should allow for proper hydraulics into and out of the UV system. There is ample room in the length of the CCB to accommodate all of the UV options considered for the WWTF.

6.3.3.3 Recommendation

It is recommended to implement UV disinfection. The system can be installed in the existing CCB at the main WWTF. This conserves space and eliminates the need to demolish the CCBs.

6.4 Reuse Alternatives

A summary of each recycled water alternative is described in the following sections. Treatment technology and reuse alternatives screenings are discussed in Section 6.5. A screening matrix, also included in Section 6.5, was used to evaluate and rank all of the alternatives.

6.4.1 Alternative 1: "No Project" Alternative

This alternative involves continuing the City's current program of irrigating undisinfected secondary effluent on the City's reclamation land using a contract farmer. Because no treatment upgrades would be needed at the WWTF and no changes would be made to the City's effluent and biosolids reclamation program, this would be the lowest cost alternative.

Alternative 1 does not address requirements in the Central Valley Salinity Coalition (CV-SALTS) Nitrate Control Program (established in the 2018 Basin Plan) to upgrade the WWTF for nitrogen removal. (See Chapter 4 for details on the Nitrate Control Program).

Alternative 1 would be limited to the use of the current effluent pipeline to deliver effluent to the reclamation area. As noted in Section 6.2.3, the pipeline does not have enough capacity to deliver future flows to the site. Lastly, although it is not expected that the City would need additional farmland to accommodate projected effluent flows, it would need to increase the volume of effluent going to the percolation ponds in order to accommodate future flows through 2040. It is also anticipated that additional farmland would be needed to handle future biosolids production through 2040.

This alternative is not viable for the long term due to permit compliance and lack of sufficient pipeline capacity to carry future flows to the site. It is ultimately rejected in the screening analysis (Section 6.5) and was therefore rejected.

Figure 6.8 shows the City's reclamation area and secondary effluent discharge pipe that represent Alternative 1. Fields 5N and 5S, comprising 40 acres, are removed from the reclamation area in this RWFS for planning purposes to accommodate the casino project.

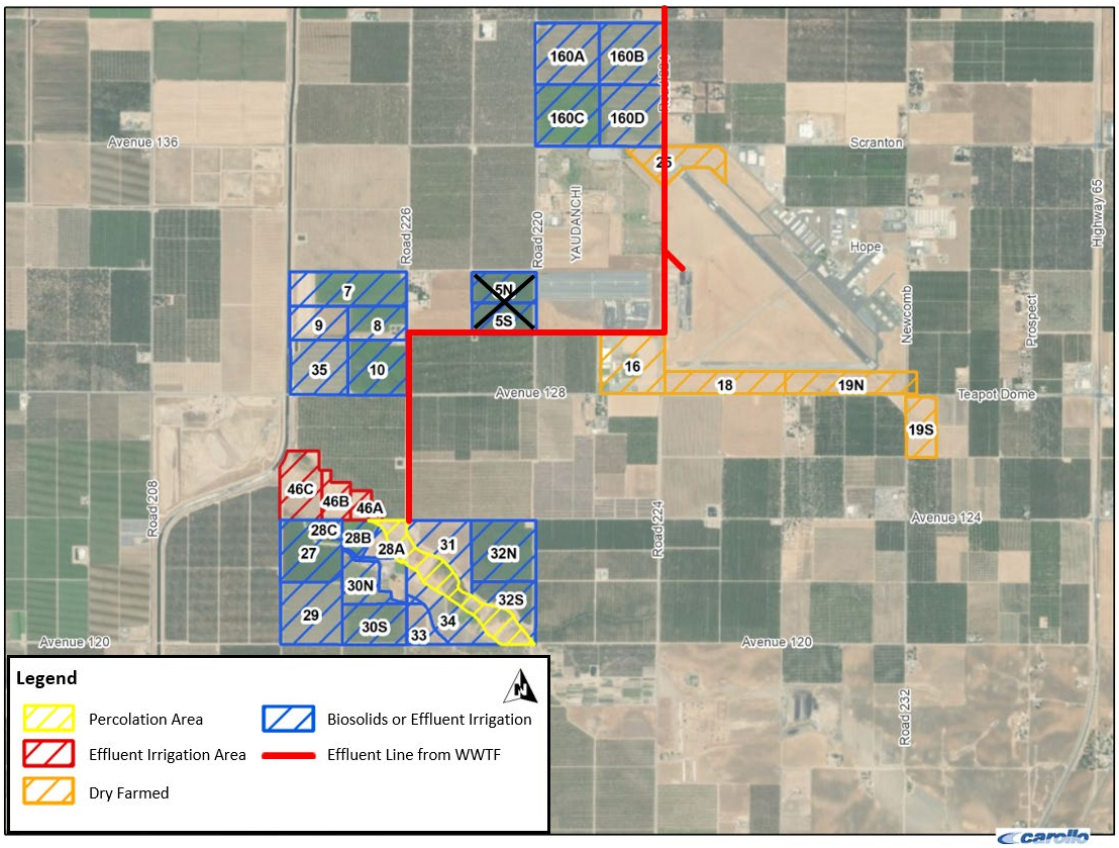


Figure 6.8 Alternative 1 – Restricted Irrigation on City Reclamation Area ("No Project" Alternative)

6.4.2 Alternative 2: Restricted Irrigation on City Land with Denitrified Undisinfected Secondary Effluent

This alternative involves upgrading the WWTF to add a nitrification/denitrification (NdN) process and irrigating the City's reclamation area with denitrified undisinfected secondary effluent. With this alternative, the City would continue using a contract farmer with leases re-established every

five years. Because it is a long-established program by the City, this alternative would not require an implementation program.

Alternative 2 addresses the requirements in the CV-SALTS Nitrate Control Program and would also bring the effluent TN to below 10 mg/L. Discharging lower TN effluent to the percolation ponds may help dilute the groundwater nitrogen plume over time.

This alternative would require construction of the second effluent pipeline to provide capacity to deliver the recycled water through the year 2040 (see Section 6.2.3). This alternative would not expand opportunities for the beneficial use of the recycled water. In addition, it would not provide any exchange opportunities with agricultural irrigation districts.

Figure 6.9 shows the City's reclamation area and the two secondary effluent pipelines that would be required for implementation of Alternative 2.

Although it is not expected that the City would need additional farmland for effluent irrigation, the City would have to increase the volume of effluent going to the percolation ponds in order to accommodate future flows through 2040. It is also anticipated that additional farmland would be needed to handle future biosolids production through 2040.

Table 6.3 shows the anticipated land requirements for the reclamation area at projected flows and increase in percolated volumes. A complete water and nitrogen balance would be needed in order to confirm the land area needed for both project phases (ADMMFs of 7.71 mgd and 9.40 mgd).

Table 6.3 Reclamation Area Land Requirements for Effluent Discharge

Phase	Wastewater Flows		Farmland Required for Irrigation (acres) (1)	Additional Farmland Needed for Biosolids (acres) (1)	Estimated Percolated Volume (AFY)	Hydraulic Loading Rate to Ponds (ft/yr)
	AADF (mgd)	ADMMF (mgd)				
Current	4.35	4.52	880	-	1,863	36
2032	7.26	7.71	840	119	3,640	70
2040	8.84	9.40	840	184	5,408	104

Note:
(1) Acreage is a preliminary estimate. Acreage would need to be confirmed with a water/nitrogen balance.

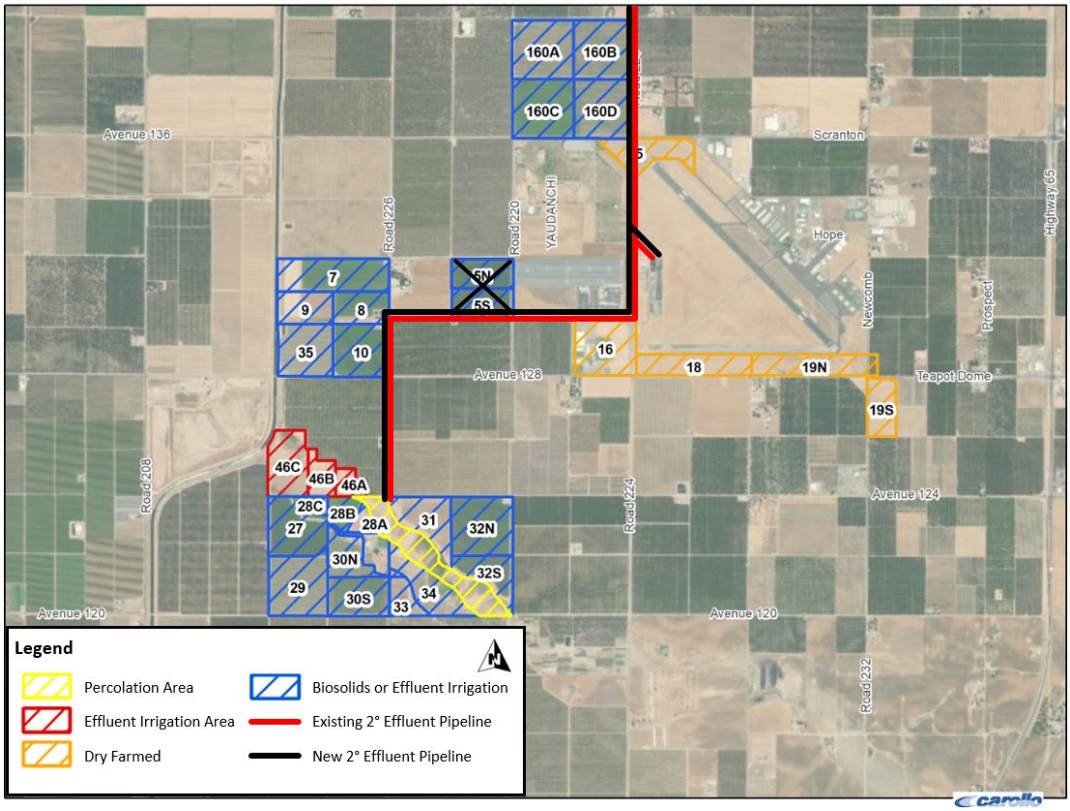


Figure 6.9 Alternative 2 – Restricted Irrigation on City Reclamation Area ("NdN" Alternative)

6.4.3 Alternative 3: Unrestricted Agricultural Irrigation on City Land with Title 22 Disinfected Tertiary Recycled Water

This reuse alternative differs from Alternative 2 in that it utilizes Title 22 disinfected tertiary recycled water instead of denitrified undisinfected secondary effluent.

This alternative would involve upgrading the WWTF for secondary/NdN, and constructing a new TTP near the reclamation area and irrigating the City's reclamation area with Title 22 disinfected tertiary recycled water. With this alternative, the City would continue using a contract farmer with leases re-established every five years. Because irrigating with Title 22 disinfected tertiary recycled water has fewer restrictions for public health compared with irrigating with undisinfected secondary effluent, the cropping options available with Alternative 3 are expanded to include food crops compared with Alternative 2. With a change to Title 22 unrestricted use, the land application of biosolids would no longer be allowed in the reclamation area, and another means of disposal would be required.

The water demands for food crops may be less overall than the current fodder crops, which means that more land and/or increasing the percolation volume may be required to accommodate all of the future flows through 2040. Discharging denitrified recycled water to the percolation ponds may help dilute the groundwater nitrogen plume over time.

This alternative would not expand opportunities for the beneficial use of Title 22 recycled water. However, the City would receive credit against pumping for percolated water and irrigation return flows In addition, it would not contribute to water supply either by offsetting potable water usage or providing any exchange opportunities.

Figure 6.10 shows the City's reclamation area and secondary effluent discharge pipe as it would appear in Alternative 3. The tertiary facilities would be located near the reclamation area. This project would accommodate the proposed Tule River Tribe Casino, which plans to take 0.3 mgd of secondary effluent from the pipeline and treat it to Title 22 tertiary standards for recycling (see Chapter 1).

A second effluent pump station and pipeline from the WWTF would be needed to help convey future flows to the TTP. In addition, a new tertiary pipeline would need to be built to convey Title 22 disinfected tertiary recycled water to the fields. The existing effluent pipeline downstream of the TTP would need to be dedicated as a backup pipeline to carry off spec or peak flows to the percolation ponds.

Figure 6.11 shows a schematic of the facilities developed for Alternative 3. Facilities at the WWTF would be upgraded for NdN. The existing pump station would be expanded to 10.5 mgd, and a second pump station would be built for 7 mgd. The second pipeline would be sized to deliver 7 mgd.

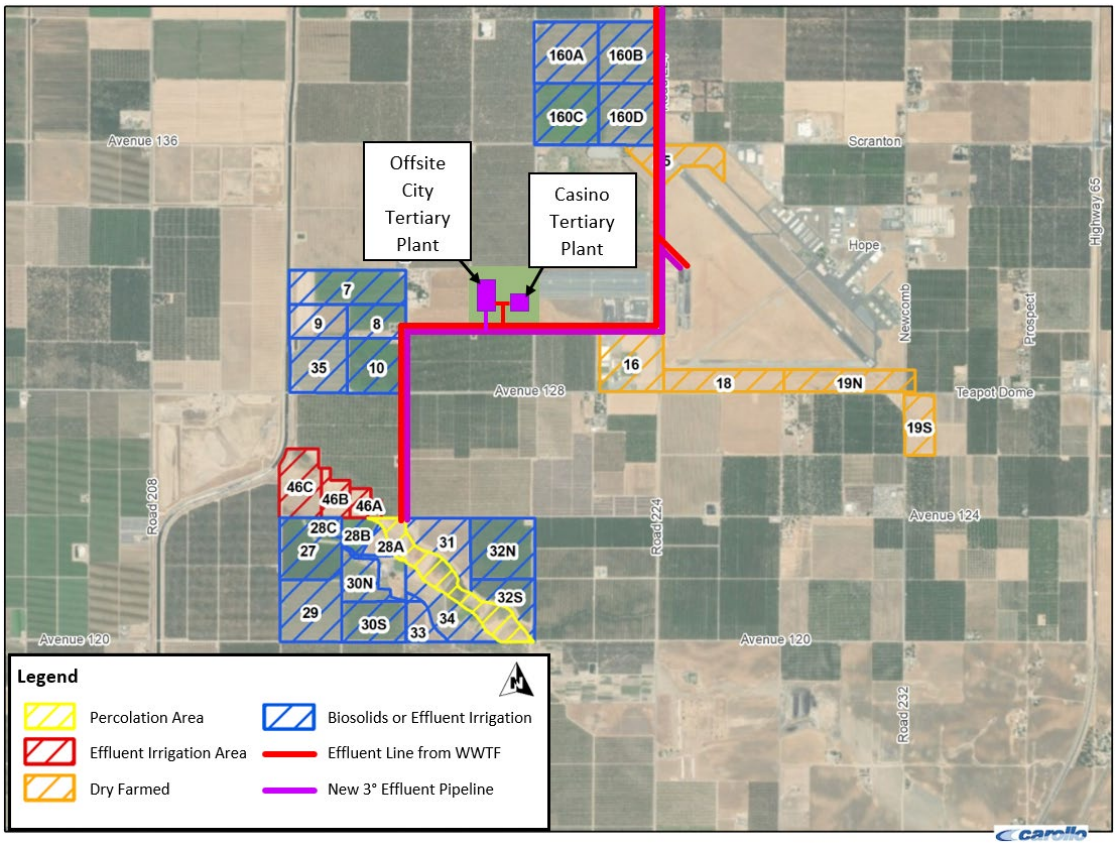


Figure 6.10 Alternative 3 – Unrestricted Irrigation on City Reclamation Area

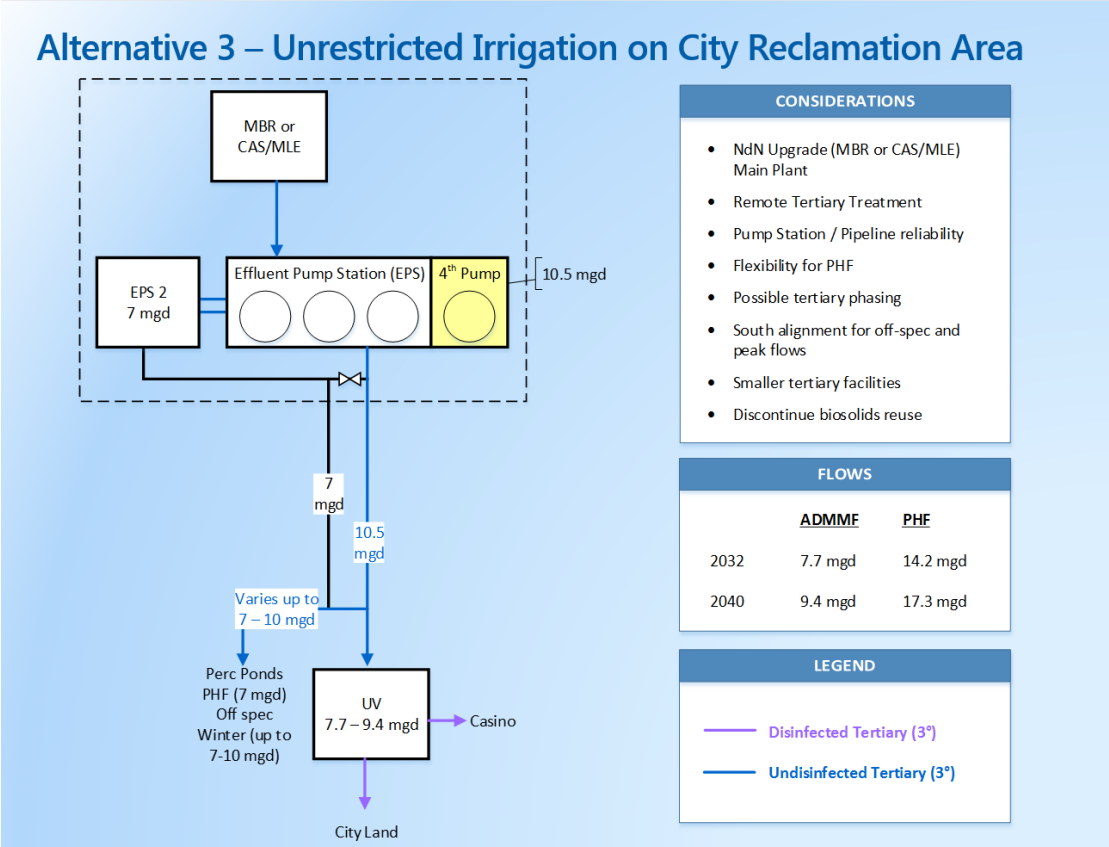


Figure 6.11 Schematic of Facilities Developed for Alternative 3

6.4.4 Alternative 4: Unrestricted Agricultural Irrigation with Neighboring Irrigation District(s) with Title 22 Disinfected Tertiary Recycled Water

This alternative involves the City providing Title 22 disinfected tertiary recycled water to one or more neighboring irrigation districts (IDs or districts) for possible water exchanges of recycled water for surface water. Three irrigation districts are considered as possible partners: Porterville Irrigation District (PID), Saucelito Irrigation District (SID), and Teapot Dome Water District (TPDWD). The recycled water would be used for agricultural irrigation within the exchange partner's boundaries, and the surface water would be used to recharge the City's groundwater.

An exchange agreement would provide for a reliable source of Title 22 water for an irrigation district suitable for irrigating all crops without restriction. In return, the City would be provided with a source of surface water that would be used to recharge the City's groundwater basin or potentially feed a surface water treatment plant. It is assumed that the exchange rate would be 1:1, meaning that the City would receive surface water at an equal quantity of recycled water delivered to the participating district(s).

The City would produce and deliver recycled water to the district(s), and the district(s) would be responsible for distributing the water to district farmers and maintaining the rules and regulations for the farmers to comply. Permitting would be covered under the State Water Board's General Order for Irrigation with Recycled Water.

As noted in the market assessment (Chapter 5), each of the three districts has capacity to take all of the recycled water produced by the City. Ultimately, the City could deliver to one or more

districts. This RWFS does not provide a recommendation on a specific district. The City would pursue the alternative and work with the ID(s) to develop the project and negotiate the exchange agreement. The development of an exchange agreement (or agreements) and all terms and conditions is beyond the scope of the RWFS.

Figure 6.12 shows the map of the three irrigation districts and the initial concept for treating and delivering recycled water to the districts. Pipelines are sized with the assumption that all recycled water produced would be delivered to any one of the IDs alone.

It is assumed the City's reclamation area would no longer be used for year-round effluent irrigation. The land could continue to be farmed and used for biosolids reuse using groundwater for irrigation supply. The land could also be another back-up site for irrigating off-spec tertiary water that would meet secondary treatment standards. If the City does not want to maintain the farmland as a reclamation area, the City would need to start sending biosolids to a permitted off-site biosolids land application facility.

Four sub-alternatives were developed to consider different approaches to sizing the Title 22 tertiary treatment facilities and the pipeline alignments. All sub-alternatives require the construction of a second pipeline and split conveyance of flows to both the existing and the new pipeline in order to accommodate future flows. The options are shown in schematic diagrams provided in Figures 6.13 through Figure 6.16, and are discussed in the following sections. In all sub-alternatives, the primary user of the recycled water would be PID. Lesser flows would be delivered to IDs in the southerly reuse areas (SID/TPDWD).

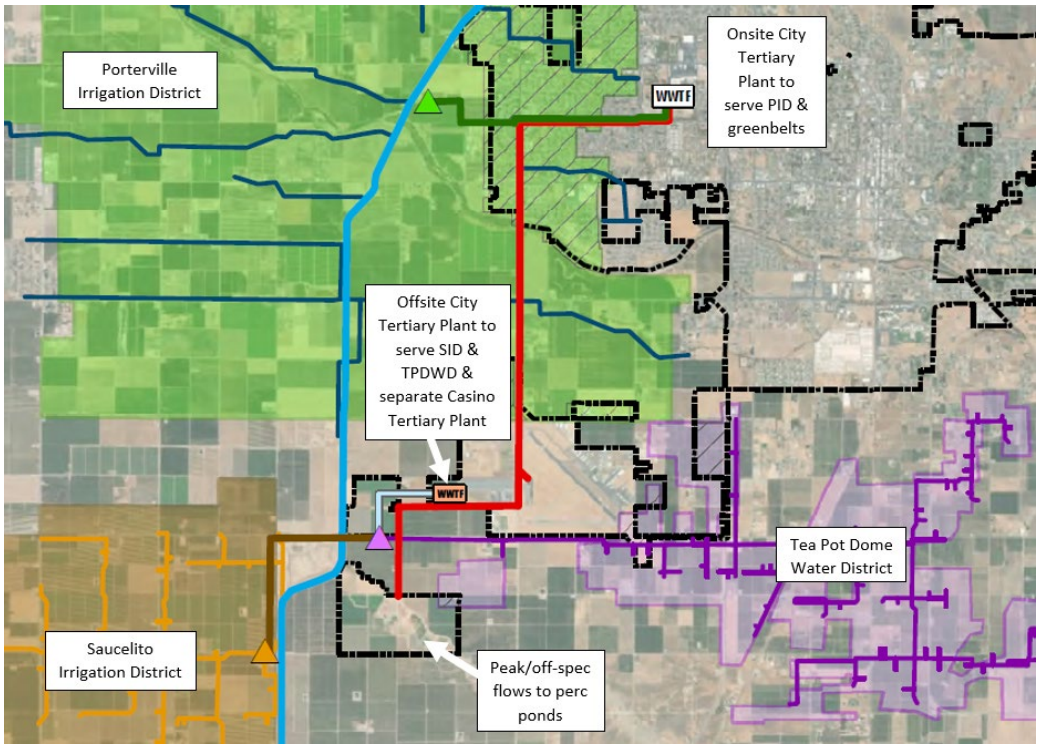


Figure 6.12 Alternative 4 – Unrestricted Irrigation to One or More Users with Split Treatment and Distribution

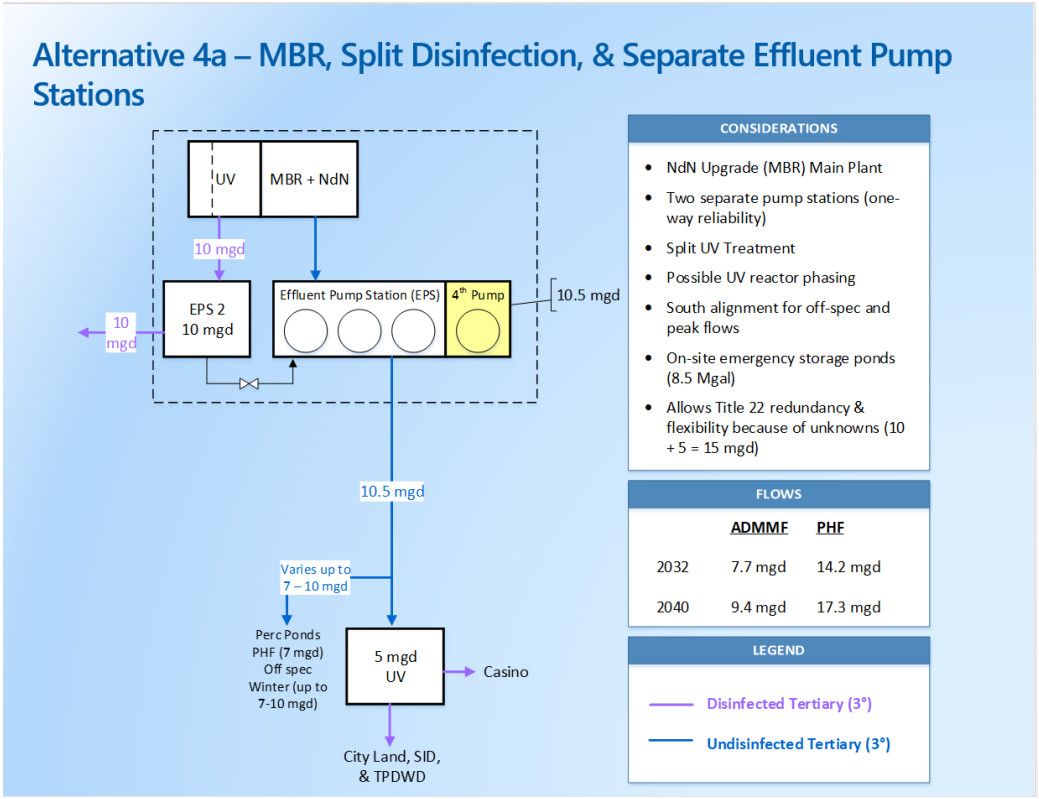


Figure 6.13 MBR, Split Disinfection, and Separate Effluent Pump Station

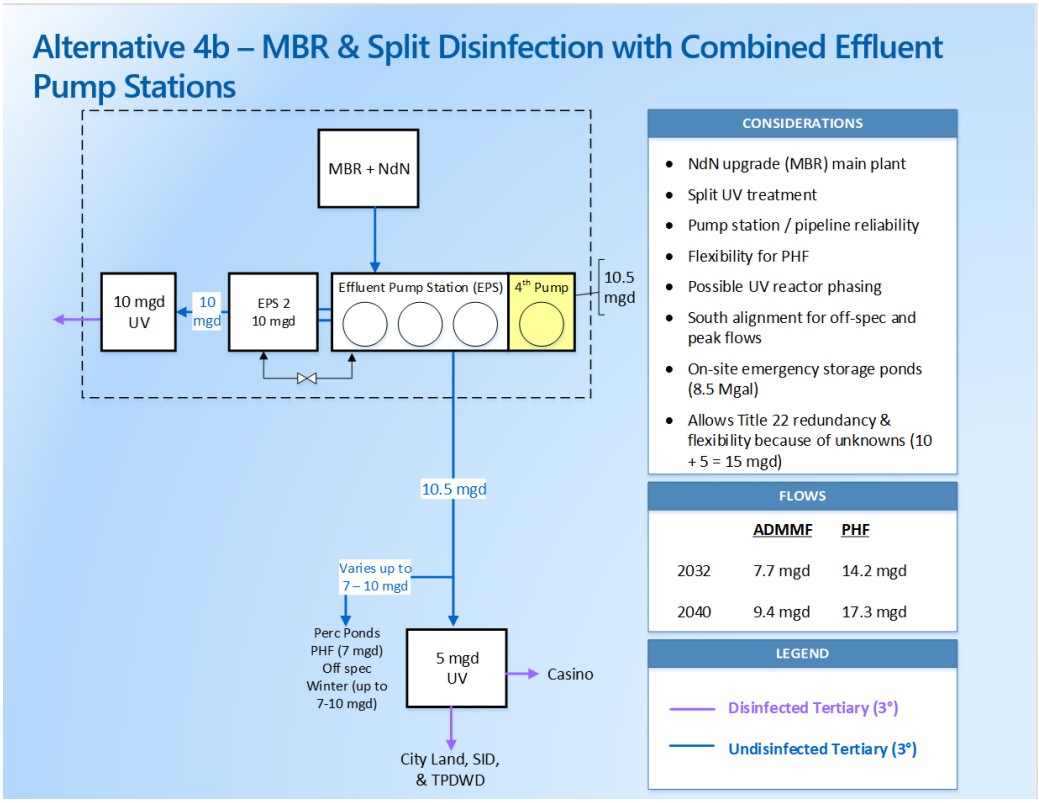


Figure 6.14 MBR and Split Disinfection with Combined Effluent Pump Station

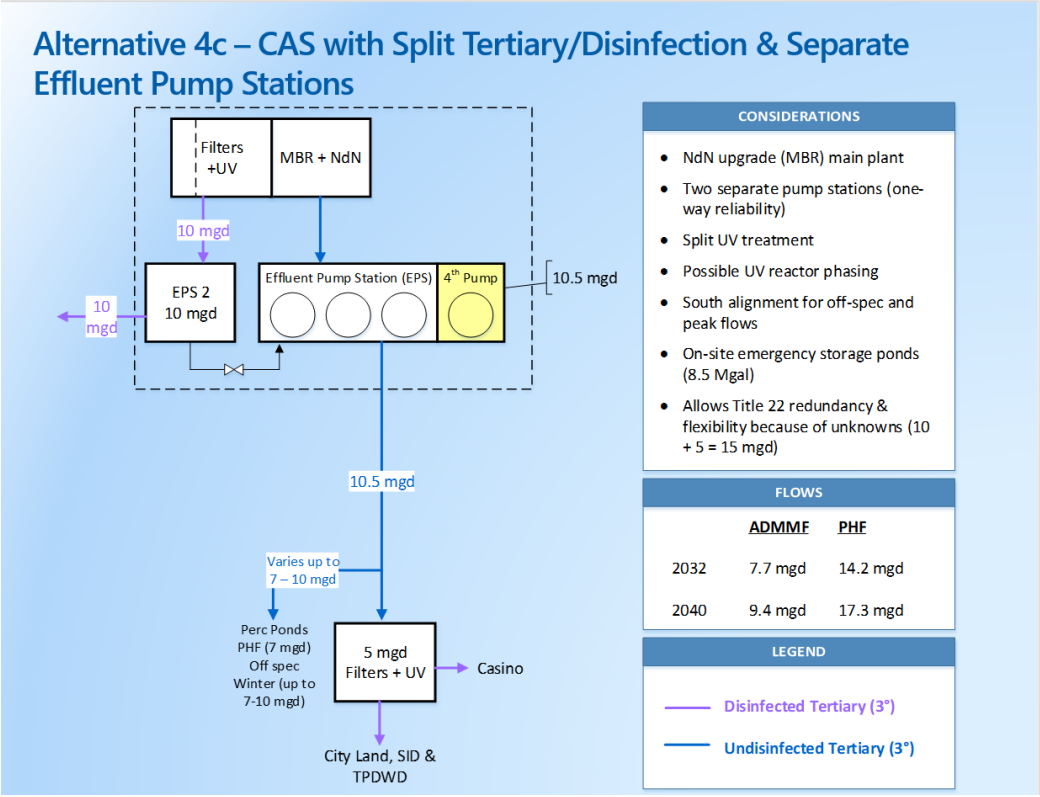


Figure 6.15 CAS with Split Tertiary/Disinfection and Separate Effluent Pump Station

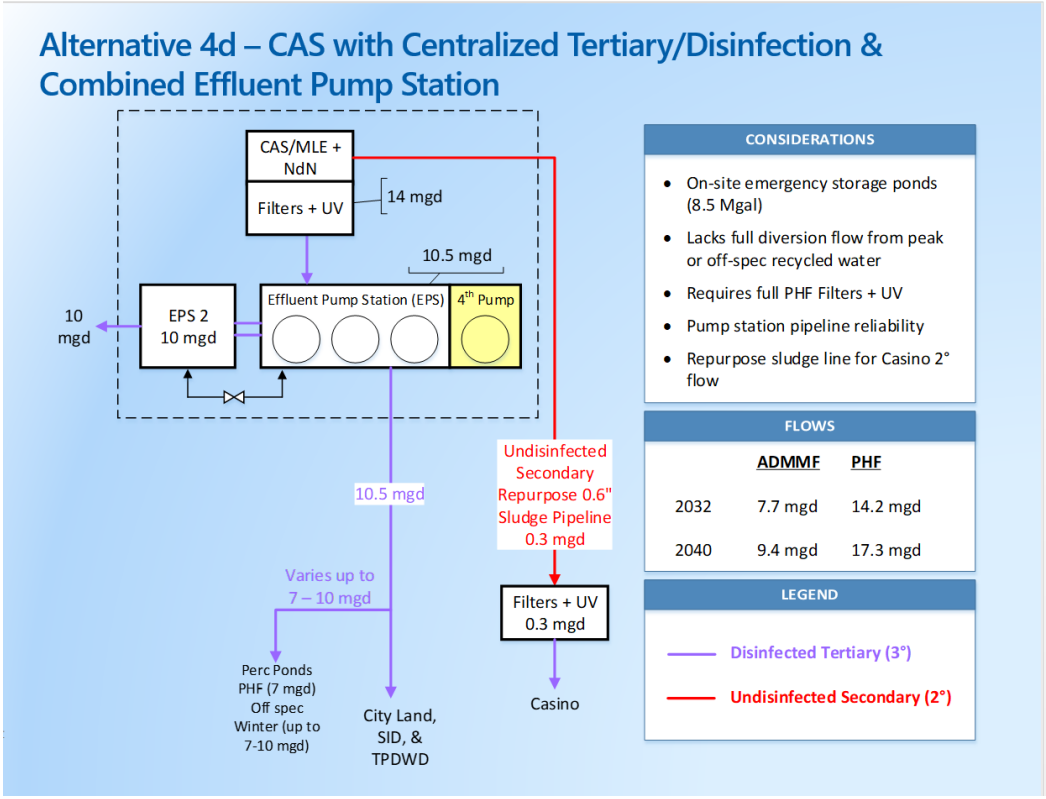


Figure 6.16 CAS Centralized Tertiary/Disinfection with Combined Effluent Pump Station

The concepts assume that the ID(s) would provide all conveyance and storage facilities within their boundaries. The City would only provide conveyance to one connection/meter point with the selected district. Table 6.4 summarizes the advantages and disadvantages of implementing unrestricted irrigation with an agricultural district.

Table 6.4 Advantages and Disadvantages of Unrestricted Irrigation with One or More User

Advantages	Disadvantages
Could provide up to 9,000 AFY reliable new water supply to City (assumes 1:1 exchange). Irrigation districts can use all RW produced.	Time to develop project and negotiate an agreement with one or more irrigation districts.
Maximizes beneficial use of the recycled water onto greater land area. Reduces reliance on City's percolation ponds.	Requires partnering with agricultural district(s) for the exchange of surface water. Partnering with more than one district increases complexity and time to develop.
Flexibility regarding recycled water diversification and opportunities to change arrangements in the future.	Partnering with SID or TPDWD would require additional pipeline facilities to extend deliveries past the City's reclamation area (added cost over delivery to PID).
Eliminates need to manage the contract farmer in the current program of effluent irrigation on the City's permitted reclamation site. Minimizes City oversight for recycled water use.	
Opportunity for landscape irrigation near tertiary distribution pipelines.	

6.4.4.1 Alternative 4a: MBR Treatment Facility, Split Disinfection, and Separate Effluent Pump Stations

In this alternative, the WWTF would be upgraded to NdN with MBR technology (Figure 6.13). The primary user of the recycled water would be PID. The membrane permeate from the MBR would be split into two flows to go to separate disinfection facilities. Up to 10 mgd would be disinfected with UV on site and pumped to PID through a new 10 mgd pump station and pipeline. Flows above 10 mgd would be routed to the existing pump station and sent via the existing pipeline to the reclamation area ponds or to the remote treatment facility. A remote 5 mgd UV disinfection plant would be constructed near the reclamation area to treat flows for delivery to SID, TPDWD, and to the separate treatment plant for the Casino (0.3 mgd). Both UV plants would be open channel configurations.

Together, the two pump stations and pipelines can convey 20.5 mgd. This is higher than the required 17.3 mgd, but provides flexibility and redundancy to send peak flows either way, depending on circumstances. The separate pump stations must stay separate because they handle different water quality. Effluent Pump Station 1 (EPS 1) pumps undisinfected MBR effluent, and EPS 2 pumps Title 22 disinfected tertiary recycled water. The configuration provides one-way reliability. If EPS 2 is down, flows can be diverted to the existing pipeline for conveyance to the southerly use areas.

In addition to the above, the on-site emergency storage ponds provide about 8.5 million gallons of storage for off-spec water or for flow diversion in case either pump station is temporarily shut down.

6.4.4.2 Alternative 4b: MBR Treatment Facility, Split Disinfection, and Combined Effluent Pump Stations

This alternative differs from 4a in that the UV treatment at the main WWTF would be positioned downstream of the new EPS 2 as is shown in Figure 6.14. This would allow more flexibility to operate the two pump stations as one combined pump station and could provide two-way reliability in case one pump station is out of service.

The UV system at the main WWTF would be a closed-vessel technology, which is well suited for downstream of the pump station, since a second pump station downstream of UV can be avoided. The UV system at the remote plant would be open channel configuration. All other aspects of the alternative are the same as Alternative 4a.

6.4.4.3 Alternative 4c: CAS/MLE Treatment Facility, Split Disinfection, and Separate Effluent Pump Stations

This alternative is similar to 4a in that it involves implementation of CAS/MLE instead of MBR at the main WWTF to denitrify the wastewater (Figure 6.15). The alternative would require installation of media filters ahead of the UV disinfection system. Up to 10 mgd would be filtered and disinfected with UV on site and pumped to PID through a new 10 mgd pump station and pipeline. Flows above 10 mgd would be diverted to the existing pump station and sent via the existing pipeline to the reclamation area ponds or to the remote treatment facility. A remote 5 mgd filtration/UV disinfection plant would be constructed near the reclamation area to treat flows for delivery to SID, TPDWD, or the City's farmland, and to the separate treatment plant for the Casino (0.3 mgd). Both UV plants would be open channel configurations.

All other aspects regarding the pump station concepts, capacity, and reliability features are the same as Alternative 4a.

6.4.4.4 Alternative 4d: CAS with Centralized Tertiary Disinfection and Combined Effluent Pump Station

This alternative is similar to 4b and is depicted in Figure 6.16. All wastewater would be treated at the main WWTF and discharged to a combined pump station (existing EPS 1 and new EPS 2), which would provide the advantages of pump station reliability mentioned previously. With CAS/MLE, the main WWTF would include media filtration and UV disinfection, and all water leaving the site would be Title 22 disinfected tertiary recycled water. This alternative assumes the current 6-inch diameter sludge line would be converted to deliver undisinfected secondary effluent from the WWTF to the Casino for their tertiary facility.

This alternative differs from the others in that it lacks reliability of 4a – 4c to divert off-spec peak flows down the south pipeline for delivery to the percolation ponds.

6.4.5 Potential Friant Kern Canal Recycled Water Conveyance Option

One option for future consideration as a potential conveyance method for Title 22 disinfected tertiary recycled water is the use of the F-K Canal. This option would involve discharging Title 22 disinfected tertiary recycled water into the F-K Canal, where it would be blended with surface water. Through an exchange agreement with one or more irrigation districts, the partnering district(s) would be supplied with the blended water from the canal, equivalent to the quantity of recycled water discharged. The partnering irrigation district would provide the City with surface water in exchange, as described in Section 6.4.4.

The advantages of this option are that it would position the City for future opportunities (new users) or changing conditions that cannot be anticipated at this time. This option provides the advantage of a single discharge point to the F-K Canal, and the City could exchange water with any interested irrigation district that uses the canal. It would also avoid the need for a second distribution pipeline or second remote UV facility.

It is not known if the Bureau of Reclamation would allow discharge of recycled water into the F-K Canal system, however they have allowed recycled water to be discharged in the Delta Mendota Canal. Not enough is known about the viability of this option at this time to determine whether or not it is feasible, so it was not considered further in this RWFS. It is included here, however, as an option for possible future consideration.

6.5 Noneconomic Screening of Alternatives

Noneconomic screenings of treatment and reuse alternatives were conducted to identify the preferred alternatives on a qualitative basis.

6.5.1 Screening of Treatment Technologies

The screening of treatment technologies was presented previously. The results are summarized below.

6.5.1.1 Secondary Treatment

Based on non-economic factors, the preferred secondary treatment technology is the MBR technology. A detailed evaluation of the MBR and CAS/MLE treatment alternatives has been conducted for the WWTF evaluation, which is being developed separately.. . Based on this evaluation, the MBR and CAS/MLE treatment technologies were compared in this RWFS using nine criteria, listed below:

- Safety.
- Meets permit requirements.
- Ease of O&M.
- Constructability.
- Reliability.
- Nitrogen removal.
- In-plant hydraulics.
- Site footprint – Phases 1 and 2.
- Odor.

Section 6.3.2 of this RWFS summarizes the scores of the nine criteria; MBR's total score (24) was greater than that of CAS/MLE (21).

6.5.1.2 Disinfection

Two disinfection technologies were considered and screened. These were UV and chlorination. A noneconomic evaluation of disinfection technologies was provided in Section 6.3.3.2. Due to several disadvantages to chlorination (salinity impacts, potential for crop toxicity, safety, potential formation of disinfection byproducts), UV is selected as the preferred disinfection technology.

6.5.2 Screening of Reuse Alternatives

A screening analysis of the reuse alternatives was conducted to identify the preferred reuse alternative, based on noneconomic criteria/parameters. For each alternative, a score was assigned to each criterion (equal weighting). The scores were totaled to determine the highest ranked alternative. The criteria are:

- Treatment Reliability/ Flexibility.
- Conveyance Reliability/ Flexibility/ Redundancy.
- Consistency with City's Water Sustainability Goals.
- Higher Beneficial Use of Recycled Water.
- Potential Environmental Issues.
- Regulatory.
- Legal & Institutional.
- Time to Implement.
- Reuse Flexibility/ Adaptability.

The criteria are presented in Table 6.5, which includes the primary considerations associated with each criterion, the scoring range, and the type of metric appropriate for each criterion. The first criterion (treatment reliability/flexibility) incorporates the secondary screening conducted (Section 6.5.1.1), so that this screening analysis addresses both treatment and reuse.

Each alternative was scored against each of the nine criteria. By scoring the alternatives based on a single criterion at a time, the relative attainment of that criterion formed the basis for the comparisons among the alternatives and their ultimate rankings. The results, as summarized in Table 6.6, include the scores for each alternative for each criterion and the resulting rank. In addition, the rationale for each score is presented in a more detailed matrix in Appendix D.

6.5.2.1 Screening Results and Preferred Alternative

The unrestricted agricultural reuse alternatives (4a through 4b) outranked Alternatives 1, 2, and 3.

The most highly ranked alternative is 4b, Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Combined Effluent Pump Stations. The second-ranked alternative is 4a, MBR, Split Disinfection and Separate Effluent Pump Stations.

Alternative 4b is preferred over 4a because it involves the MBR technology, which has a smaller footprint, more ease of O&M, and more ease of future expansion; and because it involves a combined pump station, which increases the reliability and redundancy of water delivery.

Figure 6.17 presents the site layout for the Phase 1 MBR/UV treatment facilities for the preferred Alternative 4b.

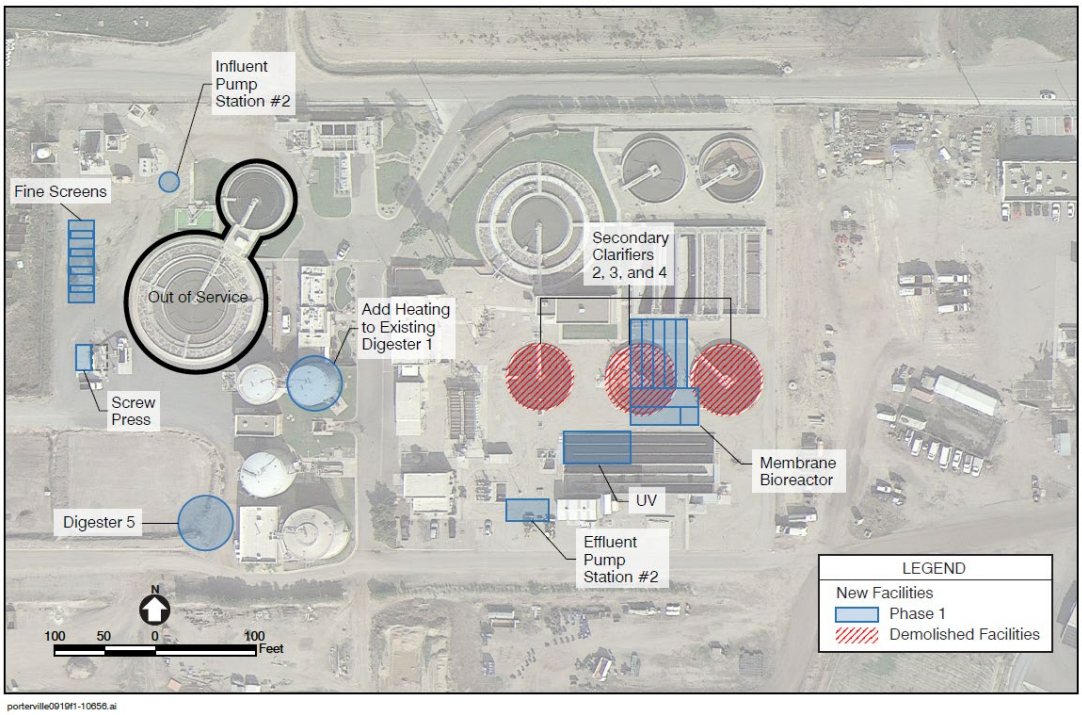


Figure 6.17 Preferred Reuse Alternative Site Impact – Phase 1 MBR Tertiary/Disinfection

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Table 6.5 Screening Criteria, Metrics, and Scoring Ranges for Reuse Alternatives

Criteria	Scoring Range			Score	Suggested Metric	Considerations
	(0-1)	(2-3)	(4-5)			
Treatment Reliability/ Flexibility	Low Reliability/ Flexibility	Medium Reliability/ Flexibility	High Reliability/ Flexibility	0-5	Relative comparison	Safety, ease of O&M, constructability, ease of future expansion, reliability, in-plant hydraulics, site footprint, odor, nitrogen removal. MBR ranks higher in a separate evaluation (see Table 6.2).
Conveyance Reliability/ Flexibility/ Redundancy	Low Reliability/ Flexibility	Medium Reliability/ Flexibility	High Reliability/ Flexibility	0-5	Relative comparison	Site footprint, process flexibility, pump station and pipeline reliability and redundancy.
Consistency with City's Water Sustainability Goals	Low Consistency	Medium Consistency	High Consistency	0-5	Relative comparison	Considers agricultural irrigation of recycled water in exchange for surface water rights, landscape irrigation, and restricted irrigation..
Higher Beneficial Use of Recycled Water	Low Beneficial Use	Medium Beneficial Use	High Beneficial Use	0-5	Relative comparison	Based on beneficial use of effluent, with secondary effluent irrigation being low agricultural irrigation being high
Potential Environmental Issues	Low Potential	Medium Potential	High Potential	0-5	Qualitative	Based on little or no issues vs. significant issues and potential CEQA delays.
Regulatory	High Potential for Hurdles	Medium Potential for Hurdles	Little to No Potential for Hurdles	0-5	Qualitative	Readily permitable vs. significant regulatory challenges.
Legal & Institutional	High Potential for Hurdles	Medium Potential for Hurdles	Little to No Potential for Hurdles	0-5	Qualitative	Based on whether or not, or the extent to which, the City has the authority to implement the practice regardless of feasibility or cost. Legal efforts required for implementation, such as efforts to establish institutional & interagency governance/management structures.
Time to Implement	Most Time to Implement	Medium Time to Implement	Least Time to Implement	0-5	Qualitative	Relative comparison between alternatives.
Reuse Flexibility/ Adaptability	Low Flexibility	Medium Flexibility	High Flexibility	0-5	Qualitative	Flexibility to adapt or change program over time w/o leaving stranded assets. Flexibility to adjust or change quantities of recycled water delivered, number of recycled water users, and locations

Table 6.6 Non-Economic Scoring of Each Reuse Alternative

Alternative	Ranking Criteria									Total Score	Rank
	Treatment Reliability/ Flexibility	Conveyance Reliability/ Flexibility/ Redundancy	Consistency with City's Water Sustainatiblity Goals	Higher Beneficial Use of Recycled Water	Potential Environmental Issues	Regulatory	Legal & Institutional	Time to Implement	Reuse Flexibility/ Adaptability		
1 - No Project	0	0	0	0	5	1	5	5	0	16	9th
2a - Restricted Irrigation on City Land (MBR)	5	3	0	1	3	4	5	3	1	25	7th
2b - Restricted Irrigation on City Land (CAS)	3	3	0	1	3	4	5	3	1	23	8th
3a - Unrestricted Irrigation on City Land (MBR)	5	3	0	3	3	4	5	3	2	28	5th
3b - Unrestricted Irrigation on City Land (CAS)	3	3	0	3	3	4	5	3	2	26	6th
4a - Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Separate Effluent Pump Stations	5	4	5	5	2	2	3	3	5	34	2nd
4b - Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Combined Effluent Pump Stations	5	5	5	5	2	2	3	3	5	35	1st
4c - Unrestricted Irrigation at Agricultural District - CAS with Split Tertiary/Disinfection & Separate Effluent Pump Stations	3	4	5	5	2	2	3	3	5	32	4th
4d - Unrestricted Irrigation with Irrigation District -CAS with Centralized Tertiary/Disinfection & Combined Effluent Pump Stations	3	5	5	5	2	2	3	3	5	33	3rd

6.6 Planning Level Cost Estimate

Planning level cost estimates for each recycled water alternative are presented in this section. The assumptions regarding cost estimates are discussed below.

6.6.1 Scope and Accuracy Range

The cost estimates presented in this study have been prepared for feasibility study purposes and for guidance in project evaluation and implementation. These estimates are based on current perceptions of conditions at the project location. These estimates reflect Carollo's professional opinion of costs at this time and are subject to change as project details are further defined. Carollo has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's methods of determining prices, competitive bidding, or market conditions, practices, or bidding strategies. The actual costs of a project will depend on actual labor and material costs, competitive market conditions, final project scope, implementation schedule, and other variable factors such as preliminary alignment generation, detailed utility surveys, and environmental and local considerations. Carollo cannot, and does not, warrant or guarantee that proposals, bids, or actual construction costs will not vary for the costs presented as shown.

Capital costs for this study are based on the March 2019, 20 Cities Engineering News Record Construction Code Index (ENR CCI) of 11,228. Future adjustments of cost estimates presented in this report can be estimated by increasing the estimated capital cost by the ratio of the future 20 Cities ENR CCI to 11,228.

The Association for the Advancement of Cost Engineering (AACE) International defines five different cost estimate classifications intended to align the estimating process and accuracy with the status of the project design. These classes and their definitions are summarized in Table 6.7. **The costs developed in this study shall be considered Class 5 estimates.**

Table 6.7 Cost Estimating Class Estimates

Class	Class Definition	Status of Design	Accuracy Range	
			Low Side	High Side
5	Rough Order-of-Magnitude Planning Estimate	N/A	-20% to -50%	+ 30% to +100%
4	Detailed Planning Level Estimate	1% to 5 %	-15% to -30%	+20% to +50%
3	Project Budget Estimate	10% to 40%	-10% to -20%	+10% to +30%
2	Detailed Project Control Estimate	30% to 70%	-5% to -15%	+5% to +20%
1	Bid Check Estimate	80% to 100%	-3% to -10%	+3% to +15%

Note:
(1) Percentages are based on the construction cost value and not on an incremental subtotal after each percentage category.

6.6.2 Mark-ups and Contingency

For the development of the project costs, a construction and estimating contingency and other markups will be applied as shown in Table 6.8. The markups are intended to account for costs of engineering, design, administration, and legal efforts associated with implementing the project. A sales tax of 9.25 percent was applied to 50 percent of the total direct cost subtotals. It should

be noted that contingency and other markups are applied incrementally; that is, the percentage for each component is applied to the previous subtotal.

Table 6.8 General Cost Estimating Assumptions

Description	Estimated Cost	Percent of Direct Construction Cost
Direct Construction Cost (includes Contractor General Conditions @ 10%)	**"A"**	**100 %**
Estimating Contingency	+30% of "A"	30%
Subtotal:	**"B:**	**130 %**
Contractor Overhead and Profit	+15% of "B"	15%
Subtotal:	**"C"**	**149 %**
Sales Tax on 50% of Construction Cost	+9.25% of 50% of "C"	4.6%
Total Construction Cost:	**"D"**	**156%**
Change Order Cost	+3% of "D"	3%
Engineering, Legal, Administration, Construction Management (2)	+20% of "D"	20 %
Total Project Cost:	**"E"**	**192%**

6.6.3 Unit Construction Costs for Recycled Water Pipelines and Pump Stations

The construction cost estimates for recycled water pipelines and pump stations are based on the unit construction costs listed in Table 6.7. Construction costs for pipelines include pipe material (C900 PVC), valves, appurtenances, excavation, installation, bedding material, backfill material, transport, and paving where applicable. Pipeline costs are provided in units of cost per linear foot (LF) of pipe. Because the alignments are preliminary at this stage and will need to be verified during preliminary design, costs associated with easements and land acquisitions are not provided.

Table 6.9 Baseline Unit Construction Costs before Markups

Category	Unit Construction Cost	Unit
Pipelines		
20-inch diameter	$395	$ / LF
24-inch diameter	$450	$ / LF
30-inch diameter	$475	$ / LF
Pump Stations		
100HP – 500 HP	$3000	$/HP

Recycled water pump stations were assumed to have vertical turbine pumps. Costs were estimated using a regression model of past pump station projects, that relates total horsepower with pump station cost.

6.6.4 Cost Estimating Approach for Treatment Facilities

Construction costs presented in this report are based on preliminary process evaluation and planning level considerations in the WWTF evaluation which is being developed separately Construction costs for secondary and tertiary facilities are based on past construction costs of

similar facilities at other locations, unit costs, estimating guides, and other supporting information.

6.6.4.1 UV System Costs

Equipment costs are based on one UV manufacturer's proposal, Xylem's WEDECO Duron, from a similar Carollo project from earlier in 2019. The costs for the different options were based on the ratio of the number of lamps and channels in a system. Costs include all necessary reactor components, auxiliary equipment, spare parts and start-up and commissioning services. The construction costs also include a canopy over the entire system, providing for a more operator friendly environment.

A comparison of the total equipment cost of the different UV options is in Appendix E. The estimated construction costs include adding a roof structure for the UV equipment, structural/mechanical modifications to the existing CCB, electrical, and instrumentation modifications.

The O&M cost basis and key factors for the net present worth evaluation are shown in Appendix F. The replacement costs for the individual components were provided by the manufacturer. The O&M cost analysis is based on the average flow rate, the average UVT, an electricity rate of $0.10/kWh, and a labor rate of $150/hour. Key components include replacement costs for lamps, ballasts, quartz sleeves, UV intensity sensors, cleaning system wipers, etc.

6.6.4.2 Treatment Facility Power Costs

The WWTF has two sources of electrical power; Southern California Edison (SCE) and an on-site solar photovoltaic system that is owned and operated by Sol Systems, Inc. During the period of March 1, 2018 to February 28, 2019, the City purchased 1,655,108 kWh of energy from SCE, at an average cost per kWh of $0.1215. The average cost per kWh of energy purchased from SCE was calculated by dividing the total annual SCE expenditure (e.g. the sum of SCE monthly invoices) by the total annual amount of energy purchased from SCE. As such, the average cost per kWh of energy purchased from SCE includes delivery charges for both energy and demand, generation charges for energy, and taxes.

Over the same period (March 1, 2018 – February 28, 2019), the City also purchased 2,093,019 kWh of energy from Sol Systems, Inc. at an average cost per kWh of $0.0825, which is the energy rate set by the Solar PV Power Purchase Agreement between the City and Sol Systems.

Using the total amount of energy purchased from SCE and Sol Systems between March 1, 2018 and February 28, 2019, and the associated average cost per kWh for each, the weighted average energy cost for the WWTF is calculated to be $0.0997/kWh, which is based on 44.2 percent of the annual WWTF energy being sourced from SCE and 55.8 percent being sourced from Sol Systems' solar PV facility. For this present worth analysis, the City's present energy cost of $0.1/kWh is used.

As future energy demands of the WWTF increase, it should be noted that the weighted average energy cost will likely increase because any additional energy required to operate the WWTF would have to be sourced from SCE due to the fact that the Sol Systems' solar PV facility has a fixed capacity.

For example, if the WWTF annual energy demand were to increase by 10 percent to 4,122,940 kWh, the 10 percent additional energy (374,813 kWh) would have to be purchased at the SCE average energy rate of $0.1215/kWh, which would increase the WWTF overall weighted average energy cost to $0.1017/kWh. Also note that the WWTF overall weighted average energy cost will increase over time as a result of inflation in the SCE energy rate and escalation of the Sol Systems energy rate (if the Sol Systems PPA includes a rate escalation provision).

6.6.5 Present Worth Cost Assumptions

Present worth costs estimate the project cost over a given study period, considering the total project cost, replacement, operation, maintenance and repair, expressed in present or annual value terms. The key variables that are used to calculate the present worth cost are the duration, and net discount rate (which combines the inflation and raw discount rate). The following assumptions are listed in Table 6.10.

Table 6.10 Key Variables for Present-Worth Costs

Variable	Value
Project Duration	20 years
Net Discount Rate	3%
Labor Rate	$150/hour
Electrical Power	$0.1/kWh

6.6.6 Excluded Costs

The following costs were not included in the cost estimates for the alternatives:

- Land acquisition to accommodate future biosolids reuse at the City's reclamation area.
- Biosolids hauling to off-site permitted land application facility.
- Easements and land acquisition for pipelines.
- Costs to deliver recycled water to potential landscape irrigation customers.
- Costs to distribute Title 22 disinfected tertiary recycled water throughout the reclamation area (Alternative 3).
- Environmental documentation to address the California Environmental Quality Act (CEQA).
- Costs related to the TTP for the casino project.

6.7 Engineer's Estimate of Probable Costs - Reuse Alternatives 2-4, Phase 1

Project costs were developed by considering the various treatment alternatives for secondary/ NdN and disinfected tertiary treatment, and conveyance pipelines needed to deliver the water to the use areas.

Table 6.11 summarizes the various sizing criteria for the treatment facilities developed in Alternatives 2, 3, and 4. These include the treatment upgrade for nitrogen removal, which is common to all alternatives, and various options and capacities for tertiary treatment. Costs for the alternatives are based on these assumptions.

Table 6.12 summarizes the construction, project, and present worth costs for Alternatives 2, 3, and 4 for Phase 1 project. The table shows that for the City's current program of sending undisinfected secondary effluent to irrigate the fodder crops on the City's reclamation site, the CAS option is a less expensive option to upgrade the process to meet future nitrogen limits.

However, for the production of tertiary disinfected recycled water, the MBR alternatives are less expensive than their CAS counterparts. This is primarily due to the CAS alternatives requiring an additional filtration step along with more expensive UV disinfection.

Based on the noneconomic screening results summarized in Section 6.5, the City's preferred alternative is Alternative 4b (Unrestricted Reuse with neighboring irrigation districts, using MBR/UV technologies with combined effluent pump station). Alternative 4b is the lowest cost option of Alternatives 4a through 4d.

To expand the WWTF to meet Phase 2 flows, additional facilities will be needed (see Section 6.3.1.2 for summary of new facilities). Table 6.13 summarizes the construction, project, and present worth costs for Alternative 4b, Phase 2.

Figure 6.18 displays the WWTF site with construction of both Phase 1 and Phase 2 facilities. All new facilities can be constructed within the current site boundary.

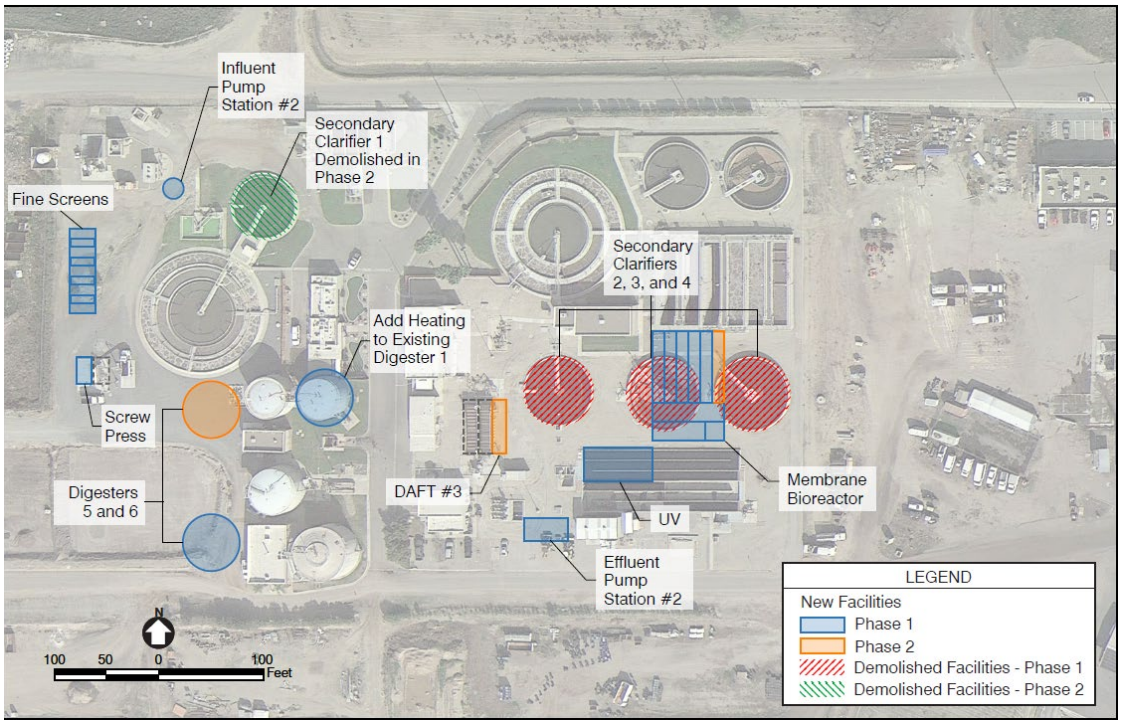


Figure 6.18 Ultimate Phase 2 MBR/UV Treatment Facilities

Table 6.11 Summary of Sizing Criteria for Treatment Alternatives in Reuse Alternatives

Alternative	Secondary Treatment WWTF Main Facility			Tertiary / UV Disinfection Treatment WWTF Main Facility			Tertiary / UV Disinfection Treatment Remote Plant		
	Process	ADMMF	PHF	Process	ADMMF	PHF	Process	ADMMF	PHF
Phase 1									
Alt 2a	MBR	7.7	14.2	--	--	--	--	--	--
Alt 2b	CAS	7.7	14.2	--	--	--	--	--	--
Alt 3a	MBR	7.7	14.2	--	--	--	UV	7.7	7.7
Alt 3b	CAS	7.7	14.2	--	--	--	Filtration/UV	7.7	7.7
Alt 4a	MBR	7.7	14.2	UV	5.3	10	UV	2.65	5.0
Alt 4b	MBR	7.7	14.2	UV	5.3	10	UV	2.65	5.0
Alt 4c	CAS	7.7	14.2	Filtration/UV	5.3	10	Filtration/UV	2.65	5.0
Alt 4d	CAS	7.7	14.2	Filtration/UV	7.7	14.2	--	--	--
Phase 2									
Alt 2a	MBR	9.4	17.3	--	--	--	--	--	--
Alt 2b	CAS	9.4	17.3	--	--	--	--	--	--
Alt 3a	MBR	9.4	17.3	--	--	--	UV	9.4	9.4
Alt 3b	CAS	9.4	17.3	--	--	--	Filtration/UV	9.4	9.4
Alt 4a	MBR	9.4	17.3	UV	6.9	10	UV	2.65	5
Alt 4b	MBR	9.4	17.3	UV	6.9	10	UV	2.65	5
Alt 4c	CAS	9.4	17.3	Filtration/UV	6.9	10	Filtration/UV	2.65	5
Alt 4d	CAS	9.4	17.3	Filtration/UV	9.4	17	--	--	--

Notes:
(1) Capacity of new effluent pipeline = 10 mgd. PHFs > 10 mgd divert to on-site ponds or south pipeline (to perc ponds).
(2) Peak flows to on-site pond or split between the two effluent pipelines (combined capacity = 20.5 mgd).

Table 6.12 Cost Comparison for Reuse Alternatives – Phase 1

Costs	Restricted Reuse		Unrestricted Reuse on City Land		Unrestricted Reuse with Neighboring Irrigation Districts			
	2a: MBR	2b: CAS	3a: MBR	3b: CAS	4a: MBR split EPS	4b: MBR combined EPS	4c: MBR split EPS	4d: MBR combined EPS
Preliminary Treatment								
R&R Preliminary Treatment	$580,000	$580,000	$580,000	$580,000	$580,000	$580,000	$580,000	$580,000
New Influent Pump Station	$1,160,000	$1,160,000	$1,160,000	$1,160,000	$1,160,000	$1,160,000	$1,160,000	$1,160,000
Primary/Secondary								
R&R Claraetor 1	$440,000		$440,000			$440,000	$440,000	$441,006
R&R PC/Aeration Basin 2-4	$950,000	$950,000	$950,000	$950,000	$950,000	$950,000	$950,000	$950,000
R&R Secondary Clarifier 1-4		$1,570,000		$1,570,000			$1,570,000	$1,570,000
Demolition Secondary Clarifier 2-4	$800,000		$800,000		$800,000	$800,000		
BNR upgrades to Aeration Basin 1		$130,000		$130,000			$130,000	$130,000
BNR upgrades to Aeration Basin 2-4	$560,000	$380,000	$560,000	$380,000	$560,000	$560,000	$380,000	$380,000
New Primary Clarifier	$1,870,000		$1,870,000			$1,870,000	$1,870,000	$1,865,316
New Aeration Basin	$5,530,000		$5,530,000			$5,530,000	$5,530,000	$5,531,332
New Secondary Clarifier	$3,020,000		$3,020,000			$3,020,000	$3,020,000	$3,018,305
MBR System	$11,300,000		$11,300,000		$11,300,000	$11,300,000		
Fine Screening	$3,670,000		$3,670,000		$3,670,000	$3,670,000		
Media Filtration								
Remote Media Filtration (7.7 mgd)				$6,050,000				
Remote Media Filtration (5 mgd)							$2,550,000	
Main Plant Media Filtration (10 mgd)							$4,830,000	
Main Plant Media Filtration (17 mgd								$6,050,000
UV Main Plant / UV Remote Plant								
Remote Plant (7.7 mgd, UVT = 65%)			$1,080,000					
Remote Plant (7.7 mgd, UVT = 55%)				$2,680,000				
Main Plant (14/17 mgd, UVT = 55%)								$4,280,000
Remote Plant (5 mgd, UVT = 65%)					$1,370,000	$1,370,000		
Main Plant (10 mgd, UVT = 65%)					$1,970,000			
Main Plant CV (10 mgd, UVT=65%)						$1,360,000		
Remote Plant (5 mgd, UVT = 55%)							$1,970,000	
Main Plant (10 mgd, UVT = 55%)							$3,440,000	
Solids Treatment								
R&R DAF Thickening	$290,000	$290,000	$290,000	$290,000	$290,000	$290,000	$290,000	$290,000
Digester heating	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000
New Anaerobic Digesters	$880,000	$880,000	$880,000	$880,000	$880,000	$880,000	$880,000	$880,000
New Screw Press	$680,000	$680,000	$680,000	$680,000	$680,000	$680,000	$680,000	$680,000
Misc R&R	$120,000	$120,000	$120,000	$120,000	$120,000	$120,000	$120,000	$120,000
Subtotal Project Element Costs	**$21,040,000**	**$17,650,000**	**$22,120,000**	**$26,370,000**	**$24,380,000**	**$23,770,000**	**$30,440,000**	**$27,970,000**
Yard Piping	$1,050,000	$880,000	$1,110,000	$1,320,000	$1,220,000	$1,190,000	$1,520,000	$1,400,000
Misc Site work	$420,000	$350,000	$440,000	$530,000	$490,000	$480,000	$610,000	$560,000
General Conditions	$2,100,000	$1,770,000	$2,210,000	$2,640,000	$2,440,000	$2,380,000	$3,040,000	$2,800,000
Electrical Works	$6,310,000	$5,300,000	$6,640,000	$7,910,000	$7,310,000	$7,130,000	$9,130,000	$8,390,000
Subtotal WWTP Direct Costs	**$30,920,000**	**$25,950,000**	**$32,520,000**	**$38,770,000**	**$35,830,000**	**$34,950,000**	**$44,740,000**	**$41,120,000**
Effluent pipeline and pump station								
R&R existing pump station	$400,000	$400,000	$400,000	$400,000	$400,000	$400,000	$400,000	$400,000
Fourth pump and manhole	$350,000	$350,000	$350,000	$350,000	$350,000	$350,000	$350,000	$350,000
To PID (12,900 LF, 30in daim)					$6,130,000	$6,130,000	$6,130,000	$6,130,000
10 mgd PS					$900,000	$900,000	$900,000	$900,000
To SID/TDWD (14,676 LF, 20" diam)					$5,800,000	$5,800,000	$5,800,000	$5,800,000
5 mgd PS					$450,000	$450,000	$450,000	$450,000
To City Reclamation (32,100 LF 24" diam)	$14,450,000	$14,450,000	$14,450,000	$14,450,000				
7 mgd PS	$1,130,000	$1,130,000	$1,130,000	$1,130,000				
Subtotal Direct Costs	**$47,240,000**	**$42,270,000**	**$48,840,000**	**$55,090,000**	**$49,860,000**	**$48,970,000**	**$58,770,000**	**$55,150,000**
Contingency	$14,170,000	$12,680,000	$14,650,000	$16,530,000	$14,960,000	$14,690,000	$17,630,000	$16,540,000
Subtotal	$61,420,000	$54,950,000	$63,490,000	$71,610,000	$64,820,000	$63,660,000	$76,400,000	$71,690,000
Contractor Overhead & Profit	$9,210,000	$8,240,000	$9,520,000	$10,740,000	$9,720,000	$9,550,000	$11,460,000	$10,750,000
Subtotal	$70,630,000	$63,190,000	$73,010,000	$82,350,000	$74,540,000	$73,210,000	$87,860,000	$82,440,000
Sales Tax (on half)	$3,270,000	$2,920,000	$3,380,000	$3,810,000	$3,450,000	$3,390,000	$4,060,000	$3,810,000
Total Construction Cost	**$73,900,000**	**$66,110,000**	**$76,390,000**	**$86,160,000**	**$77,990,000**	**$76,600,000**	**$91,920,000**	**$86,260,000**
Change Order Cost	$3,690,000	$3,310,000	$3,820,000	$4,310,000	$3,900,000	$3,830,000	$4,600,000	$4,310,000
Engineering, Legal, Admin.	$18,470,000	$16,530,000	$19,100,000	$21,540,000	$19,500,000	$19,150,000	$22,980,000	$21,560,000
Total Project Cost	**$96,070,000**	**$85,940,000**	**$99,300,000**	**$112,010,000**	**$101,380,000**	**$99,580,000**	**$119,490,000**	**$112,130,000**
O&M Costs, ($/yr)								
Labor Cost	$1,370,000	$1,330,000	$1,430,000	$1,470,000	$1,430,000	$1,430,000	$1,470,000	$1,470,000
Power Cost	$370,000	$190,000	$460,000	$280,000	$460,000	$460,000	$280,000	$280,000
Chemical Cost	$30,000		$30,000	$0	$30,000	$30,000		
Consumables Cost	$190,000		$330,000	$140,000	$330,000	$330,000	$140,000	$140,000
Total Annual O&M Cost ($/yr)	**$1,960,000**	**$1,520,000**	**$2,250,000**	**$1,890,000**	**$2,250,000**	**$2,250,000**	**$1,890,000**	**$1,890,000**
NPV (20 years, 3% discount)	**$125,250,000**	**$108,520,000**	**$132,710,000**	**$140,080,000**	**$134,790,000**	**$132,980,000**	**$147,570,000**	**$140,210,000**

Table 6.13 Alternative 4b - Cost Summary for Phase 2

Costs		4b: Unrestricted Reuse with Neighboring Irrigation Districts: MBR combined EPS
Primary/Secondary		
R&R Claerator 1		$240,000
Demolition Secondary Clarifier 1		$440,000
BNR upgrades to Aeration Basin 1		$185,396
MBR System		$1,950,000
Solids Treatment		
DAF Thickening		$600,000
New Anaerobic Digester		$880,000
Subtotal Project Element Costs		**$4,300,000**
Yard Piping	5%	$220,000
Misc Sitework	2%	$90,000
General Conditions	10%	$430,000
Electrical Works	30%	$1,290,000
Subtotal WWTP Direct Costs		**$6,330,000**
Contingency	30%	$1,900,000
Subtotal		$8,220,000
Contractor Overhead & Profit	15%	$1,230,000
Subtotal		$9,460,000
Sales Tax (on half)	4.6%	$440,000
Total Construction Cost		**$9,890,000**
Change Order Cost	5%	$490,000
Engineering, Legal, Admin.	25%	$2,470,000
Total Project Cost		**$12,860,000**
O&M Costs, ($/yr)[(1)]		
Labor Cost		$1,640,000
Power Cost		$560,000
Chemical Cost		$30,000
Consumables Cost		$250,000
Total Annual O&M Cost ($/yr)		**$2,490,000**
NPV (20 years, 3% discount)		**$49,910,000**

Note:
(1) O&M costs are for the full Phase 2 flow (including the portion treated by the facilities constructed in Phase 1).

