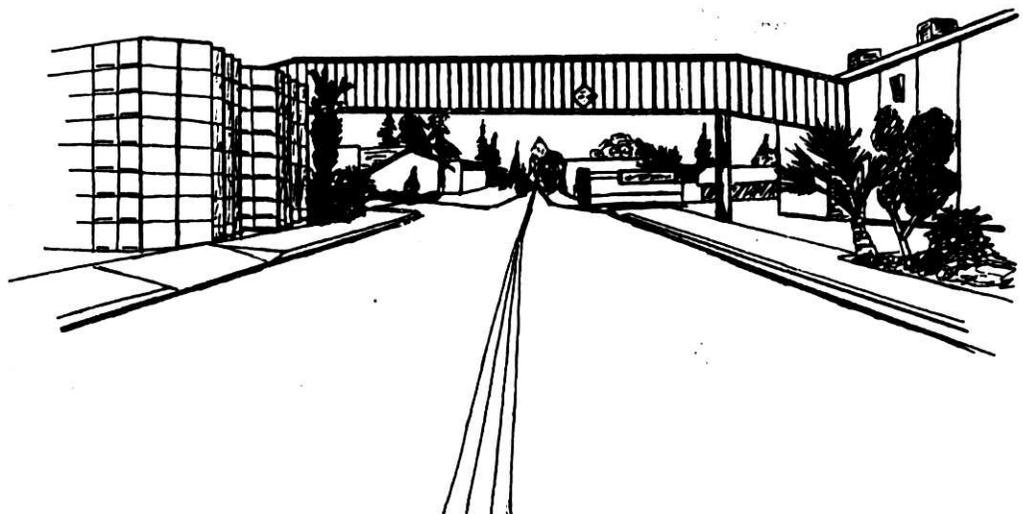


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COMMUNITY PLAN

A Component Of The Land Use And Circulation Elements  
Of The Tulare County General Plan  
1990



# IVANHOE COMMUNITY PLAN

A Component of the Land Use and Circulation  
Elements of the Tulare County General Plan

Prepared by the  
Tulare County Planning and Development Department

## ADOPTED

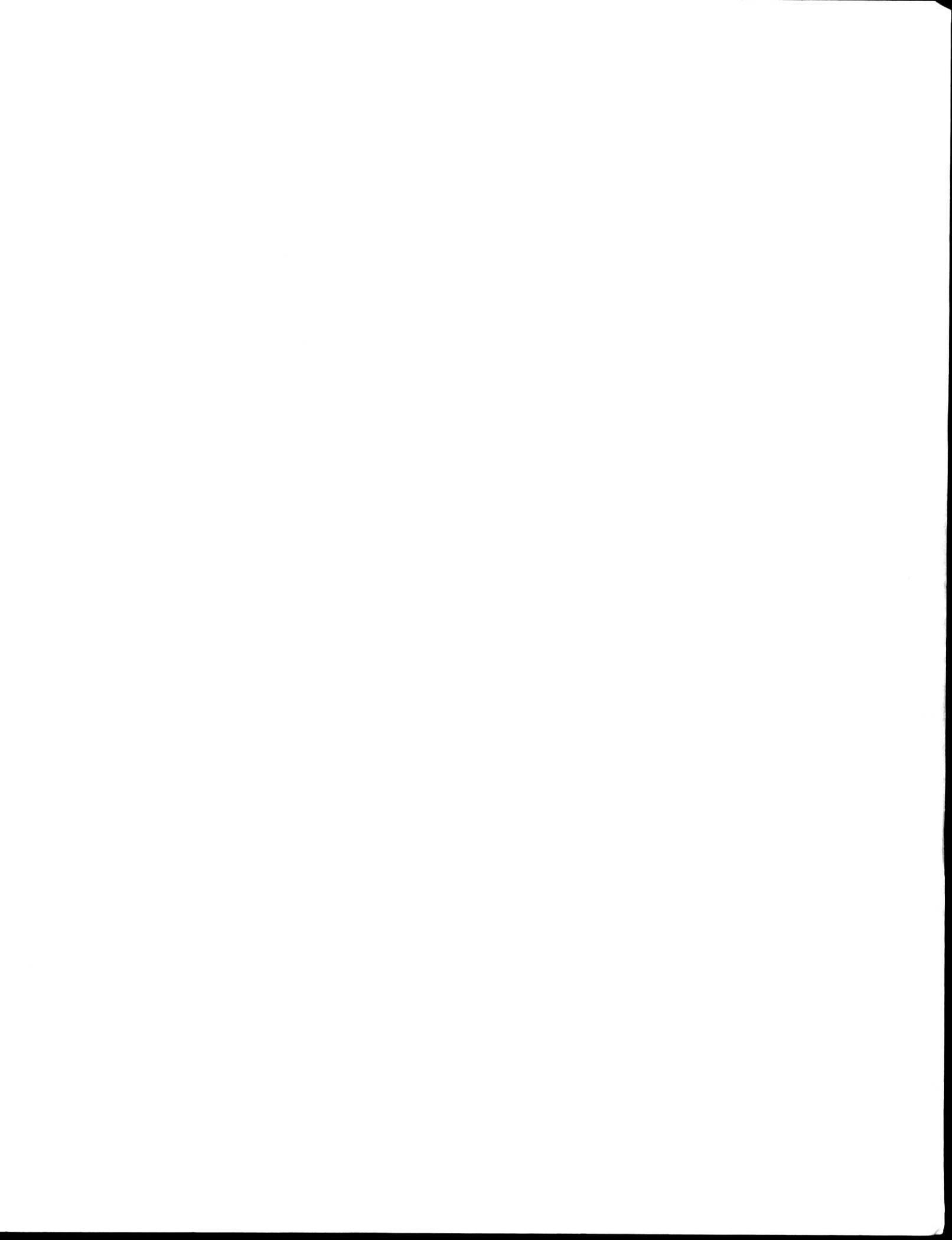
Tulare County Planning Commission  
Resolution 6720 (January 10, 1990)  
Resolution 6800 (September 12, 1990)

Tulare County Board of Supervisors  
Resolution 90-1180 (October 2, 1990)

## AMENDED

Tulare County Planning Commission  
Resolution 7069 (September 23, 1992)

Tulare County Board of Supervisors  
Resolution 93-0825 (July 27, 1993)



IVANHOE COMMUNITY PLAN

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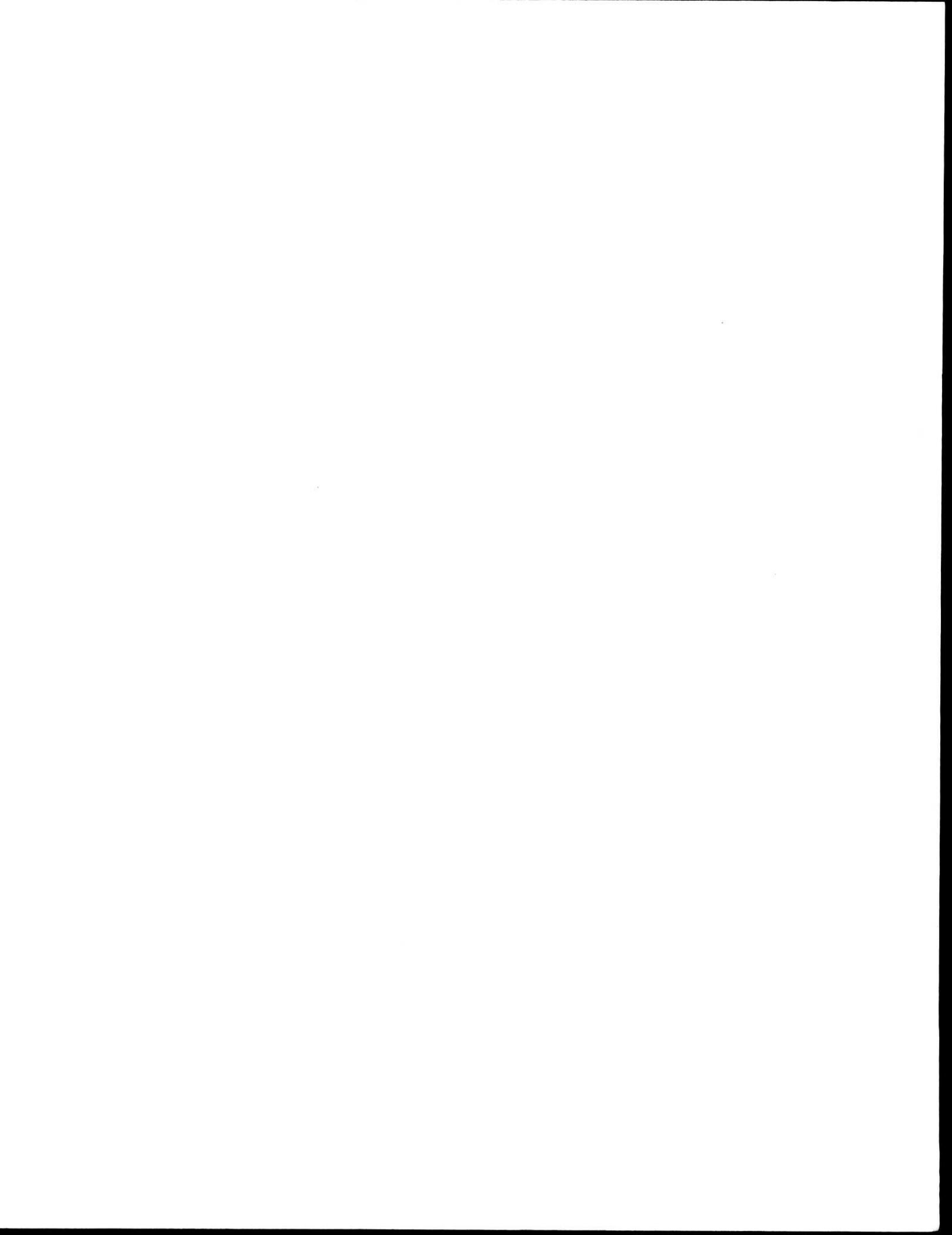
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## Chapter I

### INTRODUCTION TO THE *IVANHOE COMMUNITY PLAN*



## CHAPTER I

### INTRODUCTION TO THE IVANHOE COMMUNITY PLAN

#### INTRODUCTION

The objective in the preparation of a Community Plan for Ivanhoe is to develop a plan which can accurately reflect the needs and priorities of the unincorporated community of Ivanhoe. Ivanhoe is currently designated as a "Rural Service Center" in the Tulare County Area General Plan. It has become apparent that a more precise plan is needed to ensure orderly development of the community.

As with any community plan, the contents of this document are not intended to be absolute. Planning is a continuous process and, to be effective, requires periodic re-evaluation and revision to reflect changing needs and priorities. This Plan, therefore, should be reviewed on a periodic basis with the assistance and participation of local citizens, groups, and agencies. By doing so, it is envisioned that the Ivanhoe Community Plan will continue to provide meaningful and necessary guidance toward the development of the community in the foreseeable future.

#### AUTHORITY AND SCOPE OF THE COMMUNITY PLAN

California Government Code Section 65300 et seq. requires that each local agency, city or county, prepare and adopt comprehensive long-term general plans for the physical development of lands within its jurisdiction. A general plan must function as "a statement of development policies" and must include a diagram and text setting forth goals, policies, standards, and plan proposals. The plan must include the following elements: land use, circulation, housing, conservation, noise, safety, and open space. State law also provides that a local agency may include one or more of several optional elements depending on the needs and characteristics of the jurisdiction.

In Tulare County, the General Plan has historically been developed on a countywide basis or by large geographic sub-areas (rural valley, foothill, and mountain) with development policies emphasizing county-wide and area-wide issues and concerns. In establishing land use planning policies on an area-wide basis, it has been acknowledged that several unincorporated communities, including Ivanhoe, have localized land use needs and issues that should be addressed in a specific manner. Therefore, community plans have been prepared for several individual communities with primary emphasis being placed on land use and circulation planning.

In accordance with the requirements of State planning law, the Ivanhoe Community Plan will present the following information:

#### Land Use:

The "Land Use" portion of the Plan designates the proposed general distribution, location, and extent of the uses of land for housing, commercial, industry, open space, recreation, public facilities, and other categories of private and public land uses.

### Circulation:

The "Circulation" portion of the Plan will designate the general location and extent of existing and proposed future major thoroughfares which are correlated with the land use portion of the Plan.

### THE PLANNING PERIOD

To provide a definitive tool for guiding future growth, a community plan must be designed to be implemented within a realistic time frame termed the "planning period". In this case the planning period encompasses a time frame of approximately 20 years. Thus, population and land demand projections were developed based on the planning period extending to the year 2010. This does not mean that the community plan will remain static during this period. As conditions and needs of the community change during the planning period, the community plan must periodically be reviewed so that appropriate modifications can be made. In this manner, the plan will continue to serve the community in an effective manner through the planning period.

### RELATIONSHIP TO OTHER ELEMENTS OF THE TULARE COUNTY GENERAL PLAN

The County of Tulare has adopted all of the general plan elements required by State law and has also adopted optional elements (Urban Boundaries, Recreation, Water and Liquid Waste Management, Library Master Plan, Flood Control Master Plan, and Public Buildings). These elements are structured for application on a county-wide basis and are, therefore, broad in scope, typically addressing the Ivanhoe area in a general manner only. As all general plan elements have equal status under the law, the policies and directives established in these adopted elements that are applicable to the Ivanhoe area must also be adhered to.

The Ivanhoe Community Plan refines the County's general plan policies to reflect the needs, desires, and values of the community and its residents. As previously mentioned, this refinement will focus primarily on the land use and circulation issues, with secondary emphasis on the other general plan elements.

In accordance with State law, care has been taken in preparing the community plan to ensure that internal consistency with other general plan elements is maintained, and that conflicts with existing General Plan policies will not occur by the adoption of the community plan. To achieve consistency, other mandatory or optional General Plan elements already adopted by the County of Tulare must necessarily be modified. The amendments being made to other existing General Plan elements are described as follows:

#### Urban Boundaries Element:

The Urban Boundaries Element of the Tulare County General Plan establishes an Urban Improvement Area and Urban Area Boundary for Ivanhoe. This element is amended to eliminate the Urban Improvement Area and Urban Area Boundary and establish an Urban Development Boundary. The Urban Development Boundary (UDB) for Ivanhoe is shown on the proposed Land Use Plan.

### Land Use Element:

The general designation of Ivanhoe as a "Rural Service Center" will be superseded with more specific land use designations allowing for the controlled, orderly growth of the community.

### Circulation Element:

The Circulation Element will be amended to incorporate the circulation plan designations contained in this community plan.

### Open Space Element:

The Open Space Element will be amended to revise the "Urban Expansion Area" designation on the Open Space Map to reflect the area within the Urban Development Boundary.

## USE OF THE IVANHOE COMMUNITY PLAN

The Ivanhoe Community Plan describes the manner in which the planning area will develop and grow through the planning period. Its policies will form guidelines regarding future requests for building permits, zone changes, divisions of land, and other development review processes. In addition, as the plan establishes development densities and prescribes land uses, it will undoubtedly influence private decisions pertaining to land purchases and development proposals within the community. The Plan contains standards for the development of property, and identifies implementation programs through which consistency with stated goals and objectives can be achieved in accordance with applicable State laws and County ordinances. It, therefore, provides the authority for requiring necessary physical improvements in conjunction with private development projects, thereby enhancing the physical, social, and economic environment of the community and protecting the health, safety, and welfare of its residents.

## AMENDMENT TO THE IVANHOE COMMUNITY PLAN

The Ivanhoe Community Plan was adopted by the Tulare County Board of Supervisors on October 2, 1990 (by Resolution No. 90-1180). During preparation of the rezoning study to implement the adopted 1990 *Ivanhoe Community Plan*, an amendment to the Community Plan -- General Plan Amendment No. GPA 92-01 -- was initiated to address certain concerns of local residents and County staff regarding portions of the 1990 Community Plan. GPA 92-01 was adopted by the Board of Supervisors on July 27, 1993 (by Resolution No. 93-0825), and includes changes to the text, land use designation map, and Urban Development Boundary adopted for the 1990 *Ivanhoe Community Plan*. Additions or revisions to the 1990 Community Plan approved under GPA 92-01 are noted in the following text by the symbol @@, and the Supplemental Environmental Impact Report adopted for GPA 92-01 is included, following the EIR adopted for the 1990 *Ivanhoe Community Plan* (GPA 87-12).

# Ivanhoe Regional Vicinity

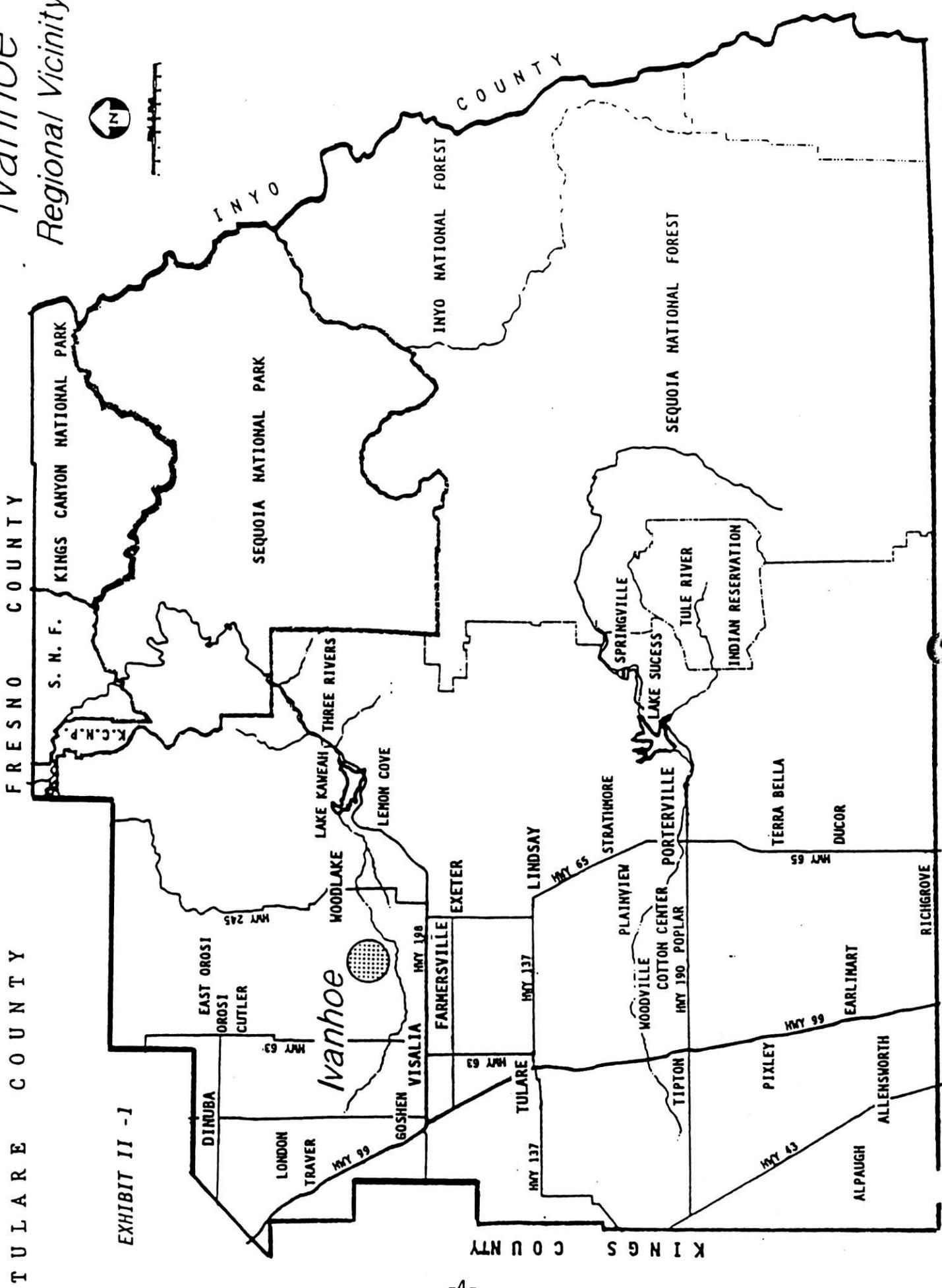


EXHIBIT II -1

## Chapter II

### THE IVANHOE STUDY AREA



## CHAPTER II

### THE IVANHOE STUDY AREA

#### REGIONAL SETTING

The community of Ivanhoe is located on the east side of the San Joaquin Valley, in the north central portion of Tulare County. Ivanhoe is situated approximately 80 miles north of Bakersfield and 50 miles southeast of Fresno. State Highway 216 traverses the southeastern portion of the community and provides access to State Highway 198 in Visalia, approximately 10 miles southwest of Ivanhoe. State Highway 99, located approximately 13 miles west of Ivanhoe, and State Highway 198 serve as primary regional access routes to the area. Exhibit II-I depicts Ivanhoe's location on a Regional Vicinity Map.

#### HISTORICAL BACKGROUND

In 1888, the Southern Pacific Railroad (SPRR) named the siding of this yet to be established community, "Klink". Named for George Klink, an auditor for the railroad, the area was at that time predominantly cattle range with some grain farms. Directions to get to the area were sometimes conveyed as "about three miles northeast of Tulare County's Election Tree". Often called "Charter Oak," the Election Tree offered a convenient shaded area in which to move a nearby polling place to conclude the Organizational Election for Tulare County on the hot afternoon of July 10, 1852.

The first school was established in the area on April 5, 1886, and was named "Ivanhoe" after Sir Walter Scott's novel of the same name, and the first post office opened in Klink on January 24, 1895. The Venice Hills Land Company was organized in 1912 and sold lots and small tracts from what had been the Fisher Ranch. That company unsuccessfully tried to change the name Klink to "Venice Hills".

Similar to the history of several other San Joaquin Valley communities, the production, availability, and delivery of irrigation water brought sweeping changes to the area. With the availability of water, the planting of citrus and deciduous fruit soon began to displace cattle range and grain land. In 1924, Mrs. Ellen Boas suggested that the name Klink be changed to coincide with the name of the school district, and on November 17, 1924, the name of the community was officially changed to Ivanhoe.

#### EXISTING CONDITIONS

##### Environmental Setting

Ivanhoe is a small, unincorporated agricultural service community. All existing land uses within the +/-619.0 acre Planning Area (the area coterminous with the adopted Urban Development Boundary) have been identified and are described as follows. Agricultural activities, such as orchards and pasture, constitute approximately fifty-two percent (52%) of the Planning Area. This character is contrasted by urban development consisting of forty-five (45%) of the Planning Area, occurring primarily in urbanized uses such as residential, commercial, public and quasi-public facilities, and industrial development. The remaining three percent (3%) is vacant land.

The existing Urban Area Boundary contains approximately 700.0 acres (62.0% agricultural uses, 37.0% urban uses, and 1.0% vacant lands); the existing Urban Improvement Area Boundary (U.I.A.) contains approximately 576 acres (51% agricultural uses, 46% urban uses, and 3% vacant lands). Exhibit II-2 (page 7) depicts generalized existing land use patterns within the proposed Urban Development Boundary, and Table II-1 identifies existing land use categories by acreage for the Ivanhoe community.

### Natural Environment

The continuing spread of urban development within the Planning Area will significantly affect the area's environmental character, most noticeably as urban development replaces existing agricultural lands and rural open spaces. Urbanization may also adversely impact other aspects of the local environment such as ambient noise levels, air quality, indigenous wildlife and flora, surface water drainage patterns, and the underground water reservoir.

The Land Use and Circulation portions of this Plan provides the mechanism to mitigate the adverse impacts of urban growth. An orderly, harmonious land use pattern and appropriate policies are proposed to reduce potential conflict between neighboring uses. The land use pattern concentrates commercial uses along Avenue 328/Elm Street, Road 159 (north of the SPRR tracks), and along the Visalia-Ivanhoe Highway/Road 160. Industrial uses are concentrated along the west side of the SPRR tracks and the Visalia-Ivanhoe Highway/Road 160. Residential uses dominate the remainder of the proposed UDB area.

The Community Plan evolves from, and is founded upon, proposed community goals and objectives. As such, the Plan defines the best and most productive long-term use of all properties within the proposed UDB based on the interest and welfare of the general public.

### Soils Information

#### General Soils

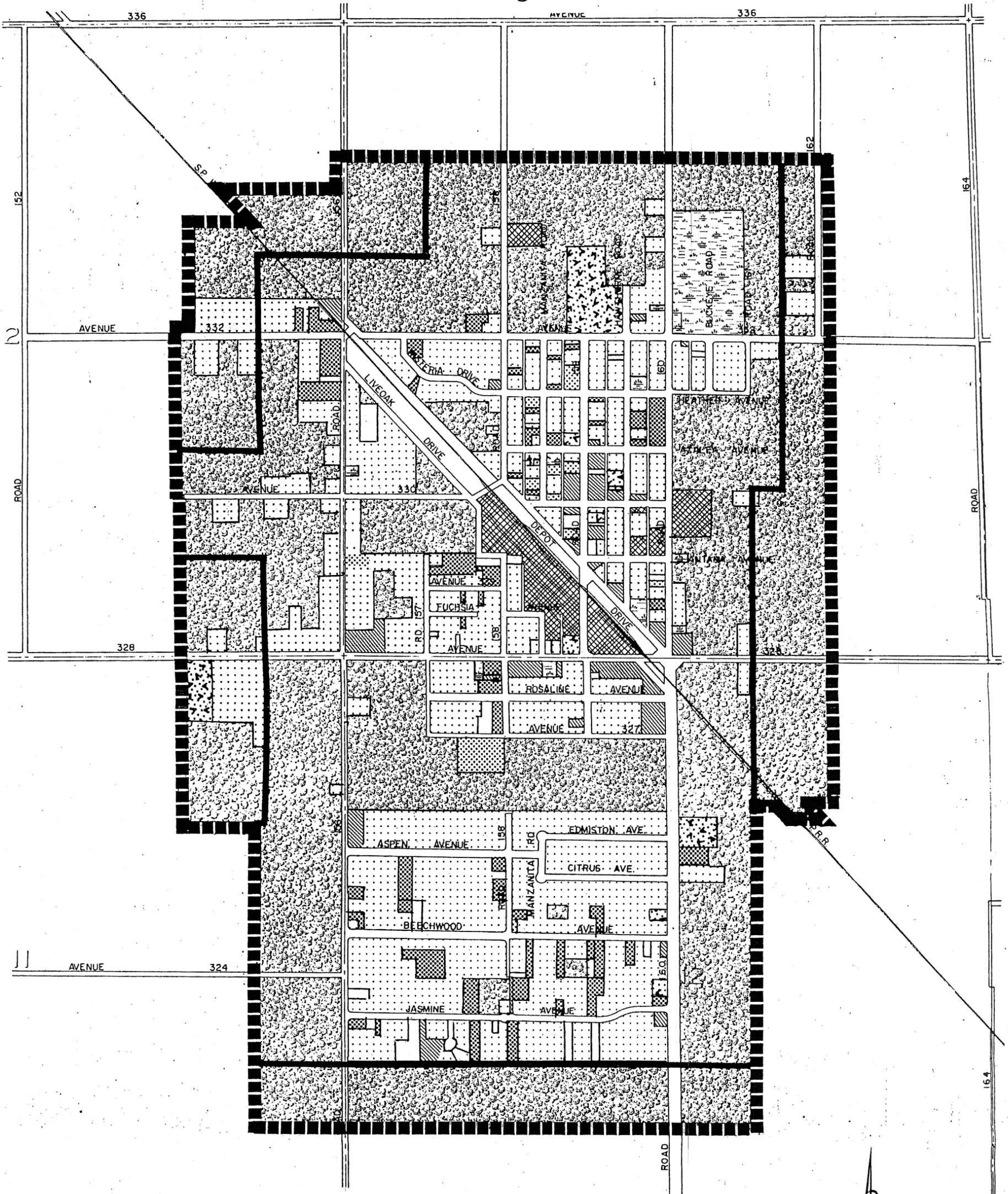
Soil groupings are based upon major physical and chemical characteristics of the soil, including slope. Ivanhoe is categorized within the Group 3 soils consisting of well drained soils with hardpans or indurated layers situated in its profile (the vertical section make-up extending from the surface into the parent material). The permeability of the soil is limited by the hardpan layer and is thus considered inappropriate for septic tank absorption fields.

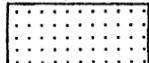
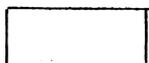
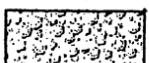
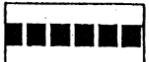
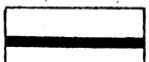
#### Permeability

Knowledge of the rate of infiltration (permeability) can be very useful in determining and planning for irrigation practices, flood control purposes and soil erosion problems. Buildings, roads, and parking lots are the three largest man-made objects, which can contribute tremendous amounts of impermeable material to any given area and cause concentration of large amounts of run-off water. Such water may behave in violent ways and cause damage to property. Due to the chiefly fine-textured soils or shallow soils (over nearly impervious materials resulting in slow rates of water transmission) and very high run-off potentials, Ivanhoe area soils are generally classified as having slow filtration rates.

# Ivanhoe

## Existing Land Use



- |   |                           |   |                                     |
|---|---------------------------|---|-------------------------------------|
|  | SINGLE FAMILY RESIDENTIAL |  | QUASI-PUBLIC                        |
|  | MULTI-FAMILY RESIDENTIAL  |  | VACANT / PASTURE                    |
|  | MOBILEHOME                |  | AGRICULTURE                         |
|  | COMMERCIAL                |  | URBAN AREA BOUNDARY (FORMER)        |
|  | INDUSTRIAL                |  | URBAN IMPROVEMENT BOUNDARY (FORMER) |
|  | PUBLIC                    |   |                                     |

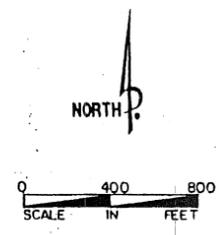


Table II-1  
**IVANHOE PLAN AREA**  
**Existing Land Use by Acreage and Percentage**

<u>Land Use Type</u>	<u>Acreage</u>	<u>Percentage of Acreage</u>
RESIDENTIAL		
Single-Family/ Mobilehome	198	32.0
Multiple-Family	<u>6</u>	<u>1.0</u>
SUBTOTAL:	204	33.0
COMMERCIAL	18	2.9
INDUSTRIAL	21	3.4
PUBLIC	18	2.9
QUASI-PUBLIC	12	2.0
AGRICULTURAL	326	52.6
<u>VACANT/OPEN</u>	<u>20</u>	<u>0.2</u>
<b>TOTAL:</b>	<b>619</b>	<b>+/-100.0</b>

Source: Tulare County Planning and Development Department staff,  
existing land use survey, January, 1988.

## Erosion

According to information provided by the United States Department of Agriculture, Soil Conservation Service, the erosion hazard in the Ivanhoe area is none-to-slight. Gentle slopes, soil texture and structure, parent material, vegetative cover, and run-off potential contribute to the low soil erosion potential.

## Land Capability

In general, soil quality within the Plan Area and throughout Tulare County is well suited for long-term agricultural production. Exhibit II-3 (page 9) depicts soil classifications within the Ivanhoe area. Class I, II, and III soils comprise the most important agricultural soils in the County. The land capability groupings are intended to identify the suitability of soils for most types of cultivated crops and pasture without soil deterioration over a long period of time. Although Ivanhoe consists of predominantly Class III soil, Table II-2 describes soil limitations in Classes I through IV, in an effort to illustrate a comparison with other soil characteristics found within the County.

Table II-2  
Soil Capability Classifications

CLASS I	Soils have few limitations that restrict their use.
CLASS II	Soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.
CLASS III	Soils have severe limitations that reduce the choice of plants, requires special conservation practices or both.
CLASS IV	Soils have very severe limitations that restrict the choice of plants, require very careful management, or both.

Source: Land-Capability Classification, U.S. Department of Agriculture, Soil Conservation Service; 1973.

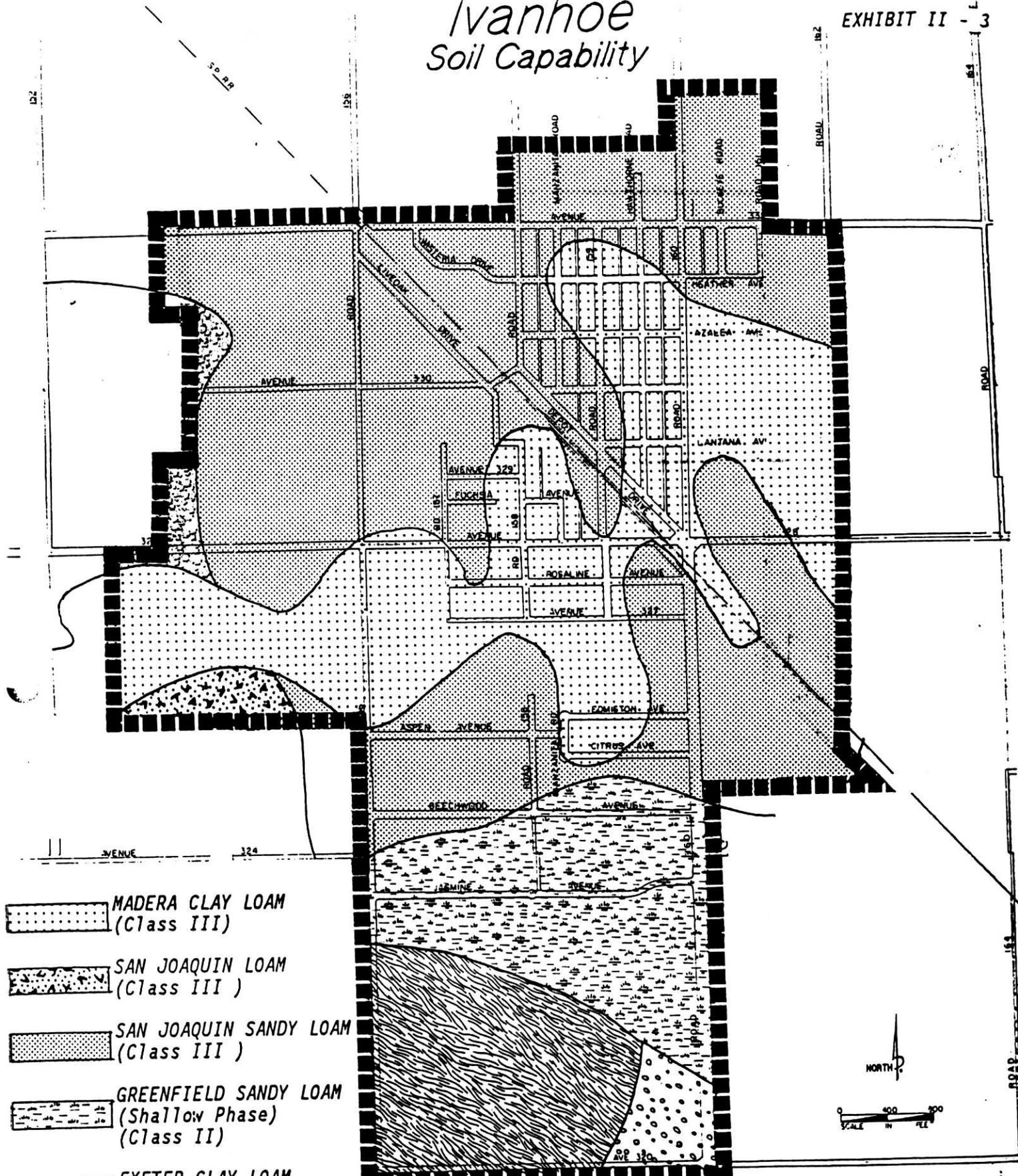
## Topography

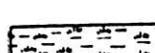
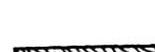
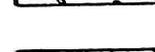
The Ivanhoe community rests entirely within alluvial deposits from the Sierra Nevada foothills and mountains. A gentle, westerly slope with elevations ranging from +/- 370 to +/- 355 feet above sea level characterizes the area.