Chapter 7

RECOMMENDED PROJECT – IMPLEMENTATION STEPS AND FUNDING/FINANCING OPTIONS

7.1 Introduction

The adequate funding of capital and operational costs is a primary consideration when implementing a capital program that would expand facilities and infrastructure. This chapter describes potential funding opportunities and financing mechanisms for the costs associated with the recommended recycled water program, including an overview of current applicable grants and loan opportunities.

In the course of this discussion, the term "funding" refers to the method of collecting money to pay for a project or capital program—essentially any revenue source available to the City, such as user rates and charges, bond proceeds, or reserve funds. In contrast, the term "financing" refers to the collection of outside revenue sources, namely grants and loans.

As stated in Chapter 6, the recommended project is Alternative 4b. The project consists of upgrading the Wastewater Treatment Facility (WWTF) to produce Title 22 disinfected tertiary recycled water. The WWTF will be converted to a membrane bioreactor (MBR) technology with ultraviolet light (UV) disinfection. The effluent pump station will be expanded and new effluent pipelines will be built to convey the recycled water to agricultural lands for unrestricted use.

The recycled water will be distributed to one or more neighboring irrigation districts (IDs or districts) for possible water exchanges of recycled water for surface water. Three irrigation districts are considered as possible partners: Porterville Irrigation District (PID), Saucelito Irrigation District (SID), and Teapot Dome Water District (TPDWD).

The recycled water would be used for agricultural irrigation within the exchange partner's boundaries. An exchange agreement would provide for a reliable source of Title 22 water for an irrigation district suitable for irrigating all crops without restriction. In return, the City would be provided with a reliable source of surface water that would be used to recharge the City's groundwater basin or potentially feed a surface water treatment plant.

At this point in the program development, the districts have all expressed interest in the recycled water and a capability to take the water. The City's next step is to pursue negotiations and enter into an agreement(s). It is assumed that the exchange rate would be 1:1, meaning that the City would receive surface water at the same quantity of recycled water delivered to the participating district(s). This is consistent with the assumptions developed in the Water Supply Alternatives Analysis (Chapter 6 of the Integrated Master Plan).

Recycled water will also be provided to landscape irrigators in the vicinity of the WWTF and the recycled water pipelines. Compared to agricultural irrigation, the market for landscape irrigation is very small and not a first priority for recycled water delivery.

The two phases of the recommended program will be built to serve projected wastewater flows through the year 2040. The project phases and treatment capacities are shown in Table 7.1. The estimated project costs for each phase are summarized in Table 7.2

Table 7.1 Recycled Water Project Phases and Design Criteria

Phase	AADF (mgd)	ADMMF (mgd)	PHF (mgd)
1	7.26	7.71	14.22
2	8.84	9.40	17.25

Table 7.2 Recommended Recycled Water Program Costs, Phases 1 and 2

Description	Recommended Project Costs Phase 1 (1)	Recommended Project Costs Phase 2 (1)
Treatment	$54,700,000	$9,900,000
Pump stations and pipelines to irrigation Districts	$21,900,000	--
Total Capital Costs	$76,600,000	$9,900,000
Project Cost Soft Costs(2)	$23,000,000	$3,000,000
Total Project Cost	$99,600,000	$12,900,000
Annualized Project Cost, $/year(3)	$3,560,000	$460,000(6)
O&M Costs, $/year(4)	$2,250,000	$240,000(6)
R&R Costs, $/year(5)	$490,000	$63,300(6)
Total Annual Costs, $/year	$6,300,000	$763,300

Notes:
(1) ENRCCI = 11228
(2) Includes Engineering, Legal, Administration and Change Orders (30 percent of Capital Cost).
(3) Discounted at 3 percent over a 20 year period.
(4) Includes annual costs for energy, chemical use, equipment maintenance, and labor.
(5) Includes allowance for repair and rehabilitation assumed to be equal to 1 percent of the direct cost before contingency, contractor overhead and profit and sales tax.
(6) Yearly costs shown are just for the Phase 2 portion. Total yearly costs post construction of Phase 2 would be the sum of the Phase 1 and 2 yearly costs. Implementation Plan

The City will need to address the following project components in implementing the recycled water project (listed in no specific order):

- Design the recommended alternative.
- Receive firm commitments from at least one agricultural district to use recycled water and negotiate terms of the exchange agreement and exchange rate.
- Obtain permits and clearances from applicable regulatory divisions within the Central Valley Water Board (Regional Water Quality Control Board, Division of Drinking Water).
- Coordinate and obtain easements, rights of way, and any permits that may be required by the County for work along the pipeline alignments and/or crossing under canals.
- Conduct environmental process (CEQA, CEQA Plus and/or NEPA if required) and develop compliance documents, and certify the CEQA document, covering the construction and implementation of the project, including the exchange agreement. For SRF funding, the SWRCB requires that the CEQA/CEQA-Plus certification be completed within 5 years of the SWRCB environmental review and the biological assessment will need to be updated to be within 1 year of environmental review.

- Investigate and pursue funding sources, including grants and loans applicable to the project.
- Preparation of a cost-of-service rate study and adoption of new sewer rates, including public notification per Prop 218 process
- Adopt a resolution for recycled water use.

An implementation schedule is outlined in Table 7.3 for Phase 1. Phase 2 will not occur until approximately the year 2032 (or later, if flows increase at a slower rate than projected, so it is not included in the schedule.

Table 7.3 Planned Implementation Schedule

Item Description	Start Year	End Year
Phase 1 – 7.7.mgd ADMMF		
Planning	2020	2020
Design	2020	2021
Construction	2021	2023
Phase 2 – 9.4 mgd ADMMF	Unscheduled	Unscheduled

7.2 Funding Source Identification

There are two types of costs associated with the recommended program: capital costs required to plan, design, and build the facilities and infrastructure elements; and operational costs required to maintain, operate, and repair those facilities and infrastructure elements.

Capital costs are funded through a variety of sources that range from traditional funding options such as internal user charges and bond financing, to non-traditional funding sources such as grants, loans, and market based programs. The sections that follow outline the mechanisms available to recover both capital and O&M costs.

The main instruments available for funding the capital costs include:

- **Pay-as-you-go (PAYGO) financing** — upfront collection of project costs from existing and new users for future capital improvement projects. It is common for utilities to fund major capital expansions through other methods, particularly bond financing, to avoid the burden that PAYGO's high upfront cash requirement places on rate or reserve funds.
- **Debt financing** — acquisition of funds through borrowing mechanisms.
- **Grants and loans** — alternate sources of funds from public agencies at no or minimal interest cost. Examples include federal, state, and local programs that provide funding at zero interest for projects that meet select criteria.
- **Market based programs** — refers to financing through funds obtained from tax credits, purchase agreements, voluntary programs, and trading and offset programs.

Operating revenues remaining after operating expenses and debt service obligations have been met can be a significant source of funding for capital expenses today or placed in reserves for future projects. Financing methods such as grants and loans can be combined with rate and reserve funding to develop a complete funding plan. It is recommended that operational costs be fully funded through user rates and other recurring annual sources of revenue, and that these are not funded through debt.

7.2.1 Pay-As-You-Go Funding

Pay-as-you-go (or PAYGO) financing involves periodic collection of capital charges or assessments from customers within the utility's jurisdiction for funding future capital improvements. These revenues are accumulated in a capital reserve fund and are used for capital projects in future years. Pay-as-you-go financing could be used to finance 100 percent or only a portion of a given project, depending on a number of factors.

Overall, total costs are substantially lower when employing a PAYGO financing approach due to the avoidance of interest payments incurred from bond funding, along with the associated transaction costs (e.g., legal fees, underwriters' discounts, etc.). However, it is often challenging to employ this funding approach for large new or replacement projects, due to the high amount of capital that is needed on-hand in reserves, or from rate-based cash flow. If the program is reserve funded, the agency must already have sufficient cash-on-hand designated for such a project. If the program is rate funded, it could significantly increase the agency's rates and fees if the program represents a sizeable increase in capital needs.

7.2.2 Financing Options

7.2.2.1 Debt Financing

There are several options for debt financing of reclaimed water projects, ranging from the issuance of short- or long-term bonds.

Revenue Bonds

Revenue bonds are historically the principal method of incurring long-term debt. This method of debt obligation requires specific non-tax revenues such as user charges, facility income, and other funds, pledged to guarantee repayment. There is often no legal limitation on the amount of authorized revenue bonds that may be issued, but from a practical standpoint, the size of the issue must be limited to an amount where annual interest and principal payments are well within the revenues available for debt service on the bonds. Revenue bond covenants generally include coverage provisions, which require that revenue from fees minus operating expenses be greater than debt service costs.

Certificates of Participation

Certificates of participation provide long-term financing through a lease agreement that does not require voter approval. The legislative body of the issuing agency is required to approve the lease arrangement by a resolution. The lessee (the City) would be required to make payments typically from revenues derived from the operation of the facilities. The amount financed may include reserves and capitalized interest for the period that facilities will be under construction. Within the State of California, most municipal utility bonds are issued in the form of certificates of participation rather than traditional revenue bonds.

General Obligation Bonds

General obligation (GO) bonds are municipal securities secured by the issuer's pledge of its full faith, credit, and taxing power. GO bonds are backed by the general taxing authority of local governments and are often repaid using utility revenues when issued in support of a sewer or water enterprise fund. In the event that GO bonds are issued for this project, the agency must have the necessary taxing capacity to issue the bonds.

Assessment District Bonds

Financing by this method involves initiating assessment proceedings. Assessment proceedings are documents in "Assessment Acts" and "Bond Acts." An assessment act specifies a procedure for the formation of a district (boundaries), the ordering, and making of an acquisition or improvement, and the levy and confirmation of an assessment secured by liens on land. A bond act provides the procedure for issuance of bonds to represent liens resulting from proceedings taken under an assessment act. Procedural acts include the Municipal Improvements Acts of 1911 and 1913. The commonly used bond acts are the 1911 Act and the Improvement Bond Act of 1915. The most prevalent procedure is a combination of the 1913 Improvement Act with the 1915 Bond Act. Charges for debt service can be included as a special assessment on the annual property tax bill. The procedure necessary to establish an assessment district may vary depending on the acts under which it is established and the District size.

7.2.2.2 State Grants and Loans

Federal, State and local grant and loan funding sources are available for the planning, design and construction of recycled water projects. Grants and low interest loans funding programs, which are highly competitive, typically target specific types of project and/or have specific objectives that a project must achieve and often require projects to meet as many objectives as possible, including:

- Regional partnerships.
- Integrated project benefits.
- Water conservation.
- Renewable energy improvements.

In particular for a recycled water project to qualify for one of California's state funding programs, a project must meet the following objectives and requirements:

- Demonstrate consistency with the California Water Action Plan (CWAP).
- Help meet the State Recycled Water Policy objectives.
- Protect groundwater resources.
- Demonstrate regional cooperation and partnerships with partners and stakeholders such as Cal Water.

The City of Porterville's projects meets many of these objectives and/or requirements – it provides for a more sustainable, recycled water source while reducing demands on the groundwater basin; helps the City address drought related impacts; provides a reliable water source in lieu of groundwater; includes the installation of energy efficient systems; and protects the region's groundwater resources.

In addition, the City of Porterville is a disadvantaged community (DAC. In addition to serving the City, the project serves other DACs located within the service area, including the community of East Porterville.

7.2.2.3 Overview of Low Interest Loans and Grants

With Federal and State budget constraints and an overall increased interest in grants and low interest loan programs, sources of low interest loan financing and grant funding are more limited and/or more competitive to secure. Despite the competitive nature of alternate funding,

available Federal, State and Local funding sources should be considered as a potential funding mechanism to help reduce the overall costs of the project to the City.

The larger funding programs [e.g. Water Innovation Finance and Innovation Act (WIFIA), State of California's Clean Water State Revolving Fund (DWSRF), and California Infrastructure and Economic Development Bank (I-Bank)] provide some of the best opportunities to obtain larger sources of funding. While programs such as the Bureau of Reclamation's Drought Resiliency Program, Title XVI Water Reclamation and Reuse Program, and Water and Energy Efficiency programs provide relatively large sources of grant funding. Smaller grants and loans can also be pursued as they are helpful in building relationships with funding agencies and reducing the financial burden on the City. In addition, grant and low interest loan funding helps to demonstrate that the City is doing their fiduciary responsibility to ratepayers by seeking alternative sources of funding.

While grant programs have the obvious advantage over loans in that they do not require repayment, there are numerous factors that should be considered in the pursuit of grant funding, including:

- **Project Specific.** Most grants target a specific type of project or purpose. In order for a project to be competitive, it needs to meet the intent of the program.
- **Established Application Timelines.** Application timing is critical for most grant and loan programs. While some funding agencies accept applications on a rolling basis, others have prescribed submission dates. Typically grant programs release funding announcements once a year with a 45-60 day window to apply, while some vary year to year pending appropriations. Low interest loan programs traditionally are on a rolling basis, however the EPA's WIFIA program releases its funding announcement once a year. Grant tracking is critical to align an agency for a funding program.
- **Project Readiness.** Typically for funding agencies, the proposed grant or loan applications require demonstration of the ability to construct, operate, and maintain the project without grant funding. An assessment of project document readiness is important to ensure the appropriate level of documentation (e.g. engineering, environmental, and financial) is available to support the grant application.
- **Funding Restrictions.** Limited programs allow for the retroactive funding of design and construction work, and some programs will only fund activities that are conducted post selection for award or even require entering into an agreement prior to starting work activities.
- **Application Timing.** In general, agencies should plan on submitting a loan application 6 to 12 months in advance of when funding is needed.
- **Does not cover the full cost of the project.** Most grant programs do not cover the full cost of the project, requiring the sponsoring agency to provide a minimum cost share ranging from 25 to 75 percent (in-kind donations are applicable matches). Often there is also a minimum funding requirement.
- **Grant award or funding authorization is NOT a promise of grant reimbursement:**
  - Most grants are reimbursements and not cash up front. This requires that a source of funding be available for the construction of the project.
  - Grant reimbursements are subject to annual budget and appropriations process and thus disbursement of grant funds on schedule is not guaranteed.

- It may take several years after project completion to receive reimbursements, especially in difficult economic times.
- Federal grants typically require investment of additional resources to obtain lobbying support.

Both Federal and State low interest loans and grant programs are competitive and the application process can be time-consuming and costly. More so, as grant funds are limited and highly competitive; require a challenging qualification process; are not typically a long-term funding solution; and may expire after a specified time, an assessment of the appropriateness of pursuing a specific grant should be conducted to verify the investment is worthwhile. Some agencies secure loan financing for the entire project and in parallel pursue appropriate grants where the entity will be competitive.

Potential Federal and State funding programs to evaluate further for the City of Porterville's recycled water project include:

- Environmental Protection Agency – Water Innovation Finance and Innovation Act (WIFIA) (loan).
- United States Bureau of Reclamation (USBR) Title XVI Program (grant).
- United States Bureau of Reclamation (USBR) Drought Resiliency Program (grant).
- USBR Energy and Water Program (grant).
- United States Department of Agriculture (USDA) Programs (typically for communities <10,000 or <20,000) (grants and loans).
- U.S. Department of Commerce - Economic Development Administration (grant).
- State Water Resources Control Board (SWRCB) Clean Water State Revolving Fund (DWSRF) (loan).
- State Water Resources Control Board (SWRCB) Water Recycling Funding Program (loan and grant).
- SWRCB Proposition 1 Groundwater Grant Program (grant).
- SWRCB Proposition 68 Groundwater Treatment and Remediation Grant Program (grant).
- California Infrastructure and Economic Development Bank – Infrastructure State Revolving Loan (I-Bank) SRF Program (loan).
- Department of Water Resources (DWR) Integrated Regional Water Management (IRWM) Proposition 1 Implementation Grants Program (Proposition 1) (grant).
- DWR Sustainable Groundwater Planning Grants Program (grant).

7.2.3 Federal Funding

There are several highly competitive Federal grant and loan programs that provide financial resources that maybe viable opportunities to pursue for the Project.

7.2.3.1 EPA - Water Infrastructure Finance and Innovation Act

The EPA's WIFIA established in 2017 provides a new financing mechanism for water and wastewater infrastructure projects. WIFIA provides low interest rate financing for the

planning/design and or construction of large dollar-value water and wastewater projects. Eligible projects include:

- Clean Water State Revolving Fund (CWSRF) and DWSRF eligible projects.
- Projects for enhanced energy efficiency at drinking water, wastewater and recycled water facilities.
- Brackish or seawater desalination project, an aquifer recharge project, water recycling project.
- Acquisition of property if it is integral to the project or will mitigate the environmental impact of a project.
- Bundled State Revolving Fund (SRF) projects submitted under one application by an SRF program.
- A combination of projects secured by a common security pledge.

Projects must cost no less than $20 million (or $5 million for small community projects) or an entity may bundle a group of projects together totaling a minimum of $20 million. The program provides a maximum loan not exceeding 49 percent of the project costs. The interest rate is equal to the US Treasury rate of a similar maturity plus a point. The loan term is for 35 years, with the option to defer repayment by 5 years. Unlike the SRF program, the WIFIA program has an "application fee" which ranges on average from $300,000-$500,000) which reconciles the cost associated with processing the loan.

The WIFIA application process is a two-step process, agencies are asked to submit a Letter of Interest which is reviewed by the EPA and evaluated based on the program priorities and on a set of scoring criteria. The EPA will invite selected project applicants to submit a formal application package. It is with the formal application that the applicants are requested to provide an initial application fee of $100,000 and upon entering a financing agreement borrowers are asked to reimburse the EPA for processing costs.

7.2.3.2 United States Bureau of Reclamation – Title XVI Program

The U.S. Bureau of Reclamation administers funds for recycled water feasibility, demonstration, and construction projects through the Water Reclamation and Reuse Program authorized by the Reclamation Wastewater and Groundwater Study and Facilities Act of 1992 (Title XVI) and its amendments. The program provides as much as 25 percent of construction costs with a maximum of $20 million. To meet eligibility requirements a project must have a feasibility study, comply with environmental regulations, and demonstrate the ability to pay the remainder of the construction costs. Projects are authorized by Congress and recommended in the President's annual budget request by the Bureau of Reclamation. Congress then appropriates funds and the Bureau ranks and prioritizes projects and disburses the money on a competitive grant basis each year. Prioritized projects are those that postpone the development of new water supplies, reduce diversions from natural watercourses, and reduce demand on federal water supply facilities, or that have a regional or watershed perspective.

7.2.3.3 United States Bureau of Reclamation - Drought Resiliency Program

The USBR administers to grant programs under the Drought Resiliency Program:

- **Drought Contingency Planning:** Provides grant funds for the development of Drought Management Plan or for an agency to update an existing drought plan with grant awards of up to $200,000.

- **Drought Resiliency Projects:** USBR provides funding for the implementation of projects that build long-term resiliency to drought and reduce the need for emergency response actions that are identified in a Drought Management Plan. Projects eligible for funding should address at least one the following: serve to increase the reliability of water supply; improve water management; implement systems to facilitate voluntary water sales, transfers, or exchanges; and provide benefits for the environment are eligible. Types of projects include moving pipelines, small recycling, storage reservoir construction, and projects that increase flexibility in drought. The Drought Resiliency Grants provide as much as 25 percent of construction costs with a maximum of $300,000 for projects completed in two years and $750,000 for projects that are completed in three years. $20 million. To meet eligibility requirements a project must have a drought management plan, comply with environmental regulations, and demonstrate the ability to pay the remainder of the construction costs.

7.2.3.4 United States Bureau of Reclamation - WaterSMART Small-Scale Water Efficiency Projects

Under the WaterSMART grants program, this program provides dedicated source of funding to fund small on the ground implementation projects to support water planning. USBR anticipates making $2 million available in Federal funding available in 2019. The total project cost should be capped at $150,000 and grant funding will include a 50/50 cost share with the total Federal funding limit of $75,000. Projects need to be completed within 2 years of grant award.

7.2.3.5 United States Bureau of Reclamation - WaterSMART: Water and Energy Efficiency

Through the WaterSMART Water and Energy Efficiency Grants program, USBR provides a 50/50 cost share funding to irrigation and water districts, Tribes, States, and other entities with water or power delivery authority. Eligible projects include projects that result in quantifiable and sustained water savings, increase renewable energy use and improve energy savings, and support broader water quality sustainability benefits. Projects that benefit endangered and threatened species, support water sustainability benefits, or implement activities to address climate related impacts on water may apply. Projects are selected through a competitive process and the focus is on projects that can be completed within 24 months that will help sustainable water supplies in the western United States. There are two funding limits for the program: $300,000 (typically for projects completed within a year; and up to $1,000,000 (for projects to be completed in 3 years). The total earmarked for this program in FY 2019 was $34 million.

7.2.3.6 United States Department of Commerce – Economic Development Administration – Public Works and Economic Adjustment Assistance Programs

The Department of Commerce Economic Development Administration (EDA) provides grants for public works projects provide grant funding for public works projects, including wastewater and stormwater projects that promote economic development. The EDA through its Public Works and Economic Adjustment Assistance Program will provide support assistance with up to 50 percent in matching funds (up to $3 million) based on the number of permanent jobs created by the implementation of the proposed project. For every full time job created, the EDA will provide $10,000 in EDA assistance. In order to apply a community, County or region must have a current Comprehensive Economic Development Strategies plan. The City will be required to provide an economic impact statement demonstrating the anticipated growth associated with the project implementation as part of the application process. All construction projects are

expected to be completed within 5 years from the date of award. In 2018, public works project awards ranged from $600,000 to $3,000,000, with an average award of $1.4 million. Applications are accepted on a rolling basis.

7.2.3.7 United States Department of Agriculture - Water & Waste Disposal Loan and Grant Program

The USDA provides funding directed at low-income and or small water/wastewater utilities. USDA provides Predevelopment Planning Grants which assists low-income communities with initial planning and development of applications for USDA Rural Development Water and Waste Disposal direct loan/grant and loan guarantee programs. Program requirements include: 1) Population must be less than 10,000 people; and 2) Median household income below the poverty line or less than 80 percent of the statewide non-metropolitan median household income. Maximum grant amount of $30,000 or 75 percent of the predevelopment planning costs. 25 percent cost share from applicant or third-party sources. USDA also have several other programs providing direct loans and grants for communities to develop water and waste systems in rural areas – however most are targeted at communities of less than 10,000 people.

7.2.4 State Funding

Several state funding sources, including the State Water Resources Control Board (SWRCB) and the Department of Water Resources (DWR), may have funding programs that may be appropriate to pursue for the project – from the drinking water, recycled water and groundwater perspectives. Depending on the program, funding may be used to pay for planning, pilot studies, design, as well as construction. Due to the high demand on these funding programs, all programs are competitive and some may have fully allocated funding by the time the City is ready to apply and/or initiate construction.

7.2.4.1 State Water Resources Control Board – Clean Water State Revolving Fund

The SWRCB, Division of Financial Assistance (DFA) Clean Water State Revolving Fund (CWSRF) program offers low interest financing. In addition, the Environmental Protection Agency (EPA) requires CWSRF programs to direct a portion of their capitalization grant toward projects that address green infrastructure, water efficiency, energy efficiency, or other environmentally innovative activities through a Green Project Reserve (GPR) fund.

The CWSRF program provides funding for both planning and construction activities via:

- Planning loans can be used to assist public agencies with completing planning studies for recycled water projects.
- Construction loans include allowances for design, legal tasks, construction management, engineering services during construction, program management, land acquisition, value engineering, and construction. Construction loan funding requires the completion of environmental documentation (CEQA plus).
- Loan principal forgiveness may also be available from the Green Project Reserve (GPR) program (pending availability of GPR funding). GPR projects must address water or energy efficiency, mitigate stormwater runoff, or encourage sustainable project planning, design, and construction. GPR projects must fit into one of the following categories: Green Infrastructure, Water Efficiency, Energy Efficiency, and Environmentally Innovative Activities. The maximum GPR project's loan forgiveness

limit for recycled water projects is 50 percent for construction costs with a maximum $2.5 million cap.

- Planning and construction grants are provided by the SWRCB to communities that are identified as Small Disadvantaged (serving up to 6,600 people and with a median household income of less than 80 percent of the statewide MHI) or Expanded Small Disadvantaged Communities (serving less than 20,000 people). The program provides for up to $500,000 in principal forgiveness for planning and up to $5,000,000 in principal forgiveness for construction. In addition, the loan repayment period maybe extended to 40 years or the life of the system.

The CWSRF program provides construction financing for up to 100 percent of the eligible construction funding with a 30-year loan term. The CWSRF loan repayment does not begin until one year following completion of the eligible project. The CWSRF interest rate is set at one-half of the state general obligation (G.O.) bond rate and has recently averaged around 1.8 percent. Furthermore, repayment does not begin until one year following completion of the eligible project. Projects receiving SRF funding must comply with all federal requirements (including CEQA Plus, American Iron and Steel, Davis Bacon, Disbarment, DBE, reporting, etc.).

Due to the over-subscription of the CWSRF Program, the SWRCB updated its CWSRF Intended Use Plan which has implemented changes to the application review and evaluation process in an effort to provide consistency in its selection process and better manage the increased demand for funds effective as of the 2019/2020 fiscal year loan funding cycle. The major changes include:

- Establishing a funding target based on a sustainable financing level supported by an updated capacity analysis.
- Developing a "Fundable List" of applications, and limiting eligibility during the fiscal year to applications on the Fundable List with the exception of Severely Disadvantaged Communities and Disadvantaged Communities.
- Using a priority scoring system for project selection. This score consists of three components: primary score, secondary score, and readiness score.
- Offering partial funding to large projects.
- Reimbursing constructions costs incurred prior to approval of financing under limited conditions.

Applicants must submit its CWSRF Application Package (consisting of a General, Financial, Technical and Environmental packages and supporting documentation) by December 31st to be considered for financing during the upcoming fiscal year. Projects are evaluated and scored based on established scoring criteria and must receive a priority score above the established threshold score (which changes each year) for inclusion in the next FY's fundable list. The threshold score and FY 2019/2020 Fundable List was a score of 13 out of 16 points.

7.2.4.2 State Water Resources Control Board – Water Recycling Funding Program

The Water Recycling Funding Program (WRFP), which is administered by the SWRCB under its CWSRF program, offers grants and loans for planning (including research, feasibility studies, environmental review) and construction (treatment facilities, distribution systems, and storage) of recycled water projects. The WRFP is required to develop a set of guidelines (2015) that capital projects must meet in order to qualify to apply and receive funds. The SWRCB is currently in the process of amending the WRFP guidelines which will help better integrate the program with CWSRF Policy/procedures, help cleanup/simplify the program requirements, and provide a

priority for processing recycled water applications. The new adopted guidelines are anticipated in October 2019.

The program is financed through Propositions 1 (2014 Water Bond), Proposition 13 (2000 Water Bond), Proposition 68, and the CWSRF. The recent passage of Proposition 68 will allocate $80 million to the WRFP and it is anticipated that upon appropriation of the funds 50 percent will be allocated for grants and 40 percent for loans for water recycling construction projects, and $2 million will be allocated for planning grants. The proposed recycled water program would be eligible for construction funding including grants and loans from Proposition 68, Proposition 1, CWSRF financing, or combinations of funding sources.

Construction grants, which include allowances for design, legal tasks, construction management, engineering services during construction, and construction, are currently dispersed through Proposition 68 and there is a limited amount of construction grants available. Construction loans are dispersed through Proposition 13 and the CWSRF. WRFP grant funds will be awarded as applicants are ready to proceed to a financing agreement until all WRFP grant funds are committed.

In order to apply for WRFP financing, an agency will need to complete and submit the CWSRF application package including required attachments plus a Feasibility Study and Urban Water Management Plan that is filed with the DWR. The SWRCB will review the application package and assess eligibility and project priority per the CWSRF delineated process. If selected for WRFP financing, upon receipt and review of the project's final plans and specifications, the SWRCB will issue the project performance standards. Upon agreement of the performance standards and selection of a contractor, the parties will enter into a funding agreement.

7.2.4.3 State Water Resources Control Board – Proposition 1 Groundwater Implementation Grants

Proposition 1 was approved by California voters in November 2014 and allocates a total of $7.5 billion to water projects and programs as part of a statewide water plan for California. There are six main funding areas:

- Regional Water Reliability.
- Water Storage Capacity.
- Water Recycling.
- Groundwater Sustainability.
- Safe Drinking Water.
- Watersheds and Flood Management.

The Proposition 1 Groundwater Grant Program provides planning and implementation grants to prevent and cleanup contamination of groundwater that serves or has served as a source of drinking water. The program is financed through Propositions 1 which provided $900 million for a Groundwater Sustainability Program. Round 2 solicitations for this program closed in fall 2018 and preliminary awards are anticipated to be announced in early 2019.

7.2.4.4 State Water Resources Control Board - Proposition 68 Groundwater Treatment and Remediation Grant Program

Proposition 68 was passed by voters in June 2018. The SWRCB will administer $80 million for grants for treatment and remediation activities that prevent or reduce the contamination of

groundwater that serves as a source of drinking water. *The draft program guidelines, including eligible projects and program requirements, is anticipated in fall 2019.*

7.2.4.5 Department of Water Resources - Integrated Regional Water Management Implementation Grant Program

Grants are available for projects that support IRWM Plans and are related to water supply reliability, groundwater recharge, water quality enhancement etc. In transitioning from Proposition 50 funding to Proposition 84 funding, the DWR altered several of the standards used to evaluate regions, including governance requirements, acknowledgement of water conflicts, and potential climate change requirements. To facilitate this change, DWR has allowed regions with standing IRWM plans to also receive funds under Proposition 84 to comply with the new standards and to develop new projects. Projects seeking funding through this grant process generally submit a project summary to the respective local IRWM management group to review and assess the merits of a project and its ability to fulfill the intent of the IRWM plan. Once approved through this process, a project may be included in the region's implementation grant application. The City may consider joining its local IRWM management group to evaluate the merits of the project and its ability to support the intent of the local IRWM plan, therefore potentially opening up opportunities to apply for IRWM grant funding. *The Proposition 1 Round 1 Implementation Grants funding announcement was released in the summer 2019.*

7.2.4.6 Department of Water Resources - Sustainable Groundwater Planning Grant Program

Funded by Proposition 1, the program provides grants for projects that develop and implement sustainable groundwater planning and projects. At this time, in April 2018, DWR announced final awards to 78 grant applications in the amount of $85.8 million. Eligible applicants are Groundwater Sustainable Agencies (GSA), member agencies of GSA or member of an approved alternate to a GSP. Projects must support groundwater sustainability planning and management within medium and high priority basins and should assist in the development and implementation of a GSP in reaching sustainability. The program requires a 25 percent local cost share including federal funds, local funding or in-kind services. DWR released the Sustainable Groundwater Management Grant Program Planning Grants Proposal Solicitation Package (Round 3) in September 2019.

7.2.4.7 California Infrastructure and Economic Development Bank – Infrastructure State Revolving Fund (ISRF)

The California Infrastructure and Economic Development Bank (IBank) Infrastructure SRF (ISRF) Program provides financing to public agencies and nonprofit corporations sponsored by public agencies for a wide variety of infrastructure and economic development projects. Funding is provided via three programs including the ISRF Direct Loan Program, CLEEN Center Direct Financing, and the Statewide Energy Efficiency Program. ISRF Program funding is available in amounts ranging from $50,000 to $25 million, with terms for the useful life of the project up to a maximum of 30 years. Eligible projects include parks and recreational facilities, public safety facilities, sewage/solid waste collection, treatment and disposal and water projects (drainage, supply, flood control, treatment and distribution).

7.2.5 Summary

Federal and State low interest loan and grant funding sources are available for recycled water projects. Due to the increased demand on funding programs, grants and low interest loans are

highly competitive. Critical to the success of pursuing funding is the tracking of potential funding opportunities, fit of the project to the funding program priorities, readiness of project documentation and to apply and project implementation. With the current over-subscription of the State's CWSRF program, key to scoring the most amount of point possible will be the document readiness (technical and environmental) and the submittal of the CWSRF package by December 31st for the SWRCB DFA's review and scoring for next year's funding cycle. Critical is also the need to submit a package as soon as possible in order to pursue available WRFP grants. In addition, the City should evaluate the merits of pursuing a WIFIA loan for the project. In parallel, identified grants should be tracked, evaluated and pursued based on probability of success.

Tables 7.4 and 7.5 provide a summary of federal and state funding sources, respectively, that may provide potential opportunities for the City's recycled water project.

Table 7.4 Federal Funding Source Summary

Program	Agency	Type	Description
Water Infrastructure Finance and Innovation Act (WIFIA)	EPA	Loan	Financing mechanism for water and wastewater infrastructure projects which provides low interest rate financing for large dollar-value water and wastewater projects. Projects must cost no less than $20 million or $5 million for small community projects (25,000 of fewer) (projects can be combined and submitted as a group of projects) with the maximum amount of the loan not exceeding 49 percent of the project costs. Maximum loan term is 35 years (including 5 year repayment deferment). Interest rate is equal to the US Treasury rat of a similar maturity. Funds can be used to cover planning/design (retroactive) and construction activities. Application fees apply (average $300,000-$700,000 pending reviews and legal negotiations). FY 2018 lending capacity was $5.5 billion. The Funding Opportunity Announcement for FY 2019 was released on April 5th and Letters of Interest are due July 5th, 2019.
Title XVI/WIIN Water Reclamation and Reuse	U.S. Bureau of Reclamation	Grant	Eligible projects include recycled water feasibility, demonstration, and construction projects. The program provides as much as 25 percent of construction costs with a maximum grant limit of $20 million. To meet eligibility requirements a project must have Congressional Authorization, a U.S. Bureau of Reclamation (USBR) approved feasibility study, comply with environmental regulations (National Environmental Policy Act [NEPA]), and demonstrate the ability to pay the remainder of the construction costs.
Drought Contingency Planning	U.S. Bureau of Reclamation	Grant	Provides grant funding up to $200,000 to support agencies with the development of a Drought Management Plan or to update an existing Drought Management Plan. Grant funding requires a 50/50 cost share.
Drought Resiliency Projects	U.S. Bureau of Reclamation	Grant	Funding is for implementation projects building long-term resiliency to drought and reduce the need for emergency response actions that are identified in a Drought Contingency Plan. Projects eligible for funding should address at least one the following: serve to increase the reliability of water supply; improve water management; implement systems to facilitate voluntary water sales, transfers, or exchanges; and provide benefits for the environment are eligible. Types of projects include moving pipelines, small recycling, storage reservoir construction, and projects that increase flexibility in drought. Two Funding: Group 1 $300,000 (complete in 2 years); Group 2 $750,000 (complete in 3 years).

Program	Agency	Type	Description
WaterSMART Small-Scale Water Efficiency Projects	U.S. Bureau of Reclamation	Grant	Eligible projects include small on the ground implementation projects (such as canal lining, SCADA, flumes, flow metering, turf irrigation) to support water planning. USBR made $2 million in Federal funding available for this new grant category. Projects must be supported by an existing water management/conservation plan or identified through previous planning efforts. The total project cost to be capped at $150,000, with a 50 percent cost share which results in a total Federal funding limit of $75,000.
WaterSMART Water and Energy Efficiency Grants	U.S. Bureau of Reclamation	Grant	Eligible projects include projects that result in quantifiable and sustained water savings, increase renewable energy use and improve energy savings, and support broader water quality sustainability benefits. Projects that benefit endangered and threatened species, support water sustainability benefits, or implement activities to address climate related impacts on water may apply. Requires a 50 percent cost share. Two funding limits: $300,000 (typically for projects completed within a year); and up to $1,000,000 (for projects to be completed in 3 years).
Public Works and Economic Adjustment Assistance Programs	U.S. Department of Commerce - Economic Development Administration	Grant	The Department of Commerce grants for public works projects provide grant funding for public works projects, including wastewater and stormwater projects that promote economic development. EDA provides support assistance for implementation projects. Program provides a 50 percent match in funds up to $5 million and is based on the number of permanent jobs created by the proposed project (for every job created, the funding is $10,000). As part of the application process, the Agency is required to provide an economic impact statement demonstrating the anticipated growth associated with the project implementation. All construction projects are expected to be completed within 5 years from the date of award. In 2018, public works project awards ranged from $600,000 to $3,000,000, with an average award of $1.4 million. Applications are accepted on a rolling basis.

Table 7.5 State Funding Source Summary

Program	Agency	Type	Description
Clean Water State Revolving Fund (CWSRF)	State Water Resources Control Board	CWSRF Construction Loan	The State's SRF program provides low interest (50% of the G.O. bond rate – in early 2019 rate was 1.9%) loans for up to 30 years for the funding of wastewater treatment works, transmission lines, distribution systems, recycled water, and other projects. To be considered for funding, a complete (or as complete as possible) SRF Application package (including required documentation is due on December 31st for evaluation by the SWRCB based on established scoring criteria. Projects meeting an established priority score will be placed on a fundable list in the upcoming fiscal year. As funding for the program is from both Federal and State sources – federal requirements apply including CEQA plus, A&E Procurement, AIS, Davis Bacon, and other requirements. For Small or Expanded Small Disadvantaged Communities principal forgiveness maybe provided with up to $500,000 for planning efforts and up to $5,000,000 for construction. The life of the loan could also be extended to 40 year or the life of the proposed facilities.
Water Recycling Funding Program	State Water Resources Control Board	Grant/Loan	The Program promotes the beneficial use of treated municipal wastewater (water recycling) in order to augment or offset fresh water supplies in California by providing technical and financial assistance to agencies and other stakeholders in support of water recycling projects and research. The WRFP provides grants and loans for water recycled projects. The maximum planning grant available is for 50% of the study cost (up to $75,000). Construction grants are available for Category I through IV projects (based on funding availability) and provide up to 35% of the eligible construction costs ($15 million maximum). Construction loans are low interest loans with up to a 30 year term.
Proposition 68 - Groundwater Treatment and Remediation Grant Program	State Water Resources Control Board	Grant	The SWRCB will administer $80 million for grants for treatment and remediation activities that prevent or reduce the contamination of groundwater that serves as a source of drinking water. The draft program guidelines, including eligible projects and program requirements, is anticipated in spring of 2019.

Program	Agency	Type	Description
Integrated Regional Water Management Grants Program (Proposition 84)	Department of Water Resources	Grant	Low interest loans or grants are available for projects that support IWRM plans and are related to water supply reliability, groundwater recharge, water quality enhancement, etc. 25 percent minimum match requirement. No limit per project. To pursue IRWM funding, the proposed project would need to be included in a local IRWM Plan. The Prop 1 Round 1 Implementation Grant PSP is anticipated in Spring 2019.
California Infrastructure and Economic Development Bank – Infrastructure State Revolving Fund (ISRF)	State of California – Governor's Office of Business and Economic Development	Loan	The California Infrastructure and Economic Development Bank (IBank) Infrastructure SRF (ISRF) Program provides financing to public agencies and nonprofit corporations sponsored by public agencies for a wide variety of infrastructure and economic development projects. ISRF Program funding is available in amounts ranging from $50,000 to $25 million, with terms for the useful life of the project up to a maximum of 30 years. Eligible projects include parks and recreational facilities, public safety facilities, sewage/solid waste collection, treatment and disposal and water projects (drainage, supply, flood control, treatment and distribution). The program offers below-market interest rates, on-going application acceptance, non-competitive application process, technical assistance, no match funding requirement, and no federal overlays.

7.3 Funding Sources

The City will investigate appropriate funding sources and conduct a cost-of-service and rate study in early 2020. Rate studies begin with a revenue requirement analysis which compares the utility's forecasted revenues to its forecasted operating and capital costs. This will allow the determination of annual rates necessary to be recovered through water, sewer, and recycled water exchange rates in order to meet the utility's costs of providing service and to meet expected financial obligations. Should any deficits be identified, additional funding (either through rates or additional bond issuances) will be reviewed and then selected.

The cost-of-service analysis serves as a rational basis for distributing the full costs of services to each customer class in proportion to the demands placed on the utility. This analysis yields an appropriate method for allocating costs, based on the current operations of the utility system. All cost allocations must be consistent with the legal proportionality requirements of Proposition 218 and compliant with recent legal decisions regarding utility rates in California. The final rate structure and rate design should adequately fund the utility's projected costs of providing service and proportionally allocate costs to customers.

7.3.1 Utility Rates, Charges, and Fees

Utility rates, charges, and fees, such as the rates charged to users for each unit of water used or monthly wastewater treatment fees, can be used to fund recycled water system improvements. The City could also implement a benefit assessment fee through a public voting process, which would recover costs through the annual property taxes. Benefit assessment fees are usually included as a separate line item on the annual property tax bill sent to each property owner.

Recycled Water Costs

The City will be considering charges to landscape and agricultural irrigators. The City will conduct a cost-of-service and rate study to determine the appropriate fixed and/or volumetric charge per CCF (748 gallons) or per acre foot of recycled water.

7.3.2 Capacity Charges

The City may also impose a capacity charge on new connections to recover a proportionate share of providing regional conveyance and treatment facilities to serve new recycled water customers. This option could be applicable to potential landscape irrigators that may convert to recycled water.

A capacity charge is a one-time fee imposed on a new system connection, or an upsize in required system capacity. They are one-time fees charged to customers at the time of system connection approval or permit/contract issuance. The charges for individual properties may be based on whatever assessment measures desired for equity.

Capacity charges are collected at the time of permitting for many agencies. Consequently, annual revenues from capacity charges depend solely on the rate of growth of the system. As such, funds will not be available to construct new facilities at the time it is needed, but could be used to help pay back loans. Should the project benefit both existing and new users, funding could be allocated to both capacity charges and existing rates and charges.

7.3.3 Development Impact Fees

Development impact fees (DIF) are another funding source similar to capacity charges that can be used to generate revenues for capital projects. Cities may collect DIF in accordance with AB 1600.

7.4 Funding Uses

7.4.1 Capital Costs

The capital costs presented in Table 7.2 are based on the recommended recycled water program summarized in Chapter 6 of this report and in the Integrated Master Plan (Chapter 7). The project forms basis for the capital program, with two phases for project timing: near-term (commencing construction in about 2021); and build-out (commencing construction in approximately 2032).

7.4.2 Operating Costs

The annual operating costs associated with each phase are found in Table 7.2, and consist of costs for the treatment of the recycled water and its conveyance to irrigation districts by way of pump stations and pipelines. Operating costs are typically recovered through user charges and, similar to capital costs, it is possible to recover operating costs using a combination of fixed- and consumption-based methods. The City will conduct a rate study to determine the best method to use to recover annual operating costs.

7.5 Funding Plan Options

7.5.1 Debt Financing

Alternatively, the City could pursue debt financing, including both conventional and federal (WIFIA) and state (Clean Water State Revolving Fund (SRF)) low interest loans.

7.5.1.1 Conventional Financing

Conventional financing typically consists of a 30-year term with an interest rate between 5 and 6 percent. In addition, conventional financing often requires that the borrower maintain a debt reserve fund. The City would also have to monitor its debt coverage ratio to ensure that it is meeting the bond coverage stipulated by the bond offering.

7.5.1.2 Federal and State Low Interest Loans

Potential federal and state low interest loan programs include the EPA's WIFIA Program and the SWRCB's CWSRF. Like conventional financing, WIFIA and SRF financing can be used to fill any funding gaps between the capital plan and available revenues. EPA's WIFIA Program offers loans for up to 49 percent of the total project costs and typically consists of a 30 year loan program with the opportunity to delay repayment for 5 years from completion of project. The SWRCB's CWSRF program offers loans for up to 100 percent of the total project costs and may include grant funding from the WRFP program. Compared with conventional debt financing however, both WIFIA and SRF loans come with more advantageous borrowing terms, including below market interest rate (SRF is currently 1.8 percent in California; WIFIA is the US Treasury rate of similar maturity) and lower fees. Furthermore, for SRF repayment does not begin until one year following completion of the eligible project, while for WIFIA repayment can be deferred up to five years following completion of the eligible project. In contrast, conventional debt financing repayment typically begins immediately. Repayment can be postponed, but interest is capitalized in the interim.

One consideration with SRF and WIFIA funding is how disbursements are managed. Under conventional financing, the full proceed is available immediately. However, the SRF and WIFIA programs require agencies to fund the costs upfront (from cash or reserves or bridge-financing) and then submit for quarterly reimbursement. In addition, both SRF and WIFIA programs have additional compliance (American Iron and Steel, Davis Bacon, DBE/WBE and reporting requirements) that convention financing does not require.

7.6 Conclusion

The City will investigate appropriate funding sources and conduct a cost of service and rate study in early 2020. The study will determine annual water, sewer, and recycled water exchange rates necessary to recover in order to meet the utility's costs of providing service and meet expected financial obligations. Any deficits will be met with additional funding, either through rates or available financing options.

There are several funding approaches available to the City. PAYGO and reserve funding are not recommended due to the high cash requirements and rate increases that could be necessary in order to fund the project.

Grants and low-interest loan programs are a no-cost or low-cost source of funding available that can substantially offset capital costs, and are thus highly recommended. However, grants and loans do warrant uncertainty. Due to increased demand on funding programs, grants and low-interest loans are highly competitive. Critical to the success is the tracking of potential funding opportunities, fit of the project to the funding program priorities, readiness of the project, and timing of application submittals. If grants or low-interest loans are not available, then revenue bonds could be the next financing option.

Appendix A

KENNETH SCHMIDT'S TECHNICAL MEMORANDUM ON UPDATED GROUNDWATER CONDITIONS FOR THE CITY OF PORTERVILLE

TECHNICAL MEMORANDUM ON UPDATED GROUNDWATER CONDITIONS FOR CITY OF PORTERVILLE

prepared for
Carollo Engineers, Inc.
Walnut Creek, California

by
Kenneth D. Schmidt & Associates
Groundwater Quality Consultants
Bakersfield, California

September 2018

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September 14, 2018

Ms. Elisa Garvey, PhD, PE
Carollo Engineers, Inc.
2700 Ygnacio Valley Rd # 300,
Walnut Creek, CA 94598

Re: City of Porterville Updated
Groundwater Conditions

Dear Elisa:

Submitted herewith is our technical memorandum on updated groundwater conditions for the City of Porterville. We appreciate the cooperation of Mike Reed of the City, and you and Penny Carlo of Carollo Engineer, Inc. in providing information for this memo.

Sincerely Yours,

Kenneth D. Schmidt
Geologist No. 1578
Certified Hydrogeologist
No. 176

KDS/td



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TECHNICAL MEMORANDUM ON UPDATED GROUNDWATER CONDITIONS FOR CITY OF PORTERVILLE

INTRODUCTION

This technical memorandum is provided to Carollo Engineers, Inc. for preparation of a water system master plan for the City of Porterville. Following are the major parts of this memorandum, in the order they are discussed:

1. Groundwater conditions in the part of the Tule Sub-basin used for the City's potable water supply are updated herein. A detailed hydrogeologic evaluation of groundwater conditions in and near the City urban area was provided by Kenneth D. Schmidt & Associates (KDSA) in October 2009. This update focuses on City pumpage, water-level trends, and groundwater quality changes since 2008. Both groundwater overdraft and sustainable pumpage for water years 1984-2006 within the proposed Urban Development Boundary (UDB) were discussed by KDSA in 1990. The UDB has been revised (Figure 1), and the primary change was the deletion of many lands overlying hardrock outcrops. Hardrock outcrops coincide with areas of closely spaced contours, both north and south of the Tule River. These lands are considered by the California Department of Water Resources (DWR) to be outside of the groundwater basin. Updated values for the groundwater overdraft and sustainable pumpage are provided for a base period (water years 1991-2010) that has been developed for the Tule Sub-basin SGMA hydrogeologic studies.

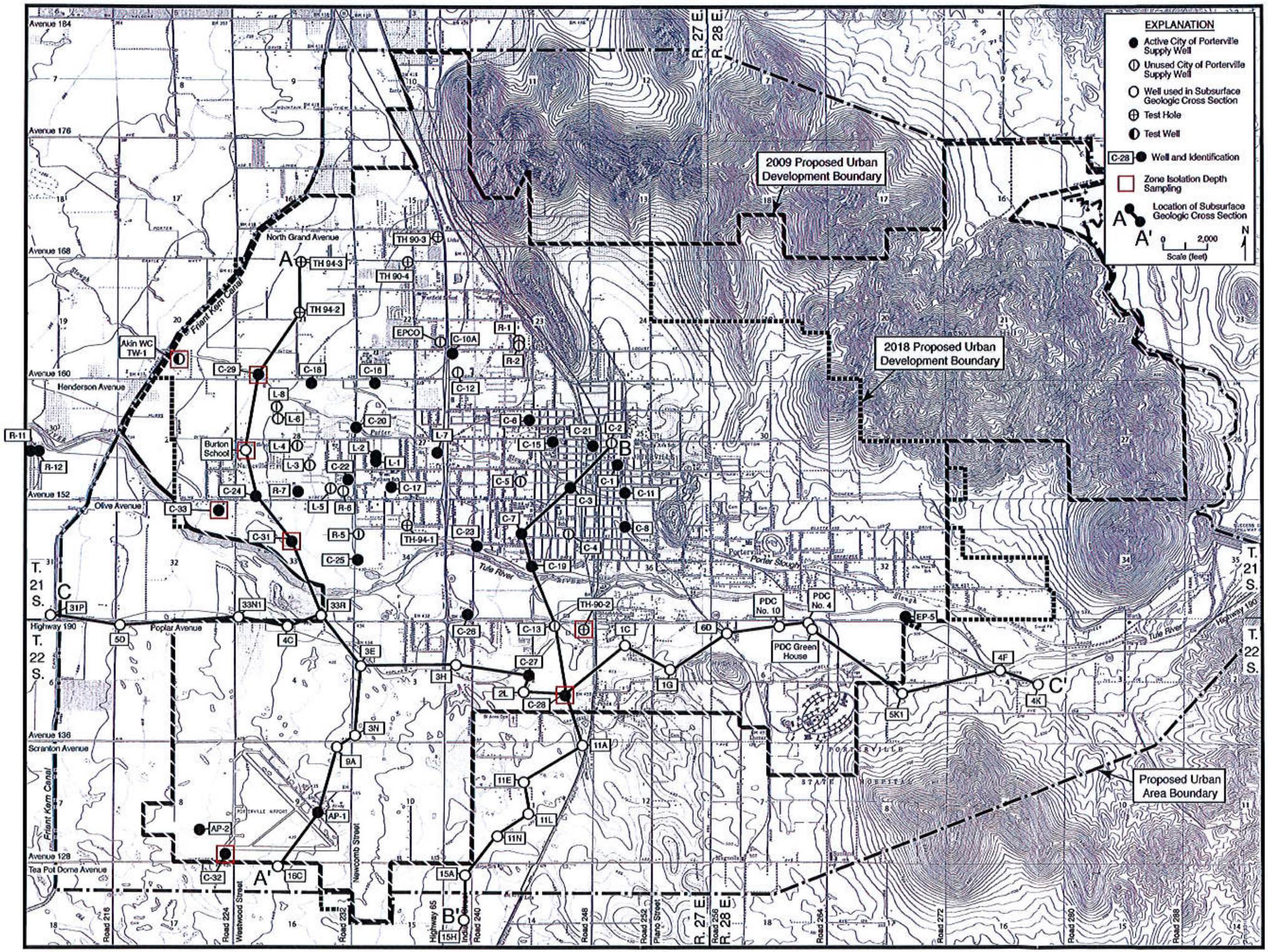


FIGURE 1 - LOCATION OF PLAN AREA, CITY WELLS, AND SUBSURFACE GEOLOGIC CROSS SECTIONS

2. The effects of the implementation of the Sustainable Groundwater Management Act (SGMA) in the Tule Sub-basin are evaluated. The City is within the Eastern Tule GSA. The sustainable pumpage in the Tule Sub-basin as a whole has been determined by the Thomas Harder Co. (2017) as 0.54 acre-foot per acre per year, when applied equally across the entire sub-basin. This value does not include recharge to groundwater from imported water deliveries (such as Friant Kern Canal), or surface water diversions from the Tule River.

3. An updated discussion of the chemical quality of water from City wells is provided. Analyses for Spring 2017 were compared to those in the KDSA 2009 report. Also, vertical trends in groundwater quality have now been determined at eight sites within the UDB, and the results of these are discussed. Opportunities to improve the quality of delivered water through drilling new wells are discussed. Included are suggestions on locations and depth ranges for new City wells.

4. A discussion of the additional use or recharge of water in the UDB in order to eliminate the groundwater overdraft to the extent possible is provided. The most favorable and moderately favorable areas for groundwater recharge in the UDB are discussed and shown on a map.

WATER-LEVEL TRENDS

KDSA (2009, Appendix A) presented water-level hydrographs for a number of City wells for a hydrologic base period that covered the 1984-2006 water years. This was determined to be a period of average Tule River streamflow at and near Success Reservoir. Average water-level declines in four representative City shallow wells (about 300 feet deep or less) were 0.4 foot per year. An important geographic trend for shallow wells within the UDB was an average water-level decline of about 0.3 foot per year in the eastern part of the area and an average water-level decline of about 0.75 foot per year in the western part of the area. The greatest average City water-level declines (2.6 feet per year) were for five City wells tapping strata below a depth of 400 feet, which are indicated to be confined. Thomas Harder Co. (2017) developed a more recent hydrologic base period (water years 1991-2010) for the Tule Sub-basin, pursuant to DWR guidelines for the SGMA evaluation.

KDSA updated the previously prepared water-level hydrographs through 2017. Trend lines were developed, based on the shallowest annual levels, following DWR SGMA guidelines. In interpreting water-level changes, it became apparent that measurements after 2013 were highly influenced by the severe drought. Thus trend lines were extended through the end of 2013. An updated evaluation of the water-level changes was then done for the pe-

riod Spring 1991-Spring 2011, to be consistent with the Tule Sub-basin hydrogeologic base period. For 18 shallow City wells with suitable records, average water-level declines were 0.4 foot per year in the eastern part of the area and 0.7 foot per year in the western part. This isn't considered significantly different than values determined for the earlier base period (1984-2006) by KDSA (2009).

CITY PUMPAGE

Figure 1 shows the locations of active City wells as of 2018. Between 2000 and 2006, the total City pumpage ranged from 11,000 to 12,800 acre-feet per year. Carollo Engineers provided updated City pumpage after 2006. From 2007 to 2016, the City pumpage ranged from 9,600 to 13,800 acre-feet per year. The highest pumpage was in 2007. City pumpage between 2007 and 2013 ranged from 12,400 to 13,800 acre-feet per year. Implementation of mandatory water conservation measures during 2014-16 reduced the City pumpage from 11,900 acre-feet in 2014 to 9,600 acre-feet in 2015. The City pumpage during 2015-16 averaged about 74 percent of that in 2013, or a 26 percent reduction.

WATER BUDGET

There were only minor changes in the alluvial parts of the UDB in 2018 compared to that as of 2009 (Figure 1). This means in effect that both the groundwater overdraft (1,200 acre-feet per year), and sustainable pumpage (23,300 acre-feet per year) within the UDB as determined by KDSA (2009) are still applica-

ble. Projections made in 2009 indicated that the City pumpage by 2030 would be about 23,700 acre-feet per year. Carollo Engineers, Inc. estimates the projected average daily demand is equivalent to about 19,100 acre-feet per year in 2030 and about 24,400 acre-feet per year in 2040. The surface water used in the UDB was 7,800 acre-feet per year in 2008 KDSA (2009). These calculations considered the changes in consumptive use between 2008 and 2040, and accounted for eliminating the groundwater overdraft. For full development of the 17,700 acres, there would be a reduction in consumptive use of about 5,000 acre-feet per year. The difference between the surface water used in 2009 and the decrease in consumptive use is about 2,800 acre-feet per year. The groundwater overdraft in 2008 was about 1,200 acre-feet per year. Thus about 4,000 acre-feet of surface water would be needed for full development of the 17,700 acres in order to balance groundwater levels. Similar calculations indicate that about 3,600 acre-feet of surface water would be needed to achieve a water balance for development of 15,876 acres within the UDB.

SGMA CONSIDERATIONS

The KDSA estimate of sustainable pumpage by the City within the UDB would be about 23,000 acre-feet per year over an area of 17,700 acres, or about 1.3 acre-feet per acre per year. This assumed that some of the recharge from the Tule River and Porter Slough seepage can be tapped, and that about 4,000 acre-feet per year of additional surface water would be used or recharged by the City compared to in 2008.

GROUNDWATER QUALITY

Update for Shallow City Wells

Chemical analyses were obtained for City wells for Spring 2017 (Table 1). These analyses are for major cations and anions, pH, electrical conductivity, total dissolved solids (TDS), iron, manganese, arsenic, and alpha activity. Other inorganic chemical constituents are not indicated to be significant. TDS concentrations in water from shallow City wells ranged from 140 to 330 mg/l in Spring 2017. Nitrate-nitrogen concentrations ranged from 1 to 8.4 mg/l. The highest nitrate-nitrogen concentrations (about 7 to 8.4 mg/l) were in water from Wells C-20 and C-21. Both of these wells have relatively shallow perforations. Well C-20 is located near Porter Slough and Newcomb Street (near the WWTF). Well C-21 is located near Morton Street, west of Highway 65. Concentrations of iron, manganese, and arsenic were below the respective MCLs in water from City wells in Spring 2017, except for iron in water from Well L-8 (1.2 mg/l, compared to the recommended MCL of 0.3 mg/l). The manganese concentration in water from Well L-8 (0.04 mg/l) was just below the recommended MCL of 0.05 mg/l. Well L-8 is located south of Porter Slough and north of Morton Street and is one of the shallowest City wells. Alpha activities in water from shallow City wells were less than the MCL of 15 picocuries per liter in Spring

TABLE 1-CHEMICAL QUALITY OF WATER
FROM SHALLOW CITY WELLS (2017)

Constituent (mg/l)	C-1	C-4	C-15	C-17	C-20
Calcium	34	42	32	42	42
Magnesium	16	7	7	6	5
Sodium	23	23	17	20	25
Potassium	-	-	-	-	-
Carbonate	<10	<10	<10	<10	<10
Bicarbonate	200	200	170	180	180
Sulfate	12	20	8	10	18
Chloride	15	17	8	12	16
Nitrate-Nitrogen	3.6	4.1	1.6	2.5	8.4
Fluoride	0.2	<0.1	0.2	0.1	0.1
pH	7.2	6.9	7.2	7.4	7.3
Electrical Conductivity (micromhos/cm @ 25°C)	402	406	305	346	411
Total Dissolved Solids (@ 180°C)	220	250	210	200	260
Iron	<0.1	<0.1	<0.1	<0.1	<0.1
Manganese	<0.02	<0.02	<0.02	<0.02	<0.02
Arsenic (ppb)	<2	<2	<2	<2	<2
Alpha Activity (pCi/l)	-	6.5	-	3.6	6.3
Hexavalent Chromium (ppb)	<1	<1	-	<1	<1
Date	3/15/17	5/10/17	3/16/17	3/15/17	5/10/17
Perforated Interval (ft)	120-140	308 O.B.	180-300	100-300	125-379

Continued:

TABLE 1-CHEMICAL QUALITY OF WATER
FROM SHALLOW CITY WELLS (2017)
(Continued:)

Constituent (mg/l)	C-21	C-22	C-26	L-1	L-7
Calcium	46	47	57	-	38
Magnesium	17	7	10	6	6
Sodium	24	22	21	-	22
Potassium	-	-	-	-	-
Carbonate	<10	<10	<10	<10	<10
Bicarbonate	220	210	220	-	180
Sulfate	14	17	17	-	13
Chloride	31	19	15	-	12
Nitrate-Nitrogen	6.8	4.3	4.1	2.7	3.9
Fluoride	0.2	0.1	0.1	-	0.2
pH	7.2	7.2	7.2	-	7.2
Electrical Conductivity (micromhos/cm @ 25°C)	502	413	449	-	364
Total Dissolved Solids (@ 180°C)	330	240	280	-	220
Iron	<0.1	0.10	<0.1	-	<0.1
Manganese	<0.02	<0.02	<0.02	-	<0.02
Arsenic (ppb)	<2	<2	<2	-	<2
Alpha Activity (pCi/l)	8.0	5.7	9.7	4.9	5.2
Hexavalent Chromium (ppb)	-	<1	<1	<1	<1
Date	3/16/17	5/10/17	3/16/17	2/4/17	3/15/17
Perforated Interval (ft)	125-215	95-350	100-295	66-205	96-216

Continued:

TABLE 1-CHEMICAL QUALITY OF WATER
FROM SHALLOW CITY WELLS (2017)
(Continued:)

Constituent (mg/l)	L-8	R-7	R-11	R-12	EP-5
Calcium	25	56	27	32	33
Magnesium	4	8	4	5	8
Sodium	11	22	12	13	23
Potassium	-	-	-	-	-
Carbonate	<10	<10	<10	<10	<10
Bicarbonate	100	230	130	130	200
Sulfate	21	15	10	9	13
Chloride	6	14	8	7	11
Nitrate-Nitrogen	1.8	4.3	1.6	1.1	3.4
Fluoride	0.1	0.1	0.2	0.1	0.2
pH	7.1	7.2	7.1	7.2	7.4
Electrical Conductivity (micromhos/cm @ 25°C)	238	457	257	273	365
Total Dissolved Solids (@ 180°C)	140	270	170	170	220
Iron	1.2	<0.1	-	<0.1	<0.1
Manganese	0.04	<0.02	-	<0.02	<0.02
Arsenic (ppb)	<2	<2	-	<2	<2
Alpha Activity (pCi/l)	2.9	-	2.6	-	3.6
Hexavalent Chromium (ppb)	<1	-	-	-	-
Date	5/11/17	3/15/17	5/11/17	3/15/17	5/10/17
Perforated Interval (ft)	144 O.B.	106-146	216 O.B.	120-230	T.D. 154

Analyses by City of Porterville, except for alpha activity, which was analyzed by FGL Environmental of Santa Paula. The perforated intervals are for the tops and the bottoms of the perforations.

2017. The highest alpha activities (8.0 to 9.7 picocuries per liter) were in water from Wells C-21 and C-26. Well C-26 is located near Poplar Avenue and Road 240.

Comparison Between 2008 and 2017 for Shallow Wells

Table 2 provides a comparison of chemical analyses of water samples collected from shallow City wells in May 2008 (from KDSA, 2009) with those for Spring 2017. A significant difference between the two sets of samples is that the May 2008 samples were collected during a period of relatively shallow water levels, whereas the Spring 2017 water samples were collected during a period of very deep water levels. Overall, the chemical quality of groundwater produced from most City wells has been excellent, except for moderately high nitrate concentrations in some areas.

For most shallow City wells (less than about 300 feet deep), nitrate concentrations were higher in Spring 2017 than in May 2008. Some of the largest increases were for Well R-7 (in the western part of the area) and for Well EP-5 (in the eastern part of the area). The highest nitrate-nitrogen concentrations in shallow wells in Spring 2017 were in water from C-1, C-2, R-6, R-7, and EP-5. These concentrations ranged from 3.6 to 6.8 mg/l, still below the MCL of 10 mg/l. Increased nitrate-nitrogen concentrations are expected when water levels are deeper, because there is less influence of recharge of low nitrate seepage from the Tule River and

TABLE 2- COMPARISON OF CHEMICAL QUALITY OF WATER FROM SHALLOW CITY WELLS (2008 & 2017)

Constituent (mg/l)	C-1		C-21		L-1	
Calcium	36	34	58	46	48	-
Magnesium	15	16	19	17	7	6
Sodium	22	23	25	24	25	-
Potassium	2	-	2	-	2	-
Carbonate	<10	<10	<10	<10	<10	<10
Bicarbonate	200	200	250	220	190	-
Sulfate	12	12	17	14	15	-
Chloride	15	15	30	31	14	-
Nitrate-Nitrogen	2.7	3.6	5.9	6.8	3.2	2.7
Fluoride	0.4	0.2	0.4	0.2	0.2	-
pH	7.1	7.2	6.6	7.2	6.7	-
Electrical Conductivity (micromhos/cm @ 25°C)	413	402	578	502	399	-
Total Dissolved Solids (@ 180°C)	230	220	350	330	250	-
Iron	<0.05	<0.1	0.06	<0.1	<0.05	-
Manganese	<0.01	<0.02	<0.01	<0.02	<0.01	-
Arsenic (ppb)	<2	<2	<2	<2	<2	-
Alpha Activity (pCi/l)	3.9	-	8.3	8.0	4.4	4.9
Hexavalent Chromium (ppb)		<1		-		<1
Date	5/21/08	3/15/17	5/28/08	3/16/17	5/15/08	2/4/17
Perforated Interval (ft)	120-240		125-215		66-205	

Continued:

TABLE 2- COMPARISON OF CHEMICAL QUALITY OF WATER FROM SHALLOW CITY WELLS (2008 & 2017) (Continued:)

Constituent (mg/l)	L-7		L-8		R-7	
Calcium	44	38	37	25	51	56
Magnesium	7	6	5	4	7	8
Sodium	23	22	16	11	23	22
Potassium	2	-	2	-	2	-
Carbonate	<10	<10	<10	<10	<10	<10
Bicarbonate	180	180	140	100	200	230
Sulfate	13	13	10	21	15	15
Chloride	11	12	11	6	10	14
Nitrate-Nitrogen	2.5	3.2	2.5	1.8	2.3	4.3
Fluoride	<0.1	0.2	<0.1	0.1	0.3	0.1
pH	6.9	7.2	6.9	7.1	7.4	7.2
Electrical Conductivity (micromhos/cm @ 25°C)	373	364	306	238	396	457
Total Dissolved Solids (@ 180°C)	240	220	200	140	270	270
Iron	<0.05	<0.1	<0.05	1.2	<0.05	<0.1
Manganese	<0.01	<0.02	<0.01	0.04	<0.01	<0.02
Arsenic (ppb)	<2	<2	<2	<2	<2	<2
Alpha Activity (pCi/l)	5.2	5.2	2.6	2.9	7.4	-
Hexavalent Chromium (ppb)		<1		<1		
Date	5/15/08	3/15/17	5/15/08	5/11/17	5/28/08	3/15/17
Perforated Interval (ft)	96-216		144 O.B.		106-146	

Continued:

TABLE 2- COMPARISON OF CHEMICAL QUALITY OF WATER FROM SHALLOW CITY WELLS (2008 & 2017) (Continued:)

Constituent (mg/l)	R-11		R-12		EP-5	
Calcium	35	27	38	32	33	33
Magnesium	5	4	5	5	8	8
Sodium	15	12	15	13	24	23
Potassium	1	-	1	-	2	-
Carbonate	<10	<10	<10	<10	<10	<10
Bicarbonate	140	130	150	130	170	200
Sulfate	10	10	11	9	10	13
Chloride	8	8	8	7	10	11
Nitrate-Nitrogen	1.1	1.6	1.6	1.4	2.3	3.4
Fluoride	0.3	0.2	0.2	0.3	0.3	0.2
pH	6.6	7.1	7.1	6.8	7.2	7.4
Electrical Conductivity (micromhos/cm @ 25°C)	285	257	299	273	347	365
Total Dissolved Solids (@ 180°C)	180	170	170	180	220	220
Iron	0.47	-	-	<0.05	<0.05	<0.1
Manganese	0.030	-	-	<0.01	<0.01	<0.02
Arsenic (ppb)	<2	-	2	<2	2	<2
Alpha Activity (pCi/l)	2.6	2.6	3.0	-	1.5	3.6
Date	5/28/08	5/11/17	5/28/08	3/15/17	5/28/08	5/10/17
Perforated Interval (ft)	216 O.B.		120-230		T.D. 154	

Analyses by FGL Environmental of Santa Paula for samples collected in 2008, and for alpha Activity in 2017. Analyses by City of Porterville for samples collected in 2017.