## Climate

Ivanhoe's regional location provides the community with a Mediterranean-type climate characterized by relatively warm, wet winters and hot, dry summers. Summers typically have several days with temperatures exceeding 100 degrees. Mean annual rainfall is 9 to 15 inches, mean annual temperature is 62 to 65 degrees Fahrenheit, and the frost-free season is about 250 to 280 days.

# Ivanhoe Soil Capability



-  MADERA CLAY LOAM  
(Class III)
-  SAN JOAQUIN LOAM  
(Class III)
-  SAN JOAQUIN SANDY LOAM  
(Class III)
-  GREENFIELD SANDY LOAM  
(Shallow Phase)  
(Class II)
-  EXETER CLAY LOAM  
(Class III)
-  CAJON FINE SANDY LOAM  
(Class I)
-  MADERA LOAM  
(Class III)

 URBAN  
DEVELOPMENT BOUNDARY

## Flooding

The United States Department of the Army, Corps of Engineers, prepared an extensive study concerning the past, present, and future flooding of the northeastern half of Tulare County. Although not specifically focusing on Ivanhoe, the study described, in detail, the causes and probability of flooding from all water channels. The primary source of flood potential near the Ivanhoe community is the St. John's River, located approximately one-half mile south of the Plan Area.

The Study further indicates that southern portions of the community are within the Intermediate Regional Flood area (an area where flooding occurs on an average frequency in the order of once every 100 years although the flood may occur in any year). In the event of an Intermediate Regional Flood, portions of the community could be inundated with approximately three feet of water for several days. However, the most recent Federal Insurance Rate Maps (April 17, 1979) published by the Federal Emergency Management Agency, indicate that the southern portions of Ivanhoe are subject to inundation of one foot or less of flood water. Exhibit II-4 (page 12) illustrates those areas of the community within the 100-500 Year Flood Zones.

Although flooding can be a constraint to development, it will not significantly impede growth within the Plan Area since the areas that are subject to flooding are accurately identified, a sufficient amount of area not subject to flooding is available to accommodate future growth, and Tulare County has adopted development standards within flood zones to minimize flood damage.

## Biotic

The distribution of native wildlife has been greatly modified within the Plan Area due to agricultural production and development of urban uses. The activities accompanying these uses have helped to change the area's natural character. Remaining wildlife will be affected as urbanization intensifies within the Plan Area. The State Department of Fish and Game has documented sightings of San Joaquin Kit Fox (a federally-listed endangered species and state-listed threatened species) near the Plan Area and the unadopted Tulare County Biological Resources Element indicates that the San Joaquin Kit Fox historically ranged within the Plan Area.

The major distribution of vegetation in the Plan Area is attributed to agricultural activities such as orchards and pasture. No endangered or rare species of flora are recorded in the Plan Area.

## Archaeology

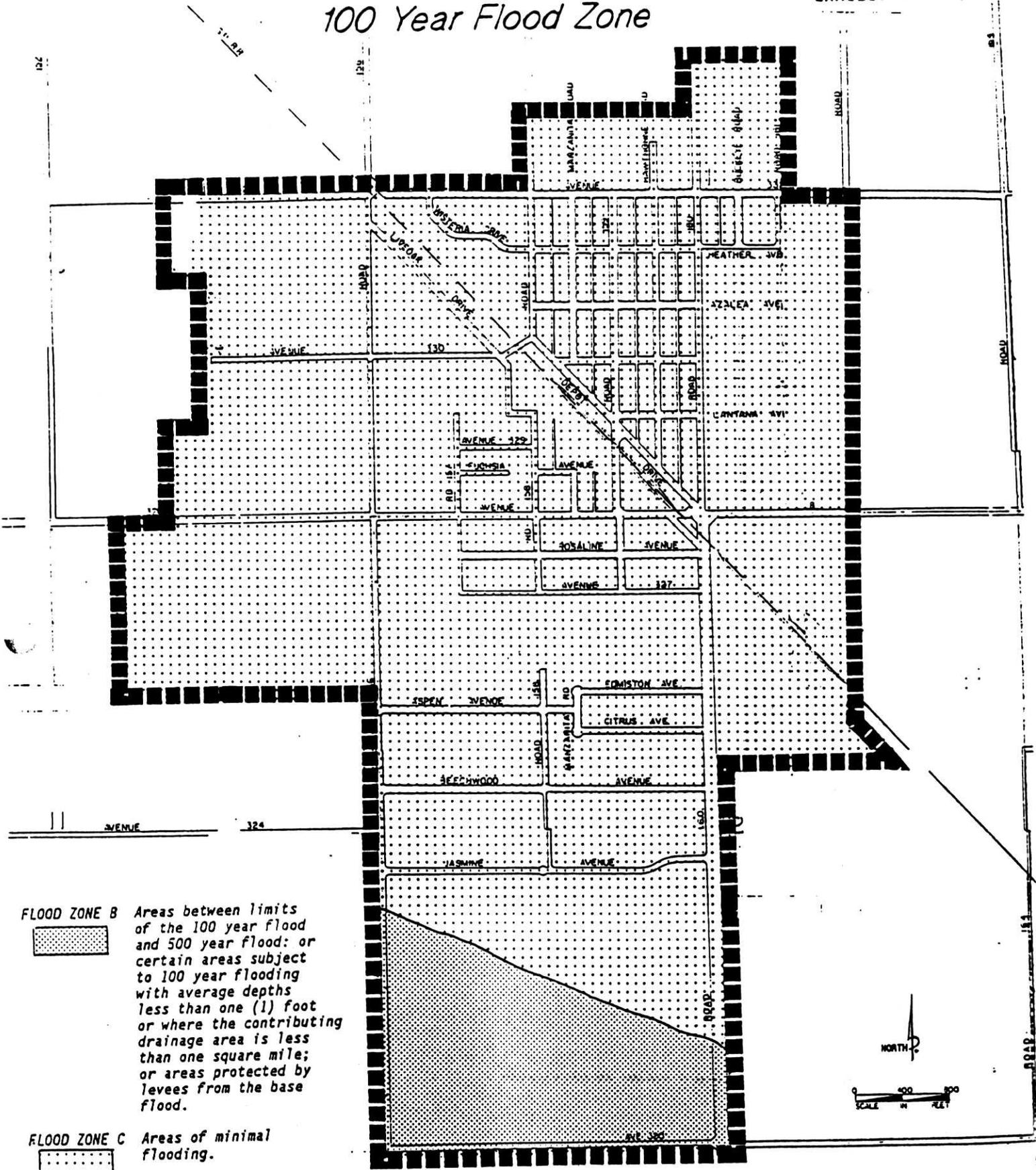
No known significant archaeological sites are located in the Plan Area because of its predominantly agricultural character.

## Seismicity

The 1974 Five County Seismic Safety Element, adopted by the County of Tulare, places the Ivanhoe Planning Area within Seismic Zone VI. Seismic Zone VI includes most of the eastern San Joaquin Valley, and is characterized by a relatively thin section of sedimentary rock overlying a granitic basement. Amplification of shaking that would affect low to medium-rise structures is

# Ivanhoe 100 Year Flood Zone

EXHIBIT II - 4



**FLOOD ZONE B** Areas between limits of the 100 year flood and 500 year flood; or certain areas subject to 100 year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

**FLOOD ZONE C** Areas of minimal flooding.

**PROPOSED URBAN DEVELOPMENT BOUNDARY**

**SOURCE:** Flood Insurance Rate Map, Tulare County, California, Federal Emergency Management Agency, panel 470, September 29, 1986.

relatively high, but the distance to either the San Andreas or Owens Valley faults (the expected sources of shaking) is sufficiently great that the effects should be minimal. Adherence to the requirements of the Uniform Building Code applicable to the Plan Area should be adequate to protect new structures from earthquake damage.

#### Groundwater

Groundwater within the Plan Area is confined to aquifers that are associated with river alluvium or cracks, fissures and pockets in the bedrock. Groundwater systems are annually recharged by runoff from snowmelt or rainfall that falls directly on the ground. The water table depth from which water is drawn is between 300-320 feet. The quality of water found within the Ivanhoe area currently meets Federal and State quality standards and is considered suitable for domestic use.

#### Air Quality

Like all communities within the San Joaquin Valley, Ivanhoe is strongly influenced by regional air quality factors. Tulare County lies within the San Joaquin Air Basin, which spans more than 25,000 square miles. The Air Basin is geographically bound by the Coastal Range on the west, the Sierra Nevada foothills and mountains on the east, the Tehachapi Mountains on the south, and the Sacramento Valley and Mountain Counties Air Basins on the north.

The topography and climate of the Air Basin is very conducive to the development and persistence of air pollution. Topographic features prevent ventilation of the Air Basin, and climatic conditions such as light wind patterns, and long periods of warm, dry, and sunny days, allow unusually favorable conditions for the development and retention of air pollution.

Currently, the San Joaquin Air Basin exceeds both State and Federal air quality standards for certain gaseous pollutants and total suspended particulates and is designated as a "Non-Attainment District". The major contributors of gaseous pollutants in the Air Basin are emissions from motor vehicles, pollutants transported from outside the basin area (during the drafting of this document, the Environmental Protection Agency authorized a study to analyze the impact of airborne pollutants transported from outside the Air Basin), and particulate matter, primarily generated by agricultural activity.

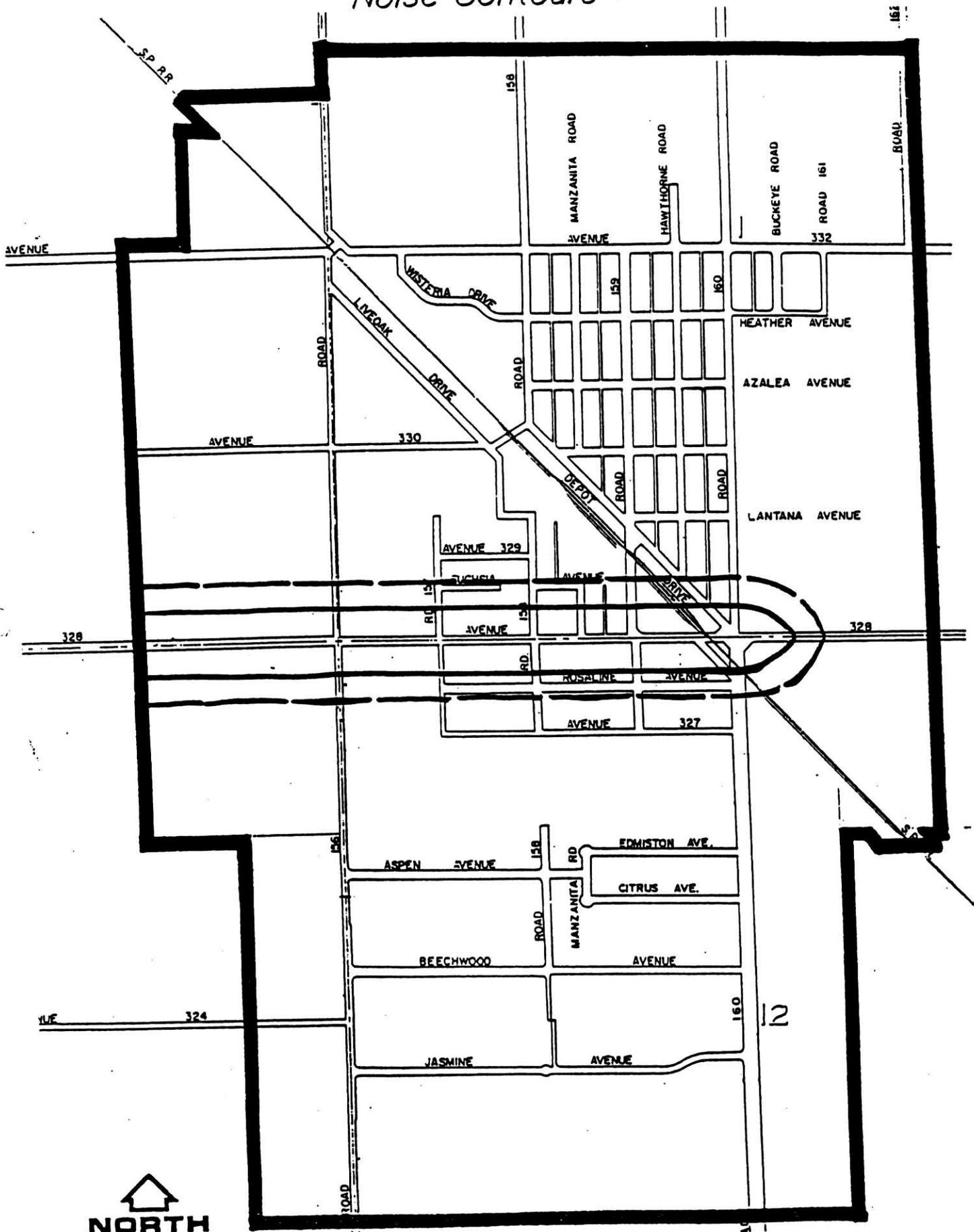
There are no existing stationary sources in Ivanhoe that emit significant amounts of air pollutants. Air quality in the Ivanhoe area is affected primarily by local and regional mobile sources.

The nearest State of California Air Resources monitoring station is located in Visalia, approximately 10 miles southwest of Ivanhoe. The most recent report prepared by the California Air Resources Board (1987) indicated that Visalia ranked as 39th in the nation in terms of poor air quality. Fresno, 35 miles upwind from Visalia, ranked among the top fifteen cities.

#### Noise

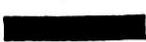
In February, 1988, the Board of Supervisors adopted the Noise Element of the Tulare County General Plan. The Noise Element provides noise contour maps that reflect noise impacted areas for each community and city in Tulare County. Exhibit II-6 (page 14) depicts Ivanhoe's major noise impacted area as

# Ivanhoe Noise Contours



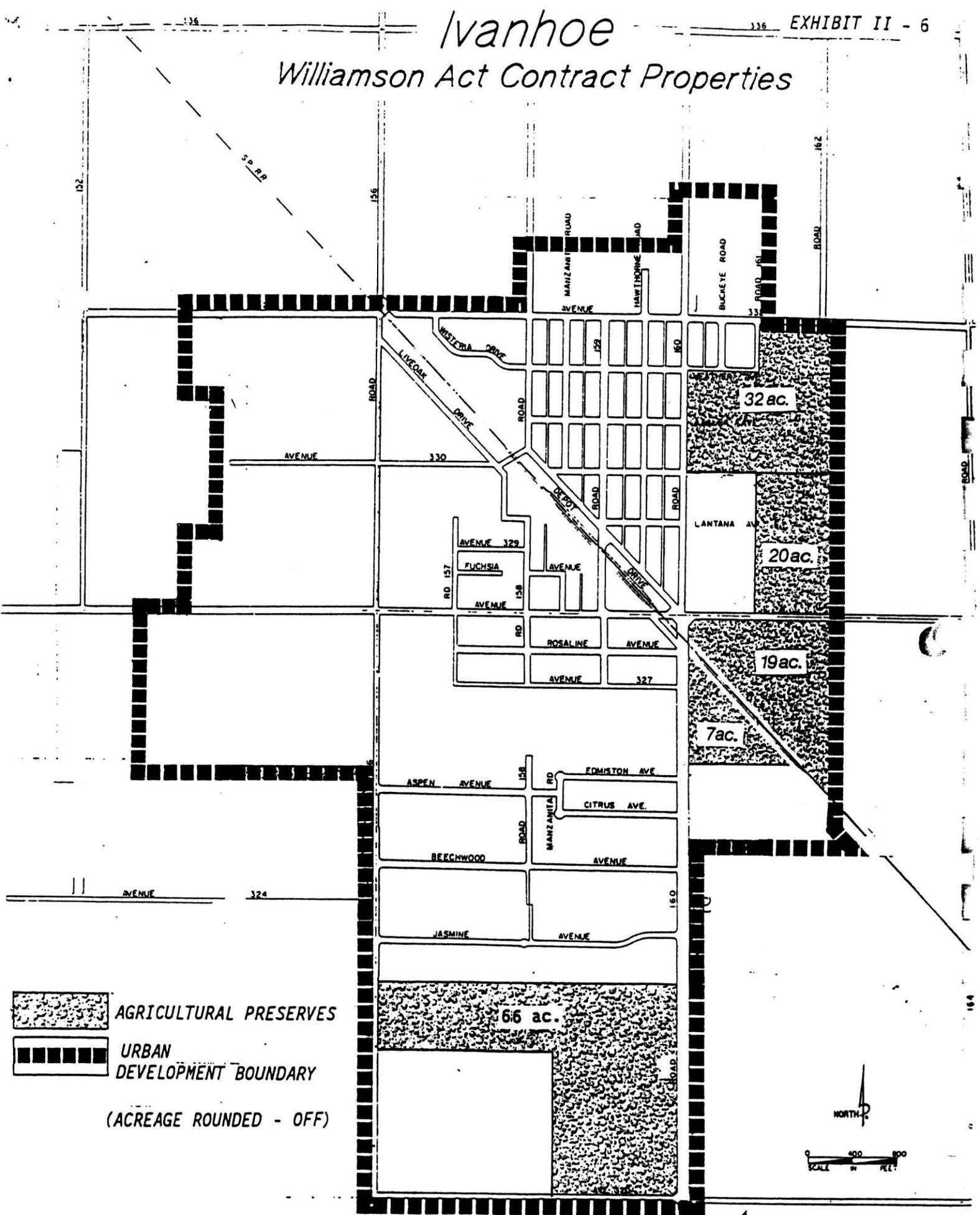
  
**NORTH**  
 NOT TO SCALE

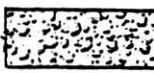
—— 60 dB Ldn (1986)  
 - - - 60 dB Ldn (2010)

 FORMER URBAN AREA BOUNDARY

# Ivanhoe

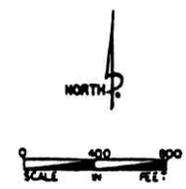
## Williamson Act Contract Properties



 AGRICULTURAL PRESERVES

 URBAN DEVELOPMENT BOUNDARY

(ACREAGE ROUNDED - OFF)



Avenue 329/Elm Street with a 60 decibels per Day/Night Average Level (dB Ldn) as measured in 1986 and projected for 2010. The primary existing and projected contributor to measurable noise levels is vehicular traffic.

Williamson Act Properties

Approximately 140.0 acres of agricultural properties within the Planning Area are governed by the California Land Conservation Act (Williamson Act), which enables these farms to remain in agricultural production and thereby maintain the integrity of the rural area and the green belt character of the community. Unless protested, agricultural preserve contracts, which can be renewed each year for a ten-year period, cannot be canceled for future development without formal approval of the Board of Supervisors. Based on Plan recommendations, urbanization is expected to occur over time within contract properties. Therefore, property owners will need to undertake a cooperative effort with County staff to ensure orderly development of the Plan Area consistent with Plan objectives. Exhibit II-4 (page 15) depicts those properties within the Planning Area that currently are under Williamson Act Contracts.

EXISTING LAND USE CHARACTERISTICS

The proposed Urban Development Boundary contains approximately 619.0 acres, excluding street rights-of-way. As the community has grown, urban type land uses such as residential, commercial, industrial, and public have been developed to accommodate the needs of the community's residents. As noted earlier, Exhibit II-2 (page 7) depicts existing land use patterns and Table II-1 (page 8) identifies existing land use categories by acreage within the proposed Urban Development Boundary.

Existing Residential Development

There are approximately 204.0 acres currently developed with residential uses within the community of Ivanhoe. Generally, the distribution of the three major residential areas within the Plan Area are as follows: north of Avenue 328/Elm Street west of the S.P.R.R. tracks; north of the Avenue 328/Elm Street east of the S.P.R.R. tracks; and south of Avenue 328/Elm Street. Residential development has been dominated by single family dwelling unit sites with scattered multiple family and/or mobile homes on single family lots. Although there are no mobile home parks within the community, the "M" (Special Mobile Home Overlay Zone) is attached to numerous properties, and mobile homes are integrated within each neighborhood. Table II-3 shows existing distribution of the housing stock by type.

Table II-3  
Existing Housing Stock by Type

<u>Type</u>	<u>Number</u>	<u>Percent</u>
Single Family	744	80.2
Multiple Family	86	9.3
<u>Mobile Home</u>	<u>97</u>	<u>10.5</u>
ALL UNITS	927	+/-100.0

Based on the 1980 Census, it is believed that the percentage of owner-occupied dwelling units currently ranges between 70% and 72%. Additional information describing the composition of the population and the local housing stock can be found in excerpts from the 1980 Census Summary Tape File (Ivanhoe CDP) contained in the Appendix. (A map depicting the census tract boundary is also available in the Appendix.)

A "Housing Condition Survey" conducted by the Tulare County Association of Governments in April 1980, rated the condition of each housing unit in the community of Ivanhoe. Table II-4 indicates housing (structural) conditions in three distinct categories: Sound, Deteriorated, and Dilapidated. A current windshield survey of housing in the community suggests that the condition of existing housing units has remained relatively static.

Table II-4  
Housing Type by Percentage of Condition

Type	Total #	CONDITION			PERCENTAGES		
		Sound	Det.	Dil.	Sound	Det.	Dil.
Single Family	744	426	248	70	57.2	33.3	9.5
Multi. Family	97	75	22	0	76.9	23.1	0
Mobilehome	86	81	5	0	94.0	6.0	0
All Types =	927	582	275	70	62.8	29.6	7.6

Note: "Det." = Deteriorated  
"Dil." = Dilapidated

As presented in Table II-4 above, 345 dwelling units are considered as sub-standard in providing a safe and healthful living environment for their occupants. Table II-5 below illustrates the number of deteriorated and dilapidated dwelling units requiring rehabilitation or replacement:

Table II-5  
Deteriorated and Dilapidated Structures  
Needing Rehabilitation or Replacement

Type	Structures Rehab.		Structures Replace		Total Rehab. Replace.	
	Number	Percent	Number	Percent	Number	Percent
Single Family	248	33.3	70	9.5	318	42.8
Multi. Family	22	23.1	0	0	22	23.1
Mobilehome	5	6.0	0	0	5	6.0
Totals=	275	30.4	70	8.1	345	37.2

Note: "Rehab." = Rehabilitation  
"Replace." = Replacement

#### Existing Commercial Development

Approximately 18.0 acres of existing development can be categorized as commercial. Commercial development within the Ivanhoe community is generally located along Avenue 328/Elm Street, the southwest corner of the Visalia-Ivanhoe Highway/Road 160 and Avenue 328/Elm Street, and in a concentration near the intersection of Avenue 330 and Road 159. Existing commercial uses include used automobile sales and service, hair cutting and styling shops, cafes, grocery stores, a hardware store, and other service commercial uses.

## Existing Industrial Development

Presently, approximately 21.0 acres are developed or partially developed with industrial uses. Industrial development is currently located in two general areas - southwest of the S.P.R.R. right-of-way, between Avenues 330 and 328, consisting of fruit packing sheds, cold storage, and pallet storage yards, and along both sides of Road 160, between Lantana Avenue and Avenue 330, consisting of a welding shop, truck repair, truck wash, and truck trailer parking.

Industrially developed areas in Ivanhoe accommodate agriculturally related industries. While any new industrial development is also expected to primarily be agriculturally related, some diversification is anticipated in view of recent trends which have found such industries as carpet manufacturing, precision machine parts, vitamin manufacturing, and clothing industries being attracted to urbanizing areas of Tulare County.

## COMMUNITY FACILITIES

### Domestic Water

Domestic water for properties within the existing Urban Area Boundary (UAB) is supplied by the Ivanhoe Public Utility District (IPUD) or by private wells. Exhibit II-7 (page 19) depicts the water service area boundary and the proposed Urban Development Boundary.

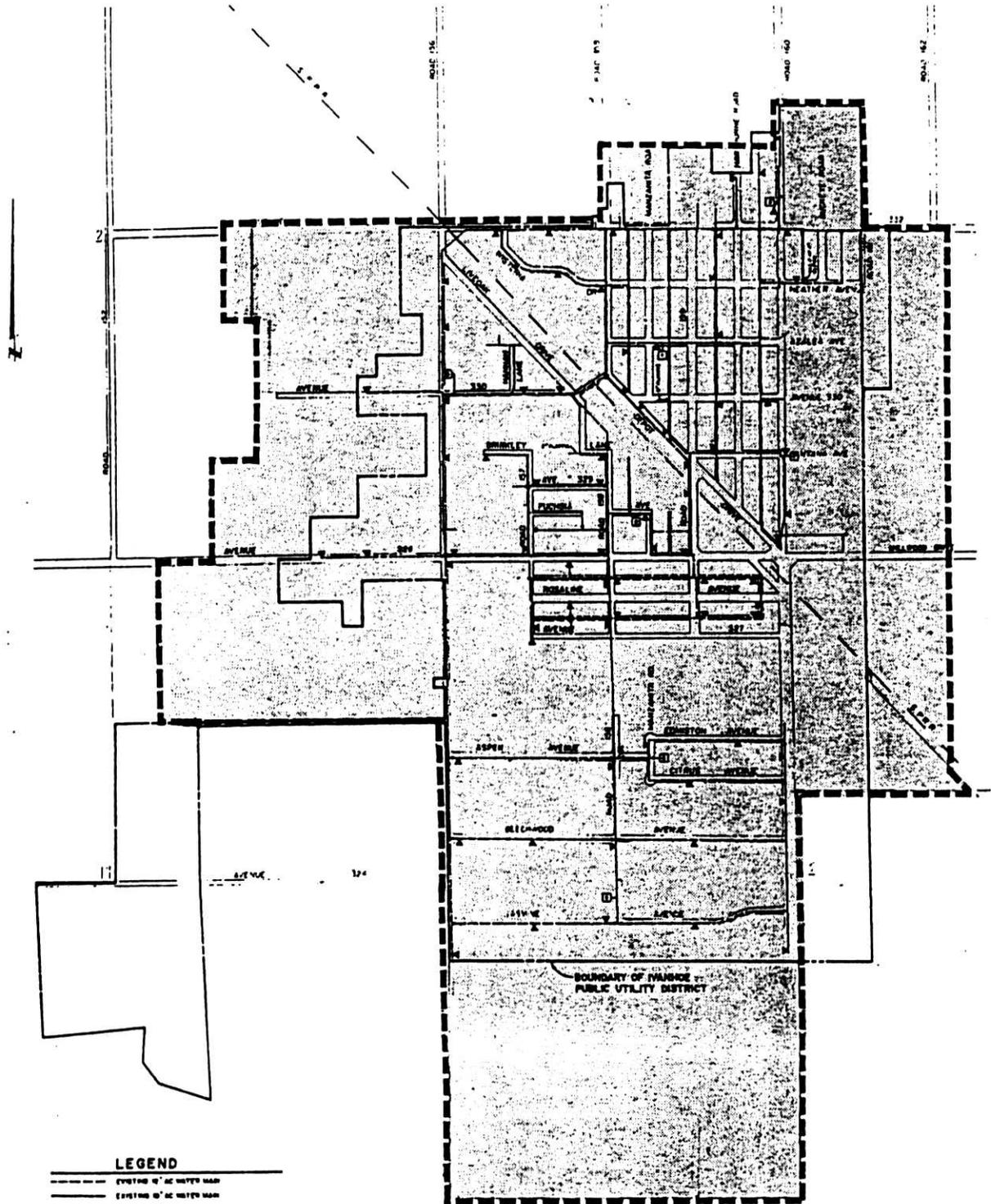
The IPUD community water system is capable of producing 4,320 gallons per minute; current excess equals 670 gallons per minute allowing for 500 gallons per minute fireflow. The District's immediate plans include the addition of an eighth well within the next two years to adequately accommodate water demands.

It is anticipated that the IPUD's ultimate service area will be coterminous with the proposed Urban Development Boundary. However, it is possible that the IPUD would consider annexation and service of property outside of its current boundary if the potential developer was willing to grant water rights to the District as a condition of annexation.

Domestic water outside of the IPUD boundary is provided by private individual wells.

### Sewer

The Ivanhoe Public Utility District provides community wastewater treatment service. Service is available to all properties within the IPUD boundary and will eventually include all areas within the proposed Urban Development Boundary. The sewage treatment plant, located outside of the proposed Urban Development Boundary, is situated on a 4.34 acre parcel approximately one-half mile west of Road 156, and one-quarter mile south of Avenue 328. Auxiliary percolation ponds are located to the south on a 30.55 acre parcel situated on the south side of Avenue 324. Since its initial construction, the Regional Water Quality Control Board (RWQCB) has placed more restrictive standards to upgrade the quality of effluent coming out of the plant. The

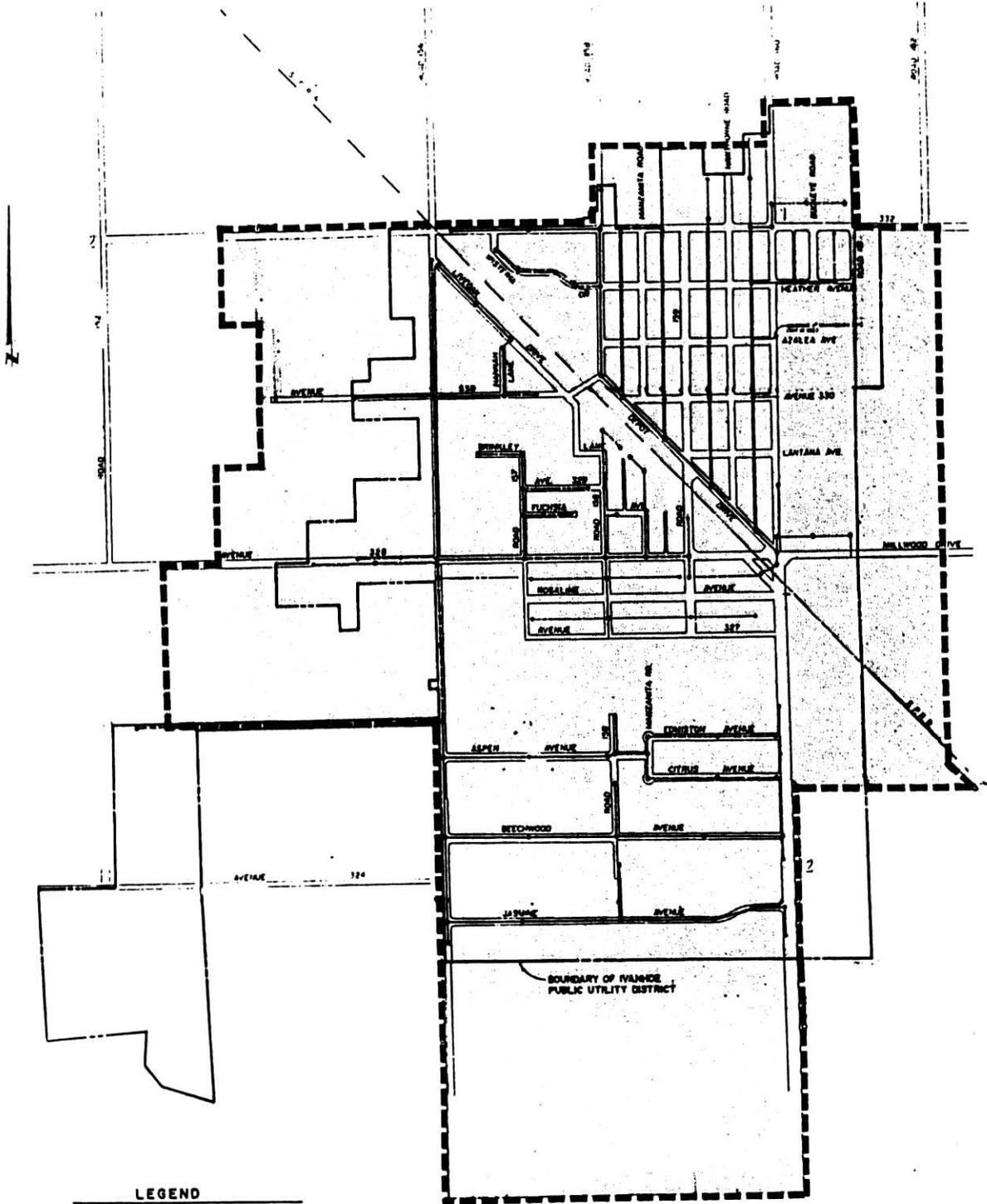


**LEGEND**

- EXISTING 12" AC WATER MAIN
- EXISTING 10" AC WATER MAIN
- EXISTING 8" AC WATER MAIN
- EXISTING 6" AC WATER MAIN
- EXISTING 4" AC WATER MAIN
- EXISTING 2" AC WATER MAIN
- EXISTING 2" STEEL WATER MAIN
- EXISTING 2" OR SMALLER STEEL WATER MAIN
- ▲ EXISTING FIRE HYDRANT
- EXISTING WELL, SILE AND RABBIT
- EXISTING SHUT-OFF ASSEMBLY
- EXISTING GATE VALVE
- JURISDICTION PUBLIC UTILITY DISTRICT BOUNDARY

URBAN DEVELOPMENT BOUNDARY

	<p><b>IVANHOE PUBLIC UTILITY DISTRICT</b></p> <p><b>WATER DISTRIBUTION SYSTEM</b></p>	<p>DATE: 04/20/81</p> <p>DRAWN BY: J. Sorenson</p> <p>CHECKED BY: J. R. Keller</p> <p>C.E. NO. 21470</p>	<p><b>JAMES F. SORENSEN</b> <b>DENNIS R. KELLER</b></p> <p>CONSULTING ENGINEERS</p> <p>750 SOUTH LUTHER STREET VICKARU, CALIFORNIA 91706 714-732-7700</p>	<p>SHEET</p> <p>1</p> <p>OF</p> <p>1</p>
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**LEGEND**

- EXISTING 15" VCP SEWER MAIN
- EXISTING 12" VCP SEWER MAIN
- EXISTING 8" VCP SEWER MAIN
- EXISTING 6" VCP SEWER MAIN
- EXISTING 4" VCP SEWER MAIN
- EXISTING MANHOLE
- IVANHOE PUBLIC UTILITY DISTRICT BOUNDARY
- EXISTING 6" PVC SEWER MAIN
- EXISTING 8" PVC SEWER MAIN
- EXISTING LAUNCHER



URBAN DEVELOPMENT BOUNDARY

<p>IVANHOE PUBLIC UTILITY DISTRICT</p> <p>SEWER SYSTEM</p>				<p>SCALE 1" = 400'</p> <p>DATE 01/22/65</p> <p>DRAWN BY J. S. SIMON</p> <p>APPROVED BY B. L. SIMON</p> <p>C. E. NO. 04199</p>	<p><b>JAMES F. SORENSEN</b> <b>DENNIS R. KELLER</b></p> <p>CONSULTING ENGINEERS</p> <p>300 SOUTH LOCUST STREET VICKSBURG, CALIFORNIA 92580 PHO 712 7430</p>	<p>SHEET 1</p> <p>OF 1</p>										
				<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			REVISION	DATE	DESCRIPTION	APPROVED						
REVISION	DATE	DESCRIPTION	APPROVED													

wastewater treatment plant has complied with the standards required by the RWQCB, is operating well under its maximum design capacity limitation of 500,000 gallons per day (dry weather flow) and, is currently treating an average of 355,000 gallons per day (67.2% of capacity). Exhibit II-8 (page 20) depicts the sewer service area boundary and the proposed Urban Development Boundary.