Porter Slough. pH values were generally higher in many shallow wells in Spring 2017 than in May 2008, which is expected. This is because the pH of the deeper groundwater is higher than for the shallow groundwater, and when water levels are deeper, a greater percentage of the groundwater that is pumped is from deeper strata. Concentration changes for other constituents in Table 2 were generally insignificant.

Update for Deeper City Wells

TDS concentrations in water from deeper City wells ranged from 160 to 300 mg/l in Spring 2017 (Table 3). Nitrate-nitrogen concentrations ranged from less than 1 to 5.5 mg/l. The highest nitrate-nitrogen concentrations (4.1 to 5.5 mg/l) were in water from Wells C-6, C-10A, C-11, and C-24. Three of these wells (C-6, C-10A, and C-24) have perforations extending up to from 100 to 120 feet in depth. In contrast, Well C-11 does not have perforations this shallow, and the reason for the moderate nitrate-nitrogen concentrations in water from this well is unknown. Wells C-6 and C-10A are located between old Highway 65 and new Highway 65 and Locust Street and Morton Street. Well is C-11 is located near Porter Slough east of Highway 65. Well C-24 is located near Olive Drive and east of Westwood Street. Iron concentrations were less than the recommended secondary MCL of 0.3 mg/l in water from the deeper City wells, except for Wells C-12 and C-33,

TABLE 3-CHEMICAL QUALITY OF WATER FROM DEEPER CITY WELLS (2017)

Constituent (mg/l)	C-3	C-6	C-7	C-8	C-10A
Calcium	23	49	36	35	51
Magnesium	19	10	6	9	10
Sodium	27	22	17	18	25
Potassium	-	-	-	-	-
Carbonate	<10	<10	<10	<10	<10
Bicarbonate	200	210	180	180	240
Sulfate	11	13	11	12	13
Chloride	15	17	11	13	17
Nitrate-Nitrogen	3.9	4.1	1.6	3.2	4.1
Fluoride	0.2	0.1	0.2	0.2	0.1
pH	7.7	7.3	7.2	7.3	7.0
Electrical Conductivity (micromhos/cm @ 25°C)	387	432	324	350	470
Total Dissolved Solids (@ 180°C)	210	260	210	200	300
Iron	<0.1	<0.1	<0.1	<0.1	<0.1
Manganese	<0.02	<0.02	<0.02	<0.02	<0.02
Arsenic (ppb)	3	<2	<2	<2	<2
Alpha Activity (pCi/l)	-	11.7	6.8	3.9	-
Hexavalent Chromium (ppb)	-	<1	-	<1	<1
Date	3/15/17	3/15/17	5/10/17	5/10/17	3/16/17
Perforated Interval (ft)	207-535	115-438	160-593	79-435	120-450

Continued:

TABLE 3-CHEMICAL QUALITY OF WATER FROM DEEPER CITY WELLS (2017)
(Continued:)

Constituent (mg/l)	C-11	C-12	C-16	C-18	C-19
Calcium	30	38	23	34	34
Magnesium	19	6	13	6	6
Sodium	26	20	26	23	18
Potassium	-	-	-	-	-
Carbonate	<10	<10	<10	<10	<10
Bicarbonate	240	200	170	170	170
Sulfate	15	13	10	12	7
Chloride	23	14	11	14	10
Nitrate-Nitrogen	5.5	3.2	2.0	2.7	<1
Fluoride	0.2	0.3	0.1	0.1	0.2
pH	7.7	7.2	7.8	7.5	7.4
Electrical Conductivity (micromhos/cm @ 25°C)	474	362	327	337	310
Total Dissolved Solids (@ 180°C)	270	210	160	190	170
Iron	<0.1	0.60	<0.1	<0.1	<0.1
Manganese	<0.02	0.02	<0.02	<0.02	<0.02
Arsenic (ppb)	<2	<2	2	<2	<2
Alpha Activity (pCi/l)	2.7	-	1.9	4.5	3.0
Hexavalent Chromium (ppb)	-	-	-	-	-
Date	5/10/17	5/11/17	3/15/17	3/15/17	3/15/17
Perforated Interval (ft)	250-506	201-601	240-548	70-600	90-520

Continued:

TABLE 3-CHEMICAL QUALITY OF WATER FROM DEEPER CITY WELLS (2017)
(Continued:)

Constituent (mg/l)	C-23	C-24	C-25	C-27	C-28
Calcium	37	44	44	44	35
Magnesium	6	6	7	7	5
Sodium	15	22	22	19	19
Potassium	-	-	-	-	-
Carbonate	<10	<10	<10	<10	<10
Bicarbonate	160	210	200	200	170
Sulfate	7	14	11	11	8
Chloride	7	16	11	10	8
Nitrate-Nitrogen	<1	4.1	1.8	1.8	1.4
Fluoride	0.2	0.1	0.1	0.1	0.1
pH	7.2	7.4	7.3	7.3	7.3
Electrical Conductivity (micromhos/cm @ 25°C)	290	392	367	366	314
Total Dissolved Solids (@ 180°C)	160	230	220	220	200
Iron	<0.1	<0.1	<0.1	<0.1	<0.1
Manganese	<0.02	<0.02	<0.02	<0.02	<0.02
Arsenic (ppb)	<2	<2	<2	<2	<2
Alpha Activity (pCi/l)	2.5	5.9	4.6	4.7	-
Hexavalent Chromium (ppb)	<1	-	<1	-	-
Date	3/16/17	5/10/17	3/16/17	3/15/17	3/15/17
Perforated Interval (ft)	200-450	100-610	100-440	110-615	100-620

Continued:

TABLE 3-CHEMICAL QUALITY OF WATER FROM DEEPER CITY WELLS (2017)
(Continued:)

Constituent (mg/l)	C-29	C-31	C-32	C-33
Calcium	37	38	-	43
Magnesium	5	6	-	6
Sodium	16	16	-	19
Potassium	-	-	-	-
Carbonate	<10	<10	<10	<10
Bicarbonate	170	180	-	180
Sulfate	10	9	-	10
Chloride	10	8	-	10
Nitrate-Nitrogen	3.2	1.1	-	1.4
Fluoride	0.1	0.1	-	0.1
pH	7.5	7.3	-	7.4
Electrical Conductivity (micromhos/cm @ 25°C)	324	313	-	346
Total Dissolved Solids (@ 180°C)	180	170	-	210
Iron	<0.1	<0.1	-	0.35
Manganese	<0.02	<0.02	-	<0.02
Arsenic (ppb)	<2	<2	<2	<2
Alpha Activity (pCi/l)	3.5	-	-	4.8
Hexavalent Chromium (ppb)	-	-	<1	<1
Date	5/10/17	3/15/17	3/16/17	3/16/17
Perforated Interval (ft)	80-620	100-550	240-760	220-810

Continued:

TABLE 3-CHEMICAL QUALITY OF WATER FROM DEEPER CITY WELLS (2017)
(Continued:)

Constituent (mg/l)	AP-1	AP-2
Calcium	30	36
Magnesium	4	8
Sodium	29	28
Potassium	-	-
Carbonate	<10	<10
Bicarbonate	170	210
Sulfate	9	16
Chloride	9	16
Nitrate-Nitrogen	2.0	3.9
Fluoride	0.1	0.1
pH	7.6	7.7
Electrical Conductivity (micromhos/cm @ 25°C)	313	398
Total Dissolved Solids (@ 180°C)	200	220
Iron	<0.1	<0.1
Manganese	<0.02	<0.02
Arsenic (ppb)	3	<2
Alpha Activity (pCi/l)	-	4.3
Hexavalent Chromium (ppb)	-	-
Date	3/16/17	5/10/17
Perforated Interval (ft)	258-676	270-720

Analyses by City of Porterville, except for alpha activity which was analyzed by FGL Environmental of Santa Paula. Perforated intervals indicate the tops and bottoms of the perforations.

which had from 0.35 to 0.6 mg/l of iron. Manganese and arsenic concentrations in all of the deeper City wells were less than their respective MCLs. Alpha activities ranged from 1.9 to 11.7 picocuries per liter and were less than the MCL of 15 picocuries per liter. The highest alpha activity was in water from Well C-6.

Comparison Between 2008 and 2017 for Deeper Wells

For most deeper City wells (Table 4), nitrate concentrations were slightly higher in Spring 2017 than in May 2008. However, nitrate-nitrogen concentrations in water from Wells C-11, C-24, and C-29 were significantly higher in Spring 2017. Nitrate concentrations in water from these three deep wells ranged from 3.2 to 5.5 mg/l in Spring 2017. This apparently was due to the downward flow of shallow groundwater to greater depths when water levels were deeper. pH values for most deep City wells also were greater in Spring 2017 than in May 2008. Concentration changes for other constituents in Table 4 were generally insignificant. Overall, the chemical quality of water from deep City wells is considered excellent.

The trace organic constituent tetrachloroethylene, or PCE, was found at higher concentrations in water from six City wells in Spring 2017 than in May 2008. However, all concentrations were still below the MCL of 5.0 ppb for this constituent. These higher concentrations are also expected when water levels are deeper, when the influence of recharge from the Tule River and

TABLE 4-COMPARISON OF CHEMICAL QUALITY OF WATER
FROM DEEPER CITY WELLS (2008 & 2017)

Constituent (mg/l)	C-3		C-7		C-11	
Calcium	22	23	38	36	32	30
Magnesium	17	19	6	6	22	19
Sodium	25	27	17	17	27	26
Potassium	2	-	1	-	2	-
Carbonate	<10	<10	<10	<10	<10	<10
Bicarbonate	170	200	160	180	210	240
Sulfate	11	11	9	11	12	15
Chloride	13	15	10	11	19	23
Nitrate-Nitrogen	3.2	3.9	1.4	1.6	4.1	5.5
Fluoride	0.4	0.2	0.4	0.2	0.4	0.2
pH	6.8	7.7	7.1	7.2	7.4	7.7
Electrical Conductivity (micromhos/cm @ 25°C)	377	387	327	324	469	474
Total Dissolved Solids (@ 180°C)	240	210	200	210	250	270
Iron	0.05	<0.1	<0.05	<0.1	<0.05	<0.1
Manganese	<0.01	<0.02	<0.01	<0.02	<0.01	<0.02
Arsenic (ppb)	3	3	<2	<2	<2	<2
Alpha Activity (pCi/l)	1.2	-	3.5	6.8	3.6	2.7
Date	5/28/08	3/15/17	5/20/08	5/10/17	5/20/08	5/10/17
Perforated Interval (ft)	207-535		160-593		250-506	

Continued:

TABLE 4-COMPARISON OF CHEMICAL QUALITY OF WATER
FROM DEEPER CITY WELLS (2008 & 2017)
(Continued:)

Constituent (mg/l)	C-16		C-18		C-19	
Calcium	24	23	50	34	37	34
Magnesium	12	13	7	6	6	6
Sodium	25	26	22	23	16	18
Potassium	2	-	1	-	1	-
Carbonate	<10	<10	<10	<10	<10	<10
Bicarbonate	160	170	190	170	160	170
Sulfate	10	10	14	12	8	7
Chloride	11	11	16	14	9	10
Nitrate-Nitrogen	2.0	2.0	3.2	2.7	<1	<1
Fluoride	0.2	0.1	0.2	0.1	0.4	0.2
pH	7.8	7.8	7.1	7.5	6.8	7.4
Electrical Conductivity (micromhos/cm @ 25°C)	331	327	403	337	312	310
Total Dissolved Solids (@ 180°C)	200	160	250	190	190	170
Iron	<0.05	<0.1	<0.05	<0.1	<0.05	<0.1
Manganese	<0.01	<0.02	<0.01	<0.02	<0.01	<0.02
Arsenic (ppb)	3	2	<2	<2	<2	<2
Alpha Activity (pCi/l)	2.2	1.9	4.4	4.5	3.2	3.0
Date	5/15/08	3/15/17	5/15/08	3/15/17	5/20/08	3/15/17
Perforated Interval (ft)	240-548		70-600		90-520	

Continued:

TABLE 4-COMPARISON OF CHEMICAL QUALITY OF WATER
FROM DEEPER CITY WELLS (2008 & 2017)
(Continued:)

Constituent (mg/l)	C-24		C-27		C-28	
Calcium	49	44	39	44	36	35
Magnesium	7	6	6	7	5	5
Sodium	22	22	19	19	21	19
Potassium	2	-	2	-	2 -	2
Carbonate	<10	<10	<10	<10	<10	<10
Bicarbonate	190	210	180	200	170	170
Sulfate	11	14	10	11	9	8
Chloride	12	16	10	10	8	8
Nitrate-Nitrogen	2.7	4.1	1.6	1.8	1.4	1.4
Fluoride	0.2	0.1	0.4	0.1	0.4	0.1
pH	7.0	7.4	7.0	7.3	7.1	7.3
Electrical Conductivity (micromhos/cm @ 25°C)	392	392	355	366	332	314
Total Dissolved Solids (@ 180°C)	240	230	220	220	200	200
Iron	<0.05	<0.1	<0.05	<0.1	<0.05	<0.1
Manganese	<0.01	<0.02	<0.01	<0.02	<0.01	<0.02
Arsenic (ppb)	<2	<2	<2	<2	<2	<2
Alpha Activity (pCi/l)	4.7	5.9	4.7	4.7	1.4	-
Date	5/15/08	5/10/17	5/20/08	3/15/17	5/20/08	3/15/17
Perforated Interval (ft)	100-610		110-615		100-620	

Continued:

TABLE 4-COMPARISON OF CHEMICAL QUALITY OF WATER
FROM DEEPER CITY WELLS (2008 & 2017)
(Continued:)

Constituent (mg/l)	C-29		C-31	
Calcium	35	37	43	38
Magnesium	5	5	6	6
Sodium	16	16	19	16
Potassium	2	-		2
Carbonate	<10	<10	<10	<10
Bicarbonate	160	170	180	180
Sulfate	7	10	8	9
Chloride	7	10	8	8
Nitrate-Nitrogen	1.6	3.2	<1	1.1
Fluoride	<0.1	0.1	<0.1	0.1
pH	7.7	7.5	7.5	7.3
Electrical Conductivity (micromhos/cm @ 25°C)	284	324	320	313
Total Dissolved Solids (@ 180°C)	147	180	200	170
Iron	<0.05	<0.1	<0.02	<0.1
Manganese	<0.01	<0.02	<0.02	<0.02
Arsenic (ppb)	<2	<2	<2	<2
Alpha Activity (pCi/l)	1.2	3.5	-	-
Date	6/19/08	5/10/17	3/21/08	3/15/17
Perforated Interval (ft)	80-620		100-550	

Continued:

TABLE 4-CHEMICAL AND RADIOLOGICAL QUALITY COMPARISON OF WATER FROM DEEPER CITY OF PORTERVILLE WELLS (2008-2017) (Continued:)

Constituent (mg/l)	AP-1		AP-2	
Calcium	27	30	44	36
Magnesium	4	4	11	8
Sodium	28	29	28	28
Potassium	2	-	2	-
Carbonate	<10	<10	<10	<10
Bicarbonate	150	170	200	210
Sulfate	8	9	16	16
Chloride	8	9	20	16
Nitrate-Nitrogen	1.6	2.0	3.6	3.9
Fluoride	<0.1	0.1	0.3	0.1
pH	7.4	7.6	7.2	7.7
Electrical Conductivity (micromhos/cm @ 25°C)	303	313	459	398
Total Dissolved Solids (@ 180°C)	190	200	280	220
Iron	<0.05	<0.1	<0.05	<0.1
Manganese	<0.01	<0.02	<0.01	<0.02
Arsenic (ppb)	2	3	<2	<2
Alpha Activity (pCi/l)	3.0	-	3.2	4.3
Date	5/20/08	3/16/17	5/20/08	5/10/17
Perforated Interval (ft)	258-676		270-720	

Analyses by FGL Environmental of Santa Paula for samples collected in 2008, and for alpha activity in 2017. Analyses by City of Porterville for samples collected in 2017. Perforated intervals are for the tops and bottoms of the perforations.

Continued:

Porter Slough seepage is less.

Vertical Trends

Vertical variations in groundwater quality have been determined at eight sites in the City (TH-90-2, Wells C-28, C-29, C-31, C-32, and C-33, at the Burton School, and at the Akin Water Co. TW-1 (Figure 1).

Some of the most noticeable trends were decreases in nitrate-nitrogen with increasing depth, primarily at sites away from the Tule River or Porter Slough. At TH-90-2 (the Walmart test hole), a nitrate-nitrogen concentration of 3.2 mg/l was indicated between 105 and 110 feet in depth, whereas concentrations in the deeper groundwater about 1 mg/l or less. At Well C-28, nitrate-nitrogen concentrations were less than 1 mg/l in four samples between 110 and 625 feet in depth. At Well C-29, nitrate-nitrogen concentrations in six samples from between 80 and 620 feet in depth ranged from about less than 1 to 2.7 mg/l. This well is located near Porter Slough, and seepage from flow in the slough likely has caused lower nitrate-nitrogen concentrations above a depth of 250 feet, compared to those in the deeper samples. At Well C-31, nitrate-nitrogen concentrations ranged from less than 1 to about 1 mg/l in five samples between 220 and 685 feet in depth. This well is near the Tule River, and the low nitrate-nitrogen concentrations are likely due to seepage of river water. At Well C-32, nitrate-nitrogen concentrations in

five water samples ranged from less than 1 to 4.8 mg/l, and decreased with increasing depth. This well is in the airport area, where higher nitrate-nitrogen concentrations are expected in shallow groundwater beneath irrigated lands. At Well C-33, nitrate-nitrogen concentrations in water from six samples ranged from less than 1 to about 1 mg/l. The lowest nitrate-nitrogen concentrations were in samples taken from above a depth of 510 feet. This well is also near the Tule River, and seepage from the river is indicated to be responsible for the low nitrate-nitrogen concentrations in the groundwater. At the Burton School, water samples were collected from seven depth zones. Nitrate-nitrogen concentrations were highest (10 mg/l) in samples from above a depth of 160 feet, and were 1.4 mg/l or less below a depth of 194 feet. At Akin Water Co. TW-1, water samples were collected from 12 depth zones. The highest nitrate-nitrogen concentrations (10 to 11.1 mg/l) were in samples from above a depth of 220 feet. Below a depth of 250 feet, nitrate-nitrogen concentrations were usually less than 1.4 mg/l.

In summary, the results generally indicated lower nitrate-nitrogen concentrations in water from wells near the Tule River and Porter Slough. For wells not near these sources of recharge, nitrate-nitrogen concentrations were usually higher in the shallower groundwater. These higher nitrate-nitrogen concentrations

are primarily due to historical irrigation practices. Some of the highest nitrate-nitrogen concentrations have been found in the shallow groundwater in the western part of the area (approximately west of Newcomb Street and not near the Tule River or the Porter Slough).

OPPORTUNITIES TO IMPROVE THE GROUNDWATER QUALITY

Overall, the chemical quality of water from City wells is considered excellent. Moderately high nitrate concentrations can be avoided by constructing new wells near the Tule River or Porter Slough and by not perforating above about 200 feet in depth. The continuation of test wells or pilot hole sampling programs will result in the City being able to tap better quality groundwater at specific sites.

RECOMMENDATIONS ON LOCATIONS AND DEPTHS FOR NEW CITY WELLS

Important issues to be considered in siting new City wells include spacing away from hardrock outcrops and other wells, and siting new wells near existing recharge and future intentional recharge sites (locations discussed later). A spacing for shallow City wells of at least a quarter mile from other shallow wells is preferable. For deeper City wells, a minimum spacing of about one-third mile from other deep wells is preferable. This is because the deeper groundwater is confined and drawdowns

are thus generally greater than for the shallower groundwater. In general, new wells aren't recommended within about half a mile of hardrock outcrops. These are shown by the closely spaced land surface elevation contours on Figure 1. In general, subsurface geologic conditions for new wells are more favorable where the bedrock is deeper, which is primarily beneath the area west of old Highway 45. The area between the Tule River and Scranton Avenue is considered a favorable area to construct new City wells, because of recharge potential.

INTENTIONAL GROUNDWATER RECHARGE

Two primary sources of information were reviewed to evaluate favorable areas for City intentional recharge. First, are the topsoil maps for the central and western parts of Tulare County by Stephens (1982) and Wasner and Arroues (2003). These maps shows a number of soil types within the uppermost five feet or so of the land surface, which is termed the topsoil. The topsoil types from these soil surveys were grouped into four categories: 1) underlain by hardrock, 2) sandy soils, 3) clayey soils and 4) soils with hardpan development. Figure 2 shows these main types of topsoils. The sandy topsoils are the most favorable for intentional recharge, as no surficial overburden would probably have to be removed when developing recharge ponds. The sandy topsoils are primarily present along the Tule

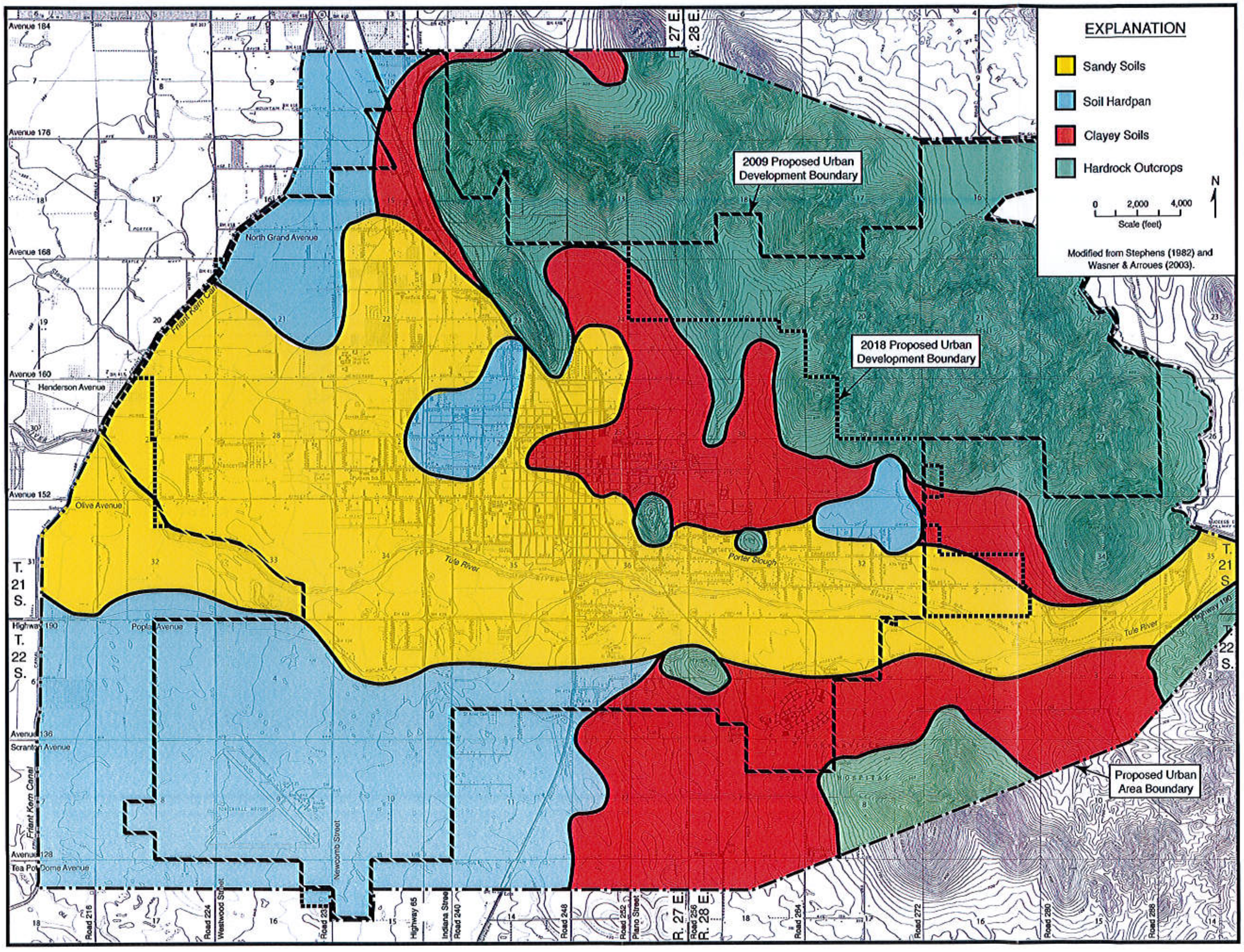


FIGURE 2 - TOPSOIL MAP

River, and also farther north in the western part of the area. The soils with hardpan development could be suitable for recharge, if the hardpan is first removed when recharge basins are developed. Such removal is common for urban storm runoff ponds. Topsoils with hardpan are widespread south of Highway 190 and west of Road 278 (which includes the airport area). Neither the hardrock areas nor the clayey soils are considered favorable for intentional recharge.

The second source of information that was reviewed were the three subsurface geologic cross sections (Figure 3) that were developed by KDSA (2009). Figure 3 shows the locations of Cross Section A-A′, which extends from north to south, between Westwood and Newcomb Street. The most favorable locations for recharge (predominantly coarse-grained deposits above the groundwater level) were indicated north of Henderson Avenue, at TH-94-2, TH-94-3; and south of the Tule River at 33R, 3E, and 16C (in the airport area). Cross Section B-B′ extends from north to south near or west of Highway 65. The most favorable subsurface geologic conditions for recharge were indicated at Wells C-3 and C-13 (Figure 3). The latter well is about half a mile south of the Tule River. Cross Section C-C′ extends from west to east, generally between Poplar and Scranton Avenues from near the Friant-Kern Canal on the west to near Road 278. The most favorable

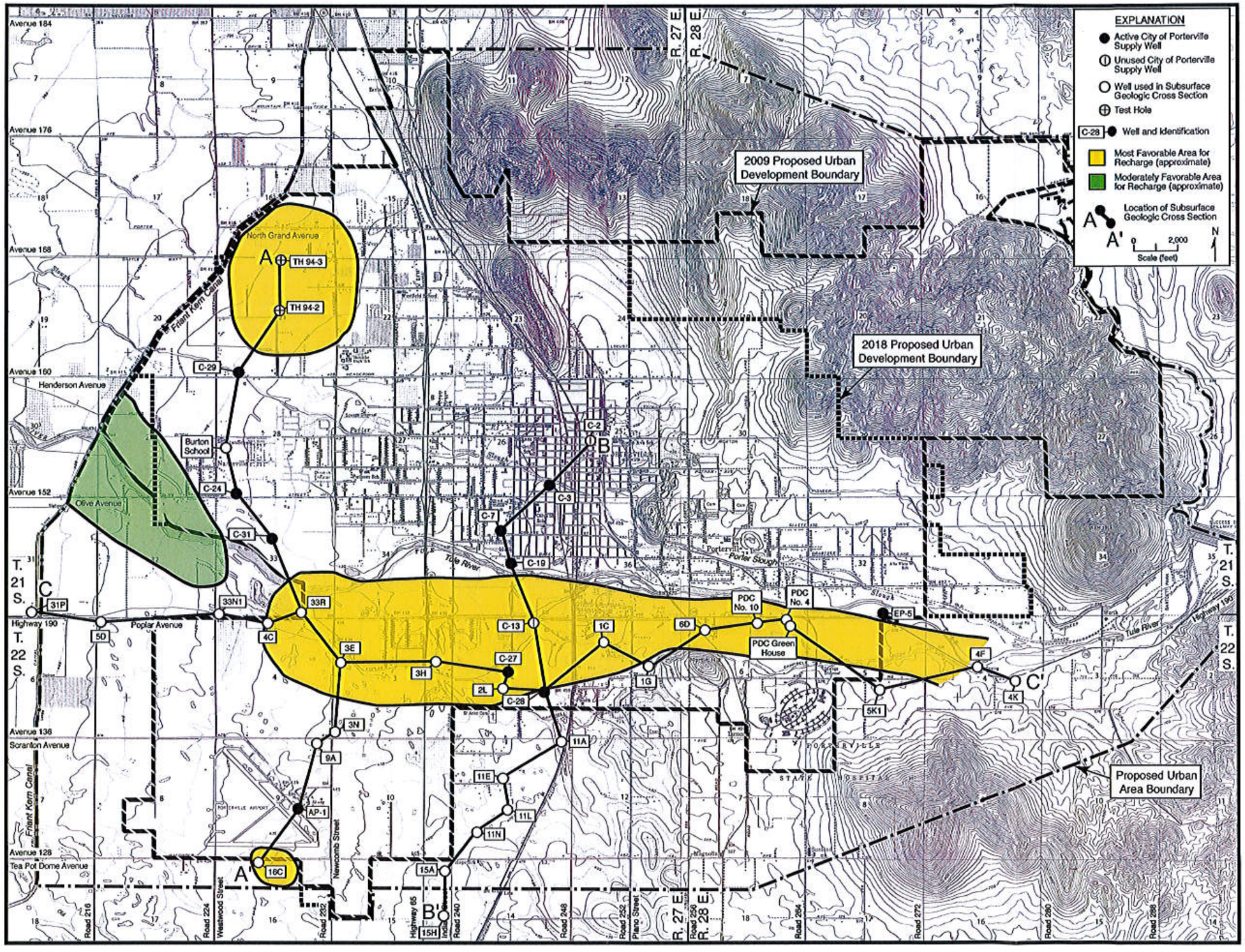


FIGURE 3 - LOCATION OF SUBSURFACE GEOLOGIC CROSS SECTIONS AND AREAS FAVORABLE FOR RECHARGE

conditions for recharge were indicated at Wells 33R, 3E, C-27, 6D, PDC No. 10, No. 4, the Greenhouse Well, and at 4F. Thus subsurface geologic conditions in much of the area south of the Tule River and north of Avenue 140 are indicated to be favorable for intentional recharge. The topsoils in this area are generally sandy. Also shown in Figure 3 are other areas that are considered favorable for recharge.

In summary, the largest area indicated to be the most favorable for City intentional recharge is located between Road 228 and Road 276, south and within about a mile of the Tule River. The second largest most favorable area is indicated to be between Westwood and Newcomb Street, and Avenue 160 and 170. Because of the direction of groundwater flow (away from the Tule River), recharge in the first of these areas would primarily benefit City wells south of the Tule River. In contrast, recharge in the second area would primarily benefit wells in the northwest part of the City. Other lands along the Tule River are also considered favorable for recharge. This includes lands north of the Tule River near Olive Avenue and along the Tule River.

REFERENCES

Thomas Harder & Co., 2017, "Hydrogeologic Conceptual Model and Water Budget of the Tule Sub-basin, report prepared for the Tule Sub-basin MOU Group, 49p.

Kenneth D. Schmidt and Associates, 2009 "Groundwater Conditions within the City of Porterville Urban Area Boundary", prepared for City of Porterville, Porterville, California, 66p.

Appendix B

POTENTIAL RECYCLED WATER LANDSCAPE IRRIGATION USERS

PORTERVILLE TOP 100 WATER USERS - 2013

RANK	ACCOUNT NO#	ACCOUNT NAME	ADDRESS	CONSUMPTION	NOTES
1	01-00198-00	FOSTER FARMS	770 N PLANO ST	145,689	>1 mile from the WWTF or effluent line
2	06-14600-09	CITY OF PORTER/GOLF COURSE	702 E ISHAM AVE	51,646	Porterville Municipal Golf Course, >1 mile from the WWTF or effluent line
3	29-78001-00	PORTERVILLE PUBLIC SCHOOL	960 N NEWCOMB ST	37,271	Monache High School, within the 1-mile buffer
4	10-01600-09	KERN JT JR COLLEGE	100 E COLLEGE AVE	28,269	Porterville College, >1 mile from the WWTF or effluent line, adjacent to Pioneer Middle School
5	36-20050-01	BURTON PATHWAYS CHARTER H.S.	1155 N ELDERWOOD ST	24,709	Burton Middle School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
6	50-85200-01	PORTERVILLE PUBLIC SCHOOL	1701 E PUTNAM AVE	23,114	Granite Hills High School, >1 mile from the WWTF or effluent line
7	46-50080-00	BURTON SCHOOL DISTRICT	252 N WESTWOOD ST	21,453	Jim Maples Academy, within the 1-mile buffer
8	06-14200-09	CITY OF PORTERVILLE/MURRY	PUTNAM & PARK DR	20,849	Murry Park, 500 E Putnam Avenue, >1 mile from the WWTF or effluent line, adjacent to Porterville Municipal Golf Course
9	13-54000-09	CITY OF PORTERVILLE/ZAL	GRAND-ZALUD PK	20,549	Zalud Park, 700 N El Granito Street, >1 mile from the WWTF or effluent line
10	23-60400-09	PORTERVILLE PUBLIC SCHOOL	465 W OLIVE AVE	19,106	Porterville High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Olive Street Elementary
11	10-01700-00	KERN JT JR COLLEGE	100 E COLLEGE AVE	16,933	Porterville College, >1 mile from the WWTF or effluent line
12	10-01905-00	PORTERVILLE PUBLIC SCHOOL	225 E COLLEGE AVE	15,716	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
13	23-60200-09	PORTERVILLE PUBLIC SCHOOL	465 W OLIVE AVE	14,877	Porterville High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
14	25-00007-01	VILLA ROBLES APARTMENTS	450 W SPRINGVILLE AVE	14,795	Eliminate b/c residential
15	10-01909-00	PORTERVILLE PUBLIC SCHOOL	271 E COLLEGE AVE	14,647	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
16	30-17600-09	CITY OF PORTERVILLE/VET	1501 W HENDERSON AVE	14,026	Veterans Park, within the 1-mile buffer
17	10-24700-02	RANCHVIEW MOBILE HOME PARK	670 E POPLAR AVE	13,677	Eliminate b/c residential
18	08-17190-00	PORTERVILLE PUBLIC SCHOOL	286 E ORANGE AVE	12,747	Santa Fe Elementary School, >1 mile from the WWTF or effluent line, adjacent to Heritage Community Center.
19	22-43000-01	ALISAM PROPERTIES	600 S JAYE ST	12,704	Eliminate b/c residential
20	01-01800-09	PORTERVILLE PUBLIC SCHOOL	500 E MULBERRY AVE W	12,365	Los Robles Elementary School, >1 mile from the WWTF or effluent line
21	10-01200-01	GOLDEN HILLS MHP LLC	720 E WORTH AVE	12,197	Eliminate b/c residential
22	10-01400-01	GOLDEN HILLS MHP LLC	720 E WORTH AVE	12,167	Eliminate b/c residential
23	25-00011-02	PARKVIEW APARTMENTS	550 W SPRINGVILLE AVE	11,944	Eliminate b/c residential
24	03-00200-02	LOS CHURCH	837 E MORTON AVE	11,212	Church w/ ~2.8 acres of green area, >1 mile from the WWTF or effluent line
25	27-01200-09	LA SERENA HOUSING	1500 N PROSPECT ST	11,209	Eliminate b/c residential
26	36-20046-01	BURTON SCHOOL DISTRICT	2573 W WESTFIELD AVE	10,898	William R Buckley Elementary School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
27	18-20000-09	PORTERVILLE PUBLIC SCHOOL	347 N KESSING ST	10,830	Bartlett Middle School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
28	20-00300-09	SIERRA VIEW DIST HOSPITAL	465 W PUTNAM AVE	10,285	Eliminate - no green area
29	44-10000-00	BURTON SCHOOL DISTRICT	175 S MATHEW ST	10,274	Summit Charter Academy, within the 1-mile barrier
30	36-03100-00	HOLIDAY RETIREMENT SITE 5280	2500 W HENDERSON AVE	10,098	Eliminate b/c residential
31	31-51600-00	MISSION BELL PARK	1343 W MORTON AVE	10,066	Eliminate b/c residential
32	12-09710-00	PORTERVILLE PUBLIC SCHOOL	701 W WESTFIELD AVE	9,964	Monte Vista School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
33	43-02600-09	ALDER APARTMENTS	45 N SALISBURY ST	9,843	Eliminate b/c residential
34	27-01050-09	PORTERVILLE PUBLIC SCHOOL	1151 W PIONEER AVE	9,797	Westfield Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
35	21-30200-09	PORTERVILLE PUBLIC SCHOOL	255 W OLIVE AVE	9,488	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
36	31-25002-00	PORTERVILLE PUBLIC SCHOOL	1345 W PUTNAM AVE	8,806	West Putnam Elementary School, within the 1-mile barrier
37	22-40150-00	THE HOME DEPOT #1080	750 S JAYE ST	8,767	Eliminate b/c commercial
38	26-97000-00	BURTON SCHOOL DISTRICT	1509 N LOMBARDI ST	8,361	Summit Charter Academy Lombardi Campus, >1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
39	01-00200-02	FOSTER FARMS	770 N PLANO ST	7,641	Eliminate b/c commercial
40	04-26000-09	SANTA FE PLAZA	250 N THIRD ST	7,334	Eliminate b/c residential
41	24-51730-00	WAL-MART	1300 S F ST MTR	7,253	Eliminate b/c commercial
42	49-19600-00	US DEPT OF AGRICULTURE	2125 S NEWCOMB ST	7,155	Eliminate b/c commercial
42	01-01505-01	MOUNTAIN VIEW APARTMENTS	870 N PLANO ST	7,155	Eliminate b/c residential
44	08-25000-11	VALLARTA MARKET #32	305 E OLIVE AVE	7,119	Eliminate b/c commercial
45	09-08890-00	PORTERVILLE PUBLIC SCHOOL	1045 E ORANGE AVE	6,985	John J. Doyle Elementary School, >1 mile from the WWTF or effluent line
46	30-16200-09	CITY OF PORTERVILLE/VET	440 N NEWCOMB ST	6,736	???
47	10-00601-09	WAL-MART DC #6021	1300 S F ST MTR	6,589	Eliminate b/c commercial
48	14-04200-09	HOUSING AUTH. OF TULARE CNTY	500 W MORTON AVE	6,557	Eliminate b/c residential
49	17-32200-00	SMITH'S ENTERPRISES	19 N D ST 19-55	6,312	Eliminate b/c commercial
50	49-00014-00	CITY OF PORTERVILLE	2701 W SCRANTON AVE	6,300	OHV Park, within the 1-mile barrier
51	18-22800-09	PORTERVILLE PUBLIC SCHOOL	335 N G ST	6,264	Bartlett Middle School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
52	28-72500-01	ST ANNE'S CHURCH	1765 N NEWCOMB ST	5,888	Church w/ ~1.9 acres of green area, >1 mile from the WWTF or effluent line
53	20-00800-09	SIERRA VIEW DIST HOSPITAL	465 W PUTNAME AVE	5,703	Eliminate - no green area
54	43-02000-02	FOXWOOD, APARTMENTS LLC	1704 W OLIVE AVE	5,595	Eliminate b/c residential

PORTERVILLE TOP 100 WATER USERS - 2013

RANK	ACCOUNT NO#	ACCOUNT NAME	ADDRESS	CONSUMPTION	NOTES
55	10-00280-00	BIG STUMP TRAILER PARK	574 S MAIN ST	5,411	Eliminate b/c residential
56	29-78000-09	PORTERVILLE PUBLIC SCHOOL	HENDERSON, INSIDE CI	5,235	Monache High School, within the 1-mile buffer
57	10-00298-00	BIG STUMP TRAILER PARK	574 S MAIN ST	5,164	Eliminate b/c residential
58	22-01200-11	PORTERVILLE PACIFIC ASSOCIATES	424 S E ST	4,964	Eliminate b/c residential
59	30-19400-09	CITY OF PORTERVILLE	1333 W GRAND AVE	4,864	WWTP
60	12-55600-01	CITY OF PORTERVILLE/HAY	945 W MULBERRY AV	4,725	Hayes Field, within the 1-mile buffer
61	49-01100-09	CITY OF PORTERVILLE	1893 S NEWCOMB ST	4,626	Eliminate b/c commercial
62	01-43600-02	HOME RENTAL CO	833 N LIME ST	4,587	Eliminate b/c residential
63	44-02890-01	PORTERVILLE NAZARENE CHURCH	1991 W OLIVE AVE	4,532	Church w/ ~0.9 acres of green area, within the 1-mile buffer
64	43-02800-09	EVERGREEN APARTMENTS	65 N SALISBURY ST	4,521	Eliminate b/c residential
65	30-13451-01	MOYLE'S CENTRAL VALLEY	1100 W MORTON AVE	4,464	Eliminate - no green area
66	09-01400-04	STUBBS, ARTHUR P	778 E DATE AVE 778-792	4,403	Eliminate b/c commercial
67	30-16000-09	CITY OF PORTERVILLE/VET	1344 W MORTON AVE	4,352	Eliminate b/c residential
68	31-28201-01	PORTERVILLE GARDENS	1585 W PUTNAM AVE	4,322	Eliminate b/c residential
69	19-10400-09	MOTEL 6 #0275-01-01-C	935 W MORTON AVE	4,311	Eliminate b/c commercial
70	19-30010-00	SIERRA VIEW DIST HOSPITAL	283 N PEARSON DR	4,203	Eliminate - no green area
71	30-15800-09	CITY OF PORTERVILLE/VET	415 N PROSPECT ST	4,013	Eliminate b/c residential
72	17-33400-05	TCP COMMERCIAL LLC	200 N E ST	3,985	Eliminate b/c commercial
73	08-17060-01	CITY OF PORTERVILLE	256 E ORANGE AVE	3,966	Heritage Community Center w/ ~0.25 acres of green area >1 mile from the WWTF or effluent line, adjacent to Santa Fe Elementary School.
74	08-59950-01	PORTERVILLE FAMILY APARTMENTS	93 E DATE AVE	3,895	Eliminate b/c residential
75	25-10005-01	LOWE'S	500 W VANDALIA AVE	3,886	Eliminate b/c commercial
76	10-01900-09	PORTERVILLE PUBLIC SCHOOL	225 E COLLEGE AVE 243 &	3,874	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
77	12-55400-01	CAL TRANS D06	65 MULBERRY & HIGHWAY	3,837	Caltrans landscape irrigation, within the 1-mile buffer
78	17-46000-10	BELVEDERE APTS	116 N G ST	3,834	Eliminate b/c residential
79	04-33000-09	PORTERVILLE PUBLIC SCHOOL	PLANO & MORTON-YR ME	3,780	???
80	01-46200-01	PHILLIPS, EDWARD	998 N HIGHLAND DR	3,726	Eliminate b/c residential
81	36-10196-02	SAEPHAN, SENG	700 N WESTWOOD ST	3,725	Eliminate b/c residential
82	16-00100-00	CAL TRANS D06	HENDERSON/HWY 65	3,707	Caltrans landscape irrigation, within the 1-mile buffer
83	49-00071-00	PORTERVILLE FAIR BOARD	2700 W TEA POT DOME AVE	3,680	Lots of green area, possibly ag, east of the airport
84	30-13450-01	MOYLE'S CENTRAL VALLEY	1100 W MORTON AVE	3,651	Eliminate - minimal green area
85	22-01205-01	PORTERVILLE PACIFIC ASSOCIATES	424 S E ST	3,622	Eliminate b/c residential
86	24-00400-10	WAGON WEST MOBILE HOME PARK IN	815 S INDIANA ST	3,574	Eliminate b/c residential
87	24-51720-00	WAL-MART	1300 S F ST MTR	3,548	Eliminate b/c commercial
88	08-30400-02	VALLARTA PROPERTIES LLC	305 E OLIVE AVE	3,474	Eliminate b/c commercial
89	46-50001-01	BURTON SCHOOL DISTRICT	264 N WESTWOOD ST	3,456	Burton Elementary School, within the 1-mile buffer
90	24-51700-00	WAL-MART	1300 S F ST MTR	3,299	Eliminate b/c commercial
91	43-02830-00	PORTERVILLE VETERAN MEMORIAL	1900 W OLIVE AVE	3,291	Porterville Veterans Memorial w/ ~2.4 acres of green area, within the 1-mile buffer, adjacent to "white area" ~4.75 acres
92	18-10800-09	SIERRA VALLEY REHAB CENTER	301 W PUTNAM AVE	3,275	Eliminate - no green area
93	01-01505-01	MOUNTAIN VIEW APARTMENTS	870 N PLANO ST	3,172	Eliminate b/c residential
94	30-16800-09	CITY OF PORTERVILLE	520 N NEWCOMB ST	3,161	Eliminate b/c commercial
95	17-33000-11	SAN ANTONIO ORCHARD CO	142 W OLIVE AVE	3,116	Eliminate b/c commercial
96	19-28200-10	SUN VILLA	350 N VILLA ST	3,098	Eliminate b/c residential
97	30-03210-00	SMEE BUILDERS	1150 W MORTON AVE	3,084	Eliminate b/c commercial
98	08-45400-01	CITY OF PORTERVILLE	265 E DATE AVE	3,057	Eliminate b/c residential
99	36-10194-01	CITY OF PORTERVILLE	2411 W PORTER CREEK AVE	3,047	~2 acres of green area, possibly ag, within the 1-mile buffer
100	03-12000-09	FIRST METHODIST CHURCH	344 E MORTON AVE	2,997	Church w/ ~1.6 acres of green area, >1 mile from the WWTF or effluent line
TOTAL				**1,008,448**	

PORTERVILLE TOP 100 WATER USERS - 2017

RANK	ACCOUNT NO#	ACCOUNT NAME	ADDRESS	CONSUMPTION	NOTES
1	01-00198-00	FOSTER FARMS	770 N PLANO ST	148,868	>1 mile from the WWTF or effluent line
2	49-00010-00	CITY OF PORTERVILLE	2701 W SCRANTON AVE	56,507	OHV Park, , within the 1-mile barrier
3	06-14600-09	CITY OF PORTER/GOLF COURSE	702 E ISHAM AVE	37,188	Portervill Municipal Golf Course, >1 mile from the WWTF or effluent line
4	20-00300-09	SIERRA VIEW DIST HOSPITAL	465 W PUTNAM AVE	20,353	Eliminate - no green area
5	29-78001-00	PORTERVILLE PUBLIC SCHOOL	960 N NEWCOMB ST	19,506	Monache High School, within the 1-mile buffer
6	10-01200-01	GOLDEN HILLS MHP LLC	720 E WORTH AVE	17,105	Eliminate b/c residential
7	23-60400-09	PORTERVILLE PUBLIC SCHOOL	465 W OLIVE AVE	15,972	Porterville High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Olive Street Elementary
8	01-01505-01	MOUNTAIN VIEW APARTMENTS	870 N PLANO ST	15,147	Eliminate b/c residential
9	31-51600-00	MISSION BELL PARK	1343 W MORTON AVE	13,872	Eliminate b/c residential
10	30-15600-01	PI PROPERTIES NO 112 LLC	1040 W GRAND AVE	13,848	Eliminate b/c residential
11	25-00007-01	VILLA ROBLES APARTMENTS	450 W SPRINGVILLE AVE	11,825	Eliminate b/c residential
12	10-24700-02	RANCHVIEW MOBILE HOME PARK	670 E POPLAR AVE	11,312	Eliminate b/c residential
13	50-85200-01	PORTERVILLE PUBLIC SCHOOL	1701 E PUTNAM AVE	10,527	Granite Hills High School, >1 mile from the WWTF or effluent line
14	47-60001-00	BURTON SCHOOL DISTRICT	15550 REDWOOD ST	10,519	Summit Charter Collegiate Academy, within the 1-mile barrier
15	25-00011-02	PARKVIEW APARTMENTS	550 W SPRINGVILLE AVE	10,124	Eliminate b/c residential
16	10-01600-09	KERN JT JR COLLEGE	100 E COLLEGE AVE	9,724	Porterville College, >1 mile from the WWTF or effluent line, adjacent to Pioneer Middle School
17	10-01700-00	KERN JT JR COLLEGE	100 E COLLEGE AVE	9,713	Porterville College, >1 mile from the WWTF or effluent line, adjacent to Pioneer Middle School
18	27-40305-00	PORTERVILLE UNIFIED SCHOOL	1450 W CASTLE AVE	9,681	Sequoia Middle School, >1 mile from the WWTF or effluent line
19	21-15800-04	GROW PURE AGRIBUSINESS LLC	180 S E ST	8,678	Eliminate b/c commercial
20	27-01200-09	LA SERENA HOUSING	1500 N PROSPECT ST	8,487	Eliminate b/c residential
21	13-54000-09	CITY OF PORTERVILLE/ZAL	GRAND-ZALUD PK	8,307	Zalud Park, 700 N El Granito Street, >1 mile from the WWTF or effluent line
22	19-30010-00	SIERRA VIEW DIST HOSPITAL	283 N PEARSON DR	8,029	Eliminate - no green area
23	23-60200-09	PORTERVILLE PUBLIC SCHOOL	465 W OLIVE AVE	7,893	Porterville High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Olive Street Elementary
24	08-25000-11	VALLARTA MARKET #32	305 E OLIVE AVE	7,660	Eliminate b/c commercial
25	01-01800-09	PORTERVILLE PUBLIC SCHOOL	500 E MULBERRY AVE W	7,626	Los Robles Elementary School, >1 mile from the WWTF or effluent line
26	30-17600-09	CITY OF PORTERVILLE/VET	1501 W HENDERSON AVE	7,089	Veterans Park, within the 1-mile buffer
27	43-02600-09	ALDER APARTMENTS	45 N SALISBURY ST	7,027	Eliminate b/c residential
28	04-26000-09	SANTA FE PLAZA	250 N THIRD ST	7,011	Eliminate b/c residential
29	26-97000-00	BURTON SCHOOL DISTRICT	1509 N LOMBARDI ST	6,628	Summit Charter Academy Lombardi Campus, >1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
30	08-59950-01	PORTERVILLE FAMILY APARTMENTS	93 E DATE AVE	6,570	Eliminate b/c residential
31	10-01909-00	PORTERVILLE PUBLIC SCHOOL	271 E COLLEGE AVE	6,358	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
32	10-00740-00	AKIN WATER CO	S/E LINCOLN/S 4TH	6,305	Eliminate b/c commercial
33	12-09710-00	PORTERVILLE PUBLIC SCHOOL	701 W WESTFIELD AVE	6,282	Monte Vista School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
34	30-02185-01	ALLISAM HANTORT LLC	1085 W HENDERSON AVE	6,192	Eliminate b/c commercial
35	14-04200-09	HOUSING AUTH. OF TULARE CNTY	500 W MORTON AVE	6,142	Eliminate b/c residential
36	09-08890-00	PORTERVILLE PUBLIC SCHOOL	1045 E ORANGE AVE	5,950	John J. Doyle Elementary School, >1 mile from the WWTF or effluent line
37	10-01905-00	PORTERVILLE PUBLIC SCHOOL	225 E COLLEGE AVE	5,801	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
38	27-01050-09	PORTERVILLE PUBLIC SCHOOL	1151 W PIONEER AVE	5,569	Westfield Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
39	43-02000-02	FOXWOOD, APARTMENTS LLC	1704 W OLIVE AVE	5,529	Eliminate b/c residential
40	22-43000-01	ALISAM PROPERTIES	600 S JAYE ST	5,504	Eliminate b/c residential
41	22-01200-11	PORTERVILLE PACIFIC ASSOCIATES	424 S E ST	5,441	Eliminate b/c residential
42	46-50070-00	BURTON SCHOOL DISTRICT	252 N WESTWOOD ST	5,417	Jim Maples Academy, within the 1-mile buffer
43	08-17190-00	PORTERVILLE PUBLIC SCHOOL	286 E ORANGE AVE	5,399	Santa Fe Elementary School, >1 mile from the WWTF or effluent line, adjacent to Heritage Community Center.
44	29-78000-09	PORTERVILLE PUBLIC SCHOOL	HENDERSON, INSIDE CI	5,331	Monache High School, within the 1-mile buffer
45	28-72500-01	ST ANNE'S CHURCH	1765 N NEWCOMB ST	5,320	Church w/ ~1.9 acres of green area, >1 mile from the WWTF or effluent line
46	24-51730-00	WAL-MART	1300 S F ST MTR	5,136	Eliminate b/c commercial
47	10-01900-09	PORTERVILLE PUBLIC SCHOOL	225 E COLLEGE AVE 243 &	5,098	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
48	46-50080-00	BURTON SCHOOL DISTRICT	252 N WESTWOOD ST	5,079	Jim Maples Academy, within the 1-mile buffer
49	21-30200-09	PORTERVILLE PUBLIC SCHOOL	255 W OLIVE AVE	5,033	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
50	44-10000-00	BURTON SCHOOL DISTRICT	175 S MATHEW ST	4,997	Summit Charter Academy, within the 1-mile barrier
51	49-19600-00	US DEPT OF AGRICULTURE	2125 S NEWCOMB ST	4,897	Eliminate b/c commercial
52	50-85201-01	PORTERVILLE PUBLIC SCHOOL	1701 E PUTNAM AVE	4,543	Granite Hills High School, >1 mile from the WWTF or effluent line
53	36-20046-01	BURTON SCHOOL DISTRICT	2573 W WESTFIELD AVE	4,479	William R Buckley Elementary School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal

PORTERVILLE TOP 100 WATER USERS - 2017

RANK	ACCOUNT NO#	ACCOUNT NAME	ADDRESS	CONSUMPTION	NOTES
54	17-32200-00	SMITH'S ENTERPRISES	19 N D ST 19-55	4,341	Eliminate b/c commercial
55	37-30410-01	HOUSING AUTH OF TULARE CNTY	707 N NEWCOMB ST	4,280	Eliminate b/c residential
56	36-03100-00	HOLIDAY RETIREMENT SITE 5280	2500 W HENDERSON AVE	4,226	Eliminate b/c residential
57	30-19400-09	CITY OF PORTERVILLE	1333 W GRAND AVE	4,176	WWTP
58	13-11000-01	HOVANISIAN TRUST	108 W NORTH AVE	4,116	Eliminate b/c commercial
59	16-06200-10	LUZANILLA, KELLY & JOSHUA	959 W HENDERSON AVE	4,082	Eliminate b/c commercial
60	12-57425-01	SAVE MART SUPERMARKETS	900 W HENDERSON AVE	3,953	Eliminate b/c commercial
61	09-18600-02	HOVANNISIAN, JOHN	671 E ISHAM AVE	3,817	Eliminate b/c residential
62	19-10400-09	MOTEL 6 #0275-01-01-C	935 W MORTON AVE	3,785	Eliminate b/c commercial
63	24-51715-13	BEST WESTERN PORTERVILLE INN	350 W MONTGOMERY AVE	3,767	Eliminate b/c commercial
64	30-13451-01	MOYLE'S CENTRAL VALLEY	1100 W MORTON AVE	3,742	Eliminate - no green area
65	24-51720-00	WAL-MART	1300 S F ST MTR	3,738	Eliminate b/c commercial
66	01-43600-02	HOME RENTAL CO	833 N LIME ST	3,594	Eliminate b/c residential
67	03-00200-02	LDS CHURCH	837 E MORTON AVE	3,593	Church w/ ~2.8 acres of green area, >1 mile from the WWTF or effluent line
68	31-90500-09	WONG, TEDDY	1325 W TOMAH AVE	3,525	Eliminate b/c commercial
69	04-24600-00	PORTERVILLE APARTMENTS	309 N THIRD ST	3,450	Eliminate b/c residential
70	31-28201-01	PORTERVILLE GARDENS	1585 W PUTNAM AVE	3,448	Eliminate b/c residential
71	30-16200-09	CITY OF PORTERVILLE/VET	440 N NEWCOMB ST	3,423	Eliminate b/c residential
72	10-00280-00	BIG STUMP TRAILER PARK	574 S MAIN ST	3,393	Eliminate b/c residential
73	14-03300-09	THORNTON, ROBERT	430 W MORTON AVE	3,382	Eliminate b/c residential
74	12-56400-10	CLARK, BECKY	885 W MULBERRY AVE	3,329	Eliminate b/c residential
75	20-42800-09	HOUSING AUTH. OF TULARE CO	659 W PUTNAM AVE	3,312	Eliminate b/c residential
76	36-20050-01	BURTON PATHWAYS CHARTER H.S.	1155 N ELDERWOOD ST	3,305	Burton Middle School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
77	49-00095-02	TULARE CO JR LIVESTOCK SHOW	2700 W TEA POT DOME AVE	3,271	Lots of green area, possibly ag, east of the airport
78	49-00014-00	CITY OF PORTERVILLE	2701 W SCRANTON AVE	3,253	OHV Park, within the 1-mile barrier
79	49-06300-00	GAITHER, HENRIETTA	1408 S NEWCOMB ST	3,243	Lots of green area, possibly ag, ~1 mile from the effluent line
80	17-33400-05	TCP COMMERCIAL LLC	200 N E ST	3,207	Eliminate b/c commercial
81	10-00298-00	BIG STUMP TRAILER PARK	574 S MAIN ST	3,162	Eliminate b/c residential
82	36-03200-00	HOLIDAY RETIREMENT SITE 5280	2500 W HENDERSON AVE	3,148	Eliminate b/c residential
83	10-40260-00	PORTERVILLE TRAILER PARK	1168 S MAIN ST	3,121	Eliminate b/c residential
84	37-30201-01	VILLAGE AT HENDERSON LLC	1711 W HENDERSON AVE	3,087	Eliminate b/c residential
85	44-02890-01	PORTERVILLE NAZARENE CHURCH	1991 W OLIVE AVE	3,044	Church w/ ~0.9 acres of green area, within the 1-mile buffer
86	29-48300-00	PORTERVILLE PUBLIC SCHOOL	W MULBERRY AVE	3,034	Monache High School, within the 1-mile buffer
87	24-19215-00	VALLEY CARE CENTER	661 W POPLAR AVE	3,033	Eliminate - no green area
88	43-02830-00	PORTERVILLE VETERAN MEMORIAL	1900 W OLIVE AVE	2,999	Porterville Veterans Memorial w/ ~2.4 acres of green area, within the 1-mile buffer, adjacent to "white area" ~4.75 acres
89	31-25002-00	PORTERVILLE PUBLIC SCHOOL	1345 W PUTNAM AVE	2,971	West Putnam Elementary School, within the 1-mile barrier
90	20-62000-09	JONES, J	52 N WISCONSIN ST	2,947	Eliminate b/c residential
91	43-02800-09	EVERGREEN APARTMENTS	65 N SALISBURY ST	2,936	Eliminate b/c residential
92	06-14200-09	CITY OF PORTERVILLE/MURRY	PUTNAM & PARK DR	2,886	Murry Park, 500 E Putnam Avenue, >1 mile from the WWTF or effluent line, adjacent to Porterville Municipal Golf Course
93	14-05000-02	HOVANNISIAN TRUST	590 W MORTON AVE	2,848	Eliminate b/c residential
94	08-66200-09	SHADY LANE PARK	53 E DATE AVE	2,730	Eliminate b/c residential
95	13-01000-02	WASH HOUSE	469 N MAIN ST	2,705	Eliminate b/c commercial
96	17-46000-10	BELVEDERE APTS	116 N G ST	2,680	Eliminate b/c residential
97	37-30205-01	VILLAGE AT HENDERSON LLC	1711 W HENDERSON AVE	2,657	Eliminate b/c residential
98	22-41800-10	THE DIXIE GROUP INC	600 S E ST	2,624	Eliminate b/c commercial
99	30-13450-01	MOYLE'S CENTRAL VALLEY	1100 W MORTON AVE	2,585	Eliminate - no green area
100	18-10800-09	SIERRA VALLEY REHAB CENTER	301 W PUTNAM AVE	2,584	Eliminate - no green area
TOTAL				**815,130**	

2013 Porterville Unified School District - Water Usage (100 cuft unless stated otherwise)

Address	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sep 2013	Oct 2013	Nov 2013	Dec 2013	2013 Total	Monthly Average	Annual Consumption	Annual Consumption	Notes
1045 E Orange Ave	0.0	0.0	0.0	14	161	192	174	220	188	153	110	51	1,263	105	944,790 gal	2.9 acre-ft	John J. Doyle Elementary School, >1 mile from the WWTF or effluent line
1045 E Orange Ave	61	123	125	99	214	227	192	274	230	166	171	62	1,944	162	1,454,213 gal	4.5 acre-ft	John J. Doyle Elementary School, >1 mile from the WWTF or effluent line
1151 W. Pioneer Ave	32	46	55	38	90	34	5.0	42	66	60	74	43	585	49	437,610 gal	1.3 acre-ft	Westfield Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
1151 W. Pioneer Ave	0.0	88	279	137	1,158	968	1,396	1,880	1,485	1,059	1,125	222	9,797	816	7,328,665 gal	22.5 acre-ft	Westfield Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
1345 W Putnam Ave	78	169	45	49	50	158	59	72	107	123	63	44	1,017	85	760,769 gal	2.3 acre-ft	West Putnam Elementary School, within the 1-mile buffer
1345 W Putnam Ave	143	26	45	138	327	1,218	1,702	1,663	1,417	1,639	350	138	8,806	734	6,587,346 gal	20.2 acre-ft	West Putnam Elementary School, within the 1-mile buffer
135 E Harrison Ave	0.0	1.0	0.0	1.0	6.0	19	14	14	21	15	16	18	125	10	93,507 gal	0.3 acre-ft	Unitarian Universalist Fellowship, >1 mile from the WWTF or effluent line
140 S C St	0.0	0.0	11	28	68	82	79	150	161	124	100	46	849	71	635,096 gal	1.9 acre-ft	Vine Street Community Day School, >1 mile from the WWTF or effluent line
140 S C St	27	26	18	38	57	88	129	222	134	64	66	23	892	74	667,262 gal	2.0 acre-ft	Vine Street Community Day School, >1 mile from the WWTF or effluent line
1450 W Castle Ave	7.0	8.0	12	6.0	16	4.0	0.0	3.0	12	12	15	9.0	104	8.7	77,797 gal	0.2 acre-ft	Sequoia Middle School, >1 mile from the WWTF or effluent line
1701 E Putnam Ave	218	200	268	257	390	228	169	225	213	193	237	222	2,820	235	2,109,507 gal	6.5 acre-ft	Granite Hills High School, >1 mile from the WWTF or effluent line
1701 E Putnam Ave	4.0	0.0	0.0	249	761	3,303	4,810	5,803	5,560	2,562	62	0.0	23,114	1,926	17,290,474 gal	53.1 acre-ft	Granite Hills High School, >1 mile from the WWTF or effluent line
197 W Belleview Ave	31	24	33	21	57	27	2.0	7.0	44	32	56	32	366	31	273,787 gal	0.8 acre-ft	Belleview Elementary School, >1 mile from the WWTF or effluent line
197 W Belleview Ave	0.0	8.0	43	47	396	460	459	518	450	319	130	4.0	2,834	236	2,119,979 gal	6.5 acre-ft	Belleview Elementary School, >1 mile from the WWTF or effluent line
225 E College Ave	0.0	0.0	0.0	0.0	0.0	0.0	849	672	502	739	653	459	3,874	323	2,897,953 gal	8.9 acre-ft	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
225 E College Ave	14	19	667	1,491	1,708	1,343	2,194	2,890	1,737	1,400	1,311	942	15,716	1,310	11,756,385 gal	36.1 acre-ft	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
245 W Walnut Ave	17	20	32	29	52	51	285	168	56	57	66	49	882	74	659,782 gal	2.0 acre-ft	Porterville Unified School District, >1 mile from the WWTF or effluent line, across the street from Olive Street Elementary School / Porterville High School
255 W Olive Ave	1.0	0.0	0.0	3.0	24	0.0	0.0	0.0	0.0	0.0	0.0	0.0	28	2.3	20,945 gal	0.1 acre-ft	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
255 W Olive Ave	5.0	6.0	6.0	4.0	8.0	7.0	1.0	1.0	7.0	6.0	8.0	6.0	65	5.4	48,623 gal	0.1 acre-ft	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
255 W Olive Ave	1.0	4.0	13	12	10	20	54	63	58	50	40	6.0	331	28	247,605 gal	0.8 acre-ft	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
255 W Olive Ave	44	126	174	356	863	1,126	1,431	1,878	1,414	1,089	805	182	9,488	791	7,097,517 gal	21.8 acre-ft	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
261 E Mulberry Ave	0.0	0.0	2.0	4.0	8.0	9.0	22	24	8.0	9.0	5.0	2.0	93	7.8	69,569 gal	0.2 acre-ft	Citrus High School, >1 mile from the WWTF or effluent line
261 W Mulberry Ave	4.0	8.0	6.0	6.0	13	9.0	0.0	3.0	13	10	20	8.0	100	8.3	74,805 gal	0.2 acre-ft	Citrus High School, >1 mile from the WWTF or effluent line
271 E College Ave	31	0.0	574	560	1,508	2,428	2,544	2,367	2,489	1,573	427	146	14,647	1,221	10,956,718 gal	33.6 acre-ft	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
286 E Orange Ave	17	17	20	19	33	21	1.0	3.0	8.0	42	35	35	251	21	187,761 gal	0.6 acre-ft	Santa Fe Elementary School, >1 mile from the WWTF or effluent line, adjacent to Heritage Community Center.
286 E Orange Ave	1.0	0.0	120	95	1,216	1,671	1,731	2,564	1,999	1,767	1,232	351	12,747	1,062	9,535,419 gal	29.3 acre-ft	Santa Fe Elementary School, >1 mile from the WWTF or effluent line, adjacent to Heritage Community Center.
335 N G St	46	61	159	198	771	847	911	1,082	815	660	547	167	6,264	522	4,685,798 gal	14.4 acre-ft	Bartlett Middle School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
347 N Kessing St	9.0	94	177	281	1,655	1,545	1,819	1,820	1,262	1,271	805	92	10,830	903	8,101,403 gal	24.9 acre-ft	Bartlett Middle School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
388 N Roche St School	39	47	34	36	46	74	2.0	4.0	40	54	56	61	493	41	368,790 gal	1.1 acre-ft	Roche Avenue Elementary School, >1 mile from the WWTF or effluent line

465 W Olive Ave	448	846	465	608	990	1,747	1,340	1,828	2,326	1,823	1,108	1,348	14,877	1,240	11,128,770 gal	34.2 acre-ft	Porterville High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Olive Street Elementary
465 W Olive Ave	159	276	304	460	454	771	3,457	4,091	2,905	3,217	1,810	1,202	19,106	1,592	14,292,282 gal	43.9 acre-ft	Porterville High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Olive Street Elementary
500 E Mulberry Ave	84	84	55	53	96	66	41	43	63	83	112	67	847	71	633,600 gal	1.9 acre-ft	Los Robles Elementary School, >1 mile from the WWTF or effluent line
500 E Mulberry Ave (W)	0.0	7.0	9.0	72	1,656	1,466	2,090	2,955	1,453	1,294	933	430	12,365	1,030	9,249,663 gal	28.4 acre-ft	Los Robles Elementary School, >1 mile from the WWTF or effluent line
534 N E St	32	8.0	11	7.0	19	8.0	0.0	8.0	13	10	33	25	174	15	130,161 gal	0.4 acre-ft	Porterville Unified School District, >1 mile from the WWTF or effluent line
534 N E St	8.0	24	15	16	21	17	16	19	26	25	44	26	257	21	192,249 gal	0.6 acre-ft	Porterville Unified School District, >1 mile from the WWTF or effluent line
600 W Grand Ave	2.0	3.0	2.0	1.0	2.0	0.0	1.0	5.0	5.0	3.0	2.0	1.0	27	2.3	20,197 gal	0.1 acre-ft	Porterville Unified School District - District Offices, >1 mile from the WWTF or effluent line
605 W Memory Ln	2.0	1.0	2.0	2.0	2.0	2.0	1.0	2.0	2.0	3.0	4.0	2.0	25	2.1	18,701 gal	0.1 acre-ft	Porterville Unified School District - District Offices, >1 mile from the WWTF or effluent line
606 W Memory Ln	28	20	22	22	28	22	20	29	23	27	29	21	291	24	217,683 gal	0.7 acre-ft	Porterville Unified School District - District Offices, >1 mile from the WWTF or effluent line
632 W Grand Ave	51	32	36	36	74	70	79	140	114	115	127	87	961	80	718,878 gal	2.2 acre-ft	Porterville Unified School District - District Offices, >1 mile from the WWTF or effluent line
645 N Prospect St	8.0	5.0	7.0	4.0	6.0	2.0	1.0	1.0	5.0	3.0	8.0	6.0	56	4.7	41,891 gal	0.1 acre-ft	Prospect Education Center School w/ ~0.2 acres of green area, within the 1-mile buffer
645 N Prospect St	11	15	40	35	97	112	112	189	138	61	77	23	910	76	680,727 gal	2.1 acre-ft	Prospect Education Center School w/ ~0.2 acres of green area, within the 1-mile buffer
701 E Westfield Ave	37	38	32	32	59	46	17	94	335	58	84	38	870	73	650,805 gal	2.0 acre-ft	Monte Vista School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
701 E Westfield Ave	128	94	251	283	940	1,009	1,616	2,008	1,794	1,494	174	173	9,964	830	7,453,590 gal	22.9 acre-ft	Monte Vista School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
900 W Pioneer Ave	10	11	13	11	17	21	12	13	14	12	17	18	169	14	126,421 gal	0.4 acre-ft	Butterfield Charter High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
900 W Pioneer Ave	40	42	34	46	166	214	199	286	398	220	226	106	1,977	165	1,478,899 gal	4.5 acre-ft	Butterfield Charter High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
91 S F St	30	31	24	24	32	8.0	0.0	2.0	25	22	23	15	236	20	176,540 gal	0.5 acre-ft	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
960 N Newcomb St	851	808	686	1,125	5,072	4,733	4,734	7,204	5,253	3,106	2,560	1,139	37,271	3,106	27,880,646 gal	85.6 acre-ft	Monache High School, within the 1-mile buffer
MHS Henderson Ave Inside CI	479	436	410	453	489	437	431	405	421	402	431	441	5,235	436	3,916,052 gal	12.0 acre-ft	Monache High School, within the 1-mile buffer
MHS W Mulberry Ave	8.0	53	36	39	498	249	507	102	169	212	152	51	2,076	173	1,552,956 gal	4.8 acre-ft	Monache High School, within the 1-mile buffer
Plano & Morton YR ME	0.0	0.0	34	35	249	515	603	687	686	470	229	272	3,780	315	2,827,637 gal	8.7 acre-ft	Roche Avenue Elementary School, >1 mile from the WWTF or effluent line
TOTAL (100 cuft)	**3,246**	**3,955**	**5,406**	**7,580**	**22,633**	**27,674**	**36,311**	**44,743**	**36,664**	**27,908**	**16,768**	**8,911**	**241,799**	**403**	**180,878,226 gal**	**555 acre-ft**	
TOTAL (acre-ft)	**7.5**	**9.1**	**12.4**	**17.4**	**52.0**	**63.5**	**83.4**	**102.7**	**84.2**	**64.1**	**38.5**	**20.5**	**555**				

2013 Burton School District - Water Usage (100 cuft unless stated otherwise)

Address	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sep 2013	Oct 2013	Nov 2013	Dec 2013	2013 Total	Monthly Average	Annual Consumption	Annual Consumption	Notes
1155 N ELDERWOOD ST	0.0	0.0	2.0	1,118	2,806	3,411	3,226	4,142	2,638	3,278	2,686	402	23,709	1,976	17,735,565 gal	54.4 acre-ft	Burton Middle School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
1155 N ELDERWOOD-1	9.0	23	22	8.0	14	14	0.0	3.0	12	12	19	8.0	144	12	107,719 gal	0.3 acre-ft	Burton Middle School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
1509 N LOMBARDI ST	3.0	1.0	35	326	1,179	1,119	1,538	1,578	1,456	620	476	30	8,361	697	6,254,463 gal	19.2 acre-ft	Summit Charter Academy Lombardi Campus, >1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
1509 N LOMBARDI ST-2	1.0	0.0	1.0	2.0	4.0	2.0	1.0	1.0	10	11	19	11	63	5.3	47,127 gal	0.1 acre-ft	Summit Charter Academy Lombardi Campus, >1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
15550 REDWOOD ST	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0 gal	0.0 acre-ft	Summit Charter Collegiate Academy, within the 1-mile buffer
15550 REDWOOD ST-2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0 gal	0.0 acre-ft	Summit Charter Collegiate Academy, within the 1-mile buffer
175 S MATHEW ST	29	21	35	32	49	22	1.0	6.0	35	33	38	27	328	27	245,361 gal	0.8 acre-ft	Summit Charter Academy, within the 1-mile buffer
1885 W MULBERRY	41	20	21	116	256	281	206	265	291	198	137	25	1,857	155	1,389,133 gal	4.3 acre-ft	Oak Grove Elementary School, within the 1-mile buffer
2283 W MORTON AVE	0.0	0.0	1.0	0.0	5.0	5.0	2.0	1.0	0.0	0.0	0.0	113	127	11	95,003 gal	0.3 acre-ft	Burton Elementary School, within the 1-mile buffer
2440 W HENDERSON AVE	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0 gal	0.0 acre-ft	The River Church w/ ~5.25 acres of green area, within the 1-mile buffer
2440 W HENDERSON AVE-1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0 gal	0.0 acre-ft	The River Church w/ ~5.25 acres of green area, within the 1-mile buffer
252 N WESTWOOD ST	6.0	12	5.0	11	1,745	3,809	3,175	3,087	3,881	2,869	1,422	1,431	21,453	1,788	16,047,960 gal	49.2 acre-ft	Jim Maples Academy, within the 1-mile buffer
252 N WESTWOOD ST-2	0.0	0.0	0.0	0.0	10	17	0.0	29	0.0	0.0	0.0	0.0	56	4.7	41,891 gal	0.1 acre-ft	Jim Maples Academy, within the 1-mile buffer
2573 W WESTFIELD AVE	18	186	40	19	59	63	4.0	12	82	45	54	45	627	52	469,029 gal	1.4 acre-ft	William R Buckley Elementary School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
2573 W WESTFIELD AVE-2	45	33	30	518	1,520	1,505	2,513	1,777	1,394	1,022	340	201	10,898	908	8,152,271 gal	25.0 acre-ft	William R Buckley Elementary School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
264 N WESTWOOD ST	1.0	1.0	4.0	1.0	12	26	30	14	30	35	18	14	186	16	139,138 gal	0.4 acre-ft	Burton Elementary School, within the 1-mile buffer
264 N WESTWOOD ST-1	61	45	124	76	241	495	410	437	533	487	271	276	3,456	288	2,585,268 gal	7.9 acre-ft	Burton Elementary School, within the 1-mile buffer
264 N WESTWOOD ST-2	1.0	2.0	3.0	17	84	118	95	200	181	136	92	61	990	83	740,571 gal	2.3 acre-ft	Burton Elementary School, within the 1-mile buffer
275 S MATHEW ST-1																	Summit Charter Academy, within the 1-mile buffer
TOTAL (100 cuft)	**215**	**344**	**323**	**2,244**	**7,984**	**10,887**	**11,201**	**11,552**	**10,543**	**8,746**	**5,572**	**2,644**	**72,255**	**335**	**54,050,497 gal**	**166 acre-ft**	
TOTAL (acre-ft)	**0.5**	**0.8**	**0.7**	**5.2**	**18.3**	**25.0**	**25.7**	**26.5**	**24.2**	**20.1**	**12.8**	**6.1**	**166**				

2013 City Parks - Water Usage (100 cuft unless stated otherwise)

Connection #	Address	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sep 2013	Oct 2013	Nov 2013	Dec 2013	2013 Total	Monthly Average	Annual Consumption (gal)	Annual Consumption (AF)	Notes
Barn-1	42 S Plano Street	0.0	4.0	0.0	50	159	137	136	213	175	161	81	19	1,135	95	849,039	2.61	Barn Theater w/ ~0.7 acres of green area, >1 mile from the WWTF or effluent line
Chase-1	356 E Chase Avenue	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.00	Fallen Heroes Park, >1 mile from the WWTF or effluent line
Chase-2	356 E Chase Avenue	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.00	Fallen Heroes Park, >1 mile from the WWTF or effluent line
Golfcourse-1	702 E Isham Avenue	0.0	0.0	174	2,702	1,489	5,200	6,869	6,748	7,826	4,719	3,356	1,156	40,239	3,353	30,100,864	92.38	Porterville Municipal Golf Course, >1 mile from the WWTF or effluent line
Golfcourse-2	702 E Isham Avenue	0.0	0.0	16	342	7.0	12	12	3.0	706	5.0	750	0.0	1,853	154	1,386,140	4.25	Porterville Municipal Golf Course, >1 mile from the WWTF or effluent line
Golfcourse-3	702 E Isham Avenue	10	9.0	9.0	11	15	11	12	17	11	10	13	8.0	136	11	101,735	0.31	Porterville Municipal Golf Course, >1 mile from the WWTF or effluent line
Hayes Field-1	945 W Mulberry Avenue	0.0	0.0	0.0	0.0	453	714	774	1,017	781	529	456	1.0	4,725	394	3,534,546	10.85	Hayes Field, within the 1-mile buffer
Lime Street	855 N Lime Street	0.0	1.0	1.0	0.0	80	66	129	93	96	102	126	30	724	60	541,590	1.66	Olivewood Mini Park, >1 mile from the WWTF or effluent line
Main St Park	765 or 296 N Main Street	0.0	0.0	0.0	0.0	63	158	96	100	129	63	35	38	682	57	510,171	1.57	Main St Park (either 765 or 296 N Main St) Both addresses are >1 mile from the WWTF or effluent line
Murry-1	500 E Putnam Avenue	0.0	0.0	0.0	649	3,364	2,998	2,800	4,042	2,950	1,756	2,089	201	20,849	1,737	15,596,136	47.86	Murry Park, 500 E Putnam Avenue, >1 mile from the WWTF or effluent line, adjacent to Porterville Municipal Golf Course
OHV-1	2701 W Scranton Avenue	0.0	0.0	0.0	0.0	37	43	74	355	22	51	78	42	702	59	525,133	1.61	OHV Park and Porterville Sports Complex, within the 1-mile buffer
Sewer 4"	2701 W Scranton Avenue	45	136	140	489	784	849	870	1,101	857	392	319	318	6,300	525	4,712,728	14.46	OHV Park and Porterville Sports Complex, within the 1-mile buffer

Sports Plex-1	2701 W Scranton Avenue	6.0	13	243	530	7,310	7,450	7,483	11,021	7,233	4,725	4,613	1,019	51,646	4,304	38,633,894	118.56	OHV Park and Porterville Sports Complex, within the 1-mile buffer
Sports Plex-2	2701 W Scranton Avenue	4.0	1.0	9.0	9.0	13	12	11	16	18	12	11	4.0	120	10	89,766	0.28	OHV Park and Porterville Sports Complex, within the 1-mile buffer
Sports Plex-3	2701 W Scranton Avenue	2.0	4.0	2.0	4.0	3.0	5.0	3.0	7.0	1.0	8.0	4.0	5.0	48	4.0	35,906	0.11	OHV Park and Porterville Sports Complex, within the 1-mile buffer
Vetrans-1	1501 W Henderson Avenue	0.0	0.0	0.0	582	2,179	2,100	2,341	2,990	2,070	880	852	32	14,026	1,169	10,492,177	32.20	Veterans Park, within the 1-mile buffer
Vetrans-2	1501 W Henderson Avenue	127	0.0	0.0	0.0	425	416	525	580	463	209	243	0.0	2,988	249	2,235,179	6.86	Veterans Park, within the 1-mile buffer
Vetrans-3	1501 W Henderson Avenue	0.0	0.0	0.0	216	610	632	672	812	662	187	196	26	4,013	334	3,001,933	9.21	Veterans Park, within the 1-mile buffer
Vetrans-4	1501 W Henderson Avenue	0.0	122	0.0	187	789	478	636	864	876	71	326	3.0	4,352	363	3,255,522	9.99	Veterans Park, within the 1-mile buffer
Vetrans-5	1501 W Henderson Avenue	127	0.0	0.0	313	1,063	1,007	984	1,250	988	509	489	2.0	6,732	561	5,035,886	15.45	Veterans Park, within the 1-mile buffer
Zalud-1	700 N El Granito Street	0.0	0.0	2.0	631	3,073	2,988	2,221	5,130	3,234	1,413	1,587	270	20,549	1,712	15,371,721	47.17	Zalud Park, 700 N El Granito Street, >1 mile from the WWTF or effluent line
Zalud-2	700 N El Granito Street	6.0	4.0	8.0	13	18	14	31	46	35	20	19	10	224	19	167,564	0.51	Zalud Park, 700 N El Granito Street, >1 mile from the WWTF or effluent line
	TOTAL (100 cuft)	**327**	**294**	**604**	**6,728**	**21,934**	**25,290**	**26,679**	**36,405**	**29,133**	**15,822**	**15,643**	**3,184**	**182,043**	**690**	**136,177,630**	**417.91**	
	TOTAL (acre-ft)	**0.8**	**0.7**	**1.4**	**15.4**	**50.4**	**58.1**	**61.2**	**83.6**	**66.9**	**36.3**	**35.9**	**7.3**	**418**				

2017 Porterville Unified School District - Water Usage (100 cuft unless stated otherwise)

Address	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	2017 Total	Monthly Average	Annual Consumption	Annual Consumption	Notes
1045 E. Orange Ave	0.0	0.0	0.0	15	56	86	254	221	252	241	335	110	1,570	131	1,174,442 gal	3.6 acre-ft	John J. Doyle Elementary School, >1 mile from the WWTF or effluent line
1045 E. Orange Ave-2	19	52	72	118	117	136	221	230	307	308	382	103	2,065	172	1,544,727 gal	4.7 acre-ft	John J. Doyle Elementary School, >1 mile from the WWTF or effluent line
1151 W. Pioneer	0.0	1.0	0.0	310	609	484	824	642	886	736	911	166	5,569	464	4,165,902 gal	12.8 acre-ft	Westfield Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
1151 W. Pioneer-2	10	61	72	81	90	14	1.0	23	74	55	77	49	607	51	454,068 gal	1.4 acre-ft	Westfield Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
1345 W Putnam	17	32	33	54	70	54	29	28	52	72	76	76	593	49	443,595 gal	1.4 acre-ft	West Putnam Elementary School, within the 1-mile buffer
1345 W Putnam-1	21	0.0	1.0	130	266	369	434	397	321	360	349	323	2,971	248	2,222,462 gal	6.8 acre-ft	West Putnam Elementary School, within the 1-mile buffer
140 S. C St	21	17	28	30	76	120	231	70	146	107	195	117	1,158	97	866,244 gal	2.7 acre-ft	Vine Street Community Day School, >1 mile from the WWTF or effluent line
140 S. C St-2	16	7.0	9.0	16	53	78	119	32	82	68	92	44	616	51	460,800 gal	1.4 acre-ft	Vine Street Community Day School, >1 mile from the WWTF or effluent line
1450 W. Castle Ave	0.0	0.0	0.0	730	815	643	1619	1340	1777	1042	1166	549	9,681	807	7,241,891 gal	22.2 acre-ft	Sequoia Middle School, >1 mile from the WWTF or effluent line
1450 W. Castle Ave-1	1.0	8.0	10	12	9.0	2.0	0.0	2.0	10	9.0	14	6.0	83	6.9	62,088 gal	0.2 acre-ft	Sequoia Middle School, >1 mile from the WWTF or effluent line
1701 E. Putnam Ave	379	339	450	512	394	334	220	442	398	445	43	0	3,956	330	2,959,294 gal	9.1 acre-ft	Granite Hills High School, >1 mile from the WWTF or effluent line
1701 E. Putnam Ave LS	6.0	94	33	42	25	447	1037	2597	3193	2660	304	89	10,527	877	7,874,743 gal	24.2 acre-ft	Granite Hills High School, >1 mile from the WWTF or effluent line
197 W. Belleview	1.0	0.0	0.0	87	182	288	291	258	298	248	183	40	1,876	156	1,403,346 gal	4.3 acre-ft	Belleview Elementary School, >1 mile from the WWTF or effluent line
197 W. Belleview-2	9.0	27	32	59	69	94	73	69	97	90	127	64	810	68	605,922 gal	1.9 acre-ft	Belleview Elementary School, >1 mile from the WWTF or effluent line
225 E. College Ave	91	165	257	308	296	365	421	343	903	846	730	373	5,098	425	3,813,569 gal	11.7 acre-ft	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
225 E. College Ave-2	72	14	21	192	245	569	539	549	1029	660	1416	495	5,801	483	4,339,450 gal	13.3 acre-ft	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
245 W. Walnut	10	16	23	30	30	31	39	43	47	72	42	45	428	36	320,166 gal	1.0 acre-ft	Porterville Unified School District, >1 mile from the WWTF or effluent line, across the street from Olive Street Elementary School / Porterville High School
255 W. Olive Ave-1	1.0	2.0	2.0	2.0	2.0	3.0	5.0	6.0	9.0	8.0	5.0	5.0	50	4.2	37,403 gal	0.1 acre-ft	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
255 W. Olive Ave-2	2.0	5.0	8.0	5.0	7.0	4.0	0.0	2.0	7.0	9.0	5.0	5.0	59	4.9	44,135 gal	0.1 acre-ft	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
255 W. Olive Ave-3	35	44	66	247	411	578	628	646	615	969	469	325	5,033	419	3,764,946 gal	11.6 acre-ft	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
255 W. Olive Ave-4	0.0	0.0	0.0	5.0	12	31	37	41	37	54	29	18	264	22	197,486 gal	0.6 acre-ft	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
261 E. Mulberry	0.0	0.0	0.0	0.0	2.0	4.0	3.0	6.0	3.0	2.0	2.0	5.0	27	2.3	20,197 gal	0.1 acre-ft	Citrus High School, >1 mile from the WWTF or effluent line
261 E. Mulberry-2	3.0	3.0	6.0	5.0	5.0	4.0	0.0	0.0	4.0	5.0	6.0	2.0	43	3.6	32,166 gal	0.1 acre-ft	Citrus High School, >1 mile from the WWTF or effluent line
271 E. College Ave	104	31	0.0	257	346	535	1487	754	929	810	1028	77	6,358	530	4,756,115 gal	14.6 acre-ft	Pioneer Middle School, >1 mile from the WWTF or effluent line, adjacent to Porterville College
286 E. Orange Ave	58	0.0	0.0	71	146	673	813	826	817	916	1008	71	5,399	450	4,038,733 gal	12.4 acre-ft	Santa Fe Elementary School, >1 mile from the WWTF or effluent line, adjacent to Heritage Community Center.
286 E. Orange Ave-1	13	26	22	54	46	40	2.0	20	22	38	59	24	366	31	273,787 gal	0.8 acre-ft	Santa Fe Elementary School, >1 mile from the WWTF or effluent line, adjacent to Heritage Community Center.
335 N. G St	19	25	39	67	166	322	259	308	323	442	452	131	2,553	213	1,909,777 gal	5.9 acre-ft	Bartlett Middle School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
347 N. Kessing St	8.0	11	14	235	448	555	522	92	17	21	0.0	0.0	1,923	160	1,438,504 gal	4.4 acre-ft	Bartlett Middle School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
388 N. Roche St	30	38	50	46	64	53	8.0	11	42	40	53	36	471	39	352,332 gal	1.1 acre-ft	Roche Avenue Elementary School, >1 mile from the WWTF or effluent line

388 N. Roche St LS	45	58	56	36	138	231	273	270	285	255	379	196	2,222	185	1,662,172 gal	5.1 acre-ft	Roche Avenue Elementary School, >1 mile from the WWTF or effluent line
465 W. Olive Ave	254	321	332	498	856	717	797	532	822	1159	1106	499	7,893	658	5,904,374 gal	18.1 acre-ft	Porterville High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Olive Street Elementary
465 W. Olive Ave-1	160	32	11	198	948	1899	2645	2219	2699	2646	1786	729	15,972	1,331	11,947,887 gal	36.7 acre-ft	Porterville High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Olive Street Elementary
500 E. Mulberry	1.0	0.0	0.0	332	504	565	1031	1009	953	1259	1291	681	7,626	636	5,704,645 gal	17.5 acre-ft	Los Robles Elementary School, >1 mile from the WWTF or effluent line
500 E. Mulberry LS	34	51	110	71	63	58	6.0	8.0	63	73	72	63	672	56	502,691 gal	1.5 acre-ft	Los Robles Elementary School, >1 mile from the WWTF or effluent line
534 N. E St	0.0	4.0	5.0	7.0	6.0	5.0	3.0	1.0	5.0	6.0	7.0	4.0	53	4.4	39,647 gal	0.1 acre-ft	Porterville Unified School District, >1 mile from the WWTF or effluent line
534 N. E St-2	3.0	5.0	6.0	9.0	6.0	12	6.0	6.0	12	10	13	6.0	94	7.8	70,317 gal	0.2 acre-ft	Porterville Unified School District, >1 mile from the WWTF or effluent line
600 W. Grand	1.0	15	2.0	2.0	2.0	1.0	1.0	2.0	3.0	1.0	2.0	47	79	6.6	59,096 gal	0.2 acre-ft	Porterville Unified School District - District Offices, >1 mile from the WWTF or effluent line
605 W. Memory Ln	3.0	3.0	4.0	5.0	5.0	3.0	2.0	3.0	3.0	4.0	4.0	3.0	42	3.5	31,418 gal	0.1 acre-ft	Porterville Unified School District - District Offices, >1 mile from the WWTF or effluent line
606 W. Memory Ln	13	14	7.0	11	14	20	16	14	17	15	18	6.0	165	14	123,429 gal	0.4 acre-ft	Porterville Unified School District - District Offices, >1 mile from the WWTF or effluent line
632 W. Grand Ave	11	11	13	15	14	20	37	31	27	31	34	5.0	249	21	186,265 gal	0.6 acre-ft	Porterville Unified School District - District Offices, >1 mile from the WWTF or effluent line
645 N. Prospect	2.0	6.0	7.0	44	48	63	78	88	69	106	93	26	630	53	471,273 gal	1.4 acre-ft	Prospect Education Center School w/ ~0.2 acres of green area, within the 1-mile buffer
645 N. Prospect-1	1.0	5.0	7.0	7.0	7.0	9.0	0.0	4.0	4.0	5.0	6.0	4.0	59	4.9	44,135 gal	0.1 acre-ft	Prospect Education Center School w/ ~0.2 acres of green area, within the 1-mile buffer
701 W. Westfield Ave	14	34	65	66	48	42	5.0	8.0	39	44	58	46	469	39	350,836 gal	1.1 acre-ft	Monte Vista School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
701 W. Westfield Ave LS	35	1.0	2.0	155	359	571	771	930	931	859	1122	546	6,282	524	4,699,263 gal	14.4 acre-ft	Monte Vista School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
900 W. Pioneer	51	58	89	114	71	81	56	146	82	81	132	59	1,020	85	763,013 gal	2.3 acre-ft	Butterfield Charter High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
900 W. Pioneer-2	2.0	5.0	7.0	7.0	4.0	4.0	2.0	3.0	4.0	5.0	7.0	3.0	53	4.4	39,647 gal	0.1 acre-ft	Butterfield Charter High School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line)
91 S. F St	10	12	30	25	25	14	2.0	19	10	30	21	25	223	19	166,816 gal	0.5 acre-ft	Olive Street Elementary School, >1 mile from the WWTF or effluent line (but nearly at the 1-mile line), Adjacent to Porterville High School
E. Harrison	5.0	2.0	1.0	0.0	0.0	5.0	9.0	9.0	9.0	10	8.0	8.0	66	5.5	49,371 gal	0.2 acre-ft	???
MHS Henderson	235	399	498	420	662	294	503	470	529	614	373	334	5,331	444	3,987,865 gal	12.2 acre-ft	Monache High School, within the 1-mile buffer
MHS Landscape	76	0.0	0.0	1465	894	1884	3879	3293	2703	2508	889	1915	19,506	1,626	14,591,502 gal	44.8 acre-ft	Monache High School, within the 1-mile buffer
MHS Mulberry	1.0	1.0	1.0	114	104	156	230	310	281	325	152	26	1,701	142	1,272,436 gal	3.9 acre-ft	Monache High School, within the 1-mile buffer
TOTAL (100 cuft)	**1,903**	**2,055**	**2,501**	**7,321**	**9,835**	**13,570**	**20,468**	**19,373**	**22,247**	**21,379**	**17,131**	**8,579**	**146,362**		**109,486,387 gal**	**336 acre-ft**	
TOTAL (acre-ft)	**4.4**	**4.7**	**5.7**	**16.8**	**22.6**	**31.2**	**47.0**	**44.5**	**51.1**	**49.1**	**39.3**	**19.7**	**336**				

2017 Burton School District - Water Usage (100 cuft unless stated otherwise)

Address	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	2017 Total	Monthly Average	Annual Consumption	Annual Consumption	Notes
1155 N ELDERWOOD ST	40	0.0	0.0	702	1355	114	0.0	0.0	0.0	0.0	0.0	0.0	2,211	184	1,653,943 gal	5.1 acre-ft	Burton Middle School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
1155 N ELDERWOOD-1	2.0	22	15	21	21	3.0	0.0	10	8.0	16	24	15	157	13	117,444 gal	0.4 acre-ft	Burton Middle School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
1509 N LOMBARDI ST	236	242	250	545	490	559	1002	921	848	690	710	135	6628	552	4,958,089 gal	15.2 acre-ft	Summit Charter Academy Lombardi Campus, >1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
1509 N LOMBARDI ST-2	17	21	39	35	25	10	8.0	11	13	13	16	8.0	216	18	161,579 gal	0.5 acre-ft	Summit Charter Academy Lombardi Campus, >1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
15550 REDWOOD ST	216	0.0	338	1215	658	1137	2374	1017	1323	597	1641	3.0	10519	877	7,868,759 gal	24.1 acre-ft	Summit Charter Collegiate Academy, within the 1-mile buffer
15550 REDWOOD ST-2	41	78	68	91	56	20	7.0	31	64	85	107	56	704	59	526,629 gal	1.6 acre-ft	Summit Charter Collegiate Academy, within the 1-mile buffer
175 S MATHEW ST	10	23	30	38	25	6.0	2.0	14	28	40	35	18	269	22	201,226 gal	0.6 acre-ft	Summit Charter Academy, within the 1-mile buffer
1885 W MULBERRY	38	51	51	76	89	57	101	190	141	162	175	96	1227	102	917,860 gal	2.8 acre-ft	Oak Grove Elementary School, within the 1-mile buffer
2283 W MORTON AVE	0.0	0.0	0.0	1.0	5.0	8.0	0.0	1.0	0.0	0.0	1.0	1.0	17	1.4	12,717 gal	0.0 acre-ft	Burton Elementary School, within the 1-mile buffer
2440 W HENDERSON AVE	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	2.0	0.2	1,496 gal	0.0 acre-ft	The River Church w/ ~5.25 acres of green area, within the 1-mile buffer
2440 W HENDERSON AVE-1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0 gal	0.0 acre-ft	The River Church w/ ~5.25 acres of green area, within the 1-mile buffer
252 N WESTWOOD ST	0.0	0.0	0.0	99	391	281	844	847	887	878	749	441	5417	451	4,052,198 gal	12.4 acre-ft	Jim Maples Academy, within the 1-mile buffer
252 N WESTWOOD ST-2	0.0	0.0	0.0	88	338	234	813	841	901	837	704	323	5079	423	3,799,356 gal	11.7 acre-ft	Jim Maples Academy, within the 1-mile buffer
2573 W WESTFIELD AVE	10	41	46	44	48	11	2.0	18	44	43	50	37	394	33	294,732 gal	0.9 acre-ft	William R Buckley Elementary School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
2573 W WESTFIELD AVE-2	14	15	18	280	376	495	878	546	784	753	302	18	4479	373	3,350,525 gal	10.3 acre-ft	William R Buckley Elementary School, ~1 mile from the effluent line, near planned recharge basin and Friant-Kern canal
264 N WESTWOOD ST	3.0	7.0	5.0	22	73	45	47	51	105	68	70	46	542	45	405,444 gal	1.2 acre-ft	Burton Elementary School, within the 1-mile buffer
264 N WESTWOOD ST-1	1.0	1.0	2.0	7.0	5.0	6.0	11	16	24	13	35	33	154	13	115,200 gal	0.4 acre-ft	Burton Elementary School, within the 1-mile buffer
264 N WESTWOOD ST-2	37	40	76	133	263	146	229	164	237	225	252	275	2077	173	1,553,704 gal	4.8 acre-ft	Burton Elementary School, within the 1-mile buffer
275 S MATHEW ST-1	0.0	0.0	0.0	533	262	481	734	715	570	761	800	3.0	4859	405	3,634,785 gal	11.2 acre-ft	Summit Charter Academy, within the 1-mile buffer
TOTAL (100 cuft)	**665**	**541**	**938**	**3,930**	**4,480**	**3,613**	**7,052**	**5,393**	**5,977**	**5,181**	**5,671**	**1,510**	**44,951**		**33,625,685 gal**	**103 acre-ft**	
TOTAL (acre-ft)	**1.5**	**1.2**	**2.2**	**9.0**	**10.3**	**8.3**	**16.2**	**12.4**	**13.7**	**11.9**	**13.0**	**3.5**	**103**				

2017 City Parks - Water Usage (100 cuft unless stated otherwise)

Park - #	Address	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	2017 Total	Monthly Average	Annual Consumption	Annual Consumption	Notes
Barn-1	?	0.0	0.0	0.0	0.0	14	83	76	100	96	84	138	33	624	52	466,784 gal	1.4 acre-ft	Barn Theater w/ ~0.7 acres of green area, >1 mile from the WWTF or effluent line
Chase-1	356 E Chase Avenue	0.0	0.0	0.0	0.0	1.0	337	303	319	317	280	403	264	2224	185	1,663,668 gal	5.1 acre-ft	Fallen Heroes Park, >1 mile from the WWTF or effluent line
Chase-2	356 E Chase Avenue	5.0	3.0	7.0	12	8.0	8.0	18	198	259	20	7.0	6.0	551	46	412,177 gal	1.3 acre-ft	Fallen Heroes Park, >1 mile from the WWTF or effluent line
Golfcourse-1	702 E Isham Avenue	0.0	0.0	9.0	1830	2753	3885	5443	7074	7692	4218	3230	1054	37188	3,099	27,818,558 gal	85.4 acre-ft	Porterville Municipal Golf Course, >1 mile from the WWTF or effluent line
Golfcourse-2	702 E Isham Avenue	0.0	0.0	0.0	70	94	121	155	174	195	157	140	0.0	1106	92	827,346 gal	2.5 acre-ft	Porterville Municipal Golf Course, >1 mile from the WWTF or effluent line
Golfcourse-3	702 E Isham Avenue	6.0	4.0	7.0	7.0	9.0	18	18	10	12	12	0.0	0.0	103	8.6	77,049 gal	0.2 acre-ft	Porterville Municipal Golf Course, >1 mile from the WWTF or effluent line
Hayes Field-1	945 W Mulberry Avenue	0.0	0.0	0.0	9.0	15	2.0	1.0	0.0	0.0	1.0	0.0	1.0	29	2.4	21,694 gal	0.1 acre-ft	Hayes Field, within the 1-mile buffer
Lime Street	855 N Lime Street	0.0	0.0	0.0	0.0	1.0	15	49	48	124	96	102	26	461	38	344,852 gal	1.1 acre-ft	Olivewood Mini Park, >1 mile from the WWTF or effluent line
Main St Park	765 or 296 N Main Street	0.0	0.0	0.0	0.0	15	57	57	71	55	69	61	28	413	34	308,945 gal	0.9 acre-ft	Main St Park (either 765 or 296 N Main St) Both addresses are >1 mile from the WWTF or effluent line
Murry-1	500 E Putnam Avenue	0.0	0.0	0.0	0.0	359	0.0	0.0	0.0	0.0	0.0	2527	0.0	2886	241	2,158,878 gal	6.6 acre-ft	Murry Park, 500 E Putnam Avenue, >1 mile from the WWTF or effluent line, adjacent to Porterville Municipal Golf Course
OHV-1	2701 W Scranton Avenue	0.0	0.0	0.0	2.0	27	23	84	237	19	38	80	36	546	46	408,436 gal	1.3 acre-ft	OHV Park and Porterville Sports Complex, within the 1-mile buffer
Sewer 4"	?	0.0	0.0	36	215	250	135	226	717	603	438	461	172	3253	271	2,433,413 gal	7.5 acre-ft	OHV Park and Porterville Sports Complex, within the 1-mile buffer
Sports Plex-1	2701 W Scranton Avenue	83	55	93	906	7898	10491	9959	8231	7194	5443	6130	24	56507	4,709	42,270,174 gal	129.7 acre-ft	OHV Park and Porterville Sports Complex, within the 1-mile buffer

Sports Plex-2	2701 W Scranton Avenue	0.0	1.0	3.0	2.0	1.0	0.0	2.0	1.0	2.0	3.0	2.0	0.0	17	1.4	12,717 gal	0.0 acre-ft	OHV Park and Porterville Sports Complex, within the 1-mile buffer
Sports Plex-3	2701 W Scranton Avenue	5.0	2.0	7.0	17	10	6.0	9.0	13	9.0	13	11	1.0	103	8.6	77,049 gal	0.2 acre-ft	OHV Park and Porterville Sports Complex, within the 1-mile buffer
Vetrans-1	1501 W Henderson Avenue	0.0	0.0	14	4.0	556	-798	1408	1534	952	996	827	0.0	5493	458	4,109,050 gal	12.6 acre-ft	Veterans Park, within the 1-mile buffer
Vetrans-2	1501 W Henderson Avenue	1.0	0.0	1.0	0.0	108	124	221	244	143	135	124	0.0	1101	92	823,605 gal	2.5 acre-ft	Veterans Park, within the 1-mile buffer
Vetrans-3	1501 W Henderson Avenue	1.0	0.0	0.0	0.0	439	383	682	743	436	449	290	0.0	3423	285	2,560,582 gal	7.9 acre-ft	Veterans Park, within the 1-mile buffer
Vetrans-4	1501 W Henderson Avenue	0.0	0.0	0.0	0.0	184	213	373	407	242	243	167	0.0	1829	152	1,368,187 gal	4.2 acre-ft	Veterans Park, within the 1-mile buffer
Vetrans-5	1501 W Henderson Avenue	5.0	0.0	0.0	2.0	154	229	392	635	244	376	260	0.0	2297	191	1,718,275 gal	5.3 acre-ft	Veterans Park, within the 1-mile buffer
Zalud-1	700 N El Granito Street	1.0	2.0	0.0	5.0	315	1265	1500	1614	1503	1059	678	365	8307	692	6,214,068 gal	19.1 acre-ft	Zalud Park, 700 N El Granito Street, >1 mile from the WWTF or effluent line
Zalud-2	700 N El Granito Street	4.0	3.0	6.0	16	12	8.0	9.0	9.0	64	16	8.0	5.0	160	13	119,688 gal	0.4 acre-ft	Zalud Park, 700 N El Granito Street, >1 mile from the WWTF or effluent line
	TOTAL (100 cuft)	**111**	**70**	**183**	**3,097**	**13,223**	**16,605**	**20,985**	**22,379**	**20,161**	**14,146**	**15,646**	**2,015**	**128,621**		**96,215,196 gal**	**295 acre-ft**	
	TOTAL (acre-ft)	**0.3**	**0.2**	**0.4**	**7.1**	**30.4**	**38.1**	**48.2**	**51.4**	**46.3**	**32.5**	**35.9**	**4.6**	**295**				

Miscellaneous Connections

Account Name &	Service Address	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	2017 Total (unit = 748 gal)	2017 Total (gal)	2017 Total (ac-ft)
49-00095-02 Tulare Co Jr Livestock Show	2700 W Tea Pot Dome Ave	0.00	0.00	0.00	482.00	168.00	290.00	322.00	324.00	137.00	764.00	784.00	0.00	3,271	2,446,708	7.51
43-02810-01 Porterville Veteran Memorial	1900 W Olive Avenue	10.00	10.00	17.00	63.00	56.00	49.00	78.00	64.00	57.00	49.00	51.00	37.00	541	404,668	1.24
36-10194-01 City of Porterville	2411 W Porter Creek Ave	0.00	0.00	0.00	61.00	118.00	75.00	112.00	112.00	122.00	140.00	163.00	90.00	993	742,764	2.28
36-03100-00 Holiday Retirement Site (Sierra Hills)	2500 W Henderson Ave	0.00	0.00	0.00	262.00	428.00	557.00	483.00	507.00	542.00	602.00	515.00	330.00	4,226	3,161,048	9.70

2017 Caltrans

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual Units	Monthly Average	Annual Consumption in MG (gal?)
Hwy 190 & Main	0	0	0	0	0	0	0	0	0	0	0	0	0		
Henderson & Hwy 65	0	0	0	16	81	159	237	267	132	95	328	196	1511	125.92	1,130,228
S/W Olive & Hwy 65	0	0	0	0	140	150	308	211	270	104	292	114	1589	132.42	1,188,572
Poplar E of Halsey	0	0	0	8	138	180	311	319	282	218	131	58	1645	137.08	1,230,460
Hwy 190 & S. Jaye	0	0	0	0	21	179	226	243	91	228	278	87	1353	112.75	1,012,044
1331 S. Second St.	13	13	17	13	1	28	38	15	18	5	61	12	234	19.50	175,032
N. Porter & Tomah	0	0	0	0	118	208	60	357	340	258	352	163	1856	154.67	1,388,288
1331 S. Second St.	6	3	5	6	4	13	9	10	9	4	2	2	73	6.08	54,604
190 Hwy East	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Hwy 65 & Mulberry	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Olive W. of Union St.	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Hwy 190 & Cottage St.	0	0	0	0	60	68	159	214	110	149	112	87	959	79.92	717,332
Hwy 65 & Henderson	0	0	0	0	112	73	152	89	35	99	191	100	851	70.92	636,548
TOTAL (100 cuft)	**19**	**16**	**22**	**43**	**675**	**1,058**	**1,500**	**1,725**	**1,287**	**1,160**	**1,747**	**819**	**10,071**	**839**	
TOTAL (ac-ft)	**0.044**	**0.037**	**0.051**	**0.099**	**1.549**	**2.429**	**3.443**	**3.960**	**2.954**	**2.663**	**4.010**	**1.880**	**23.118**	**1.927**	

Appendix C

COMMUNICATION WITH AGRICULTURAL DISTRICTS CONFIRMING RECYCLED WATER INTEREST AND CAPACITY

Tea Pot Dome Water District

Since 1954

Matthew Leider
President

Dyson Schneider
Vice President

Tim Peltzer
Director

David Sherwood
Director

Ron Castro
Director

Eric Limas
General Manager

Alex Peltzer
Legal Counsel

February 1, 2021

Mr. Michael L. Knight
Public Works Director
City of Porterville
291 N. Main Street
Porterville, CA 93257

Re: Interest of Participation in the City of Porterville's Recycled Water Feasibility Study

Dear Mr. Knight,

Thank you for providing information regarding the City's preliminary feasibility work to expand the availability of recycled water. Tea Pot Dome Water District (TPDWD) supports the City's efforts and believes the proposed project and implementation of a recycled water distribution system will lessen groundwater pumping demands in the City of Porterville and surrounding areas, improve the opportunities for local exchange of water supplies, and provide local groundwater benefits. We support the efforts of the City of Porterville to expand and develop a recycled water distribution system to increase conservation of our limited water supplies.

As recycled water becomes available, and the anticipation of new facilities, we believe that given the opportunity to utilize this new water supply, the impacts will provide for a more sustainable future. Our early estimates indicate potential demand for use of this water within our District and we welcome the opportunity to potentially participate with the City in the development of the availability of recycled tertiary water. As the City's project moves forward, TPDWD commits to working with you to further explore the opportunity and determine if there is a mutual benefit agreement we can develop with the City.

Sincerely,

Eric Limas
General Manager,
Tea Pot Dome Water District

357 E. Olive Avenue
Tipton, CA 93272
(559) 686-4716
FAX (559) 686-0151
e-MAIL ltrid@ltrid.org

SEAN P. GEIVET
General Manager

JODY A. GRISWOLD-BRATCHER
Secretary-Treasurer
Assessor/Collector

SCOTT K. KUNEY
Young Wooldridge LLP

PORTERVILLE IRRIGATION DISTRICT

ERIC L. BORBA
President

DAVID E. GISLER
Vice-President

TIMOTHY J. WITZEL
Director

JOSEPH "BRETT" McCOWAN
Director

EDWIN L. CHAMBERS
Director

February 1, 2021

MR. MICHAEL L. KNIGHT
PUBLIC WORKS DIRECTOR
CITY OF PORTERVILLE
291 N MAIN ST
PORTERVILLE CA 93257-3737

Re: Interest of Participation in the City of Porterville's Recycled Water Feasibility Study

Dear Mr. Knight:

Thank you for providing information regarding the City's preliminary feasibility work to expand the availability of recycled water. Saucelito Irrigation District (SID) and Porterville Irrigation District (PID), supports the City's efforts and believes the proposed project and implementation of a recycled water distribution system will lessen groundwater pumping demands in the City of Porterville, surrounding districts, improve the availability of local Water District exchange water supplies, and local groundwater benefits. We support the efforts of the City of Porterville to expand and develop a recycled water distribution system to increase conservation of our limited potable water supply.

As recycled water becomes available, and the anticipation of new facilities, we believe that given the opportunity to utilize this new water supply, the impacts will provide for a more sustainable future. Our early estimates indicate potential demand to be undetermined at this time, pending full build out of the proposed project, welcoming the opportunity to participate with the City in the development of the availability of recycled tertiary water.

Sincerely,

Sean P. Geivet
General Manager

Physical: 22086 Avenue 160, Porterville CA 93257-9261
Alternate: PO Box 1248, Porterville CA 93258-1248
Phone: 559-784-0716 Fax: 559-784-6733 Email: portervilleid@ocsnet.net

Appendix D

RECYCLED WATER ALTERNATIVES SCORING

Treatment Reliability/ Flexibility		Low Reliability/ Flexibility (0-1)	Medium Reliability/ Flexibility (2-3)	High Reliability/ Flexibility (4-5)	Input score (0-5)
1	No Project				0
2a	Restricted Irrigation on City Land (MBR)				5
2b	Restricted Irrigation on City Land (CAS)				3
3a	Unrestricted Irrigation on City Land (MBR)				5
3b	Unrestricted Irrigation on City Land (CAS)				3
4a	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Separate Effluent Pump Stations				5
4b	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Combined Effluent Pump Stations				5
4c	Unrestricted Irrigation at Agricultural District - CAS with Split Tertiary/Disinfection & Separate Effluent Pump Stations				3
4d	Unrestricted Irrigation with Irrigation District -CAS with Centralized Tertiary/Disinfection & Combined Effluent Pump Stations				3

Conveyance Reliability/ Flexibility/ Redundancy		Low Reliability/ Flexibility (0-1)	Medium Reliability/ Flexibility (2-3)	High Reliability/ Flexibility (4-5)	Input score (0-5)
1	No Project				0
2a	Restricted Irrigation on City Land (MBR)				3
2b	Restricted Irrigation on City Land (CAS)				3
3a	Unrestricted Irrigation on City Land (MBR)				3
3b	Unrestricted Irrigation on City Land (CAS)				3
4a	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Separate Effluent Pump Stations				4
4b	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Combined Effluent Pump Stations				5
4c	Unrestricted Irrigation at Agricultural District - CAS with Split Tertiary/Disinfection & Separate Effluent Pump Stations				4
4d	Unrestricted Irrigation with Irrigation District -CAS with Centralized Tertiary/Disinfection & Combined Effluent Pump Stations				5

Consistency with City's Water Supply Portfolio Goal		Low Consistency (0-1)	Medium Consistency (2-3)	High Consistency (4-5)	Input score (0-5)
1	No Project				0
2a	Restricted Irrigation on City Land (MBR)				0
2b	Restricted Irrigation on City Land (CAS)				0
3a	Unrestricted Irrigation on City Land (MBR)				0
3b	Unrestricted Irrigation on City Land (CAS)				0
4a	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Separate Effluent Pump Stations				5
4b	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Combined Effluent Pump Stations				5
4c	Unrestricted Irrigation at Agricultural District - CAS with Split Tertiary/Disinfection & Separate Effluent Pump Stations				5
4d	Unrestricted Irrigation with Irrigation District -CAS with Centralized Tertiary/Disinfection & Combined Effluent Pump Stations				5

Higher Beneficial Use of Recycled Water		Low Beneficial Use (0-1)	Medium Beneficial Use (2-3)	High Beneficial Use (4-5)	Input score (0-5)
1	No Project				0
2a	Restricted Irrigation on City Land (MBR)				1
2b	Restricted Irrigation on City Land (CAS)				1
3a	Unrestricted Irrigation on City Land (MBR)				3
3b	Unrestricted Irrigation on City Land (CAS)				3
4a	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Separate Effluent Pump Stations				5
4b	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Combined Effluent Pump Stations				5
4c	Unrestricted Irrigation at Agricultural District - CAS with Split Tertiary/Disinfection & Separate Effluent Pump Stations				5
4d	Unrestricted Irrigation with Irrigation District -CAS with Centralized Tertiary/Disinfection & Combined Effluent Pump Stations				5

Potential Environmental Issues		Low Potential (0-1)	Medium Potential (2-3)	High Potential (4-5)	Input score (0-5)
1	No Project				5
2a	Restricted Irrigation on City Land (MBR)				3
2b	Restricted Irrigation on City Land (CAS)				3
3a	Unrestricted Irrigation on City Land (MBR)				3
3b	Unrestricted Irrigation on City Land (CAS)				3
4a	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Separate Effluent Pump Stations				2
4b	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Combined Effluent Pump Stations				2
4c	Unrestricted Irrigation at Agricultural District - CAS with Split Tertiary/Disinfection & Separate Effluent Pump Stations				2
4d	Unrestricted Irrigation with Irrigation District -CAS with Centralized Tertiary/Disinfection & Combined Effluent Pump Stations				2

Regulatory		High Potential for Hurdles (0-1)	Medium Potential for Hurdles (2-3)	Little to No Potential for Hurdles (4-5)	Input score (0-5)
1	No Project				1
2a	Restricted Irrigation on City Land (MBR)				4
2b	Restricted Irrigation on City Land (CAS)				4
3a	Unrestricted Irrigation on City Land (MBR)				4
3b	Unrestricted Irrigation on City Land (CAS)				4
4a	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Separate Effluent Pump Stations				2
4b	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Combined Effluent Pump Stations				2
4c	Unrestricted Irrigation at Agricultural District - CAS with Split Tertiary/Disinfection & Separate Effluent Pump Stations				2
4d	Unrestricted Irrigation with Irrigation District -CAS with Centralized Tertiary/Disinfection & Combined Effluent Pump Stations				2

Legal & Institutional		High Potential for Hurdles (0-1)	Medium Potential for Hurdles (2-3)	Little to No Potential for Hurdles (4-5)	Input score (0-5)
1	No Project				5
2a	Restricted Irrigation on City Land (MBR)				5
2b	Restricted Irrigation on City Land (CAS)				5
3a	Unrestricted Irrigation on City Land (MBR)				5
3b	Unrestricted Irrigation on City Land (CAS)				5
4a	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Separate Effluent Pump Stations				3
4b	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Combined Effluent Pump Stations				3
4c	Unrestricted Irrigation at Agricultural District - CAS with Split Tertiary/Disinfection & Separate Effluent Pump Stations				3
4d	Unrestricted Irrigation with Irrigation District -CAS with Centralized Tertiary/Disinfection & Combined Effluent Pump Stations				3

Time to Implement		Most Time to Implement (0-1)	Medium Time to Implement (2-3)	Least Time to Implement (4-5)	Input score (0-5)
1	No Project				5
2a	Restricted Irrigation on City Land (MBR)				3
2b	Restricted Irrigation on City Land (CAS)				3
3a	Unrestricted Irrigation on City Land (MBR)				3
3b	Unrestricted Irrigation on City Land (CAS)				3
4a	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Separate Effluent Pump Stations				3
4b	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Combined Effluent Pump Stations				3
4c	Unrestricted Irrigation at Agricultural District - CAS with Split Tertiary/Disinfection & Separate Effluent Pump Stations				3
4d	Unrestricted Irrigation with Irrigation District -CAS with Centralized Tertiary/Disinfection & Combined Effluent Pump Stations				3

Reuse Flexibility/ Adaptability		Low Flexibility (0-1)	Medium Flexibility (2-3)	High Flexibility (4-5)	Input score (0-5)
1	No Project				0
2a	Restricted Irrigation on City Land (MBR)				1
2b	Restricted Irrigation on City Land (CAS)				1
3a	Unrestricted Irrigation on City Land (MBR)				2
3b	Unrestricted Irrigation on City Land (CAS)				2
4a	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Separate Effluent Pump Stations				5
4b	Unrestricted Irrigation at Agricultural District -MBR, Split Disinfection and Combined Effluent Pump Stations				5
4c	Unrestricted Irrigation at Agricultural District - CAS with Split Tertiary/Disinfection & Separate Effluent Pump Stations				5
4d	Unrestricted Irrigation with Irrigation District -CAS with Centralized Tertiary/Disinfection & Combined Effluent Pump Stations				5

Appendix E

TOTAL EQUIPMENT COSTS FOR UV OPTIONS

Porterville, CA

Direct Cost Adders

Contingency	30	%
General Conditions	15	%
Contractor Overhead & Profit	12	%
Sales Tax on Direct Costs	8.5	%

RW Feasibility Study Alt #	4a	4a	4b	4c	4c	4d	3a	3b
RW Feasibility Study Trtmt + capacity	MBR 10 MGD	MBR 5 mgd	MBR 10 MGD	CAS 10 MGD	CAS 5 MGD	CAS 17 MGD	CAS 7 MGD	MBR 7 MGD

Construction Costs

Description	WEDECO Duron	WEDECO Duron	WEDECO LBX1500	WEDECO Duron	WEDECO Duron	WEDECO Duron	WEDECO Duron	WEDECO LBX1500
	Option 1A	Option 1B	Option 2	Option 3A	Option 3B	Option 4	Option X	Option Y
Equipment Costs								
UV Disinfection System (Complete)	$1,080,000	$755,000	$855,000	$1,890,000	$1,080,000	$2,350,000	$1,470,000	$680,000
Total Equipment Costs:	**$1,080,000**	**$755,000**	**$855,000**	**$1,890,000**	**$1,080,000**	**$2,350,000**	**$1,470,000**	**$680,000**
Construction Costs (Estimated)								
Demolition								
Civil/Mechanical								
Electrical & Instrumentation								
Roof Shelter/Davit Crane								
Building for Electrical Equipment								
Sub-Total:	$0	$0	$0	$0	$0	$0	$0	$0
Contingency (30%):	$0	$0	$0	$0	$0	$0	$0	$0
General Conditions (15%):	$0	$0	$0	$0	$0	$0	$0	$0
Contractor Overhead & Profit (12%):	$0	$0	$0	$0	$0	$0	$0	$0
Total Construction Costs:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Sub-Total (Equip.+ Constr.):	**$4,320,000**	**$3,020,000**	**$2,993,000**	**$7,560,000**	**$4,320,000**	**$9,400,000**	**$5,880,000**	**$2,380,000**
Sales Tax (8.5%):	$367,000	$257,000	$254,000	$643,000	$367,000	$799,000	$500,000	$202,000
Total:	**$4,687,000**	**$3,277,000**	**$3,247,000**	**$8,203,000**	**$4,687,000**	**$10,199,000**	**$6,380,000**	**$2,582,000**
Construction / Equipment Cost Ratio	**4.00**	**4.00**	**3.50**	**4.00**	**4.00**	**4.00**	**4.00**	**3.50**

Appendix F

O&M COST BASIS FOR UV

RW Feasibility Study Alt #	4a	4a	4b	4c	4c	4d	3a	3b
RW Feasibility Study Trtmt + capacity	MBR 10 MGD	MBR 5 mgd	MBR 10 MGD	CAS 10 MGD	CAS 5 MGD	CAS 17 MGD	CAS 7 MGD	MBR 7 MGD

Porterville, CA

Description	WEDECO Duron	WEDECO Duron	WEDECO LBX1500	WEDECO Duron	WEDECO Duron	WEDECO Duron	WEDECO Duron	WEDECO LBX1500
	Option 1A	**Option 1B**	**Option 2**	**Option 3A**	**Option 3B**	**Option 4**	**Option X**	**Option Y**
Equipment Costs (Estimates)								
UV Disinfection System	1,080,000	755,000	855,000	1,890,000	1,080,000	2,350,000	1,470,000	680,000
Total Equipment Costs:	**$ 1,080,000**	**$ 755,000**	**$ 855,000**	**$ 1,890,000**	**$ 1,080,000**	**$ 2,350,000**	**$ 1,470,000**	**$ 680,000**
Operation and Maintenance Cost Information								
Power Consumption								
Power Consumption (kW) at Average Conditions[(1)]	65.3	33.62	47.04	112.90	68.00	208.32	175.10	47.04
Lamp and Ballast Power Consumption at Full Power, all Lamps (kW)	244.8	163.2	158.4	440.64	244.8	587.52	342.72	118.8
Ancillary Power Consumption per Power Distribution Center (PDC) (Power Supplies, Air Conditioners, Fans, etc.) (kW)	0	0.0	0.0	0	0	0	0.0	0.0
Total Number of PDC's	9	6	8	15	9	20	12	6
(PLC, HMI, Power Supplies, Air Conditioner, Fans, etc.) (kW)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Maximum Power Consumption (kW)	246.8	165.2	160.4	442.6	246.8	589.5	344.7	120.8
Lamp Replacement								
Total Number of Lamps in System	360	240	480	648	360	864	504	360
Number of Lamps Operating at Average Conditions[(1)]	96	72	240	192	100	336	288	240
Guaranteed Lamp Life (hours)	14000	14000	14000	14000	14000	14000	14000	14000
Lamp Replacement Cost	$300	$300	$150	$300	$300	$300	$300	$150
Ballast Replacement								
Total Number of Ballasts in System	180	120	240	324	180	432	252	180
Guaranteed Ballast Life (years)	5	5	5	5	5	5	5	5
Ballast Replacement Cost	$750	$750	$500	$750	$750	$750	$750	$500
Quartz Sleeve Replacement								
Total number of Quartz Sleeves in System	360	240	480	648	360	864	504	360
Guaranteed Quartz Sleeve Life (years)	20	20	20	20	20	20	20	20
Quartz Sleeve Replacement Cost	$350	$350	$125	$350	$350	$350	$350	$125
UV Intensity Sensor Replacement								
Total Number of UV Intensity Sensors in System	15	10	8	27	18	36	21	6
Guaranteed UV Sensor Life (years)	10	10	10	10	10	10	10	10
UV Intensity Sensor Replacement Cost	$750	$750	$850	$750	$750	$750	$750	$850
Annual Cost for Duty and Reference Sensors Calibration	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200
Cleaning System - Wiper Replacement Cost								
Total Number of Automatic Cleaning Wipers in System	720	480	960	1296	720	1728	1008	720
Guaranteed Wiper Life (years)	2	2	2	2	2	2	2	2
Wiper Replacement Cost	$40	$40	$20	$40	$40	$40	$40	$20
Annual Cost for Automatic Cleaning System Consumables (Cleaning Solution, etc.)	$200	$200	$200	$200	$200	$200	$200	$200

Notes: (1) Average Conditions is defined as the average flow rate and an average UV transmittance. Use the design End of Lamp Life and Fouling factors in your calculations.

SUBJECT: Authorization to Distribute Request for Qualifications for Engineered Plans and Specifications for the Santa Fe Sportsplex

SOURCE: Engineering and Project Management

COMMENT: City staff has worked with the design firm currently preparing the Library Project to develop a master plan layout for the Santa Fe Sportsplex. The master plan envisions a multi-field recreational complex that includes mini-pitch soccer fields, pickleball courts, multi-sport courts, a playground, restrooms, an amphitheater, and parking.

To advance this project into the design phase, staff issued a task order request to the City's On-Call Engineering list. Only one response was received. In order to ensure a competitive process and secure a qualified engineering firm, staff is requesting authorization to distribute a Request for Qualifications for the preparation of engineered plans and specifications for the Sportsplex.

Firms that submit qualifications will be reviewed and rated by a selection panel. The highest ranking firms may be invited to participate in interviews, followed by a final ranking. Staff will present the results to the City Council and seek direction to negotiate a fee with the highest ranked firm. If an agreement on scope and cost is reached, staff will return to the City Council for approval to execute a Service Agreement.

Funding for this project is available through the National Park Service Grant and Community Development Block Grant programs.

RECOMMENDATION: That the City Council authorize staff to distribute a Request for Qualifications for engineered plans and specifications for the Santa Fe Sportsplex Project.

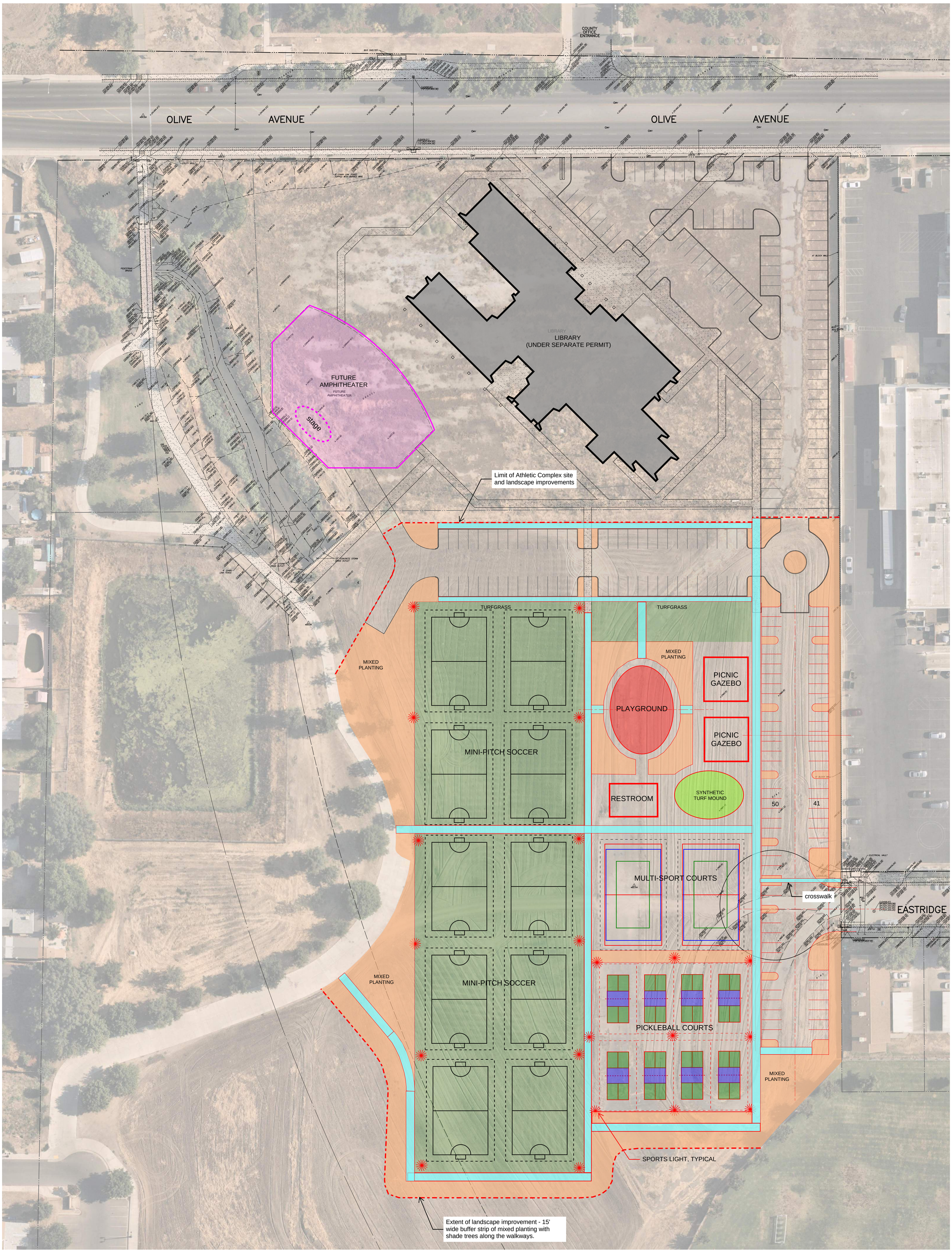
ATTACHMENTS: 1. Master Plan Layout - Santa Fe Sportsplex

Appropriated/Funded:

Review By:

Department Director:
Javier Sanchez, Engineering & Project Management Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk


COUNTY OFFICE ENTRANCE
BUS SHELTER
OLIVE AVENUE
OLIVE AVENUE
PLANTER
PLANTER
PLANTER
UTILITY VAULT
6' CHAIN LINK FENCE TOPPED WITH BARBED WIRE
DIRT
PEDESTRIAN BRIDGE
TURF
FUTURE AMPHITHEATER
FUTURE AMPHITHEATER
GRAVEL
stage
LIBRARY
LIBRARY
(UNDER SEPARATE PERMIT)
Limit of Athletic Complex site and landscape improvements
42" CONCRETE STORM DRAIN OUTLET
42" STORM DRAIN OUTLET
6' CHAIN LINK FENCE
6' BLOCK WALL
TURFGRASS
TURFGRASS
MIXED PLANTING
MIXED PLANTING
PICNIC GAZEBO
PLAYGROUND
PICNIC GAZEBO
MINI-PITCH SOCCER
RESTROOM
SYNTHETIC TURF MOUND
50
41
MULTI-SPORT COURTS
crosswalk
ELECTRICAL VAULT
EASTRIDGE
MINI-PITCH SOCCER
PICKLEBALL COURTS
MIXED PLANTING
SPORTS LIGHT, TYPICAL
Extent of landscape improvement - 15' wide buffer strip of mixed planting with shade trees along the walkways.

SUBJECT: Authorization of Transit Consulting Services from Moy and Associates

SOURCE: Transportation

COMMENT: The Transportation Department is requesting authorization to purchase transit marketing materials, updated passenger information signage, and related technical assistance from Ellon Moy, doing business as Moy and Associates. These materials are needed to support the upcoming transit service changes scheduled for early 2026 and will ensure that riders receive accurate, consistent, and accessible information throughout the transit system.

Moy and Associates has prepared all recent Porterville Transit marketing and communication materials and has developed a strong working knowledge of the City's branding, design standards, and service structure. Engaging a different consultant at this stage would require redevelopment of templates, system maps, and branding elements, resulting in higher costs and delays during a period when timely completion is critical.

The total value of the proposed work is approximately $10,000. This qualifies as a micro-purchase under federal procurement thresholds, which allow purchases of $15,000 or less to be awarded without competitive quotations when the price is determined to be fair and reasonable. Staff has reviewed the anticipated scope of work and finds the pricing consistent with similar services previously provided by Moy and Associates.

If approved, Moy and Associates will submit a formal quote for the defined scope of work. Staff will issue a purchase order in compliance with federal micro-purchase requirements and authorize the work to proceed. Funding is available in the Transportation Department budget, with no anticipated impact on the General Fund.

RECOMMENDATION: That the City Council:

1. Authorize a purchase with Moy and Associates for transit marketing materials, signage updates, and technical assistance in an amount not to exceed $10,000; and
2. Authorize staff to approve the vendor's quote and proceed

with the work.

ATTACHMENTS:

Appropriated/Funded:

Review By:

Department Director:
Russell Isom, Director of Transportation

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

SUBJECT: Authorization for REACH Air Medical Services to Proceed with Design and Permitting for Proposed Helipad and Staff Quarters at the Porterville Municipal Airport

SOURCE: Transportation

COMMENT: REACH Air Medical Services currently operates from a hangar at the Porterville Municipal Airport and desires to construct a dedicated helipad and staff quarters directly adjacent to their existing leased facility. This improvement would significantly enhance REACH's operational readiness, reduce response times, and strengthen emergency medical transport capabilities for the entire Porterville region.

At present, REACH cannot fully advance the project because the Airport's Master Ground Lease Agreement is under review by the Airport Committee. The Committee is evaluating necessary updates to the agreement, including development standards, lease terms, and insurance requirements. It is anticipated that this review will be completed and a recommendation forwarded to the City Council by late January or February 2026.

To maintain project momentum and avoid unnecessary delays, staff is requesting City Council authorization for REACH to begin preliminary design, site planning, and permitting activities at their own cost and risk. This action allows REACH to work through technical requirements, coordinate with Airport staff, and prepare submittals for eventual approval once the updated lease template is adopted.

This authorization does not grant approval for construction or site disturbance. REACH will be permitted only to begin design-related work that positions the project for timely execution following City Council approval of a new ground lease agreement. All final agreements, plans, and construction activities will return to the City Council for consideration and must receive legal approval from the City Attorney.

This approach allows a critical public safety project to progress while ensuring the City's interests remain protected as the Master Ground Lease Agreement is finalized.

RECOMMENDATION: That the City Council:
1. Authorize REACH Air Medical Services to proceed with design, site planning, and permitting of a proposed helipad and staff quarters adjacent to their existing leased hangar at the Porterville Municipal Airport while the Airport Committee completes its review of the Master Ground Lease Agreement; and
2. Authorize the City Manager to take actions necessary to facilitate coordination, pending final approval of all agreements by the City Attorney.

ATTACHMENTS:

Appropriated/Funded:

Review By:

Department Director:
Russell Isom, Director of Transportation

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

SUBJECT: Authorization for the Transfer of a Police Department Vehicle to the Public Works Department - Water Division

SOURCE: Public Works

COMMENT: On July 15, 2025, the City Council authorized the Police Department to negotiate the purchase of police vehicles and associated equipment. As part of this authorization, the City purchased a 2025 Chevy Silverado 2500 to replace Police Department unit #3325. Following further evaluation of operational needs, staff has determined that this vehicle would be better utilized within the Public Works Department – Water Division to support field operations and improve efficiency.

Because the vehicle will be reassigned, the funding source must be updated to reflect the division that will operate and maintain it. Staff is requesting authorization to reallocate the purchase cost from the General Fund Equipment Replacement Fund to the Water Replacement Fund. This adjustment ensures proper accounting with the department responsible for ongoing operation and maintenance.

The total cost of the vehicle and associated equipment is $79,153.69. Funds are available in the Water Replacement Fund, and no additional costs are associated with the transfer. This action results in an administrative reassignment and does not increase total expenditures previously approved by the City Council.

RECOMMENDATION: That the City Council:
1. Authorize the transfer of the vehicle from the Police Department to the Public Works Department - Water Division; and
2. Approve the reallocation of the vehicle purchase cost to the Water Replacement Fund.

ATTACHMENTS: 1. Staff Report - July 15, 2025

2. Vehicle and Equipment Invoices

Appropriated/Funded:

Review By:

Department Director:
Robert Alvarez, Acting Public Works Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

SUBJECT: Authorization to Negotiate the Purchase of Police Vehicles and Associated Equipment

SOURCE: Police

COMMENT: Each year, the Police Department finds it necessary to replace aging vehicles in its fleet. A careful evaluation is made of each particular vehicle to determine the actual need for replacement. Department staff has conducted a thorough evaluation of the fleet, considering the age of the vehicles, mileage, maintenance costs, etc. In addition, the evaluation includes examining the assignment of vehicles to determine if reassignment of vehicles can increase overall efficiency and decrease costs.

As part of the evaluation, consideration was given to the fact that police vehicles and associated equipment still suffer from supply chain issues and locating vehicles. These issues have caused delays of several months, and sometimes years, to have a fully upfitted police vehicle deployed. The Police Department has been actively seeking out vendors for the purchase of vehicles and vendors who have the equipment to fully upfit them. The past practice of utilizing a single vendor for the purchase of police vehicles and /or a single vendor for the upfitting was also a factor in the delays. Staff is requesting that the City Council authorize the Police Department to have the ability to utilize approved vendors for both the purchase and upfit as needed to ensure the timely deployment of the emergency vehicles into service to respond to critical incidents.

Department Staff have identified 10 vehicles within the fleet that are at the end of life and require replacement. The vehicles are:

	Unit	Vehicle Type
1.	3325	2012 Toyota Tundra
2.	3329	2014 Dodge Charger
3.	3338	2014 Dodge Charger
4.	3341	2016 Ford Explorer
5.	3343	2016 Ford Explorer
6.	3349	2016 Dodge Charger
7.	3375	2019 Dodge Charger (K9 vehicle)
8.	3335	2014 Dodge Charger
9.	3336	2014 Dodge Charger

10. 3339 2014 Dodge Charger

Staff is requesting authorization to replace these vehicles with nine (9) Ford Police Explorer Interceptors (or similar models) and one (1) pickup truck. These vehicle costs will have a total cost not to exceed $510,000, plus tax, license, and applicable fees. In addition to the vehicles themselves, department staff are requesting to upfit each vehicle with the necessary emergency equipment, modifications, radios, and other tools before placing the vehicles into service. Some of the equipment from outgoing vehicles will be salvaged to reduce costs.

The upfit of the vehicles will be done by an approved vendor for a total cost of $280,000, plus tax and fees. In addition, the vehicles will require police radios from an approved vendor of choice, not to exceed a total cost of $57,000, plus tax.

All the vehicles and equipment will be funded through the Police Department's Equipment Replacement/Depreciation Fund, which funds are currently available. Due to the unique purchasing parameters, staff is requesting a 10% contingency based on the total purchasing price and upfitting.

RECOMMENDATION: That the City Council:

1. Authorize staff to purchase 10 police vehicles (9 Ford Police Explorer Interceptor models or similar, and one truck) to replace the noted vehicles from an approved vendor of choice, for a total cost not to exceed $510,000, which is based on the Manufacturer's Suggested Retail Price plus tax, license, and applicable fees;
2. Authorize staff to complete the upfitting of said new vehicles with emergency equipment, modification, and tools, from an approved vendor of choice, for a total cost of $280,000, plus tax and fees; and
3. Authorize staff to purchase ten police radios for the new vehicles from an approved vendor of choice, for a total cost of $57,000, plus tax.

ATTACHMENTS:

Appropriated/Funded:

Review By:

Department Director:
Jake Castellow, Chief of Police

Final Approver: Richard Tree, Interim City Manager

Three-Way BUSINESS ELITE CHEVROLET

THREE-WAY CHEVROLET CADILLAC
PO BOX 9609
Bakersfield, CA93389
Bus Phone (661)847-6581 Fax 661-847-6571

INVOICE

FIND NEW ROADS™

BUYER: CITY OF PORTERVILLE
291 N MAIN ST
PORTERVILLE, CA 93257

Date 10/7/2025
Invoice 983270

QTY	STOCK #	YEAR	MAKE	MODEL	VIN#	LIST	SALE
1	910617B	2025	CHEVY	SILVERADO	2GC4KPE7XS1195333	73,200.00	73,200.00

UPFIT/ACCESSORIES

Discount	3,000.00
Sale Price	70,200.00
TRADE	0.00
DELIVERY FEE	0.00
Sale Price	70,200.00
DOC FEE	85.00
State&Local Taxes	6,501.36
Total License & Fees	43.75
CASH DOWN	0.00
REBATE	0.00
TOTAL PRICE	76,830.11
TRADE IN	
NET AMOUNT DUE	76,830.11

Please make all checks payable to:
Three-Way Chevrolet Co.