Outside of the IPUD boundary, all development utilizes individual on-site septic systems. The design capacity of the existing wastewater treatment facilities is believed to be capable of accommodating the projected growth through the planning period, provided that new development and uses do not have excessive discharge requirements. Therefore, it is assumed that any new development within the community, and within the service area of the IPUD, will be connected to the existing sewage system.

#### Protection Services

Two levels of protective services, police protection and fire suppression, are provided in the Planning Area.

According to information provided by the Fire Warden of the County of Tulare, fire suppression services are provided by Tulare County Station #8 in Ivanhoe, located at the northeast corner of Depot Drive and Hawthorne Road. One "Class A" pumper, as well as a smaller "Quick Attack" pumper, are housed at this facility. Staffing consists of one paid operator with a three-person volunteer firefighter backup. Further, the Fire Warden has indicated that the Ivanhoe Community water system is available for extension to achieve fire flow needs.

Police protection services are provided by the Tulare County Sheriff's Department from their headquarters in Visalia. According to information provided by the Sheriff's Office, while there is always a need for additional law enforcement officers, when considering comparative workloads in the County, the Ivanhoe area is adequately staffed.

#### Utilities

Ivanhoe residents are fully serviced with all electricity, gas, and telephone services. Electricity is provided by the Southern California Edison Company. Natural gas is provided by Southern California Gas Company and is supplemented by propane gas provided by private distributors. The Pacific Bell Telephone Company provides telephone services and has located a telephone exchange in Ivanhoe.

As development occurs, it is anticipated that the private utility companies will be able to adequately meet growth demands within the Plan Area.

#### Refuse Disposal

Solid waste disposal is available to residents of Ivanhoe from the Bevers Disposal Service, a private contractor under franchise agreement with the County of Tulare.

## Library

A County library facility is located at the northeast corner of Hawthorne Road and Heather Avenue. According to the Tulare County Library, Branch Services, there are no plans to expand library services or hours. Currently, the Ivanhoe Branch Library is open Mondays, Tuesdays, and Thursdays. Also, Branch Services indicates that current use patterns and existing service levels are expected to continue at their present levels for the next two years (1988-90).

## Schools

Education within the Ivanhoe community is under two jurisdictions, representing the primary and secondary and junior college levels.

Currently, the Visalia Unified School District provides and maintains Ivanhoe Elementary School located on a 14.96 acre campus at the northeast corner of Avenue 332 and Road 160. Students from kindergarten through the sixth grade attend Ivanhoe Elementary School. Sixteen teachers and a support staff of four are employed at the school. Within the last ten years, enrollment at Ivanhoe Elementary has ranged from a low of 390 (1979) to a high of 474 (1987), with an average school year enrollment of 442.8 students. These figures indicate an average 1.22% increase per year. Ivanhoe Elementary is currently operating at its design capacity of 474 students. It should be noted that students from outlying areas and nearby schools contribute to the student population of Ivanhoe Elementary. The Visalia Unified School District attempts to achieve balancing of student enrollment by busing students from one school to another in an effort to prevent overcrowding or under-enrollment. According to information provided by Visalia Unified School District, approximately 387 elementary students live in the Ivanhoe School area.

Seventh through twelfth grade students (approximately 126 seventh and eighth grade and 239 high school students) are also under the jurisdiction of the Visalia Unified School District. Seventh through eighth grade students attend Valley Oak Middle School in Visalia. High school students are bussed to Golden West High School in Visalia. The College of the Sequoias provides community college instruction for Ivanhoe residents at its Visalia campus.

## EXISTING CIRCULATION/TRANSPORTATION NETWORK

### Circulation

#### Streets and Roads

Circulation is provided by a general grid pattern of north-south and east-west streets, forming blocks of various widths and lengths. North of the S.P.R.R. tracks, blocks are typically +/-280 feet wide and +/-400 long; in an area bound by Avenue 328/Elm Street (north), Visalia-Ivanhoe Highway/Road 160 (east), Avenue 327 (south), and Road 157 (west), blocks are approximately +/-280 feet wide and +/-400 feet long. Street rights-of-way are generally adequate in width to meet current vehicle demands within residential, commercial, and industrial areas.

Because Ivanhoe is a small agricultural community, the most recent average daily traffic (ADT) counts performed are limited to the most heavily traveled streets: State Highway 216/Avenue 328 and State Route 216/Road 160. Estimated ADT is 5,700 trips along both streets.

The circulation system is composed of arterials, collectors, and local streets which provide varying degrees of direct access to abutting properties. Existing street classifications are shown in Exhibit II-2: Existing Land Use Map (page 7).

There are presently three designated 'Arterial' streets within the Planning Area:

State Highway 216  
Avenue 328  
Road 156 - from Avenue 328 north to the UDB

Streets classified as 'Collectors' within the Planning Area include:

Road 156 - from Avenue 328 south to the UDB  
Road 158 - between Avenue 332 and Depot Drive  
Road 159 - between Avenue 332 and Avenue 328  
Road 160 - from Avenue 328 north to UDB  
Avenue 330 - between Road 156 and Road 158  
Avenue 332 - from the western UDB to the eastern UDB  
Depot Drive - between Road 158 and Road 160

All streets in the Circulation network are classified as local streets.

As is evident from the "typical" block descriptions discussed above, future street and road development must comply with uniform construction standards in an effort to avoid sudden narrowing of streets, awkward (and potentially dangerous) intersections, and congestion of vehicular traffic. As development occurs, it is anticipated that street design and patterns will accommodate the needs of specific land uses and reflect safety considerations of the general public.

## Transportation

### Bicycle Facilities

The 1988 Regional Transportation Plan (RTP) prepared by the Tulare County Association of Governments provides for a regional bicycle network intended to provide a safe alternative mode of travel. In Tulare County, bicycle travel is not yet considered a major mode of transportation, and bicycles are rarely seen outside of cities and towns. The current bicycle plan provides for connections between the major urban areas and recreation facilities in the County and is expected to be satisfactory for the foreseeable future. Ivanhoe currently does not have a designated bikeway or route within or near the community.

### Rail

The Plan Area receives freight rail service through the Southern Pacific Railroad Company (S.P.R.R.). The line is located between and parallel to Depot and Live Oak Drives. Four at-grade crossings are located within the Planning Area:

- 1) the intersection of Avenue 323 and Road 160;
- 2) Road 330 between Depot and Live Oak Drives;
- 3) Avenue 328/Elm Street near the Visalia-Ivanhoe Highway/Road 160; and
- 4) the Visalia-Ivanhoe Highway/Road 160 near Avenue 328/Elm Street.

The primary clients of the S.P.R.R. are the local industrial/packing plants located along the west side of the railroad tracks.

Passenger rail service for Tulare County is provided by Amtrak. The nearest rail station is located at Hanford in Kings County. Amtrak provides bus connections to the Hanford station via motor coach. One bus per day operates in each direction from Visalia (the nearest Amtrak bus station location) to Hanford.

### Public Transportation

Recognizing the need to provide transportation services to those who are disadvantaged, the County of Tulare provides public transportation services to the elderly, handicapped, low-income, and residents without access to transportation. Within the Plan Area, public transit is available Monday through Friday on a dial-a-ride (demand-responsive) basis. The County provides transportation to Visalia and back via the "Visalia 1" route. This service is provided on a regularly scheduled (fixed-route) basis and is available only on Tuesdays and Fridays. Twice a day, the bus arrives at the Ivanhoe Post Office for departure to Visalia.

### Aviation

The nearest airport providing air transportation services for residents of the Ivanhoe community is Visalia Municipal Airport. Visalia Municipal Airport does not have the service demand to economically accommodate large passenger and cargo aircraft and is thus limited to extensive commuter air service. Visalia provides commuter air service to larger airports such as Los Angeles and San Francisco International Airports.

## ZONING

Developed areas within the Plan Area are zoned in accordance with the Tulare County Zoning Ordinance and Official Zoning Map (see Exhibit II-9). Existing zoning is predominantly residential in nature, consisting of the Rural Residential Zone ("R-A"), Rural Residential Zone with Mobilehome Overlay ("R-A-M"), Two Family Residential Zone ("R-2"), Multiple Family Residential Zone ("R-3"), and Multiple Family Residential Zone with Mobilehome Overlay ("R-3-M").

Commercial zoning is generally found along the west side of the Visalia-Ivanhoe Highway/Road 160, along Avenue 328/Elm Street, and along both sides of Road 159. Existing zoning includes Neighborhood Commercial ("C-1") and General Commercial ("C-2") Zones.

Manufacturing zoning within the Plan Area is Light Manufacturing ("M-1"). This designation is currently located along both sides of the S.P.R.R. tracks from the UDB north to Avenue 330, along both sides of Road 160 north of Lantana Avenue, and on the east side of Hawthorne Road north of Lantana Avenue.

Agricultural zones within the Plan Area are designated as Exclusive Agricultural Zone ("A-E"), Exclusive Agricultural Zone - Twenty Acre Minimum ("AE-20"), Exclusive Agricultural Zone - Forty Acre Minimum ("AE-40"), and Agricultural Zone ("A-1"). These agricultural zones serve as holding zones until such time as urban development is determined to be appropriate.

The diversity of permitted uses within each zone district is illustrated by the diversity of the existing land use pattern. However, a comparison of the Existing Land Use Map (Exhibit II-2) with zoning designations depicted in Exhibit II-9 (Page 26) reveals a number of inconsistencies. Such inconsistencies are especially evident in residentially developed areas of the Ivanhoe community. Approximately seven percent (7%) of all single family zoned lots in the community are developed with multiple family uses or commercial uses. As proposed in this Plan, it will be necessary to rezone those lots currently inconsistent with proposed Zone Districts and rezone A-1 areas outside of the new UDB consistent with the Rural Valley Lands Plan. Rezoning may be initiated by: individual lot owners, Resolution of Intention by the Board of Supervisors, or Resolution of Intention by the Planning Commission. Further, in accordance with Government Code 65860, proposed Zone Districts shall be consistent with the proposed land uses in the Ivanhoe Community Plan.





## Chapter III

### GROWTH ASSUMPTIONS AND DEVELOPMENT CONSTRAINTS



## CHAPTER III

### GROWTH ASSUMPTIONS AND DEVELOPMENT CONSTRAINTS

In this chapter, the information presented in Chapter Two that discussed past growth trends and existing land uses, community facilities, and circulation/transportation will be utilized to establish growth assumptions and identify development constraints within the Plan Area. By presenting growth assumptions and development constraints, this chapter will provide a foundation for the formation of the land use plan and Urban Development Boundary.

#### GROWTH ASSUMPTIONS

In preparing a plan for future development, certain assumptions must be made about the future. In small communities such as Ivanhoe, future development trends are somewhat predictable through the formulation of assumptions based upon historical growth patterns. Assumptions (projections) are estimates of what may, and possibly will, occur. However, projections are not exact specifications of what will actually occur. They are, as described above, "assumptions" based on past, existing, and possible future trends.

#### Population

The 1980 Federal Decennial Census of Population included the unincorporated community of Ivanhoe within a Census Designated Place. As of April 1, 1980, the population of the community was estimated to be 2,674 persons residing in 869 dwelling units (an average of 3.08 persons per dwelling unit), with an additional 10 persons residing in group quarters. This reflects an increase in population of approximately 68% over the 1970 census, which showed 1,595 persons residing in 547 dwelling units (an average of 2.92 persons per dwelling unit).

Based on a significant decrease in dwelling unit building permit activity during the early 1980's, and a decline and leveling out in local school enrollment for the period between 1980 and 1988, it is evident that the population increase between 1980 and 1990 will not match the growth rate experienced between 1970 and 1980. Using dwelling unit counts documented while conducting the existing land use survey (January, 1988) within the proposed UDB of Ivanhoe, the 1988 population is estimated to be approximately 3,450 using the figure of 3.72 persons per dwelling unit. Population estimates for the planning period suggest that Ivanhoe's population is projected to grow to approximately 5,335 by the year 2010. Dividing the projected 2010 population (5,335) by the existing (1988) person per dwelling unit estimate (3.72), it is anticipated that Ivanhoe dwelling unit figures will increase to 1,435 dwelling units by the end of the planning period, an increase of 508 dwelling units (or 54.8%) over the next 21 years.

Table III-1  
**POPULATION, DWELLING UNITS, AND  
 PERSON PER DWELLING UNIT PROJECTIONS  
 1988-2010**

<u>YEAR</u>	<u>POPULATION</u>	<u>NUMBER OF DWELLING UNITS</u>	<u>PERSONS PER DWELLING UNIT</u>
1970	1,595(a)	547(a)	2.92(a)
1980	2,684(b)	869(b)	3.08(b)
1988	3,450(e)	927(d)	3.72(c)
1990	3,590(e)	965(e)	3.72(c)
2000	4,375(e)	1,175(e)	3.72(c)
2010	5,335(e)	1,435(e)	3.72(c)

Source:

- (a) Bureau of the Census, 1970 Census of Population, Pub. PC(1)-B6 Calif.
- (b) Bureau of the Census, 1980 Census, Summary Tape Files (STF 1).
- (c) Tulare County Planning and Development Department projection based on 1986 Tulare County Needs Assessment.
- (d) Tulare County Planning and Development Department staff, existing land use survey, January 1988.
- (e) Tulare County Planning and Development Department staff projection based on sources (c) and (d), above.

Population projections are based on an average annual growth rate of two percent (2.0%) from 1988 through the end of the planning period. The development and expansion of essential supporting infrastructure during the early 1990's, which should facilitate the development of nonagricultural properties, and perhaps some redevelopment of central residential areas, are projected to contribute in maintaining an average annual growth rate of 2.0%. Population projections beyond the year 2000 are expected to be influenced primarily by the number of employment opportunities available in the area at the turn of the century, and to a lesser extent, by the availability of then developable land for which releases from Williamson Act contracts are filed in the 1990's.

The most recent year for which household income figures are available is 1979. Figures obtained from the 1980 Census show the median household income for the Ivanhoe area to have been \$12,043 in 1979. The median household income for Tulare County for the same period was \$14,153.

Like many agricultural communities, Ivanhoe also experiences seasonal population increases due to the influx of migrant workers and their families during the various harvest seasons. Estimates as to the number of seasonal residents range from 180 to 240 persons. This influx has caused problems in availability of affordable and adequate housing for the migrant population which, it is estimated, has a median household income lower than the community average. Methods for alleviating temporary housing problems are discussed in Chapter V.

## Residential Needs Analysis

Residential development is firmly established throughout all sections of the community within the proposed UDB of Ivanhoe. The general locations of existing and proposed residential development can be described as being within or adjacent to areas located:

- North of Elm Street (Avenue 328) and west of the Southern Pacific Railroad right-of-way;
- North of Elm Street and east of the Southern Pacific Railroad right-of-way; or
- South of Elm Street.

According to data presented in Table III-1, the number of households in the Ivanhoe area will increase by approximately 508 dwelling units between 1988 and 2010. This projection is based upon the existing household size of 3.72 persons per household.

The following narrative identifies the amount of land that should be designated for single family (Low to Medium Density Residential) and multiple family (High Density Residential) development based on several different methodologies. A summary of findings is provided in Table III-2.

### **Single Family Residential Acreage Needs Methodology**

- That 386.0 acres of designated "Single Family Residential" land in the community of Ivanhoe will be necessary to accommodate the projected population in the year 2010. This figure was based upon the following methodology:
  - A. 89.5% of all dwelling units within Ivanhoe, including mobile-homes, are considered "Single Family" in character. The same distribution percentage is assumed to be characteristic of the amount of "Single Family Residential" in 2010;
  - B. 89.5% multiplied by 1,420 (the projected number of housing units in 2010) results in +/-1,285 units;
  - C. 1,285 units divided by 5.0 (the average number of "Single Family" housing units per acre in the community) results in the need for +/-257.0 acres of land designated "Single Family Residential";
  - D. 257.0 acres multiplied by 150%, to allow for a reasonable growth margin for unforeseen circumstances, thereby increases the "Single Family Residential" land need to 386.0 acres; and
  - E. Subtract 198.0 developed (existing) acres from 386.0 projected acres, resulting in an "actual need" of 188.0 acres to comfortably accommodate the "Single Family Residential" needs of the Ivanhoe community.

### Multiple Family Residential Acreage Needs Methodology

- That 16.0 acres of "Multiple Family Residential" land would be necessary to accommodate the projected population in 2010. This figure is based upon the following methodology:
- A. The percentage of "Multiple Family Residential" dwelling units acreage in 1988 of 10.5% is assumed to remain constant in 2010;
  - B. 10.5% multiplied by 1,420 (the projected number of dwelling units in 2010) results in the need for +/-151 units;
  - C. 151 units divided by 16.0 (the existing number of "Multiple Family Residential" units per acre in 1988) results in the need for +/-9.0 acres of designated "Multiple Family Residential" land;
  - D. 9.0 multiplied by 150%, to allow for a reasonable growth margin for unforeseen circumstances, thereby increases the "Multiple Family Residential" land need to 14.0 acres; and
  - E. Subtract 6.0 developed (existing) acres from 14.0 projected acres, resulting in an "actual need" of 8.0 acres of land designated as "Multiple Family Residential" within the Ivanhoe community.

Table III-2  
ESTIMATE OF RESIDENTIAL ACREAGE  
1988-2010

<u>Land Use</u>	Required Acreage <u>2010</u>	Existing Acreage <u>1988</u>	Needed Acreage <u>1988-2010</u>
Single Family	386	198	188
<u>Multiple Family</u>	<u>14</u>	<u>6</u>	<u>8</u>
Totals	400	204	196

From the information that is available, it is possible to make additional general statements, assumptions, and predictions pertaining to housing needs over the planning period:

- In addition to new housing units that will be required, 39% or more of the existing housing stock will need or greatly benefit from housing rehabilitation programs or from replacement housing;
- Median household income figures suggest the percentage of owner-occupied dwellings is not apt to increase; and
- The demand for adequate and affordable housing accommodations will increasingly focus on apartment units and mobile homes.

## Commercial and Industrial Needs Analysis

The amount of commercial and industrial land needed to accommodate the projected population in 2010 is not as simple to calculate as was required residential acreage, for the following reasons:

- The Ivanhoe market area for commercial activity has not been defined. The population served by commercial activities may be greater than the projected population of Ivanhoe in 2010;
- The amount of transient population (such as migrant workers) has not been measured in terms of commercial activity; and
- The amount of industrial development a community is expected to attract is dependent upon the availability of suitable sites, a skilled labor force, and progressive marketing techniques.

Because of the difficulty involved in projecting needed acreage for commercial and industrial development, the following assumptions were made:

- A. The primary market area for commercial activity will consist of the community's projected population of 5,335 in 2010;
- B. The potential industrial labor force will be drawn from the community's projected population of 5,335 in 2010; workers from Visalia, Woodlake, Farmersville, etc., are not included due to the inability to accurately estimate the precise amount of workers drawn from those communities;
- C. The same ratio of existing commercial and industrial acreage to population characteristics will remain constant; and
- D. A 150% increase has been added to the projected acreage to allow reasonable growth for unforeseen circumstances.

With these assumptions in mind, Table III-3 illustrates the amount of commercial and industrial acreage needed in 2010.

Table III-3  
ESTIMATE OF COMMERCIAL/INDUSTRIAL ACREAGE  
1988-2010

<u>Land Use</u>	<u>Acreage Density Factor/Population</u>	<u>Projected Acreage 2010</u>	<u>Existing Acreage 1988</u>	<u>Acreage Needed 1988-2010</u>
Commercial	5.2/1,000	42.0	18.0	24.0
<u>Industrial</u>	6.1/1,000	<u>50.0</u>	<u>21.0</u>	<u>29.0</u>
Totals		92.0	39.0	53.0

## Recreational Needs Analysis

In an effort to determine the amount of park and open space acreage that would be required to meet the recreational needs of Ivanhoe residents in 2010, acreage factors identified in Table III-4 above were applied to the projected 2010 population of 5,335, resulting in the need for +/-14.0 acres of "Neighborhood Park" development. The following assumptions were made in calculating the amount of neighborhood park acreage requirements:

- A. The principal users of the parks will be the Ivanhoe area's projected population of 5,335 residents;
- B. The same per capita ratio of existing recreation space provided by the elementary school (7.5 acres) will remain constant;
- C. Although the school's recreation space ratio is utilized, the existing school acreage is not included in estimating recreation land needs because the school district will not allow general public recreation activities on school grounds during school hours; and
- D. No additional percentage of acreage has been allowed for unforeseen growth because of the assumed continued availability of existing elementary school acreage serving as complementary park/recreational land during non-school hours.

Table III-4  
ESTIMATE OF PARK ACREAGE  
1988-2010

<u>Type</u>	<u>Acreage Density Factor/Population</u>	<u>Required Acreage 2010</u>	<u>Existing Acreage 1988</u>	<u>Required Acreage 1988-2010</u>
Neighborhood	2.7 / 1,000	14.0	0	14.0

Recreational facilities, improvements and programs would be very desirable, most likely through community redevelopment and/or in conjunction with joint-agency development and multi-purpose land use policies. Existing recreation facilities are not believed to be adequate to satisfy community needs. As part of this Plan, certain new developments within the community should provide or contribute to the development of recreational facilities within convenient walking distance of each neighborhood (i.e., playgrounds, play areas, multi-use open space). A combination of the above is vital to support the needs of the community, particularly if growth and expansion are encouraged.

### Public/Quasi-Public Facilities

Public and quasi-public facilities within the project area encompass approximately 30.0 combined acres. The largest public/quasi-public facilities consist of the Ivanhoe Elementary School (15.0 acres), Ivanhoe Memorial District Facilities (1.19 acres), and ten churches (11.79 acres). With the exception of future well sites, new churches, and the future relocation or expansion of existing churches now on extremely small parcels, it is assumed that other public or quasi-public facilities will not be relocated within the planning

period. The locations of future well sites are not inhibited by general plan classifications, and churches are permitted in most locations under the zoning ordinance provided that a special use permit is secured. The local Post Office is a public use that is located on private property, and its present centralized location is assured through the current lease period (until late 1989). Postal Service facilities are adequate to accommodate the anticipated space needs through the planning period, and successive lease agreements are not believed to be in jeopardy.

### Community Services

The sewage treatment facility is operating under its maximum design capacity limitation of 500,000 gallons per day (dry weather flow), and is currently treating an average of 355,000 gallons per day.

The design capacity of the existing sewage treatment facilities is believed to be capable of accommodating the projected growth through the planning period provided that new development and uses do not have excessive discharge requirements. Therefore, it is assumed that any new development within the community will be connected to the existing sewage system.

The existing IPUD community water system has the capability to produce 4,320 gallons per minute. Residential users are the highest local water consumers. It is estimated that the water system is capable of producing 670 gallons per minute in excess of peak demand, allowing for a fireflow reserve of 500 gallons per minute. Also, the District is planning the addition of an eighth well north of Avenue 327 and west of Road 157.

Police and fire protection and refuse disposal services will remain capable of accommodating the projected growth in the Plan Area. Police services are provided by the Tulare County Sheriff's Department from their headquarters in Visalia. Fire protection services are provided by the County of Tulare from their fire station located at the northeast corner of Depot Drive and Hawthorne Road in Ivanhoe. Refuse disposal is provided by Bevers Disposal Service, a private contractor under franchise agreement with the County of Tulare.

### Circulation

Due to population growth, in-filling of lands within already developed areas, and increasing commuter traffic along State Route 216/Road 160, most roads within the Plan Area will carry increasing volumes of traffic. However, with the elimination of certain deficiencies (primarily dead-end and narrow roads) the existing system is generally adequate to meet traffic volumes anticipated to be generated during the planning period. Thus, no major changes to the existing circulation pattern within the planning period is anticipated.

As they junction with State Highway 63, State Route 216/Road 160 and Avenue 328 will continue to serve as the major traffic carriers within and through the community. Avenue 328/Elm Street between Road 156 and State Route 216/Road 160 will generate additional traffic as commercial in-filling occurs. Lastly, development occurring in currently undeveloped areas will necessitate that additional collector and local roads be constructed as part of the circulation network to provide access to newly developing portions of the community.

State Highway 216, a designated Expressway in the 1988 Regional Transportation Plan prepared by the Tulare County Association of Governments, is the most prominent route for traffic into and out of the community. State Highway 216, between Avenue 328 and the southerly UDB, is also known as the "Visalia-Ivanhoe Highway" and as "Road 160". Between Road 160 and the easterly UDB, it is known as "Elm Street" and as Avenue 328. State Highway 216 extends south- westerly to the City of Visalia and easterly to the City of Woodlake and the community of Lemon Cove.

Avenue 328 is a proposed east-west Arterial which carries traffic through the center of the community, connecting to State Highway 216 on the east and extending approximately four miles west of the community to State Highway 63.

The following assumptions and proposals are made with respect to the Circulation Element, which comprises the local network of streets and highways providing access and passage within and through the community:

**Arterial Streets:** The primary function of an arterial is to provide for through traffic movement. An arterial is typically continuous over a long distance, and direct access to abutting property is kept at a minimum to maintain the free movement of potentially high traffic volumes. An arterial is also a Select System Road as defined by the Tulare County Improvement Standards. The following streets are designated as Arterial Streets:

State Highway 216.  
Avenue 328  
Road 156 - from Avenue 328 north to UDB

**Collector Streets:** A collector provides for traffic movement between local streets and arterials or state routes. A collector is not necessarily continuous for a long distance. In accordance with the Tulare County Improvement Standards, a collector is also a Select System Road. The following streets are currently designated as Collector Streets, (to be improved to the standards of a full County road):

Road 156 - From Avenue 328 south to UDB  
Road 158 - Between Avenue 332 and Depot Drive  
Road 159 - Between Avenue 332 and Avenue 328  
Road 160 - From Avenue 328 north to UDB  
Avenue 332 - From west UDB to East UDB  
Avenue 330 - Between Road 156 and Road 158  
Depot Drive - Between Road 158 and Road 160

**Local Streets:** The primary function of a local street is to provide access to abutting properties. Local streets are designed to minimize through traffic movements and frequently terminate at their intersection with a collector or arterial street. In accordance with the Tulare County Improvement Standards, a local street is a Class 1, 2, or 3 road. All streets not otherwise identified in the Circulation Plan are classified as local streets.

## DEVELOPMENT CONSTRAINTS

Development constraints are physical, environmental, social, or economic conditions that will serve to limit or restrain the type, nature, and pattern of future growth within the Planning Area. These constraints are viewed as being constant and generally unchangeable with regard to the preparation of the Plan and the anticipated development of the community.

### Soil Characteristics

As stated in Chapter II, Existing Conditions, the entire Plan Area lies within an area of prime agricultural soils. Although better suited to farming, these soils have the capability to accommodate most urban related uses. The slow permeability rate of local soils will also limit the location and type of development allowed due to the high run-off potentials associated with impervious material used in and as a result of construction.

### Williamson Act Lands

The presence of +/-140.0 acres of Williamson Act Lands (Agricultural Preserves) along the periphery of the Plan Area will deter the natural "grow out" pattern of urban related uses. Although a constraint, Agricultural Preserves prevent premature urban development of agricultural lands and encourage in-filling of existing vacant parcels within the immediate core of the Plan Area. Also, as the need arises for developable land (and if justifiable), Agricultural Preserves can be canceled by a landowner with the approval of the Tulare County Board of Supervisors.

### Designated Floodway

Although there are no designated floodways within the Plan Area, the proximity of the St. John's River (approximately 1/2 mile south) and the possibility of flooding will be a constraint to the southward development of the community. However, a sufficient amount of land will be available in other parts of the community, and current Tulare County policies applicable to flood zones will allow for the future development of these zones to accommodate growth.

### Limited Employment Opportunities

Employment opportunities within the Ivanhoe Plan Area are rather limited due to the absence of year-round high employment-generating land uses (i.e., industry). The proximity of Visalia to the Plan Area will continue to contribute to limited employment opportunities within Ivanhoe. As the area develops commercial uses, some jobs will be created but not to the extent industrial development could provide.

### Community Sewer and Water Facilities

As described earlier, the Ivanhoe Public Utility District serves only those residential/urban uses within the District's boundary. Not all areas within the existing Urban Improvement Area Boundary or proposed UDB are within the District's current boundary which constrains the immediate or near future development of urban uses. By comparing Exhibit IV-1 (Proposed Land Use Map) with Exhibits II-7 and II-8 (Ivanhoe Public Utility District Water and Sewer

Boundary Maps, respectively), it is evident that those areas proposed for future urban development outside of the District's boundary will require connection to the Ivanhoe Public Utility District facilities and annexation to the district boundaries.

#### Noise

As described in Chapter II of this Plan, noise contour projections for 2010 will restrict the type of land uses that can be developed within 60 dB Ldn noise-impacted areas. Mitigation measures identified in the Tulare County Noise Element will allow the development of some land uses provided certain standards are met that reduce the impact of noise within the 60 dB Ldn areas. Avenue 328/Elm Street is the only area designated as noise impacted in the community by the Tulare County Noise Element.

#### Endangered Species

According to information provided by the State Department of Fish and Game, the community of Ivanhoe is within the known range of the San Joaquin Kit Fox (SJKF), a federally-listed endangered species (and state-listed threatened species). The Environmental Impact Report (contained in this Plan as Chapter VII) addresses the SJKF and identifies mitigation measures designed to protect and preserve potential denning sites and migration corridors of the SJKF.

## Chapter IV

### PLAN DESCRIPTION



## CHAPTER IV

### PLAN DESCRIPTION

In this chapter, the existing condition information, assumptions and constraints (presented in the preceding chapters), and the goals, objectives and policies (presented in Chapter V), have been synthesized and formulated into specific directives for future growth. Most significant of these directives is the classification of all properties within the Plan Area into land use categories. These designations, in conjunction with the Plan's policies and implementation strategies and applicable County Ordinances and policies, will establish the range of uses that is permitted on each property. The manner in which these designations are established throughout the Plan Area is shown in Exhibit IV-1, Land Use Designations map.

#### LAND USE

##### Residential

The "Residential" classification is intended to allow the development of single family and multi-family residential uses, to be implemented with zoning at locations appropriate for densities ranging from one (1) dwelling unit per acre to not more than twenty-eight (28) dwelling units per acre.

Apart from redevelopment, development opportunities on undeveloped and underdeveloped properties vary from "in-filling" to the establishment of new subdivisions. A wide range of housing types can also be accommodated, e.g., conventional single family dwellings, one-acre ranchettes, mobile home parks or subdivisions, cottage apartments, apartment houses, etc.

##### Low Density Residential

The Low Density Residential areas are planned to accommodate single-family homes and duplexes on individual lots where urban services (i.e., community water and sewer) are provided. This designation is also intended to allow accessory and non-residential uses that complement single-family neighborhoods in accordance with the policies of the Community Plan and the provisions of the Tulare County Zoning Ordinance.

The Low Density Residential classification has a prescribed maximum residential density of eight (8) dwelling units per gross acre.

The Low Density designation of the proposed Land Use Plan comprises the majority of the Plan Area and encompasses sections of the community that are already substantially developed. The predominant existing land use within this area is single-family residential, which includes both conventional dwellings and mobile homes.

The majority of properties classified as Low Density Residential are located within the boundaries of the Ivanhoe Public Utility District (IPUD), or will be required to annex to the District at the time of development.

## Medium Density Residential

The Medium Density Residential areas are planned to accommodate single-family homes on individual lots where urban services (i.e., community water and sewer) are provided. This designation is also intended to allow accessory and non-residential uses that complement single-family neighborhoods in accordance with the policies of the Community Plan and the provisions of the Tulare County Zoning Ordinance.

The Medium Density Residential classification has a prescribed residential density of not more than fourteen (14) dwelling units per gross acre

The Medium Density Residential designation of the proposed Land Use Plan comprises the second largest residential designation of the Plan Area and encompasses sections of the community that are already substantially developed. The predominant existing land use within the area is single-family residential dwelling units, which includes conventional dwellings and mobile homes.

All properties classified as Medium Density Residential are located within or near enough to the boundaries of the IPUD to allow connection with the sewer and water systems, or will be required to annex to the District at the time of development.

## High Density Residential

The High Density Residential classification is intended to provide areas for residential development with a wide range of densities and housing types. As in the other residentially designated areas, certain non-residential uses and activities are permitted in accordance with the Community Plan and the Tulare County Zoning Ordinance.

The High Density Residential classification has a prescribed maximum density of twenty-eight (28) dwelling units per gross acre. While the higher density developments will be permitted and encouraged to occur on property subject to this designation, projects of lesser densities (i.e., 2-14 units per acre) will also be allowed in these areas.

Proposed High Density Residential classification properties are generally located north of Rosaline Avenue. The largest single concentration of existing multiple family uses is a six (6.0) acre area currently located at the southwest corner of Avenue 327 and Road 158. When the need arises, the remaining 10.0 acres designated as High Density Residential can be used to accommodate multiple family uses.

The existing housing stock in the community is primarily single family, with a scattering of multiple family units. Approximately 23 percent of multiple family units are in deteriorating condition. As set forth in the Tulare County Housing Element, programs should be developed to encourage the rehabilitation or replacement of substandard housing. High Density Residential uses will serve as a buffer between commercial areas, recreational uses, and medium density residential areas. In addition, encouraging continued multiple family development within the Plan Area will assist in the gradual replacement of deteriorated dwellings with new multiple family units.

## Residential Reserve

In addition to the land designated as residential, approximately 247.0 acres west of Road 156 are designated as "Residential Reserve". Also, Residential Reserve acreage is located on +/-117.0 acres at the southern section of the Plan Area. Although these areas are currently under agricultural production and contain existing scattered rural residential dwellings, this designation lays aside areas better suited for future residential uses and can be eventually developed when it is determined that development of the area is appropriate, based upon criteria set forth in Chapter V.

## Neighborhood Commercial

The Neighborhood Commercial designation is to be applied to properties that are appropriate for low intensity retail stores and personal service businesses useful to the community and are located, for the convenience of residents, within residential areas at the intersections of County roads. Any residential uses established in this designation shall not exceed the residential density of adjacent residentially designated properties.

One area is proposed for the Neighborhood Commercial designation -- approximately 0.30 acre located at the northwest corner of Road 158 and Wisteria Drive.

## Commercial

The Commercial designation is to be applied to properties that are appropriate for general commercial uses. Such uses primarily include retail and limited service commercial operations that are directed at satisfying the daily shopping and service needs of local residents.

By referring to the proposed Land Use Map, it is evident that the properties designated as Commercial are located within and around the existing commercial areas. These areas have historically served as the hubs of commercial activity within the community, and the Plan proposes the continuance of these activities into the future. The area currently contains concentrations of commercial uses with scattered noncommercial uses, including many residences, the Tulare County fire station, a telephone exchange, etc.

Other properties not currently containing commercial uses but situated around the Plan Area's core are also designated for commercial use in order to provide ample additional area for future expansion of general commercial and related uses, including additional parking facilities. The majority of these properties are either currently vacant or contain deteriorating or dilapidated residential dwellings.

The Plan proposes approximately 60.0 acres for commercial development, including approximately 18.0 acres southeast of Avenue 328 and Road 160, 6.0 acres south of Avenue 330 between Road 156 and Road 157 alignment, 4.63 acres at the southeast corner of Avenue 328 and Road 156, and a 5.0-acre site at the southwest corner of the same intersection that are intended to encourage neighborhood commercial uses. The remaining acreage includes existing commercial uses, in-filling of vacant lots, and conversion of existing residential uses to commercial uses as the need arises.

### Industrial and Industrial Reserve

The Industrial and Industrial Reserve classifications are intended to allow light manufacturing, assembly and storage type uses as allowed by the Tulare County Zoning Ordinance. Approximately 43.0 acres are designated for industrial development by this Plan. There are currently 21.0 acres developed or partially developed to industrial uses and 22.0 acres proposed as new areas for industrial development (i.e., 18.0 acres along both sides of the S.P.R.R. between Avenue 332 and Avenue 328/Elm Street, and 4.0 acres south of Avenue 330 between Road 157 alignment and Live Oak Drive).

Thirteen (13.0) acres southeast of Avenue 328 and Road 160 are classified as Industrial Reserve in the Plan Area. Although this area is currently under agricultural production, this classification sets aside areas better suited for industrial uses that can be eventually developed when it is determined that development of the area is appropriate, based upon criteria set forth in Chapter V.

Consistent with the Industrial Needs Analysis discussed earlier, the availability of this acreage should be adequate to accommodate industrial growth through the planning period and greatly enhance the marketability of industrial sites within Ivanhoe.

### Public

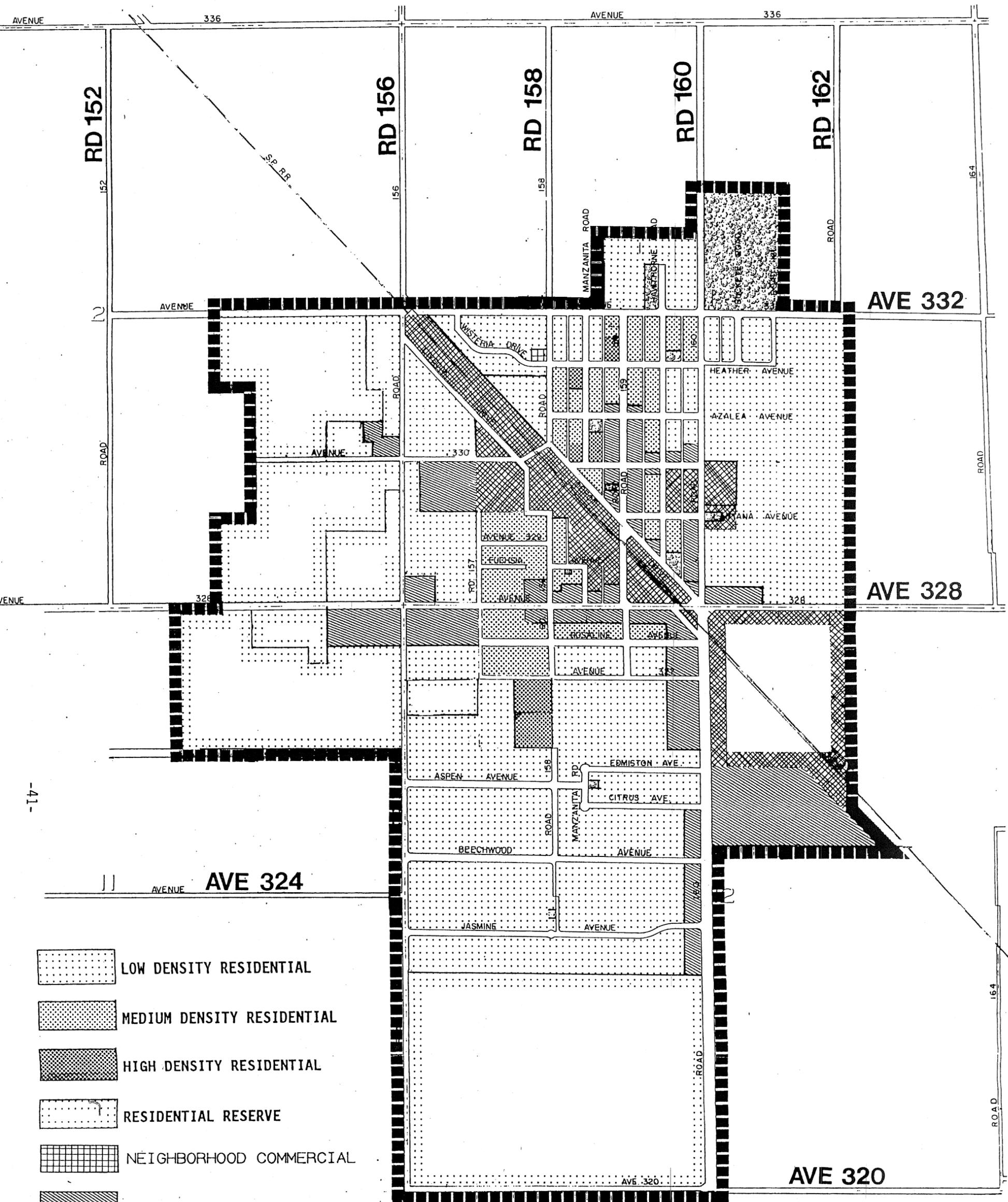
The Public Land Use Designation is applied to those uses associated with a government, public utility, public institution, or other publicly owned/operated use which accommodates the needs of the general public. Approximately 30.0 acres are designated as "Public" by the Plan. These areas are already substantially developed and include: an elementary school, post office, fire station, library, memorial building, churches, utility company facilities, and the IPUD's wastewater treatment plant, wells and water distribution facilities, and storm water retention ponds. However, only 16.0 acres (predominantly Ivanhoe Elementary School) can be considered as providing open space for active recreational uses during non-school hours. Therefore, in an effort to provide recreation opportunities throughout Ivanhoe, this Plan proposes the development of an additional 14.0 acres of park lands located at appropriate, yet to be specified, locations in the northwest and southern areas of the community.

Because of provisions in the Tulare County Zoning Ordinance, churches are allowed in almost any zone district with a special use permit and, therefore, specific acreage concerning churches has not been identified. It is anticipated that these designated Public/Quasi-Public lands will be adequate to serve the community as it develops additional recreational demands through the planning period.

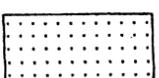
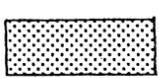
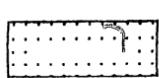
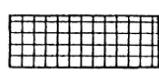
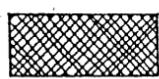
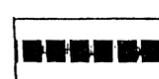
# Ivanhoe Community Plan

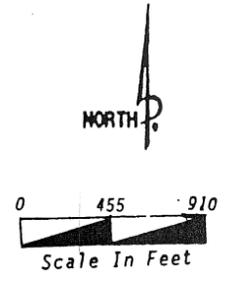
## Land Use Designations

EXHIBIT IV - 1



-41-

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  RESIDENTIAL RESERVE
-  NEIGHBORHOOD COMMERCIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INDUSTRIAL RESERVE
-  PUBLIC
-  URBAN DEVELOPMENT BOUNDARY



## ZONING

A necessary step in effecting the desired land use pattern is establishment of zoning consistent with the proposed land use designations illustrated on Exhibit IV-1, Proposed Land Use Map. It will be necessary for the Tulare County Board of Supervisors to take action to reclassify certain properties to conform to land use designations identified in this Plan.

Property rezoning will not alone accomplish the planned land use pattern or have immediate ramifications on the existing land use pattern. The process is dependent upon future development in the Plan Area and factors such as market conditions, developer initiative, and the availability of community services. Nevertheless, rezoning is a mandatory action in implementing the planned land uses and it encourages consistency with Plan proposals. In those instances where undeveloped properties have been prematurely and inappropriately zoned, rezoning will prevent the establishment of land uses which are inconsistent with the Plan and with adopted County policy. Thus, the potential for incompatible land use relationships and environmental degradation, which is inherent in such relationships, is minimized.

Once appropriate zoning has been established, the integrity of the Plan will be protected from unwarranted changes in the land use pattern. As in all plans dealing with the physical environment, several elements of this Plan are closely interrelated. Changes in the Land Use Plan may adversely impact the Planned Circulation network, environmental character, or the distribution of public facilities and services. The following zone districts are necessary to maintain compatibility with the proposed Land Use Plan:

- "R-1" Single Family Residential Zone
- "R-2" Two Family Residential Zone
- "R-3" Multiple Family Residential Zone
- "C-1" Neighborhood Commercial Zone
- "C-2" General Commercial Zone
- "C-3" Service Commercial Zone
- "M-1" Light Manufacturing Zone
- "AE-20" Exclusive Agriculture Zone- 20 Acre Minimum (holding zone)

## URBAN BOUNDARIES

In order to maintain consistency with the adopted Tulare County Urban Boundaries Element, by adoption of this Plan, the Urban Improvement Area and Urban Area Boundary for Ivanhoe are superceded by an Urban Development Boundary or "UDB" (refer to Exhibit IV-2, page 43). The UDB defines the 'twenty-year planning areas' for communities and "shall recognize the short and long term ability of each community to provide necessary urban services...". The UDB established for Ivanhoe represents a more compact Planning Area than that which was contained within the Urban Area Boundary. The boundary of the Ivanhoe Public Utility District, while coterminous with segments of the UIA, encompasses a service area that is almost wholly contained within the UDB. The area of the UDB is not believed to exceed the eventual service area capabilities of the Ivanhoe Public Utility District.

While there were no established guidelines to follow in determining the UDB for the Plan Area, several factors were reviewed and considered (and are contained in this Plan) before delineating the proposed boundary, including:



- configuration of developed areas;
- directional patterns of historical and recent growth trends;
- existing zoning;
- established circulation routes and accessibility of property;
- physical features of the Planning Area and its suitability for development;
- public utility service area capabilities;
- population projections;
- projected land use needs;
- Williamson Act contracts; and
- existing Tulare County plans and policies applicable to the area.

Based on population projections, a UDB containing approximately 619.0 acres (excluding rights-of-way) is necessary to accommodate future population growth and also to allow a reasonable growth margin for unforeseen circumstances. All land use needs have been projected and allocated through the Land Use Plan and are represented in the acreage of the UDB.

County policies require contiguous development and an orderly extension of services. The recommended UDB accomplishes this by allowing the community to grow in generally westerly and southerly directions and by including those lands that are a relatively short but reasonable distance from existing water and sewer services. As a result of these considerations, the County's policies relating to the preservation of prime agricultural land could not always be accommodated. In some instances, it was necessary to include some Williamson Act lands in order to achieve the compact, contiguous, and orderly extension of services that other policies dictated. However, because the UDB is a twenty year growth boundary, the inclusion of Williamson Act land is not considered inconsistent with these policies.

### CIRCULATION

The Circulation Plan is primarily devoted to the improvement of circulation along existing streets and the provision of arterial, collector, and local streets to serve areas of the community as new development occurs. These street designations are identified on the Circulation map (Exhibit IV-3, page 46) and are discussed in Chapter V, under Goal D (pages 50-51). The new collector streets that are delineated on the Circulation Map occupy alignments that are intended to serve as guides and are subject to specific modifications as necessary to accommodate future development patterns.

Under this Plan, the local network of streets in the Plan Area is functionally divided into four classifications: State Highway/Expressway, Arterials, Collectors, and Local Streets. Each of these street classifications represents a different function and purpose.

**State Highway/Expressway:** State Highway 216 is a major regional transportation route between Visalia, Ivanhoe, Woodlake, Lemon Cove, and State Highway 198. Highway 216 also serves as an important link to Ivanhoe and other eastside and foothill communities for commercial and industrial goods movement. This route is currently improved to a two-lane Arterial Street Standard as specified by the County of Tulare. To maintain consistency with the 1988 Regional Transportation Plan (adopted October 1989), it is recommended that State Highway 216 be improved to a four-lane expressway (with a minimum 110' right of way) through the community.

Arterial Streets: The primary function of an arterial is to provide for through traffic movement. An arterial is typically continuous over a long distance, and direct access to abutting property is kept at a minimum to maintain the free movement of potentially high traffic volumes. An arterial is also a Select System Road as defined by the Tulare County Improvement Standards. According to the Improvement Standards, arterial streets must have an 84 feet right-of-way width with curbs, gutters, sidewalks, etc. Streets classified as 'Arterials' within the Plan Area include:

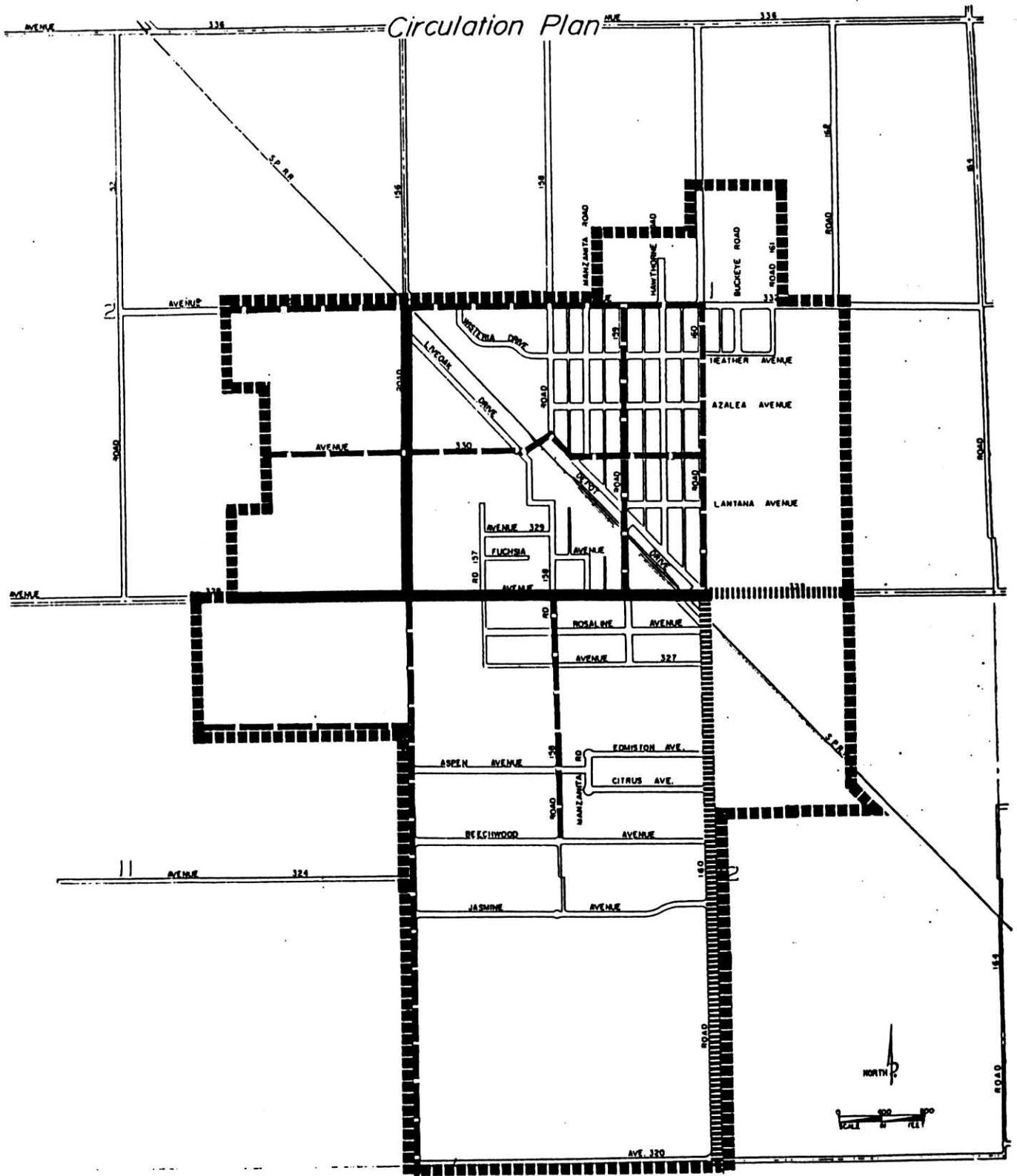
Avenue 328/Elm Street  
Road 156 - from Avenue 328 north to the UDB

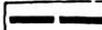
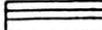
Although Road 156 is identified as a "Road of Regional Significance" in the Regional Transportation Plan (prepared by the Tulare County Association of Governments) and as a "Primary Road" by the Tulare County Area General Plan (adopted in 1964), its existing sixty feet of right of way (with curbs, gutters, and sidewalks already installed) cannot accommodate the arterial street right-of-way width (eighty-four feet) required by the Tulare County Improvement Standards. However, Road 156 is also designated as a Federal Aid Secondary Route and, through existing ordinances, Road 156 could ultimately develop to an eighty-four feet right-of-way arterial.

Collector Streets: A collector provides for traffic movement between local streets and arterials or state routes. A collector is not necessarily continuous for a long distance. In accordance with the Tulare County Improvement Standards, a collector is also a Select System Road. The Improvement Standards specify that a collector street must have a minimum right-of-way width of sixty feet with curbs and gutters, sidewalks, etc. Streets classified as 'Collectors' within the Plan Area include:

Road 152 - between Avenue 332 and a proposed street approximately 1300 feet south of Avenue 328/Elm Street;  
Road 156 - from Avenue 328/Elm Street south to Avenue 320;  
Road 158 - between Avenue 328/Elm Street and Beechwood Avenue;  
Road 159 - between Avenue 332 and Avenue 328/Elm Street;  
Road 160 - from Avenue 328 north to Avenue 332  
Avenue 330 - from Road 160 west to approximately 1300 feet west of Road 156;  
Avenue 332 - from Road 152 east to Road 160;  
-----> - a proposed east-west street approximately 1300 feet south of Avenue 328 between Road 156 and the proposed southerly extension of Road 152.

Local Streets: The primary function of a local street is to provide access to abutting properties. Local streets are designed to minimize through traffic movements, and frequently terminate at their intersection with a collector or arterial street. In accordance with the Tulare County Improvement Standards, a local street is a Class 1, 2, or 3 Road. All streets not otherwise identified in the Circulation Plan are classified as local streets.



-  Proposed Expressway
-  Proposed Arterial
-  Proposed Collector
-  All Others - Local
-  Urban Development Boundary



## Chapter V

### GOALS, OBJECTIVES, AND POLICIES



## CHAPTER V

### GOALS, OBJECTIVES, AND POLICIES

In this chapter, the goals, objectives and policies for the Ivanhoe Community Plan are presented. These components provide the foundation for the community plan by identifying long term goals for the planning area and the framework by which these goals can be achieved. A definition of terms follows:

- GOAL: A general, non-quantitative statement of purpose.
- OBJECTIVE: Subsidiary to goal statement, more committal in establishing direction for the County in the implementation of the General Plan.
- POLICY: An action, procedure, program, strategy, or technique that supports an objective. Implementation policies can include measures or standards which directly translate into regulatory controls.

#### REDEVELOPMENT

GOAL A: Establish a redevelopment district within the Ivanhoe Plan Area.

Objective 1: Minimize or eliminate blight in the Ivanhoe community.

Policies:

- a. The Tulare County Executive's Office and the Planning and Development Department, shall determine the boundary of the proposed redevelopment district.
- b. Proposed land use permits will not be issued if the Tulare County Planning and Development Department determines that such permits contribute to blight in the Ivanhoe community.
- c. The Redevelopment Plan shall include, but not be limited to, criteria for landscaping, screening, and off-street parking development standards applicable to multiple-family, commercial, and industrial redevelopment projects within the Redevelopment Project Area.

#### LAND USE

GOAL B: Encourage a balanced and orderly land-use pattern within the community.

Objective 1: Avoid land use conflicts through the planned separation of various land uses.

Policies:

- a. Discourage new residential development on vacant lots within areas proposed for commercial and industrial development.

- b. Encourage the eventual conversion of existing residential uses within areas proposed for commercial and industrial development to non-residential uses (excepting living quarters used in conjunction with a business).
- c. Phase out existing nonconforming commercial and industrial uses within planned residential areas by zoning such areas residential and by enforcement of local zoning regulations pertaining to illegal buildings and uses.
- d. Tulare County shall designate and zone sufficient amounts of land to accommodate existing and projected industrial, commercial, residential, and public (e.g., parks and recreational) needs of the community.
- e. Provide for appropriate buffers between areas set aside for commercial or industrial activities and single family residential uses.
- f. High Density Residential development shall not overburden any one quadrant or neighborhood of Ivanhoe; nor shall a site exceed two (two) acres in size or a maximum of thirty (30) multiple family dwelling units per site; provided, however, that the foregoing shall not apply to existing and/or approved High Density Residential land uses.
- g. Sites proposed to contain four (4) or more dwelling units must meet the following criteria in order to be considered for new High Density Residential development:
  - (1) sewer and water service is available or can be made available in sufficient capacity to adequately serve the proposed use;
  - (2) direct access is or can be provided to an arterial or collector street; and
  - (3) the site provides a buffer between existing or future industrial or commercial land uses and low or medium density residential uses.
- h. The County of Tulare shall encourage and recommend that any future school site(s) serving the community be located at the southerly and/or north-west area(s) of the community.
- i. @@The Site Review Combining (SR) Zone shall be combined with C-2 or M-1 zoning classifications on properties designated, respectively, as "Commercial" or "Industrial" that are agriculturally used or vacant and are two acres or more in size or are adjacent to residentially-zoned properties (but are not a portion of parcels that already contain a commercial or industrial use), in order to assure that potential larger commercial or industrial developments can be adequately reviewed for compliance with Community Plan policies and County standards. @@
- j. @Properties designated for Low Density Residential use that are generally larger sized (at least 12,500 square feet) and possibly contain animal/agricultural uses and are located within neighborhoods characterized by a predominance of the aforementioned parcel types shall be zoned R-A until such time as nonagricultural/urban development is planned for and warranted, at which time the R-1 zoning classification is appropriate. @@

- k. @@ For the commercially-designated area located on the west side of Road 160 south of Citrus Avenue, C-2 zoning shall be placed along existing property lines. @@

Objective 2: Encourage expansion of the economic base of the community.

Policies:

- a. Provide sufficient land at strategic, accessible, and convenient locations for industrial and commercial development to meet the needs of the community, and to strengthen and maintain a viable community economic base.
- b. Promote a concentration of industrial and commercial activities within designated areas to allow for cost efficient provision of necessary services and to protect residential neighborhoods.

Objective 3: Prevent premature urban-type development on agriculturally productive lands.

Policies:

- a. Encourage in-filling of vacant land and compatible development on under-developed land as a priority before development of agriculturally productive lands.
- b. The County shall carefully coordinate the extension of water and sewer services in the Plan Area with the IPUD to promote orderly and efficient development patterns.
- c. Land within the Urban Development Boundary of Ivanhoe that is designated as residential or industrial "reserve" shall be retained in agricultural use until such time as conversion to urban use (as defined in the Urban Boundaries Element of the Tulare County General Plan) is appropriate. The following criteria shall be used to determine when conversion to urban use is appropriate:
  - (1) The property is not subject to an agricultural preserve contract;
  - (2) Full urban services, school(s), and infrastructure sufficient to serve urban development either are available or can be made available; and
  - (3) The property is contiguous on at least one side to existing urban development.
- d. @@ Properties within contracted agricultural preserves shall be zoned AE-20 until they are removed from preserve status, at which time the zoning classification consistent with the relevant Community Plan land use designation (as shown on the Land Use/Zoning Consistency Matrix) may be applied to the property. @@

## ESSENTIAL SERVICES

GOAL C: Achieve development densities consistent with levels of available services.

Objective 1: Ensure that the Ivanhoe Public Utility District will be able to provide services to all planned development during the planning period.

Policies:

- a. The County of Tulare shall assist the IPUD in upgrading and/or expanding the community water and sewer system by identifying available funding sources and providing technical assistance with the application process.
- b. Promote commercial and industrial development with wastewater discharge characteristics that can be accommodated by the IPUD.
- c. Encourage industries with excessive effluent to pretreat wastewater prior to disposal to the IPUD wastewater system.
- d. Encourage coordination between developers and the IPUD throughout the application and development process to prevent time delays and to assure that the IPUD can accommodate the needs of any proposed development.
- e. Before the issuance of any land use permit, the Tulare County Planning and Development Department must receive confirmation from the IPUD that water and sewer service requirements can be accommodated.
- f. The extension of water and sewer facilities into the Plan Area shall implement the policies of this Plan and the goals and policies of the Tulare County General Plan.

## CIRCULATION

GOAL D: Establish a network of streets and highways providing safe and efficient vehicle and pedestrian access to all areas of the community, with effective connecting travelways to destinations outside of the community.

Objective 1: Assure that new developments are located, and that adequate improvements are made, to ensure orderly traffic flows within the community.

Policies:

- a. Apply the Tulare County Improvement Standards requiring that improvements such as paving, curbs, gutters, and sidewalks be made to all streets in conjunction with new development in the community.
- b. Assure that new commercial and industrial developments are designed so that traffic will not have a significant adverse impact upon residential areas.
- c. Assure that new developments are designed and located so as not to preclude the implementation of ultimate street and highway alignments and

that all development plans comply with applicable building setback ordinances.

- d. Refer all new development proposals in the commercial and industrial areas planned along State Highway 216 to the California Department of Transportation for comment.
- e. As development occurs, off-street parking requirements specified in the Tulare County Zoning Ordinance shall apply to each zone district within the Plan Area.
- f. When the opportunity presents itself, Tulare County shall encourage new development/redevelopment to consolidate off-street parking lot entrances and exits along and near arterial streets to minimize traffic conflicts.

### ENVIRONMENTAL QUALITY

GOAL E: Preserve and enhance the quality of life for present and future generations of Ivanhoe residents.

Objective 1: Provide sufficient open space for community recreation needs.

Policies:

- a. Encourage reservation of open space for recreational purposes in conjunction with future residential developments.
- b. Facilitate innovation in housing and subdivision design so that private recreation and open space areas can be accommodated.
- c. Encourage joint-venture capital improvements among local agencies and institutions, and/or through the redevelopment process, to create multi-purpose land use opportunities that include public access to open space and recreational facilities (e.g., parking lot/basketball courts, small ponding lot/vest-pocket parks, large ponding lot/softball fields, railroad right-of-way/landscaped corridors, etc.).
- d. The County of Tulare shall investigate the feasibility of entering into a joint-use agreement with the Visalia Unified School District regarding after-school hour recreational usage of existing and future school(s).
- e. The County of Tulare shall encourage the Visalia Unified School District to design future schools as multi-use (e.g., school/park) facilities. The County of Tulare shall investigate the feasibility of using redevelopment resources to assist in operating and maintaining recreational areas in the park portion of multi-use facilities.

Objective 2: Encourage future development proposals to incorporate features that will improve the quality of life in the community.

Policies:

- a. In accordance with the requirements of the State Subdivision Map Act, the Tulare County Subdivision and Zoning Ordinances, and the Tulare County General Plan, all new development projects shall include plans for the

disposal of storm water runoff in accordance with the recommendations of the Tulare County Public Works Department prior to the issuance of land use permits.

- b. Zoning Ordinance requirements specifying adequate setbacks, side and rear yards, landscaping, and screening between living and working areas shall be strictly adhered to.
- c. Tulare County shall require installation and maintenance of landscaping and/or screening of off-street parking facilities for all new development/redevelopment. Landscaping shall consist of hardy, drought- and disease-resistant vegetation. Landscaped berms and a combination of lawn areas, shade trees, and shrubbery will be strongly encouraged.
- d. Encourage Ivanhoe-area commercial and industrial interests to voluntarily develop standards for signage, landscaping, and fencing to improve the attractiveness of industrial and commercial areas.

Objective 3: Protect the citizens of the community from the harmful effects of exposure to excessive noise, and protect the economic base from the encroachment of incompatible land uses near known major noise-producing sources.

Policy:

- a. Apply the Tulare County Noise Element standards and policies to new noise generators or new noise sensitive developments locating near existing noise impacted areas.

Objective 4: Upgrade the level of community health, sanitation, and safety.

Policies:

- a. Encourage capital improvements through improvement districts, grant-in-aid programs, and/or through the redevelopment process (curbs, gutters, street paving, street lighting, etc.) within existing developed areas, which will upgrade the community image and improve public safety.
- b. Prohibit activities (e.g., development near flood zones, or allowing the development of uses that generate excessive noise levels or water use) that will have a significant adverse effect on the quality of the environment of Ivanhoe.
- c. Prohibit new intensive animal-raising operations within the "windshed" area of Ivanhoe.
- d. Tulare County shall require new development/redevelopment to post signs near entrances and exits of off-street parking facilities to warn pedestrians of entering and exiting traffic.
- e. As a condition to new development, require appropriate buffers between areas adjacent to the wastewater treatment plant through the redevelopment process.
- f. Within the UDB, limit all new development to that which can be adequately served by both the community water and sewer systems.

## HOUSING

GOAL F: Provide safe and adequate housing for all residents of the community.

Objective 1: Reduce deficiencies in the existing housing stock.

Policies:

- a. Apply the health, safety and welfare standards of the Tulare County Planning and Development Department, which may require demolition of vacant substandard housing units.
- b. Encourage relocation of Ivanhoe families from substandard housing units by expanding affordable housing opportunities within the community.

GOAL G: Provide a role for mobilehomes and travel trailers in satisfying the seasonal housing needs of migrant populations.

Objective 1: Encourage development of housing for all economic segments of the community.

Policies:

- a. Provide safe and adequate housing for low and moderate income and migrant populations in the community.
- b. Encourage new housing construction within the community to meet the needs of Ivanhoe's low and moderate income residents.
- c. Encourage the development of mobilehome parks in appropriate locations.
- d. Provide adequate amounts of residential zoning to encourage the housing industry to proceed with construction of residential development in a timely and cost-efficient fashion.

Objective 2: Encourage awareness of housing assistance programs available through state and local governments.

Policy:

- a. Provide property owners and developers with information that will assist them in efforts to qualify for available state and federal low interest housing loans.

## ENDANGERED SPECIES

GOAL H: Preserve significant biological resources.

Objective: Protect and preserve the San Joaquin Kit Fox, an endangered species.

Policies:

- a. The County of Tulare shall require site-specific biotic surveys by a qualified biologist for development proposals on undeveloped property within the UDB to determine the existence of kit fox dens, movement corridors, and/or important foraging habitat. Within the area bounded by Avenue 332, Road 160, Jasmine Avenue, and Road 156, pre-construction surveys only shall be required to determine the existence of active kit fox dens. Projects within the UDB shall not be exempt from lead agency requirements for protection of kit fox under the California Environmental Quality Act or the State and Federal endangered species acts.
- b. The County of Tulare shall require that mitigation measures be incorporated into all development proposals resulting in a loss of active dens, movement corridors, and/or important foraging habitat identified pursuant to Policy (a) above. Said mitigation measures shall be developed in cooperation with the Department of Fish and Game and the U.S. Fish and Wildlife Service.
- c. The County of Tulare shall require that exclusive easements for kit fox movement corridors be granted or dedicated to the Department of Fish and Game in conjunction with development proposals on properties located within the UDB and east of the alignment of Road 160 (south of Avenue 332), south of Jasmine Avenue, and west of the alignment of Road 156, and along both sides of the railroad right of way in the above-described area. Said easements shall have an average width of fifty (50) feet, be designed to align with existing or future potential corridors, shall not be fenced or irrigated, and shall be left in natural vegetation or planted with native vegetation to the specifications of the Department of Fish and Game and the U.S. Fish and Wildlife Service.

IVANHOE COMMUNITY PLAN REVIEW

The Community Plan should be reviewed every five (5) years; however, unless unforeseen changes occur, the basic goals, objectives, and policies should not require major alterations in the foreseeable future. Specific development proposals, however, should be reviewed with respect to these goals, objectives, and policies as a part of the continuing planning process.

The regular review of building permit applications offer another opportunity to assure proper implementation of the Plan. Land use permit review will be especially important during the transition phase between plan adoption and zoning implementation. Development proposals and land use permit applications that conflict with the Plan should immediately be brought to the attention of the Board of Supervisors in order that a decision on an appropriate response (e.g., emergency interim zoning) can be considered before investments in improvements are made.

## Chapter VI

### IMPLEMENTATION



## CHAPTER VI

### IMPLEMENTATION

A community plan must identify the strategies and techniques that will be utilized to implement its various goals, objectives, and policies. These implementation strategies must provide a realistic and practical framework for the achievement of the goals established in the community plan. Through the utilization of the strategies described below, the various provisions of the Ivanhoe Community Plan will be implemented over the planning period. However, the extent to which the Plan is implemented is dependent upon certain economic and social conditions (housing market conditions, interest rates, consumer preferences, etc.) which cannot be accurately assessed at this time.

For the Ivanhoe Community Plan, implementation will be primarily focused on the following programs:

1. Control of land development through the application of zoning classifications consistent with the land use designations established in the Plan.

State law requires that local zoning be consistent with the adopted general plan. Thus, following the adoption of the Ivanhoe Community Plan, it will be necessary for the Tulare County Planning Commission and the Board of Supervisors to initiate rezoning actions to achieve zoning consistent with the Plan. The close relationship between the Plan and local zoning will ensure that the policies of the Plan are enforced and implemented, thereby maintaining the Plan as an effective management tool.

To assist in identifying appropriate zoning categories that can effectively implement the various land use classifications contained in this Plan, a Land Use/Zoning Compatibility Matrix (page 57) has been formulated and incorporated into the Community Plan. In accordance with the directives in the Community Plan, the zoning categories identified in the matrix are considered to be suitable for application to properties within the Planning Area and shall therefore be incorporated into future zoning studies and zone change applications affecting the Ivanhoe area.

The application of appropriate zoning to implement the Land Use Plan should, to the extent possible, follow property lines, section lines, or other easily identifiable boundaries. Where zoning boundaries must divide properties, they should be situated in a manner that enables each specifically zoned area to be developed, and to function, as an individual parcel in conformance with the new zoning classification.

2. Control of land division and infrastructure improvements through the application of the requirements of the State Subdivision Map Act, the Tulare County Subdivision Ordinance, and the Tulare County Improvement Standards.