THANK YOU FOR YOUR BUSINESS!
PRICE SUBJECT TO CHANGE

Southern Tire Mart

INVOICE # 7210011438

PORTERVILLE #721
SOUTHERN TIRE MART, LLC
28 S WESTWOOD ST
PORTERVILLE, CA 93257

PAGE: 1

559/788-2024

CUSTOMER: CITY OF PORTERVILLE
0740287 291 N MAIN ST
PORTERVILLE CA 93257

BUSINESS: 559/782-7456 0
PO NUMBER: 3442
VEHICLE: 2025 CHEVROLET SILVERADO 2500
SALESMAN: 21308
LICENSE: EH31U57 CA MILEAGE: 264
INVOICE DATE: 10/10/25
DUE: 11/10/25

PRODUCT	MECHANIC	QUANTITY	PRICE	F.E.T.	EXTENSION
LT285/65R20/10 AT TA KO3 G11201		4	484.27	3.40	1950.68
CA TIRE FEE/EACH NEW TIRE PURCH 705CTF		4	1.75		7.00
BALANCE TIRE, PASS 22" & UP 136	21871	4.00	25.00		100.00
MNT/DSMNT PASSENGER 122	21871	4.00	20.00		80.00
TAXABLE TIRE RELATED MATERIALS TTRM	21871		5.00		5.00

PURCHASING
OCT 20 2025
RECEIVED

MERCHANDISE:	1942.08
LABOR:	180.00
OTHER:	7.00
F.E.T.:	13.60
SALES TAX:	180.90
INVOICE TOTAL:	2323.58
ON ACCOUNT A/R	2323.58

EPA# CAL000480676 BAR# 307864

VEHICLE # 3442
WO # 123554

ACCT. NO. 53-3090-25
NET. AMT. $ 2323.58
AUTH DEPT. | P.A. | FIN
A/P DATE

PLEASE REMIT To:
Dept. 143
P.O. Box 1000
Memphis, TN 38148-0143

PRINTED NAME/CUSTOMER SIGNATURE

IMPORTANT: CUSTOMER SHOULD RE-CHECK TORQUE ON LUG NUTS ON WHEELS SERVICED AFTER 25 TO 100 MILES OF OPERATION

SUBJECT: Authorization to Schedule Public Hearing for the Traffic Study Findings on Plano Street from State Route 190 to Worth Avenue

SOURCE: Engineering and Project Management

COMMENT: When an engineering and traffic survey—defined in CVC §§627 and 40802 and throughout the California Manual on Uniform Traffic Control Devices (CA-MUTCD)—determines that the prima facie limits and traffic control devices are not appropriate for specific conditions on certain streets and intersections, the City may modify the speed limits and traffic control devices. These changes must be supported by the findings of the survey, which then authorize the enforcement of posted limits using radar and other electronic speed-measuring devices, along with the installation of stop signs and traffic signals, etc.

A traffic study was recently completed on Plano Street from State Route 90 to Worth Avenue. Staff respectfully requests that the City Council authorize the scheduling of a public hearing for Tuesday, January 20, 2026, to review the findings of the traffic study and recommendations of the City Engineer.

RECOMMENDATION: That the City Council:
1. Schedule a public hearing for Tuesday, January 20, 2026, to review the traffic study findings for Plano Street from State Route 190 to Worth Avenue; and
2. Authorize the City Clerk to notice said hearing.

ATTACHMENTS: 1. PLANO ST - SR 190 TO WORTH AVE

Appropriated/Funded:

Review By:

Department Director:
Javier Sanchez, Engineering & Project Management Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk



SCALE: 1" = 400'

CITY OF PORTERVILLE
ENGINEERING DIVISION
291 NORTH MAIN STREET
PORTERVILLE, CA. 93257
(559) 782-7462

PLANO STREET
SR 190 - WORTH AVENUE

DRAWN BY	GG
CHECKED BY	SW
SCALE	1" = 400'
DATE	12/9/2025

SHEET 1 OF 1

SUBJECT: Adoption of Updated Seasonal and Part-Time Pay Rates for Fiscal Year 2025–2026

SOURCE: Administrative Services

COMMENT: The California Department of Finance has made the determination to increase the California minimum wage from $16.50 to $16.90 per hour, effective January 1, 2026. This increase will directly affect the City's seasonal and part-time employee pay rates, so it is necessary to amend the Seasonal and Part-Time Pay Rate Schedule.

In order to maintain consistency within the salary ranges and to avoid compaction between part-time classifications, staff is recommending an increase for those classifications in both minimum and maximum salary rates. The proposed adjustments have been anticipated and accounted for during the Fiscal Year 2025-2026 budgetary process.

To implement these changes, it is proposed that the City's Employee Pay and Benefit Plan, and Seasonal and Part-Time Pay Rates be amended by Resolution of the City Council. Attached for Council's reference is the current Seasonal & Part-Time Pay Rate Schedule, as well as the draft Resolution, and the proposed Fiscal Year 2025-2026 Pay Rate Schedule.

RECOMMENDATION: That the City Council:

1. Adopt the draft Resolution amending the City's Employee Pay and Benefit Plan, Seasonal and Part-Time rates; and
2. Authorize the Mayor to execute these and other documents necessary to implement the provisions hereof.

ATTACHMENTS:

1. Draft Resolution
2. Proposed Fiscal Year 2025-2026 Seasonal and Part-Time Rates
3. Fiscal Year 2024-2025 Seasonal and Part-Time Rates

Appropriated/Funded:

Review By:

Department Director:
Yuliana Andrade, Administrative Services Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

RESOLUTION NO. ____ - 2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE APPROVING AN AMENDMENT TO THE SEASONAL AND PART-TIME PAY RATES

WHEREAS, the City Council of the City of Porterville has established a Schedule of Wages for Seasonal and Part-time Employees; and

WHEREAS, it is proposed to amend the Fiscal Year 2025/26 Schedule for all Seasonal and Part-time positions in compliance with California's minimum wage, and to maintain consistency within the salary and avoid compaction between classifications.

NOW, **THEREFORE**, **BE IT RESOLVED**, that the City Council of the City of Porterville does hereby approve the revised Schedule of Wages for Seasonal and Part-time Employees, attached hereto and incorporated herein by this reference as Exhibit "A", effective January 1, 2026.

BE IT FURTHER RESOLVED, that the Mayor of the City of Porterville is hereby authorized to execute those documents as are necessary to implement the provisions hereof.

_____
Greg Meister, Mayor

ATTEST:
Richard Tree, City Clerk

By: _____
Fernando Gabriel-Moraga,
Chief Deputy City Clerk

EXHIBIT A

APPENDIX A

SEASONAL AND PART TIME PAY RATES
2025-2026 Fiscal Year

Position	Rate
Abatement Worker	$17.90-18.90/hour
Animal Shelter Technician	$17.90 - $19.65/hour
Clerical Aide	$16.90 – $18.40/hour
Kennel Technician	$16.90 – $18.40/hour
Library Aide	$16.90 – $22.40/hour
Lifeguard	$16.90 – $18.90/hour
Lifeguard (Senior)	$18.90 – $21.90/hour
Maintenance Aide	$16.90 – $18.40/hour
Pool Cashier	$16.90 – $18.40/hour
Pool Manager	$21.90 – $25.90/hour
Pool Manager Assistant	$20.40 – $23.40/hour
Recreation Leader I	$16.90 – $18.40/hour
Recreation Leader II	$18.40 – $20.90/hour
Recreation Leader III	$20.50 – $23.00/hour
**Recreation Instructor	Percentage of Flat Rate
Reserve Firefighter	$16.90– $18.90/hour
Sports Official/Umpire or Referee (Youth)	$16.90 – $25.40/game
Sports Official/Umpire or Referee (Adult)	$18.40 – $45.40/game
Student Intern	$16.50 – $18.00/hour
Zalud House Curator	$16.90 – $18.40/hour

**Pay to be determined by the number of students enrolled and fees charged for self-supporting classes and activities.

SEASONAL AND PART TIME PAY RATES

Effective Date: March 5, 2025

Position	Rate
Abatement Worker	$17.50 /hour
Animal Shelter Technician	$17.50 - $19.25/hour
Encampment Maintenance Aide	$17.00 - $18.50/hour
Clerical Aide	$16.50 – $18.00/hour
Kennel Technician	$16.50 - $18.00/hour
Library Aide	$16.50 – $22.00/hour
Lifeguard	$16.50 – $18.50/hour
Lifeguard (Senior)	$18.50 – $20.00/hour
Maintenance Aide	$16.50 – $18.00/hour
Pool Cashier	$16.50 – $18.00/hour
Pool Manager	$21.50 – $24.00/hour
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Student Intern	$16.50 – $18.00/hour
Zalud House Curator	$16.50 – $18.00/hour

**Pay to be determined by the number of students enrolled and fees charged for self-supporting classes and activities.

SUBJECT: Appointment to the Library and Literacy Commission

SOURCE: Administrative Services

COMMENT:

The Library and Literacy Commission is a seven-member advisory body that provides recommendations to the City Council on matters related to library and literacy services.

There is currently one vacancy on the Commission. The City Clerk's Office has received an appointment application from Grant Wagner for the Council's consideration.

Staff recommends that the City Council review the application and consider making an appointment to the Library and Literacy Commission.

RECOMMENDATION: That the City Council consider the appointment of Grant Wagner to the Library and Literacy Commission for a term expiring October 31, 2028.

ATTACHMENTS: 1. Request for Appointment : Grant Wagner

Appropriated/Funded:

Review By:

Department Director:
Yuliana Andrade, Administrative Services Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

RECEIVED
DEC 10 2025
CITY OF PORTERVILLE
CITY CLERK'S OFFICE

CITY OF PORTERVILLE
REQUEST FOR APPOINTMENT

Please complete all blanks.

Name: Grant Wagner
(Please Print)

Appointment to: Library and Literacy Commision
(Name of Board, Commission, or Committee)

☐ Reappointment; or IF NEW, Please provide:

Street Address: [redacted]
Porterville Ca 93257

Mailing Address: /
/

Name of Business: Retired

☐ Own ☐ Operate

Business Address: /
/

Telephone: Home [redacted]
Work /
FAX /
E-mail [redacted]

City of Porterville Resident:	Select District:	Registered Voter:
☒ Yes	☐ 1 ☐ 2 ☒ 3	☒ Yes
☐ No	☐ 4 ☐ 5	☐ No

Qualifications: (It is recommended that a resume or letter accompany this form.)

Retired educator at Monache HS (PUSD) chemistry/phy.science 25yr (97-22)
Participated in Porterville Celebrates Reading @ Veterans Park with CSF Club @ MHS (07-22)
City of Porterville employee (93-97) @ WWTF/Environmental/Lab

Please tell us why you are interested in this position.

Literacy is important for everyone and especially to nurture young minds. Our library is a fundamental institution in our community and is the heart of the city. A place where learning and connectio are available to all. I want to be a voice in the next phase of Porterville Library and provide guidance as needed.

☐ Resume attached ☐ Letter of request attached

Submitted By [redacted] 12/10/25 Date

Received by: Fernando Gabriel-Noyola

Forwarded to:

City Clerk	☒	Date:	12/10/25
City Council	☐	Date:	
Staff Liaison	☐	Date:	

Tentative Council Mtg Date: 12/16/25

SUBJECT: Consideration of Additional Amendments to the City Council Order of Business

SOURCE: City Manager's Office

COMMENT: At the City Council meeting of November 18, 2025, the City Council adopted revisions to the Order of Business section of the City Council's Procedural Handbook to improve the flow and efficiency of meetings, including the addition of a Council Comments section near the beginning of the general session and a reorganization of informational and commission reports.

Following the implementation of these changes, the Vice Mayor has requested that the City Council consider an additional amendment to include a second Council Comments section after Oral Communications. This proposed adjustment intends to support improved communication, allow Council Members an opportunity to address matters raised by the public during Oral Communications, and promote transparency in decision-making.

As revisions to the Order of Business must be adopted by resolution, staff recommends placing this item on the January 20, 2026, agenda, where a revised resolution will be presented for consideration.

RECOMMENDATION: That the City Council approve the Vice Mayor’s request to consider amending the City Council Order of Business and direct staff to place the item on the January 20, 2026 City Council meeting agenda.

ATTACHMENTS: 1. Staff Report - November 18, 2025

Appropriated/Funded:

Review By:

Department Director:
Richard Tree, City Manager

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

SUBJECT: Consideration of Amendments to the City Council Procedural Handbook

SOURCE: City Manager's Office

COMMENT: At the City Council meeting of November 4, 2025, the City Council discussed potential amendments to the City Council Procedural Handbook to improve the flow and efficiency of meetings and to clarify certain administrative and policy provisions.

As part of that discussion, Vice Mayor McKervey recommended modifying the Order of Business by moving Informational Reports and Committee and Commission Reports before Oral Communications. Mayor Meister also requested the addition of a Council Comments section at the beginning of the general session before Oral Communications.

The City Attorney reviewed the Procedural Handbook and suggested additional updates to ensure consistency with applicable law and current practices. These include clarifications to Section F regarding Council Member meetings with members of the public, as well as revisions to Appendix F – Social Media Policy. Both redlined versions are attached for Council review and consideration.

The attached Draft Resolution revises the Order of Business consistent with the City Council's direction and rescinds Resolution No. 08-2023. Upon adoption, the approved amendments will be incorporated into the next edition of the City Council Procedural Handbook.

RECOMMENDATION: That the City Council:
1. Adopt the attached Draft Resolution revising the Order of Business and rescinding Resolution No. 08-2023;
2. Approve the updated Appendix F (Social Media Policy) as reviewed and recommended by the City Attorney; and
3. Approve the updated City Council Procedural Handbook incorporating the redline amendments, including the clarification to Section F.

ATTACHMENTS:

1. November 04, 2025 Staff Report
2. Draft Resolution - Order of Business
3. City Council Handbook_Redline_2025
4. Appendix F - Social Media Policy_Redline

Appropriated/Funded:

Review By:

Department Director:
Richard Tree, City Manager

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

SUBJECT: Status and Review of Declaration of Local Flood Emergency

SOURCE: City Manager's Office

COMMENT: On March 13, 2023, former Mayor Martha A. Flores, in conjunction with Acting City Manager Patrice Hildreth, declared the existence of a local emergency within the City of Porterville. This declaration was made pursuant to Chapter 9 of the Porterville Municipal Code and in response to a series of storm systems impacting the Porterville area, increasing flows in the Tule River and posing a significant threat to life and property. The City Council ratified the declaration at its Special Meeting on March 17, 2023, in accordance with the California Emergency Services Act (Government Code § 8558 et seq.). Per State requirements, the declaration must be renewed every sixty (60) days to remain in effect. At its most recent meeting on December 2, 2025, the Council renewed the emergency declaration.

Staff continues to work with FEMA to resolve outstanding claims and identify a timeline and path forward. In an effort to reduce the size of the agenda binder while still keeping the Council informed, staff is including only the most current Armory Census as an attachment to this report. Once the declaration of local flood emergency is officially concluded, and in coordination with FEMA guidance, staff will prepare a final close-out report that includes all supporting documentation and attachments currently on file.

Chronology of Emergency Response Actions:

- March 10–19, 2023: Tulare County Sheriff and City officials issued a series of evacuation warnings and mandatory orders due to rising water levels and flood threats, including areas near Success Lake, River Springs Drive, and Rio Vista Avenue.
- March 13, 2023: The City declared a Local Emergency.
- March 15–25, 2023: City Public Works performed extraordinary flood mitigation efforts. Evacuation orders were adjusted based on river activity.
- March 17, 2023: The City Council ratified the emergency declaration.
- April 11, 2023: The Temporary Evacuation Point (TEP) and Emergency Shelter relocated from Porterville College to the Porterville Armory.

- April 14–May 5, 2023: The City and County executed an MOU to continue Armory TEP operations without Cal OES funding.
- May 5, 2023: The City assumed full operational and financial responsibility for the Armory site.
- May 16, 2023: The Council approved a one-year no-cost license agreement for exclusive use of the Armory.
- April–July 2023:
    - Council approved emergency expenditures including water rescue equipment, mobile ADA-compliant restrooms, and flood mitigation services.
    - Due to contract violations, TopKnotch Security was terminated and replaced by Good Guard Security for ongoing Armory safety services.
- State and Federal Declarations:
    - Governor Newsom issued Executive Orders N-6-23, N-7-23, and N-10-23 to support flood response and recovery.
    - President Biden's Major Disaster Declaration (April 3, 2023) activated federal recovery funding; FEMA formally closed the incident period on July 10, 2023.

RECOMMENDATION: That the City Council receive the report of status and review of the Declaration of Local Emergency and determine the need exists to continue said Declaration.

ATTACHMENTS: 1. Armory Census Stats

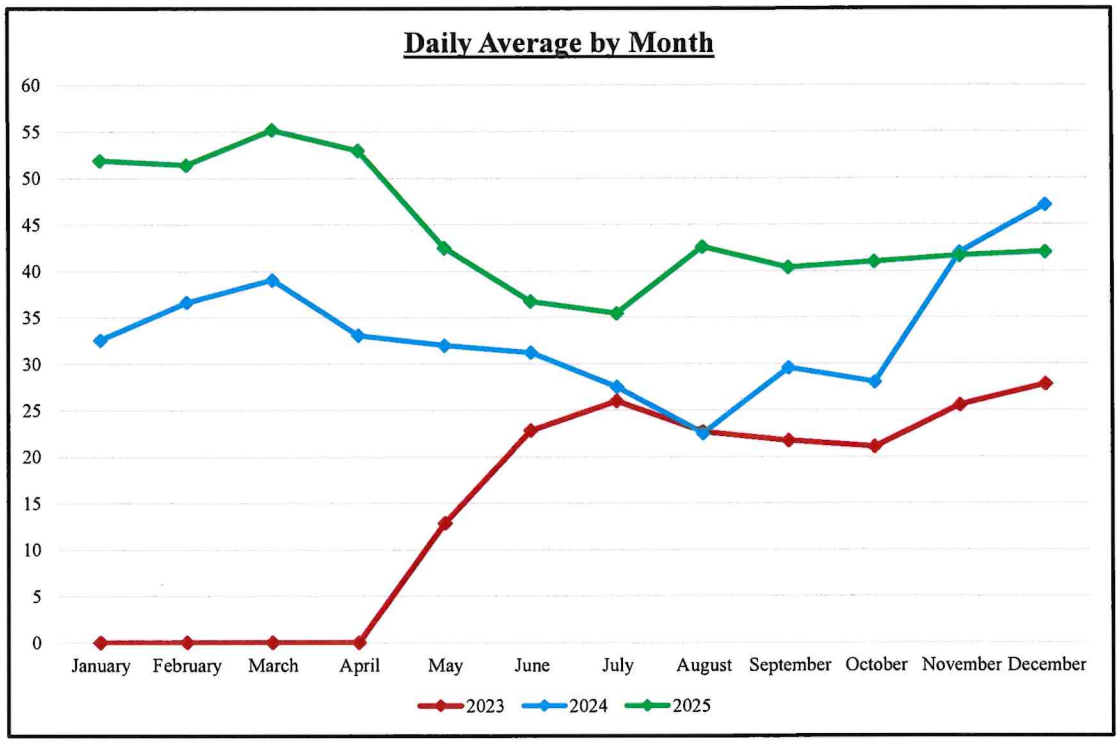
Appropriated/Funded:

Review By:

Department Director:
Richard Tree, City Manager

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

Daily Average by Month (Adults Only)			
	2023	2024	2025
January	-	32.55	51.87
February	-	36.59	51.36
March	-	39.00	55.13
April	-	33.03	52.93
May	12.85	31.97	42.45
June	22.80	31.20	36.70
July	25.97	27.48	35.42
August	22.68	22.48	42.55
September	21.70	29.53	40.33
October	21.03	28.00	40.97
November	25.53	41.97	41.60
December	27.77	47.06	42.00



SUBJECT: River Springs Plan Development

SOURCE: Community Development

COMMENT: The City of Porterville received an application for a proposed land division for the River Springs Residential development project (Project), and on December 31, 2019, staff met with the applicant during the Project Review Committee (PRC), where the assessment of the Project (PRC 2019-040) commenced. During the PRC meeting, staff provided comments pertaining to the proposed project, which outlined the entitlement process and the department's development standards. The developer resubmitted updated maps for the site and met with staff through PRC on December 22, 2021, and on April 5, 2023.

The Project consists of a tentative subdivision map for the development of APN 259-030-030, an approximately 27.95-acre parcel located north of the Tule River, between Newcomb Street and South Beverly Street. The site is zoned PD (Planned Development) and has a General Plan Land Use Designation of RS-2 (Low Density Residential) and Parks and Recreation (PK). The Development would generally include the subdivision of the Project Site into 82 lots for residential development, with the construction of interior private streets and necessary onsite infrastructure, and improvements within the abutting major street right-of-way.

The map proposes lots ranging from 2,504± SF to 8,102± SF and is currently slated to be developed in three phases. To facilitate the project, approval of a Planned Development Plan is required. The proposed map and PD Plan are consistent with the Porterville Development Code, Series 400: Land Division regulations. Circulation is provided through the planned private internal streets. The subdivision provides four points of ingress and egress on River Springs Drive with a short cul-de-sac of Greenwood Street connecting to S. Beverly Street. The subdivision consists of short blocks, which tend to slow traffic and enhance pedestrian connectivity within the proposed development. The area containing Lots 75 through 85 is in the process of a Letter of Map Amendment with FEMA regarding the Floodway, until that is approved by FEMA the City can not approve development in that area, as referenced in Attached in Draft Tentative Subdivision Map Resolution 40(f).

The Project's gross density is approximately 7.62 units per acre, which is above the maximum of 6.0 units per acre allowed in the Low-Density Residential Land Use designation. However, the project also proposes to include eight (8) deed-restricted lots to be available to moderate- and lower-income households. This qualifies it for a Density Bonus, allowing it to exceed the otherwise allowable General Plan and zoning density. Further, it qualifies for an incentive or concession under the Density Bonus Law, and the applicant has requested that parking for the affordable units not be required to be covered. Staff believes that it is a reasonable concession. The Project Site is surrounded by basin residences to the north, Tule River to the south, with residential development to the East and West. The Project's development pattern is compatible with the area and falls well within the prescribed density mandated by the City's General Plan.

The surrounding land use to the north is developed with a storm basin, to the south, the Tule River, and east and west developed with residential subdivisions. Based on review of the application materials, requested entitlements, and submitted tentative map, the proposed project serves to fulfill the goals and policies of the General Plan as adopted. The Porterville General Plan land use description for Low-Density Residential is to provide an area for attached or detached single-family homes and typical single-family subdivisions. The maximum residential density is 6.0 units per gross acre. The General Plan promotes a mix of residential densities and compact neighborhood design. The Land Use Element of the General Plan includes Guiding Policies, which include guiding new development into compact neighborhoods and providing sufficient land with appropriate parcel sizes to support a full range of housing types.

The Porterville Development Ordinance provides that the purpose of the Planned Development zone district is to:

a. Establish a procedure for development on large lots of land in order to reduce or eliminate the rigidity, delays, and conflicts that otherwise would result from application of zoning standards and procedures designed primarily for small lots.
b. Ensure orderly and thorough planning and review procedures that will result in quality urban design.
c. Promote variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenities.
d. Ensure allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those directly benefiting from it.
e. Facilitate the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

f. Provide for the integration and administration of Specific Plans, adopted pursuant to State law, into the City's land use regulations.

The Development Ordinance further defines findings that must be met in order to achieve the PD Zone District. A PD Plan shall only be approved if all of the following findings are made:

a. The proposed development is consistent with the General Plan and any applicable specific plan, including the density and intensity limitations that apply;
b. The site for the proposed development is adequate in size and shape to accommodate the proposed uses and all setbacks, open spaces, setbacks, walls and fences, parking area, loading areas, landscape, and other features required;
c. Adequate transportation facilities and public services exist or will be provided in accord with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;
d. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;
e. The improvements required and the manner of development adequately address all natural and man-made hazards associated with the proposed development and the project site, including, but not limited to, flood, fire, and seismic or soils hazards; and
f. The proposed development provides a more efficient use of the land and superior architecture and site design compared to that which could be achieved through the application of the zoning district regulations that otherwise would apply.

The project, as proposed, is consistent with the findings for a Planned Development, would accommodate the atypical configuration of parcels, include parkway trees, allow passive recreation, and include a pedestrian bridge connecting the project to adjacent neighborhoods, and encourages walkability to the school campuses.

ENVIRONMENTAL REVIEW: The project as proposed is consistent with the General Plan. CEQA Section 21083.3 and CEQA Guidelines Section 15183 contain provisions allowing for streamlined environmental review for certain projects that are consistent with the General Plan if an environmental impact report was certified for the General Plan. For such projects, the City must only examine whether impacts resulting from the project are greater than what

was analyzed in the General Plan EIR. Based on the results of the streamlined environmental checklist prepared by the applicant's consultant, the City has made the preliminary determination that, with implementation of the policies contained in the General Plan and mitigation included in the General Plan EIR, the Project would not have a significant effect on the environment.

RECOMMENDATION: That the City Council:

1. Hold a public hearing to receive comments on the River Springs Residential Development Project; and
2. Adopt the Draft Resolution, adopting the streamlined CEQA review under Guidelines Section 15183; and
3. Adopt the Draft Resolution approving the Planned Development PD Plan; and
4. Adopt Draft Resolution approving the Tentative Subdivision Map with Conditions.

ATTACHMENTS:

1. Draft Resolution - CEQA
2. Draft Resolution - Planned Development
3. Environmental Checklist for Streamlined Review-River Springs
4. Planned Development Plan
5. Draft Resolution - Tentative Subdivision Map
6. Tentative Subdivision Map River Springs

Appropriated/Funded:

Review By:

Department Director:
Claudia Calderon, Community Development Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

RESOLUTION NO. _____-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE ADOPTING A FINDING OF CONSISTENCY WITH THE 2030 PORTERVILLE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT PURSUANT TO CEQA GUIDELINES SECTION 15183, PROJECST CONSISTENT WITH COMMUNITY PLAN, GENERAL PLAN, OR ZONING FOR THE RIVER SPRINGS RESIDENTIAL DEVELOPMENT (PRC 2019-040)

WHEREAS: Woodard Homes (Applicant), has submitted to the City of Porterville the River Springs Residential Development Project (Project), consisting of a Tentative Subdivision Map, Planned Development and related entitlements to accommodate the subdivision of approximately 19.62± acres into 82 lots, an 8.33± acre remainder parcel and proposes approximately 62,008 square feet of public open space. The Project site is located north of the Tule River, between Newcomb Street and South Beverly Street (APN 259-030-030; Site). The Site is zoned PD (Planned Development) and has a General Plan Land Use Designation of RS-2 (Low Density Residential) and Parks and Recreation; and

WHEREAS: the Project also includes construction of interior private streets, open space, public utilities, and improvements to Newcomb Street and River Springs Drive; and

WHEREAS: the proposed action consists of issuance of a permit or entitlement for use and therefore constitutes a "project" pursuant to the California Environmental Quality Act, Public Resources Code Section 21000, et seq. ("CEQA") and the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, Section 15000, et seq.; and

WHEREAS: Approval of the aforementioned entitlements would further the goals and objectives of the General Plan; and

WHEREAS: based on an assessment prepared pursuant to CEQA Guidelines Sections 15300.2 and 15332, the Environmental Coordinator has made a preliminary determination that the project meets the criteria for streamlined environmental review pursuant to Section 15183, Projects Consistent with Community Plan, General Plan, or Zoning; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Porterville does hereby adopt the finding of consistency with the 2030 Porterville General Plan EIR prepared for the River Springs Residential Development Project.

BE IT FURTHER RESOLVED that the Mitigation Monitoring and Reporting Program from the 2030 Porterville General Plan EIR is incorporated herein by reference.

BE IT FURTHER RESOLVED the City Manager shall cause a Notice of Determination to be filed in accordance with CEQA within five business days following project approval.

PASSED, APPROVED, AND ADOPTED this 16th day of December, 2025.

_____
Greg Meister, Mayor

ATTEST:
Richard Tree, City Clerk

By: _____
Fernando Gabriel- Moraga,
Chief Deputy City Clerk

RESOLUTION NO. _____-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE CONTAINING FINDINGS IN SUPPORT OF APPROVAL OF A PLANNED DEVELOPMENDT (PD) PLAN FOR THE RIVER SPRINGS RESIDENTIAL DEVELOPMENT (PRC 2019-040-PD)

WHEREAS: Woodard Homes (Applicant), has submitted to the City of Porterville, the River Springs Residential Development Project (Project), consisting of a Tentative Subdivision Map, Planned Development and related entitlements to accommodate the subdivision of approximately 19.62± acres into 82 lots, an 8.33± acre remainder parcel and proposes approximately 62,008 square feet of public open space. The Project site is located north of the Tule River, between Newcomb Street and South Beverly Street (APN 259-030-030; Site). The Site is zoned PD (Planned Development) and has a General Plan Land Use Designation of RS-2 (Low Density Residential) and Parks and Recreation; and

WHEREAS: Approval of the aforementioned entitlements was granted in an effort to further the goals and objectives of the General Plan by providing a compact neighborhood design that provides for efficient use of available land resources and maintains a compact form that is less intrusive, as well as assisting with a mix of housing types to serve the needs of all Porterville residents; and

WHEREAS: Approval of a Planned Development Plan, as addressed in Chapter 207 of the Porterville Development Code is required to develop in a PD district; and

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of December 16, 2025, conducted a public hearing to consider the adoption of a Planned Development Plan (2019-040-PD) to accommodate the development of the River Springs Residential Development Project; and

WHEREAS: The City Council considered the following findings in its review of the Planned Development Plan for this project:

1. The proposed development is consistent with the general plan and any applicable specific plan, including the density and intensity limitations that apply;
2. The site for the proposed development is adequate in size and shape to accommodate the proposed uses and all setbacks, open spaces, walls and fences, parking area, loading areas, landscape, and other features required;
3. Adequate transportation facilities and public services exist or will be provided in accord with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;

4. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;
5. The improvements required and the manner of development adequately address all natural and manmade hazards associated with the proposed development and the project site, including, but not limited to, flood, fire, and seismic or soils hazards; and
6. The proposed development provides a more efficient use of the land and superior architecture and site design compared to that which could be achieved through the application of the zoning district regulations that otherwise would apply; and

WHEREAS: Via Resolution No. _____-2025, the City Council has adopted a finding of conformity with the 2030 Porterville General Plan EIR pursuant to CEQA Guidelines Section 15183.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Porterville does hereby approve the River Springs Residential Development Planned Development Plan (2019-040-PD) subject to the following conditions:

PASSED, APPROVED, AND ADOPTED this 16th day of December, 2025.

_____
Greg Meister, Mayor

ATTEST:
Richard Tree, City Clerk

By: _____
Fernando Gabriel- Moraga,
Chief Deputy City Clerk

ENVIRONMENTAL CHECKLIST FOR STREAMLINED REVIEW

PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183

River Springs Subdivision

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1. INTRODUCTION

This California Environmental Quality Act (CEQA) Analysis evaluates environmental impacts from the proposed River Springs Tentative Subdivision Map Project (hereinafter referred to as the "Project"), which would result in the construction of 82 single family residential units, of which eight will be low/moderate income restricted units. The project will also include a Planned Development Permit to allow flexibility in lot sizes and setbacks. Project related activities will also include grading, landscaping, and off-site improvements.

1.1. OVERVIEW OF CEQA ANALYSIS

Documentation herein has been prepared by the City of Porterville as lead agency in full accordance with the procedural and substantive requirements of CEQA, the CEQA Guidelines. This CEQA Analysis uses streamlining and tiering in accordance with CEQA Guidelines 15183 to tier from the program-level analysis prepared for the General Plan and its Environmental Impact Report (EIR).

The Project is required to implement all applicable mitigation measures set forth in the General Plan EIR mitigation monitoring and reporting program (MMRP) to avoid, reduce, or offset environmental impacts resulting from buildout of the General Plan.

1.2. PUBLIC REVIEW PROCESS

The Project has been analyzed pursuant to CEQA Guidelines Section 15183 and does not require circulation for public review and comment. Nonetheless, the City will make this CEQA Analysis available to the public as part of the public hearing process, which is subject to review by the City Council.

1.3. PURPOSE AND SUMMARY OF THIS CEQA DOCUMENT

The purpose of this document is to evaluate the environmental effects of the Project under CEQA. This document considers the specific environmental effects of the Project as proposed and considers whether such impacts were adequately addressed by the environmental analyses contained in the City of Porterville General Plan EIR. The Project is required to incorporate or comply with all applicable mitigation measures identified in the General Plan EIR, uniformly applied development standards, and applicable conditions of approval. As presented herein, the Project is consistent with the General Plan and qualifies for streamlined review pursuant to CEQA Guidelines Section 15183.

2. PROJECT DESCRIPTION

2.1. ENVIRONMENTAL SETTING

Regional Setting

The City of Porterville is located in the southeastern portion of the San Joaquin Valley, at the base of the foothills of the Sierra Nevada Mountains. It is approximately 70 miles south of Fresno and 50 miles north of Bakersfield, in the south-central portion of Tulare County.

Neighboring communities include Strathmore, Springville, Terra Bella, Tipton, and Lindsay. Sequoia National Park is 50 miles to the northeast. The Tule River Indian Reservation is located approximately 15 miles to the east. Porterville is served by State Routes (SR) 65 and 190 and is approximately 17 miles east of SR 99, a major San Joaquin Valley transportation arterial.

Vicinity Setting
The Project is located in southwest Porterville, generally along the alignment of River Springs Drive, between Newcomb Street and S. Beverly Street. The Project is adjacent to existing single-family residential and a City storm drainage basin to the north, east, and west, and the Tule River to the south.

The site is located in a flood zone according to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 06107C1641E, dated June 16, 2009. Most of the property is located within a flood zone, which will require the filing of a Letter of Map Revision with FEMA to show that the area that will include residential uses will be above the base flood elevation. All portions of the proposed development are located outside the designated regulatory floodway.

Project Site
The site is located north of the Tule River, between Newcomb Street and S. Beverly Street and is currently vacant. The project will require the construction of street improvements on Newcomb Street and complete construction of River Springs Drive.

2.2. Project Description

Project Title: River Springs Subdivision

Lead Agency: City of Porterville
291 N. Main Street
Porterville, CA 93257
Contact Person: Claudia Calderon (559) 782-7460

Applicant: Greg Woodard
5620 West Sweet Drive
Visalia, CA 93291
(559) 333-2108

Project Location: The project is located on the northeast corner of Newcomb Street and the future alignment of River Springs Drive. APN 259-030-030. See Figure 1: Regional Location Map and Figure 2: Project Vicinity.

General Plan Designation The site is designated in the Porterville General Plan as Low Density Residential and Parks and Recreation, Figure 3.

Zoning Designation: The site is currently zoned PD Planned Development, Figure 4.

Project Description: The Project consists of the development of approximately 11.29 acres of a 19.62-acre parcel into a residential subdivision comprising 82 lots. Eight of the lots will be restricted to low/moderate income housing, shown outlined in red in Figure 5. By including the eight designated lots, the Project qualifies for a density Bonus under Government Code Section 65915, et seq. This allows the Project to exceed the density otherwise allowed under the General Plan by ten percent, resulting in the 82 units. The density bonus also results in the allowance of one concession/incentive which will allow two uncovered parking spaces in lieu of the required two covered parking spaces for the eight units. The development will have a homeowners association that will maintain front yard landscaping as well as all the common areas.

Since the Project site is zoned PD, a Planned Development Plan is required to facilitate the proposed development. As a Planned Development, the Project is eligible for modified street standards, including reduced width interior streets that would be privately owned and maintained, and reduced front, side, and rear setbacks. Lot sizes will range from 3,261 square feet to 8,102 square feet. The Project will have access to Newcomb Street and River Springs Drive and will include on-site infrastructure, including improvements to Newcomb Street and River Springs Drive. The area south of River Springs Road, which the General Plan designates as Parks and Recreation, will be dedicated to the City of Porterville for recreation purposes. See Figure 5 for the proposed Tentative Subdivision Map.

Surrounding Land Use Designations and Settings:

North: Low Density Residential – Existing Storm Basin and Single Family Residential
South: Park and Recreation, Low Density Residential – Tule River and agricultural use
East: Low Density Residential – Existing Single Family Residential
West: Low Density Residential – Existing Single Family Residential

Parking and access: Vehicular access to the Project will be from Newcomb Street and River Springs Drive. The Project will provide parking in accordance with the zoning ordinance, two spaces per residential unit. As mentioned, the eight affordable units will utilize the Density Bonus concession to allow uncovered parking.

Landscaping and Design: Landscape and design plans will be required as part of the improvement plan set and will be subject to the City of Porterville's Water Efficient Landscape Ordinance (WELO).

Utilities and Electrical Services: The Project will connect to City services (water, sewer, and storm drain) as part of the development. Southern California Edison provides electric service to Porterville residents. Natural gas service is primarily provided by the Southern California Gas Company. There are three major companies that provide communications services in Porterville: AT&T, Sprint, and Verizon. Charter Communications is the primary cable television and internet provider.

2.3. REQUIRED APPROVALS

The following discretionary approvals are required from The City of Porterville for the proposed project:

- City of Porterville Tentative Subdivision Map
- City of Porterville Planned Development

Figure 1: Regional Location

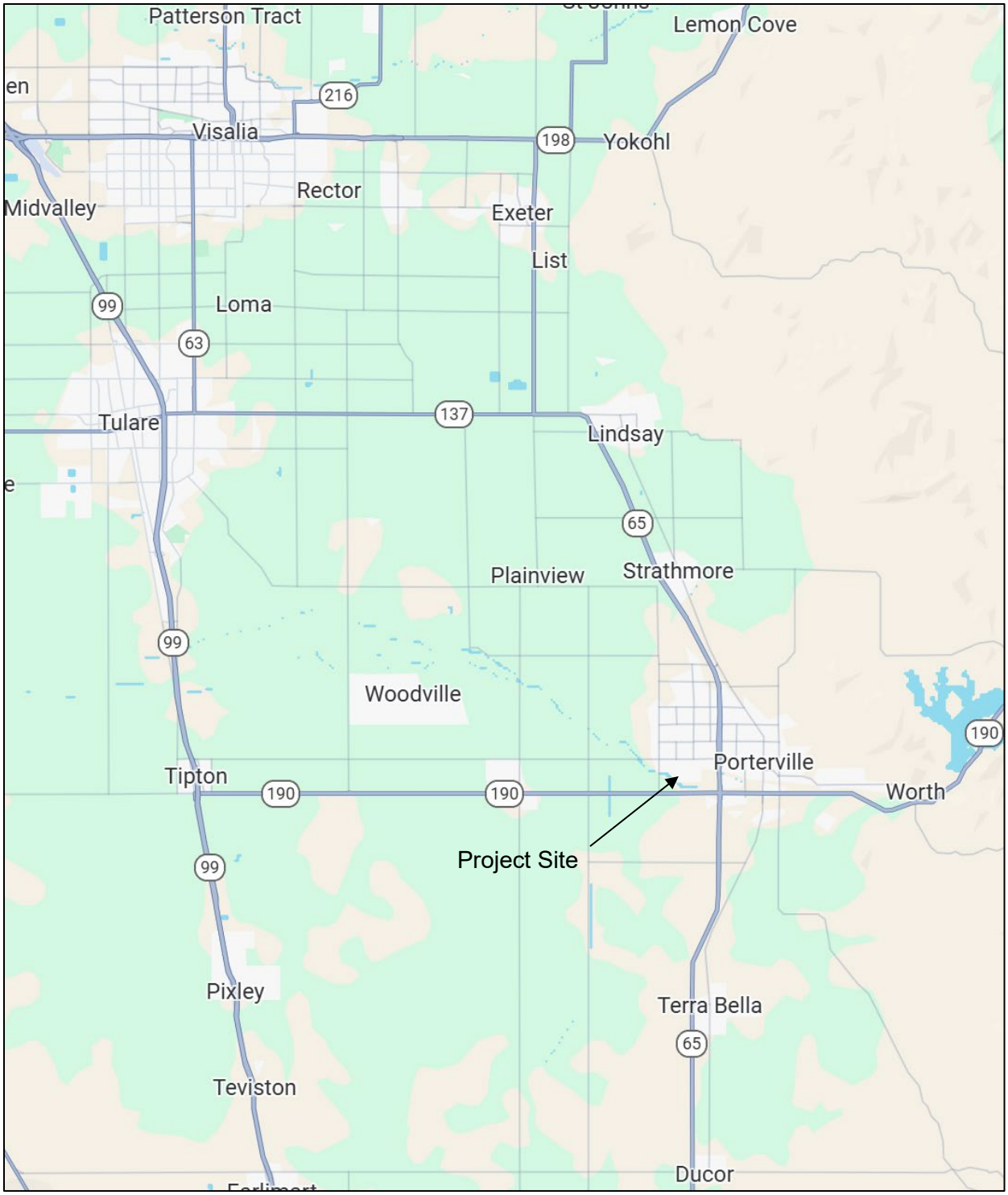


Figure 2: Project Vicinity

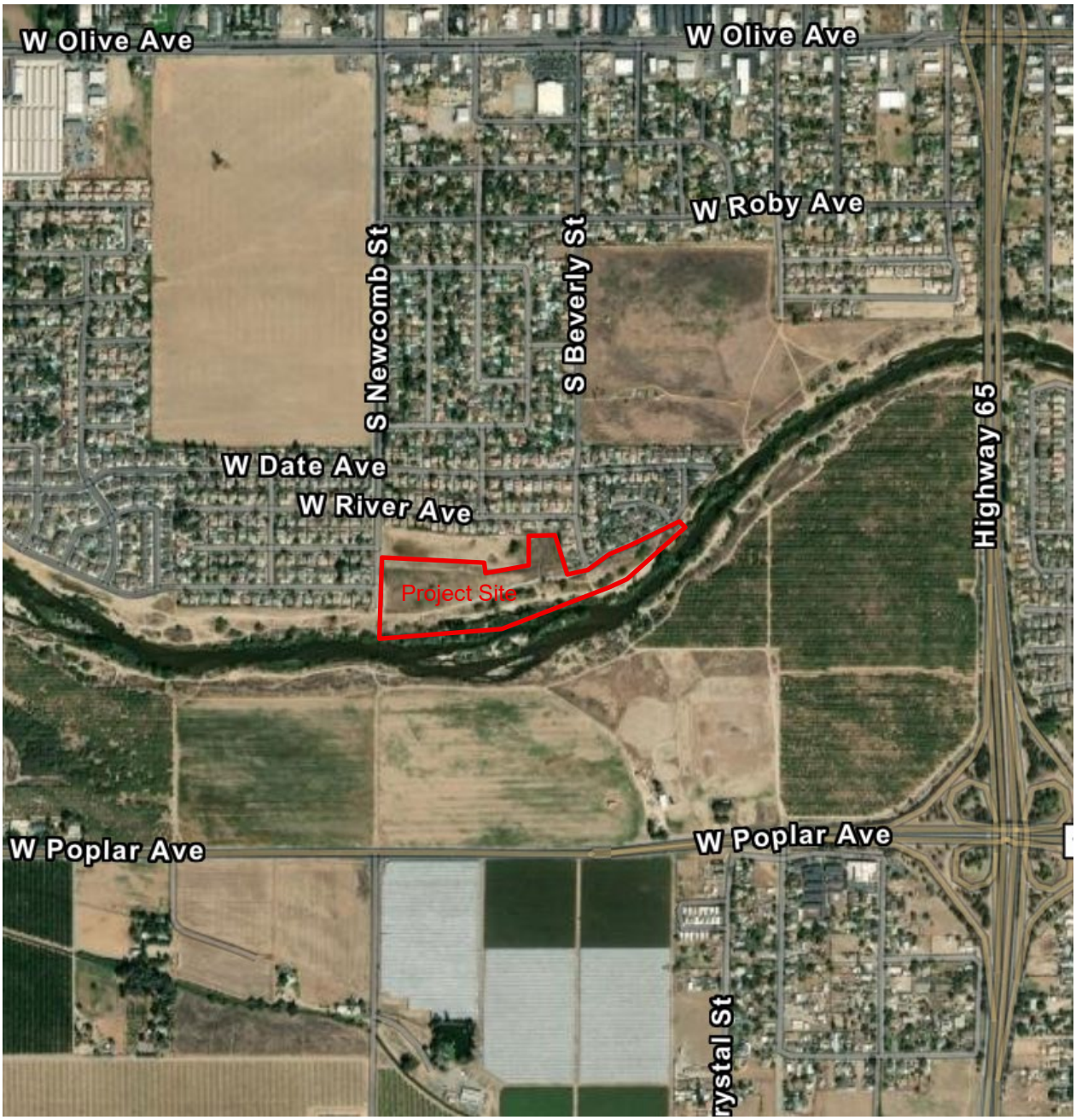


Figure 3: General Plan Land Use

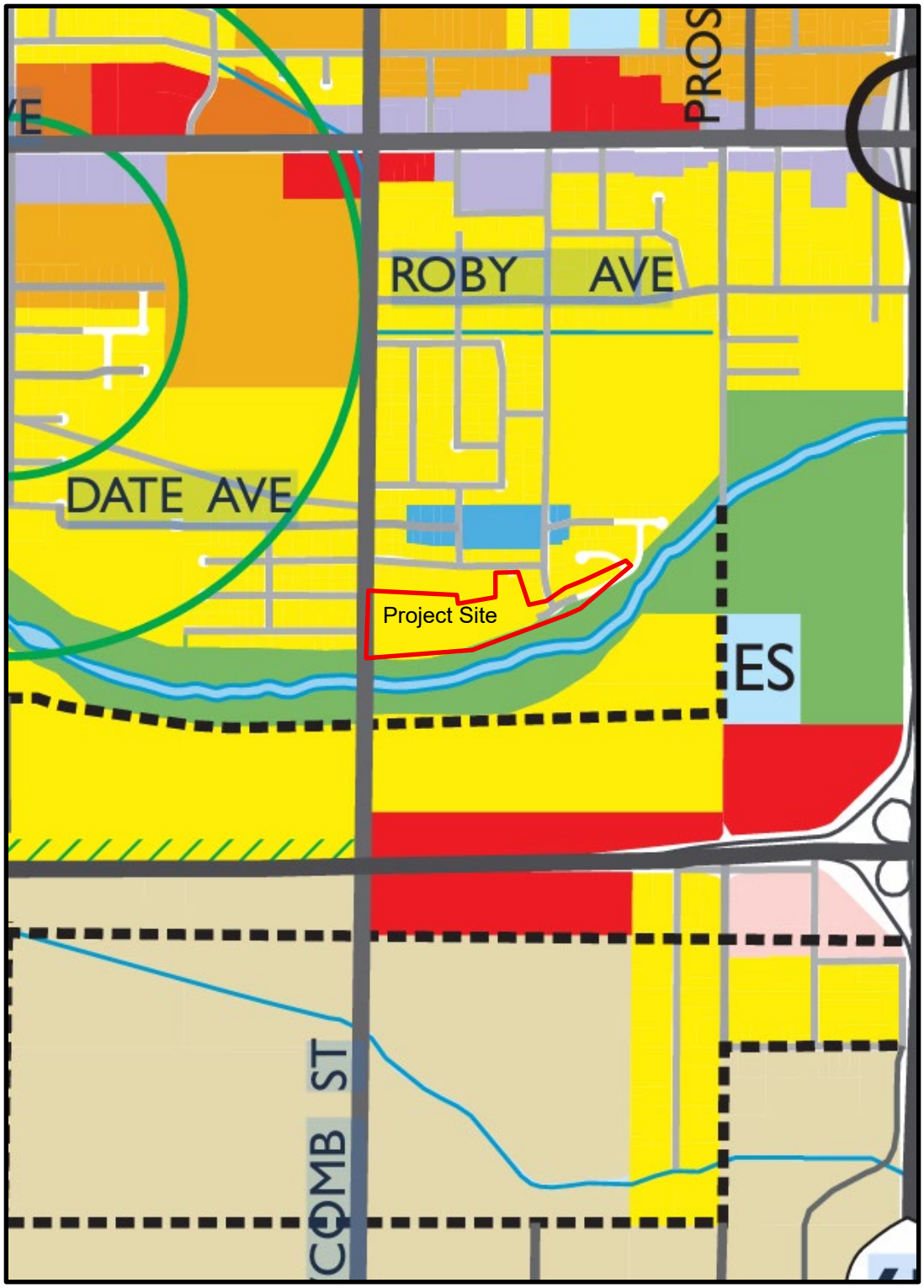


Figure 4: Zoning Map

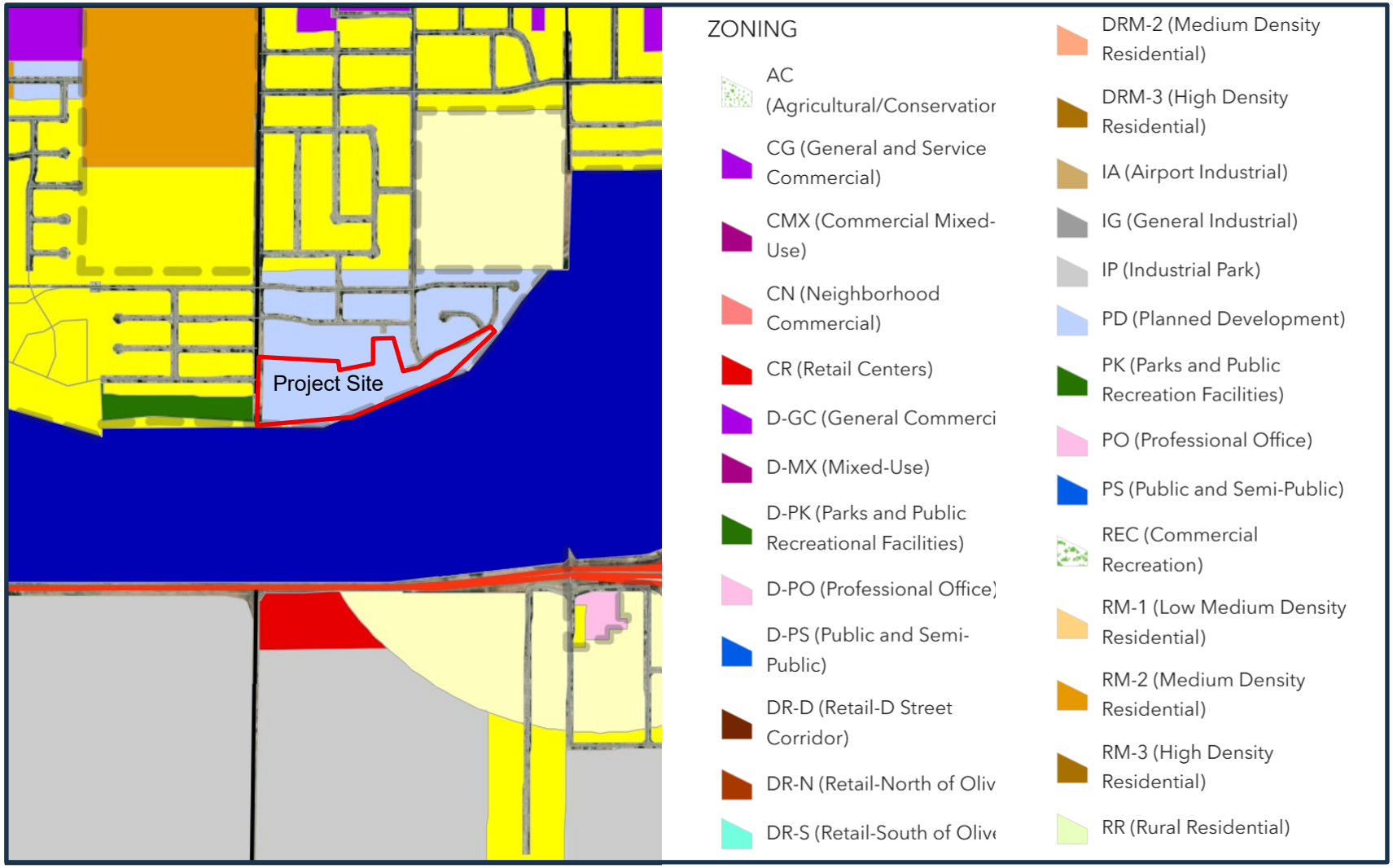
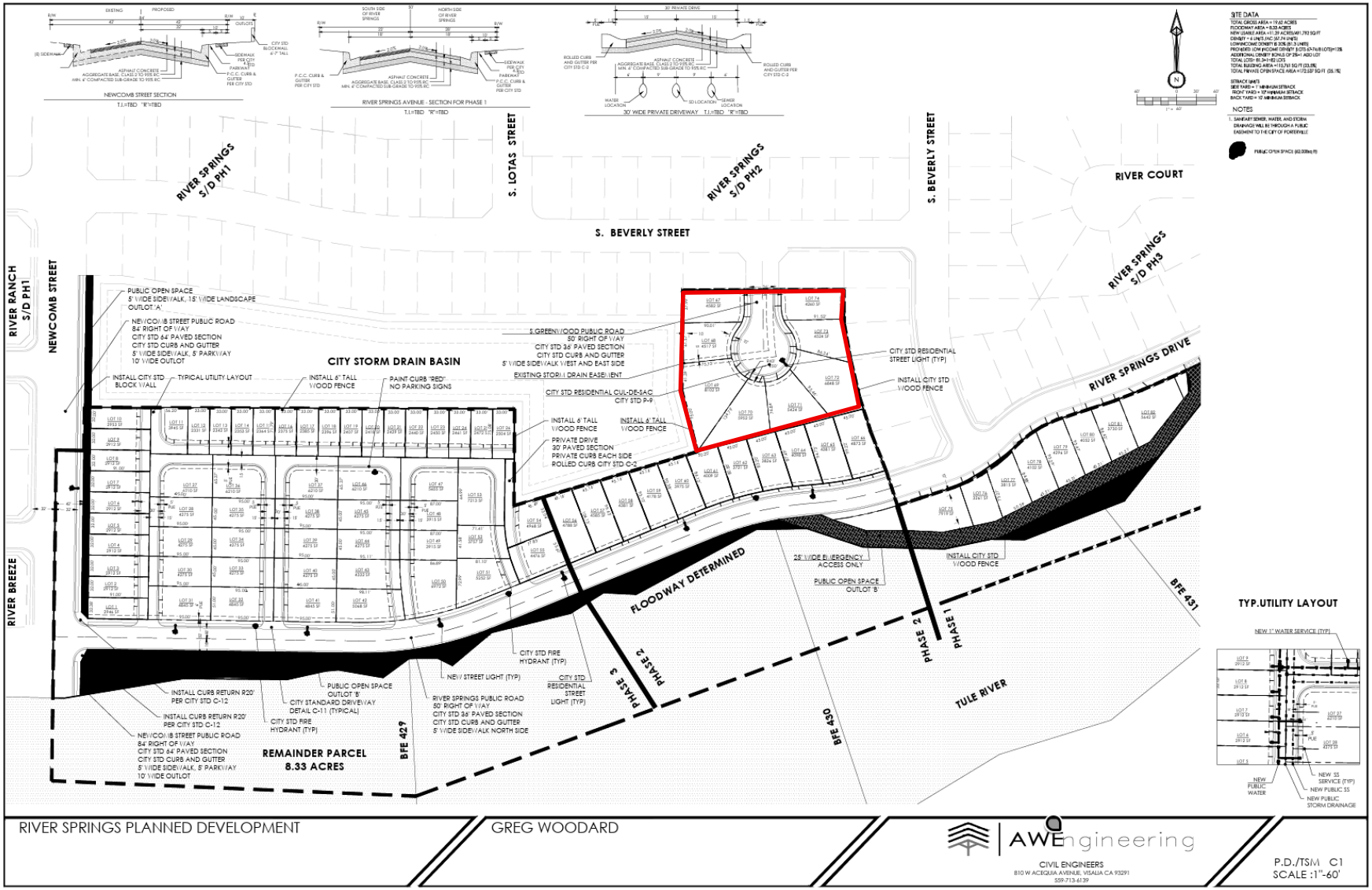


Figure 5: Tentative Subdivision Map



3. APPLICABLE CEQA PROVISIONS AND FINDINGS

The following discussion presents the relevant provisions of CEQA to which the proposed Project complies and provides a determination of consistency with the General Plan EIR. This section concludes with the CEQA finding and determination that the Project does not require further environmental review.

3.1. GENERAL PLAN/COMMUNITY PLAN EXEMPTION (CEQA GUIDELINES SECTION 15183)

Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 allow a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified.

Section 15183(a) "mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project- specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."

Section 15183(b) specifies that "in approving a project meeting the requirements of Section 15183, examination of environmental effects shall be limited to those that:

1. Are peculiar to the project or the parcel on which the project would be located,
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR."

Section 15183(c) specifies that impacts which are not peculiar to the project site which have been addressed as a significant effect in the prior EIR or can be substantially mitigated by applying uniformly applied development standards and policies shall not require preparation of an additional EIR on the basis of those impacts. Accordingly, the Project is required to implement all applicable mitigation measures set forth in the General Plan EIR to avoid, reduce, or offset environmental impacts.

APPLICABILITY OF SECTION 15183 TO THE RIVER SPRINGS PROJECT

The Project is consistent with the General Plan land use designation and zoning for the site, as outlined above, and meets the streamlining provisions under CEQA Guidelines Section 15183(d)(1)(C) as follows:

- The Porterville 2030 General Plan was adopted in March 4, 2008 and the Porterville General Plan EIR (SCH# 2012071064) was certified March 4, 2008. The Porterville

General Plan and General Plan EIR accommodate the construction of up to 20,170 residential units, an increase of 6,090 additional units.

- The Project site is designated as Low Density Residential in the General Plan and this land use classification allows for single-family uses.

- The Project is consistent with the Low Density Residential land use classification in that it provides for single-family, low density housing. The Planned Development Permit (PDP) is required in accordance with the current zoning. The PDP includes a request to deviate from the standard lot sizes and streets standards. The Project is also consistent with General Plan Policies promoting a mix and diverse range of housing types.

CITY OF PORTERVILLE GENERAL PLAN AND EIR

Based on the planning objectives that were set forth, nine key initiatives emerged as the General Plan took shape. These initiatives are large-scale themes that address the planning objectives. The maps and policies in the General Plan are structured around these key initiatives.

- Protect Community Assets. The Plan renews the City's commitment to protect and enhance its community assets, including small town community character, Downtown Porterville, a strong sense of community, a diverse population, historic buildings, affordable housing, and a family atmosphere. Community guidelines are described in full detail in the Land Use Element. The arrangements of land uses on the General Plan Land Use Diagram (Figure 2-2) create a framework within which quality community design is possible.

- Economic Development & Jobs. A significant amount of land is planned for uses that provide jobs. Areas designated "Professional Office" and "Industrial Park" will accommodate uses that provide employment opportunities for existing and future residents consistent with the Economic Development Strategy described in the Economic Development Element.

- Variety of Commercial & Retail Opportunities. The General Plan provides for the full range of commercial and retail uses needed for the future population and business community, consistent with the Economic Development Strategy described in the Land Use Element. Regionally-oriented establishments are placed on major roadway corridors; community- and neighborhood-oriented uses are placed within planned communities and neighborhoods.

- Park and Community Facility Network. New parks and community facilities are placed in close proximity to proposed residential development and when possible by schools, trails and bikeways. A further discussion of parks is presented in the Parks, Schools & Community Facilities Element of the General Plan.

- Complete Roadway System. The land uses presented on the General Plan Land Use Diagram are structured around the proposed roadway network, and the two

components are interactive and interrelated. The types, location, capacity, and use of these roadways are presented in the Circulation Element.

- Integrated Neighborhoods & Neighborhood Centers. Neighborhoods are defined as areas with a mix of land uses, including housing, shopping, and other local services, which interrelate and serve one another. Neighborhoods depicted on the General Plan Land Use Diagram work as part of a network, are internally accessible by non-motorized means, include community facilities such as parks and schools, and have a central focal point.
- Mix of Housing Types. The General Plan Land Use Diagram depicts seven residential and two mixed use land use designations. These land uses will accommodate a diverse range of housing types and prices to provide housing choice.
- Adequate, Flexible School Sites. School sites depicted on the General Plan Land Use Diagram are intended to meet the school districts' needs, and relate well to adjacent neighborhood centers and parks. A further discussion of schools is presented in the Parks, Schools &Community Facilities Element.
- Open Space Action Plan. The Open Space and Conservation Element outlines the five types of open space preserved as part of the Action Plan. Additional General Plan policies are intended to protect ridgelines, visible hillsides and other significant natural and archeological resource areas from development that would have adverse impacts.

The General Plan EIR reviewed all potentially significant environmental impacts and developed measures and policies to mitigate impacts from buildout of the General Plan. Nonetheless, significant and unavoidable impacts were determined to occur. Therefore, the City adopted a statement of overriding considerations, which balances the merits of approving the Project despite the potential environmental impacts. The areas impacts were identified as significant and unavoidable in the General Plan EIR are:

- Agriculture Land Conversion
- Noise
- Special Status Species and Habitats
- Air Quality

3.2. CEQA DETERMINATION AND SUMMARY OF FINDINGS

As summarized above and presented herein, the River Springs Subdivision Project is eligible for the following CEQA provisions:

Consistency with Program EIR. The City of Porterville General Plan EIR provides for streamlining and/or tiering provisions under CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3. This CEQA Analysis demonstrates that the River Springs project would not result in substantial changes or involve new information that would warrant preparation of a subsequent EIR because the level of development

proposed is within the development assumptions analyzed in the program level EIR for the General Plan. Furthermore, the Project does not contain elements that are peculiar to the Project or project site that would result in new or more severe environmental impacts relative to the General Plan EIR. Accordingly, no further environmental review is required.

As described herein, the proposed Project is within the scope of development projected under the General Plan and analyzed in the General Plan EIR. The proposed River Springs project will implement applicable policies identified in the General Plan EIR to address potential environmental impacts. In addition, the Project would be required to comply with applicable conditions of approval from planning, building, public works, fire, police, and other City departments as applicable. With implementation of identified conditions of approval, the Project would not result in a substantial increase in the severity or significant impacts that were previously identified in the program level EIR, nor would the Project introduce any new significant impacts that were not previously identified. Therefore, there would be no additional environmental impacts beyond those analyzed in the General Plan EIR.

I hereby certify that the above determination has been made pursuant to State and Local requirements.

Signature:, Claudia Calderon, Community Development Director **Date**

4. EVALUATION OF ENVIRONMENTAL EFFECTS

This section examines the River Springs project's potential environmental effects within the parameters outlined in CEQA Guidelines Section 15183(b). The "Prior EIR" (as defined in CEQA Guidelines Section 15183(b)(3)), is the City of Porterville 2030 General Plan EIR, inclusive of all impact determinations, significance thresholds and mitigation measures identified therein.

This evaluation builds from the Appendix G Environmental Checklist and has been modified to reflect the parameters outlined in CEQA Guidelines Section 15183(b). The checkboxes in the evaluation below indicate whether the proposed project would result in environmental impacts, as follows:

- **New Significant Impact –** The proposed project would result in a new significant impact that was not previously identified in the General Plan EIR.
- **Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR –** The proposed project's specific impact would be substantially greater than the specific impact described in the General Plan EIR.
- **Equal or Less Severity of Impact than Previously Identified in GP EIR –** The severity of the specific impact of the proposed project would be the same as or less than the severity of the specific impact described in the General Plan EIR.

Where the severity of the impacts of the proposed project would be the same as or less than the severity of the impacts described in the General Plan EIR, the checkbox for "Equal or Less Severity of Impact Previously Identified in GP EIR" is checked. Where the checkbox for "Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR" or "New Significant Impact" is checked, there are significant impacts that are:

- Peculiar to the project or project site (CEQA Guidelines Section 15183(b)(3));
- Not analyzed as significant impacts in the previous EIR, including off-site and cumulative impacts (CEQA Guidelines Section 15183(b)(2));
- Due to substantial changes in the project (CEQA Guidelines Section 15162(a)(1));
- Due to substantial changes in circumstances under which the project will be undertaken (CEQA Guidelines Section 15162(a)(2)); or
- Due to substantial new information not known at the time the EIRs were certified (CEQA Guidelines Sections 15162(a)(3) and 15183(b)(4)).

Following the Checklist is a summary of the potential environmental impacts identified in the General Plan EIR that are also relevant to the Project. Next, the potential Project-specific environmental effects, including the Project's consistency with the General Plan EIR, are discussed. Last, applicable General Plan EIR mitigation measures are identified.

As described herein, the proposed project will be required to comply with applicable mitigation measures from the Porterville General Plan EIR. These measures are identified in Attachment 1.

This evaluation hereby incorporates by reference the Porterville 2030 General Plan EIR discussion and analysis of all environmental topics. The General Plan EIR significance thresholds have been consolidated and abbreviated in this Checklist; a complete list of the significance thresholds can be found in the Porterville General Plan EIR.

The General Plan EIR is a program-level document that considers the combined effects of implementing several related projects. As such, the analyses presented in the General Plan EIR represent a cumulative analysis of environmental impacts that may occur from buildout of the General Plan.

4.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒

Sources: City of Porterville General Plan and EIR .

There are no aesthetic resources identified in the City of Porterville General Plan. The Project site is flat and excludes any features such as rock outcropping or historic buildings that that may be considered a scenic resource. No nearby or adjacent roadways are eligible or designated as a scenic highway. The relatively flat topography of the Project site and the scale and height of the proposed buildings that are no taller or larger than surrounding buildings would ensure that the Project would not have an impact on a scenic resource. The natural area adjacent to the waterway is not planned for development and will retain any aesthetic value. Therefore, the Project would have no impact on scenic resources or impact any scenic vista viewable from the Project site.

The proposed Project will not substantially increase light levels relative to existing conditions. The Project proposes outdoor lighting, consisting of lighting for buildings, landscape lighting, and accent lighting and this new lighting is in conformance with City standards by being shielded downward in accordance with the Municipal Code. The Project would have no greater impacts to lighting than what was analyzed in the General Plan EIR.

DETERMINATION; The area to be developed will not impact any scenic vista or create a new source of light or glare that was not anticipated in the General Plan. As the Project is within the scope of development projected under the General Plan, there would be no new or more severe impacts to aesthetic resources beyond those analyzed in the General Plan EIR.

4.2 AGRICULTURAL AND FORESTRY RESOURCES

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
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?	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒
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))?	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒

Sources: City of Porterville General Plan and EIR; and California Department of Conservation Farmland Mapping and Monitoring Program.

The Project site is currently designated as Farmland of Local Importance and surrounded by Urban Built Up Land on three sides according to the California Department of Conservation Important Farmland Map, as shown on Figure 6. The property is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and will not conflict with existing zoning or a Williamson Act Contract. The General Plan includes policies to reduce impacts to Agricultural and Forestry Resources; however, impacts to agricultural lands remained significant and unavoidable and a Statement of Overriding Considerations was adopted.

LU-I-5 Require contiguous development within the Urban Development Boundary (UDB) unless it can be demonstrated that development of property which is contiguous to urban development is unavailable.

The City desires to prevent leapfrog development where development skips over available land to outlying and isolated areas. Contiguous development will reduce sprawl, safeguard agriculture land, and reduce the cost of extending services.

OSC-I-1 Adopt resource protection regulations for Agricultural/Rural/Conservation areas designated on the General Plan Land Use Diagram.

This will include City-owned lands used for wastewater reclamation.

OSC-I-2 Work with the County with the objective of:

- Retaining agriculture and open space areas around the City, consistent with

the General Plan; and

- Notifying the City of development applications to areas adjacent to the City's Planning Area.

Joint planning agreements or Memorandums of Understanding (MOU) have been used successfully in many jurisdictions. This policy is intended to create a mechanism to protect the open space, wetlands, and creeks that form the backdrop for the City, so that the City can keep a distinct urban edge.

OSC-I-17 Prohibit the conversion of prime agricultural land for urban development through General Plan amendments, after adoption of this General Plan Update, unless there are no other feasible alternatives for development.

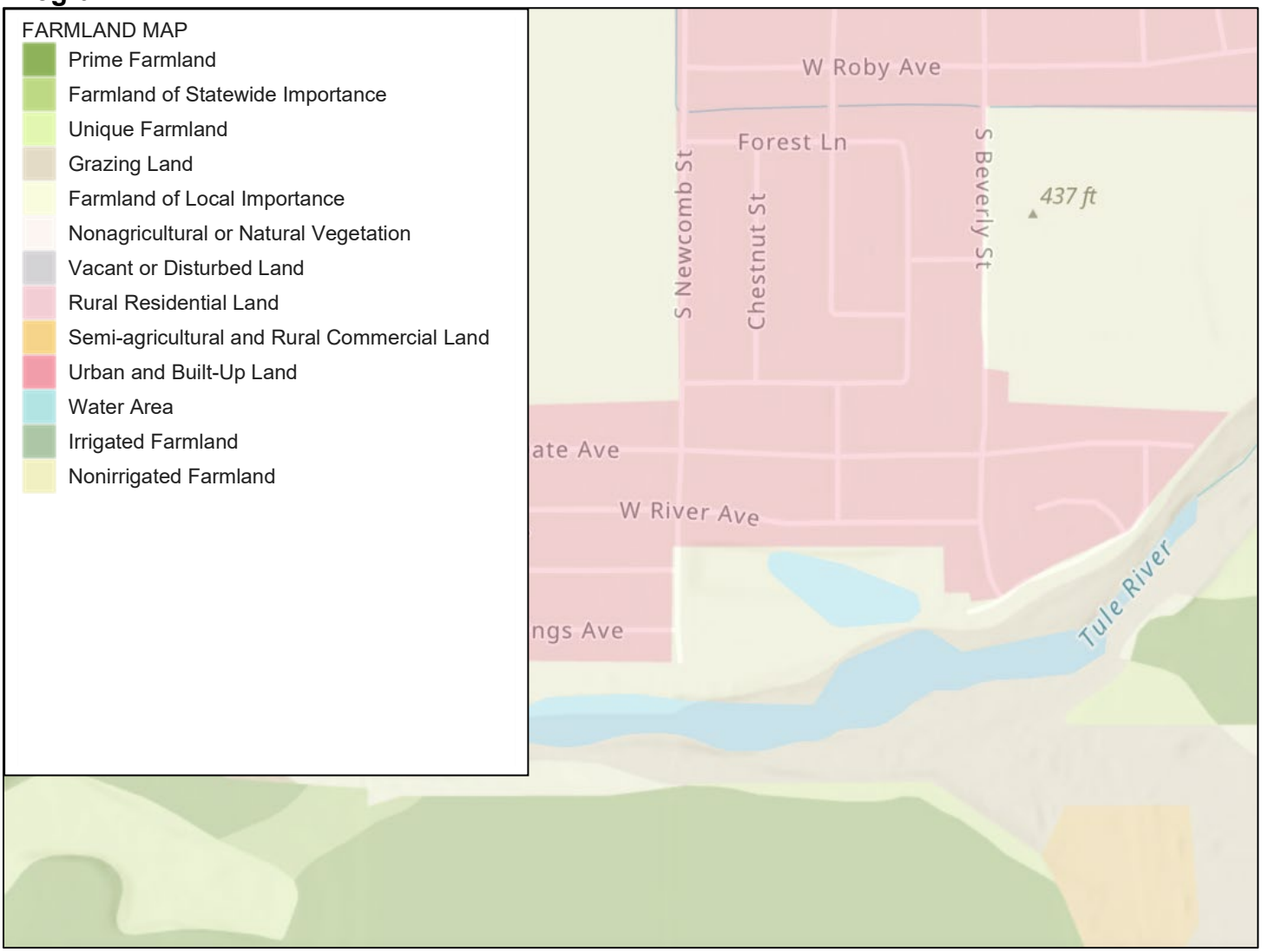
OSC-I-18 Adopt a Right to Farm Ordinance to facilitate the continuance of agricultural activities within the Planning Area until the land is needed to accommodate population and employment growth.