Divisions of land are subject to the requirements of the State Subdivision Map Act and the Tulare County Subdivision Ordinance. These laws regulate not only the design of land division projects, but also provide the basis for requiring on-site and off-site improvements (vehicular

access, sewer and water, flood protection, etc.) that are necessary to serve the newly created parcels, depending on their intended use. Such improvements are identified and categorized in the Tulare County Improvement Standards.

3. Control of site development through the project review process for special use permits, planned unit developments, and other discretionary development applications and permits.

The land use directives and development standards contained in this Community Plan will also be implemented by the County of Tulare during its review of applications for special use permits, planned unit developments, and other discretionary development applications and permits. These development permits must be reviewed at public hearings by such decision-making bodies as the Site Plan Review Committee, Zoning Administrator, Planning Commission, and Board of Supervisors. As a part of their review, these bodies must ensure that new development proposals satisfy the land use and development criteria established in the Plan.

4. Control of local environmental conditions through the implementation of the California Environmental Quality Act.

The Community Plan contains policies and development standards that are directed towards the maintenance of the quality of the local environment. While these policies and standards will be generally implemented through the regular project review process, the California Environmental Quality Act (CEQA) is another tool with which to assure that the plan directives are implemented. CEQA will be particularly useful in the implementation of policies that are aimed at preserving and enhancing the local environment. Development projects will be reviewed as part of the CEQA process to ensure compliance with the goals, objectives, and policies contained in the Plan, especially those emphasizing environmental protection.

5. The generation of support of local organizations, governmental entities, and private citizens.

While not a specific program for applying Community Plan policies, the existence of active and continued support for the implementation of the Plan by private citizens, businesses, local organizations, and governmental entities is crucial to the success of the Ivanhoe Community Plan. Local organizations (such as the Ivanhoe Public Utility District) and private citizens must exercise and advocate continuing support for the Plan so that the directives and policies of the Plan will be actively enforced by local governmental entities. To encourage support and to ensure that local concerns are considered in future land use matters, the County of Tulare should continue to refer all new development proposals and applications for review and comment to the Ivanhoe Public Utility District and other interested local organizations. Recognizing the desire of local residents to adhere strictly to Plan objectives, decision-making governmental bodies having jurisdiction within the Plan Area should establish ongoing programs of Plan implementation and monitoring. Thus, through the cooperation of local interests and governmental bodies, the development of the community in the manner foreseen in the Plan will be achieved to the greatest extent possible.

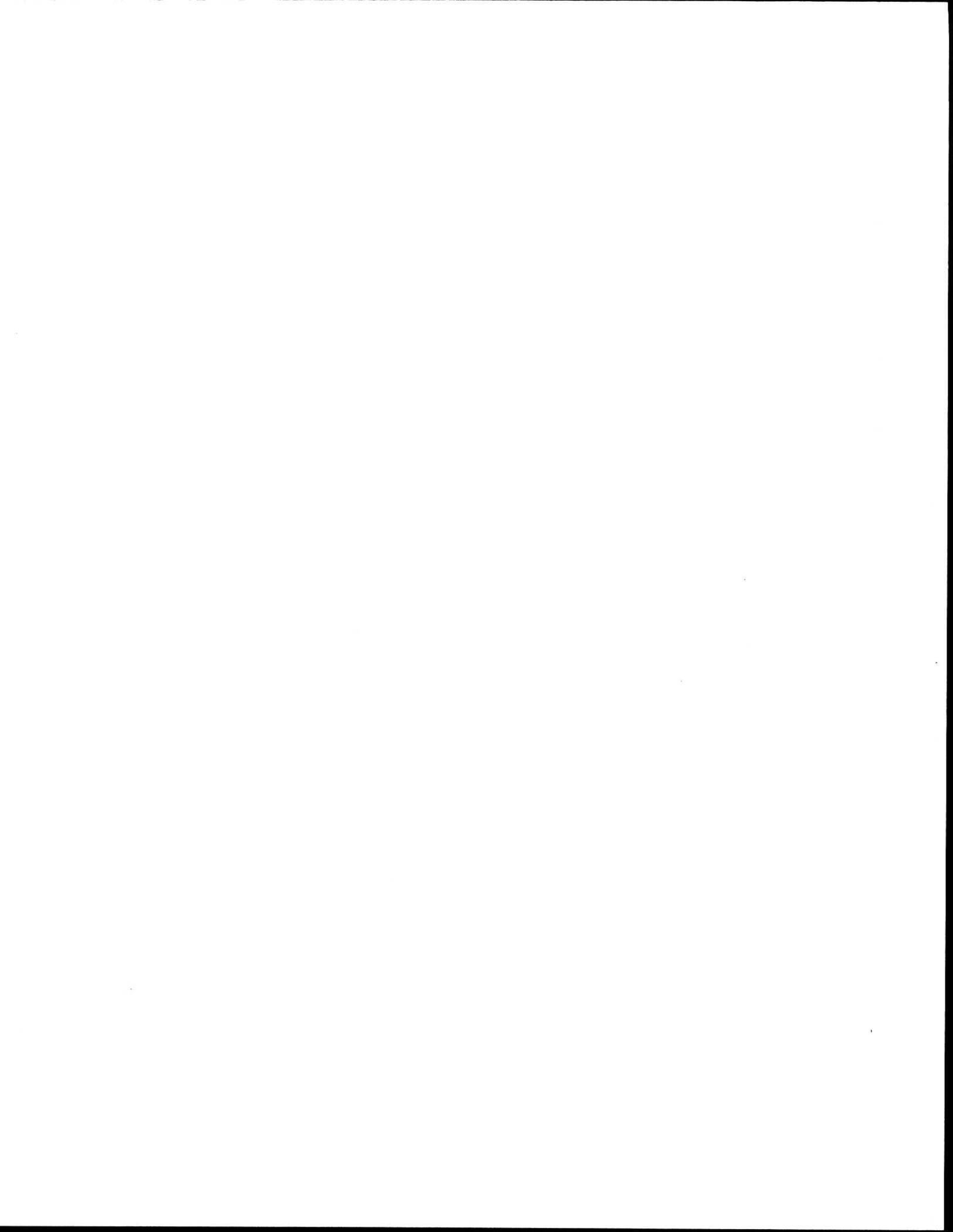
IVANHOE COMMUNITY PLAN  
Table VI-1  
LAND USE/ZONING CONSISTENCY MATRIX

Land Use  
Designation

Zoning Designations

	R-1	R-2	R-3	C-1	C-2	C-3	M-1	AE-20*	R-A*
<i>Low Density Residential</i>	X							X	X
<i>Medium Density Residential</i>	X	X						X	
<i>High Density Residential</i>			X					X	
<i>Public Neighborhood Commercial</i>	X	X	X	X	X			X	
<i>Commercial</i>				X	X	X		X	
<i>Industrial Residential Reserve</i>							X		
<i>Industrial Reserve</i>								X	

- NOTES: (1) "X" denotes consistency between land use designation and zone district.  
 (2) A blank denotes lack of consistency between land use designation and zone district.  
 (\*) Interim holding zone. [Added by GPA 92-01]



**Chapter VII**

**ENVIRONMENTAL DOCUMENTS**



## CHAPTER VII

### REVISED DRAFT ENVIRONMENTAL IMPACT REPORT GENERAL PLAN AMENDMENT NO. GPA 87-12 IVANHOE COMMUNITY PLAN

#### INTRODUCTION

The California Environmental Quality Act (CEQA) requires the preparation of an environmental impact report (EIR) for all projects that may significantly affect the environment. There is no specific definition of "significant" as it is used in the Act. However, Appendix G of the CEQA Guidelines provides a list of projects that normally will have a significant effect and, therefore, require an EIR. The list includes projects that will "conflict with adopted environmental plans and goals of the community". A strict interpretation of this statement requires the preparation of an EIR on this project because the land use patterns shown in the proposed Plan will alter the adopted land use patterns of the Tulare County General Plan.

The CEQA Guidelines (Section 15147a) indicate that the degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity described in the EIR. The Guidelines include the following example to clarify this statement:

"... an EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with accuracy."

The Guidelines also recommend that EIRs prepared for general plans focus on secondary impacts. Lastly, the Guidelines (Section 15148), establish a procedure that allows lead agencies to satisfy CEQA requirements by integrating the EIR into the planning document. An integrated EIR allows land use planning documents, including community plans, to be used as the EIR if the plan addresses the points required by the Guidelines and if the document explains where each EIR topic is addressed.

Because most of the EIR requirements have already been met and incorporated in the Ivanhoe Community Plan, this approach is used for this project. This Draft EIR identifies where in the Plan the CEQA requirements are addressed. It also includes additional information and recommended mitigation measures if necessary.

An EIR is an informational document that will inform decision makers and the general public of the significant environmental effects of a project. These effects are discussed and analyzed in the report, concluding with identifying possible ways to minimize the significant effects. Information contained in the EIR, as well as additional information regarding the project received by the County, shall be considered by the Tulare County Planning Commission and the Tulare County Board of Supervisors.

## REVISIONS TO THE PROJECT

Following other agency responses to the DEIR, public response to the proposed community plan and direction by the Tulare County Planning Commission, the Planning and Development Department prepared revisions to the Ivanhoe Community Plan. Changes to the Plan required recirculation of a Revised DEIR to adequately address environmental impacts caused by revisions to the community plan. In addition to revising discussion of those impacts previously addressed (i.e., loss of agricultural land, circulation, water and sewer, schools, and new land use designations), the Revised DEIR will also address impacts to an endangered species (San Joaquin Kit Fox) known to historically range within and near the community of Ivanhoe.

In summary, the following have been revised in the Ivanhoe Community Plan:

- o the revised Land Use Need Analysis indicates a land use need projection of +/- 619.0 acres versus the previous projection of +/- 790.0 acres;
- o Land Use designations west of Road 156 are now designated as "Residential Reserve"; "Industrial" land use designations east of State Route 216/Road 160 and Avenue 328 have been revised to show "Industrial Reserve" and "Commercial" designations; areas east of Road 156, north of Avenue 328, have been revised to show "Low Density Residential"; and other land uses scattered throughout the Plan Area have been revised (refer to Exhibit IV-1, Land Use Map, page 41);
- o the proposed Urban Development Boundary (UDB) area has been reduced from +/- 790.0 acres to +/- 619.0 acres;
- o the Proposed Circulation Map has been revised to downgrade classifications of certain Collector streets to local streets (see Exhibit IV-3, Circulation Map, page 43);
- o the Policy section (Chapter V of the Plan) has been revised by including additional policies in the ENVIRONMENTAL QUALITY section;
- o a new section concerning ENDANGERED SPECIES has been added to the Policy section of the Plan; and
- o new alternatives have been incorporated into the Revised DEIR (ALTERNATIVES TO THE PROJECT section) that address potential areas for inclusion (east of Road 160, 52.0 acres) in or exclusion (westerly areas, 52.0 or 54.0 acres and southerly areas, 48.0 acres) from in the UDB.

## EIR REVIEW PROCESS

The Revised Draft EIR (DEIR) will be subject to a 45-day review period, during which interested agencies, individuals, and organizations can offer their comments as to the adequacy of the DEIR. Comments and questions on the DEIR and Revised DEIR received during the review period will be compiled in the Final EIR, together with the responses to those comments and questions prepared by the Tulare County Planning and Development Department.

## DESCRIPTION OF THE PROJECT

### Location

The location of the project is described in Chapter II: The Ivanhoe Study Area. Exhibit II-1, Regional Vicinity Location Map (page 4), depicts Ivanhoe's location in Tulare County and Exhibit IV-1, Land Use Map (page 41), shows the Plan Area boundary (the area coterminous with the proposed Urban Development Boundary).

### Objectives

The purpose of the Ivanhoe Community Plan is discussed in Chapter I: Introduction. In addition, reference should be made to Chapter V, Goals, Objectives, and Policies, which provides policies to guide future development.

### Summary

The project has been prepared to accommodate growth in the Ivanhoe Planning Area. Many of the impacts stimulated by growth and development in the area are not the result of this Plan but are the effects of growth that will naturally occur in the area to meet the requirements of an increasing population. In addition, this Plan has attempted to alleviate some of the problems that currently exist in the community. The policies of the Plan are, in effect, mitigation measures to existing and future problems.

Some of the issues include:

Loss of agricultural land -- Approximately 326.0 acres of agricultural land will be lost due to the expected growth in the area. Although the Plan has recommended some new growth to occur in these areas, it has attempted to minimize the impacts by recommending policies to slow the conversion process and reduce the amount of agricultural land that must be developed to urban uses. This loss, however, is a significant unavoidable impact.

Circulation -- To accommodate the growth projected in the Plan Area, improvements in the circulation system are necessary. With the improvements, three impacts will occur, including: consumption of undeveloped and underdeveloped land, auto emission increases, and growth-inducing impacts. These impacts are significant and, for the most part, unavoidable.

Water and Sewer -- New growth will consume the available capacity of sewer services and will also require the extension of new sewer facilities. The impact is non-significant if additional capacity can be added to the sewer treatment facilities. The ability of the Ivanhoe Public Utility District to provide adequate water delivery service as the community grows cannot be assured if mitigating measures are not implemented. However, if additional pumps are installed (a probable mitigation measure) as the community develops, the availability of water will not be significantly affected by new development.

Schools -- The local elementary school is currently at capacity. This condition can be reduced to a level of non-significance if the School District continues to collect impact fees and is able to receive grants to build a new school, expand the existing school, or transport students to other schools within the District that have available space. If the District is unable to

add a new school or add classrooms at the existing school, this impact will be significant. Regardless of whether this Plan is adopted, an increase in student enrollment is inevitable due to the natural population growth of school-aged children.

New Land Use Designations -- Overall, the majority of land designated for specific uses under the Ivanhoe Community Plan is already developed to the types of uses allowed under the new land use designations. Generally, those areas not yet developed are already zoned for the types of uses allowed under the new land use designations. Several parcels developed to residential uses and designated commercial by the Plan are currently zoned for commercial development. The goals of the Plan do not discourage residential uses in conjunction with a business. Several parcels designated "Commercial," however, are developed solely to residential uses, which is discouraged by this Plan.

The majority of land use and zone change designations occur along the periphery of the Plan Area's boundary. More intense urban uses, such as low through high density residential, commercial, and industrial uses are designated to accommodate the future land use needs of the community (see Exhibit IV-1, Land Use Map. page 41).

It is an objective of the Plan that the proposed land use and zoning designations will provide orderly development within the Plan Area, thus avoiding any significant adverse effect.

Endangered Species -- The State Department of Fish and Game and the Tulare County Environmental Resource Management Element both note that the Ivanhoe community is within the historic range of San Joaquin Kit Fox (a federally-listed endangered species and State-listed threatened species). Unmitigated development could have a significant impact on the ability of the San Joaquin Kit Fox (SJKF) to migrate safely through the UDB and reduce the number of potential denning sites.

## DESCRIPTION OF THE ENVIRONMENTAL SETTING

### Setting

The environmental setting of the project is described in Chapter II: Environmental Setting. This chapter describes the physical, social, and economic characteristics of the Plan Area.

### Consistency with Adopted Local and Regional Plans

The Ivanhoe Community Plan amends that portion of the Urban Boundaries, Land Use, Circulation, and Open Space Elements of the Tulare County General Plan that are applicable to the Ivanhoe Planning Area. This Plan identifies areas in which growth should occur and contains additional growth-directing policies not identified in the Tulare County General Plan. These amendments are needed to adequately accommodate the anticipated population growth in the area and to achieve a growth pattern that is environmentally sensitive and, whenever possible, consistent with the County's existing policies.

This Community Plan is necessary to maintain the legal adequacy of the Tulare County General Plan. State law requires local governments to regularly amend plans in order to properly address each issue prescribed by law. In

addition, this Plan is consistent with the draft update to the Circulation Element and the recently adopted (February, 1988) Noise Element of the Tulare County General Plan.

## ENVIRONMENTAL IMPACTS

### Loss of Agricultural Lands

#### Description

See Soils and Topography in Chapter II. These sections describe the location and land capability classification of agricultural lands in the Plan Area. Exhibit II-3, Soil Capability Map (page 10), is available for reference.

#### Impacts

The major irreversible consequence of the Plan is the loss of +/-326.0 acres of prime agricultural land and rural open space. The conversion is unavoidable since there is very little land surrounding Ivanhoe that is not considered prime agricultural land. Of the +/- 326.0 acres mentioned above, the revised Ivanhoe Community Plan designates approximately 270.0 acres as "Residential Reserve" to prevent premature conversion of agriculturally productive land. The balance of agricultural land (56.0 acres) are devoted to existing and approved uses such as pasture (12.0 acres), a canceled agricultural preserve with a preliminary tentative subdivision planned (13.0 acres), and approved subdivisions awaiting construction (31.0 acres). In addition, to achieve the objectives of the Plan, some conversion of agricultural land must be allowed to occur in order to accommodate the anticipated population and corresponding land use needs projected for the Ivanhoe community. The planned and orderly development of agricultural land currently in farm production will have relatively little impact upon Tulare County's agribusiness economy.

#### Mitigation Measures

In an effort to prevent premature development of urban uses on agricultural land, the Plan provides policies (Land Use and Essential Services, pages 47-50) which encourage infilling of vacant and underdeveloped land within the proposed Urban Development Boundary (UDB) before development toward the periphery of the UDB. Tulare County also has existing policies in the Tulare County General Plan which preserve and protect agricultural land.

The existing Urban Area Boundary (UAB) contains approximately 700.0 acres and the existing Urban Improvement Area Boundary (UIA) contains approximately 576.0 acres. Although 43.0 acres larger than the UIA, the proposed 619.0 acre Urban Development Boundary will actually reduce the amount of acreage from the UAB by 81.0 acres, thereby allowing only for the acreage necessary to meet projected land use needs during the planning period. As development occurs, this will lead to the eventual loss of prime agricultural lands.

Although this Plan and the Tulare County General Plan attempt to conserve agricultural land, some development of this resource will be necessary to accommodate projected growth within the Plan Area. Therefore, the conversion of agricultural land to urban and semi-urban uses is a significant unavoidable impact.

## Circulation

### Description

See Circulation in Chapter II. Also, Exhibit IV-3, Proposed Circulation Map (page 46), should be consulted for recommended circulation network improvements.

### Impacts

To accommodate the growth projected by the Ivanhoe Community Plan, improvements in the local circulation patterns are necessary. These improvements will cause various environmental impacts. First, construction of new roads and the expansion of existing roads will consume land that could be otherwise used or left undeveloped. Second, circulation system improvements will increase automobile emissions and increase the noise levels in certain areas. Finally, the construction of circulation improvements will have a geographic-specific and irreversible growth-inducing impact not, however, beyond what is contemplated and planned for in the Community Plan. Overall, the environmental characteristics of the circulation improvements will be significant.

The increased commercial development along Avenue 328/Elm Street will result in increased traffic along this important community thoroughfare. The traffic generated will result in a lower Level of Service rating as defined in the draft Tulare County Circulation Element. The construction of new roads in the Plan Area also will generate new traffic in areas where there was previously none or alter the traffic pattern to the degree that existing roads may carry larger volumes of traffic than they currently carry.

### Mitigation Measures

Various policies contained in the Plan are designed to mitigate circulation impacts. These policies are found in Chapter V, CIRCULATION, GOAL D, Policies I.a. through I.f., pages 50-51. Circulation impacts will remain as significant unavoidable impacts despite the Plan's policies.

## Community Water and Sewer Service

### Description

See Community Facilities in Chapter II for a description of existing water and sewer facilities. Exhibits II-7 and II-8 (pages 19 and 20) depict the water and sewer service area boundaries, respectively, served by the Ivanhoe Public Utility District (IPUD), the community water and sewer service provider.

### Impacts

#### Water

Currently, the water system is capable of producing 4,320 gallons per minute; current excess equals 670 gallons per minute allowing for 500 gallons per minute fireflow. Therefore, it is anticipated that the water system has the capability to meet the water demands through the planning period. Also, the IPUD has indicated that an eighth water well will be added to serve the district.

## Sewer

The increase in population and growth of urban-type uses could have a significant impact on the ability of the IPUD to provide sewer service. Development that requires lift stations or industry that generates large volumes of effluent or material that is difficult to treat can pose serious problems for the District. Currently, the sewer system is operating at 71% of capacity (355,000 gallons per day). It is anticipated that the sewer system will be required to treat approximately 550,000 gallons per day at the termination of the planning period (2010). The sewer treatment facility has an estimated 500,000 gallon per day capacity and does not have the capacity to meet the demands of growth without mitigation measures. Also, additional operating costs will be incurred by the District to treat increased amounts of effluent. Some new lines will also be necessary to serve as yet undeveloped parcels.

## Mitigation Measures

### Water

The requirement of any new development to obtain a "Letter of Intent to Serve" from the Ivanhoe Public Utility District prior to the approval of any new development will ensure the water system's capacity is not exceeded. The requirement of payment of connection fees will ensure that the IPUD will have adequate funding to develop new water well sites. These measures would mitigate impacts to the water system to a less than significant level.

### Sewer

The requirement of connection fees and payment of regular monthly service charges would mitigate the cost impact to an insignificant level. Requiring developers to construct new lines and lift stations or incur some of the cost of new lines and lift stations to serve various projects is a standard requirement on development projects. Tulare County will assist the IPUD in upgrading and/or expanding the wastewater treatment plant through assistance in identification of funding sources and provision of technical assistance in the application process.

These measures would mitigate impacts to the sewer system to a less than significant level.

## Schools

### Description

See Schools in Chapter II for a description of existing school facilities.

### Impacts

The local elementary school (Ivanhoe Elementary; grades K-6) is currently at capacity. Additional growth in the area will only make the overcrowding situation worse. This Plan was prepared to accommodate the growth in the least disruptive manner possible and to determine ways to solve potential problems. However, overcrowding will occur whether or not this Plan is adopted. Therefore, this significant, unavoidable impact is one that cannot be attributed solely to this Plan. Information provided by the Visalia

Unified School District indicates that enrollment increases are primarily a result of natural growth within the community. Table VII-1, Student Population Projections, denotes increases in the student population of Ivanhoe through the planning period.

Table VII-1

**STUDENT POPULATION PROJECTIONS  
1988-2010**

<u>YEAR</u>	<u>POP.</u>	<u>NUMBER OF DWELLING UNITS</u>	<u>+/- .418 ELEM. SCH. STUDENTS/HOUSEHOLD</u>	<u>+/- .136 MID. SCH. STUDENTS/HOUSEHOLD</u>	<u>+/- .258 HIGH SCH. STUDENTS/HOUSEHOLD</u>	<u>+/- .812 TOTAL STUDENTS/HOUSEHOLD</u>
1988	3,450	927	387	126	239	752
1990	3,590	965	403	131	249	783
2000	4,375	1,175	491	160	303	954
2010	5,335	1,435	600	195	370	1,165

Sources: Population and household estimates by Tulare County Planning and Development Department projections based on 1980 Census and existing land use survey conducted January, 1988. Student population projections based on information provided by the Visalia Unified School District; projections assume student ratios will remain constant.

**Mitigation Measures**

The Visalia Unified School District will continue to collect school impact fees to improve, maintain and/or expand public school facilities as the need arises through whatever means it deems necessary (i.e., busing, the acquisition of land, construction of additional school facilities, or addition of classrooms and teachers). If new school(s) construction is necessary, proposed zoning designations will allow such development to occur in any zone except the Commercial and Manufacturing Zones. These measures would mitigate the impacts to schools to a less than significant level.

**Endangered Species**

**Description**

See *Biotic* in Chapter II. This section describes the historical range of the San Joaquin Kit Fox (SJKF), the only known endangered species (plant or animal) in the Plan Area.

The Porterville Urban Area Biotic Survey indicates that the SJKF has continued a northerly migration in search of habitat from its original Kern County range, including migration into the Ivanhoe area. The Ivanhoe area contains many natural and manmade features such as soil types, food sources, orchards, and manmade embankments (road, railroad, and canal) ideal as SJKF habitat within and near the Plan Area. As development occurs, orchards and vacant land will be replaced with urban land uses incompatible as SJKF habitat, resulting in loss of habitat, migratory routes, and potential denning sites preferred by the species.

The State Department of Fish and Game recommended the Revised DEIR include the following:

- o A biological survey should be conducted to assess kit fox use of the area;
- o The DEIR should address the long-term cumulative impacts of expected/enabled development within the plan area on kit fox population, both in terms of direct loss of habitat and habitat fragmentation; and
- o Mitigation measures should be developed to offset impacts to listed species and should be included in the DEIR.

The Revised DEIR addresses SJKF presence within the Plan area and has incorporated mitigation measures as per State Department of Fish and Game recommendations. In addition, the revised Community Plan area has been reduced by approximately 171.0 acres, thereby substantially reducing the potential loss of SJKF habitat and migration corridors. The Policy section of the Plan specifies that site specific biotic surveys shall be required [and conducted] by a qualified biologist for development proposals on property within the UDB. The Planning and Development Department staff has determined that this requirement will better serve to protect SJKF because a biotic survey at the time a development is proposed, as opposed to preparation of a biotic survey now to cover the 20-year time span of the Plan, will result in the most recent information possible regarding SJKF presence in the Plan Area. By its nature, the SJKF is a transient species and may or may not be present within the Plan Area at any given time. Last, the Plan Area boundary has been revised to exclude an area where an SJKF sighting was reported (near the railroad tracks southeast of Avenue 328/Road 160).

#### Mitigation Measures

This Plan contains policies (ENDANGERED SPECIES, GOAL H, Policies a. through d., page 53) to protect and preserve SJKF habitat and migratory routes that would mitigate the effects of the Plan to a less than significant level.

#### SIGNIFICANT IMPACTS WHICH CANNOT BE AVOIDED

Adoption and implementation of the Ivanhoe Community Plan will result in significant, unavoidable effects due to the loss of prime agricultural lands and impacts by the proposed circulation pattern. As described earlier, these impacts can be mitigated to some extent, but not to the point of non-significance.

#### EFFECTS FOUND NOT TO BE SIGNIFICANT

The Plan will result in several environmental effects that are insignificant or not adverse. The attached Environmental Initial Study documents the following environmental effects determined to be non-significant or not adverse:

EARTH, including disruption, displacement, compaction, ~~over~~covering, leveling, or grading;

AIR, including deterioration of ambient air quality by generation of dust (during and/or after construction);

ANIMAL LIFE, including reduction in number and diversity of species of rare animals, endangered animals, and interface with migration or movement;

NOISE, including increased noise levels;

LIGHT AND GLARE, including new sources of light and glare;

HUMAN POPULATION, including population distribution and density;

TRANSPORTATION/CIRCULATION, including impact on existing transportation, additional vehicular movement, and alteration of the present pattern of circulation of people or goods;

PUBLIC SERVICES, including fire and police protection, parks and recreational facilities and services, and maintenance of public facilities;

UTILITIES, including the need for new or additional community water and sewer facilities such as new water wells, repair on existing water wells, repair on existing water and sewer lines, looping of the water system, fire hydrants, new or expanded treatment facilities, new or additional on- and off-site storm drainage facilities;

SOCIO-ECONOMIC, including temporary and permanent effects upon tax revenues, permanent effects upon employment, and changes in the tax base and assessment for the project site.

#### ALTERNATIVES TO THE PROJECT

A no project alternative is not a possibility in this case. State planning law (California Government Code Section 65300 et seq.) requires all cities and counties to adopt a general plan and regularly amend it. Unless the County takes steps to regularly update its General Plan, it faces the risk of violating State law.

#### Urban Development Boundary Alternatives

Extension of the Plan's UDB east of Road 160 (to the existing Urban Area Boundary) represents a possible alternative. If the proposed UDB is extended east, the probable land use designation would be "Residential Reserve", to prevent premature conversion of agriculturally productive land. The environmental setting and existing conditions for the +/- 52.0 acre area identified for possible inclusion in the UDB are described below:

- Location*      The area is generally bounded by Avenue 332 on the north, Road 162 alignment on the east, the Southern Pacific Railroad tracks on the south, and the existing Urban Improvement Area Boundary/Road 161 alignment on the west (see Exhibit VII-1, page 69.)
- Land Use*      Agriculturally-productive land (+/- 50.5 acres) is the predominant land use in this area. Three rural residences occupy the remaining 1.5 acres.
- Zoning*          The entire 52.0 acre area is zoned Agriculture ("A-1", minimum lot size of five acres).

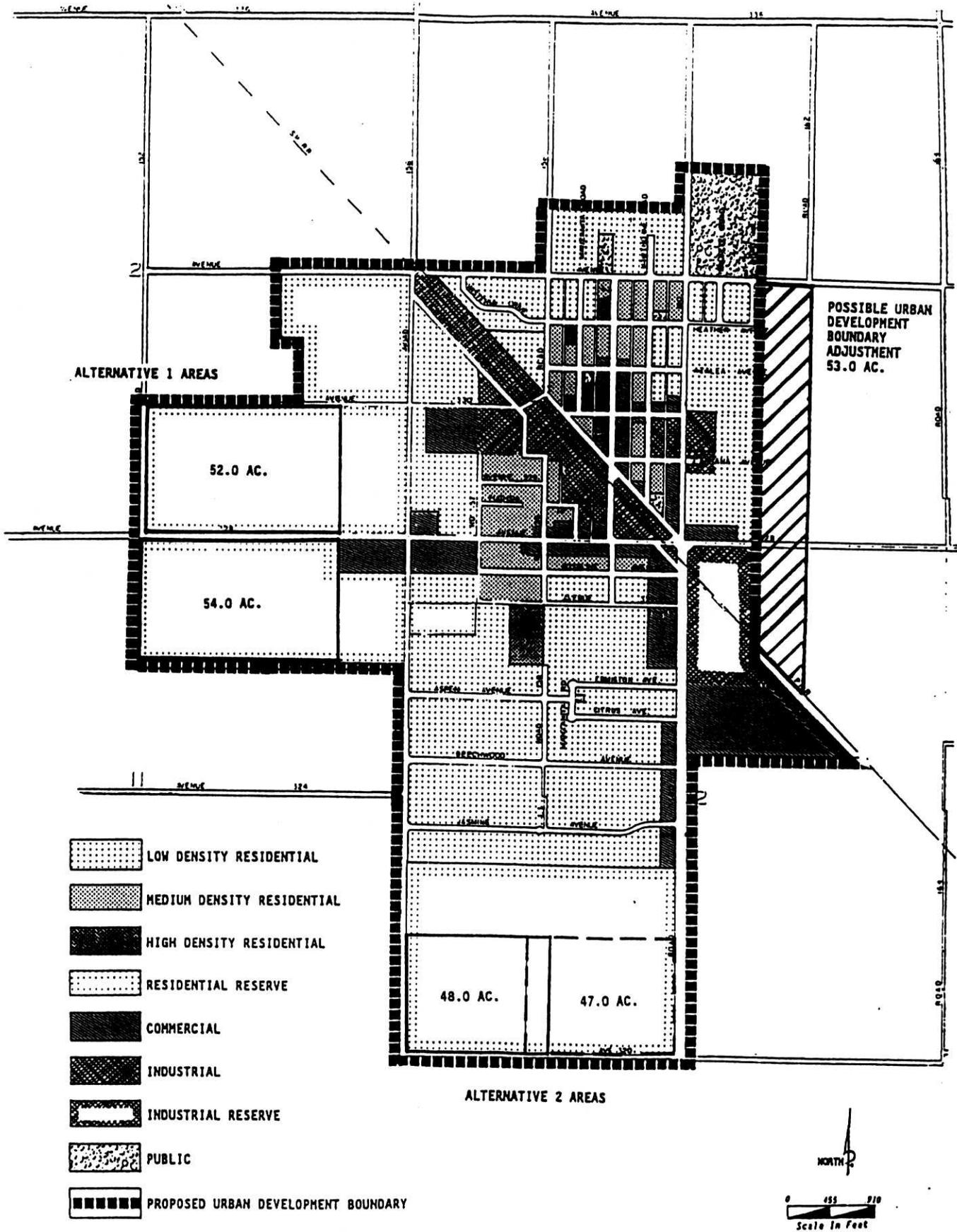
- Flooding* According to information provided by the Federal Emergency Management Agency (FEMA), the Flood Insurance Rate Map for the Ivanhoe area shows the entire area east of Road 160 as being within Flood Zone "C" (areas of minimal flooding).
- Soils* The United States Department of Agriculture classifies the majority of soils in this area as within the San Joaquin series. This soil is characterized as being poorly suited for septic tank absorption fields, has a high clay content, has very slow permeability in the lower part of the subsoil, and has a cemented hardpan. The San Joaquin series has a Class III soil capability rating.
- Topography* According to information provided by the United States Geological Survey, the area slopes in a westerly direction with elevations varying from +\ - 375 feet to +\ - 360 feet above mean sea level between Roads 164 and 160.
- Agricultural Preserve Contracts* All 52.0 acres in the area are under Williamson Act Contracts.
- Biotic* As described in Chapter II of this Plan (Biotic conditions, page 14), the entire area is within the historical range of the San Joaquin Kit Fox (SJKF), the only known endangered species (plant or animal) that occurs in the Plan Area. Also, according to State Department of Fish and Game records, three separate sources have identified SJKF as being present in the area around Ivanhoe; three sightings occurred east of Road 160 (see Exhibit VII-2, page 70).

By including within the UDB the 52.0-acre area located east of Road 160, it will be necessary to remove 52.0 acres from other areas of the proposed UDB. The 52.0 acres represents acreage greater than the area necessary to adequately meet the projected land use needs identified in the Land Use Needs Analysis performed in Chapter IV of this Plan. Table VII-2, Summary of Alternatives (page 71), provides a summary of factors to consider when evaluating the suitability of including or excluding each Alternative's area within the UDB.

# Ivanhoe

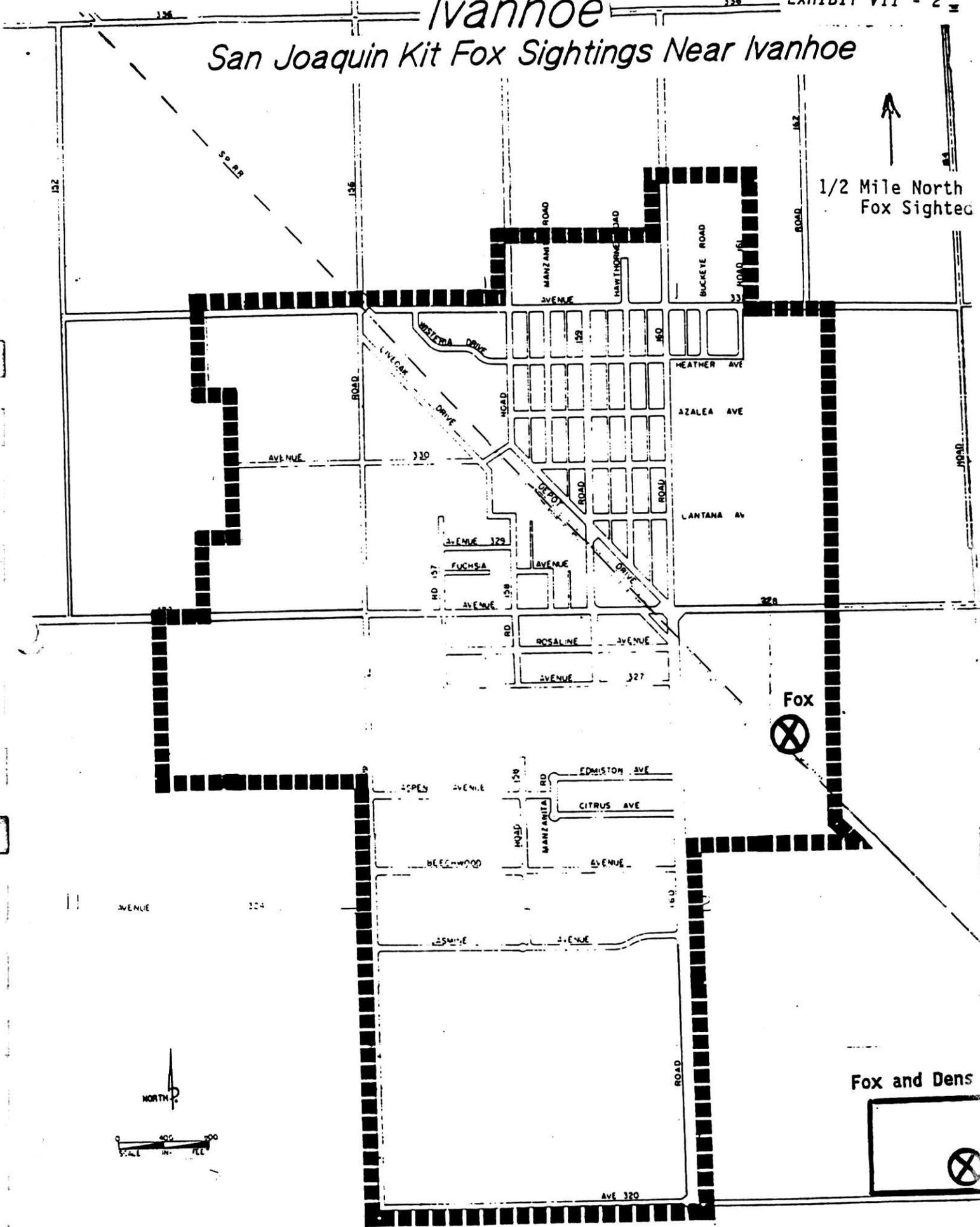
## Urban Development Boundary Alternatives

EXHIBIT VII - J

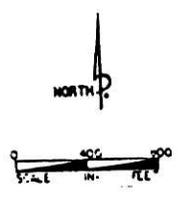


# Ivanhoe

## San Joaquin Kit Fox Sightings Near Ivanhoe



1/2 Mile North  
Fox Sighted



Fox and Dens

Table VII-2

## Summary of Alternatives

FACTOR	ALT. 1	ALT. 2
IPUD WATER	NO	NO
IPUD SEWER	NO	NO
AGRICULT. PRESERVE	YES/33.0 ac.(north) YES/18.0 ac.(south)	YES/31.0 ac.(east) NO (west)
SOIL CLASS	III	I-III (east) III (west)
FLOOD ZONE	"C"	Mostly "B" (east) "B" (west)
ZONING	AE-20 (north) AE-40 (south)	AE-20
PROPOSED LAND USE	Residential Reserve	Residential Reserve

These alternative areas have been selected as the preferred areas for potential removal from the UDB because they are, generally, large-lot parcels developed to rural residential uses and/or agriculturally productive lands. Also, the areas are not within the IPUD Sphere of Influence, which indicates that expansion/annexation into the IPUD will occur over the long-term versus the immediate or short-term.

## Alternative 1

This alternative would remove approximately either 52.0 or 54.0 acres from the UDB. These areas lie northeast and southeast of Avenue 328, respectively. Both are outside of the IPUD service area boundary and do not currently receive water/sewer service from the District. The north area consists of approximately 50.0 acres planted to orchards (33.0 acres in agricultural preserve), with the remaining 2.0 acres developed to rural residential uses. The southern area contains approximately 37.0 acres planted to plums, oranges, and olives (18.0 acres in agricultural preserve), vacant land (+/-7.0 acres), and a church and three rural residences on the remaining 10.0 acres. Also, according to information provided by FEMA, both areas are subject to minimal flooding (Flood Zone "C").

Inclusion of this area in the proposed UDB is consistent with adopted Tulare County's and this Plan's proposed policies. The proposed Land Use Plan designates this area as "Residential Reserve". The IPUD Board of Directors have indicated that eventual urbanization should occur in a westerly (and southerly) direction due to topographic and water quality constraints in the northerly and easterly Ivanhoe area. Minimal flooding, existing zoning and land uses, and proximity to an arterial street (Avenue 328) and two proposed

collector streets (Roads 152 and 156) indicate that short-term urbanization would be appropriate in this area. A constraint to short-term urbanization are the contracted agricultural preserves that have to be canceled or not renewed in order for urban development to occur.

#### Alternative 2

This alternative would remove approximately 48.0 acres in one of two adjacent areas from the Plan Area boundary. Each 48.0-acre area lies north of Avenue 320 between Roads 156 and 160. The westerly area contains five rural residences, an agricultural equipment repair shop, and a +/- 43.0 acre area planted with walnuts. The easterly area consists of six rural residences with the remaining +/- 42.0 acres planted with walnuts (27.0 acres in agricultural preserve). According to information provided by FEMA, all of the westerly area lies within Flood Zone "B" (500-Year flood hazard), while the easterly area is located within Flood Zones "B" and "C".

Inclusion of this area in the proposed UDB is consistent with adopted Tulare County and this Plan's proposed policies. The proposed Land Use Plan designates this area as "Residential Reserve". The IPUD Board of Directors have indicated that eventual urbanization should occur in a southerly (and westerly) direction due to topographic and water quality constraints in the northerly and easterly Ivanhoe areas. Existing zoning, land uses, and proximity to a proposed expressway (State Route 216/Road 160) on the east and a proposed collector street on the west (Road 156) indicate that long-term urbanization would be appropriate in this area. Constraints to short-term urbanization are the agricultural preserve (that would have to be canceled or not renewed in order for urban development to occur) and Flood Zone "B" (which would require mitigating engineering before development can occur) and Flood Zone "C".

#### Alternative 3

This alternative is the preferred and environmentally superior alternative. This alternative also represents "no change" in the proposed Urban Development Boundary (no deletion from the proposed Urban Development Boundary or inclusion of the area east of Road 160 to the existing Urban Area Boundary).

Among environmental impacts to be considered in expanding the proposed UDB in an easterly direction are soil characteristics resulting in slow permeability, topography, extensive agricultural uses (all 52.0 acres in agricultural preserve), and documented San Joaquin Kit Fox sightings. If included in the proposed UDB, an urban-type land use designation consistent with the intent and nature of the UDB (i.e., encouraging urban density development within its boundary) would be necessary. Existing zoning is Agricultural ("A-1"), which limits lot size to a minimum of 5.0 acres. The topography of the area is less favorable for water/sewer service by the IPUD and may require a lift station to adequately service this area. Last, as described earlier, the State Department of Fish and Game has documented sightings of SJKF within and near the the proposed UDB. In an effort to prevent the taking of an SJKF or destruction of potential SJKF denning sights or migration corridors, any new development in this area will be required to implement mitigation measures specified in the policies section of this Plan and must also meet any conditions specified by the State Department of Fish and Game and the United States Fish and Wildlife Service.

A "Residential Reserve" land use designation should be applied to the area east of Road 160 if it is included in the proposed UDB. This or any urban-type land use designation could act as a growth-inducing influence and foreseeably precipitate requests for additional development of adjacent properties within and possible outside of the proposed UDB. The Needs Analysis (Chapter IV of this Plan) estimated the acreage necessary to accommodate the community's projected population to the year 2010 and included a 150% flexibility factor to allow for unexpected growth rates and site selection. If extension of the proposed UDB east of Road 160 occurs, the County could lose more agriculturally productive land than previously projected and probably at a more rapid pace. Land use conflicts between residential development at urban-type densities (8 or more dwelling units per acre) and existing agricultural uses would be inevitable and reciprocal. Occupants of new urban residential development may not accept widely-practiced farming techniques (e.g., application of agri-chemicals, early-morning or late-evening farm equipment uses, etc.) and farmers would not want to be inhibited from using those techniques. Therefore, premature inclusion of this area in the proposed UDB would result in an increase in land use conflicts.

Excluding this area from the proposed UDB would be consistent with adopted Tulare County and this Plan's proposed policies. The proposed Plan contains goals and policies calling for orderly and contiguous development, which are identified in Goal B, Objective 3 (page 49).

Other alternatives to the Plan are possible. However, a Plan with a larger Planning Area would be counter to the County's and this Plan's policies. A smaller Planning Area may not be able to accommodate the projected population of the area. It could also result in higher housing costs because the demand for available residential land could outstrip the supply and thereby raise housing costs.

Other mixes of land are also possible. However, the land use mix shown on the Proposed Land Use Map (Exhibit IV-1, page 41) is the result of considering existing policies of the Tulare County General Plan and the proposed policies of the Ivanhoe Community Plan. Other mixes may not achieve the level of accomplishment that the recommended land use pattern would achieve.

#### RELATIONSHIP BETWEEN THE LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Land resources are needed for new housing and industry. Land resources are also needed for a circulation system to serve these uses. These impacts may in turn adversely affect agricultural land, increase public service demands, contribute to overcrowding of the elementary school, and alter existing traffic patterns. Consumption of land and natural resources may also foreclose future planning options.

The proposed Ivanhoe Community Plan prescribes land use and circulation patterns for the community that will gradually develop over the planning period. Development occurring during this period will have long-term effects as it will likely commit future generations to the land use and circulation patterns established in the Plan. This commitment is considered to be beneficial because it will assist in the effectuation of the long-term overall land use planning goals of Tulare County.

Despite these impacts, adoption of the Plan is justified because it provides for the long-term maintenance of the county's natural resources. Failure to adopt the Plan will result in substantially greater impacts to natural resources because existing policies do not provide the same level of protection as those contained in this Plan.

#### SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

The implementation of the proposed Plan will result in the establishment of land use and circulation patterns within the community. Effects of this action are considered to be beneficial because they will provide for the efficient use of planning resources and will help achieve Tulare County's overall land use planning objectives.

#### GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT

While the area will grow, it will not be a direct result of this Plan. This Plan is, in part, based on the concept that anticipated growth would be accommodated with the least amount of adverse impacts to the area's natural resources. This Plan attempts to provide a variety of living and working environments and, concurrently, minimize environmental harm. This Plan will actually reduce the potential for growth in some areas by adding specific land use policies for the Ivanhoe area to the Tulare County General Plan.

The proposed Plan will encourage development to occur within the Plan Area, while preserving agricultural lands outside the Plan Area. Land use designations established in the Plan are intended to accommodate the projected 2010 population of 5,335, an increase of 54.6% over the 1988 population of 3,450. While this population increase is moderate, the continued development of the Ivanhoe Plan Area is consistent with the overall land use planning goals of Tulare County, which encourage urban development to occur in specified areas and encourage preservation of agricultural lands outside of those specified areas. Thus, the growth-inducing effects of the proposed Plan are considered desirable and necessary in fulfilling Tulare County's overall General Plan policies.

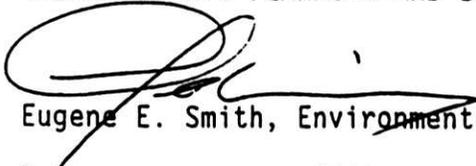
To discourage adverse growth-inducing impacts, this Plan has incorporated a number of policies designed to promote the orderly extension of services and protection of agricultural land within the community. When these policies are implemented, and complemented by existing Tulare County General Plan policies, adverse growth-inducing impacts should be avoidable.

FINAL STATEMENT

Further comments from the public/private agencies and individuals that have been or will be notified are to be attached upon completion of this project. These statements, verbatim, will reflect the opinion of the persons and agencies consulted in reference to this document. Responses to the environmental issues raised in the review and consultation process will be addressed in the Final Environmental Impact Report, to be attached upon its completion, to this Revised Draft EIR.

Respectfully submitted,

TULARE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT



Eugene E. Smith, Environmental Assessment Officer

Date: \_\_\_\_\_, 1989

Review Period:      Days

Review Period Ends: \_\_\_\_\_

LIST OF ORGANIZATIONS AND PERSONS CONSULTED  
FOR GPA 87-12, IVANHOE COMMUNITY PLAN

Tulare County Health Department (Environmental Health Division)  
Tulare County Agricultural Commissioner  
Tulare County Air Pollution Control  
Tulare County Fire Warden  
Tulare County Sheriff's Department  
Tulare County Public Works Department  
(Drainage and Right-of-Way Divisions)  
Tulare County Flood Control Engineer  
Tulare County Redevelopment Agency  
Tulare County Housing Authority  
Pacific Bell (Bakersfield)  
Southern California Edison Company  
Southern California Gas Company  
Visalia Unified School District  
Ivanhoe Memorial District  
Postmaster (Ivanhoe)  
Bevens Disposal Service  
Delta Vector Control District  
Levee District No. 2 of Tulare County  
Ivanhoe Irrigation District  
Kaweah Delta Hospital District  
Visalia Public Cemetery District  
Ivanhoe Public Utility District  
Kaweah Delta Water Conservation District  
Falcon Cable TV  
U.C. Cooperative Extension Service  
State Department of Fish and Game  
Regional Water Quality Control Board  
Tulare County Resource Conservation District  
Southern Pacific Railroad  
Supervisor Swiney  
State Clearinghouse

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ENVIRONMENTAL INITIAL STUDY

GPA 87-12

I. Background

- A. Proponent: County of Tulare
- B. Address: Room 111, County Courthouse  
Visalia, CA 93291
- C. Contact Person: Roberta MacGlashan, Project Planner  
Telephone Number: (209) 733-6154
- D. Project Title: GPA 87-12, Ivanhoe Community Plan
- E. Project Description:

The unincorporated community of Ivanhoe is designated in the 1964 Tulare County General Plan as a "Rural Service Center". Due to its current size it has been determined that it is now appropriate to develop a community plan for the Ivanhoe area. Land use designations tentatively proposed to be included in the Ivanhoe Community Plan are as follows:

Residential (Specific densities as yet undetermined)  
Commercial (Neighborhood & Service)  
Public & Quasi-Public  
Industrial

The local network of streets and highways will be reviewed, and appropriate street classifications will be considered in establishing a Circulation Element.

It is appropriate, at this time, to review and amend the Urban Boundaries Element for the Ivanhoe area. Changes in growth rates and County service delivery have affected development patterns to the extent that the current Urban Area Boundary (UAB) no longer reflects the true growth potential of the community. In addition, due to amendments made to the Urban Boundaries Element of the Tulare County General Plan, establishment of an Urban Development Boundary (UDB) is appropriate at this time.

Tentative land use designations and UDB alignment are shown on the attached map.

II. Environmental Setting:

Ivanhoe is located in the southeastern San Joaquin Valley, bordered on the east by the foothills of the Sierra Nevada Mountains. The community is situated on the shallow sloping valley floor created during the uplift of the Sierra Nevada. Elevations within the community range between 353 and 367 feet above sea level. Alluvial deposits from the Kaweah River encompass most of the community forming a gently sloping plain.

III. Conformance with existing plans:

Urban Boundaries Element of the Tulare County General Plan

The current UAB was established in 1974. The Urban Boundaries Element calls for a review of boundary alignments once every 5 years. Development of a community plan will conform with the above policy in that this amendment will encompass a review of UAB/UDB alignments.

Open Space Element of the Tulare County General Plan

The Open Space Element designates Ivanhoe as an Urban Expansion Area. The Open Space Element will be amended to reflect the area within the Urban Development Boundary as the Modified Urban Expansion Area.

IV. Issues to be addressed in the EIR:

1. Community water system impacts
2. Community sewer system impacts
3. School district impacts
4. Changes in land uses
5. Circulation

Initial Study Prepared By: Roberta MacGlashan, Project Planner  
November 12, 1987

V. ENVIRONMENTAL IMPACTS CHECKLIST

Explanation and use of form:

The following checklist contains an extensive listing of the kinds of environmental effects which result from development projects. In using the checklist, the Building and Planning Department is required to determine whether any of the effects set forth in the checklist would apply to the proposal and, if so, determine the magnitude of the effect. The point system which is used to rate the magnitude of potential effects is described as follows:

Major (3 points): Means that the environmental effect is both adverse and significant. Requires discussion in Section VI.

Moderate (2 points): Means that the environmental effect is indeterminate and may or may not be significant. Requires discussion in Section VI.

Minor (1 point): Means that the environmental effect is present but is clearly insignificant or is not adverse. Does not require discussion in Section VI.

No Effect (do not mark): Means no evidence exists to suggest such effect would result from the proposal.

In using the checklist, the project planner is required to answer the following question: "Is it likely that the proposal will result in any of the following effects and to what degree; Major, Moderate or Minor?"

ENVIRONMENTAL IMPACTS CHECKLIST

A. EARTH

- |  |  |
|--|--|
| <p>1. Unstable earth conditions<br/>_____</p> <p>2. Changes in geologic substructure<br/>_____</p> <p>3. Changes in the condition of the soil by:<br/>_____</p> <p style="padding-left: 20px;">a. disruption<br/> </p> <p style="padding-left: 20px;">b. displacement<br/> </p> <p style="padding-left: 20px;">c. compaction<br/> </p> <p style="padding-left: 20px;">d. overcovering<br/> </p> <p style="padding-left: 20px;">e. pollution (e.g. salts, etc.)<br/>_____</p> <p>4. Changes in topography or ground surface relief features by:<br/>_____</p> <p style="padding-left: 20px;">a. leveling or grading<br/> </p> <p style="padding-left: 20px;">b. considerable earth moving or surface excavation<br/>_____</p> <p>5. Changes in geologic or physical features which are unique or are of cultural value by:<br/>_____</p> <p style="padding-left: 20px;">a. modification<br/>_____</p> | <p>b. covering<br/>_____</p> <p>c. destruction<br/>_____</p> <p>6. Accelerated soil erosion on-site by:<br/>_____</p> <p style="padding-left: 20px;">a. wind<br/>_____</p> <p style="padding-left: 20px;">b. water<br/>_____</p> <p>7. Accelerated soil erosion off-site by:<br/>_____</p> <p style="padding-left: 20px;">a. wind<br/>_____</p> <p style="padding-left: 20px;">b. water<br/>_____</p> <p>8. Modification of riparian areas, river channels or lakes by:<br/>_____</p> <p style="padding-left: 20px;">a. deposition<br/>_____</p> <p style="padding-left: 20px;">b. erosion<br/>_____</p> <p style="padding-left: 20px;">c. siltation<br/>_____</p> <p style="padding-left: 20px;">d. other<br/>_____</p> |
|--|--|

9. Exposure of people or property to:

- a. unstable earth conditions
- b. earthquakes
- c. landslides (slumping)
- d. ground failure (e.g. subsidence or settlement)
- e. liquefaction
- f. similar geological hazards

B. AIR

1. Deterioration of ambient air quality by:

- a. emission of pollutants
- 1 b. generation of dust (~~both~~ during and/or after construction)
- c. creation of objectionable odors

2. Regional alteration of:

- a. air movement
- b. moisture
- c. temperature
- d. climate

3. Local alteration of:

- a. air movement
- b. moisture
- c. temperature
- d. climate

4. Exposure of people to:

- a. adverse air emissions
- b. objectionable odors
- c. excessive dust

C. WATER

1. Changes in the character of surface water by:

- 2 a. modification of course or direction
- b. temperature modification
- c. change in the level of dissolved oxygen
- d. increased turbidity
- e. addition of pollutants
- f. other

2. Changes in:

- 2 a. absorption or percolation rates
- 2 b. drainage patterns
- 2 c. rate and amount of surface runoff

3. Changes in the:

- a. course and direction of floodwaters
- b. intensity of flood flows
- c. volume of the area necessary to pass floodflows

4. Changes in groundwater:

- a. availability for public use (e.g. excessive withdrawals)
- b. quality (pollutants)
- c. subsurface movement
- d. recharge

5. Exposure of people and property to:

- a. flooding
- b. mudslides
- c. demonstrated unsafe domestic water supplies

D. PLANT LIFE

1. Reduction in number and diversity of species of:

- a. trees
- b. shrubs
- c. grass
- d. wildflowers
- e. aquatic plants
- f. unique plants
- g. rare plants
- h. endangered plants
- i. other

2. Introduction of new species into an area

3. Interference with the normal replenishment of existing species

4. Destruction or deterioration of existing natural habitat

  2 5. Reduction in acreage of agricultural crops

E. ANIMAL LIFE

- 1. Reduction in number and diversity of species of:
  - a. birds
  - b. land animals (including reptiles)
  - c. fish
  - d. benthic organisms
  - e. insects
  - f. unique animals
  - 1 g. rare animals
  - 1 h. endangered animals
  - i. other
- 2. Introduction of new or additional animal species into an area (including vectors)
- 1 3. Interference with migration or movement
- 4. Destruction or deterioration of existing habitat
- 5. Displacement of existing habitat

F. NOISE

- 1 1. Increased noise levels
- 2. Exposure of people to severe noise levels
- 3. Exposure of critically impacted land uses to severe noise levels

G. LIGHT AND GLARE

- 1 1. New sources of light and glare
- 2. Increased intensity of light and glare

H. LAND USE

- 2 1. Substantial changes from the present land use of the area
- 2. Substantial changes from the planned land use of the area

I. NATURAL RESOURCES

- 1 1. Increased rate of use of any natural resource
- 2. Substantial depletion of nonrenewable resources
- 3. Conflict with future potential for use or extraction of natural resources
- 1 4. Loss of unique or prime agricultural land

J. RISK OF UPSET

- 1. Risk of accidental explosion or release of hazardous substances:
  - a. oil or flammable liquids
  - b. pesticides or herbicides
  - c. explosives
  - d. chemicals
  - e. radiation
  - f. other
- 2. Exposure of people to risk of accidental explosion or release of hazardous substances

K. HUMAN POPULATION

- 1. Significant alteration of:
  - a. location of population
  - 1 b. population distribution
  - 1 c. population density
  - d. growth rate
  - e. cultural characteristics
  - f. age distribution (elderly, children)
  - g. other

L. HOUSING

- 1. Deterioration in condition of existing housing
- 2. Deterioration in living environment
- 3. Deterioration in areas planned for future living environment
- 4. New demand for additional housing
- 5. Reduction in housing supply
- 6. Failure to meet demands of low and moderate income households for affordable housing

M. TRANSPORTATION/CIRCULATION

- 1 1. Substantial impact on existing transportation (roads, rail and air)
- 1 2. Substantial additional vehicular movement (trucks and autos)
- 3. Need for public transportation
- 4. Increased traffic hazards to:
  - a. motor vehicles

- b. bicycles
- c. pedestrians (e.g., near schools)
- 1   5. Alteration of present pattern of circulation of people
- 1   6. Alteration of present pattern of circulation of goods
- 7. Over use of existing parking facilities
- 8. Demand for additional parking facilities

N. PUBLIC SERVICES

- 1. Significant effect upon or need for new or altered governmental services in any of the following areas:
  - 1   a. fire protection
  - 1   b. police protection
  - 2   c. schools
  - 1   d. parks, recreational facilities and services
  - 1   e. maintenance of public facilities (roads, etc.)
  - f. medical services
  - g. others
- 2. Reduction in use or demand for governmental services (e.g., lowered school enrollment, etc.)

O. ENERGY

- 1. Use of substantial amounts of fuel or energy
- 2. Substantial increase in demand on existing sources of energy
- 3. Requirement for development of new energy sources
- 4. Block out or reduce amount of sunlight on existing solar panels

P. UTILITIES

- 1. Result in a need for new system or substantial alteration of existing system:
  - a. electricity
  - b. natural gas
  - c. communication
- 2. Result in need for new or additional community water facilities such as:
  - 1   a. new wells
  - 1   b. repair on existing wells
  - 2   c. new lines

- 1   d. repair on existing lines
- e. larger lines
- 1   f. looping of system
- 1   g. fire hydrants
- h. water quality treatment facilities
- i. increased fire flow
- j. other

3. Result in need for new or additional community sewer facilities such as:

- 2   a. new lines
- 1   b. repair on existing lines
- c. larger lines
- d. new collection or outfall lines
- 1   e. new or expanded treatment facilities
- f. other

4. Result in need for new or additional storm drainage facilities:

- 1   a. on-site
- 1   b. off-site

5. Result in need for new or additional solid waste collection and disposal services

6. Result in need for new or additional irrigation services

7. Result in need for other utility services

Q. HUMAN HEALTH

- 1. Creation of any health hazard
- 2. Creation of any potential health hazard (e.g., vectors from dairies)
- 3. Exposure of people to existing or potential health hazards.

R. AESTHETICS

- 1. Obstruction of:
  - a. any scenic vista
  - b. views open to the public
- 2. Creation of an aesthetically offensive building, use or activity readily open to public view
- 3. Removal of:
  - a. street trees

- b. trees of special community value (e.g., valley oak)
- c. existing on-site landscaping
- d. other
- 4. Loss of open space

S. SOCIO-ECONOMIC

- 1. Temporary effects upon:
  - a. income distribution
  - b. employment
  - c. tax revenues
- 2. Permanent effects upon:
  - a. income distribution
  - b. employment
  - c. tax revenues
- 3. Changes in tax base and assessment for:
  - a. project site
  - b. surrounding area
- 4. Reduced employment opportunities for low and moderate income, Socio-economic groups
- 5. Impacts on social affiliation and neighborhood interaction
- 6. Impacts on privacy of surrounding area

T. ARCHAEOLOGICAL/HISTORICAL

- 1. Adverse effect on:
  - a. archaeological sites
  - b. historical site, structure or neighborhood
  - c. unique architectural on-site features
  - d. architectural character of surrounding buildings

U. MANDATORY FINDINGS OF SIGNIFICANCE

- 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
 

No
- 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)
 

No
- 3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
 

No
- 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
 

No

VI. DISCUSSION OF ENVIRONMENTAL EFFECTS AND MITIGATIONS:

Checklist  
Item

Point  
Rating

Discussion of Effects

C. 1. a.

2

Development generally causes some alteration of surface flows and percolation rates, and can effect the amount and pattern of storm water runoff.

C. 2. a, b. & c.

2

Proposed Mitigation Measures

Applicable development requirements and provisions for curbs & gutters, storm drain facilities, retention ponds, etc., during the subdivision, Discretionary Application and/or Building Permit stage are intended and expected to negate significant effects.

---

Discussion of Effects

D. 5.

2

The logical and immediate growth environs of Ivanhoe contain considerable acreage committed to agricultural production. Urban growth, apart from in-filling & redevelopment, is an outward expansion that often encroaches upon, and supplants, agricultural acreage.

Proposed Mitigation Measures

Possible implementation of an Urban Reserve designation for certain peripheral acreages in agricultural production and/or under Williamson Act Contracts. Adoption of an Urban Development Boundary which excludes agricultural acreage currently included within the Urban Area Boundary.

---

Discussion of Effects

H. 1

2

Several areas currently utilized for agricultural purposes will be designated for urban type uses.

Proposed Mitigation Measures

Areas involved in such conversions are primarily adjacent to urban neighborhoods or in some stage of transition to urbanization. Effects of the loss of agricultural lands will be discussed in the EIR.

VI. DISCUSSION OF ENVIRONMENTAL EFFECTS AND MITIGATIONS: (cont.)

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion of Effects</u>
N. 1. c.	2	<p><u>Discussion of Effects</u></p> <p>Planned community growth and expansion necessarily anticipates population growth. School Districts are frequently effected in order to adequately accommodate projected populations through the planning period.</p> <p><u>Proposed Mitigation Measures</u></p> <p>Development fees, Impact fees and subvention Revenues could serve to mitigate to an insignificant level the impact of modest population increases. This effect will be discussed in the EIR.</p>

---

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion of Effects</u>
P. 2. c. P. 3. a.	2	<p><u>Discussion of Effects</u></p> <p>As development occurs, new sewer and water lines will need to be installed.</p>

Proposed Mitigation Measures

Requirements that such facilities be installed prior to occupancy of new developments would render this effect insignificant.

---

Discussion of Effects

Proposed Mitigation Measures

VII. DETERMINATION:

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

VIII. CREDITS:

This staff Report/Environmental Assessment Initial Study was prepared by

Roberta MacGlashan.

Date November 12, 1987

FINAL  
ENVIRONMENTAL  
IMPACT REPORT

for the IVANHOE COMMUNITY PLAN

SCH #87122808

Prepared by:

The Tulare County Planning and Development Department  
as the Lead Agency

October 1990



IVANHOE COMMUNITY PLAN

Final Environmental Impact Report  
Summary of Comments and Responses

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IVANHOE COMMUNITY PLAN  
FINAL ENVIRONMENTAL IMPACT REPORT  
SUMMARY OF COMMENTS AND RESPONSES  
SCH# 87122808

## INTRODUCTION

A Draft Environmental Impact Report (EIR) for the Ivanhoe Community Plan has been prepared and circulated for public review in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), as amended. The Draft EIR was circulated to appropriate agencies and citizens by Tulare County and the State Clearinghouse. These agencies and citizens were asked to review and comment on the Draft EIR.

Following public hearings before the Tulare County Planning Commission, substantial modifications were proposed to the Plan. A revised Draft Ivanhoe Community Plan was prepared, and the Draft EIR was revised to identify impacts and mitigation measures not considered in the earlier EIR, and to incorporate revisions based on comments received on the first Draft EIR. The revised Plan and EIR were circulated for review and comment.

This document is the Final EIR for the Ivanhoe Community Plan. The purpose of the Final EIR is to bring together the comments and responses to the comments that were not available in the Draft EIR or the Revised Draft EIR. This process is designed to provide decision makers and the public with additional information needed to evaluate the impacts of the projects.

The Final EIR includes the following components:

- o A summary of the comments and recommendations received on the Draft EIR and Revised Draft EIR and the responses to significant environmental points raised in the review and consultation processes.
- o The letters received by the County regarding the Draft EIR and Revised Draft EIR (Appendix).
- o The Revised Draft EIR is Chapter 7 of the Ivanhoe Community Plan.

## COMMENTS, RECOMMENDATIONS AND RESPONSES

The following are summaries of the comments from individuals and agencies that responded to the Draft EIR and Revised Draft EIR. The responses to the comments also follow. The comments are grouped according to the issue they address and have been summarized. The person and/or agency making the comment is identified and the location of the comment in their review letter is indicated. Comment paragraph numbers have been added to each letter. The full text of each letter is included in Appendix B.

The issues raised and recommendations made by reviewers of the Draft EIR and Revised Draft EIR are as follows:

Comment 1: Stan Tidman, Visalia Community Development Department, May 24, 1989, page 1.

As you are aware, the City [of Visalia] is currently reviewing and revising the 1976 Land Use and Circulation Element to Visalia's General Plan. We will revise our next series of maps to acknowledge the Draft Community Plan's proposed Urban Development Boundary and insure no overlap occurs. As Visalia grows, the Ivanhoe vicinity may become an attractive area for people looking for rural residential living opportunities. The 14 acres of park land specified in the Draft Community Plan could prove to be useful Ivanhoe community image elements as they develop. In addition, because of Ivanhoe's proximity to the St. John's River, residents will have easy access to the regional river park envisioned by the City.

**RESPONSE:**

Comments noted. No additional response is required.

**AGRICULTURAL LANDS**

**Comment 2:** Dennis J. O'Bryant, Department of Conservation, May 19, 1989, page 1, paragraph 3.

On page 63 [of the first DEIR], loss of unique and prime agricultural lands is listed as an effect found not to be significant. The loss of any prime agricultural land should be identified and consistently treated as a significant environmental impact. This loss should also be noted in the section on significant, irreversible environmental changes.

**RESPONSE:**

Staff concurs; the acknowledgement that the loss of agricultural land is a significant environmental impact has been incorporated in the revised EIR. A majority of Tulare County valley floor land is considered prime agricultural land. The loss of agricultural land is significant, but because the Plan Area is surrounded by high quality agricultural land, the impact is unavoidable. In preparing the Plan, a growth accommodation assumption was made. The basis of this planning assumption is that growth will occur in the Plan Area and enough land must be set aside, within bounds of County policy, to accommodate the land use needs within the boundary. However, after considering a number of factors it became apparent that projected growth could not be accommodated unless some agricultural land was eventually converted to allow urban development. Hence, the loss of agricultural land is an unavoidable, as well as irreversible, impact.

In response to public testimony at the public hearings, the Planning Commission modified the proposed Urban Development Boundary to exclude agricultural lands to the west, most of which are in agricultural preserves, and to include lands to the east which are already partially developed to urban uses, mitigating the impacts on agricultural lands, but not to a level of insignificance.

**Comment 3:** Dennis J. O'Bryant, Department of Conservation, May 19, 1989, page 1, paragraph 3.

The Department of Conservation recommends that the Final EIR provide the following additional information or clarifications:

- o Types and relative yields of crops grown in the affected areas, or in areas of similar soils under good agricultural management.
- o Cumulative and growth-inducing impact of the project on farmland in the CP area.
- o Impact on current and future agricultural operations.
- o Economic impacts of the farmland conversion.

**RESPONSE:**

Since the Community Plan is not a construction project, specific impacts cannot be determined beyond the specificity cited in the Plan. The CEQA Guidelines (Section 15146(a)) indicate that EIRs involving the adoption of a local general plan will be less detailed than an EIR on a specific construction project. The CEQA Guidelines recognize this approach because forecasting the specific impacts of a general or community plan is speculative at best. As future projects are proposed and their details are understood, the County will require a more rigorous review of their environmental effects. The type of data that is being recommended by the Department of Conservation for inclusion into this EIR is the type of information that should be included in an EIR that evaluates a specific construction project.

Comment 4: Dennis J. O'Bryant, Department of Conservation, May 19, 1989, page 1, paragraph 4.

Agricultural Preserve Map (Exhibit II[-4]) should indicate the number of acres and type of land (Prime/Non-Prime) in each preserve.

**RESPONSE:**

Exhibit II-4 on page 11 of the revised DEIR shows the location of agricultural preserves and their approximate acreages, and Exhibit II-3 and Table II-2 (pages 10 and 9 respectively) show the soil capability classifications within the Plan Area. When cross-referenced, this information should satisfy the Department of Conservation's concerns.

Comment 5: Dennis J. O'Bryant, Department of Conservation, May 19, 1989, page 1, paragraph 4.

The effects that cancellation of Williamson Act Contracts would have on nearby properties also under contract should be discussed.