A Right to Farm ordinance will require developers adjacent to sites where agricultural uses are being conducted to inform subsequent buyers of potential continued agricultural production and the lawful use of agricultural chemicals, including pesticides and fertilizers.

OSC-I-20 Work with Tulare County and non-profit land trusts to establish and fund programs for purchase of conservation easements, which may assist property owners who want to maintain agricultural and rural land in the Planning Area.OSC-I-16 Decline requests for annexation of any land subject to an ongoing Williamson Act contract.

DETERMINATION: The Project site does not contain prime farmland or forest land pursuant to Public Resources Code Section 12220(g). As the Project is within the scope of development projected under the General Plan, there would be no new or more severe impacts to agricultural and forestry resources beyond those analyzed in the General Plan EIR.

Figure 6 : California Department of Conservation Farmland Mapping and Monitoring Program



Source: California Department of Conservation 2025

4.3 AIR QUALITY

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒
c) Exposure of sensitive receptors to substantial pollutant concentrations?	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒

Sources: City of Porterville General Plan and EIR

The General Plan EIR concluded that Air Quality impacts were significant and unavoidable and a State of Overriding Considerations was adopted with the certification of the General Plan EIR. Impacts from the proposed project would be consistent with those evaluated in the General Plan EIR as the project is consistent with the residential land use designation and the anticipated type and intensity of development. The General Plan included policies to reduce impacts, shown below.

LU-I-16 Adopt guidelines and incentives for using green building standards in new construction.

C-I-7 Require street tree planting as part of an urban forestry program.

OSC-I-33 Protect, revitalize and expand Porterville's urban forest through public education, sensitive regulation, and a long-term financial commitment that is adequate to protect this resource.

OSC-I-34 Continue to require street tree planting in new development and support the City's tree planting fund.

OSC-I-58 Continue to assess air quality impacts through environmental review and require developers to implement best management practices to reduce air pollutant emissions associated with the construction and operation of development projects.

The City will use the San Joaquin Valley Air Pollution Control District (SJVAPCD) Guidelines for Assessing and Mitigating Air Quality Impacts for determining and mitigating project air quality impacts and related thresholds of significance for use in environmental documents. The City shall cooperate with the SJVAPCD in the review of development proposals.

BMPs could include transportation demand management strategies for large

development projects such as:

- *Providing bicycle access and parking facilities;*
- *Providing preferential parking for high-occupancy vehicles, carpools, or alternative fuels vehicles;*
- *Establishing telecommuting programs or satellite work centers;*
- *Allowing alternative work schedules;*
- *Subsidizing public transit costs for employee; and*
- *Scheduling deliveries at off-peak traffic periods.*

OSC-I-59 Require preparation of a Health Risk Assessment for any development subject to the Air Toxics "Hot Spots" Act.

OSC-I-60 Require dust control measures as a condition of approval for subdivision maps, site plans, and all grading permits.

OSC-I-61 Coordinate air quality planning efforts with other local, regional and State agencies.

OSC-I-62 Be proactive in educating the public about the linkages between land use, transportation and air quality.

OSC-I-63 Notify local and regional jurisdictions of proposed projects that may affect regional air quality.

OSC-I-64 Investigate replacing City vehicles with low-emission technology.

OSC-I-65 When asbestos has been identified in the preliminary soils report, require all new development and public works projects to comply with all provisions of State and regional ATCM regulations for control of airborne asbestos emissions relating to construction, road maintenance, and grading activities.

The City will establish Best Management Practices for construction, grading and road maintenance in areas with naturally-occurring asbestos, consistent with State and regional regulations for Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations. BMPs may include but are not limited to:

- *Wetting soil during excavation and other dust suppression measures;*
- *Wetting roads, excavated materials and rinsing equipment;*
- *Limiting vehicle speeds within construction areas;*
- *Creating wind breaks and berms;*
- *Suspending activities when wind creates visible dust;*
- *Prohibiting rock-crushing of asbestos-containing materials;*
- *Monitoring dust levels;*
- *Posting warning signs;*
- *Replanting; and*
- *Paving or other permanent sealants or covers.*

DETERMINATION: The Project is consistent with the City of Porterville General Plan as it

is within the scope of development projected. As stated above, the project will be subject to all SJAPCD rules and regulations and no additional impacts to air quality beyond those analyzed in the General Plan EIR would result from the Project.

4.4 BIOLOGICAL RESOURCES

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
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 Wildlife (Formerly Fish and Game) or U.S. Fish and Wildlife Service?	☐	☐	☒
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 Wildlife (formerly Fish and Game) or U.S. Fish and Wildlife Service?	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒
d) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒

Source: Porterville General Plan and EIR.

The General Plan EIR concluded that with the policies set forth in the General Plan, impacts to biological resources would be significant and adopted a Statement of Overriding Considerations pertaining to Special Status Species and Habitat. The project area identified for development does not contain any trees or vegetation that would be required to be removed to facilitate the project. The proposed project is consistent with the development anticipated and evaluated in the General Plan EIR. The General Plan included the following policies to reduce impacts to biological resources:

LU-I-3 Amend the Urban Development Boundary (UDB) in order to guide growth through annexation and development, and the efficient extension of public services to new areas.

The UDB will be periodically reviewed and updated to ensure that it provides for a 10-year supply of developable residential land and a 20-year supply of developable commercial and industrial land, consistent with the General Plan and LAFCO requirements. The UDB will be adopted separately by the City Council as a General Plan implementation policy.

LU-I-5 Require contiguous development within the UDB unless it can be demonstrated that development of property which is contiguous to urban development is unavailable.

The City desires to prevent leapfrog development where development skips over available land to outlying and isolated areas. Contiguous development will reduce sprawl, safeguard agriculture land, and reduce the cost of extending services.

LU-I-17 Require that all new subdivisions preserve natural, cultural, and biological resources, including stands of large trees and rock outcroppings, to the maximum extent feasible.

LU-I-23 Establish an incentive program that will provide for density and FAR bonuses for mixed use development that includes amenities for public benefit, such as workforce housing, pedestrian-oriented facilities (outdoor seating, plazas, weather protection, and transit waiting areas), historic preservation, cultural facilities, public art and water features, and open space preservation.

LU-I-43 Require master planning using a specific plan [in the Resort Residential community]—as authorized by the Government Code—or a similar planning program (e.g. a PD Planned Development Plan).

Master planning will enable the City to review and approve details about the location of various land uses, open spaces and linkages, and establish the standards and detailed design guidelines for individual development units with their community. Topics to be addressed will include, but not be limited to:

- *Integrating storm drainage requirements in site-specific planning;*
- *Planning for appropriate habitat conservation to preserve and protect special status species in the area;*
- *Preparing site-specific standards and financing programs for public and private improvements including new streets, parks and open space systems, street landscaping, drainage, bikeways and pedestrian walkways;*
- *Creating a streamlined development review process establishing permit review thresholds with clear standards and findings requirements consistent with Plan policies.*

DETERMINATION: The Project is consistent with the City of Porterville General Plan as it is within the scope of development projected and no additional impacts to biological resources beyond those analyzed in the General Plan EIR would result from the Project. The Project would not result in any new or more severe impacts to biological resources relative to what was analyzed in the General Plan EIR

4.5 CULTURAL RESOURCES

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines?	☐	☐	☒
b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒

Source: City of Porterville General Plan EIR

The General Plan EIR concluded that with the policies set forth in the General Plan, impacts to Cultural resources would be less than significant. The General Plan EIR did not identify any resources within the Project area.

LU-I-17 Require that all new subdivisions preserve natural, cultural, and biological resources, including stands of large trees and rock outcroppings, to the maximum extent feasible.

LU-I-34 Utilize redevelopment, or other tools where available, to revitalize and preserve historic buildings. Continue to allow the adaptive reuse of historic buildings. The City could also enable owners to use the State's Historic Buildings Code as an incentive to upgrade historic buildings.

OSC-I-71 Update the City's inventory of historic resources to determine sites or buildings of federal, State, or local historic significance.

OSC-I-72 Develop agreement with Native American representatives for consultation in the cases where new development may result in disturbance to Native American sites.

OSC-I-73 Require that new development analyze and avoid any potential impacts to archaeological, paleontological, and historic resources by:

- Requiring a records review for development proposed in areas that are considered archaeologically sensitive, including hillsides and near the Tule River;
- Studying the potential effects of development and construction (as required by CEQA);
- Developing, where appropriate, mitigation measures to minimize potential impacts; and
- Implementing appropriate measures to avoid the identified impacts.

In the event that historical or archaeological resources are accidentally discovered during construction, the City will require that grading activity in the immediate area cease. A qualified archaeologist will then be required to make an immediate evaluation and recommend avoidance measures or appropriate mitigation.

DETERMINATION: The Project is consistent with the City of Porterville General Plan as it is within the scope of development projected. It was determined that federal, State, and local laws, as well as policies in the General Plan, would result in less than significant impacts. No additional impacts to cultural resources beyond those analyzed in the General Plan EIR would result from the Project. For these reasons, impacts to cultural resources are less than significant and the Project would not result in any new or more severe impacts to cultural resources relative to what was analyzed in the General Plan EIR.

4.6 ENERGY

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒

Sources: City of Porterville General Plan EIR

The General Plan EIR concluded that with the goals and policies set forth in the General Plan for Energy and Climate Change that impacts to Energy would be less than significant.

LU-I-16 Establish guidelines and incentives to promote green building techniques and materials in residential development.

OSC-I-66 Adopt guidelines and incentives for using green building standards in new construction. Green building design guidelines may include required and recommended "green" design and construction strategies including: Building Site and Form, Natural Heating or Cooling, Transportation, Building Envelope and Space Planning, Building Materials, Water Systems, Electrical Systems, HVAC Systems, Construction Management, and Commissioning.

OSC-I-67 Incorporate cost-effective energy conservation measures into all building programs owned by the City, including construction, operations and maintenance. Strategies will include conducting periodic energy audits of public buildings.

OSC-I-68 Publish best practices guide to saving energy on the City's website and other City publications.

OSC-I-69 Establish regulations to allow flexibility in site planning, solar orientation, roof design, and landscaping to decrease summer cooling and winter heating needs.

OSC-I-70 Ensure City codes allow for environmentally acceptable alternative forms of energy production and green building techniques

DETERMINATION: The Project is consistent with the City of Porterville General Plan as it is within the scope of development projected. No additional impacts to Energy resources beyond those analyzed in the General Plan EIR would result from the Project. For these reasons, impacts to Energy resources are considered less than significant and the Project would not result in any new or more severe impacts to energy resources relative to what

was analyzed in the General Plan EIR.

4.7 Geology and Soils

Would the project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Directly or indirectly cause potential substantial adverse effects, including the risk ofloss, 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.	☐	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐
iv) Landslides?	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐
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?	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994),creating substantial direct and indirect risks to life or property?	☐	☐	☐
e) Have soils incapable of adequately supportingthe use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☒	☒

Source: City of Porterville General Plan EIR

The General Plan EIR concluded that with the policies set forth in the General Plan, impacts to Geology and Soils would be less than significant. The proposed Project is within the scope of the General Plan and will be subject to standard conditions of approval and uniformly applied development standards such as zoning and building code standards.

OSC-I-15 Preserve open space designated for public safety to minimize damage to people and property resulting from potential hazards. Such hazards include,

but are not limited to: quaking, slope collapse, liquefaction, fire, earth sliding, flooding, erosion and siltation, soil compression, lateral spreading, and subsidence. An easement can be used to restrict development near safety hazards, travel networks such as bike or pedestrian paths, as well as near natural resources such as streams that require buffers for water quality protection. The easement does not require the transfer of ownership of property but rather reduces the development potential of the land in order that it may continue to serve the necessary open space purpose.

OSC-I-22 Continue to require soils and geologic surveys for all proposed development in hillside areas.

OSC-I-23 Require adequate grading and replanting to minimize erosion and prevent slippage of manmade slopes. Plant materials for re-vegetation should not be limited to hydro seeding and mulching with annual grasses. Trees add structure to the soil and take up moisture while adding color and diversity.

PHS-I-1 Amend the Zoning Ordinance to include provisions for a geologic hazards abatement district for hillside areas to ensure that geologic hazards are properly mitigated by developers or avoided prior to, or during, development. Geologic Hazard Abatement Districts are potentially useful financing mechanisms for reducing hillslope hazards. They enable the formation of local assessment districts for the purpose of prevention, mitigation, abatement, or control of geologic hazards, allowing property owners to cooperate in solving a common problem and share costs in an equitable way. These districts are established on individual sites on a case-by case basis through Zoning Map amendments.

PHS-I-2 Maintain and enforce appropriate building standards and codes to avoid and/or reduce risks associated with geologic constraints and to ensure that all new construction is designed to meet current safety regulations.

PHS-I-3 Provide information and incentives for property owners to rehabilitate existing buildings using construction techniques to protect against seismic hazards.

PHS-I-4 Support continued investigation by State agencies of geologic conditions within the City's Planning Area to promote public awareness of potential geologic and seismic hazards.

DETERMINATION: The Project is consistent with the City of Porterville General Plan as it is within the scope of development projected. No additional impacts to geology and soils beyond those analyzed in the General Plan EIR will result from implementation of the Project.

4.8 GREENHOUSE GAS EMISSIONS

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment?	☐	☐	☒
b)Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒

Sources: City of Porterville General Plan EIR

The General Plan EIR evaluated greenhouse gas emissions in the Energy Use and Climate section of the EIR. Greenhouse Gas Emissions were significant and unavoidable. A Statement of Overriding Considerations was adopted with the certification of the General Plan EIR. Impacts from the proposed project would be consistent with those evaluated in the General Plan EIR as the project is consistent with the commercial land use identified and the anticipated development.

LU-I-2 Require a mix of civic, retail and service-oriented uses in the commercial component of neighborhood centers.

The Zoning Ordinance will establish a minimum site area and use mix so centers include more than just a convenience store or gas-station. They also will need to provide for transit stops and related amenities. The City may offer FAR or density bonuses or other incentives for projects undertaking elective improvements that further the City's community design and/or open space objectives. This type of density bonus cannot be combined with the affordable housing bonus. Off-site improvements directly resulting from a project's impacts, as specified in the Zoning Ordinance, will be required under the City's development mitigation program; the bonus is intended for improvements that go beyond the required minimum.

LU-I-5 Require contiguous development within the UDB unless it can be demonstrated that development of property which is contiguous to urban development is unavailable.

The City desires to prevent leapfrog development where development skips over available land to outlying and isolated areas. Contiguous development will reduce sprawl, safeguard agriculture land, and reduce the cost of extending services.

LU-I-15 Adopt community design standards for new residential development. *These could include but are not limited to:*

- *Maximum block length;*
- *Maximum ratio of block length to width;*
- *Limited use of dead-end streets;*
- *Orientation of residential building; and*

• *Required connectivity.*

Exceptions may be provided for infill sites and projects in the Hillside Development Zone.

LU-I-20 Establish standards for pedestrian-oriented design in neighborhood centers.

Pedestrian orientation design standards may include, but would not be limited to:

- *Limitations on maximum block length*
- *Minimum sidewalk width*
- *Required streetscape improvements, including street trees*
- *Building height and articulation*
- *Building setbacks*
- *Location of entries*
- *Parking location and required landscaping*

The City also may provide additional incentives for projects that contribute to the pedestrian, bicycle and transit networks and/or the open space network.

C-I-3 Provide for greater street connectivity by:

- *Incorporating in subdivision regulations requirements for a minimum number of access points to existing local or collector streets for each development;*
- *Encouraging roundabouts over signals, where feasible and appropriate;*
- *Requiring the bicycle and pedestrian connections from cul-de-sacs to nearby public areas and main streets; and*
- *Requiring new residential communities on undeveloped land planned for urban uses to provide stubs for future connections to the edge of the property line. Where stubs exist on adjacent properties, new streets within the development should connect to these stubs.*

C-I-10 Require traffic impact studies for all General Plan amendments that will generate more than 100 peak hour trips. Exceptions may be granted where traffic studies have been completed for adjacent development. The City's new traffic model developed for the 2030 General Plan will facilitate this analysis.

C-I-15 Situate transit stops and hubs at locations that are convenient for transit users, and promote increased transit ridership through the provision of shelters, benches, bike racks on buses, and other amenities.

C-I-16 Ensure that new development is designed to make transit a viable choice for residents. Design options include:

- *Have neighborhood focal points with sheltered bus stops;*
- *Locate medium-high density development whenever feasible near streets served by transit; and*
- *Link neighborhoods to bus stops by continuous sidewalks or pedestrian paths.*

OSC-I-62 Be proactive in educating the public about the linkages between land use, transportation and air quality.

OSC-I-64 Investigate replacing City vehicles with low-emission technology**.**

DETERMINATION: The Project is consistent with the City of Porterville General Plan and does not include a general plan amendment. It is within the scope of development projected and no additional impacts to greenhouse gases beyond those analyzed in the General Plan EIR would result from the Project.

4.9 HAZARDS/HAZARDOUS MATERIALS

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒
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?	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school.	☐	☐	☒
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☒
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport of public use airport, and result in a safety hazard or excessive noise for people residing or working in the Project area?	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒

Sources: City of Porterville General Plan and EIR

The General Plan EIR concluded that impacts to Hazards and Hazardous Materials were not significant. The proposed project is within the scope of the General Plan and will be subject to standard conditions of approval and uniformly applied development standards. The General Plan contains policies to mitigate impacts resulting from Hazards and Hazardous Materials.

PHS-I-17 Require remediation and cleanup of sites contaminated with hazardous

substances.

The level of remediation and cleanup will be determined based on the intended use and health risk to the public. At the minimum, remediation will be in compliance with federal and State standards. Clean-up shall be required in conjunction with new development, reconstruction, property transfer of ownership, and/or continued operation after the discovery of contamination.

PHS-I-18 Adopt a Household Hazardous Waste Program and support the proper disposal of hazardous household waste and waste oil; encourage citizens and crime watch organizations to report unlawful dumping of hazardous materials.

The City will promote the reduction, recycling, and safe disposal of household hazardous wastes through public education and awareness. Collection programs should be reviewed annually and expanded where appropriate. The City will also coordinate with hazardous waste recyclers to increase the frequency of hazardous waste collection events under this program.

PHS-I-19 Ensure that all specified hazardous facilities conform to the Tulare County Hazardous Waste Management Plan.

PHS-I-20 Prohibit specified hazardous waste residual repositories and onsite facilities utilizing incineration methods unless the facility demonstrates that it will produce insignificant levels of emissions.

PHS-I-21 Coordinate enforcement of the Hazardous Material Disclosure Law and the implementation of the Hazardous Material Emergency Response Plan with the Tulare County Health and Human Service Agency.

State and Federal legislation requires every business that handles hazardous materials report their inventories to the local fire department. The program's primary function is to identify, monitor, and assist businesses using or storing hazardous materials and allow the City to handle emergency incidents more effectively. The City will maintain and share this information with police, fire, and emergency services.

C-I-28 Designate specific truck routes to provide for the safe movement of goods and hazardous materials throughout the City, ensure that adequate pavement depth, lane widths, and turn radii are maintained on the designated truck routes, and prohibit commercial trucks from non-truck routes except for deliveries.

These routes should avoid residential neighborhoods.

DETERMINATION: The Project is consistent with the City of Porterville General Plan as it is within the scope of development projected. No additional impacts to Hazards and Hazardous Materials beyond those analyzed in the General Plan EIR will result from implementation of the Project.

4.10 HYDROLOGY AND WATER QUALITY

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	☐	☐	☒
c) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:	☐	☐	☒
i. result in substantial erosion or siltation on- or off-site;	☐	☐	☒
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒
iii. 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; or	☐	☐	☒
iv. impede or redirect flood flows?	☐	☐	☒
d) Result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒

Sources: City of Porterville General Plan and EIR

The Project is within the scope of development projected under the General Plan and is consistent with land use planning, zoning, and City policies. The Project is consistent with the Low Density land use designation and the PD zoning designation, upon approval of the PD. The residential use to be developed on the proposed site are permitted and would be developed according to the development standards of the PD zone district. It is not anticipated that impacts to hydrology and water quality would exceed impacts evaluated in the General Plan EIR.

DETERMINATION: There are no additional impacts to hydrology and water quality beyond those analyzed in the General Plan EIR.

4.11 LAND USE AND PLANNING

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Physically divide an established community?	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒

Sources: City of Porterville General Plan EIR

The Project is within the scope of development projected under the General Plan and is consistent with land use planning, zoning, and City policies. The Project is consistent with the Low Density land use designation and will be consistent with the PD zoning upon approval of the PD. The residential use to be developed on the Project site is permitted and would be developed according to the development standards of the PD zone district. In addition, the eight income-restricted units for low or moderate income households will further the goals of the Porterville Housing Element.

DETERMINATION: There are no additional impacts to potential land use and planning conflict beyond those analyzed in the General Plan EIR.

4.12 MINERAL RESOURCES

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
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?	☐	☐	☒
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?	☐	☐	☒

Sources: City of Porterville General Plan and EIR.

The General Plan EIR concluded that no mineral resources would be affected from implementation of the General Plan. The following policies were included in the General Plan to ensure impacts to mineral resources would be less than significant:

OSC-I-21 Adopt soil conservation regulations to reduce erosion caused by overgrazing, plowing, mining, new roadways and paths, construction, and off-road vehicles.

OSC-I-24 Require all mining and sand extraction operations to mitigate completely environmental impacts, including operations affecting water quality, habitat preservation, aesthetics and bridge undermining, and to submit reclamation and ultimate use plans for City approval prior to initiating operations.

DETERMINATION: The Project is consistent with the General Plan and would not result in any impacts related to mineral resources.

4.13 NOISE

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Cause the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒
b) Cause the generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒
c) Be located within the vicinity of a private airstrip or 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, and as a result, expose people residing or working in the Project area to excessive noise levels?	☐	☐	☒

Sources: City of Porterville General Plan EIR;

The General Plan EIR concluded that impacts to Noise were significant and unavoidable. A Statement of Overriding Considerations was adopted with the certification of the General Plan EIR. Impacts from the proposed project would be consistent with those evaluated in the General Plan EIR as the project is consistent with the low density residential land use and the anticipated development analyzed in the General Plan EIR. The development is not located in any existing or future noise contour in the General Plan EIR. The following policies were adopted in the General Plan to insure impacts are less than significant:

N-I-1 Use the community noise exposure level standards, shown in Table 9-1, as review criteria for new land uses and require a noise study and mitigation measures for all projects that have noise exposure greater than “normally acceptable” levels.

These measures will include, but are not limited to, the following actions:

- *Screen and control noise sources, such as parking and loading facilities, outdoor activities and mechanical equipment;*
- *Increase setbacks for noise sources from adjacent dwellings;*
- *Retain fences, walls, and landscaping that serve as noise buffers;*
- *Use soundproofing materials and double-glazed windows; and*
- *Control hours of operation, including deliveries and trash pickup, to minimize noise impacts.*

The need for mitigation of exterior noise exposure for other development will be evaluated on a case-by-case basis. Within urban residential neighborhoods where medium and high density residential development and mixed use development is

planned, the City will balance the need for noise mitigation with urban design considerations, and may not require exterior walls along streets where an attractive pedestrian-oriented environment with porches and front stoops is desired.

N-I-2 Require that all new residential development achieve interior noise level reductions through sound insulation and other measures to meet the land use compatibility standards by acoustical design and construction of the structure and building elements.

N-I-3 Establish standards for the basic elements of noise reduction design for a new dwelling unit exposed to DNL above 65 dB, including the following:

- All facades must be constructed with substantial weight and insulation;
- Sound-rated windows providing noise reduction performance similar to that of the façade must be included for habitable rooms;
- Sound-rated doors or storm doors providing noise reduction performance similar to that of the façade must be included for all exterior entries;
- Acoustic baffling of vents is required for chimneys, fans and gable ends; and
- Installation of a mechanical ventilation system affording comfort under closed window conditions is required.

Alternative acoustical designs that achieve the prescribed noise level reduction in Policy N-I-3 may be approved if a Board-Certified Acoustical Engineer submits information demonstrating that the required reductions can be achieved and maintained.

N-I-4 Require sound walls or other attenuation measures designed to reduce noise by a minimum of 10 dB in residential areas adjacent to State highways when additional lanes are added or when new residential development or sensitive receptors would be exposed to noise above 65 dB.

N-I-5 Reduce noise intrusion generated by miscellaneous noise sources through conditions of approval to control noise-generating activities.

N-I-6 Require new noise sources to use best available control technology (BACT) to minimize noise emissions.

N-I-7 Require noise from existing mechanical equipment to be reduced by soundproofing materials and sound-deadening installation.

N-I-8 Work with the Tulare County Airport Land Use Commission (ALUC) to prepare an Airport Land Use Compatibility Plan and updated airport noise contours, consistent with the new airport layout plan.

N-I-9 Require the disclosure of the noise environment to prospective homebuyers where noise levels exceed “normally acceptable” standards**.**

LU-I-25 Establish buffering requirements and performance standards intended to minimize harmful effects of excessive noise, light, glare, and other adverse environmental

impacts.

LU-I-32 Include standards in the Zoning Ordinance for housing and mixed use development within the Downtown area that address:

- Building setbacks and relationship to the street;
- Outdoor dining areas;
- Street landscaping to create an attractive and livable environment;
- Adequate light, air, ventilation, and noise insulation for residential units;
- Building design, including articulation and quality of materials;
- Ground floor uses;
- Location and quality of parking; and
- Height and setback transitions to adjacent lower density residential uses

C-I-35 Ensure that the land uses in the Airport environs are consistent with the Tulare County Comprehensive Airport Land Use Plan in order to protect the safety of persons and property.

- Ensure no new schools and other noise sensitive uses are built within 4,000 feet of the Airport Clear Zone.
- Ensure that any non-residential uses are not subject to aircraft hazards based on specific criteria developed to evaluate safety risks.
- Limit residential parcels within the Airport Outer Approach/Departure Zone to at least 5-acres in size.

DETERMINATION: The Project is consistent with the City of Porterville General Plan as it is within the scope of development projected. No additional impacts to Noise beyond those analyzed in the General Plan EIR will result from implementation of the project.

4.14 POPULATION AND HOUSING

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Induce substantial unplanned 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)?	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒

Sources: City of Porterville General Plan and EIR.

The General Plan EIR concluded that impacts to Population and Housing were less than significant with the adoption of the General Plan Update. The Project would not directly or indirectly induce population growth, but would provide housing where housing has been planned in the General Plan. The Project would also not displace any people or housing, as the site is currently undeveloped

DETERMINATION: As the proposed project is within the scope of development projected under the General Plan, there would be no additional or more severe impacts to population and housing beyond those analyzed in the General Plan EIR.

4.15 PUBLIC SERVICES

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
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:			
a) Fire protection?	☐	☐	☒
b) Police protection?	☐	☐	☒
c) Schools?	☐	☐	☒
d) Parks?	☐	☐	☒
e) Other public facilities?	☐	☐	☒
Sources: City of Porterville General Plan and EIR; and City of Porterville Development Impact Fees.			

The General Plan EIR concluded that impacts to Public Services were less than significant with the adoption of the General Plan Update.

The City of Porterville charges one-time impact fees on new private development to offset the cost of improving or expanding City facilities to accommodate the demand generated by new development. Impact fees are used to fund the construction or expansion of capital improvements for water, sewer, storm drainage, traffic, police, fire, library, general government, wastewater and parks. Development impact fees finance public facilities and service improvements and pay for new development's fair share of the costs of the City planned public facilities and service improvements identified to accommodate buildout of the General Plan.

The Project is not anticipated to induce substantial growth in the area, either directly or indirectly beyond what was anticipated by the General Plan. The Project will incrementally increase demands for fire and police services, schools, and parks but not to a level that would be considered potentially significant. As a standard condition of project approval, the applicant shall pay all development impact fees applicable to a single-family residential development.

The General Plan contained the following policies to ensure impacts to public services would be less than significant:

<u>Police and Fire</u>

PHS-I-24 Provide cost effective fire, police, and emergency medical service within the City to minimize potential injury, loss and/or destruction to persons or property.

To meet existing and future demand, the City will continue to plan for adequate law enforcement and fire-fighting services, and strive for staffing ratios and response time that meet or exceed national standards. The requirements for

additional Police and Fire Stations will be assessed when the City prepares its Capital Improvement Programs and development fees.

PHS-I-25 Maintain the City's Class 3 ISO rating, or better, for fire protection.

PHS-I-26 Promote a community-oriented approach to law enforcement.

The City will support public education programs involving crime prevention and safety issues. Currently, the Porterville Police Department has a number of outreach and training programs in place. These include a neighborhood crime-watch program, Police Explorers, Youth Services Foundation, and police volunteer program. Continue to cooperate with the California Highway Patrol and the nearby law enforcement agencies to provide back-up police assistance in emergency situations.

PHS-I-27 Continually assess the adequacy of current funding programs for police, fire and paramedic services and investigate new funding sources.

These could include a public safety impact fee.

PHS-I-28 Ensure that new development incorporates safety concerns into the site, circulation, building design and landscaping plans.

This will be done during the development review process.

Schools

PSCF-I-19 Cooperate with local school districts to ensure that educational facilities with sufficient permanent capacity are constructed to meet the needs of current and projected student enrollment and required infrastructure is constructed when needed.

PSCF-I-20 Amend the Subdivision Ordinance to require reservation of school sites, as shown on the General Plan Land Use Diagram, for school district acquisition for a reasonable period of time, not to exceed five years.

PSCF-I-21 Establish zoning and development incentives for developers who provide sites to accommodate higher education institutions.

Public Facilities

PU-20 Adopt programs to promote waste reduction and recycling and expand recycling programs in multi-family residential and commercial development.

The City collects all garbage and recycling and contracts for processing of recycling materials. As part of an expanded program, the City will publish information on the types of recyclable materials and drop-off locations on the City website as well as in a flyer at least once a year.

PU-21 Establish incentives for existing businesses to participate in the City's recycling program.

This could include providing waste analysis for local businesses to help them

identify how they can reduce and recycle more waste.

PU-22 Continue participation as a member of Consolidated Waste Management Authority.

PU-23 Evaluate the feasibility of trash compactors in the Downtown area to eliminate multiple commercial trash containers.

PU-24 Periodically survey residents and businesses to ensure that solid waste programs effectively address community needs and issues.

PU-25 Adopt an environmentally preferable purchasing program for all City departments.

This program will include, but not be limited to:

- *Using post-consumer recycled paper and other recycled materials in all City operations;*
- *Giving priority to vendors who provide and use recycled products; and*
- *Evaluating using tire-derived products in public works projects.*

PU-26 Adopt a Construction and Demolition Diversion Ordinance.

DETERMINATION: As the proposed Project is within the scope of development projected under the General Plan, there would be no additional or more severe impacts to Public Services beyond those analyzed in the General Plan EIR.

4.16 RECREATION

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) 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?	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒

Sources: City of Porterville General Plan and EIR.

The General Plan EIR concluded that impacts to Recreation were less than significant with the adoption of the General Plan Update. The Project consists of residential development that will increase demand on the city's recreational facilities; however, the development is consistent with the plans for recreation services in the General Plan. The impacts will not be beyond what was envisioned and analyzed for recreational needs and potential impacts in the General Plan EIR.

PSCF-I-1 Prepare, adopt, and implement a Parks and Recreation Master Plan, including:

- Plans for the development and acquisition of parks, recreation facilities, trails, and open space;
- Specific facility standards and guidelines for landscaping, lighting, signage, parking and recreational equipment design;
- Performance guidelines to minimize water, energy, and chemical use and preserve wildlife;
- Recommended programs for parks and recreation; and
- Programs for enforcement of park rules.

A comprehensive Master Plan will ensure that planned park, amenities and recreational programs will serve the needs of all residents regardless of age, income or ability, including the physically disabled, and that recreational equipment meet passive (picnicking, walking, etc.) and active needs (sports and team activities) of the population. The Plan also will show how existing parks and recreation facilities will be improved to reduce maintenance cost and water use, along with improving safety and aesthetics.

PSCF-I-2 Update park impact fees to fund the acquisition and development of land for park and recreation facilities, pursuant to the General Plan.

PSCF-I-3 Amend the Subdivision Ordinance to require that residential developers provide a minimum of five acres of neighborhood and community parks per 1,000

residents or pay in lieu fees.

In-lieu fees can be used for any capacity-building park and recreation facility improvements.

PSCF-I-4 Establish additional funding for the acquisition and development of specialized park and recreation facilities to serve existing and future residents.

PSCF-I-5 Require developers to agree to the establishment of a Park Maintenance District in new neighborhoods.

PSCF-I-6 Establish a program for contributions to the City's park system by non-residential developers, based on their proportional share of needs generated and use of facilities.

PSCF-I-7 Establish dedication and reservation requirements in the Subdivision Ordinance for open space, parkways and trail systems in new residential developments.

PSCF-I-8 Provide lighted facilities for active community recreation areas in order to extend usability, whenever possible.

Address compatibility with surrounding uses and use energy-efficient lighting design with limited glare and spillover.

PSCF-I-9 Design park and recreation facilities to be as flexible as possible, so that they may adapt to changes in the population served and in the recreation programs offered.

Changing neighborhood demographics can lead to different user requirements over the life of a park. Having flexible park facilities will enable the park to adapt to the changing needs of the adjacent neighborhood.PSCF-I-13 Conduct community surveys as needed to identify unmet demand for park and recreation services. *The Parks and Leisure Services Commission will take the lead to conduct and evaluate the survey.*

PSCF-I-14 Develop a safe and efficient trail network throughout the City that links parks and other key City destinations.

PSCF-I-15 Continue to support the development of the Tule River Parkway Bicycle and Pedestrian path and the Rails to Trails Project.

PSCF-I-17 Involve citizens, especially youths, in maintaining park areas through participation in park watches, citizen based graffiti watch and cleanup and repair.PSCF-I-18 Cooperate with the school districts to promote joint development and use of school facilities after school hours.

Joint development and use of school sites is especially important in developed areas where park standards have not yet been achieved. This approach will maximize opportunities for park and recreation facilities for Porterville residents.

DETERMINATION: As the proposed Project is within the scope of development projected

under the General Plan, there would be no additional or more severe impacts to Recreation beyond those analyzed in the General Plan EIR.

4.17 TRAFFIC and TRANSPORTATION

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☒

Sources: City of Porterville General Plan and EIR

The General Plan EIR concluded that impacts to Traffic and Transportation were less than significant with the adoption of the General Plan Update. The proposed development will be consistent with the policies pertaining to traffic and transportation as follows:

Transportation/VMT

C-I-8 Develop and manage the roadway system to obtain LOS D or better during the peak hour for all major roadways and intersections in the City. This policy does not extend to residential streets (i.e., streets with direct driveway access to homes) or state highways and their intersections, where Caltrans policies apply.

Exceptions to LOS D policy may be allowed by the City Council in areas, such as downtown and at highway interchanges, where allowing a lower LOS would result in clear public benefits.

C-I-11 Establish and implement additional programs to maintain adequate levels of service at intersections and along roadway segments as circumstances warrant, including the following actions:

- Collect and analyze traffic volume data on a regular basis and monitor current intersection and roadway segment levels of service on a regular basis. Use this information to update and refine the City's travel forecasting model so that estimates of future conditions are more strongly based upon local travel behavior and trends.
- Consider, on a case by case basis, how to shift travel demand away from the peak period, especially in those situations where peak traffic problems result from a few major generators.
- Perform periodic evaluations of the efficiency of the urban street traffic control

system, with emphasis on traffic signal timing, phasing and coordination to optimize traffic flow along arterial corridors. Use traffic control systems to balance arterial street utilization.

C-I-12 Continue to require that new development pays a fair share of the costs of street and other traffic and local transportation improvements based on traffic generated and impacts on traffic service levels.

C-I-14 Require new development that will have an impact on regional transportation facilities to pay a regional transportation impact fee.

A two-tier system will generate funds not only for the City street system but also for any needed improvements to the State highway facilities that are needed to serve new development. These fees would be set on a "fair share" basis.

LU-I-2 Require a mix of civic, retail and service-oriented uses in the commercial component of neighborhood centers.

The Zoning Ordinance will establish a minimum site area and use mix so centers include more than just a convenience store or gas-station. They also will need to provide for transit stops and related amenities. The City may offer FAR or density bonuses or other incentives for projects undertaking elective improvements that further the City's community design and/or open space objectives. This type of density bonus cannot be combined with the affordable housing bonus. Off-site improvements directly resulting from a project's impacts, as specified in the Zoning Ordinance, will be required under the City's development mitigation program; the bonus is intended for improvements that go beyond the required minimum.

LU-I-5 Require contiguous development within the UDB unless it can be demonstrated that development of property which is contiguous to urban development is unavailable.

The City desires to prevent leapfrog development where development skips over available land to outlying and isolated areas. Contiguous development will reduce sprawl, safeguard agriculture land, and reduce the cost of extending services.

LU-I-15 Adopt community design standards for new residential development.

These could include but are not limited to:

- *Maximum block length;*
- *Maximum ratio of block length to width;*
- *Limited use of dead-end streets;*
- *Orientation of residential building; and*
- *Required connectivity.*

Exceptions may be provided for infill sites and projects in the Hillside Development Zone.

LU-I-20 Establish standards for pedestrian-oriented design in neighborhood centers.

Pedestrian orientation design standards may include, but would not be limited to:

- *Limitations on maximum block length*
- *Minimum sidewalk width*
- *Required streetscape improvements, including street trees*
- *Building height and articulation*
- *Building setbacks*
- *Location of entries*
- *Parking location and required landscaping*

The City also may provide additional incentives for projects that contribute to the pedestrian, bicycle and transit networks and/or the open space network.

C-I-3 Provide for greater street connectivity by:

- Incorporating in subdivision regulations requirements for a minimum number of access points to existing local or collector streets for each development;
- Encouraging roundabouts over signals, where feasible and appropriate;
- Requiring the bicycle and pedestrian connections from cul-de-sacs to nearby public areas and main streets; and
- Requiring new residential communities on undeveloped land planned for urban uses to provide stubs for future connections to the edge of the property line. Where stubs exist on adjacent properties, new streets within the development should connect to these stubs.

C-I-10 Require traffic impact studies for all General Plan amendments that will generate more than 100 peak hour trips.

Exceptions may be granted where traffic studies have been completed for adjacent development. The City's new traffic model developed for the 2030 General Plan will facilitate this analysis.

C-I-15 Situate transit stops and hubs at locations that are convenient for transit users, and promote increased transit ridership through the provision of shelters, benches, bike racks on buses, and other amenities.

C-I-16 Ensure that new development is designed to make transit a viable choice for residents. Design options include:

- Have neighborhood focal points with sheltered bus stops;

- Locate medium-high density development whenever feasible near streets served by transit; and
- Link neighborhoods to bus stops by continuous sidewalks or pedestrian paths.

OSC-I-62 Be proactive in educating the public about the linkages between land use, transportation and air quality.

OSC-I-64 Investigate replacing City vehicles with low-emission technology.

DETERMINATION: As the proposed Project is within the scope of development projected under the General Plan, there would be no additional or more severe impacts to Traffic and Transportation beyond those analyzed in the General Plan EIR.

4.18 TRIBAL CULTURAL RESOURCES

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Public Resources Code Section 5024.1c. In applying the criteria set forth in Public Resource Code Section 5024.1c, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒

Sources: City of Porterville General Plan and EIR.

The General Plan EIR determined that impacts to Tribal Resources were less than significant with the adoption of the General Plan Update. See Section 4.5.

Determination: Based on the information above, the Project will not result in any new or more severe impacts to tribal cultural resources beyond what was identified in the General Plan EIR.

4.19 UTILITIES AND SERVICE SYSTEMS

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a)Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒
e)Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒

Sources: City of Porterville General Plan and EIR; City of Porterville Urban Water Management Plan

The General Plan EIR concluded that impacts to Utilities and Infrastructure were less than significant with the adoption of the General Plan Update. The adoption of the following policies ensures that impacts to utilities and services are less than significant:

Water

PU-I-1 Adopt and maintain an Urban Water Management Plan consistent with the California Water Code.

PU-I-2 Update and implement a Water System Master Plan.

This will include an analysis of water demand, fire flows, capital improvements needed, and pumping mechanisms.

PU-I-3 Periodically review and update development impact fees, water connection charges, and monthly service charges to ensure that adequate funds are collected to operate and maintain existing facilities and to construct new facilities.

PU-I-4 Support efforts to expand surface water supply and storage that benefits the City.

These efforts will include water banking and treatment.

PU-I-5 Require that necessary water supply infrastructure and storage facilities are in place coincident with new development, and approve development plans only when a dependable and adequate water supply to serve the development is assured.

A water assessment study may be required for individual projects.

PU-I-6 Cooperate with surrounding water management and irrigation districts in a comprehensive water management and recharge program with the long-term goal of stabilizing the groundwater basin.

The City will promote, advance and actively participate in local and regional watershed management programs and strategies to achieve their goals.

PU-I-7 Continue to require water meters in all new development.

PU-I-8 Require that agricultural water rights be assigned to the City when agricultural land is annexed to the City for urban development, consistent with this General Plan.

If a landowner with surface water rights requests annexation to the City, the City will require the landowner to assign those water rights to the City to help offset the water demands for the new development. Alternatively, when agricultural land is annexed to the City for urban development (or in conjunction with the actual sale of surface water rights) the City will enter into a long-term purchase agreement (greater than 20 years) for the provision of water by Porterville Irrigation District (PID) to the City (either for groundwater recharge or for treatment and direct delivery) to be funded from a developer water impact fee to be established the City; groundwater pumping fee; and/or direct water toll on the future delivery of water to that development.

PU-I-9 Work cooperatively toward a program of conjunctive surface water use with local water purveyors and irrigation districts to retain surface water rights and supply following annexation and urban development so as to protect against aquifer overdrafts and water quality degradation.

PU-I-10 Encourage private sector use of alternative water sources to achieve a water balance, including reclaimed water for irrigation and landscaping purposes.

PU-I-11 Promote the continued use of surface water for agriculture to reduce groundwater table reductions.

PU-I-12 Establish a comprehensive program for water conservation.

The City will develop a list of water conservation technologies, methods, and practices that maximizes the beneficial use of water resources and review and update the list periodically to eliminate practices that no longer prove beneficial and add new technologies that become available. The program initially may

include, but would not be limited to:

- Water conserving designs;
- Use of low water use/drought tolerant plants and/or xeriscaping;
- Reduction of high water using turf or plants;
- Incorporation of "green building" techniques, including on-site retention, minimizing hardscape, and recharge of stormwater;
- Appropriate irrigation methods and water efficient scheduling by plant type, site conditions and seasonal water needs.
- Additional recycling and reuse of wastewater;
- Audit irrigation of public landscaped areas, including parks and schools, and
- recommend water conservation measures; and
- A program to conduct water-use surveys and customer incentives for commercial,
- institutional, and industrial users.

PU-I-13 Undertake a program to retrofit public buildings with water conservation features.

This program will be coordinated with the energy use audits under Policy OSC-I-56.

OSC-I-54 Support efforts to create additional water storage where needed, in cooperation with Federal, State, and local water authorities. Additionally, support and/or engage in water banking in conjunction with these agencies where appropriate.

OSC-I-56 Update the emergency water conservation plan to include appropriate conservation policies that can be implemented during times of water shortages caused by drought, loss of one or more major sources of supply, contamination of one of more sources of supply, or other natural or manmade events.

This update will ensure consistency with the City's Urban Water Management Plan.

<u>Sewer</u>

PU-I-14 Update and implement the Sewer System Master Plan.

This plan will include analysis of the treatment needs as well as collector systems and disposal measures and financial mechanisms.

PU-I-15 Acquire adequate land to be used for reclamation purposes.

PU-I-16 Periodically review and update development impact fees, wastewater connection charges, and monthly service charges to ensure that adequate funds are

collected to operate and maintain existing facilities and to construct new facilities.

PU-I-17 In partnership with County, State and federal agencies, work to prevent illegal wastewater disposal or chemical disposal practices.

Stormwater

PU-I-18 Update and implement the Storm Drain Master Plan.

This plan will include water quality protection for areas where runoff may enter river, slough or groundwater. It also will include:

• Standards for limiting impervious surfaces to minimize runoff during storm event;

• Design and landscaping standards for stormwater storage basins;

• An analysis of the feasibility of multi-use water basins; and

• Financial mechanisms for construction and maintenance.

PU-I-19 Require new development to provide storm drainage facilities and/or pay a storm drainage impact fee, consistent with the Storm Drain Master Plan.

PHS-I-7 Coordinate with the U.S. Army Corps of Engineers, the County and local irrigation districts on potential flooding risks, including risks associated with dam failure. This will include coordination on training to respond to catastrophic dam failure, and maintaining adequate storm drainage capacity in the Tule River and Porter Slough.

PHS-I-8 Implement appropriate flood control measures to assure the safety of residents, while emphasizing maintenance of natural wildlife habitats and vegetation.

PHS-I-9 Require new development to provide for the perpetual funding and ongoing maintenance of detention reservoirs.

Maintenance may be by the City under contract, by a private entity, or by another public agency.

PHS-I-10 Continue to require any new development in the floodway to obtain a permit from the California Reclamation Board and enforce the Flood Damage Prevention Ordinance.

PHS-I-11 Coordinate with appropriate agencies to ensure that new bridges are constructed according to acceptable standards and maintained to avoid flood damage.

PHS-I-12 Continue to participate in the National Flood Insurance Program and encourage all property owners within flood hazard areas to carry flood insurance.

DETERMINATION: As the proposed Project is within the scope of development projected under the General Plan, there would be no additional or more severe impacts to Utilities and Infrastructure beyond those analyzed in the General Plan EIR.

4.20 WILDFIRE

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒

Sources: City of Porterville General Plan and EIR.

The Project site is located within a substantially developed area and is surrounded by roadways and urban uses. There are no additional factors, such as steep slopes, prevailing winds, or the installation or maintenance of new infrastructure that would exacerbate fire risk or expose occupants to the uncontrolled spread of a wildfire, pollutant concentrations from a wildfire, post-fire slope instability, or post-fire flooding. The Project site is not in a wildfire risk area and is not located within one mile of a high fire hazard area. The Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The buildings will be constructed according to the latest California Building Code, which contains standards for building materials, systems, and assemblies used in the exterior design and construction of new buildings that are fire resistant.

Wildfire Impacts were added to the CEQA checklist after the General Plan EIR was adopted; however, wildfire risks were evaluated under the Hazards and Hazardous Materials section of the General Plan Update EIR. Based on that evaluation and the above information, there would be no additional impacts of the Project associated with wildfire risks beyond those analyzed in the General Plan EIR.

<u>Emergency Response and Evacuation Plans</u>

The following policies will reduce the potential impact on adopted emergency response plans or emergency evacuation plans:

PHS-I-29 Maintain and periodically update the City's Emergency Management Plan.

This plan will be updated as necessary in consultation with City departments, community leaders, the school districts, Sierra View District Hospital, SCE, and relevant regional and State agencies.

PHS-I-30 Initiate periodic public information programs that explain the City's emergency preparedness programs and evacuation routes and encourage each household to be self-sufficient for 72 hours after a manmade or natural disaster.

PHS-I-31 Maintain multi-jurisdictional communication systems and cooperation for emergency training, planning and management.

PHS-I-32 Work with owners and operators of critical use facilities to ensure that they can provide alternate sources of electricity, water, and sewerage in the event that regular utilities are interrupted in a disaster. Public utilities are lifeline services for Emergency Command Centers, police and fire departments, and hospitals. Keeping them open and operative is especially crucial in the 72 hours after a major disaster.

C-I-3 Provide for greater street connectivity by:

- Incorporating in subdivision regulations requirements for a minimum number of access points to existing local or collector streets for each development;
- Encouraging roundabouts over signals, where feasible and appropriate;
- Requiring the bicycle and pedestrian connections from cul-de-sacs to nearby public areas and main streets; and
- Requiring new residential communities on undeveloped land planned for urban uses to provide stubs for future connections to the edge of the property line. Where stubs exist on adjacent properties, new streets within the development should connect to these stubs.

Wildland Fires

The following policies will minimize risks from wildland fires:

PHS-I-13 Maintain automatic and/or mutual aid agreements with surrounding jurisdictions for fire protection.

PHS-I-14 Enforce weed abatement programs and building and fire code requirements to assure adequate fire protection.

PHS-I-15 Develop and expand existing public fire safety and emergency life support education programs in order to promote public awareness of fire hazards and emergency procedures.

PHS-I-16 Establish fire hazard standards and review procedures at least equivalent to State requirements to protect new development on or adjacent to the hillsides.

The Subdivision Ordinance and the Zoning Ordinance standards shall require

new development on the urban fringe to incorporate fuel breaks, fuel reduction and buffer zones to minimize potential fire losses.

PHS-I-24 Provide cost effective fire, police, and emergency medical service within the City to minimize potential injury, loss and/or destruction to persons or property.

To meet existing and future demand, the City will continue to plan for adequate law enforcement and fire-fighting services, and strive for staffing ratios and response time that meet or exceed national standards. The requirements for additional Police and Fire Stations will be assessed when the City prepares its Capital Improvement Programs and development fees.

PHS-I-25 Maintain the City's Class 3 ISO rating, or better, for fire protection.

PHS-I-27 Continually assess the adequacy of current funding programs for police, fire and paramedic services and investigate new funding sources.

These could include a public safety impact fee.

PHS-I-28 Ensure that new development incorporates safety concerns into the site, circulation, building design and landscaping plans.

This will be done during the development review process.

DETERMINATION: Based on the above information, the proposed Project is within the scope of development projected under the General Plan, there would be no additional or more severe impacts to Emergency Response and Evacuation Plans and Wildfire Impacts beyond those analyzed in the General Plan EIR

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

A focused or full environmental impact report for a project may be required where the project has a significant effect on the environment in any of the following conditions:

Would the Project:	New Significant Impact	Substantial Increase in Severity of Previously Identified Significant Impact in GP EIR	Equal or Less Severity of Impact than Previously Identified in GP EIR
a) 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?	☐	☐	☒
b) 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 with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects?	☐	☐	☒
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒

Sources: City of Porterville General Plan and EIR.

The Project does not have the potential to substantially reduce the habitat for wildlife species as the site is substantially surrounded by urban uses and will not encroach on any sensitive areas within the Tule River boundaries. The Project is consistent with the General Plan and supports the goals, policies, and programs outlined therein.

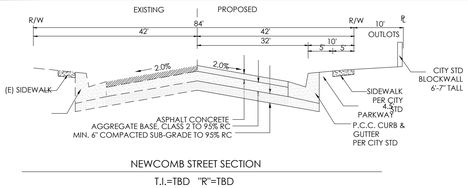
The Project will contribute to cumulative impacts identified in the City's General Plan EIR but will not result in any new or more severe cumulative impacts not previously considered.

As the proposed Project is within the scope of development projected under the General Plan, there would be no new or more severe impacts beyond those analyzed in the General Plan EIR. No additional analysis is required.

5. REFERENCE DOCUMENTS

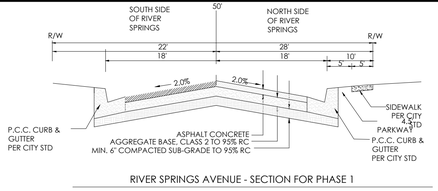
The following documents are hereby incorporated by reference and are available for review during normal business hours at the City of Porterville.

- Porterville 2030 General Plan Update
- Porterville 2030 General Plan EIR



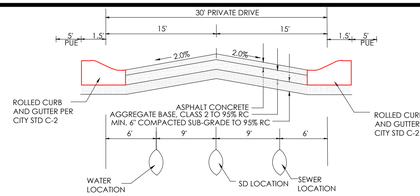
NEWCOMB STREET SECTION

T.I.=TBD "R"=TBD

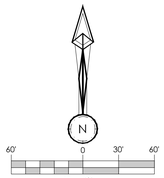


RIVER SPRINGS AVENUE - SECTION FOR PHASE 1

T.I.=TBD "R"=TBD



30' WIDE PRIVATE DRIVEWAY T.I.=TBD "R"=TBD



SITE DATA

TOTAL GROSS AREA = 19.62 ACRES
FLOODWAY AREA = 8.33 ACRES
NEW USABLE AREA = 11.29 ACRES(491,792 SQ FT
DENSITY = 6 UNITS / AC (67.74 UNITS)
LOW INCOME DENSITY IS 20% (81.3 UNITS)
PROVIDED LOW INCOME DENSITY (LOTS 67-74/8 LOTS)=12%
ADDITIONAL DENSITY BONUS OF 2%=1 ADD LOT
TOTAL LOTS= 81.3+1=82 LOTS
TOTAL BUILDING AREA = 152,761 SQ FT (23.5%)
TOTAL PRIVATE OPEN SPACE AREA = 172,537 SQ FT (35.1%)

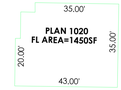
SETBACK LIMITS
SIDE YARD = 7' MINIMUM SETBACK
FRONT YARD = 10' MINIMUM SETBACK
BACK YARD = 10' MINIMUM SETBACK

NOTES

1. SANITARY SEWER, WATER, AND STORM DRAINAGE WILL BE THROUGH A PUBLIC EASEMENT TO THE CITY OF PORTERVILLE

PUBLIC OPEN SPACE (62,008sq ft)

HOME FLOOR PLANS (TYPICAL FINAL TBD)





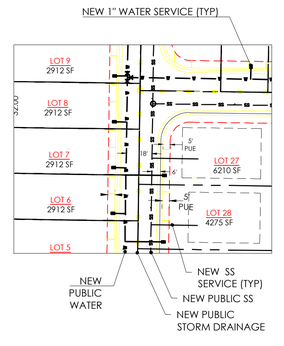








TYP.UTILITY LAYOUT



RIVER RANCH S/D PH1

RIVER SPRINGS S/D PH1

RIVER SPRINGS S/D PH2

RIVER SPRINGS S/D PH3

RIVER COURT

S. LOTAS STREET

S. BEVERLY STREET

NEWCOMB STREET

RIVER BREEZE

RIVER SPRINGS DRIVE

PUBLIC OPEN SPACE
5' WIDE SIDEWALK, 15' WIDE LANDSCAPE OUTLOT 'A'

NEWCOMB STREET PUBLIC ROAD
84' RIGHT OF WAY
CITY STD 64' PAVED SECTION
CITY STD CURB AND GUTTER
5' WIDE SIDEWALK, 5' PARKWAY
10' WIDE OUTLOT

INSTALL CITY STD BLOCK WALL

TYPICAL UTILITY LAYOUT

INSTALL 6" TALL WOOD FENCE

PAINT CURB "RED" NO PARKING SIGNS

CITY STORM DRAIN BASIN

S.GREENWOOD PUBLIC ROAD
50' RIGHT OF WAY
CITY STD 36' PAVED SECTION
CITY STD CURB AND GUTTER
5' WIDE SIDEWALK WEST AND EAST SIDE

EXISTING STORM DRAIN EASEMENT

CITY STD RESIDENTIAL CUL-DE-SAC
CITY STD P-9

INSTALL 6' TALL WOOD FENCE

INSTALL 6' TALL WOOD FENCE

PRIVATE DRIVE
30' PAVED SECTION
PRIVATE CURB EACH SIDE
ROLLED CURB CITY STD C-2

CITY STD RESIDENTIAL STREET LIGHT (TYP)

INSTALL CITY STD WOOD FENCE

25' WIDE EMERGENCY ACCESS ONLY

PUBLIC OPEN SPACE OUTLOT 'B'

INSTALL CITY STD WOOD FENCE

FLOODWAY DETERMINED

BFE 431

BFE 430

BFE 429

PHASE 2

PHASE 1

PHASE 3

TULE RIVER

INSTALL CURB RETURN R20' PER CITY STD C-12

INSTALL CURB RETURN R20' PER CITY STD C-12

NEWCOMB STREET PUBLIC ROAD
84' RIGHT OF WAY
CITY STD 64' PAVED SECTION
CITY STD CURB AND GUTTER
5' WIDE SIDEWALK, 5' PARKWAY
10' WIDE OUTLOT

CITY STD FIRE HYDRANT (TYP)

CITY STANDARD DRIVEWAY DETAIL C-11 (TYPICAL)

PUBLIC OPEN SPACE OUTLOT 'B'

CITY STD FIRE HYDRANT (TYP)

NEW STREET LIGHT (TYP)

RIVER SPRINGS PUBLIC ROAD
50' RIGHT OF WAY
CITY STD 36' PAVED SECTION
CITY STD CURB AND GUTTER
5' WIDE SIDEWALK NORTH SIDE

CITY STD RESIDENTIAL STREET LIGHT (TYP)

REMAINDER PARCEL
8.33 ACRES

RIVER SPRINGS PLANNED DEVELOPMENT

GREG WOODARD

AWEngineering
CIVIL ENGINEERS
810 W ACEQUIA AVENUE, VISALIA CA 93291
559-713-6139

P.D./TSM C1
SCALE :1"-60'

RESOLUTION NO. _____-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE CONTAINING FINDINGS IN SUPPORT OF APPROVAL OF THE TENTATIVE SUBDIVISION MAP FOR THE RIVER SPRINGS RESIDENTIAL DEVELOPMENT (PRC 2019-040-S)

WHEREAS: Woodard Homes (Applicant), has submitted to the City of Porterville, the River Springs Residential Development Project (Project), consisting of a Tentative Subdivision Map, Planned Development and related entitlements to accommodate the subdivision of approximately 19.62± acres into 82 lots, an 8.33± acre remainder parcel and proposes approximately 62,008 square feet of public open space. The Project site is located north of the Tule River, between Newcomb Street and South Beverly Street (APN 259-030-030; Site). The Site is zoned PD (Planned Development) and has a General Plan Land Use Designation of RS-2 (Low Density Residential) and Parks and Recreation; and

WHEREAS: the Project also includes construction of interior private streets, landscaping, public utilities, and improvements to Newcomb Street and River Springs Drive; and

WHEREAS: on December 31, 2019 staff met with the applicant during Project Review Committee (PRC), where the assessment of the Project (PRC 2019-040-S) commenced. During the PRC meeting, staff provided comments pertaining to the proposed project which outlined the entitlement process and departments' development standards.

WHEREAS: on December 22, 2021 staff met with the applicant for PRC for Project, PRC 2019-040 (resubmittal). During the PRC meeting, staff provided updated comments pertaining to the updated map and outlined the entitlement process and departments' development standards.

WHEREAS: on April 5, 2023 staff met with the applicant for a third time during a PRC meeting for review of a resubmittal of 2019-040-resubmittal.

WHEREAS: on December 6, 2025, a notice was published in *The Porterville Recorder* setting the date and time, and place of a public hearing for December 16, 2025 and similar notices were sent to owners of property within a 300-foot radius surrounding the Site, and posted at City Hall and the City's website announcing the same; and

WHEREAS: at a regular meeting on December 16, 2025, the Porterville City Council did conduct a public hearing to consider the Project; and

WHEREAS: the City Council has received testimony from all interested parties relative to the proposed Project; and

WHEREAS: the proposed action consists of issuance of a permit or entitlement for use and therefore constitutes a "project" pursuant to the California Environmental Quality Act, Public

Resources Code Section 21000, et seq. ("CEQA") and the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, Section 15000, et seq.; and

WHEREAS: based on an assessment prepared pursuant to CEQA Guidelines Sections 15300.2 and 15332, the Environmental Coordinator has made a preliminary determination that the project meets the criteria for exemption from CEQA, pursuant to Section 15183; and

WHEREAS: Via Resolution No. ____-2025, the City Council has adopted a finding of conformity with the 2030 Porterville General Plan EIR pursuant to CEQA Guidelines Section 15183.

WHEREAS: Via Resolution No. ____-2025, the City Council has approved the Planned Development Plan prepared for the River Springs Development Project; and

WHEREAS: Approval of the aforementioned entitlements would further the goals and objectives of the General Plan; and

WHEREAS: The City Council has made the following findings pursuant to Development Code Section, 400.04, the evidence for said findings substantiated in the record:

1. The proposed map is consistent with the goals, policies, and land use designation of the Porterville 2030 General Plan.
2. The design and improvement of the subdivision is consistent with the goals and policies of the Porterville 2030 General Plan.
3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of development.
5. The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat.
6. The design of the subdivision or type of improvements are not likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Porterville does hereby approve the Tentative Subdivision Map for the River Springs Residential Development Project (PRC 2019-040-S) subject to the following conditions:

1. The proposed project shall comply with the Porterville Municipal Code, Chapter 21 Development Ordinance and conditions from the Project Review Committee (PRC) meetings held on December 31, 2019, December 22, 2021 and April 5, 2025 and as outlined in the Project Review Committee letter for PRC 2019-040 meeting of March 13, 2024.
2. Unless otherwise noted, the developer/applicant shall comply with the City Master Plans and Standard Drawings, Standard Specifications for Public Works Construction,

and Standard Plans and Specifications, except where they are in conflict with current access compliance regulations, the current 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.

3. 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.

4. The developer/applicant shall make payment of the required plan check fees at the time of building permit plan submittal.

5. The developer/applicant shall pay School Development fees and all other City fees at the time table determined by current City Ordinance.

6. Easement(s) shall be in place that allow for mutual use of sewer and water, if applicable.

7. Prior to approval of the improvement plans, the developer/ applicant shall have completed and approved, landscaping and/or lighting improvement plans. The developer/applicant shall petition, on a form provided by the City, to have said subdivision placed in a Lighting and Landscape Maintenance District. Submit with the petition the $375 fee. The following shall be included and maintained in said district: (1) Lighting, (2) Recreational Open Space, (3) Public Landscaping, if any (4) Public walls/fences, if any, (5) Drainage reservoir, if any, and (6) any other public improvement in accordance with Series 400, Section 407.03 (i) of the Development Ordinance.

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

9. Exclusive of assessments for a Lighting and Landscape Maintenance District, the developer/applicant shall pay all service fees and maintain all new lighting and landscape improvements in a safe and healthy manner for the greater of a minimum ninety-day plant establishment period following acceptance of the subdivision improvements, or until assessment begins for the Lighting and Landscape Maintenance District.

10. In accordance with Series 400, Section 407.02 (g) or (h) of the Development Ordinance, the developer/applicant shall enter into an agreement that provides for completion of improvements within twelve (12) months of the Final Map acceptance.

11. Prior to recording the final subdivision 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.).

12. 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. A one-foot (1') limitation of access strip will be required along Newcomb Street.

13. Building permits shall not proceed further than the installation of the foundation 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 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. The sewer system is completed, tested, and accepted by the City prior to residential occupancy of any house in the subdivision;

    f. Lot corners are marked;

    g. Fire hydrants are accepted by the Fire Department and the Engineering Division.

14. 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.

15. 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.

16. The developer/applicant shall dedicate and improve, to City standards, temporary turn-arounds at the ends of dead-end streets to accommodate refuse vehicles and street sweepers.

17. 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.

18. 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), 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.

19. The developer/applicant shall provide street striping and flexible delineators as necessary to provide safe vehicular movements, where directed by the City Engineer.

20. The developer/applicant shall construct street improvements that comply with the intention of the adopted Development Ordinance and per the attached details. The right of way width for River Springs Avenue shall be 56 feet with a curb to curb with of 36 feet. The north side of River Springs Avenue shall have 4.5 feet of parkway behind the curb, followed by 5 feet of sidewalk. The south side of River Springs Avenue shall have 4 feet of right of way behind the curb. 42 feet of right of way dedication is required on Newcomb Avenue with a center line to curb width of 32 feet. The east side of Newcomb Street shall have 5 feet of landscaped parkway including the curb followed by 5 feet of offset sidewalk. An additional 10-foot landscape easement with a block wall will be required behind the sidewalk on Newcomb Street. Frontage improvements along Newcomb Street shall extend across the drainage basin property, including appropriate fencing, and tie into existing improvements. The cul-de-sac bulb at Greenwood (Place, Way, or Drive) must provide a minimum 48’ radius from center of bulb to curb face to comply with the Fire Code. The private internal roadways (U-shaped loop and internal links to River Springs Avenue) shall be 30’ wide between curbs. These widths are required for the development to allow for proper circulation of traffic and to provide sufficient width for the movement and operation of emergency and refuse vehicles.

21. Prior to approval of the final map, the developer/applicant shall provide public

improvement plans prepared by a Civil Engineer that include specific on-site grading details and specifications for City approval.

22. The developer/applicant shall comply with Appendix J, "Grading" of the current California Building Code, including provision of a grading and drainage plan signed by a licensed civil engineer or architect. 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.

23. The developer/applicant shall provide a Soils Report in conformance with Chapter 18 of the current California Building Code. The Soils Report shall include R-Value testing, expansion indexes, etc. where required for the construction of public improvements.

24. The developer/applicant shall construct and/or repair street, curb, gutter, sidewalk, etc. along the full parcel frontage, except where they exist and are determined to be in good condition and in compliance with current accessibility standards in the opinion of the City Engineer (Ord. No. 1306).

25. The developer/applicant shall comply with driveway vehicular sight distance requirements per Section 300.16 of the Development Ordinance and driveway separation from property line per City standards.

26. The developer/applicant shall design the parking lot in conformance with Chapter 304 of the Development Ordinance if the project includes establishment, alteration, expansion, or change in any use or structure. Minimum cross slopes within the parking lot shall be 1.5% for asphalt concrete or 1% for concrete paving areas, unless approved otherwise.

27. The developer/applicant shall provide a site plan that illustrates truck-turning movements within the parking lot, where applicable. The site plan shall be approved prior to issuance of a building permit application. (This requirement includes, but is not limited to, refuse trucks.)

28. The developer/applicant shall design on-site water systems meeting the requirements of the current California Plumbing and Fire Codes. 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.

29. The developer/applicant shall submit design master plans consisting of combined grading & drainage and sewer & water utilities to ensure the proper functioning and/or phasing of the development. The developer/applicant shall construct drainage facilities as required to serve the property (Ord. No. 1306). A minimum amount of runoff must be

contained onsite per the State's MS4 requirements. Drainage calculations must be submitted to verify that onsite drainage area/s will capture necessary runoff. The site shall be designed to convey water to the City drainage system without crossing driveways. The developer/applicant is required to install a sidewalk channel drain at the low side of the driveway, where applicable.

30. Due to the layout of the proposed development, the developer/applicant shall maintain 18 acre-feet of storm drain storage in the reduced basin parcel. During improvement plan submittal, reduced basin design will be reviewed by the City. Basin No. 52 bottom shall not go lower than 414' in order to maintain a minimum 10' separation from the historic groundwater elevation. Any reduction of the basin property shall require purchase by the developer per City approved appraisal, or if insufficient space is available, the required area needed to meet the storage capacity will be taken from the proposed lots.

31. The developer/applicant shall underground existing utility structures (i.e., poles, splice boxes, vaults, etc.) and all proposed utilities.

32. The developer/applicant shall provide 3000K LED streetlights on Marbelite poles (spaced at staggered 160' intervals) following Southern California Edison Company specifications, as approved by the City Engineer. Wood poles are expressly prohibited without prior written approval of the City Engineer.

33. 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.

34. For residential development, the developer/applicant is hereby notified that the installation of an additional water meter, servicing the irrigation system, is required for monitoring actual water usage. The City will require payment of impact fees based on estimated usage and will monitor actual water usage for one year.

35. 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 (for example, foundations, septic tanks, irrigation pipes, etc.).

36. The developer/applicant shall abandon existing wells, if any, after first getting an abandonment permit from the Tulare County Environmental Health Services Division. The developer/applicant is required to provide the City Engineer with proof of compliance with County regulations before performing any grading or issuance of the building permit, whichever comes first.

37. The developer/applicant shall assure compliance with Section 7-8, Work Site

Maintenance of the Standard Specifications. Applicable requirements from both San Joaquin Valley Air Pollution Control District Regulation VIII, Fugitive PM10 Prohibitions and the California Green Code Standards must also be met. 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.

38. The developer/applicant shall not allow onsite runoff or debris outside of the limits of the property during construction. Applicable best management practices (BMPs) shall be implemented to protect the City's drainage system and inhibit vehicle track-out onto City streets. The improvement plans shall show the location of BMPs and areas designated for erosion and waste control. The developer/applicant shall remove and properly dispose of waste and spills deposited in the project area.

39. The developer/applicant is advised that they are obligated to comply with the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for discharge of Storm Water Associated with construction activity (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:
    a. 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).
    b. Prepare a Storm Water Pollution Prevention Plan (SWPPP) for the entire project before construction begins. The SWPPP must contain, at a minimum:
        1. All items listed in Section A of the permit.
        2. Descriptions of measures to be taken to prevent or eliminate unauthorized non-storm water discharges and all 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.
    - Informing each new owner of their responsibility to submit their own NOI, site map, and appropriate fee to the SWRCB and prepare their own SWPPP.

40. The developer/applicant shall comply with the City Flood Damage Prevention Ordinance No. 1777 in all areas of special flood hazards (i.e., Zones A, AE, AH, AO, AR or A99) and

the requirements of the Central Valley Flood Protection Board, where applicable.

c. A Central Valley Flood Protection Board (CVFPB) permit is required for every proposal or plan of work, including the placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment or works of any kind, and including the planting, excavation, or removal of vegetation, and any repair or maintenance that involves cutting into the levee, wholly or in part within any area for which there is an Adopted Plan of Flood Control, as defined by California Code of Regulations (CCR) Title 23, Division 1, must be approved by the CVFPB prior to commencement of work. Permits may be required by the CVFPB for existing structures that predate permitting or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the encroachment has not been clearly established or ownership and/or the uses have changed. In general, if the proposed work is located within the State Plan of Flood Control, within 300 feet of a Designated Floodway (DF) that has been adopted by the CVFPB, or within 30 feet from the banks of a CVFPB Regulated Stream per CCR, Title 23, Section 112, Table 8,1, a permit will be required.
d. A preliminary elevation certificate shall be provided to the City prior for review prior to the foundation forms inspection being scheduled.
e. A final elevation certificate shall be provided to the City prior to the final inspection (or any type of occupancy inspection) is scheduled.
f. Lots 65-74 will be challenging to develop due to recently altered Tule River conditions. Further analysis must be made to investigate the stability of the soil in the area and the improvements to make the development of those lots viable. In addition, sufficient area must be provided to allow for the development of the Tule River Parkway, which may not leave enough room for the lots.