**RESPONSE:**

Only the properties within the proposed Urban Development Boundary (UDB) will be allowed to develop to urban densities, and properties in agricultural preserves will remain zoned for agriculture until such time as contracts are no longer in effect and development is determined to be appropriate, pursuant to the policies and criteria contained in the Plan. The Plan *does not* require cancellation of any Williamson Act contracts and, in fact, has attempted to retain some agricultural lands in production by establishing "reserve" categories of land use. The Plan includes agriculture conversion criteria in Chapter 5 (page 49) to prevent premature conversion of agriculturally productive land within the UDB. The intent of the County's Urban Boundaries Element

is to restrict urban-type development in areas outside of any UDB to maintain the viability of agriculturally productive lands to the longest extent possible. Ultimately, however, the County cannot force property owners to enter into a Williamson Act Contract nor can it force a property owner to renew existing contracts inside or outside of any Urban Boundary. Conversion of lands under the Williamson Act may occur through both the Notice of Non-Renewal process and through the immediate cancellation procedure. However, it would be very speculative at this time to try to determine which Williamson Act property owners might apply for cancellation and therefore, the effects on adjacent lands can not be determined with any degree of accuracy.

The agricultural preserve contract cancellation process is a discretionary process requiring the submittal of an application by the interested party, identification of planned use of the property following cancellation, environmental impact assessment pursuant to CEQA, and requires the decision-making body to make very difficult findings in accordance with the Williamson Act at a public hearing.

Comment 6: Dennis J. O'Bryant, Department of Conservation, May 19, 1989, page 2, paragraph 1.

The DEIR should clarify the status of any protests at time of contract execution (Government Code Section 51243) and discuss the required findings and public hearing requirements for contract cancellation (Government Code Section 51282 and 51284).

**RESPONSE:**

Government Code Section 51243 does not apply to the Ivanhoe Community Plan Area because Ivanhoe is not an incorporated city. The City of Visalia, located approximately 7 miles southwest of Ivanhoe, is the nearest city to Ivanhoe and is much farther than the minimum one mile requirement. Established County procedures require compliance with public hearing notification and required findings in accordance with Government Code Sections 51282 and 51284 whenever any Williamson Act Contract cancellation request is received by the County.

Comment 7: Dennis J. O'Bryant, Department of Conservation, May 19, 1989, page 2, paragraph 2.

The County should also consider use of the following mitigation measures:

- A. Directing urban growth to lower-quality soils in order to protect prime agricultural land.
- B. Increase densities and cluster units.
- C. Protect other existing farmland of equivalent or better quality through the use of Williamson Act Contracts.
- D. Establish buffers such as setbacks, berm green belts and open space areas to separate farmland from urban uses.
- E. Implement right to farm ordinances to diminish nuisance impacts of urban uses on neighboring agricultural operations, and vice versa.

- F. Adopt a farmland protection program under the auspices of a farm land trust.

RESPONSE:

- A. By examining Exhibit II-3 (page 10) of the Revised Plan, it is evident that a majority of the Plan Area contains "Class III" Soil Capability Classification ratings. Generally, areas south of Beechwood Avenue contain "Class II" Soil Capability Classifications ratings. As discussed in the Plan, Tulare County valley floor soils are generally well suited for long term agricultural production. The lowest quality soils in the Ivanhoe area have Class III Soil Capability ratings. To retain the compactness of the community, the Plan proposes a UDB large enough to accommodate the projected land use needs of the community to the year 2010. Unfortunately, some higher quality soils will eventually be converted to urban-density uses within the Ivanhoe UDB and throughout the county as land use needs grow. This is a significant environmental impact that cannot be avoided.
- B. The recommendation has already somewhat been included in the Revised Plan. For example, the Plan calls for increasing densities (and thereby the affordability of housing) by encouraging mobile home parks and multiple family development where appropriate. Additionally, more land has been designated for high density development than was previously the case. Finally, sewer and water service limitations preclude high-density development of some areas of the community.
- C. The County has an extensive Williamson Act program in effect and has relied on it to preserve the county's agricultural land. However, the County cannot require property owners to enter into a Williamson Act Contract.
- D. Buffers were used in this Plan to protect agricultural land. The purpose of the UDB, in part, is to serve as a boundary which separates urban and rural uses. In this instance, it essentially separates non-agricultural and agricultural land uses. In defining the UDB, existing county road rights-of-way, the railroad right-of-way, and parcel lines were used to the extent possible. Using these features was a deliberate action to provide a natural buffer to separate agricultural uses from adjacent urban uses.
- E. Right to farm ordinances should be implemented on a countywide basis rather than on a piecemeal basis such as the limited area the Ivanhoe Community Plan encompasses. The Tulare County Board of Supervisors recently directed the County Counsel's office to draft an ordinance for their consideration.
- F. Like right to farm ordinances, farm land trusts should be created to protect agricultural land on a countywide basis (not for a specific geographic area in the county) and should be considered by the County as a separate issue from the Ivanhoe Community Plan.

Comment 8: Dennis J. O'Bryant, Department of Conservation, May 19, 1989, page 2, paragraph 4.

The County should also consider referencing policies and procedures for reporting or monitoring of mitigation measures.

**RESPONSE:**

A Mitigation Monitoring Program is included in the Final EIR.

Comment 9: Neil O'Connell, Farm Advisor, University of California Cooperative Extension, February 27, 1990.

The plan appears well thought out and in conformity with current and projected growth for the community.

**RESPONSE:**

Comments noted. No additional response is required.

**FLOOD CONTROL**

Comment 10: Mike Whitlock, Tulare County Public Works Department, May 16, 1989, page 1, paragraph 2.

The St. John's River does not appear to be a constraint to the development of the southern portion of the community as stated in the Plan. The most recent Flood Insurance Rate Maps (FIRM) dated September 29, 1986 indicate the extreme southern portion of the Plan Area to be subject to inundation in excess of the 100 year event.

**RESPONSE:**

The context of the development constraints resulting from flooding are misquoted. The intent of the constraint statement (page 12) is that areas near the southern boundary of the proposed UDB are within areas subject to inundation in excess of the 100-year event. As delineated, only a small portion of the Plan Area north of Avenue 320 may flood; areas south of Avenue 320 were not included because of the greater possibility of flooding events.

Comment 11: Mike Whitlock, Tulare County Public Works Department, January 15, 1990, page 1, paragraph 2.

The most recent publication date of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) applicable to Tulare County is September 29, 1986. Exhibit II-5 should make reference to those areas of the community within the 100 to 500 year flood "plain." Given current County ordinance applicable to development within FEMA flood zones, it does not appear that development in the southern portion of the plan area would be restricted due to a Flood Zone B designation.

**RESPONSE:**

The reference to the flood "plain" on Exhibit II-5 will be incorporated into the final adopted version of the Plan. The County concurs with the Public Works Department's conclusion regarding development in the southern portion of the plan area. Exhibit II-5 and the flooding narrative have been modified to reflect the most recent (September, 1986) FIRM information available.

## STORM DRAINAGE

Comment 12: Mike Whitlock, Tulare County Public Works Department, May 16, 1989, page 1, paragraph 2.

A functioning storm drainage system exists within the Plan Area; however, it does not service the entire Plan Area. Storm drainage improvements directed towards servicing the entire Plan Area and connecting to the existing system is recommended under any future redevelopment activities.

### RESPONSE:

The Plan includes policies (ENVIRONMENTAL QUALITY, pages 50 and 51) that require all new development to include plans for the disposal of storm water runoff in accordance with the recommendations of the Public Works Department prior to the issuance of land use permits, and encourages capital improvements (including storm drainage systems) through the redevelopment process. Through the redevelopment process, storm drainage systems can also be installed in areas with existing development.

Comment 13: Mike Whitlock, Tulare County Public Works Department, January 15, 1990, page 1, paragraph 4.

A discussion of the existing storm drainage system could be included in this section [Community Facilities, page 18] of the plan document making specific reference to an existing storm drainage system consisting of curb and gutter, drainage inlets, storm drain pipes and ponding basins which currently function within the plan area, however, not servicing the entire plan area. Storm drainage improvements directed towards servicing the entire plan area could be recommended under any future redevelopment activities scheduled within the plan area.

### RESPONSE:

The County appreciates the information regarding storm drainage in the community of Ivanhoe. According to Herb Knierim, Tulare County Flood Control Engineer, an inadequate storm drainage system exists which serves a portion of the community. Some of the facilities are currently owned by the County of Tulare, and some are owned by the Ivanhoe Public Utility District. The trunk line, which is owned by the County, is inadequate to accept the flow from lines owned by the District which have been connected to it. There is concern on the part of the County that this could at some point result in flooding of the southwest portion of the community. The District has been unwilling to accept the County-owned facilities, and the County has not accepted the offer of District-owned facilities. The County has required developers of new subdivisions to install ponding basins because of the inadequacy of the storm drainage system. The Board of Supervisors recently directed that drainage/acreage fees be established, pursuant to Section 66483 of the Subdivision Map Act, for an approved tentative subdivision map within the Plan area.

Implementation of Section 66483 requires a commitment by the Board to fund the planning and construction of drainage system improvements. Such an action would be premised on the acceptance of the offer of the Ivanhoe Storm Water Drainage System earlier proposed by the Public Utility District. It also means the Board would have to initially fund the design and improvement

studies for system improvement with the expectation that drainage acreage fees from this and other future developments would eventually recover those costs.

As stated in the Ivanhoe Community Plan, it is proposed that a Redevelopment Plan be prepared for adoption for the community of Ivanhoe. The Redevelopment Agency may provide additional sources of funding for actual system improvements.

This information regarding storm drainage will be incorporated into the text of Chapter II of the final adopted version of the Ivanhoe Community Plan.

## **WATER**

**Comment 14:** Bill Hayter, Tulare County Redevelopment Agency, April 25, 1989, page 1, paragraph 1.

On page 18, Community Facilities, the gallons and the percentages for domestic water are missing.

### **RESPONSE:**

At printing of the Draft Plan, these figures were not available from the Ivanhoe Public Utility District. However, the District has since forwarded these figures to our Department and the text of the Revised Draft Plan has been revised to read as follows:

The IPUD community water system is capable of producing 4,320 gallons per minute; current excess equals 670 gallons per minute allowing for 500 gallons per minute fireflow. The District's immediate plans include the addition of an eighth well within the next two years to adequately accommodate water demands.

## **PUBLIC SERVICES**

**Comment 15:** James R. Caton, Delta Vector Control District, April 18, 1989, page 1.

Case No. 87-12 will have no adverse effects on this District's operation.

### **RESPONSE:**

Comments noted. No additional response is required.

**Comment 16:** James R. Caton, Delta Vector Control District, January 26, 1990, page 1.

The District foresees only minimal vector problems with the plan, however it must be recognized that with expansion of urban populations additional effort is expended by the District.

### **RESPONSE:**

Comments noted. No additional response is required.

**Comment 17:** Lieutenant Blyleven, Tulare County Sheriff's Office, April 13, 1989, page 1.

The Sheriff's Office has no objection to this project.

**RESPONSE:**

Comments noted. No additional response is required.

**TRANSPORTATION/CIRCULATION**

**Comment 18:** Mike Whitlock, Tulare County Public Works Department, May 16, 1989, page 2, paragraph 2.

Future road construction and road improvement projects shall conform to County Improvement Standards. It is recommended that Road 152 be extended in a southerly direction to connect with Avenue 324. In conjunction with this recommendation, deleting the proposed east-west road approximately 1300 feet south of Avenue 328 between Road 156 and the extension of Road 152 is recommended.

**RESPONSE:**

Pages 44 thru 45 (Circulation Plan) and page 50 (Circulation policies) of the Revised Plan require all future road construction and improvement projects to conform to County Improvement Standards. Planning and Development staff met with representatives of the Public Works Department and Redevelopment Agency to develop the Circulation Plan as depicted on page 46 of the Plan. The Circulation Plan depicts only those Arterial and Collector streets within the Plan Area boundary. Extending Road 152 south to Avenue 324 will not serve any land uses within the Plan Area Boundary and is not required. The proposed east-west collector south of Avenue 328 between Roads 152 and 156 will be necessary to serve planned residential uses north and south of this collector.

**Comment 19:** Mike Whitlock, Tulare County Public Works Department, May 16, 1989, page 2, paragraph 3.

The TCAG/TPA Draft Regional Transportation Plan has identified upgrading State Highway 216 (Road 160) to a 4-lane expressway through the Plan Area as a future project.

**RESPONSE:**

Because the RTP was a preliminary draft, previous Draft RTP information was excluded at the request of the Public Works Department. Staff has modified the Circulation Plan to show State Highway 216 as a 4-lane expressway.

**Comment 20:** Mike Whitlock, Tulare County Public Works Department, January 15, 1990, page 1, paragraph 3.

Exhibit II-2 does not delineate street classifications as indicated on page 23 of your plan document.

**RESPONSE:**

The comment regarding Exhibit II-2 is correct. The information contained in paragraphs three through eight of page 23, Streets and Roads, is incorrect and will be deleted from the final adopted version of the Plan.

**Comment 21:** Nathan Smith, California Department of Transportation, District 6, April 12, 1989, page 1, paragraph 2.

If any work is planned within the State highway an Encroachment Permit must be obtained from this agency prior to beginning any work.

**RESPONSE:**

Comment noted. No additional response is required.

**Comment 22:** Nathan Smith, California Department of Transportation, District 6, April 12, 1989, page 1, paragraph 3.

Policies and mechanisms established by local agencies to mitigate land use related traffic impacts will be considered when developing priority listings of State highway improvement projects.

**RESPONSE:**

Comment noted. No additional response is required.

**Comment 23:** Moses G. Pacheco, California Department of Transportation, District 6, January 19, 1990, page 1, paragraphs 2 and 3.

The circulation plan to develop State Route 216 to a 4-lane expressway is not compatible with our route concept for SR 216 between Avenue 320 and Avenue 328. The route concept is for SR 216 to continue to be a 2-lane conventional highway with a Concept Level of Service "D" through 2010. If Tulare County and Ivanhoe wanted to develop this to a 4-lane expressway they would need set-backs to expressway standards and financial assistance from a local sales tax initiative or other local source. Consideration is also being given to moving SR 216 (between SR 63 and Ivanhoe) to Avenue 328.

**RESPONSE:**

As explained above (please refer to Comment #19 and Response), the designation of State Route 216 as a 4-lane expressway in the Ivanhoe Community Plan is consistent with its designation in the Regional Transportation Plan for Tulare County adopted by TCAG/TPA, a document which is reviewed by Caltrans. This inconsistency would most appropriately be addressed by TCAG/TPA during their next update of the Regional Transportation Plan, which is outside the jurisdiction of the County of Tulare, rather than during the adoption of the Ivanhoe Community Plan. TCAG/TPA is actively working toward a local sales tax initiative for the November 1990 ballot.

The comment regarding consideration of moving SR 216 to Avenue 328 is noted and this information will be incorporated in the final adopted version of the Ivanhoe Community Plan.

**UTILITIES**

**Comment 24:** L.L. Root, Southern California Edison Company, April 10, 1989 and January 4, 1990, page 1, paragraph 1.

This is to advise that the subject property is located within the service territory of the Southern California Edison Company, and the electric loads of

the project are within the parameters of projected load growth which Edison is planning to meet in this area.

**RESPONSE:**

Comments noted. No additional response is required.

**BIOLOGICAL RESOURCES:**

**Comment 25:** Pete Bontadelli, Director, State Department of Fish and Game, May 19, 1989, page 1, paragraph 2; page 2, paragraphs 1, 2, 3 and 4; page 3, paragraph 1.

In the Description of Existing Conditions, the Plan fails to document the occurrence of the San Joaquin kit fox within the study area. The potential loss of 497 acres of agricultural or open space land resulting from a change to residential or commercial uses has the potential to significantly impact kit foxes and their habitat in the Ivanhoe area. The EIR will not be complete without an analysis of the potential impacts to this species. The following concerns and recommendations should be thoroughly addressed in the DEIR:

1. A biological survey should be conducted to assess kit fox use of the area. The survey should be conducted by a qualified biologist according to Department of Fish and Game approved methodologies. The study plan should be submitted to the Department for approval prior to initiation of the field work. The survey should cover the proposed urban development area plus a 1-mile-radius peripheral area.
2. The DEIR should address the long-term cumulative impacts of expected/enabled development within the plan area on kit fox populations both in terms of direct loss of habitat and habitat fragmentation. The DEIR should also address the cumulative impacts of the project in relation to other projects in the area that could result in losses of kit fox habitat (e.g., West Visalia Specific Plan, Visalia Airport Expansion, Porterville Urban Area General Plan Update, Caltrans projects on State highways 198 and 65, etc.).
3. The California Environmental Quality Act, California Endangered Species Act, and the Federal Endangered Species Act all contain specific requirements to either prevent or reduce impacts to listed species. To bring this plan into conformance with the above acts, we believe mitigation measures which fully offset impact to listed species must be incorporated. Mitigation measures should be developed in cooperation with the department and the U.S. Fish and Wildlife Service, and included in the DEIR so that it will be available for public review and comment.

The Department of Fish and Game recommends against the certification of the subject DEIR at this time. They recommend the preparation and public circulation of a Supplemental DEIR designed to properly address those concerns and recommendations discussed in this memorandum. We specifically find that such a Supplemental DEIR is necessary in order to bring environmental documentation for the Ivanhoe Community Plan into compliance with the requirements of CEQA.

**RESPONSE:**

The County prepared a Revised Draft Plan and EIR in order to address the issues raised by the Department of Fish and Game. That revision incorporated newly drafted policies designed to mitigate impacts on the San Joaquin kit fox. The draft policies require site-specific biotic surveys, mitigation measures when needed, and setbacks and density requirements to provide wildlife corridors. The Department's response to the proposed policies is presented in their letter which is summarized below (Comment #27).

**Comment 26:** Pete Bontadelli, State Department of Fish and Game, May 19, 1989, page 2, paragraph 5.

Projects of this kind contribute to cumulative effects upon threatened and/or endangered species and their habitat. Your agency may want to consider the preparation of a threatened and endangered species element of the Tulare County General Plan to address policies for the preservation of these species.

**RESPONSE:**

The County of Tulare has an adopted Environmental Resources Management Element which includes policies which address biotic resources and endangered species. The Tulare County Association of Governments has included preparation of a Habitat Conservation Plan in their work program and budget for 1990-91.

**Comment 27:** Pete Bontadelli, State Department of Fish and Game, February 1, 1990, page 1, paragraph 3.

The Department of Fish and Game (DFG) concurs with the intent of the policies contained in the Plan to protect and preserve San Joaquin kit fox; however, the Plan does not address the critical foraging area component of kit fox habitat. Policy (b) should include a requirement for mitigation when important kit fox foraging habitat [identified during the biological survey] will be lost to development, in addition to required mitigation for losses of movement corridors and denning sites. Mitigation measures would need to be developed in cooperation with the Department and the U.S. Fish and Wildlife Service.

**RESPONSE:**

Policy (b) has been modified to incorporate the Department's concerns. In a letter dated May 16, 1990, the Department has indicated that the policy language to be included in the Community Plan is acceptable to the Department. The text of the proposed policy, as modified, follows Response to Comment #29.

**Comment 28:** Pete Bontadelli, Department of Fish and Game, February 1, 1990, page 1, paragraph 4:

The Plan should indicate that projects within the existing UDB will not be exempt from lead agency requirements for protection of kit fox under the California Environmental Quality Act or the State and Federal Endangered Species acts.

**RESPONSE:**

Policy (a) has been modified to incorporate the Department's concerns. In a letter dated May 16, 1990, the Department has indicated that the policy language to be included in the Community Plan is acceptable to the Department. The text of the proposed policy, as modified, is contained in the Response to Comment #29.

**Comment 29:** Pete Bontadelli, Department of Fish and Game, February 1, 1990, page 1-2, paragraph 5:

We recommend that specific areas be designated as movement corridors for kit fox and other wildlife. We recommend identifying corridors away from heavy traffic areas, and requiring a wider setback for those areas only. An additional requirement should be placed on these movement corridors to provide for growth of vegetation to serve as kit fox cover and foraging habitat.

**RESPONSE:**

Policy (c) and the Land Use Plan Map are proposed to be modified to incorporate the Department's concerns and conceptual kit fox movement corridors. In a letter dated May 16, 1990, the Department has indicated that the conceptual corridor locations and policy language to be included in the Plan are acceptable to the Department. The Department proposes that monitoring of the mitigation measures pursuant to Public Resources Code Section 21081.6 should include the Department's review of proposed projects (including review of biological survey reports) and acceptance of the easements and conditions on a project-by-project basis.

The proposed objective and policies for Endangered Species (p. 53), Goal H, as modified, read as follows:

**GOAL H: PRESERVE SIGNIFICANT BIOLOGICAL RESOURCES**

**OBJECTIVE:** Protect and preserve the San Joaquin kit fox, an endangered species.

**Policies:**

- a. The County of Tulare shall require site-specific biotic surveys by a qualified biologist for development proposals on undeveloped property within the UDB to determine the existence of kit fox dens, movement corridors, and/or important foraging habitat. Within the area bounded by Avenue 332, Road 160, Jasmine Avenue and Road 156, pre-construction surveys only shall be required to determine the existence of active kit fox dens. Projects within the UDB shall not be exempt from lead agency requirements for protection of kit fox under the California Environmental Quality Act or the State and Federal endangered species acts.
- b. The County of Tulare shall require that mitigation measures be incorporated into all development proposals resulting in a loss of active dens, movement corridors and/or important foraging habitat identified pursuant to policy (a) above. Said mitigation measures shall be developed in cooperation with the Department of Fish and Game and the U.S. Fish and Wildlife Service.

- c. The County of Tulare shall require that exclusive easements for kit fox movement corridors be granted or dedicated to the Department of Fish and Game in conjunction with development proposals on properties located within the UDB and east of the alignment of Road 160 (South of Avenue 332) south of Jasmine Avenue and west of the alignment of Road 156, and along both sides of the railroad right of way in the above-described area. Said easements shall have an average width of fifty (50) feet, be designed to align with existing or future potential corridors, shall not be fenced or irrigated, and shall be left in natural vegetation or planted with native vegetation to the specifications of the Department of Fish and Game and the U.S. Fish and Wildlife Service.

## SCHOOLS

Comment 30: Carol A. Fisher, Visalia Unified School District, January 25, 1990, page 1, paragraph 1.

The following updates are necessary for clarification:

Page 22: Twenty-three (23) certificated (teaching/administrative) and twenty-eight (28) classified (support) staff are employed at the school...High of 490 (1989)...This will affect the average enrollment and average % of increase per year...Ivanhoe Elementary is operating above original design capacity.

### RESPONSE:

The new figures and information provided by the District will be incorporated into the final published version of the Plan.

Comment 31: Carol A. Fisher, Visalia Unified School District, January 25, 1990, page 1, paragraph 2.

Mitigation Measures: Please refer to the attached "will serve" letter which sites the inadequacy of developer fees as a mitigation measure to fund new school facility construction. This letter is presented to developers to indicate the relationship between a new development and the availability of educational facilities. [That letter is summarized as follows]:

The amount of fees generated by [the developer fee] levy are insufficient to adequately fund new facility construction for the students who will reside in the newly developed areas. The State of California provides funding for school construction by securing voter approval of bond measures which are placed on the Statewide ballot on a periodic basis. This source of funding, while one of the few available for local school construction, has proven to provide a sporadic source of income and may not be capable of fully meeting the need for California school construction over the long term.

The Visalia Unified School District is exploring all the alternatives for extending the use of its facilities and securing funding for growth facilities. The alternatives include the expansion of year round school, addition of portable classrooms, double sessions for students, a parcel tax, local approval of a General Obligation bond measure, Mello Roos tax and donations by developers. In light of the shortage of funds at the State level, the District is actively studying all local solutions to solving its classroom shortage. While the District will attempt to house all incoming students at

schools closest to their homes, the shortage of classroom space may necessitate students being bused to schools where space is available.

**RESPONSE:**

The County concurs that "developer" or "impact" fees alone are inadequate as a mitigation measure to fund new school facility construction. The fees, as authorized by AB 2926 (Government Code Section 53080) were intended to be used as a match for school construction funding provided by the State of California, as referred to in the attached "will serve" letter provided by the District. The District's letter, as summarized above, indicates that the District is pursuing all available funding alternatives, including alternatives which were not listed in the Revised Draft EIR. The County recognizes the District's pursuit of these additional potential funding sources as additional evidence of the District's intent to pursue mitigation measures for impacts upon schools caused by growth and development.

## IVANHOE COMMUNITY PLAN

### MITIGATION MONITORING AND REPORTING PROGRAM

Environmental Impact Report SCH# 87122808

Environmental impacts associated with the growth and development of the community of Ivanhoe are mitigated through implementation of the goals and policies set forth in the Ivanhoe Community Plan, except as noted in the Revised Draft and Final EIRs. Monitoring of these mitigation measures will be accomplished by ensuring that future development occurs consistent with the adopted Plan policies. Monitoring of the General Plan consistency requirement will be undertaken by Planning and Development Department staff and the appropriate decision-making body when reviewing applications for development permits.

The rezoning of the community of Ivanhoe consistent with the land use designations and policies adopted as part of the Plan will be one of the integral implementation measures for the Plan. It is also a requirement of State law. This rezoning will be initiated immediately following adoption of the Plan. Zoning is one implementation measure which will mitigate impacts on agricultural land by preventing its premature conversion to urban development through the use of agricultural zoning as a holding zone. This feature will also mitigate impacts on schools and water and sewer service by restricting development until such services can be provided.

Individual development projects must comply with the land use designation and the requirements of the zone in which they are proposed, as well as any applicable Plan policies. Site-specific mitigation measures and a mitigation monitoring and/or reporting program will be developed for individual projects if significant impacts are identified. This will be evaluated on a case-by-case basis upon application for specific development projects. It shall be the duty of the agencies or officials responsible for approving those projects to assure that the mitigation measures are implemented and to monitor their implementation.

Overall monitoring and reporting on community-wide impacts and related mitigation measures shall be accomplished by an annual report produced by the Planning and Development Department on implementation of the mitigation measures adopted in the Plan. The report shall also evaluate the effectiveness of the mitigation measures and offer suggestions for improvement as appropriate. It shall also include a report on the ongoing implementation of Plan goals and policies to ensure project consistency and implementation of such goals and policies.

Section 21081.6 of the Public Resources Code states that "For those changes which have been required or incorporated into the project at the request of an agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program." The State of California Department of Fish and Game (DFG) requested the inclusion of certain mitigation measures regarding loss of foraging habitat, movement corridors and denning sites for San Joaquin kit fox. DFG also recommended that specific areas be designated as movement corridors for kit fox and other wildlife, and that an additional requirement be placed on these movement corridors to provide for growth of vegetation.

DFG has proposed that monitoring of the mitigation measures pursuant to Public Resources Code Section 21081.6 should include the Department's review of proposed projects (including review of biological survey reports) and acceptance of the easements and conditions on a project-by-project basis.

The Planning and Development Department's intent regarding implementation of policies H(a)(b) and (c) is that they apply to discretionary development permits (pursuant to the Tulare County Zoning and/or Subdivision ordinances), and not to ministerial permits (such as building permits). The biotic surveys will be required as part of the application package for applications within the areas identified in the policies. "Undeveloped" property is defined to include vacant or substantially vacant and/or agricultural properties. The results of biotic surveys will be referred to DFG for review, and any site-specific mitigation measures which may be required will be developed in consultation with DFG.

APPENDIX  
LETTERS AND COMMENTS RECEIVED



P.O. Box 4002 • Visalia, California 93278  
707 W. Acequia St. • Visalia, California 93291

May 24, 1989

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To: Hector Guerra, Tulare County Planning & Development Dept.  
From: Stan Tidman, Visalia Community Development Dept.  
Subject: CR 89-1/Case No. 87-12/Draft Ivanhoe Community Plan and EIR

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#### Background

The Ivanhoe Rural Service Center is outside of the Visalia Urban Area Boundary (UAB). However, as you are aware, the City is currently reviewing and revising the 1976 Land Use & Circulation Element to Visalia's General Plan. The purpose of the project is to update the existing document and produce a land use plan to the year 2020 for Visalia and its surrounding area. County coordination and UAB issues are major components in the Element update project.

#### City Action

Our initial land use and growth concept maps depict an expanded Visalia UAB which includes a portion of Ivanhoe's Draft Community Plan area (south of Avenue 328 and west of Road 160). Please see the enclosed concept maps. Based on the information in the Draft Community Plan, we will revise our next series of maps to acknowledge the Draft Community Plan's proposed Urban Development Boundary (UDB) and insure no overlap occurs.

#### Long-Range Considerations

Through the Land Use Element update process, the City is developing a series of concepts that could relate to future development in Ivanhoe. Applicable concepts follow:

##### o Growth:

Initially, three phased growth areas have been defined by 10-year increments (1990-2000, 2000-2010, and 2010-2020). Future urban development north of the St. John's River and east of Ben Maddox Way (Road 132) has been tentatively targeted to occur in approximately 20 years or when the City reaches a population of approximately 115,000. One Town Center, a 30-acre community commercial area with integrated garden office and multi-family uses, is

tentatively planned for the Road 146 (McAuliff Road) and Avenue 313 area. As Visalia grows, the Ivanhoe vicinity may become an attractive area for people looking for rural residential living opportunities. Rural or planned residential land use designations along the planning area's western and southern edges might be a way to not only accommodate these needs but also to buffer the Ivanhoe planning area from Visalia's potentially expanded UAB. The City is drafting residential implementing policies which would promote rural residential developments at 'permanent' City edges to transition into agricultural areas, airport operating area, and northwest industrial park.

**o Recreation and Parks:**

We are developing implementing policies to encourage open space uses (regional parks, conservation areas, etc.) to act as transition elements between the City and surrounding communities in an attempt to preserve distinct community identities. The Draft Community Plan specifies that 14 acres of park land are to be located in the northwest and southern areas of the community. These facilities could prove to be useful Ivanhoe community image elements as they develop.

In addition, because of Ivanhoe's proximity to the St. John's River, residents will have easy access to the regional river park envisioned by the City. The City's Draft Conservation, Open Space, Recreation & Parks Element and the St. John's River Park Master Plan promote a regional conservation/recreation park along the St. John's River. Initial phases will be confined to areas within the City limits. Future non-City phases will require Tulare County coordination. This regional river park plan would probably reinforce the County's Environmental Resources Management Element (1972) which illustrates a trail along the St. John's River on both the Open Space and Recreation Plans.

Thank you for the opportunity to review the Draft Plan and EIR. If you have any questions, please call me at 738-3511.

# Memorandum

To : Dr. Gordon F. Snow  
Assistant Secretary for Resources

Date : May 19, 1989

Mr. Hector Guerra  
Tulare County Planning and Development Dept.  
County Civic Center, Room 111  
Visalia, CA 93291-4593

Subject: Draft Environmental  
Impact Report (EIR)  
for the Ivanhoe  
Community Plan,  
SCH# 87122808

From : Department of Conservation—Office of the Director

The Department of Conservation is responsible for monitoring farmland conversion on a statewide basis and administering the California Land Conservation (Williamson) Act. The Department has reviewed the County of Tulare's Draft EIR for the above Community Plan (CP) addressing development and growth for the 790-acre "Rural Service Center" community of Ivanhoe. The Department has not concurrently reviewed the complementary Tulare County General Plan.

The Department's preliminary Tulare County Important Farmland Map indicates that the community is surrounded by Irrigated Farmland. The Draft EIR also notes that approximately 63% of the CP area is used for agricultural activities and that the entire CP area lies within an area of prime agricultural soils. The Department recommends that the Final EIR provide the following additional information or clarifications:

## Loss of Prime Agricultural Land and Agricultural Character

- The Draft EIR notes on pages 57 and 59 that implementation would result in a significant, unavoidable loss of 497 acres of agricultural land. However, on page 63, loss of unique and prime agricultural lands is listed as an effect found not to be significant. The loss of any prime agricultural land should be identified and consistently treated as a significant environmental impact [California Administrative Code Section 15000 et seq., Appendix G (y)]. This loss should also be noted in the section on significant, irreversible environmental changes.
- Types and relative yields of crops grown in the affected areas, or in areas of similar soils under good agricultural management.
- Cumulative and growth-inducing impact of the project on farmland in the CP area.
- Impact on current and future agricultural operations.
- Economic impacts of the farmland conversion.

## Williamson Act Issues

- Agricultural Preserve Map (Exhibit II) should indicate the number of acres and type of land (Prime/Non-prime) in each preserve.
- Effects that cancellation of Williamson Act contracts would have on nearby properties also under contract.

Dr. Snow/Mr. Guerra  
May 19, 1989  
Page Two

- Discussion of the required findings and public hearing requirements for contract cancellation (Government Code Section 51282 and 51284, attached).
- Clarify status of any protests at time of contract execution (Government Code 51243, attached).

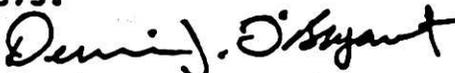
#### Mitigation Measures

The CP and the Tulare County General Plan appear to contain good policies and procedures for protecting farmland. The County should also consider use of the following mitigation measures:

- Directing urban growth to lower-quality soils in order to protect prime agricultural land.
- Increasing densities or clustering residential units to allow a greater portion of the site to remain in agricultural production.
- Protecting other, existing farmland of equivalent, or better, quality through planning policy that relies on an active and strategic use of the Williamson Act.
- The Draft EIR recommends the use of buffers between commercial and single-family residential. Buffers should also be recommended between agricultural and non-compatible land uses. Many communities have considered 300 feet as a sufficient buffer for impacts such as pesticide spraying, noise and dust.
- Implementing right-to-farm ordinances to diminish nuisance impacts of urban uses on neighboring agricultural operations, and vice-versa.
- Adopting a farmland protection program, under the auspices of a farmland trust, that utilizes such land-use planning tools as transfer of development rights and purchase of development rights or conservation easements.

The County should also consider referencing policies and procedures for reporting or monitoring of mitigation measures (Public Resources Code Section 21081.6) in the Final EIR. For example, tracking past and proposed farmland conversion, acreage of lands under Williamson Act contract, and contract nonrenewals and/or cancellations would be a good start for monitoring the status of agricultural lands.

The Department appreciates the opportunity to comment on the Draft EIR. We hope that the farmland conversion impacts and the Williamson Act contract issues are given adequate consideration in the Final EIR. If I can be of further assistance, please feel free to call me at (916) 322-5873.

  
Dennis J. O'Bryant  
Environmental Program Coordinator

DJO:EK:efh  
Attachments

cc: Stephen Oliva, Chief  
Office of Land Conservation



M E M O R A N D U M

May 16, 1989

TO: Hector Guerra, Countywide Planning Division  
FROM: Mike Whitlock, Public Works *Deane*  
SUBJECT: Ivanhoe Draft Community Plan/Environmental  
Impact Report, Case No. 87-12

Upon review of the subject plan we offer the following categorical comments as related to the Public Works Department.

Flood Control

The Army Corps of Engineers Flood Plan Information Study as referenced in the plan indicates a potential for inundation at unspecified depths in the southern portion of Ivanhoe for storm frequencies of 100 to 500 years. Potential inundation at depths reaching 3 feet as stated in your plan may occur during storm frequencies approaching the 500 year event. The St. Johns River, which is the primary source of flooding in the Ivanhoe area is located approximately 1 mile south of the plan area. However, the proximity of the St. Johns River does not appear to be a constraint to the development of the southern portion of the community as stated in the plan. The most recent Flood Insurance Rate Maps dated September 29, 1986 indicate the extreme southern portion of the plan area to be subject to inundation at depths approaching 1 foot for storm frequencies in excess of the 100 year event. Exhibit II-5 in the plan depicts those areas of the community within the flood plain for a storm frequency in excess of the 100 year storm as designated by FEMA.