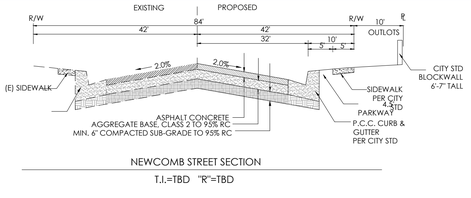
41. Project proposing a component of Affordable Housing and qualifies for Density Bonus and Incentives or Concessions, to include not require covered parking for the affordable units.

PASSED, APPROVED, AND ADOPTED this 16th day of December, 2025.

_____
Greg Meister, Mayor

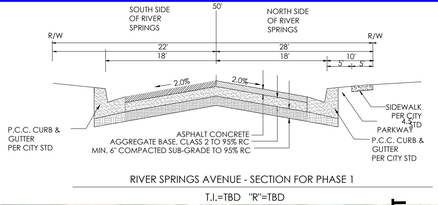
ATTEST:
Richard Tree, City Clerk

By: _____
Fernando Gabriel- Moraga, Chief Deputy City Clerk



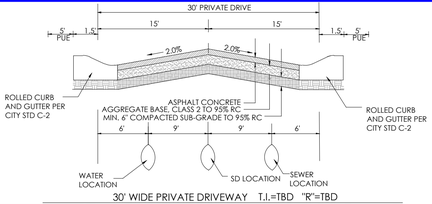
NEWCOMB STREET SECTION

T.I.=TBD "R"=TBD

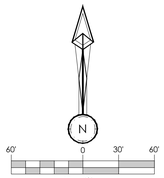


RIVER SPRINGS AVENUE - SECTION FOR PHASE 1

T.I.=TBD "R"=TBD



30' WIDE PRIVATE DRIVEWAY T.I.=TBD "R"=TBD



SITE DATA

TOTAL GROSS AREA = 19.62 ACRES
FLOODWAY AREA = 8.33 ACRES
NEW USABLE AREA =11.29 ACRES/491,792 SQ FT
DENSITY = 6 UNITS / AC (67.74 UNITS)
LOW INCOME DENSITY IS 20% (81.3 UNITS)
PROVIDED LOW INCOME DENSITY (LOTS 67-74/8 LOTS)=12%
ADDITIONAL DENSITY BONUS OF 2%=1 ADD LOT
TOTAL LOTS= 81.3+1=82 LOTS
TOTAL BUILDING AREA = 115,761 SQ FT (23.5%)
TOTAL PRIVATE OPEN SPACE AREA =172,537 SQ FT (35.1%)

SETBACK LIMITS
SIDE YARD = 7' MINIMUM SETBACK
FRONT YARD = 10' MINIMUM SETBACK
BACK YARD = 10' MINIMUM SETBACK

NOTES

1. SANITARY SEWER, WATER, AND STORM DRAINAGE WILL BE THROUGH A PUBLIC EASEMENT TO THE CITY OF PORTERVILLE

PUBLIC OPEN SPACE (62,008sq ft)

RIVER SPRINGS S/D PH1

S. LOTAS STREET

RIVER SPRINGS S/D PH2

S. BEVERLY STREET

RIVER COURT

RIVER SPRINGS S/D PH3

RIVER RANCH S/D PH1

NEWCOMB STREET

RIVER SPRINGS DRIVE

RIVER BREEZE

PUBLIC OPEN SPACE
5' WIDE SIDEWALK, 15' WIDE LANDSCAPE OUTLOT 'A'

NEWCOMB STREET PUBLIC ROAD
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CITY STD CURB AND GUTTER
5' WIDE SIDEWALK, 5' PARKWAY
10' WIDE OUTLOT

INSTALL CITY STD BLOCK WALL

TYPICAL UTILITY LAYOUT

INSTALL 6" TALL WOOD FENCE

PAINT CURB "RED" NO PARKING SIGNS

CITY STORM DRAIN BASIN

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CITY STD P-9

CITY STD RESIDENTIAL STREET LIGHT (TYP)

INSTALL CITY STD WOOD FENCE

INSTALL 6' TALL WOOD FENCE

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PRIVATE DRIVE
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PRIVATE CURB EACH SIDE
ROLLED CURB CITY STD C-2

25' WIDE EMERGENCY ACCESS ONLY

PUBLIC OPEN SPACE OUTLOT 'B'

INSTALL CITY STD WOOD FENCE

FLOODWAY DETERMINED

BFE 431

PHASE 2

PHASE 3

PHASE 1

PHASE 2

TULE RIVER

BFE 430

BFE 429

CITY STD FIRE HYDRANT (TYP)

NEW STREET LIGHT (TYP)

CITY STD RESIDENTIAL STREET LIGHT (TYP)

INSTALL CURB RETURN R20' PER CITY STD C-12

INSTALL CURB RETURN R20' PER CITY STD C-12

PUBLIC OPEN SPACE OUTLOT 'B'

CITY STANDARD DRIVEWAY DETAIL C-11 (TYPICAL)

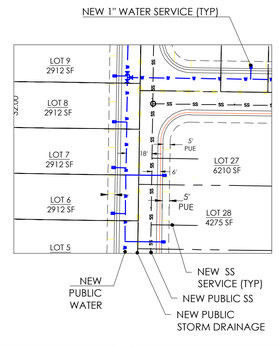
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NEWCOMB STREET PUBLIC ROAD
84' RIGHT OF WAY
CITY STD 64' PAVED SECTION
CITY STD CURB AND GUTTER
5' WIDE SIDEWALK, 5' PARKWAY
10' WIDE OUTLOT

REMAINDER PARCEL
8.33 ACRES

TYP.UTILITY LAYOUT



RIVER SPRINGS PLANNED DEVELOPMENT

GREG WOODARD

AWEngineering
CIVIL ENGINEERS
810 W ACEQUIA AVENUE, VISALIA CA 93291
559-713-6139

P.D./TSM C1
SCALE :1"-60'

SUBJECT: Community Development Block Grant (CBDG) Substantial Amendments to 2024/25 and 2025/26 Action Plans

SOURCE: Community Development

COMMENT: As an entitlement community, the City of Porterville receives Community Development Block Grant (CDBG) funds annually from the U.S. Department of Housing and Urban Development (HUD). These funds support decent and affordable housing, a suitable living environment, and expanded economic opportunities for low to moderate income households. HUD requires entitlement jurisdictions to adopt a Consolidated Plan and annual action plans that identify how CDBG funds will be allocated each program year.

A substantial amendment to an action plan is required when there is a change in allocation priorities or funding methods, a 25% increase or decrease in a funding category, the introduction of a new activity not identified in the Consolidated Plan, or any change that alters the intended beneficiaries of a previously approved activity.

A substantial amendment is proposed to the 2024/2025 Action Plan to reallocate a total of $339,114.55 in CDBG funds to the First-Time Low-Income Homebuyer Program. These reallocations are needed to meet program demand and to ensure the City remains in compliance with HUD expenditure deadlines. The amendment proposes the following adjustments:

- $74,679.43 from the 2020 Business Assistance Program
- $14,432.80 from the 2020 Multi-Sport Field Improvement Project
- $15,292.24 from the 2021 Owner-Occupied Rehabilitation Program
- $134,710.08 from the 2022 Owner-Occupied Rehabilitation Program
- $100,000 from the 2024 Owner-Occupied Rehabilitation Program

A substantial amendment is also proposed to the 2025/2026 Action Plan to add contingency language specifying where unspent funds will be reallocated at the end of the fiscal year, if such reallocation is necessary to meet HUD expenditure requirements. The contingency language identifies where carryover and entitlement funds would move within each eligible program

category.

Consistent with the City's adopted Citizen Participation Plan, a community meeting was held on November 1, 2025, at the Porterville Library, followed by a public hearing before the CDBG Citizens' Advisory and Housing Opportunity Committee on November 6, 2025. The proposed amendments were made available for public review on the City's website and in hard copy at City Hall for a thirty-day public comment period beginning November 14, 2025, and concluding December 16, 2025. As of the preparation of this report, no public comments have been received.

Staff recommends approval of the substantial amendments to both Action Plans and authorization to submit the amended documents to HUD.

RECOMMENDATION: That the City Council:
1. Adopt the draft resolution approving the substantial amendment to the 2024/2025 Action Plan;
2. Adopt the draft resolution approving the substantial amendment to the 2025/2026 Action Plan; and
3. Direct staff to submit both amended Action Plans to the U.S. Department of Housing and Urban Development (HUD).

ATTACHMENTS:
1. Draft Resolution - CDBG 2024-2025 Action Plan Substantial Amendment
2. Draft Resolution - CDBG 2025-2026 Action Plan Substantial Amendment

Appropriated/Funded:

Review By:

Department Director:
Claudia Calderon, Community Development Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

RESOLUTION NO _____-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE APPROVING THE 2024/2025 ACTION PLAN AMENDMENT AND PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

WHEREAS, at its meeting on April 16, 2024, the City Council approved the 2024/25 Action Plan (AP) and use of Community Development Block Grant (CDBG) funds;

WHEREAS, a substantial amendment to an action plan is triggered whenever there is a change in the allocation priorities or a change in the method of fund distribution; a substantial change which increases or decreases the amount allocated to a category of funding within the City's entitlement grant programs by 25 percent; to implement an activity using CDBG funds for new programs that were not described in the Consolidated Plan; or to change the purpose or intended beneficiaries of an activity approved for CDBG funding;

WHEREAS, in order to meet program demand and remain in compliance with expenditure deadlines imposed by the U.S. Department of Housing and Urban Development (HUD), a substantial amendment is being proposed to the 2024/2025 Action Plan to reallocate $339,114.55 in funds to the First-Time Low-Income Homebuyer Program;

WHEREAS, consistent with the City's adopted Citizen Participation Plan, a community meeting was held on November 1, 2025, at the Porterville Library, and a public hearing at a meeting of the CDBG Citizens' Advisory and Housing Opportunity Committee meeting on November 6, 2025, at City Hall, in order to obtain the views of citizens, public agencies, and other interested parties on the proposed amendments; and

WHEREAS, the draft document has been made available to the public via the City's website and in hard copy format at City Hall for a 30-day comment period, which began on November 14, 2025, and will conclude on December 16, 2025. Notice of the proposed amendment, meetings, hearings and comment period were advertised in The Porterville Recorder, the City's website and the City's various social media accounts.

NOW THEREFORE, **BE IT HEREBY RESOLVED** that the City Council of the City of Porterville does hereby approve the 2024/2025 Action Plan Amendment, attached as Exhibit A, and proposed use of Community Development Block Grant Funds with proposed changes for the 2024/2025 Program Year Entitlement.

PASSED, **APPROVED**, **AND ADOPTED** this 16th of December, 2025.

_____
Greg Meister, Mayor

ATTEST:
Richard Tree, City Clerk

By: _____
Fernando Gabriel- Moraga,
Chief Deputy City Clerk

EXHIBIT A

SUBSTANTIAL AMENDMENT TO THE CDBG 2024/25 ANNUAL ACTION PLAN

30-Day Public Comment Review Period
November 14, 2025 to December 16, 2025

EXECUTIVE SUMMARY

A Substantial Amendment to the 2024/25 AP is being proposed so that the City remains in compliance with expenditure deadlines and is able to meet program demand based on anticipated program year expenditures. This Substantial Amendment would reallocate $339,114.55 in entitlement funds to the First-Time Low-Income Homebuyer Program.

CITIZEN PARTICIPATION

On December 16, 2025, a Public Meeting will be held during the normally scheduled City Council meeting, starting at 6:30 PM or soon thereafter. Porterville City Council Meetings are live-streamed on YouTube at:
https://www.youtube.com/channel/UC5KuhSrNMNL9nwHJVtnJvvA

Comments to the Amendment may be submitted before the meeting via email to housing@ci.porterville.ca.us, via phone at (559) 782-7460, or in-person at 291 N Main Street, Porterville, CA 93257. Members of the public are encouraged to submit comments prior to 6:30 p.m., Tuesday, December 16, 2025, to participate in said meeting. The comments read during the Council meeting will be incorporated into the official record. Alternatively, there will be an opportunity to provide comments during the public comment time at the Public Hearing.

A. PUBLIC COMMENTS

In accordance with the current Citizen Participation Plan approved by the U. S. Department of Housing and Urban Development (HUD), the City of Porterville must publish the documents for no less than 30 calendar days for public comment before it is submitted to HUD.

The public notice was published in English and Spanish on November 14, 2025, announcing the thirty (30) day comment and review period through the close of business December 16, 2025.

Summary of Public Comments Received:

Community Meeting, November 1, 2025
No public comments were received.

CDBG Advisory and Housing Committee Meeting and Public Hearing November 6, 2025
No public comments were received.

30-Day Public Review & Comment Period
Any public comment received during the comment period will be included in this section

Public Hearing, December 16, 2025
Any public comment received during this meeting will be included in this section.

Outreach
Social media outreach regarding the draft amendment, review and comment period, community meeting, and public hearings was shared on City of Porterville Administration, Choose Porterville, Porterville Parks and Leisure Services, and Porterville Library social media accounts. The number of accounts reached will be updated at the close of the comment period.

B. PROPOSED AMENDMENT DETAIL

Substantial Amendment would reallocate the following funds to the First-Time Low-Income Homebuyer Program: $74,679.43 from 2020 Business Assistance Program funds; $14,432.80 from 2020 Multi-Sport Field Improvement Project funds; and $15,292.24 in 2021 funds, $134,710.08 in 2022 funds, and $100,000 in 2024 funds from the Owner-Occupied Rehabilitation Program. The total of funds to be reallocated is $339,114.55. Substantial Amendment would reallocate the following funds to the First-Time Low-Income Homebuyer Program: $74,679.43 from 2020 Business Assistance Program funds; $14,432.80 from 2020 Multi-Sport Field Improvement Project funds; and $15,292.24 in 2021 funds, $134,710.08 in 2022 funds, and $100,000 in 2024 funds from the Owner-Occupied Rehabilitation Program. The total of funds to be reallocated is $339,114.55.

Program	Approved Funds for 2024/25	Proposed Amended Funds for 2024/25
Administration	$148,471	$148,471
Public Services	$116,805	$116,805
First-Time Low-Income Homebuyer	$323,360	$662,475
Owner Occupied Housing Rehab	$300,400	$50,398
Parks Improvement Program	$197,829	$197,829
Multi-Sport Field Improvement	$311,029	$296,596
Business Assistance Program	$141,081	$66,402
Total	**$1,5838,975**	**$1,538,975**

RESOLUTION NO ____-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT 2025-2026 ACTION PLAN AMENDMENT

WHEREAS, at its meeting on July 15, 2025, the City Council approved the 2025-2029 Consolidated Plan and 2025-26 Action Plan (AP) and use of Community Development Block Grant (CDBG) funds;

WHEREAS, a substantial amendment to an action plan is triggered whenever there is a change in the allocation priorities or a change in the method of fund distribution; a substantial change which increases or decreases the amount allocated to a category of funding within the City's entitlement grant programs by 25 percent; to implement an activity using CDBG funds for new programs that were not described in the Consolidated Plan; or to change the purpose or intended beneficiaries of an activity approved for CDBG funding;

WHEREAS, an amendment to the 2025-26 AP is being proposed to add contingency language to specify where any allocated money is to be moved at the end of the Fiscal Year, if moving funds is necessary and required to meet expenditure imposed by the U.S. Department of Housing and Urban Development (HUD);

WHEREAS, consistent with the City's adopted Citizen Participation Plan, a community meeting was held on November 1, 2025, at the Porterville Library, and a public hearing at a meeting of the CDBG Citizens' Advisory and Housing Opportunity Committee meeting on November 6, 2025, at City Hall, in order to obtain the views of citizens, public agencies, and other interested parties on the proposed amendments; and

WHEREAS, the draft document has been made available to the public via the City's website and in hard copy format at City Hall for a 30-day comment period, which began on November 14, 2025, and will conclude on December 16, 2025. Notice of the proposed amendment, meetings, hearings and comment period were advertised in The Porterville Recorder, the City's website and the City's various social media accounts.

NOW THEREFORE, **BE IT HEREBY RESOLVED** that the City Council of the City of Porterville does hereby approve the 2025-26 Action Plan Amendment, attached as Exhibit A, adding

contingency language to the 2025-26 Program Year Entitlement and Program Income allocations.

PASSED, APPROVED, AND ADOPTED this 16th day of December, 2025.

_____
Greg Meister, Mayor

ATTEST:
Richard Tree, City Clerk

By: _____
Fernando Gabriel- Moraga,
Chief Deputy City Clerk

EXHIBIT A

SUBSTANTIAL AMENDMENTS TO THE CDBG 2025/26 ANNUAL ACTION PLANS

30-Day Public Comment Review Period
November 14, 2025, to December 16, 2025

EXECUTIVE SUMMARY

A Substantial Amendment to the 2025/26 AP is being proposed to add contingency language to specify where any allocated money is to be moved at the end of the Fiscal Year, if moving funds is necessary and required to meet expenditure deadlines.

CITIZEN PARTICIPATION

On December 16, 2025, a Public Meeting will be held during the normally scheduled City Council meeting, commencing at 6:30 PM or soon thereafter. Porterville City Council Meetings are live-streamed on YouTube at:
https://www.youtube.com/channel/UC5KuhSrNMNL9nwHJVtnJvvA

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A. PUBLIC COMMENTS

In accordance with the current Citizen Participation Plan approved by the U. S. Department of Housing and Urban Development (HUD), the City of Porterville must publish the documents for no less than 30 calendar days for public comment before it is submitted to HUD.

The public notice was published in English and Spanish on November 14, 2025, announcing the thirty (30) day comment and review period through the close of business December 16, 2025.

Summary of Public Comments Received:

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30-Day Public Review & Comment Period
Any public comment received during this period will be included in this section.

Public Hearing, December 16, 2025
Any public comment received during this meeting will be included in this section.

Outreach
Social media outreach regarding the draft amendment, review and comment period, community meeting, and public hearings was shared on City of Porterville Administration, Choose Porterville, Porterville Parks and Leisure Services, and Porterville Library social media accounts. *The number of accounts reached will be updated at the close of the comment period.*

B. PROPOSED AMENDMENT DETAIL

A Substantial Amendment to the 2025/26 AP is being proposed to add contingency language to specify where any allocated money is to be moved at the end of the Fiscal Year, if moving funds is necessary and required to meet expenditure deadlines.

Project Name	25/26 Funding	Contingency Language
Administration and Planning	$138,514.00	Carry Over: $0 is anticipated carryover from PY 2025/26 Entitlement (ENT), however if there is any carryover on 6/30/2026, it will be moved to First-Time Low-Income Homebuyer Program and any unused of the current year's 20% will be returned to its respective account where it was generated.
Housing	$377,462.00	Carry Over: $0 is anticipated carryover from PY 2025/26, however if any carryover remains on 6/30/2026 the program income (PI) shall be carried over into the respective Revolving Loan (RL) fund and ENT funds will remain to continue funding the First-Time Low-Income Homebuyer and Owner-Occupied Housing Rehabilitation Programs. Contingency: Available ENT from past years can be re-allocated to the Business Assistance Program if the demand exceeds available allocated funding.
Public Service	$98,090.00	Carry Over: $0 is anticipated carryover from PY 2025/26, however if any carryover remains on 6/30/2026 it shall be allocated to First-time Low-Income Homebuyer Program. Contingency: These funds can be re-allocated to the youth center should a new site become available and the activity resumes operations.
Public Facilities & Infrastructure	$862,078.00	Carry Over: $0 is anticipated carryover from PY 2025/26, however if any carryover remains on 6/30/2026 it shall be added to the Multi-Sports Field Improvement Project if there is a need in that program, if not it

		shall remain to continue funding park improvement projects at the designated parks.
Economic Development & Business Assistance	$178,496.00	Carry Over: $0 is anticipated carry over for FY 2025/26. If any ENT carryover is remaining on 6/30/2026 it shall remain and any new PI received during the year shall be added into the RL fund to continue funding the Business Assistance Loan Programs as the City continues to accept and review applications for those programs.

SUBJECT: Second Reading - Ordinance No. 1926, Approving a Development Agreement between the City of Porterville and Cannabis Express, Inc.

SOURCE: City Attorney

COMMENT: Ordinance No. 1926, an Ordinance of the City Council of the City of Porterville, approving a Development Agreement between the City of Porterville and Cannabis Express, Inc., for the establishment of a commercial cannabis dispensary located at 1436 W. Olive Avenue, Porterville, California, was given first reading on December 2, 2025, and has been printed.

RECOMMENDATION: That the City Council give Second Reading to Ordinance No. 1926, waive further reading, and adopt said Ordinance.

ATTACHMENTS: 1. Ordinance No. 1926

Appropriated/Funded:

Review By:

Department Director:
Yuliana Andrade, Administrative Services Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

ORDINANCE NO. 1926

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PORTERVILLE AND CANNABIS EXPRESS, INC. RELATING TO THE DEVELOPMENT OF A RETAIL CANNABIS DISPENSARY AT 1436 W. OLIVE AVENUE

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the California State Legislature adopted Government Code Sections 65864 et seq. (the "Development Agreement Statute") which authorizes cities to enter in agreements for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property;

WHEREAS, in accordance with the Development Agreement Statute, the City of Porterville has enacted regulations to implement procedures for the processing and approval of development agreements in accordance with the Development Agreement Statute;

WHEREAS, in accordance with Chapter 15, Article VII of the Porterville Municipal Code, the City of Porterville awarded, via a Request for Proposals process, an opportunity to Cannabis Express, Inc. to negotiate a Development Agreement and apply for a Cannabis Business regulatory permit for the establishment of a Retail Cannabis Dispensary;

WHEREAS, Pursuant to Chapter 15, Article VII, Section 15-87, subsection C. of the Porterville Municipal Code, no approval for a cannabis business regulatory permit may be granted unless the City Council, prior to or concurrently with such approval, also approves a Development Agreement, setting forth the terms and conditions under which the commercial cannabis activity will operate in addition to the requirements of Article VII of Chapter 15, all other local ordinances and regulations, state law and such other requirements promulgated by the City in order to protect and promote the public health, safety and welfare.

WHEREAS, the City and Cannabis Express, Inc. duly met, negotiated, and agreed upon the terms and conditions for said operation of the commercial cannabis business, to be operated at 200 North Main Street, Porterville, California;

WHEREAS, pursuant to Chapter 15, Article VII, Section 15-87, subsection C, the City and Cannabis Express, Inc. entered in a Commercial Cannabis Dispensary Development Agreement on July 24, 2023 (recorded August 2, 2023), and has developed and is operating a licensed dispensary at that location.

WHEREAS, the owner of Cannabis Express, ("Premium Blossom") has filed an application with the City for a tentative parcel map and development ordinance amendment, in order to relocate its current licensed dispensary to 1436 W. Olive Avenue, Porterville California.

WHEREAS Development Agreements must be authorized by Ordinance, and are recorded and run with the specific real property it applies to; and new Development Agreement should be authorized for the 1432 W. Olive, Unit A site.

WHEREAS, this Development Agreement will assure the City and its residents and the Developer that the Development will proceed as proposed and that the public improvements and other amenities and funding obligations, will be accomplished as proposed; and

WHEREAS, pursuant to Section 65867 of the California Government Code, and the City's Development Agreement regulations, the City Council on December 2, 2025, held a duly noticed public hearing concerning whether to adopt the Development Agreement, during which public hearing, the Council received any comments from the Developer, City staff, and members of the public.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PORTERVILLE HEREBY ORDAINS as follows:

SECTION 1. This Ordinance incorporates, and by this reference makes a part hereof, the Development Agreement attached hereto as Exhibit A, subject to the provisions of Section 5 hereof.

SECTION 2. This Ordinance is adopted under the authority of California Government Code Section 65854 et seq., and pursuant to the City's Development Agreement regulations.

SECTION 3. In accordance with the City's Development Agreement regulations, the City Council hereby finds and determines, as follows:

(a) The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan, in that it establishes certain development rights, obligations and conditions for the implementation of the subject property;
(b) The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the general plan designations which will apply to the subject property;
(c) The Development Agreement is in conformity with public convenience, general welfare and good land use practice;
(d) The Development Agreement will not be detrimental to the public health, safety and general welfare; and
(e) The Development Agreement will not adversely affect the order development of property or preservation of property values.

SECTION 4. The foregoing findings and determinations are based upon the following:

(a) The Recitals set forth in this Ordinance, which are deemed true and correct;
(b) The City's General Plan, and any applicable amendments thereto.
(c) All City staff reports (and all other public reports and documents) prepared for the City Council, related to the Development Agreement, and other actions relating to the subject property;
(d) All documentary and oral evidence received at the public hearing or submitted to the City during the comment period relating to the Development Agreement, and other actions relating to the subject property; and
(e) All other matters of common knowledge to the City Council, including but not limited to the City's fiscal and financial status, City general ordinances, policies and regulations.

SECTION 5. The City Council hereby approves the Development Agreement, attached hereto as Exhibit A, subject to such minor, conforming and clarifying changes consistent with the terms thereof as may be approved by the City Manager, in consultation with the City Attorney prior to execution thereof, including completion of references and status of planning approvals, and completion and conformity of all exhibits thereto, as approved by the City Council.

SECTION 6. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant affirmative effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA Guidelines section 15301 [existing facilities] and 15303 [conversion of an existing structure from one use to another in conjunction with minor changes to the facility]. The City Manager is hereby directed to ensure that a *Notice of Exemptio*n is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

SECTION 7. Upon the effective date of this Ordinance as provided in Section 11 hereof, the Mayor and City Clerk are hereby authorized and directed to execute the Development Agreement on behalf of the City of Porterville.

SECTION 8. The City Manager is hereby authorized and directed to perform all acts authorized to be performed by the City Manager in the administration of the Development Agreement pursuant to the terms of the Agreement.

SECTION 9. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Porterville hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

SECTION 10. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this ordinance shall be construed in light of that intent.

SECTION 11. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage and adoption. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the Porterville Recorder, a newspaper printed and published in the City of Porterville, State of California, together with the names of the Council members voting for and against the same.

PASSED, **APPROVED** AND **ADOPTED** this 16th day of December, 2025

_____
Greg Meister, Mayor

ATTEST:
Richard Tree, City Clerk

By: _____
Fernando Gabriel-Moraga
Chief Deputy City Clerk

"EXHIBIT A"

RECORDING REQUESTED BY	
City of Porterville	
AND WHEN RECORDED MAIL TO:	
City of Porterville	
291 N. Main Street	
Porterville, CA 93257	
Attention: City Manager	

==========

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Recording Fee Exempt per Government Code §6103

COMMERCIAL CANNABIS DISPENSARY DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PORTERVILLE AND CANNABIS EXPRESS, INC. FOR RETAIL DISPENSARY AT 1436 W. OLIVE AVENUE

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into this _____day of_____, 2025, (the "Execution Date"), by and between the **CITY OF PORTERVILLE**, a California municipal corporation ("City") and PREMIUM BLOSSOM, also known as **CANNABIS EXPRESS, INC.** ("Owner"). City and Owner are sometimes referenced together herein as the "Parties." In instances when a provision hereof applies to each of the Parties individually, either may be referenced as a "Party." The Parties hereby jointly render the following statement as to the background facts and circumstances underlying this Agreement:

RECITALS

WHEREAS, the State of California enacted California Government Code Sections 65864 et seq. ("Development Agreement Statutes") to authorize municipalities to enter into development agreements with those having legal or equitable interests in real property to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development in connection with the development of real property within their jurisdiction;

WHEREAS, the purpose of the Development Agreement Statutes is to authorize municipalities, in their discretion, to establish certain development rights in real property for a period of years regardless of intervening changes in land use regulations, to vest certain rights in the Owner, and to meet certain public purposes of the local government;

WHEREAS, the City has adopted Municipal Code Article 609, establishing the procedures and requirements for the consideration of development agreements with the City;

WHEREAS, Owners currently hold legal or equitable interest in real property considered in this Agreement which has a development area approximately 1,320 square feet located at 1436 W. Olive, City of Porterville, State of California (the "Site"). The Site includes Assessor's Parcel Number: 251-291-017, and is more fully described in Exhibit A and shown on the map in Exhibit B. Both exhibits being attached hereto and incorporated herein by this reference;

WHEREAS, presently, the owner and CEO of Premium Blossom, also known as Cannabis Express, Inc., Darin Garrett, owns the site/real property, and wishes to relocate his current licensed cannabis dispensary, located at 200 North Main Street, City of Porterville, to the above stated location for the purpose of commercial cannabis related activities, specifically the development and operation of a commercial cannabis dispensary. Such Commercial Cannabis facilities shall operate in accordance with all applicable provisions of Business and Professions Code §§26000-26231.2; California Health and Safety Code Safety Code §§ 11357-11362.9 and 11362.7- 11362.85; Revenue and Taxation Code §§ 34010-34021.5; Vehicle Code §§ 2429.7 and 23222; Water Code §§ 1831, 1847, and 13276; the City of Porterville Municipal Code as it applies to such facilities (collectively the "Applicable Cannabis Laws"), and all Resolutions and procedures adopted or authorized by the City in accordance with those laws and regulations. Prior to operating a commercial dispensary Owner shall be required to obtain a Commercial Cannabis Permit from the City, and all related permits and licenses prior to the operation of same, pursuant to Chapter 15, Article VII and Chapter 21, Article 609 of the Porterville Municipal Code.

WHEREAS, Owner has obtained or will obtain a California State License issued, pursuant to Applicable Cannabis Laws, to operate a commercial storefront dispensary at the Site. The definition of "Property Owner" hereunder shall mean and refer to the fee simple owner of the property. The definition of "Owner" hereunder shall mean and refer to any authorized tenant of the Site to the extent such party holds or is covered by a Commercial Cannabis Permit;

WHEREAS, Owner has applied to this City for a Commercial Cannabis Permit *(hereinafter* "CCP") to conduct Commercial Cannabis Activities at the proposed site. No such activities are allowed or authorized without a Development Agreement, a Commercial Cannabis Permit, and all requirements pursuant to the above-referenced City regulations.

WHEREAS, Owner presently intends to develop and open a commercial storefront dispensary on the Site consistent with the Applicable Cannabis Laws and Project Approvals (known as the "Project").

WHEREAS, the Project will consist of: one commercial tenant space totaling approximately 1,320 square feet within an existing building.

WHEREAS, in 2019, Ordinance Nos. 1853 and 1854 came into effect authorizing specified Commercial Cannabis Activities within the City of Porterville, in strict compliance with related State of California laws, regulations and policies, under specified conditions and provisions;

WHEREAS, all procedures of the California Environmental Quality Act ("CEQA"), California Public Resources Code §21000 et seq., and the CEQA guidelines, title 14 of the California Code of Regulations, chapter 3, §15000 et seq. have been satisfied;

WHEREAS, the City has given public notice of its intention to adopt this Agreement and has conducted public hearings thereon pursuant to California Government Code §65867. The City has found that the provisions of this Agreement and its purposes are consistent with the objectives, policies, general land uses and programs specified in City's General Plan, zoning code and municipal ordinances;

WHEREAS, the City, in entering into this Agreement, acknowledges that certain City obligations hereby assumed shall survive beyond the terms of the present Council members, that this Agreement will serve to bind City and future Councils to the obligations hereby undertaken, and that this Agreement shall limit the future exercise of certain governmental and proprietary powers of City. By approving this Agreement, the Council has elected to exercise certain governmental powers at the time of entering into this Agreement rather than defer its actions to some undetermined future date. The terms and conditions of this Agreement have undergone extensive review by City and the Council and have been found to be fair, just and reasonable. City has concluded that the pursuit of the Project will serve the best interests of its citizens and that the public health, safety and welfare are best served by entering into this obligation. Owner(s) has represented to City that it would not consider or engage in the Project absent City approving this Agreement;

WHEREAS, the City agrees that Owner's land use entitlements for the Project shall vest for the term of this Agreement as described below;

WHEREAS, in conjunction with the City's applicable ordinances and resolutions, the Zoning Administrator of the City reviewed, considered and recommended environmental clearance and recommended approval of the execution of this Agreement to the City Council. The Zoning Administrator found the Project: consistent with the objectives, policies, general land uses and programs specified in the general plan; compatible with the uses authorized in the City's zoning laws; in conformity with the public necessity, public convenience, general welfare and good land use practices; will not be detrimental to the health, safety and general welfare of the city; will not adversely affect the orderly development of property or the preservation of property values; and will have a positive fiscal impact on the City;

WHEREAS, after conducting a duly noticed hearing on _____, in conjunction with the City's applicable ordinances and resolutions, and after independent review and consideration, the City Council approved the execution of this Agreement. The City Council found the Project: consistent with the objectives, policies, general land uses and programs specified in the general plan; compatible with the uses authorized in the City's zoning laws; in conformity with good land use practices; will not be detrimental to the health, safety and general welfare of the City; and is in the best interest of the City of Porterville and its residents.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. Government Code and Municipal Code Required Elements

- Description of Property. Land situated in the City of Porterville, County of Tulare, State of California; whose street address is 1436 W. Olive Avenue, City of Porterville, State of California (the "Site"). The Site includes Assessor's Parcel Number: 251-292-017.

- Owner and Other Person with Legal or Equitable Interest.

  Owner: Darin Garrett
  Nature of Interest: *Owner*

  If Owner is not the fee simple owner of the Site, check box below:

  [X] Owner represents and warrants that the property owner has consented in writing to the execution and recordation of this Agreement against the Site. See attached Landlord Consent agreement, incorporated herein by this reference (Exhibit A).

- Permitted Uses. The subject property may be used for commercial storefront cannabis dispensary as presently authorized under City Chapter 15, Article VII of the Porterville Municipal Code, §§ 15-85 through 15-105 and Chapter 21, Section 301.23, and 609.01 through 609.11, and for any other use as authorized under applicable provisions of the Porterville Municipal Code.

- Zoning. Owner shall guarantee that such activities outlined in Owner's Commercial Cannabis Permit Application ("Application") conducted pursuant to this Agreement and under the Commercial Cannabis Permit shall comply with the City's municipal code, including the above-referenced zoning regulations and any and all development and construction requirements contained therein. Owner shall not conduct any business under this Agreement or under the Commercial Cannabis Permit without having obtained all necessary permits, licenses, and approvals from the City and State of California.

- Reservation or Dedication of Land for Public Purposes. If needed, sufficient roadway, sidewalk, and utility easements shall be reserved or dedicated to City for such purposes.

2. Term

This Agreement shall commence on the date the Ordinance approving this Agreement goes into effect (the "Effective Date") and it shall end fifteen 15 years from the starting date, and it shall remain in full force and effect so long as the subject property has been developed and is used for a commercial cannabis facility as authorized under City Municipal Code Chapter 15 Article VII, and Section 301.23; provided, however, that such use must be commenced and begin operating within two (2) years of the Effective Date, and said operations/use is not abandoned for a period of more than ninety (90) days. Furthermore, cannabis operations shall not commence unless and until all cannabis operations have ceased at the 200 N. Main Street location, and Owner has authorized the City to record a Notice of Termination of the Development Agreement associated with that location. This Agreement shall be extended for up to 1 additional 5-year period following the expiration of the initial fifteen (15) year term upon the occurrence of all of the following:

The Owner shall give written notice to the City no later than one hundred twenty (120) days before the expiration of the initial fifteen year term that the Owner desires to extend this Agreement for an additional 5-year period;

(i) The Owner shows adequate evidence to the City that it has a legal and/or equitable interest in the Property and/or will have such interests for the duration of the extended term of the Agreement;

(ii) The Owner shall deposit all fees required by the City necessary for processing the extension request and drafting necessary documentation;

(iii) The Owner shall be in compliance with all provisions of the City's Municipal Code, and all terms imposed by the City-issued Commercial Cannabis Permit; and

(iv) The Owner shall not be in default of any provision of any agreement between City and Owner relative to the development of the Property or of any condition of approval imposed upon any entitlement granted by the City relative to the development of the Property for which Owner has been given a written notice to cure by the City and for which Owner has not cured or commenced to cure such default within thirty (30) days, if and as provided by such agreement or condition of approval.

3. General Business/Store and Offices – The facility will maintain hours of operation consistent with Section 15-87.L. of the Municipal Code, with generally a minimum of eight employees per shift. The parties may agree to a different number if warranted by the business volume.

4. **Parking/Loading, and Drive-through Access.** The proposed project is located in CG (General and Service Commercial) Zone District, parking/loading and drive through access is required to comply with Municipal Code, Chapter 21 Development Code Section 304 On-Site Parking and Loading. The project complies with the CALGreen Tier 1 by incorporating storm water pollution prevention measures, installing energy- and water-efficient equipment, and planting native and drought-tolerant landscaping at the front of the property. Owner shall comply with all drive-through requirements as set forth by applicable regulations and/or as required by the City, including but not limited to Municipal Code, Chapter 21 Development Code, Sections 203.04.C.2.f., 300.10.D., 303, 304.04.H, 304.10 and 700.02.

5. **Security**: The project will secure the facility against unauthorized entry by installing security lights on the exterior of the building to illuminate the side areas and parking area, installing commercial-grade locks, installing an alarm and video surveillance system, establishing procedures for identifying authorized persons, establish inventory controls, and install a secure surveillance vault to maintain the integrity of records. Further, the project shall have a separately secured, limited access area, where all persons must be at least 21 years of age and have a business reason for entering the area; non-employees with authorized access must be escorted, and an access log must be maintained. In addition, the applicant will provide an operational security plan in compliance with applicable City Regulations and policies.

6. **Owner's Site and Floor Plans**

- Owner's site plan and floor plan for the facility are attached hereto as Exhibit B and incorporated into the Application.

- A preliminary landscape plan shall be prepared and reviewed and approved by the City Manager, the Community Development Director, the Engineering and Project Management Director, and/or their respective designees. A final landscape plan shall be prepared and submitted in conjunction with building and site improvement plans prior to issuance of building permits for construction activities.

- An exterior signage plan shall be prepared and reviewed and approved by the appropriate City staff in accordance with the procedures and requirements of the Porterville Municipal Code. Owner agrees that it will not use the words "Cannabis" or "Marijuana" (or any forms or derivatives of the words) in the business name signage.

7. **Facility Operations**

- Standard Operating Procedures. Owner is a lawful entity that will only transact business with other legally permitted persons and entities under the California Cannabis Laws. Prior to operating a dispensary, Owner shall be required to obtain a Commercial Cannabis Permit, and all requirements pursuant to said permit, from the City pursuant

to the City Municipal Code. Further, and notwithstanding anything to the contrary, Owner may operate such cannabis-related activities as permitted in accordance with California state laws and regulations, as may be amended, including without limitation, as long as such activity is not inconsistent with this Development Agreement, the City-issued Commercial Cannabis Permit, and the Porterville Municipal Code.

During the term of its Commercial Cannabis Permit and the term of this Agreement, Owner shall lawfully operate in accordance with all state and local laws. Owner shall employ exemplary operating procedures to comply with state and local laws. Owner's facility shall employ safety and security measures for the safety and security of its employees, visitors, vendors, and neighboring communities and properties.

Owner shall fully comply with the minimum Operating Standards regulating the proposed Commercial Cannabis Activity as set forth in Chapter 15, Article 7, Sections 15-85 thorugh15-105 of the Porterville Municipal Code, and those required by the City Development Code.

- Security Plan. Owner shall secure approval of its proposed security plan by the City prior to operating, and has attached its draft plan as Exhibit C. The security plan shall include, at a minimum and as appropriate, provisions for video surveillance, perimeter fencing and/or security, protection of the building(s) from vehicle intrusion, cash handling procedures, internal accounting controls, product handling and storage procedures, and a professionally monitored alarm system. Equipment and systems used for video surveillance and building alarms shall be approved by City. See Porterville Municipal Code Section 15-87, subsections (N) and (O), for minimum security requirements.

Video surveillance shall include, at a minimum, all site and facility entrances and access points, all spaces accessible by the public, all secured areas of the facility with restricted access, all interior spaces and rooms where cannabis products are handled, shipping and receiving areas, cash storage areas, and other areas necessary to protect the safety of employees and the public and to ensure cannabis products are received, handled, stored, and sold in compliance with applicable state and local laws and regulations. The video surveillance system shall be web-based with direct access provided to the City of Porterville Police Department upon request.

The security system shall also include sensors to detect entry and exit from all secure areas, panic buttons in appropriate locations, and a professionally monitored alarm system with glass breakage sensors and motion detectors.

Owner shall employ or contract with properly trained and licensed security personnel to protect the welfare and safety of Owner and employees, and to ensure public safety to the neighboring community. Owner shall use security personnel during all hours of business operations. Security personnel may be armed so long as proper licensing and

insurance requirements are followed and met.

Further, the project shall have a separately secured, limited access area, where all persons must be at least 21 years of age and have a business reason for entering the area; non-employees with authorized access must be escorted, and an access log must be maintained. The (nonlimited access) reception area shall be completely separated and secured from the dispensary operations, and shall be operated in conformity with all applicable laws and regulations, and by an employee at least 21 years of age, with concurrent monitoring by onsite security personnel.

- Fire Department Approval. Owner shall not operate any facility, and no permit, license, or other approval issued by City shall be valid unless and until the Porterville Fire Department has approved Owner's site plan, floor plan, safety plan, and any other plans that require its approval.

- Possession of Firearms. Except for licensed and bonded security personnel, no person employed or contracted by Owner shall be in possession of any firearm while on the premises or location without having first obtained a license from the appropriate state or local agency authorizing the person to be in possession of such firearm. Every such person in possession of a firearm while on the premises or location must provide the City Manager and the Porterville Police Department, ten (10) days before bringing the firearm onto the premises, with the following:

    1) A copy of the license issued to the person by the appropriate state or local agency authorizing him or her to possess such firearm;

    2) A copy of his or her law enforcement identification (if he or she is employed by a law enforcement agency);

    3) A copy of his or her California driver's license or California identification card; and

    4) Any other information reasonably required by the Porterville Police Department to show that the individual is in compliance with the provisions of all laws regarding the possession and use of a firearm.

- Identification Display. Each owner, manager, employee, and individual member engaged in the operation of the business shall at all times while engaged in the duties of his or her position wear in plain sight, on his or her person and at chest level, a valid identification badge, issued by Owner.

- Employee Background Checks and Procedures for Inventory Control to Prevent Non-Medical Diversion of Medical Cannabis. Only employees who receive the required background clearance pursuant to Section 15-89 of the Porterville Municipal Code shall

be permitted to enter Owner's facility. Each employee will have to meet a criminal background investigation as required by the City, which at minimum shall include a LiveScan criminal history check, which City shall make a good faith effort to facilitate within a reasonable time following the issuance of a Commercial Cannabis Permit(s) or license(s) to Owner.

Owner shall take all necessary and reasonable steps to prevent the sale or distribution of any of its cannabis products to minors; prevent revenue from the sale or distribution of its cannabis and/or infused products from going to criminal enterprises, gangs and cartels; prevent the diversion of cannabis from California to any other state; prevent state-authorized cannabis activity from being used as a cover or pretext for the trafficking of other illegal drugs or other illegal activity; prevent violence and the use of firearms in the sale of cannabis; discourage and educate against drugged driving and the exacerbation of other adverse public health consequences associated with cannabis use; disavow growing cannabis on public lands that creates attendant public safety and environmental dangers posed by such illegal uses; and discourage and educate against cannabis possession or use on federal property.

- Point of Sale Tracking System. Owner shall maintain an inventory control and reporting system that accurately documents the cannabis products. The inventory control and reporting system shall comply with the track and trace program required by California Cannabis Law and regulations issued thereunder.

Owner shall employ an electronic point of donation/sale system approved by the State of California for all point of donations/sales tracking from seed or inception to product distribution to other licensed commercial cannabis facilities. Such approved system shall track all commercial cannabis products, each edible, harvested flower, and/or manufactured concentrate, as well as gross sales (by weight and sale). Owner's point of sale system shall have the capacity to produce historical transactional data in accordance with City's requirements.

- Record Keeping. Owner shall maintain records for all commercial cannabis and/or infused products. Owner shall comply with all record-keeping responsibilities that are set forth in Section 15-87(O) of the Porterville Municipal Code, including complete and up-to-date records regarding the amount of commercial cannabis delivered and sold, and applicable State law.

- Commercial cannabis sales shall not create offensive odors; create excessive dust, heat, noise, smoke, traffic, or other impacts that are disturbing to people of normal sensitivity residing or present on adjacent or nearby property or areas open to the public; or be hazardous due to use or storage of materials, processes, products, or wastes.

Owner shall store its commercial cannabis and/or commercial cannabis products in a locked safe room with T-card identification access for management only. The safe room

shall be constructed of fire-rate walls with numerous cameras installed to view all entries and exits from the safe room, as well as all other activities performed within Owner's facility. Owner will not conduct outdoor operations except as related to lawful delivery and transportation of commercial cannabis and infused products. Owner will not store commercial cannabis or related products in its delivery vehicle(s) outside normal operating hours of the facility.

Any excess or contaminated product will be securely stored on-site until it is properly disposed. Disposal may include composting, incineration, land-fill disposal through the local waste management hauler, or other disposal methodology in accordance with state and county health and safety codes and regulations.

- Description of Banking Plan. Owner shall seek to open a bank account under the name of Owner or its associated management company to provide transparency for funds received, operational costs, including payroll, tax payments to the state and federal governments. Should a bank account not be forthcoming, Owner shall implement other industry standard banking and/or other industry standard transactional mechanisms.

- Transportation and Delivery Plan. Owner shall comply with all state and local law regarding transportation and delivery, including the rules governing delivery service. Owner shall retain a list of names and cellular contact numbers for all employees engaged in transportation and/or delivery of commercial cannabis products and provide it to the applicable oversight authority, keeping the list current and up to date.

Owner will keep complete and up-to-date records documenting each delivery, including the amount/product(s) provided, the date and time provided, the name of the employee making the delivery, the name and address of the individual corporation to whom delivery is made, and the amount of the related sale/ monetary transaction.

8. Community Relations, Employment, and Wages

- Public Outreach and Education Program. The Owner shall coordinate and cooperate with City and any other Owners of commercial cannabis dispensaries located within City of Porterville in the establishment and implementation of appropriate public outreach and education programs. The public outreach and education programs shall be approved by City.

- Community Benefits Program. The Owner shall coordinate and cooperate with the City and other Owners of commercial cannabis facilities located within the City of Porterville in the City Council's establishment and implementation, and the Owners' funding of a community benefits program which could include (but is not limited to) such items as senior citizen programs, City beautification efforts, funding for enforcement against illegal cannabis operations, public safety, housing programs, economic

development, infrastructure, capital improvements, including expansion and/or improvement to existing facilities or other physical improvements that provide a benefit to the community, support of holiday and special community events, and support of local public service, public safety, and special social and community organizations. This community benefits program may be implemented by the City. The City may invite public participation in the decision-making process for identifying and prioritizing community needs and benefits, and identifying appropriate projects to be funded by the entity implementing this community benefits program. All projects under the community benefits program must be approved by the City.

Owner agrees, as a business expense, to pay the City the yearly sum of $30,000.00 or 1% of Owner's annual gross receipts, whichever amount is greater, from the commercial operation on the Premises. Unless otherwise agreed to in writing by the parties the above amount shall be paid over the course of the calendar year on a quarterly basis, with payments due within 30 days of the end of each quarter. The first payment shall be due at within 30 days of the end of the first quarter for which the commercial operation at the Premises was operational and prorated to account for when during the quarter the opening occurred.

- Designation of Community Relations Liaison. At the time of this Agreement, Owner's day-to-day operations managers, a Community Relations Liaison will be designated in writing, and _____ will be responsible for community inquiries and complaints and on-site management during normal business hours. The Owner shall provide prior written notice to the City of all subsequent designated operations managers and Community Relations Liaisons.

- Interface with City of Porterville Police / Inspections. Owner's day-to- day operations manager, and/or the Owner's Community Relations Liaison will interface with the Porterville Police Department's assigned designee to ensure its operation complies with state and local laws and regulations. The City Manager, or designee, or the Porterville Police Department's assigned designee acting at the City Manager's request and per his specific and limiting instructions, shall have the right to enter all Premises from time to time unannounced during hours of operation for the purpose of making reasonable inspections to observe and enforce compliance with this Agreement and state and local laws and regulations, without the requirement of a search warrant, subpoena, or court order, and subject to appropriate cost recovery fees set forth in this Agreement, or adopted by the City. See Porterville Municipal Code Section 15-87, 15-96.

- Local Recruitment, Hiring, and Training Programs. Owner is committed to making a good-faith effort to recruit, hire, and train City residents for employment by Owner. A good-faith effort means Owner shall take the following or similar actions to recruit and employ City residents: 1) Contact local recruitment sources, including the Employment Connection, to identify qualified individuals who are City (or City area) residents, 2) Advertise for qualified City residents in trade papers and newspapers of general

circulation in the area, and 3) Develop a written plan to recruit and employ City residents as a part of the its workforce. The Owner commits to a local annual hiring goal of 50% of total operational jobs for permanent and apprentice employees. This goal shall apply horizontally, across all departments and managerial positions. The Owner shall not be penalized or deemed in default under this Agreement if it is unable to achieve such a goal. "Local" is defined as within a 3-mile radius of the boundaries of the City's boundaries. The Owner shall contact and work with a job referral agency (e.g. the Employment Connection) assigned by the City Manager to implement a local hiring policy for permanent and apprentice employees. The purpose of the hiring policy is to facilitate the training and employment of local and disadvantaged job applicants for jobs within the City's jurisdiction, and 3-mile radius of City boundaries. Applicants for jobs shall not be disqualified from hiring solely on the basis of an arrest or conviction for a Cannabis-related crime that occurred prior to November 8, 2016, and could have been prosecuted as a misdemeanor or citation under current California law. The Owner shall report on compliance with the local hiring goals as part of its annual audit report.

9. Public Art Feature/Element. Owner agrees to provide a historical/artistic feature as a component of its project, located at or near the Property (for example, the completion of a mural located on the second story of the building along Putnam Avenue). The artistic feature will be subject to the review of the City Cannabis Ad Hoc Committee and City of Porterville Arts Commission, and the approval of the City Council, prior to the commencement of work on the feature. Work on the feature must be commenced within two years of the opening of the business.

10. Indemnification Agreement by each Cannabis Permittee

Pursuant to Porterville Municipal Code Section 15-87(T), to the fullest extent permitted by local, state and/or federal law, the City of Porterville shall not assume any liability whatsoever with respect to having issued a Commercial Cannabis Permit or executed a Development Agreement pursuant the Municipal Code, or otherwise approving the operation of any commercial cannabis business. As a condition to the approval of any Commercial Cannabis Permit and to the execution and approval of a Development Agreement, the Owner shall be required to meet all the conditions enumerated in Porterville Municipal Code Sections 15-85 through 15-105, before this Agreement may be executed, and before they can receive the Commercial Cannabis Permit. The City Manager shall require the Owner and Property Owner/each Commercial Cannabis Permittee to execute a separate Indemnification Agreement prepared by the City that fully indemnifies the City for all liabilities associated with the Commercial Cannabis Permit, the Commercial Cannabis Permittee's Commercial Cannabis Activities, and any action taken by the Cannabis Permittee, and/or arising out of Owner's or Property Owner's obligations under this Agreement. The Indemnification Agreement shall include the defense of the City and reimbursement of all fees, costs and expenses incurred by the City related to any action arising from this Agreement. Attached as Exhibit E, and incorporated herein by this reference, is true and correct copy of a fully executed

Indemnification Agreement.

11. Fees, Costs, and Taxes

- Permit Fees. Owner agrees to pay all permit fees and charges authorized and referenced in the Municipal Code, all amounts adopted by City Council and as required by applicable laws and regulations, and any fees set forth in this Agreement. Permit application, processing, and renewal fees shall be due and payable at the time application is made or renewed.

- Cannabis Business Tax. Owner shall comply with all provisions of Ordinance No. 1875, and Porterville Municipal Code Chapter 22, Article VI, which requires every person engaged in a Commercial Cannabis Business in the City to pay an annual Commercial Cannabis Business tax at a rate established by resolution of the City Council, but no more than 10% of annual gross receipts. Resolution No. 99-2020, adopted by the City Council on December 15, 2020, has currently set the rate at 7% of annual gross receipts per fiscal year.

Copies of Tax Filings. Owner shall additionally provide the City with courtesy copies of each and every report Owner is required to provide to the County of Tulare or the State of California for sales, use, or other tax purposes at the time such filings are made.

12. Insurance

- Insurance. Owner shall require all persons doing work on the Project, including its contractors and subcontractors (collectively, "Owner" for purposes of this Article 6 only), to obtain and maintain insurance of the types and in the amounts described in this section and its subsections with carriers reasonably satisfactory to City.

- General Liability Insurance. Owner shall maintain commercial general liability insurance or equivalent form with a limit of not less than One Million Dollars ($1,000,000) per claim and One Million Dollars ($1,000,000) each occurrence. Such insurance shall also:

1) Name City, its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives as "Additional Insureds" by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed additional insured.

2) Be primary with respect to any insurance of self-insurance programs covering City, its officials, employees, agents, and representatives.

3) Contain standard separation of insured provisions.

- Automotive Liability Insurance. Owner shall maintain business automobile liability insurance or equivalent form with a limit of not less than One Million Dollars ($1,000,000) for each accident for the vehicles Owner operates in connection with its cannabis business. Such insurance shall include coverage for owned, hired, and non-owned automobiles. Such insurance shall also:

    1) Name City, and work in good faith with the City and the insurers to name additional insureds as deemed reasonably necessary. "Additional Insureds" by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed additional insureds;

    2) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents, and representatives;

    3) Contain standard separation of insured provisions.

- Workers' Compensation Insurance. Owner shall take out and maintain during the term of this Agreement, workers' compensation insurance for all of Owner's employees employed at or on the Project, and in the event any of the work is subcontracted, Owner shall require any general contractor or subcontractor similarly to provide workers' compensation insurance for such contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Owner. In case any class of employee engaged in work on the Project is not protected under any workers' compensation law, Owner shall provide and shall cause each contractor and subcontractor to provide adequate insurance for the protection of employees not otherwise protected. Owner hereby indemnifies City for any damage resulting from failure of Owner, its agents, employees, contractors, or subcontractors to take out or maintain such insurance. Workers' compensation insurance with statutory limits and employer's liability insurance with limits of not less than One Million Dollars ($1,000,000) each accident shall be maintained.

- Other Insurance Requirements. Owner shall do all of the following:

    1) Prior to taking any actions under this Agreement, furnish City with properly executed certificates of insurance that clearly evidenced all insurance required in this Article, including evidenced that such insurance will not be canceled, allowed to expire, or be materially reduced in coverage without thirty (30) days prior written notice to City.

    2) Provide to City, upon request, and within seven (7) calendar days of said request, certified copies of endorsements and policies, and properly executed certificates of insurance evidencing the insurance required herein.

3) Replace or require the replacement of certificates, policies and endorsements for any insurance required herein expiring prior the termination of this Agreement.

4) Maintain all insurance required herein from the Effective Date of this Agreement to the earlier of the expiration of the term or the mutual written termination of this Agreement.

5) Place all insurance required herein with insurers licensed to do business in California with a current Best's Key Rating Guide reasonably acceptable to City.

13. Termination

- Termination Upon End of Term. This Agreement shall terminate upon the expiration of the term, unless it is terminated earlier pursuant to the terms of this Agreement. This Agreement shall also terminate in the event that Owner fails to commence operations as specified in Section 2 above. Upon termination of this Agreement, City shall record a notice of such termination and this Agreement shall be of no further force or effect except as otherwise set forth in this Agreement.

- Termination for Default. This Agreement may be terminated upon the Owner's default, in accordance with Section 16 below.

- Effect of Termination on Owner's Obligations. Termination of this Agreement shall eliminate any further obligation of Owner to comply with this Agreement, or some portion thereof, if such termination relates to only part of the Site or Project. Termination of this Agreement, in whole or in part, shall not, however, eliminate the rights of Owner to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

- Effect of Termination on City's Obligations. Termination of this Agreement shall eliminate any further obligation of City to comply with this Agreement, or some portion thereof. Termination of this Agreement shall not, however, eliminate the rights of City to seek any applicable and available remedies or damages based upon acts or omissions occurring before termination.

- Survival After Termination. The rights and obligations of the Parties set forth in this Agreement which, by its express terms or nature and context is intended to survive termination of this Agreement, will survive any such termination.

14. Resources Efficiency

Owner shall endeavor to reduce its environmental impact when possible. The design of the facility shall include reasonable water and energy conservation measures in accordance with applicable State regulations.

15. Standard Conditions for Construction

During any on-site construction activities related to development of the project site and any buildings thereon, or renovation or remodeling of existing buildings, Owner shall comply with all state and local building and construction laws, regulations, and guidelines. The Project shall comply with the applicable parking standards established by the City for these particular cannabis activities.

16. Defaults and Remedies

- Remedies in general. It is acknowledged by the parties that City would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof, except as hereinafter expressly provided. Subject to extensions of time by mutual consent in writing, failure to delay by either party to perform any term or provision of this Agreement beyond a reasonable notice and cure period shall constitute a default and constitute grounds to terminate the Agreement and/or pursue available legal remedies. In the event of alleged default or breach of any terms or conditions of this Agreement, the party alleging such default or breach shall give the other party not less than thirty (30) day notice in writing specifying the nature of the alleged default and the manner in which said default may be satisfactorily cured during any such thirty (30) day period, the party charged shall not be considered in default for purposes of termination or institution of legal proceedings. Notwithstanding the foregoing to the contrary, if the alleged default is of such a nature that it cannot be cured within thirty (30) days, the alleged defaulting party shall not be deemed in default as long as such party commences to cure such default within such thirty (30) day period and thereafter diligently prosecutes such cure to completion.

  After notice and expiration of the thirty (30) day period, the other party to this Agreement, at its option, may terminate this Agreement and/or institute legal proceedings pursuant to this Agreement.

  In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement including but not limited to the termination of this Agreement, except that City shall not be liable in monetary damages, unless expressly provided for this Agreement, to Owner, to any mortgagee or lender, or to any successors in interest of Owner or mortgagee or lender, or to any other person, and Owner covenants on behalf of itself and all successors in interest to the Property or any portion thereof, not to sue for damages or claim anydamages:

1) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

2) For the impairment or restriction of any right or interest conveyed or provided under, with, or pursuant to this Agreement, including, without limitation, any impairment or restriction which Owner characterizes as a regulatory taking or inverse condemnation; or

3) Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

Nothing contained herein shall modify or abridge Owner's rights or remedies (including its rights for damages, if any) resulting from the exercise by City of its power of eminent domain. Nothing contained herein shall modify or abridge Owner's rights or remedies (including its rights for damages, if any) resulting from bad faith intentional acts, the grossly negligent or malicious acts of City and its officials, officers, agents and employees. Nothing herein shall modify or abridge any defenses or immunities available to City and its employees pursuant to the Government Liability Act and all other applicable statutes and decisional law.

Except as set forth in the preceding paragraph relating to eminent domain, Owner's remedies shall be limited to those set forth in this Section.

Notwithstanding anything to the contrary contained herein, City covenants as provided in Civil Code Section 3300 not to sue for or claim any consequential damages or, in the event all or a portion of the Property is not developed, for lost profits or revenues which would have accrued to City as a result of the development of the Property.

- Specific Performance. The parties acknowledge that money damages and remedies at law are inadequate, and specific performance and other non- monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the followingreasons:

1) Except as provided in this Agreement, money damages are unavailable against City.

2) Due to the size, nature and scope of the Project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, Owner may be foreclosed from other choices it may have had to use the Property or portions thereof. Owner has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing

the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate Owner for such efforts; the parties acknowledge and agree that any injunctive relief may be ordered on an expedited, priority basis.

- Release. Except for those remedies set forth in this Agreement, Owner, for itself, its successors and assignees, hereby releases City, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, based or asserted, pursuant to Article 1, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon City because it entered into this Agreement or because of the terms of this Agreement.

Owner acknowledges that it may have suffered, or may suffer, damages and other injuries that are unknown to it, or unknowable to it, at the time of its execution of this Agreement. Such fact notwithstanding, Owner agrees that the release provided in this Section shall apply to such unknown or unknowable claims and damages. Without limiting the generality of the foregoing, Owner acknowledges the provisions of California Civil Code Section 1542, which provide:

> *"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor*."

Owner hereby waives, to the maximum legal extent, the provisions of California Civil Code Section 1542 and all other statutes and judicial decisions of similar effect.

- Termination of Agreement for Default of City. Owner may terminate this Agreement in the event of a default by City in the performance of a material term of this Agreement and only after providing written notice to City of default setting forth the nature of the default and the actions, if any, required by City to cure such default and, where the default can be cured, City has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default. Notwithstanding anything to the contrary, in the event that Owner deem it is necessary and/or advisable to cease operations in Porterville, then Owner may terminate this Agreement, and such termination shall be effective upon the date of written notice to the City.

- Attorneys' Fees and Costs. In any action or proceeding between City and Owner brought to interpret or enforce this Agreement, or which in any way arises out of the existence of this Agreement or is based upon any term or provision contained herein, the "prevailing party" in such action or proceeding shall be entitled to recover from the non-prevailing party, in addition to all other relief to which the prevailing party may be entitled pursuant to this Agreement, the prevailing party's reasonable attorneys' fees and litigation costs, in an amount to be determined by the court. The prevailing party shall be determined by the court in accordance with California Code of Civil Procedure Section 1032. Fees and costs recoverable pursuant to this Section include those incurred during any appeal from an underlying judgment and in the enforcement of any judgment rendered in any such action or proceeding.

- Owner Default. No building permit shall be issued or building permit application accepted for any structure on the Property after Owner is determined by City to be in default of the terms and conditions of this Agreement until such default thereafter is cured by Owner or is waived by City. If City terminates this Agreement because of Owner's default, then City shall retain any and all benefits, including money or land received by City hereunder.

17. Third Party Litigation

- General Plan Litigation. City has determined that this Agreement is consistent with its General Plan. Owner has reviewed the General Plan and concurs with City's determination.

City shall have no liability under this Agreement or otherwise for any failure of City to perform under this Agreement, or for the inability of Owner to develop the Property as contemplated by the Agreement, which failure to perform or inability to develop is as the result of a judicial determination that the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law, or that this Agreement or any of City's actions in adopting it were invalid, inadequate, or not in compliance with the law.

- Hold Harmless Agreement. To the fullest extent permitted by law, Owner hereby agrees to, and shall hold City, its elective and appointive boards, commissions, officers, agents, attorney's, contractors, consultants and employees harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from Owner or Owner's contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by Owner, or by any of Owner's contractors, subcontractors, agents, or employees operations under this Agreement, whether such operations be by Owner, or by any of Owner's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for Owner or any of Owner's contractors or subcontractors. Owner agrees to and shall defend City and its elective and appointive boards, commissions, officers, agents and employees from any suits or actions at law or

in equity for damage caused, or alleged to have been caused, by reason of any of the aforesaid operations.

- Indemnification. To the fullest extent permitted by law, Owner shall defend, indemnify, and hold harmless City and its elective and appointive boards, commissions, officers, agents, attorney's, contractors, consultants and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following: (i) this Agreement and the concurrent and subsequent permits, licenses and entitlements approved for the Project or Property; (ii) the environmental impact report, mitigated negative declaration or negative declaration, as the case may be, prepared in connection with the development of the Property; (iii) any claims based on or alleging inverse condemnation by any person or entity with an interest in the Property; and (iv) the proceedings undertaken in connection with the adoption or approval of any of the above. In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision of this Agreement or any portion thereof as set forth herein, the parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, City, at is sole option, may tender the complete defense of any third-party challenge as described herein. In the event City elects to contract with special counsel to provide for such a defense, City shall meet and confer with Owner regarding the selection of counsel, and Owner shall pay all costs related to retention of such counsel. This Indemnification is provided in addition to that set forth in Section 10.

- Environmental Contamination. To the fullest extent permitted by law, Owner shall indemnify and hold City, its elective and appointive boards, commissions, officers, agents, attorney's, contractors, consultants and employees free and harmless from any liability, based or asserted, upon any act or omission of Owner, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors, excepting and acts or omissions of City as successor to any portions of the Property dedicated or transferred to City by Owner, for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and Owner shall defend, at its expense, including attorneys' fees, City, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. City may in its discretion participate in the defense of any such claim, action or proceeding. This Indemnification is provided in addition to that set forth in Section 10.

The provisions of this Section do not apply to environmental conditions that predate Owner's ownership or control of the Property or applicable portion; provided, however, that the foregoing limitation shall not operate to bar, limit or modify any of Owner's

statutory or equitable obligations as an owner or seller of the Property.

- City to Approve Counsel. With respect to this Section, City reserves the right to approve the attorney(s) which Owner selects, hires or otherwise engages to defend City hereunder, which approval shall not be unreasonably withheld.

- Accept Reasonable Good Faith Settlement. With respect to this Section, City shall not reject any reasonable good faith settlement. If City does reject a reasonable, good faith settlement that is acceptable to Owner, Owner may enter into a settlement of the action, as it relates to Owner, and City shall thereafter defend such action (including appeals) at its own cost and be solely responsible for any judgment rendered in connection with such action. This Section applies exclusively to settlements pertaining to monetary damages or damages which are remedial by the payment of monetary compensation. Owner and City expressly agree that this Section does not apply to any settlement that requires an exercise of City's police powers, limits City's exercise of its police powers, or affects the conduct of City's municipal operations.

- Survival. The provisions of this Section inclusive, shall survive the termination or expiration of the Agreement.

18. California Environmental Quality Act

Owner shall pay all fees and reimburse City for any and all costs incurred by City related to project review under the California Environmental Quality Act (CEQA), Public Resources Code, §§21000-21189.3, and the Guidelines for California Environmental Quality Act, California Code of Regulations, Title 14, §§15000-15387. If reasonably requested by City, Owner shall conduct and pay for any required CEQA reviews and analyses. The City has found that the proposed Project is Categorically Exempt from California Environmental Quality Act (CEQA) requirements under provisions of CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversions of Structures). This exemption applies to projects characterized as conversion of an existing structure from one use to another in conjunction with minor changes to the facility, including construction of drive thru facility meeting the conditions described in Section 15303.

19. Rules, Regulations, and Official Policies

Except as otherwise provided in this Agreement, the rules, regulations, and official policies of City governing permitted uses of the land, governing density, and governing the design, improvements, and construction standards and specifications applicable to the development of the Project subject of this Agreement, shall be those rules, regulations, and official policies of City in force at the time of the execution of this Agreement. This Agreement does not prevent City, in subsequent actions applicable to the property, from applying new rules, regulations, and policies which do not conflict with those rules, regulations, and policies applicable to the property as set forth herein, nor does this Agreement prevent City from denying or

conditionally approving any subsequent development project application based on such existing or new rules, regulations, or policies.

20. Commercial Cannabis Permit Conditions of Approval

Owner shall comply with all conditions of approval of the City-issued Commercial Cannabis Permit.

21. Periodic Reviews

This Agreement shall be subject to annual review. Owner shall demonstrate good faith compliance with the terms of this Agreement. If, as a result of such periodic review, City finds and determines, based on substantial evidence, that Owner, or successor in interest thereto, has not complied in good faith with the terms or conditions of this Agreement, City may terminate or modify this Agreement (except no modification shall increase Owner's liability nor reduce Owner's rights), provided that City shall first provide Owner notice of its intent to terminate, with a detailed explanation as to why, and provide Owner the reasonable right to cure the same.

- Periodic Review. City Council shall review this Agreement annually, on or before each anniversary of the Effective Date, in order to ascertain Owner's good faith compliance with this Agreement. During the periodic review Owner shall be required to demonstrate good faith compliance with the terms of the Agreement, through submitting an annual monitoring report, records, or equivalent written materials to the Community Development Department. The Department may schedule a hearing on the periodic review of the Development Agreement on or following the anniversary of the Effective Date, but Owner has no obligation to compel such hearing, and no implication will be made to Owner's detriment if a hearing is not in fact held. Owner shall document any request for an extension of the term due to delays beyond the control of Owner (see Section 25, "Force Majeure").

- Conditional Use Permit. For all intents and purposes, the Commercial Cannabis Permit to be issued under this Agreement shall be treated as if it were a Conditional Use Permit issued to Owner for the establishment and operation of its business. The operation of the business at all times shall be required to comply with the terms of this Agreement.

- Special Review. City Council may order a special review of compliance with this Agreement at any time. The Community Development Director or his or her designee shall conduct such special review. During a special review, Owner shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on Owner.

- Review Hearing. At the time and place set for the review hearing, Owner shall be

given an opportunity to be heard. If City Council finds, based upon substantial evidence, that Owner has not complied in good faith with the terms or conditions of this Agreement, City Council may terminate this Agreement notwithstanding any other provision of this Agreement to the contrary, or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of City. The decision of City Council shall be final, subject only to judicial review pursuant to Code of Civil Procedure Section 1094.5.

- Certificate of Agreement Compliance. If, after a periodic or special review, Owner is found to be in compliance with this Agreement, and if Owner requests it, City shall issue a Certificate of Agreement Compliance ("Certificate") to Owner stating that after the most recent periodic or special review, and based upon the information known or made known to the Planning Director and City Council, that (i) this Agreement remains in effect and (ii) Owner is not in default.

City shall not be bound by a Certificate if a default existed at the time of the periodic or special review, but was concealed from or otherwise not known to the Planning Director and City Council, regardless of whether the Certificate is relied upon by assignees or other transferees or Owner.

- Failure to Conduct Review. City's failure to conduct a periodic review of this Agreement shall not constitute a breach of this Agreement.

22. Assignment

Assignment by Owner. Owner shall not transfer, delegate, sublet or assign its interest, rights, duties, and obligations under this Agreement, unless and except for as specifically authorized in this Section. Any assignment, delegation, or subletting inconsistent with the terms and conditions of this Agreement shall be null and void.

Limited Assignment Authorization. During the term of this Agreement or the legal extension of this Agreement as authorized in Section 2 above, and solely in the event of Darin Garrett's death, or his complete and permanent physical or mental incapacity, this Agreement and its interests, rights, duties and obligations shall be solely assignable to _____ Garrett, provided that _____ Garrett holds an authorized position with Cannabis Express, Inc., and is eligible under, and has complied with (and continues to comply with) all applicable laws, regulations and license transfer requirements related to the operation of the business.

23. Operating Commercial Cannabis Facility

Any party to this Agreement, shall not operate a commercial cannabis facility authorized under the municipal code unless it is the holder of a valid applicable State Cannabis License and a Commercial Cannabis Permit issued by City in accordance with the procedures and requirements of Chapter 15, Article VII of the Porterville Municipal Code.

24. Notice

Any notice or communication required hereunder between City and Owner must be in writing, and may be given either personally, by registered or certified mail (return receipt requested), or by Federal Express, UPS or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered, as shown on a receipt issued by the courier. Any Party hereto may at any time, by giving ten (10) days written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to City:	City of Porterville 291 North Main St. Porterville, CA 93257 Attention: City Manager
and	City Attorney, Porterville McCormick, Kabot & Lew 4010 S. Demaree Street Visalia, CA 93277
If to Owner:	Cannabis Express, Inc. c/o Darin A. Garrett, CEO 200 Main Street Porterville, CA 93257

25. Miscellaneous Provisions

- Amendment or Cancellation. This Agreement may be amended, or canceled in whole or in part, only by the written mutual consent of the parties to this Agreement or their successors in interest.

- Waiver. Waiver by City of any one or more of the terms or conditions of this Agreement shall not be construed as waiver of any other term or condition under this Agreement.

- Enforcement/Reserved Powers. Unless amended or canceled pursuant hereto, this Agreement shall be enforceable by any party hereto, or successor in interest thereto, notwithstanding any subsequent change in any applicable general or specific plan, zoning, subdivision or building regulation, or municipal code amendment adopted by City that conflicts with the terms of this Agreement. However, this Agreement is subject to the City's "Reserved Powers." For purposes of this Agreement, "Reserved Powers" means the rights and authority excepted from this Agreement's restrictions on the City's police powers and which are instead reserved to the City. The Reserved Powers include the powers to enact regulations or take future discretionary actions after the Effective Date of this Agreement that: (1) are necessary to protect the public health and safety, and are generally applicable on a City-wide basis (except in the event of natural disasters as found by the City Council such as floods, earthquakes and similar acts of God); (2) are amendments to California Marijuana Laws or California Uniform Codes, as adopted by the City of Porterville, and/or the Porterville Municipal Code, as applicable, regarding the construction, engineering and design standards for private and public improvements to be constructed on the Site; (3) are necessary to comply with state or federal laws and regulations; or (4) involve sign and parking ordinances and guidelines, changes to the City's zoning laws, Specific Plan or the City's General Plan, whether adopted previous or subsequent to the Effective Date of this Agreement).

If any City ordinance, rule or regulation or addition to the Porterville Municipal Code is enacted or imposed by a citizen-sponsored initiative or referendum after the Effective Date that would conflict with this Agreement or an associated Commercial Cannabis Permit, business license or other authorizations and City approvals, or reduce development rights or assurances provided to the Owner in this Agreement, then such changes, additions or deletions to the Porterville Municipal Code shall not be applied to the Site or Project; provided, however, the parties acknowledge that the City's approval of this Agreement is a legislative action subject to referendum. The parties shall cooperate with each other and undertake such reasonable actions as may be appropriate to ensure this Agreement remains in full force and effect and is implemented in accordance with its terms and to the fullest extent permitted by state or federal law.

Notwithstanding anything to the contrary in this Agreement, site improvements contemplated by this Agreement shall be completed pursuant to the City's development standards and design guidelines.

- Joint and Several Liability. Cannabis Express Inc. shall be jointly and severally liable for any amount due under this Agreement, and any breach of this Agreement of failure to pay by one Party shall also constitute a breach of this Agreement by the other Party.

- Severability. If any part of this Agreement is found to conflict with applicable state laws or regulations, such part shall be inoperative, null, and void insofar as it

conflicts with said laws or regulations, or modified or suspended as may be necessary to comply with such state laws or regulations, but the remainder of this Agreement shall continue to be in full force and effect.

- Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. The execution of this Agreement may be by actual, facsimile, or electronic signature.

- Jurisdiction. The law governing this Agreement shall be that of the State of California. The parties agree that this Agreement is entered into and to be performed in Tulare County, California.

- Disclaimer. Despite California's commercial cannabis laws and the terms and conditions of this Agreement, or any Commercial Cannabis Permit issued pertaining to Owner or the property specified herein, California commercial cannabis possessors or business operators may still be subject to arrest by state or federal officers and prosecuted under state or federal law. The Federal Controlled Substances Act, 21 USC § 801, prohibits the manufacture, distribution, and possession of cannabis without any exemptions for medical use.

- Force Majeure. If delays are caused by unforeseen events beyond the control of Owner, such delays will entitle Owner to an extension of time as provided in this section. Such unforeseen events ("Force Majeure") shall mean war, insurrection, acts of God, local, state or national emergencies, strikes and other labor difficulties beyond the party's control, or any default by City hereunder, which Force Majeure event substantially interferes with the development, construction or operation of the Project.

- Constructive Notice and Acceptance. Every person who after the Effective Date and recording of this Agreement owns or acquires any right, title, or interest to any portion of the Site, is and shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Site, and all rights and interests of such person in the Site shall be subject to the terms, requirements, and provisions of this Agreement.

- Binding Effect of Agreement. The Parties agree that the Recitals above are true and correct and intend to be bound by same. Except as otherwise provided, the burdens of this Agreement are binding upon, and the benefits of this Agreement inure to, all authorized successors-in-interest of the Parties and constitute covenants which run with the Site. In order to provide constructive notice thereof, the City Clerk will record this Agreement with the Tulare County Recorder within the period required by Government Code Section 65868.5.

- Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between the City and the Owner is that of a government entity regulating the development of private property and the owner of such property.

- Changes to Project. The parties acknowledge that changes to the Project or Development Plans and related approvals may be appropriate and mutually desirable to carry out the intent and purpose of this Agreement. This Agreement shall not prevent the City from applying, with the consent or at the request of the Owner, *Subsequent Land Use Regulations* or *Subsequent Development Approvals* that do not directly conflict with the Project, Site or Development Plan authorized under this Agreement. The granting of one such change or request shall not obligate the City to grant other similar changes or requests. As used herein, "*Subsequent Development Approvals*" include, without limitation, all excavation, grading, building, construction, demolition, encroachment or street improvement permits, occupancy certificates, utility connection authorizations, or other non-discretionary permits or approvals necessary, convenient or appropriate for the Project. As used herein, "*Subsequent Land Use Regulations*" means ordinances, resolutions and codes adopted or approved by the City after the Effective Date of this Agreement governing the development and use of the land, including general plan amendments, zone changes, variances or conditional use permits affecting the permitted use of the land including density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions of reservation or Dedication of land for public purposes, and the design, improvement and construction and initial occupancy standards and specifications applicable to the Development of the Property.

- Conflicting Federal or State Rules. In the event that any conflicting federal or state laws or regulations, enacted after the Effective Date, prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the City, *this Agreement shall remain in full force and effect as to those provisions not affected*; and

(i) Notice of Conflict. Either party, upon learning of any such matter, will provide the other party with written notice thereof and provide a copy of any such law, regulation or policy together with a statement of how any such matter conflicts with the provisions of this Agreement; and

(ii) Modification Conferences. The parties shall, within thirty (30) days of the notice referenced to in the preceding subsection, meet and confer in good faith and

attempt to modify this Agreement to bring it into compliance with any such federal or state law or regulation.

(iii) City Council Hearings. In the event the City believes that an amendment to this Agreement is necessary due to the effect of any federal or state law or regulation, the proposed amendment shall be scheduled for hearing before the City Council. The City Council shall determine the exact nature of the amendment necessitated by such federal or state law or regulation. Owner shall have the right to offer oral and written testimony at the hearing. Any modification ordered by the City Council pursuant to such hearing is subject to judicial review in accordance with California law.

(iv) City Cooperation. The City shall cooperate with Owner in securing any City permits, licenses or other authorizations that may be required as a result of any amendment resulting from actions initiated by the City. As required by this Agreement, Owner shall be responsible to pay all applicable fees in connection with securing of such permits, licenses or other authorizations.

Effective Date. "Effective Date" means the date on which all of the following are true: (i) thirty (30) days have elapsed since the second reading of the Ordinance adopting and approving this Development Agreement and (ii) all Exhibits to this Agreement are finalized, executed and notarized by all affected parties (if applicable) and attached hereto; provided, however, that if these conditions have not been fully satisfied by the Owner the Effective Date may not thereafter occur and this Agreement may not thereafter become effective.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

CITY OF PORTERVILLE

Greg Meister
Mayor

OWNER
CANNABIS EXPRESS, Inc.

Name: Darin A. Garrett
Title: Chief Executive Officer

APPROVED AS TO FORM:

City Attorney

APPROVED AS TO FORM:

_____
Attorney for Owner

APPROVED AS TO FORM:

_____
Attorney for Property Owner

SUBJECT: Consideration of Updated Library Design and Recommended Project Budget

SOURCE: Engineering and Project Management

COMMENT: The City's efforts to develop a new Porterville Public Library began several years ago and have involved multiple planning phases, community discussions, and funding pursuits. In 2017, the need for a new, modernized library was formally identified, initiating long-term planning to replace the aging facility and expand services for the community.

On October 10, 2017, the City Council and Library Commission held a joint meeting to discuss the shared interest in developing a new library. At that meeting, the City Council directed staff to include the project in the City's Capital Improvement Program. In the following budget cycles, the City programmed preliminary placeholder amounts for the project, including $500,000 for property acquisition in Fiscal Year 2021–2022, $2,000,000 for design and environmental work in Fiscal Year 2022–2023, and $18,000,000 for construction in Fiscal Year 2023–2024. These figures were conceptual, and the project remained unfunded, but the programmed amounts positioned the City to compete for external funding opportunities.

In February 2020, the original library building was lost in a tragic fire. After the fire, the City received approximately $8.5 million in insurance proceeds. A significant portion of these funds has been used to operate the temporary library, including lease costs, utilities, furniture, equipment, books, materials, and the design of the new library. A portion of the proceeds was also used to remediate smoke damage at Fire Station 71 and City Hall. As of November 30, 2025, the City has a remaining balance of approximately $3.26 million. Staff and the City Council continue working toward finalizing the remaining settlement, and staff is hopeful a final resolution may be reached in the coming months. The final settlement amount, inclusive of what has already been received, is still unknown.

In 2022, the City submitted a competitive grant application through the California State Library's Building Forward Library Infrastructure Program. The maximum allowable request at the time was $10 million. In September 2022, the City was awarded $7.26 million. In 2023, staff submitted a second

application to the same program, but no additional funds were awarded.

During the same period, the City received $19.98 million in American Rescue Plan Act (ARPA) funding. While the City discussed the possibility of using a portion of ARPA funds for the library project, the initial constraints of the funding source and ultimate deadline for their utilization necessitated the appropriation of these funds to other qualifying urgent community needs. The City ultimately allocated $1,799,226 for vaccination incentives, $2,303,540 to support and retain employees, $4,850,000 for the construction of the new Animal Shelter, $4,266,673 for the new Overland Park and Recreation Center, and $2,805,994 for the expansion of the Navigation Center. These allocations reflected critical needs during the pandemic recovery period.

On August 15, 2023, the City Council awarded a design contract to Paul Halajian Architects (PHA). Over the next year, PHA worked with staff and the Library Facility Planning Committee to develop preliminary design concepts. At its meeting on September 3, 2024, the City Council reviewed multiple scoping options and selected Option 2, which proposed a 24,600 square-foot library at a total project budget of $30 million. The Council directed staff and PHA to proceed with refining this reduced design.

On February 18, 2025, the City Council directed staff to re-evaluate the design approach because the $30 million project exceeded the funding currently available. PHA provided updated schematic plans and also shared comparative cost information from a similar project in Fairmead, California. Based on this analysis, PHA recommended a construction budget of approximately $20 million for a 16,765 square-foot library. When including construction management and inspection services (approximately 10 percent), the overall recommended project budget is $22 million.

Since July 2025, the City Council and staff have also evaluated alternative library locations and scaled-down options to align with available funding. These discussions were conducted in good faith to ensure cost-effective solutions were considered. Ultimately, the City Council concluded that these alternatives did not meet the community's long-term needs or the City's vision for a modern public library. As a result, Council reaffirmed its commitment to constructing a new library at the originally identified site.

While this report provides a comprehensive history of the City's efforts to secure funding and define a feasible project scope, it is equally important to highlight the design elements that remain central to the project. The updated schematic design prepared by PHA includes space for children's services, teen areas, adult collections, and staff work areas, with a layout structured to maintain adjacency, visibility, and functionality. The design also reflects updated structural, utility, and site planning considerations that align with the reduced square footage. The new layout ensures that the most essential

programmatic elements can be delivered while maintaining flexibility for future expansion as additional funding becomes available.

PHA has confirmed that continuing with the updated schematic design is the most efficient and cost-effective path forward. The recommended $22 million project budget allows the City to construct a practical, modern, and appropriately sized facility without requiring a complete redesign. Advancing the project now will also maintain momentum, reduce future cost escalation, and allow coordinated planning across multiple fiscal years.

If the City Council desires to pursue a larger library or expand the project scope beyond the recommended $22 million budget, the City has viable financing options available. The City maintains a strong General Fund credit rating, which positions it well to secure long-term financing at competitive interest rates. It is important to note that pursuing such options will delay design, extend the project timeline, potentially jeopardize the $7.2 million grant, and put additional pressure on the General Fund.

RECOMMENDATION: That the City Council:
1. Establish a project budget of $22 million;
2. Approve a library design that falls within the newly established budget (approximately 16,700 square feet); and
3. Direct staff to proceed with project development based on the approved budget and concept;
or
4. Direct staff to explore financing options and return with information at a future meeting.

ATTACHMENTS:
1. Schematic Plans
2. Previously Presented Library Options
3. Potential Area Reduction Strategy

Appropriated/Funded:

Review By:

Department Director:
Javier Sanchez, Engineering & Project Management Director

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

NEW CONSTRUCTION FOR:

PORTERVILLE PUBLIC LIBRARY

CITY OF PORTERVILLE
255 EAST OLIVE AVENUE
PORTERVILLE, CA 93274



PROJECT DIRECTORY

CLIENT/OWNER
COMPANY: CITY OF PORTERVILLE
ADDRESS: 255 EAST OLIVE AVENUE | PORTERVILLE, CA 93274
CONTACT: SARAH WEAVER | PROJECT MANAGER
PHONE: (559) 791-7843
EMAIL: sweaver@ci.portervile.ca.us

CIVIL ENGINEER
COMPANY: BLAIR CHURCH & FYNN
ADDRESS: 451 CLOVIS AVE, STE 200 | CLOVIS, CA 93612
CONTACT: JEFF BRIANS | PRINCIPAL
PHONE: (559) 326-1400
EMAIL: JBrians@bcf-engr.com

LANDSCAPE ARCHITECT
COMPANY: WESTWOOD
ADDRESS: 6200 STONERIDGE MALL RD, SUITE 330
PLEASANTON, CA 94588
CONTACT: SAMIR KHANNA | SENIOR PROJECT MANAGER
PHONE: (888) 937-5150
EMAIL: samir.khanna@westwoodps.com

ARCHITECT
COMPANY: PAUL HALAJIAN ARCHITECTS
ADDRESS: 265 E RIVER PARK CIRCLE, SUITE 420 | FRESNO, CA 93720
CONTACT: JAMIE STEINMETZ | SENIOR ASSOCIATE ARCHITECT
PHONE: (559) 297-7900
EMAIL: jamies@halajianarch.com

INTERIORS / SPACE PLANNING
COMPANY: NOLL & TAM
ADDRESS: 729 HEINZ AVE | BERKELEY, CA 94710
CONTACT: TRINA GOODWIN | ARCHITECT, ASSOCIATE PRINCIPAL
PHONE: (510) 542-2215
EMAIL: trina.goodwin@nollandtam.com

STRUCTURAL ENGINEER
COMPANY: PARRISH HANSEN
ADDRESS: 455 W. FIR AVE | CLOVIS, CA 93611
CONTACT: JIM HANSEN |
PHONE: (559) 449-2700
EMAIL: jhansen@ppeng.com

MECHANICAL/ PLUMBING ENGINEER
COMPANY: LAWRENCE ENGINEERING GROUP
ADDRESS: 4910 E.CLINTON WAY., SUITE 101 |FRESNO, CA, 93727
CONTACT: MICHAEL D. CANTELMI | MECHANICAL ENGINEER
PHONE:(559) 431-0101
EMAIL: mike@legfresno.com

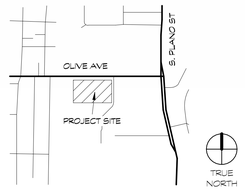
ELECTRICAL ENGINEER
COMPANY: ROSE SING EASTHAM
ADDRESS: 131 S. DUNWORTH ST | VISALIA, CA 93292
CONTACT: STEVE EASTHAM | PE
PHONE: (559) 799-5999
EMAIL: seastham@rse-eng.com

LIGHTING
COMPANY: MINUSCULE LIGHTING
ADDRESS: 450 LINDEN ST | SAN FRANCISCO, CA 94102
CONTACT: MAX PIERSON-LIENARD
PHONE: (415) 322-0829
EMAIL: max@minuscule.lighting

AV / ACOUSTICS / SECURITY / TELECOMMUNICATION
COMPANY: SALTER
ADDRESS: 130 SUTTER STREET, FLOOR 5 | SAN FRANCISCO, CA 94104
CONTACT: KEN GRAVEN | PE
PHONE: (415) 397-0442
EMAIL: kgraven@salter-inc.com

COST ESTIMATOR
COMPANY: SIERRA WEST GROUP
ADDRESS: 9700 BUSINESS PARK DR | SACRAMENTO, CA, 95827
CONTACT: JOHN MORENO |CHIEF ESTIMATOR
PHONE: (916) 925-4000
EMAIL: jmoreno@sierrawestgroup.com

VICINITY MAP



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PROJECT OVERVIEW

BUILDING AND SITE INFORMATION

ADDRESS:	255 EAST OLIVE AVENUE PORTERVILLE, CA 93274
A.P.N.:	261-130-004
SITE AREA:	3.9 ACRES (248'0 SF)
BUILDING AREA:	24,875 SF
OCCUPANCY:	A-3 (PRIMARY) B (STAFF AREAS)
CONSTRUCTION TYPE:	TYPE V-B

DESCRIPTION OF WORK
PROJECT CONSISTS OF NEW CONSTRUCTION OF A 1-STORY PUBLIC LIBRARY, WITH ASSOCIATED ON-SITE AND OFF-SITE IMPROVEMENTS.

BUILDING WILL BE CONSTRUCTED OF STEEL MOMENT AND BRACE FRAMES, DOWEL LAMINATED TIMBER ROOF DECKS AT GABLED AREAS, ENGINEERED WOOD ROOF FRAMING AT FLAT ROOF AREAS, ALL ON TOP OF A CONCRETE SLAB ON GRADE.

ON-SITE DEVELOPMENT SHALL INCLUDE PARKING (INCLUDING ELECTRICAL VEHICLE CHARGING STALLS); LANDSCAPING, WALKING LOOP (WITH HISTORY WALK, EXERCISE AREAS, AND LIBRARY MEMORIAL), AND SOLAR PV SHADE STRUCTURE, AS WELL AS PROVISIONS FOR A FUTURE AMPHITHEATER TO BE LOCATED AT SOUTHWEST CORNER OF THE SITE.

OFF-SITE DEVELOPMENT SHALL INCLUDE NEW DRIVE APPROACHES AND THE DEVELOPMENT OF A BUS STOP PER CITY STANDARDS.

DEFERRED APPROVALS
ALL PLANS LISTED BELOW SHALL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO PERMITTING:

SUBMIT COMPLETE FIRE SPRINKLER PLANS (PER NFPA 13) TO THE AHJ FOR APPROVAL PRIOR TO ANY INSTALLATION OR MODIFICATION.

SUBMIT COMPLETE FIRE ALARM PLANS (PER NFPA 72) TO THE AHJ FOR APPROVAL PRIOR TO ANY INSTALLATION OR MODIFICATION.

SUBMIT COMPLETE SOLAR PLANS TO THE AHJ FOR APPROVAL PRIOR TO ANY INSTALLATION OR MODIFICATION.

SPECIAL INSPECTIONS
REFER TO STRUCTURAL COVER SHEET FOR A LIST OF SPECIAL INSPECTIONS REQUIRED.

REFER TO MECHANICAL, ELECTRICAL AND ENERGY COMPLIANCE SHEETS FOR A LIST OF TITLE 24 RELATED SPECIAL INSPECTIONS REQUIRED.

GEOTECHNICAL REPORT
ALL INFORMATION HERE IS TO COMPLY WITH DESIGN METHODS AS INDICATED IN GEOTECHNICAL REPORT PROVIDED BY XXX, WITH PROJECT NUMBER XXX, DATED XXX.

GOVERNING CODES
2022 CALIFORNIA ADMINISTRATIVE CODE (PART 1 OF TITLE 24, CCR)
2022 CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24, CCR)
2022 CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24, CCR)
2022 CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24, CCR)
2022 CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24, CCR)
2022 CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24, CCR)
2022 CALIFORNIA FIRE CODE (PART 9 OF TITLE 24, CCR)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12 OF TITLE 24, CCR)
CALIFORNIA CODE OF REGULATIONS, TITLE 19, PUBLIC SAFETY
CALIFORNIA OCCUPATIONAL HEALTH & SAFETY ACT
CALIFORNIA ENVIRONMENTAL QUALITY ACT, LATEST EDITION
REQUIREMENTS OF THE REGIONAL WATER QUALITY BOARD
AIR QUALITY MANAGEMENT DISTRICT REGULATIONS
LOCAL PUBLIC AGENCY STANDARDS (UTILITY CONNECTIONS, FIRE PROTECTION SYSTEM, ETC.)
2022 NFPA 72 - NATIONAL FIRE ALARM CODE
2022 NFPA 13 - NATIONAL FIRE SPRINKLER CODE
ASHRAE INDOOR AIR QUALITY STANDARD 62-1989

ARCHITECTS STATEMENT
THE DRAWINGS &/OR SPECIFICATIONS &/OR CALCULATIONS FOR THE DISCIPLINES LISTED HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS OR CONSULTANTS WHO ARE LICENSED &/OR AUTHORIZED TO PREPARE SUCH DRAWINGS IN THIS STATE. THESE DOCUMENTS HAVE BEEN EXAMINED BY ME FOR DESIGN INTENT & HAVE BEEN FOUND TO MEET THE APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS & THE PROJECT SPECIFICATIONS PREPARED BY ME.

THE FOLLOWING DISCIPLINES' WORK HAS BEEN COORDINATED WITH MY PLANS & SPECIFICATIONS & IS ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THIS PROJECT FOR WHICH I AM THE INDIVIDUAL DESIGNATED TO BE IN GENERAL RESPONSIBLE CHARGE, (OR FOR WHICH I HAVE BEEN DELEGATED RESPONSIBILITY FOR THIS PORTION OF WORK): CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL

ARCHITECTS SIGNATURE DATE

PAUL HALAJIAN
ARCHITECT/PRINCIPAL:
PAUL HALAJIAN ARCHITECTS

LICENSE #: C-020194
EXPIRATION:

ALTERNATES - SEE PLANS FOR ADDITIONAL INFO

ALT #01:
BASIS OF DESIGN - ROOF ASSEMBLY AT PORTIONS OF ROOF BETWEEN GRIDLINES 3-6 / E-D AND 1-2 / B-J SHALL BE AS INDICATED ON PLANS; SEE DETAIL 2 / A501

ALT #01A - ROOF ASSEMBLY AT ROOF AREAS INDICATED ABOVE SHALL INSTEAD BE AS INDICATED IN DETAIL 3 / A501

ALT #01B - ROOF ASSEMBLY AT ROOF AREAS INDICATED ABOVE SHALL INSTEAD BE AS INDICATED IN DETAIL 4 / A501

ALT #02:
BASIS OF DESIGN - (3) SHADE CANOPIES TO BE PROVIDED AS INDICATED ON PLANS. CONCRETE KNEE WALL TO BE PROVIDED WHERE INDICATED ON PLANS.

ALT #02 - OMIT SHADE CANOPIES IN THEIR ENTIRETY. OMIT CONCRETE KNEE WALL (METAL STUD WALL ASSEMBLY (3 / A201) TO CONTINUE TO GROUND)

ALT #03:
BASIS OF DESIGN - CLERESTORY WINDOW STRUCTURES ABOVE ADULT STACKS / MAIN LIBRARY SHALL BE AS INDICATED ON PLANS

ALT #03 - PROVIDE MULTIGANG SKYLIGHTS IN MAIN ROOF; ASSUME UNITS OF 8 x 18, TYP. OF 6 TOTAL UNITS

ALT #04:
BASIS OF DESIGN - ASSUME ALL PORTIONS OF THE SITE ARE REQUIRED TO BE DEVELOPED / LANDSCAPED

ALT #04 - OMIT 40,627 SF OF LANDSCAPING / IRRIGATION FROM SITE SCOPE (TO BE DEVELOPED AT A LATER DATE; SEE SITE PLAN)

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PROJECT: PORTERVILLE PUBLIC LIBRARY
CITY OF PORTERVILLE
255 EAST OLIVE AVENUE, PORTERVILLE, CA 93274
SHEET: COVER SHEET

DRAWING SET INFORMATION:

02.21.2025	100% SD SUBMITTAL

REVISIONS:

PROJECT NUMBER:
2023-14

SHEET NUMBER:
G000

PRINT DATE: 2/25/2025 11:29:46 AM



ENTRY APPROACH



SPORTS COMPLEX APPROACH



TRAIL APPROACH



OLIVE APPROACH



ADULTS LIBRARY



CHILDRENS LIBRARY ENTRY



CHILDRENS LIBRARY 01



CHILDRENS LIBRARY 02



CHILDRENS LIBRARY 03



TEENSPACE



LARGE MEETING ROOM 01



LARGE MEETING ROOM 02



QUIET ROOM

PRINT DATE: 2/25/2025 4:45:41 PM

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PROJECT:
PORTERVILLE PUBLIC LIBRARY
CITY OF PORTERVILLE
255 EAST OLIVE AVENUE, PORTERVILLE, CA 93274

SHEET: RENDERS

DRAWING SET INFORMATION:

02.21.2025	100% SD SUBMITTAL

REVISIONS:

PROJECT NUMBER:
2023-14

SHEET NUMBER:
G210

GENERAL PLUMBING NOTES:

1. *THE APPLICABLE CODES AND REGULATIONS FOR THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:*

   CALIFORNIA CODE OF REGULATIONS
   TITLE 8, INDUSTRIAL RELATIONS
   TITLE 19, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
   TITLE 24, PART 1, ADMINISTRATIVE REGULATIONS
   2022 CALIFORNIA BUILDING CODE, PART 2, TITLE 24 CCR
   2022 CALIFORNIA ELECTRICAL CCDE, PART 3, TITLE 24 CCR
   2022 CALIFORNIA MECHANICAL CODE, PART 4, TITLE 24 CCR
   2022 CALIFORNIA PLUMBING CODE, PART 5, TITLE 24 CCR
   2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 CCR

   NFPA 101 2021 EDITION
   OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT

2. *LAYOUT OF MATERIALS, EQUIPMENT AND SYSTEMS IS GENERALLY DIAGRAMMATIC UNLESS SPECIFICALLY DIMENSIONED. SOME WORK MAY BE SHOWN OFFSET FOR CLARITY. THE PLUMBING BUILDING PLANS HAVE BEEN PREPARED TO MATCH THE ARCHITECTURAL PLANS. IF DIFFERENCES OCCUR, THE ARCHITECTURAL PLANS ARE TO TAKE PRECEDENCE. THE ACTUAL LOCATIONS OF ALL MATERIALS, PIPING, DUCTWORK, FIXTURES, EQUIPMENT, SUPPORTS, ETC. SHALL BE CAREFULLY PLANNED, PRIOR TO INSTALLATION OF ANY WORK, TO AVOID ALL INTERFERENCE WITH EACH OTHER, OR WITH STRUCTURAL, ELECTRICAL, ARCHITECTURAL, OR OTHER ELEMENTS. ALL PIPE OFFSET ELBOWS FOR COORDINATION BETWEEN TRADES ARE NOT SHOWN. CONTRACTOR SHALL INCLUDE SUFFICIENT FUNDS FOR THE COORDINATION OFFSETS IN THE BID. VERIFY THE PROPER VOLTAGE AND PHASE OF ALL EQUIPMENT WITH THE ELECTRICAL PLANS. ALL CONFLICTS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER PRIOR TO INSTALLATION OF ANY WORK OR THE ORDERING OF ANY EQUIPMENT.*

3. *PENETRATIONS OF PIPES, CONDUITS, ETC. IN WALLS OR FLOORS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED. SEE DETAIL _____.*

4. *ALL PIPING AND CONDUIT REQUIRING SEISMIC BRACE AND SUPPORT SHALL BE SUPPORTED PER MASON WEST, INC. "SEISMIC RESTRAINT COMPONENTS FOR SUSPENDED DISTRIBUTION SYSTEMS", 2022 EDITION, HCAI (OSHPD) PRE-APPROVED ANCHORAGE OPM-0043-13, OR OTHER HCAI (OSHPD) PRE-APPROVED SYSTEM.*

5. *WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER-DRIVEN PINS IN EXISTING NON-PRESTRESSED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. WHEN INSTALLING THEM INTO EXISTING PRE-STRESSED CONCRETE (PRE- OR POST-TENSIONED), LOCATE THE PRESTRESSED TENDONS BY USING A NON-DESTRUCTIVE METHOD PRIOR TO INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.*

6. *FIELD VERIFY THE EXACT LOCATION, DEPTH AND SIZE OF ALL NEW POINTS OF CONNECTION TO EXISTING UTILITIES PRIOR TO COMMENCING NEW UTILITY WORK.*

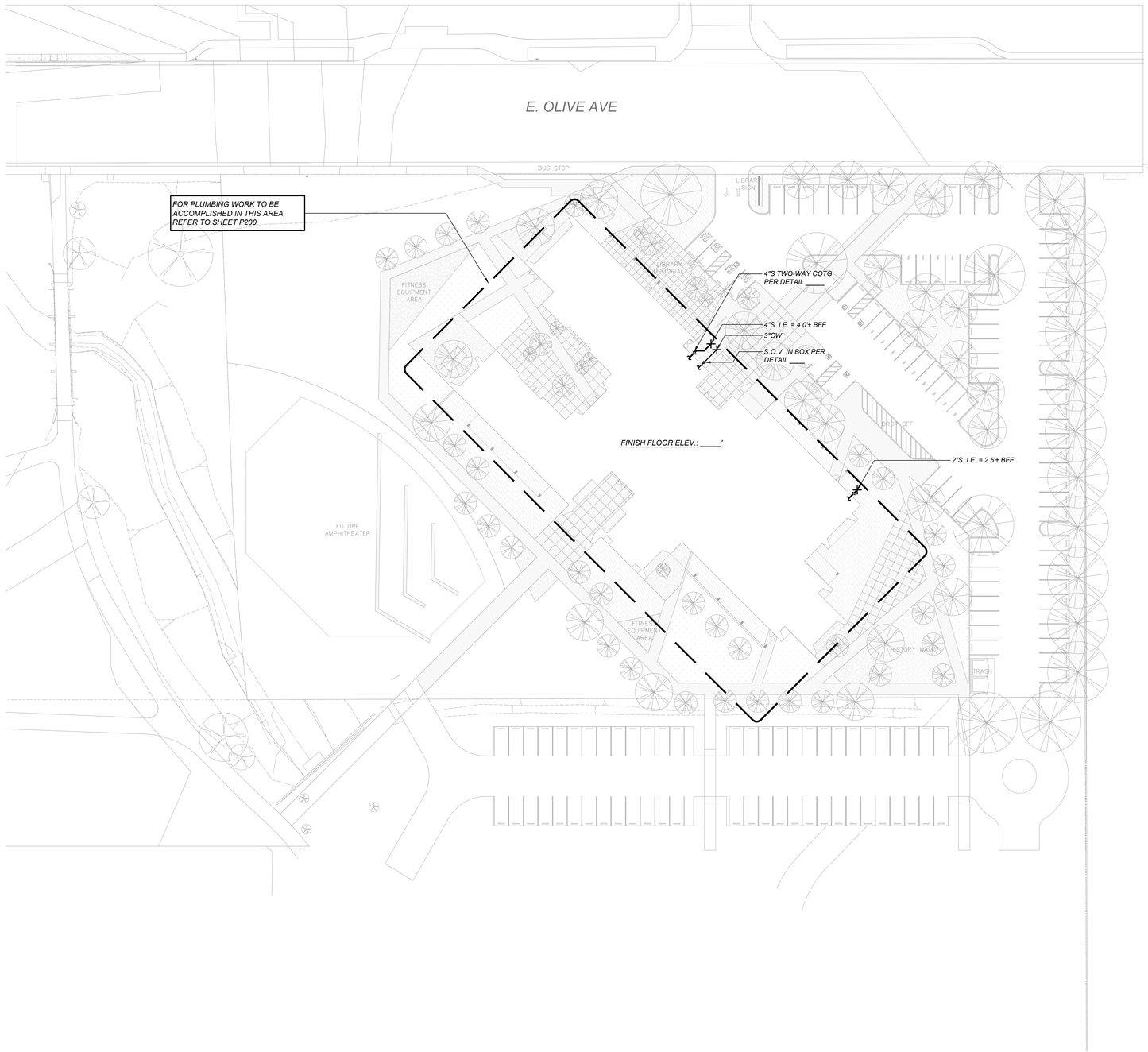
7. *INSTALLATION OF NEW UTILITIES FROM EXISTING MAINS IN THE STREET SHALL BE DONE IN STRICT ACCORDANCE WITH GOVERNING AUTHORITY REQUIREMENTS.*

8. *INSTALLATION, TYPE AND MANUFACTURERS MODELS OF DOMESTIC WATER METERS, BACKFLOW PREVENTERS, FIRE HYDRANTS, DETECTOR CHECK VALVES, MANHOLES, DRAIN INLETS/OUTLETS AND OTHER APPURTENANCES OF SITE UTILITY SYSTEMS SHALL BE DONE IN STRICT ACCORDANCE WITH GOVERNING AUTHORITY REQUIREMENTS.*

9. *BACKFLOW PREVENTER SHALL BE INSTALLED AT THE MINIMUM HEIGHT ABOVE FINISH GRADE AS ALLOWED BY GOVERNING AUTHORITY.*

10. *ALL DOMESTIC WATER PIPING SHALL BE A MINIMUM OF 1/2" SIZE UNLESS NOTED OTHERWISE. USE A REDUCING DROP ELL AT FIXTURE CONNECTION WHEN APPLICABLE.*

11. *WASTE LINES EXCEEDING 5 FEET FROM THE MAIN SHALL BE PROVIDED CLEANOUTS. (CPC 707.4).*



PLUMBING SITE PLAN
SCALE: 1" = 30'-0"

	PLUMBING LEGEND	
SYMBOL	*ITEM*	*ABBR*
	SOIL or WASTE	*S or W*
	VENT	*V*
	VENT RISER	*VR*
	VENT THRU ROOF	*VTR*
	DOMESTIC COLD WATER	*CW*
	DOMESTIC HOT WATER	*HW*
	DOMESTIC HOT WATER RETURN	*HWR*
—G—	*LOW PRESSURE NATURAL GAS*	*G*
--GSM--	*GAS SERVICE MAIN BY THE LOCAL GAS UTILITY*	*GSM*
—C—	*CONDENSATE DRAIN*	*CD*
	EXISTING PIPING	*(E)*
(E)	*EXISTING*	
(N)	*NEW*	
	ABOVE CEILING	*ABV CLG*
	BELOW FLOOR	*BEL FLR*
	BELOW GRADE	*BEL GR*
	TYPICAL	*TYP*
	CONTINUATION	*CONT*
	DOWN	*DN*
	FLOOR CLEANOUT	*FCO*
	CLEANOUT TO GRADE	*COTG*
	WALL CLEANOUT	*WCO*
	PIPING TURN UP	
	PIPING TURN DOWN	
	POINT OF CONNECTION	*POC*
	SHUT-OFF VALVE IN BOX	*SOV*
	SHUT-OFF VALVE	*SOV*
	SHUT-OFF VALVE IN RISER	-
	SHUT-OFF VALVE IN DROP	-
	GATE VALVE	-
	BUTTERFLY VALVE	-
	CHECK VALVE	-
	PLUG VALVE	-
	BALL VALVE	-
	BALANCE COCK	-
	REDUCER	-
	FLOW LINE	*FL*
	UNION	-
	RELIEF VALVE	-
	BALANCING VALVE	-
	PRESSURE GAUGE	-
	THERMOMETER	-
	ACCESS PANEL	*A.P.*

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P701 - PLUMBING SCHEDULES

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P902 - PLUMBING DETAILS
P903 - PLUMBING DETAILS
P904 - PLUMBING DETAILS

IMPORTANT:
THE DEPICTED LAYOUT OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE APPROXIMATE AND DERIVED FROM AVAILABLE RECORD DATA ACCESSIBLE AT THE TIME OF DESIGN OF THESE DRAWINGS. THE ACCURACY OR COMPREHENSIVENESS OF THESE DEPICTIONS IS NOT GUARANTEED, AS FIELD VERIFICATION OF THE LOCATIONS MAY NOT HAVE BEEN CONDUCTED.

CONTRACTORS PERFORMING ANY SITEWORK SHALL CALL '811' AT LEAST TWO WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES.

THE CONTRACTOR IS ACCOUNTABLE FOR IDENTIFYING THE PRESENCE AND POSITIONING OF UTILITIES ILLUSTRATED ON THESE PLANS OR INDICATED IN THE FIELD THROUGH LOCATION SERVICES. ANY EXPENSE OVERAGES RESULTING FROM THE CONTRACTOR'S OVERSIGHT IN CONFIRMING THE LOCATIONS OF EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION NEARBY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

CALL 811 BEFORE YOU DIG.

USA NORTH 811 Call Before You Dig

https://www.usanorth811.org/

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL D. CANTELME III
No. M23588
Exp. 9-30-25
CIVIL ENGINEERING
STATE OF CALIFORNIA

FOR PLAN CHECK ONLY

LAWRENCE ENGINEERING GROUP
4910 E. Clinton Way, Suite 101 (559) 431-0101
23163
Fresno, CA 93727 FAX (559) 431-1362

PROJECT:
PORTERVILLE PUBLIC LIBRARY
CITY OF PORTERVILLE
255 EAST OLIVE AVENUE, PORTERVILLE, CA 93274

SHEET: PLUMBING SITE PLAN

DRAWING SET INFORMATION:

02.21.2025	100% SD SUBMITTAL

REVISIONS:

PROJECT NUMBER:
2023-14

SHEET NUMBER:
P101

21 February 2025 3:59 PM P:\2023\23163 Porterville New Library\4-Drawings\5 P\P101 - Site Plan.dwg david.m

Options previously presented to the City Council on September 3, 2024:

Option 1:
Construct full build-out.
Size: 40,000sf Cost: $40,915,500

Option 2:
Reduction of area across the entire program, such that most (if not all) programmatic areas can be constructed initially within the $30 million budget without requiring future construction or tenant improvements. The design and site layout would provide the potential for future expansion at a later stage. Includes all areas of the program with a 30% reduction of everything.
Size: 24,600sf Cost: $30,000,000

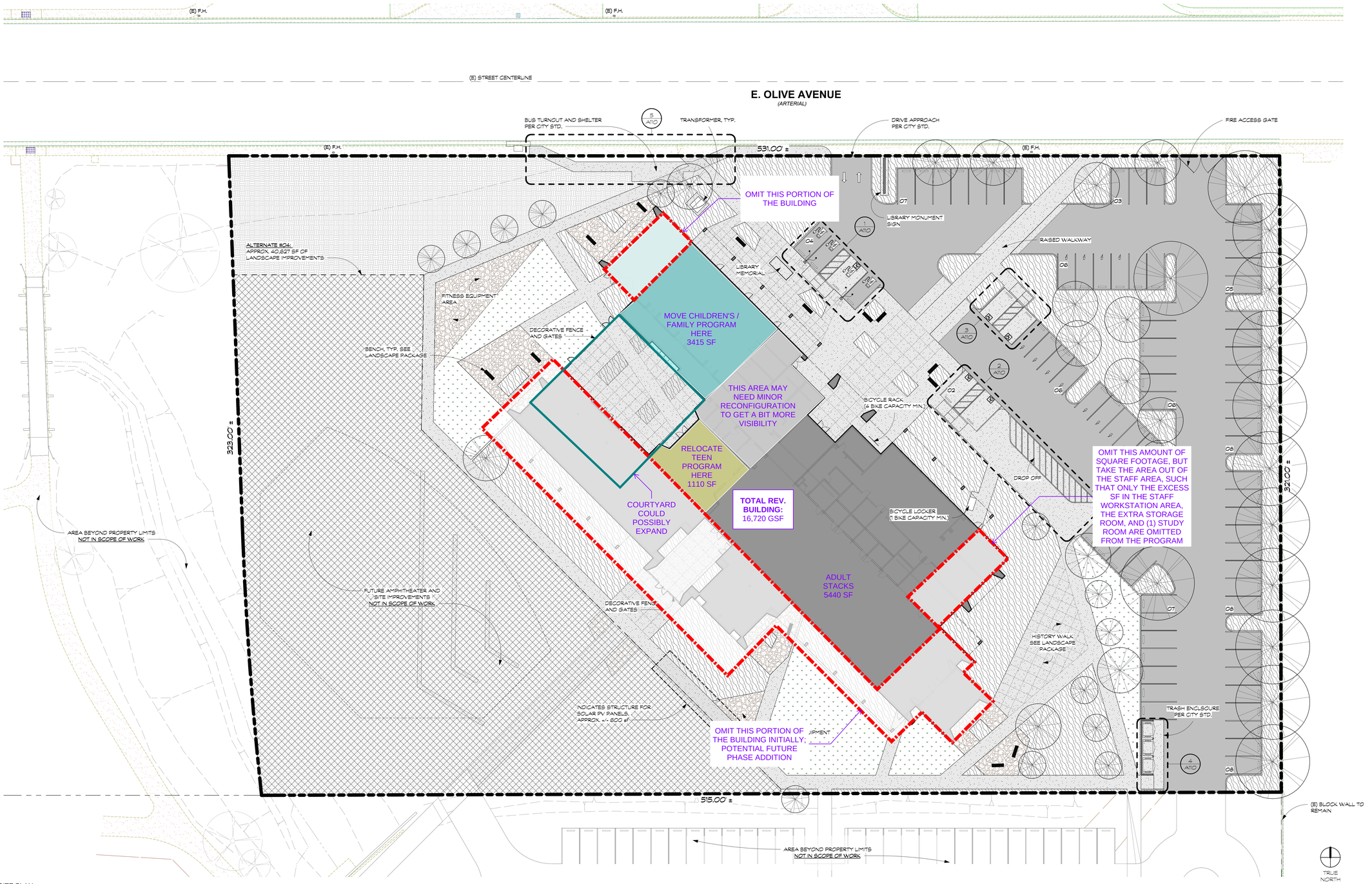
Option 3:
Reduction of programmatic area with the potential for future phases. The initial phase would include an approximately 24,000sf building consisting of the core spaces and those programmatic areas identified in the public survey as middle to high priority. Build-out of core spaces with the ability to add future phases to include remaining spaces.
Size: 24,000sf Cost: $30,000,000

Option 4:
Reduction of programmatic area by constructing the entire shell of the full proposed library program, and then only completing the portion of the interior spaces afforded by the remaining budget. The remaining square footage (unfinished interior) would be completed during future phases (6,900sf finished interior, 33,100sf unfinished interior).
Size: 40,000sf shell Cost: $30,000,000

Option 5:
Reduction of area across the entire program to meet a $20,000,000 budget, with site development reduced proportionally. The proposed budget would allow for a 16,100sf library with full programming.
Size: 16,100sf Cost: $20,000,000

Option 6:
Construction of a 30,000sf library with site development to meet a $30,000,000 budget. The proposed budget would allow for a 30,000sf shell building only; no interior build-out would be possible.
Size: 30,000sf shell Cost: $33,300,000

Option 7:
Construction of 30,000sf library with full interior build-out and proportional reduction of site improvements.
Size: 30,000sf Cost: $37,300,000



1 SITE PLAN
1" = 20'-0"

GENERAL NOTES

A. ITEMS SHOWN BUT NOT NOTED ARE TO BE CONSIDERED EXISTING TO REMAIN, TYP., U.N.O.

B. ALL PROPOSED EXTERIOR LIGHTING SHALL BE SHIELDED TO REDUCE OR ELIMINATE LIGHT POLLUTION IN COMPLIANCE WITH APPLICABLE CODES

C. UTILITIES NOT SHOWN HERE FOR CLARITY. SEE CIVIL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION

D. SEE ENLARGED SITE PLANS ON A110 FOR DIMENSIONS AND MORE INFORMATION

E. SEE SEPARATE LIGHTING CONCEPT PACKAGE FOR ALL SITE LIGHTING.

F. SEE SEPARATE LANDSCAPE CONCEPT PACKAGE FOR ALL LANDSCAPE DESIGN.

G. SEE COVER SHEET G000 FOR ADDITIONAL INFO

KEYNOTES

SITE PLAN LEGEND

- PROPOSED BUILDING
- CONCRETE WALK AND PAVING, SEE CIVIL. SEE LANDSCAPE PACKAGE FOR DECORATIVE CONCRETE PAVEMENT.
- ASPHALT PAVING, TYP. SEE CIVIL
- ALTERNATE #04: APPROX. 40,627 SF OF LANDSCAPE IMPROVEMENTS, SEE LANDSCAPE PACKAGE
- TREE - SEE LANDSCAPE PACKAGE
- LANDSCAPE IMPROVEMENTS, SEE LANDSCAPE PACKAGE.
- PROPERTY LINE
- ACCESSIBLE ROUTE, MIN. 4' WIDTH, 2% CROSS SLOPE MAX, AND 1:20 SLOPE IN DIRECTION OF TRAVEL
- (E) F.H. EXISTING FIRE HYDRANT
- EVSE INSTALLED - PROVIDE LEVEL 2 EV CHARGER AND ALL NECESSARY INFRASTRUCTURE AS A PART OF THIS SCOPE OF WORK; SEE ELECTRICAL
- EV CAPABLE - PROVIDE INFRASTRUCTURE AND CONDUIT ONLY FOR FUTURE EV CHARGING, SEE ELECTRICAL

PARKING SUMMARY

VEHICLE PARKING	REQUIRED	PROVIDED
PER PORTERVILLE REQTS	81	79
ACCESSIBLE SPACES + VAN	3 + (1 VAN) = 4	3 + (1 VAN) = 4
EV CAPABLE SPACES	17	17
EVCS (EVSE SPACES + VAN)	3 + (1 VAN) = 4	3 + (1 VAN) = 4

BICYCLE PARKING/STORAGE	REQUIRED	PROVIDED
SHORT TERM BICYCLE - RACK STORAGE	4	4
LONG TERM BICYCLE - LOCKER STORAGE	1	1

PRINT DATE: 2/25/2025 11:29:49 AM

PAUL HALAJIAN
ARCHITECTS
265 EAST RIVER PARK CIRCLE, SUITE 420
FRESNO, CA 93720
559.297.7900
www.halajianarch.com

NOT FOR CONSTRUCTION

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PROJECT: PORTERVILLE PUBLIC LIBRARY
CITY OF PORTERVILLE
255 EAST OLIVE AVENUE, PORTERVILLE, CA 93274

SHEET: SITE PLAN

DRAWING SET INFORMATION:

02.21.2025	100% SD SUBMITTAL

REVISIONS:

PROJECT NUMBER: 2023-14

SHEET NUMBER: A101

SUBJECT: Reallocation of Measure I Funding and Authorization to Purchase Radio Encryption Upgrades for the Porterville Police Department

SOURCE: Police

COMMENT: In 2020, the California Department of Justice issued an operational directive requiring law enforcement agencies to secure Criminal Justice Information (CJI) and Personally Identifiable Information (PII) transmitted over radio and digital networks, consistent with federal CJIS security policy. Police radio communications frequently include sensitive information related to victims, suspects, criminal histories, tactical response, and officer safety. To ensure continued compliance and protect information confidentiality, the Porterville Police Department intends to deploy full AES-256 encrypted radio communications.

The City's current radio fleet is capable of digital operation, but encryption functionality has not yet been activated across all units. Implementation of full encryption, along with firmware upgrades and Multi-Key capability, will bring the department into compliance with evolving CJIS requirements and ensure secure inter-agency interoperability.

This project is time-sensitive. Several neighboring agencies within Tulare County have indicated they will begin encrypting their systems within the next 90 days. If the City does not upgrade concurrently, Porterville Police personnel may lose secure communication ability during mutual aid events, vehicle pursuits, coordinated incidents, or emergency responses.

The proposed upgrade will:

- Activate AES-256 encryption and Multi-Key capability for all operational radios
- Flash and firmware-update existing APX6000, APX4500, and APX6500 units
- Program interoperability channel structure for regional agency communication
- Acquire a Motorola KVL7000 Keyloader to manage encryption keys
- Maintain compatibility with the Sheriff's Office, allied agencies, and

future state rollouts

Programming and system work will be performed through Tulare County IT Radio Communications, including tuning and optimization of radio performance.

Funding for this project is available through Measure I in the FY 2025–2026 Capital Improvement Program. These funds are currently budgeted for Emergency Operations Center (EOC) technology upgrades. However, to meet encryption deadlines and avoid operational disruption, staff recommends reallocating a portion of the EOC funding to support the Police Department encryption upgrade. Remaining EOC funds will continue to support improvements at a reduced scope or in a future phase. This action does not increase the City's total CIP spending authority.

Three vendor quotes are attached for Council consideration. County of Tulare IT Radio Communications has submitted a quote of $4,200.00 for encryption labor, flash upgrades, and programming for 94 portable and 74 mobile radios. Motorola Solutions has provided a quote for the purchase of one KVL7000 keyloader, required cables, and charging accessories totaling $11,530.91. A second Motorola Solutions quote outlines AES/Multi-Key license activation, firmware upgrades, flash enhancements, and the purchase of eight APX6500 mobile radios in the amount of $172,478.53. The total project cost is $188,209.44 and is fully funded through Measure I. There is no General Fund impact.

RECOMMENDATION: That the City Council:

1. Approve the reallocation of Measure I funding currently programmed for Emergency Operations Center upgrades within the FY 2025–2026 Capital Improvement Program to the Police Department Radio Encryption Project;
2. Authorize the purchase and implementation of radio encryption upgrades, flash licensing, AES-256/Multi-Key software activation, programming services, and one Motorola KVL7000 keyloader in the total amount of $188,209.44;
3. Authorize the City Manager, or designee, to execute purchase orders and related documents; and
4. Direct staff to proceed immediately due to regional encryption transition timelines and interoperability requirements.

ATTACHMENTS:

1. Atrex SOQuote 20261001
2. Quote 3405837 – KVL7000 with Cables

3. Quote 3405625 – Mobile/Portable Flash Upgrade Package

Appropriated/Funded:

Review By:

Department Director:
Bobby Radar, Interim Chief of Police

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

County of Tulare IT Radio Comm.
5957 S. Mooney Blvd Ste. 2270
Visalia, CA 93277
559-622-7150 Fax: 559-737-4552

Quoted:	12/2/2025
Service Quote #:	20261001
Page:	1

Ship To:
Porterville, Police Department
350 N. "D" St.
Porterville, Ca 93257

Manufacturer: MOTOROLA
Model: APX
Serial Number:
Alternate ID:
Reference: AES upgrades
Mileage:

Phone: 559-782-7404 Alternate Phone: Terms:
Service Rep: EOTT Cust PO: Porterville PD Status: OPEN Valid Through: 1/1/2026

Job #	Stock Code	Description	Indications/Work Performed	Quantity	Price	Extended
1	Technician: EOTT		This quote for upgrading (94) APX6000 HandHeld radios to Multi-Key and AES256 encryption. Encryption license and Multi-key upgrades to be purchased from Motorola. Programming radio with Porterville PD1,2,3 channels for analog and digital use Programming radios with TCSO type channel loads for interoperability. Radio firmware update and autotune radios with test set.			
		LABOR		16.00	105.00	1,680.00
2	Technician: EOTT		This quote for upgrading (74) APX6500 / APX4500 Mobile radios to Multi-Key and AES256 encryption. Encryption license and Multi-key upgrades to be purchased from Motorola. Programming radio with Porterville PD1,2,3 channels for analog and digital use Programming radios with TCSO type channel loads for interoperability. Radio firmware update and autotune radios with test set. Mobile radios would be inspected during upgrades to verify the vehicle antenna and coaxial connections are in good condition. Any repairs or parts sales to bring radio installation up to be approved by PVL PD.			
		LABOR		24.00	105.00	2,520.00

Total Parts:	0.00	Total Labor:	4,200.00	Total Sublet:	0.00	Total Disposal:	0.00
				Pickup/Delivery:	0.00	Service Call:	0.00
						SubTotal:	4,200.00
						Tax:	0.00
						Shipping:	0.00
						Total:	4,200.00

MOTOROLA SOLUTIONS

QUOTE-3405837
KVL7000 qty 1

Billing Address:
PORTERVILLE POLICE DEPT
350 NORTH D ST
PORTERVILLE, CA 93257
US

Shipping Address:
PORTERVILLE POLICE DEPT
350 NORTH D ST
PORTERVILLE, CA 93257
US

Quote Date:11/25/2025
Expiration Date:01/24/2026
Quote Created By:
Ronald Taylor
Ronald.Taylor1@motorolasolutions.com

End Customer:
PORTERVILLE POLICE DEPT

Contract: 36273 - SOURCEWELL 042021-MOT
AGREEMENT: STATE OF CALIFORNIA
Payment Terms:30 NET

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	List Price	Disc %	Sale Price	Ext. Sale Price
	KVL 7000						
1	T8954A	KVL7000	1	$10,000.00	5.0%	$9,500.00	$9,500.00
1a	CA04103AA	ADD: ASTRO 25 MODE	1	$0.00	0.0%	$0.00	$0.00
1b	CA00182AY	ADD: AES ENCRYPTION SOFTWARE	1	$0.00	0.0%	$0.00	$0.00
1c	CA00243AK	ADD: ADP PRIVACY	1	$353.00	5.0%	$335.35	$335.35
2	HKN6182B	KEYLOADING CABLE CGAI ADAPTOR	1	$225.40	20.01%	$180.30	$180.30
3	HKN6183B	CABLE, CH PROGRAMMING RS-232 (GCAI)	1	$74.25	20.0%	$59.40	$59.40
4	PMKN4012B	RADIO PROGRAMMING CABLE	1	$84.70	20.0%	$67.76	$67.76
5	PMKN4013C	RADIO TEST AND ALIGNMENT CABLE	1	$103.40	20.0%	$82.72	$82.72
6	WPLN6905B	KEYLOAD RS-232 CABLE	1	$229.96	20.01%	$183.95	$183.95
7	NNTN9199A	CHARGER, DESKTOP SINGLE UNIT IMPRES 2 FAST, US/NA	1	$181.43	20.01%	$145.13	$145.13
Subtotal							$10,554.61
Estimated Tax							$976.30

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Grand Total $11,530.91(USD)

Notes:

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

MOTOROLA SOLUTIONS

Purchase Order Checklist NA OM

Marked as PO/ Contract/ Notice to Proceed on Company Letterhead **(PO will not be processed without this)**
PO Number/ Contract Number
PO Date
Vendor = Motorola Solutions, Inc.
Payment (Billing) Terms/ State Contract Number
Bill-To Name on PO must be equal to the *Legal* Bill-To Name
Bill-To Address
Ship-To Address (If we are shipping to a MR location, it must be documented on PO)
Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO)
PO Amount must be equal to or greater than Order Total
Non-Editable Format (Word/ Excel templates cannot be accepted)
Tax Exemption Status
Signatures (As required)

NOTE: When an email order is submitted a confirmation is sent from Motorola AutoNotify referencing a **case number**.
Once checklist is complete, order still must go through **Order Validation/Credit Approval**

MOTOROLA SOLUTIONS







PORTERVILLE POLICE DEPT

MOBILE_PORTABLE FLASH UPGRADE

11/25/2025

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MOTOROLA SOLUTIONS

QUOTE-3405625

11/25/2025

PORTERVILLE POLICE DEPT
350 NORTH D ST
PORTERVILLE, CA 93257

RE: Motorola Quote for MOBILE_PORTABLE FLASH UPGRADE

Dear Bobby Rader,

Motorola Solutions is pleased to present PORTERVILLE POLICE DEPT with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide PORTERVILLE POLICE DEPT with the best products and services available in the communications industry. Please direct any questions to Jeffrey Wade at Jeffrey.Wade@motorolasolutions.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Jeffrey Wade
Senior Account Executive

MOTOROLA SOLUTIONS

QUOTE-3405625
MOBILE_PORTABLE FLASH UPGRADE

Billing Address:
PORTERVILLE POLICE DEPT
350 NORTH D ST
PORTERVILLE, CA 93257
US

Quote Date:11/25/2025
Expiration Date:01/24/2026
Quote Created By:
Jeffrey Wade
Senior Account Executive
Jeffrey.Wade@
motorolasolutions.com
(707) 5486527

End Customer:
PORTERVILLE POLICE DEPT
Bobby Rader
brader@ci.porterville.ca.us
(559) 782-7400

Contract: 36273 - SOURCEWELL 042021-MOT

Line #	Item Number	Description	Qty	List Price	Ext. List Price	Sale Price	Ext. Sale Price
	FLASHport Series	APX6000LIFLASHPORT					
1	T7818A	LI DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
1a	H869CC	SOFTWARE LICENSE ENH: MULTIKEY	16	$446.00	$7,136.00	$267.60	$4,281.60
	FLASHport Series	APX6000LIFLASHPORT					
2	T7818A	LI DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
2a	H869CC	SOFTWARE LICENSE ENH: MULTIKEY	7	$446.00	$3,122.00	$267.60	$1,873.20
	FLASHport Series	APX6000LIFLASHPORT					
3	T7816A	LI ANALOG CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
3a	H869CC	SOFTWARE LICENSE ENH: MULTIKEY	1	$446.00	$446.00	$267.60	$267.60
3b	QA03215AA	ENH: ANALOG CONVENTIONAL TO DIGITAL CONVENTIONAL	1	$474.00	$474.00	$284.40	$284.40
	FLASHport Series	APX6000LIFLASHPORT					

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Line #	Item Number	Description	Qty	List Price	Ext. List Price	Sale Price	Ext. Sale Price
4	T7818A	LI DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
4a	H869CC	SOFTWARE LICENSE ENH: MULTIKEY	60	$446.00	$26,760.00	$267.60	$16,056.00
	FLASHport Series	APX6000LIFLASHPORT					
5	T7818A	LI DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
5a	H869CC	SOFTWARE LICENSE ENH: MULTIKEY	10	$446.00	$4,460.00	$267.60	$2,676.00
	After Market Encryption Upgrades						
6	T7936A	SOFTWARE LICENSE APX UCM UPGRADE CD	1	$61.53	$61.53	$36.92	$36.92
6a	CA00182AR	ADD: AES ENCRYPTION SOFTWARE	94	$745.00	$70,030.00	$447.00	$42,018.00
	FLASHport Series	APX4500FLASHPORT					
7	T8011A	DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
7a	W969BL	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	1	$446.00	$446.00	$267.60	$267.60
	FLASHport Series	APX6500FLASHPORT					
8	T7695A	DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
8a	W969BL	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	12	$446.00	$5,352.00	$267.60	$3,211.20
	FLASHport Series	APX6500FLASHPORT					
9	T7695A	DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
9a	W969BL	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	5	$446.00	$2,230.00	$267.60	$1,338.00
	FLASHport Series	APX6500FLASHPORT					
10	T7695A	DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
10a	W969BL	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	11	$446.00	$4,906.00	$267.60	$2,943.60
	FLASHport Series	APX6500FLASHPORT					
11	T7695A	DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
11a	W969BL	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	12	$446.00	$5,352.00	$267.60	$3,211.20
	FLASHport Series	APX6500FLASHPORT					
12	T7695A	DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00

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Line #	Item Number	Description	Qty	List Price	Ext. List Price	Sale Price	Ext. Sale Price
12a	W969BL	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	3	$446.00	$1,338.00	$267.60	$802.80
	FLASHport Series	APX6500FLASHPORT					
13	T7695A	DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
13a	W969BL	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	13	$446.00	$5,798.00	$267.60	$3,478.80
	FLASHport Series	APX4500FLASHPORT					
14	T8011A	DIGITAL CONVENTIONAL	1	$0.00	$0.00	$0.00	$0.00
14a	W969BL	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	2	$446.00	$892.00	$267.60	$535.20
	After Market Encryption Upgrades						
15	T7936A	SOFTWARE LICENSE APX UCM UPGRADE CD	1	$61.53	$61.53	$36.92	$36.92
15a	CA00182AR	ADD: AES ENCRYPTION SOFTWARE	74	$745.00	$55,130.00	$447.00	$33,078.00
	APX™ 6500 / Enh Series	ENHANCEDAPX6500					
16	M25QSS9PW1BN	MOBILE RADIO APX6500 ENHANCED UHF R1	8	$3,764.00	$30,112.00	$2,258.40	$18,067.20
16a	G48BD	SOFTWARE LICENSE ENH: CONVENTIONAL OPERATION APX6500	8	$589.00	$4,712.00	$353.40	$2,827.20
16b	G67DT	ADD: REMOTE MOUNT E5 APXM	8	$350.00	$2,800.00	$210.00	$1,680.00
16c	G78AT	ENH: 3 YEAR ESSENTIAL SVC	8	$288.00	$2,304.00	$288.00	$2,304.00
16d	GA01606AA	ADD: NO BLUETOOTH/ WIFI/GPS ANTENNA NEEDED	8	$0.00	$0.00	$0.00	$0.00
16e	GA09001AA	ADD: WI-FI CAPABILITY	8	$353.00	$2,824.00	$211.80	$1,694.40
16f	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX	8	$71.00	$568.00	$42.60	$340.80
16g	G843AH	ADD: AES ENCRYPTION AND ADP	8	$560.00	$4,480.00	$336.00	$2,688.00
16h	G89AC	ADD: NO RF ANTENNA NEEDED	8	$0.00	$0.00	$0.00	$0.00
16i	G444AH	ADD: APX CONTROL HEAD SOFTWARE	8	$0.00	$0.00	$0.00	$0.00

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Ext. List Price	Sale Price	Ext. Sale Price
16j	G806BL	SOFTWARE LICENSE ENH: ASTRO DIGITAL CAI OP APX	8	$607.00	$4,856.00	$364.20	$2,913.60
16k	GA01670AA	ADD: APX E5 CONTROL HEAD	8	$767.00	$6,136.00	$460.20	$3,681.60
16l	W22BA	ADD: STD PALM MICROPHONE APX	8	$85.00	$680.00	$51.00	$408.00
16m	QA09113AB	ADD: BASELINE RELEASE SW	8	$0.00	$0.00	$0.00	$0.00
16n	W969BG	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	8	$388.00	$3,104.00	$232.80	$1,862.40
Subtotal							$154,864.24
Estimated Tax							$17,614.29
Grand Total							$172,478.53(USD)

Notes:

- This quote contains items with approved price exceptions applied against them.

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Parametric Data
1	T7818A	FLASHMDL = H98QDD9PW5BN,FLASHEXP = 102060-A11000-6-000000-000000
10	T7695A	FLASHMDL = M25QSS9PW1AN,FLASHEXP = 104040-811000-2-000000-000000
11	T7695A	FLASHMDL = M25QSS9PW1AN,FLASHEXP = 104040-811020-8-000000-000000
12	T7695A	FLASHMDL = M25SSS9PW1AN,FLASHEXP = 108040-811000-3-000000-000000
13	T7695A	FLASHMDL = M25SSS9PW1AN,FLASHEXP = 108040-Q11000-8-000000-000000
14	T8011A	FLASHMDL = M22SSS9PW1AN,FLASHEXP = 108040-Q11000-8-000000-000000
15	T7936A	SERIALNO = 201CXH3012
2	T7818A	FLASHMDL = H98QDD9PW5BN,FLASHEXP = 1020N0-S11000-6-000000-000000
3	T7816A	FLASHMDL = H98QDD9PW5BN,FLASHEXP = 002060-Q15000-9-000000-000000
4	T7818A	FLASHMDL = H98QDD9PW5AN,FLASHEXP = 1040L0-A04000-6-000000-000000
5	T7818A	FLASHMDL = H98QDD9PW5AN,FLASHEXP = 104060-A15000-3-000000-000000
6	T7936A	SERIALNO = 201CXH3012
7	T8011A	FLASHMDL = M22KSS9PW1AN,FLASHEXP = 102040-Q11000-1-000000-000000
8	T7695A	FLASHMDL = M25QSS9PW1BN,FLASHEXP = 102060-Q11000-6-000000-000000
9	T7695A	FLASHMDL = M25QSS9PW1AN,FLASHEXP = 104040-801000-3-000000-000000

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

SUBJECT: Consideration of Funding Options for the Veterans Park Monument Project

SOURCE: City Manager's Office

COMMENT: In conjunction with the City's upcoming celebration of America's 250-year anniversary and the City's 100-year anniversary as a charter city, the City Council directed staff to develop a new monument for installation at Veterans Park. The monument is intended to serve as a lasting tribute to George Washington and act as the primary visual anchor for the City's 2026 commemorative events.

The proposed monument consists of a 16-foot-tall granite replica of the Washington Monument, mounted on a pentagon-shaped illuminated foundation. Four bronze plaques depicting American history, along with one plaque provided by the Daughters of the American Revolution, would be placed around the perimeter.

On October 7, 2025, the City Council authorized staff to distribute a Request for Proposals for the fabrication and delivery of the monument. One proposal was received from Monument Warehouse of Georgia in the amount of $164,000. The project budget established in the FY 2025/26 General Fund is $100,000, creating a funding shortfall of $64,000.

To proceed, the City Council may consider one of the following actions:

1. Reject the bid and postpone or revise the project.
2. Approve the bid and authorize an additional $64,000 from Measure I.
3. Authorize to renegotiate the bid, and direct staff to seek local vendors, community donations, and/or sponsorships to complete the project in an amount not to exceed $164,000, with no more than $100,000 coming from the General Fund.

RECOMMENDATION: That the City Council:
1. Reject the bid from Monument Warehouse as it exceeds the established project budget; or

2. Approve awarding the project to Monument Warehouse in the amount of $164,000, and authorize an additional $64,000 in funding from Measure I; or
3. Authorize staff to negotiate a contract with Monument Warehouse, and direct staff to pursue local vendors and community donations or sponsorships to complete the project for a total cost not to exceed $164,000.

ATTACHMENTS:
1. Locator Map
2. Concept_A-Bronze-1

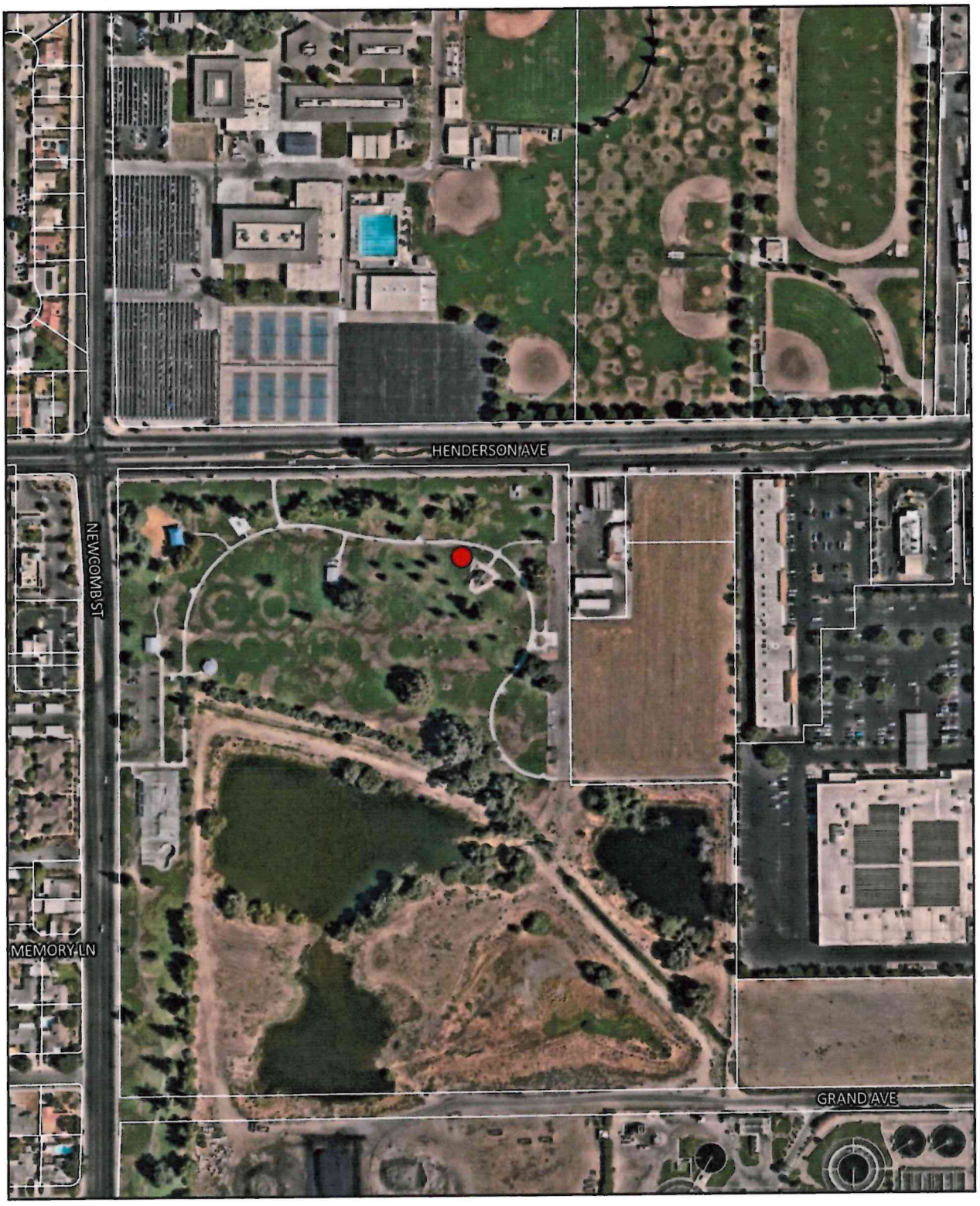
Appropriated/Funded:

Review By:

Department Director:
Richard Tree, City Manager

Final Approver: Fernando Gabriel-Moraga, Chief Deputy City Clerk

Locator Map
Veterans Park



Project Location

1 in = 300 feet

N

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