Community Facilities

A functioning storm drainage system consisting of curb and gutter, drainage inlets, storm drain pipe, and ponding basins exists within the plan area, however, does not service the entire plan area.



Memorandum  
Page Two  
May 16, 1989

Storm Drainage Improvements directed towards servicing the entire plan area and connecting to the existing system is recommended under any future redevelopment activities.

Circulation

Future road construction and road improvement projects shall conform to County Improvement Standards. Development of new roads and extension of existing roads as depicted in this plan cannot be accomplished within the current County Road Budget. Alternative sources of financing must be developed to accomplish those proposals as outlined in this plan. We concur with your proposal to extend Road 152, however, it is recommended that the extension be continued in a southerly direction to connect with Avenue 324. In conjunction with this recommendation, deleting the proposed east-west road approximately 1300 feet south of Avenue 328 between Road 156 and the extension of Road 152 is recommended.

TCAG/TPA Draft Regional Transportation Plan has identified upgrading SH 216 to a 4-lane expressway through the plan area as a future project.

MW:mm



M E M O R A N D U M

January 15, 1990

TO: Hector Guerra, Planning Department

FROM: Mike Whitlock, Public Works Department *Mike*

SUBJECT: Ivanhoe Draft Community Plan/Environmental Impact Report, Case No. 87-12

Pursuant to your request for comments, we have reviewed the draft Community Plan and EIR and respectfully submit the following for your consideration.

Flood Control

The most recent publication date of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) applicable to Tulare County is September 29, 1986. Exhibit II-5 should make reference to those areas of the community within the 100 to 500 year flood "plain". Given current County ordinance applicable to development within FEMA flood zones, it does not appear that development in the southern portion of the plan area would be restricted due to a Flood Zone B designation.

Circulation

Exhibit II-2 does not delineate street classifications as indicated on Page 23 of your plan document.

Community Facilities

A discussion of the existing storm drainage system could be included in this section of the plan document making specific reference to an existing storm drainage system consisting of curb and gutter, drainage inlets, storm drain pipes and ponding basins which currently function within the plan area, however, not servicing the entire plan area. Storm drainage improvements directed towards servicing the entire plan area could be recommended under any future redevelopment activities scheduled within the plan area.

MW:ns



# Tulare County Redevelopment Agency

Civic Center Courthouse

Rm. 204 Visalia, CA 93291

## CONSULTATION NOTICE RESPONSE

TO: Hector Guerra, Project Manager

FROM: Bill Hayter, Projects Coordinator *and*

DATE: April 25, 1988

SUBJECT: IVANHOE COMMUNITY PLAN

The only errors or omissions I could find are on Page 18, Community Facilities where the gallons and percentages for domestic water supply are missing, Page 3, 1st paragraph, the word superceded is spelled incorrectly, and Page 37, 2nd to last paragraph, the word "existing" is spelled incorrectly. As far as the substance of the document goes, it pretty well covers the discussion items we have had in the past and comes across as very well researched and written.

TCRA staff recommends approval and adoption of the document.

# ector Control District

TULARE COUNTY

ouston Avenue • Visalia, California 93291  
Telephone (209) 732-8606

James R. Caton  
Biologist

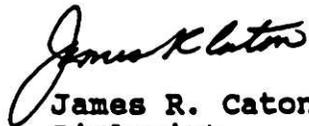
April 18, 1989

Manager  
and Development Department

Re: Case No 87-12

for use permit and negative declaration  
effects on this District's operation.

Sincerely,



James R. Caton  
Biologist



# Delta Vector Control District

TULARE COUNTY

1737 West Houston Avenue - Visalia, California 93291  
Telephone (209) 732-8606

January 26, 1990

Mr. Hector Guerra, Project Planner  
Planning and Development  
Civic Center, Room 111  
Visalia, CA 93291

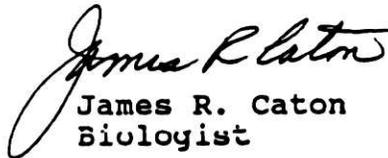
Re: Case #87-12

Dear Mr. Guerra,

District staff has reviewed the Ivanhoe Community Draft Plan. The District foresees only minimal vector problems with the plan, however it must be recognized that with expansion of urban populations additional effort is expended by the District.

If we can provide any further information relative to this plan, please feel free to call.

Sincerely,

  
James R. Caton  
Biologist

JRC:eg



OFFICE MEMORANDUM

\*TULARE COUNTY

TO : Hector Girona

DATE: 4-13-89

FROM : Lieutenant Blyleven

SUBJECT: Case/Tract No. 27-12

I have no objections to this project.



## DEPARTMENT OF TRANSPORTATION

1352 West Olive Avenue  
P.O. BOX 12616  
Fresno, CA 93778



April 12, 1989

TDD (209) 488-4066

Tul-216-7.0  
Ivanhoe Community Plan  
SCH # 87122808  
Case #87-12

Mr. Hector Guerra  
Project Manager Countywide  
Planning Division  
Tulare County Court House  
Civic Center Room 111  
Visalia, CA 93291

Dear Mr. Guerra:

We have reviewed the application for the above referenced project and offer the following comments:

If any work is planned within the State highway an Encroachment Permit must be obtained from this agency prior to beginning any work. Engineering drawings of all work are to be submitted with the application. All work planned within the right of way will be performed to State standards and specifications at no cost to the State.

Policies and mechanisms established by local agencies to mitigate land use related traffic impacts will be considered when developing priority listings of State highway improvement projects. Caltrans may recommend that State participation be reduced or otherwise modified when the involved local agencies fail to require reasonable traffic mitigation measures in conjunction with land use plans and development.

Questions regarding the Encroachment Permit process should be directed to Mr. Jerome Shinaver, District Permit Engineer, at (209) 488-4086.

Sincerely,

NATHAN M. SMITH  
District 6 Transportation Planner

MGP:jag/cf  
cc: DAM  
MGP



## DEPARTMENT OF TRANSPORTATION

31 West Shaw Avenue  
Fresno, CA 93722



(209) 276-5974

TDD (209) 488-4066

January 19, 1990

2135 IGR/CEQA  
6-Tul-63-13±  
SCH # 87122808

Executive Officer  
State Clearinghouse  
1400-10th Street  
Sacramento, CA 95814

The Community Plan for the unincorporated community of Ivanhoe in Tulare County has been reviewed.

The circulation plan to develop State Route (SR) 216 to a 4-lane expressway is not compatible with our route concept for SR 216 between Avenue 320 and Avenue 328. The route concept is for SR 216 to continue to be a 2-lane conventional highway with a Concept Level of Service "D" through 2010.

If Tulare County and Ivanhoe wanted to develop this to a 4-lane expressway they would need setbacks to expressway standards and financial assistance from a local sales tax initiative or other local source. Consideration is also being given to moving SR 216 (between SR 63 and Ivanhoe) to Avenue 328.

Questions regarding the route concepts for the State highways should be directed to Randy Treece, at 209/488-4153.

Thank you for the opportunity to review and comment on the Ivanhoe Community Plan.

Sincerely,

*Moses G. Pacheco*  
MOSES G. PACHECO  
District 6 Transportation Planner

HIO

cc: DAM  
RDT  
JWM  
HG

*Southern California Edison Company*

P O BOX 900  
2425 SOUTH BLACKSTONE AVENUE  
TULARE CALIFORNIA 93275

April 10, 1989



Tulare County Planning and Development  
County Civic Center, Room 111  
Visalia, CA 93291

Attention: Mr. Hector Guerra

Subject: Case No. 87-12 Ivanhoe Community Plan  
Amendment of the Lane Use, Circulation, Urban  
Boundaries and Open Space Elements of the Tulare  
County General Plan; SCH#87122808

This is to advise that the subject property is located within the service territory of the Southern California Edison Company, and the electric loads of the project are within the parameters of projected load growth which Edison is planning to meet in this area.

Unless demand for electrical generating capacity exceeds our estimates, and provided there are no unexpected outages to major sources of electrical supply, we expect to meet our electrical requirements for the next several years.

Our total system demand is expected to continue to increase annually. However, excluding any unforeseen problems, our plans for new generation resources indicate our ability to serve all customer loads during peak demand periods will be adequate during the decade of the 80's.

EDISON HAS DEVELOPED SEVERAL PROGRAMS WHICH MAY PROVE EXTREMELY HELPFUL TO CUSTOMERS IN REALIZING ENERGY SAVINGS. INCLUDED AMONG THESE ARE SUCH CONCEPTS AS DAYLIGHTING, THERMAL STORAGE, AND PASSIVE SOLAR APPLICATIONS. EDISON ENCOURAGES ALL ITS CUSTOMERS TO LEARN MORE ABOUT THESE PROGRAMS BY CONTACTING ITS LOCAL ENERGY SERVICE DEPARTMENT AT 209/685-3291 or 800/634-9175.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. L. Root".

L. L. Root  
District Planning Manager

LLR:dg

*Southern California Edison Company*

P O BOX 900  
2425 SOUTH BLACKSTONE AVENUE  
TULARE, CALIFORNIA 93275

January 4, 1990

Tulare County Planning  
and Development Department  
County Civic Center, Room 111  
Visalia, CA 93291

Attention: Mr. Hector Guerra, Project Planner

Subject: Case No. 87-12 Ivanhoe Community Plan

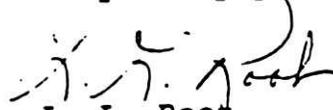
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Our total system demand is expected to continue to increase annually. However, excluding any unforeseen problems, our plans for new generation resources indicate our ability to serve all customer loads during peak demand periods will be adequate during the decade of the 90's.

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Very truly yours,



L. L. Root  
District Planning Manager

LLR:dg

## Memorandum

To : 1. Project Coordinator  
Resources Agency

Date : May 19, 1989

2. Mr. Hector Guerra, Project Manager  
Tulare County  
Planning and Development Department  
Tulare County Courthouse, Room 111  
Visalia, CA 93291

From : Department of Fish and Game

Subject : Draft Environmental Impact Report (DEIR) for the Ivanhoe Community Plan, Case No. 87012, SCH 87122808, Tulare County

We have reviewed the Draft Ivanhoe Community Plan which addresses land use planning and community needs for the unincorporated community of Ivanhoe. The plan will provide guidance for the future growth of Ivanhoe, which involves land use changes from open space and agricultural to residential and commercial.

The community of Ivanhoe is within the known range of the Federally-listed (endangered) and State-listed (threatened) San Joaquin kit fox (Vulpes macrotis mutica). (In the Description of Existing Conditions, the plan fails to document the occurrence of this species within the study area.) At least three separate sources have identified the kit fox as present in the area around Ivanhoe. The California Natural Diversity Data Base lists an occurrence of the kit fox and dens southeast of Ivanhoe in T18S, R25E, in the southeast quarter of section 12. The Tulare County Agricultural Commissioner's Office maintains records of San Joaquin kit fox sightings. Their records indicate that three kit foxes were recorded (sightings or road kills) near Ivanhoe from 1985-87, and a den was identified near Ivanhoe between 1972-80. In July 1988, a female kit fox was captured near the intersection of Avenue 344 and Road 148, approximately three miles northwest of Ivanhoe.

San Joaquin kit foxes living along the eastern edge of the San Joaquin Valley often establish den sites in agricultural areas that are not subject to regular ground disturbance or flood irrigation. They are often found in orchards utilizing a drip irrigation system. The fox will forage on insects and wildlife species that exist within agricultural areas such as ground squirrels and jack rabbits.

1. Project Coordinator
2. Mr. Hector Guerra

-2-

May 19, 1989

The potential loss of 497 acres of agricultural or open space land resulting from a change to residential or commercial uses has the potential to significantly impact kit foxes and their habitat in the Ivanhoe area. The Draft Ivanhoe Community Plan does not address this impact. The EIR will not be complete without an analysis of the potential impacts to this State- and Federally-listed species. The following concerns and recommendations should be thoroughly addressed in the DEIR:

1. A biological survey should be conducted to assess kit fox use of the area. The survey should be conducted by a qualified biologist according to Department of Fish and Game approved methodologies. The study plan should be submitted to the Department for approval prior to initiation of the field work. The survey should cover the proposed urban development area plus a 1-mile-radius peripheral area.
2. The DEIR should address the long-term cumulative impacts of expected/enabled development within the plan area on kit fox populations, both in terms of direct loss of habitat and habitat fragmentation. The DEIR should also address the cumulative impacts of the project in relation to other projects in the area that could result in losses of kit fox habitat (e.g., West Visalia Specific Plan, Visalia Airport Expansion, Porterville Urban Area General Plan Update, Caltrans projects on State highways 198 and 65, etc.).
3. The California Environmental Quality Act (CEQA), California Endangered Species Act (CESA), and the Federal Endangered Species Act all contain specific requirements to either prevent or reduce impacts to listed species. To bring this plan into conformance with the above acts, we believe mitigation measures which fully offset impact to listed species must be incorporated. Mitigation measures should be developed in cooperation with the department and the U.S. Fish and Wildlife Service, and included in the DEIR so that it will be available for public review and comment.

Projects of this kind contribute to cumulative effects upon threatened and/or endangered species and their habitat. Your agency may want to consider the preparation of a threatened and endangered species element of the Tulare County General Plan to address policies for the preservation of these species.

1. Project Coordinator
2. Mr. Hector Guerra

-3-

May 19, 1989

In summary, we recommend against the certification of the subject DEIR at this time. We recommend the preparation and public circulation of a Supplemental DEIR designed to properly address those concerns and recommendations discussed in this memorandum. We specifically find that such a Supplemental DEIR is necessary in order to bring environmental documentation for the Ivanhoe Community Plan into compliance with the requirements of CEQA.

Our staff is available to consult with the Tulare County further to clarify our position and resolve important resource issues. If you have any questions or need additional information, please contact George Nokes, Regional Manager at 1234 East Shaw Avenue, Fresno, CA 93710 or telephone (209) 222-3761.

*Pete Bontadelli*  
Pete Bontadelli  
Director

cc: Gail Kobetich, USFWS, ESO - Sacramento

# Memorandum

To : 1. Resources Agency  
Projects Coordinator

2. Mr. Hector Guerra  
Tulare County Planning and  
Development Department  
Civic Center, Room 111  
Visalia, CA 93291

From : Department of Fish and Game

Date February 1, 1990

Subject: SCH 87122808, Draft Ivanhoe Community Plan and Draft Environmental Impact Report (DEIR), Tulare County

The Department of Fish and Game has reviewed the Draft Ivanhoe Community Plan and DEIR prepared by Tulare County. The plan addresses the growth needs of the community of Ivanhoe for the next 20 years, which involves land use changes on 497 acres from open space and agricultural to residential and commercial.

The community of Ivanhoe is located in western Tulare County approximately seven miles northeast of Visalia. Ivanhoe is within the known range of the Federally-listed (endangered) and State-listed (threatened) San Joaquin kit fox. Sightings of kit fox and their dens have been reported from several areas in and around Ivanhoe.

The DEIR acknowledges the occurrence of kit foxes within the Ivanhoe area and Chapter V of the plan proposes several policies to protect and preserve them. We concur with the intent of all the policies, but the plan does not address the critical foraging area component of kit fox habitat. Policy (b) should include a requirement for mitigation when important kit fox foraging habitat (identified during the biological survey) will be lost to development, in addition to required mitigation for losses of movement corridors and denning sites. Mitigation measures would need to be developed in cooperation with the Department and the U.S. Fish and Wildlife Service.

Policy (a) will require biological surveys to be conducted on lands outside the current urban area, but not within the Urban Development Boundary (UDB). Kit fox may be inhabiting small undeveloped parcels within the current urban area. Development of these parcels could potentially result in "take" of kit fox. The plan should indicate that projects within the existing UDB will not be exempt from lead agency requirements for protection of kit fox under the California Environmental Quality Act or the State and Federal Endangered Species acts.

The intent of Policy (c) is to preserve movement corridors for kit fox and other wildlife. We recommend that specific areas be designated as movement corridors. Because collisions with

1. Resources Agency
2. Mr. Hector Guerra

-2-

February 1, 1990

vehicles are thought to be the largest cause of kit fox deaths, a standard setback adjacent to roads is not adequate and could potentially lead to more kit fox road mortality. We recommend identifying corridors away from heavy traffic areas, and requiring a wider setback for those areas only. Department biologists are available to assist in the development of such a plan. An additional requirement should be placed on these movement corridors to provide for growth of vegetation to serve as kit fox cover and foraging habitat.

In conclusion, the Department will not oppose the certification of the DEIR, provided that the above-mentioned San Joaquin kit fox mitigation measures are incorporated into the document.

If you have any questions regarding these comments, please contact Mr. George Nokes, Regional Manager, at 1234 E. Shaw Avenue, Fresno, CA 93710, or (209) 222-3761.



Pete Bontadelli  
Director

cc: U.S. Fish and Wildlife Service-Endangered  
Species Office, Sacramento

Late  
2/9/90

Feb 14  
1990

DEPARTMENT OF FISH AND GAME  
REGION 4  
1234 East Shaw Avenue  
Fresno, CA 93710  
(209) 222-3761



May 16, 1990

Ms. Roberta McGlashan, Division Manager  
Countywide Planning Division  
Tulare County Planning and  
Development Department  
Tulare County Courthouse  
Civic Center, Room 111  
Visalia, CA 93291

Dear Ms. McGlashan:

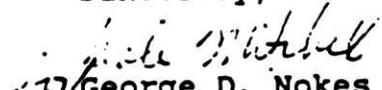
Subject: Ivanhoe Community Plan

We have reviewed the proposed conceptual San Joaquin kit fox easement corridors for kit fox movement through the community of Ivanhoe. The conceptual corridor locations and pertinent policy language to be included in the Community Plan are acceptable to the Department.

We propose that monitoring of the mitigation measures pursuant to Public Resources Code Section 21081.6 should include the Department's review of proposed projects (including review of biological survey reports), and acceptance of the easements and conditions on a project-by-project basis.

If you have any questions regarding these comments, please contact John Beam, Associate Wildlife Biologist, at the address or telephone number listed above.

Sincerely,

  
George D. Nokes  
Regional Manager

Robert N. Line  
Superintendent

# Visalia

## UNIFIED SCHOOL DISTRICT

James G. Vidak  
Associate Superintendent  
Administrative Services

Richard H. Ehrgott  
Assistant Superintendent  
Instructional Services

Lloyd Kuhn  
Business Manager

January 25, 1990

Tulare County Planning and Development Department  
Tulare County Courthouse  
Civic Center, Room 111  
Visalia, CA. 93291

Attn: Hector Guerra:

Upon review of the Draft Ivanhoe Community Plan, the following updates are necessary for clarification:

Page 22:

Twenty-Three (23) certificated (teaching/administrative) and twenty-eight (28) classified (support) staff are employed at the school.

... High of 490 (1989)...

This will affect the average enrollment and average % of increase per year

Ivanhoe Elementary is operating above original design capacity.

Page 65:

Mitigation Measures:

Please refer to the attached "will serve" letter which sites the inadequacy of developer fees as a mitigation measure to fund new school facility construction. This letter is presented to developers to indicate the relationship between a new development and the availability of educational facilities.

Thank you for the opportunity to review the plan. If I can be of further assistance, please contact me at 730-7528.

Sincerely,



Carol A. Fisher  
Facilities Planning

CAF/cb



As development occurs, it is anticipated that the private utility companies will be able to adequately meet growth demands within the Plan Area.

#### Refuse Disposal

Solid waste disposal is available to residents of Ivanhoe from the Bevers Disposal Service, a private contractor under franchise agreement with the County of Tulare.

#### Library

A County library facility is located at the northeast corner of Hawthorne Road and Heather Avenue. According to the Tulare County Library, Branch Services, there are no plans to expand library services or hours. Currently, the Ivanhoe Branch Library is open Mondays (11 a.m. to 3 p.m.), Tuesdays (10 a.m. to 1 p.m. and 2 p.m. to 7 p.m.) and, Thursdays (10 a.m. to 1 p.m. and 2 p.m. to 5 p.m.). Also, Branch Services indicates that current use patterns and existing service levels are expected to continue at their present levels for the next two years (1988-90).

#### Schools

Education within the Ivanhoe community is under two jurisdictions, representing the primary and secondary and junior college levels.

Currently, the Visalia Unified School District provides and maintains Ivanhoe Elementary School located on a 14.96 acre campus at the northeast corner of Avenue 332 and Road 160. Students from kindergarten through the sixth grade attend Ivanhoe Elementary School. Sixteen (16) teachers and a support staff of four (4) are employed at the school. Within the last ten years, enrollment at Ivanhoe Elementary has ranged from a low of 390 (1979) to a high of 474 (1987), with an average school year enrollment of 442.8 students. These figures indicate an average 1.22% increase per year. Ivanhoe Elementary is currently operating at its design capacity of 474 students. It should be noted that students from outlying areas and nearby schools contribute to the student population of Ivanhoe Elementary. The Visalia Unified School District attempts to achieve balancing of student enrollment by bussing students from one school to another in an effort to prevent overcrowding or underenrollment. According to information provided by Visalia Unified School District, approximately 387 elementary students live in the Ivanhoe School area.

Seventh through twelfth grade students (approximately 126 seventh and eighth grade and 239 high school students) are also under the jurisdiction of the Visalia Unified School District. Seventh through eighth grade students attend Valley Oak Middle School in Visalia. High school students are bussed to Golden West High School in Visalia. The College of the Sequoias provides community college instruction for Ivanhoe residents at its Visalia campus.

problems. However, overcrowding will occur whether or not this Plan is adopted. Therefore, this significant, unavoidable impact is one that cannot be attributed solely to this Plan. Information provided by the Visalia Unified School District indicates that enrollment increases are primarily a result of natural growth within the community. Table VII-1, Student Population Projections, indicates increases in the student population of Ivanhoe through the planning period.

Table VII-1  
**STUDENT POPULATION PROJECTIONS**  
 1988-2010

<u>YEAR</u>	<u>POP.</u>	<u>NUMBER OF DWELLING UNITS</u>	<u>+/- .418 ELEM. SCH. STUDENTS/HOUSEHOLD</u>	<u>+/- .136 MID. SCH. STUDENTS/HOUSEHOLD</u>	<u>+/- .258 HIGH SCH. STUDENTS/HOUSEHOLD</u>	<u>+/- .812 TOTAL STUDENTS/HOUSEHOLD</u>
1988	3,450	927	387	126	239	752
1990	3,590	965	403	131	249	783
2000	4,375	1,175	491	160	303	954
2010	5,335	1,435	600	195	370	1,165

Sources: Population and household estimates by Tulare County Planning and Development Department projections based on 1980 Census and existing land use survey conducted January, 1988.  
 Student population projections based on information provided by the Visalia Unified School District; projections assume student ratios will remain constant.

**Mitigation Measures**

The Visalia Unified School District will continue to collect school impact fees to improve, maintain and/or expand public school facilities as the need arises through whatever means it deems necessary (i.e., bussing, the acquisition of land, construction of additional school facilities or addition of classrooms and teachers). If new school(s) construction is necessary, proposed zoning designations will allow such development to occur on any zone except the Commercial and Manufacturing Zones. These measures would mitigate the impacts to schools to a less than significant level.

**Endangered Species**

**Description**

See *Biotic* in Chapter II, page 14. This section describes the historical range of the San Joaquin Kit Fox (SJKF), the only known endangered species (plant or animal) in the Plan Area.

The Porterville Urban Area Biotic Survey indicates that the SJKF has continued a northerly migration in search of habitat from its original Kern County range including migration into the Ivanhoe area. The Ivanhoe area contains many natural and man-made features such as soil types, food sources, orchards, and

Date

Name of Requesting Party  
Address  
Town

RE: (Assessors Parcel No)  
(Subdivision Name)

Dear

This letter is in response to your request for a letter of intent to serve. The current conditions of a "will serve" by the Visalia Unified School District are as follows:

1. At the present time, the above named property is served by, \_\_\_\_\_ Elementary School, \_\_\_\_\_ Middle School, and \_\_\_\_\_ High School. However, due to the rapid development of property within the Visalia Unified School District, the boundaries of our schools change on a periodic basis. In order to maintain adequate facilities for all students served, the District has placed many of its elementary schools on a year round schedule. It is anticipated that the remaining elementary schools will be put on a year round schedule at a later date. The District is also considering placing middle schools and high schools on a year round schedule.
2. On January 1, 1987, AB2926 became law (Government Code 53080). One of the provisions of this law is that school districts may levy a fee on residential and industrial/commercial development on a square foot basis. The current amount of the levy is \$1.56 per square foot for residential property or \$.26 per square foot for industrial/commercial development. The 53080 fee is subject to Visalia Unified School District Board of Education review and revision, pursuant to Government Code. The amount of fees generated by this levy are insufficient to adequately fund new facility construction for the students who will reside in the newly developed areas.
3. The State of California provides funding for school construction by securing voter approval of bond measures which are placed on the Statewide ballot on a periodic basis. This source of funding, while one of the few available for local school construction, has proven to provide a sporadic source of income and may not be capable of fully meeting the need for California school construction over the long term.

The Visalia Unified School District is exploring all the alternatives for extending the use of its facilities and securing funding for growth facilities. The alternatives include the expansion of year round school, addition of portable classrooms, double sessions for students, a parcel tax, local approval of a General Obligation Bond Measure, Mello Roos Tax and donations by developers. In light of the shortage of funds at the State level, the District is actively studying all local solutions to solving its classroom shortage.

While the District will attempt to house all incoming students at schools closest to their homes, the shortage of classroom space may necessitate students being bused to schools where space is available. If you or any other interested party need additional clarification, please do not hesitate to call me at 730-7530. We will make every effort to explain the complexities of funding school facilities in California.

Sincerely,

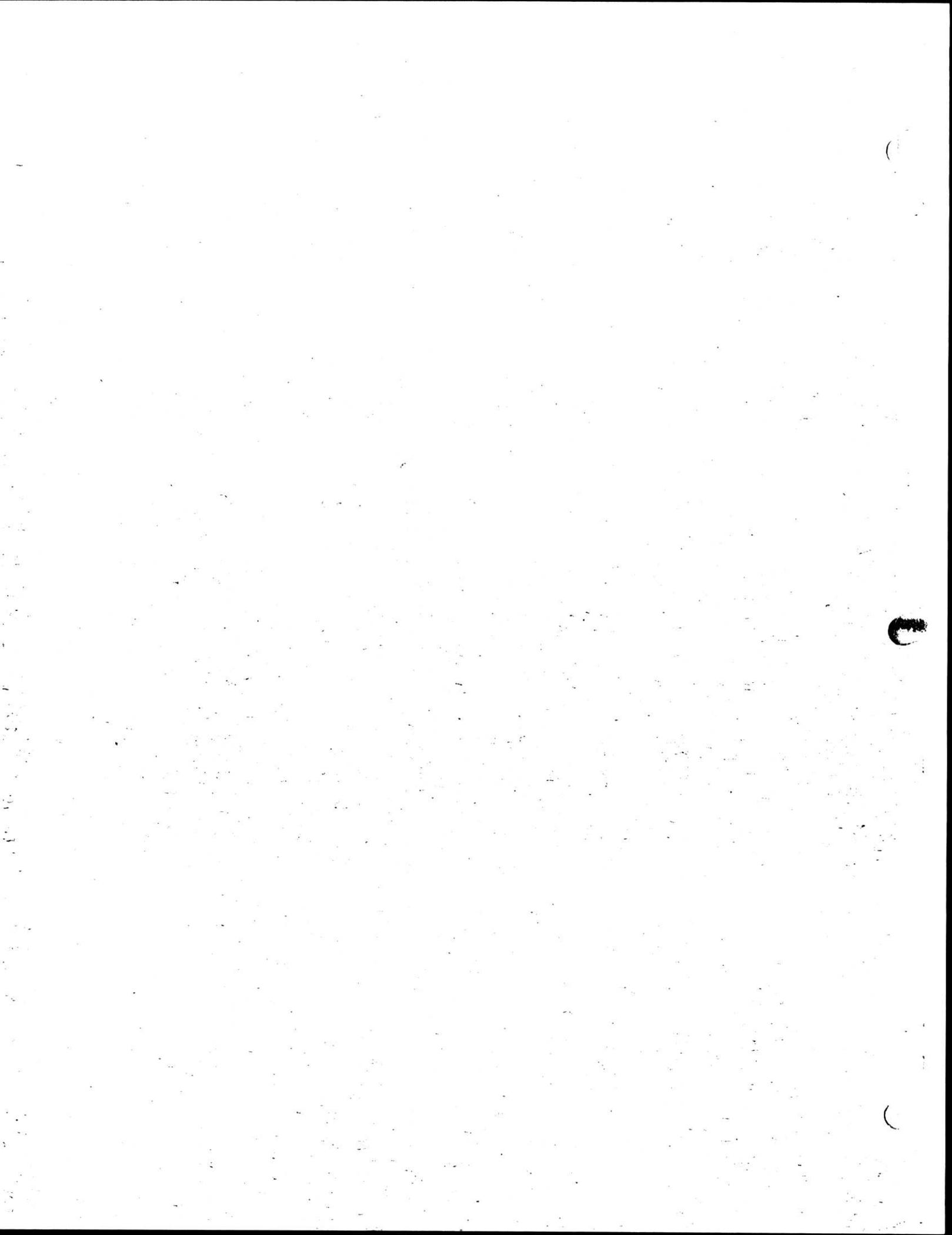
Lloyd D. Kuhn  
Business Manager

LK/cb

bcc: Food Services  
Transportation

Chapter VIII

AMENDMENT TO THE *IVANHOE COMMUNITY PLAN*



AMENDMENT 92-01

**IVANHOE  
LAND USE PLAN,  
URBAN BOUNDARIES ELEMENT**

Approved: Tulare County Planning Commission  
Resolution No. 7069 — September 23, 1992

Adopted: Tulare County Board of Supervisors  
Resolution No. 93-0825 — July 27, 1993

AMENDMENT TO THE TULARE COUNTY GENERAL PLAN  
LAND USE ELEMENT  
- IVANHOE COMMUNITY PLAN -  
GPA 92-01

I. INTRODUCTION

This document amends the Land Use, Urban Boundaries, and Open Space elements of the Tulare County General Plan by modifying the text, land use designation map, and Urban Development Boundary established in accordance with the 1990 *Ivanhoe Community Plan*.

II. SUPERSEDURE

This amendment supersedes the 1990 *Ivanhoe Community Plan* (General Plan Amendment No. GPA 87-12, which was adopted by the Tulare County Board of Supervisors on October 2, 1990, by Resolution No. 90-1180), as it pertains to the areas described herein. Unless otherwise noted, all policies and other information contained in the adopted 1990 *Ivanhoe Community Plan* remain applicable.

III. MODIFICATION TO ADOPTED ELEMENT

A.) The text of the 1990 *Ivanhoe Community Plan* is hereby revised as follows:

1. The following wording is added to Page 49 of the *Ivanhoe Community Plan* (10/02/90 version) as Policy (d.) of Goal B, Objective 3 --

"Properties within contracted agricultural preserves shall be zoned AE-20 until they are removed from preserve status, at which time the zoning classification consistent with the relevant Community Plan land use designation (as shown on the Land Use/Zoning Consistency Matrix) may be applied to the property."

2. The following wording is added to Page 48 of the *Ivanhoe Community Plan* (10/02/90 version) as Policy (i.) of Goal B, Objective 1 --

"The Site Review Combining (SR) Zone shall be combined with C-2 and M-1 zoning on properties designated as 'Commercial' or 'Industrial' that are agriculturally used or vacant and are two acres or more in size or are adjacent to residentially zoned properties (but are not a portion of parcels that already contain a commercial or industrial use), in order to assure that potential larger commercial or industrial developments can be adequately reviewed for compliance with County standards and Community Plan policies."

3. The following wording is added to Page 48 of the *Ivanhoe Community Plan* (10/02/90 version) as Policy (j.) of Goal B, Objective 1 --

"Properties designated for Low Density Residential use that are generally larger sized (at least 12,500 sq. ft.) and possibly contain animal/agricultural uses and are located within neighborhoods characterized by a predominance of the aforementioned parcel types shall be zoned R-A until such time as nonagricultural/urban development is planned for and warranted, at which time the R-1 zoning classification will be appropriate."

4. The following wording is added to Page 48 of the *Ivanhoe Community Plan* (10/02/90 version) as Policy (k.) of Goal B, Objective 1 --

"For the commercially designated area located on the west side of Road 160 south of Citrus Avenue, C-2 zoning shall be placed along existing property lines."

5. The following paragraph is added to the *Ivanhoe Community Plan* text under the new heading Neighborhood Commercial (on Page 40 of the 10/02/90 Plan version) --

"The Neighborhood Commercial designation is to be applied to properties that are appropriate for low intensity retail stores and personal service businesses useful to the community and that are located, for the convenience of residents, within residential areas at the intersections of County roads. Any residential uses established in this designation shall not exceed the residential density of adjacent residentially designated properties." "One area is proposed for the Neighborhood Commercial designation -- approximately 0.30 acre located at the northwest corner of Road 158 and Wisteria Drive."

6. The Land Use/Zoning Consistency Matrix (Table VI-1) is hereby modified as follows (and which is shown on Exhibit "A"):

- Add R-1 to and delete R-3 from the permitted zones for the 'Medium Density Residential' designation;
- Add C-1 and C-2 to the permitted zones for the 'Public' designation;
- Add R-A\* to the permitted zones for the 'Low Density Residential' designation;
- Add the 'Neighborhood Commercial' designation, with C-1 as its permitted zone.

B.) The 1990 *Ivanhoe Community Plan* Land Use Designation Map is hereby amended by changing the land use designations on the following properties (which are shown on Exhibit "B"):

Area 1) small-lot residential properties located on the west side of Road 156 south of Avenue 332 that are within the Ivanhoe Public Utility District boundary -- redesignated from 'Residential Reserve' to 'Low Density Residential';

Area 2) property that consists of 0.30 acre+ located at the northwest corner of Road 158 and Wisteria Drive and currently zoned C-1 -- redesignated from 'Low Density Residential' to 'Neighborhood Commercial';

Area 3) property that consists of 0.48 acre+ located on the north side of Avenue 328, 100' west of Road 158, and currently zoned C-2 -- redesignated from 'Medium Density Residential' to 'Commercial';

Area 4) property that consists of 1.45 acres+ located at the northwest corner of Road 156 and Avenue 330 and currently zoned M-1 -- redesignated from 'Residential Reserve' to 'Commercial'.

C.) The existing Urban Development Boundary (UDB) of Ivanhoe is hereby hereby modified as follows:

removal from the UDB of approximately 7.5 acres located at the northeast corner of Avenue 332 and Road 158 (shown on Exhibit "B" as Area 5); this property now becomes subject to the *Rural Valley Lands Plan*).

#### IV. IMPLEMENTATION

To implement the above changes to the Land Use Plan for the 1990 *Ivanhoe Community Plan* and the Urban Boundaries Element, certain changes in zoning will be necessary. Any such zoning changes necessitated by this amendment are incorporated into the zoning reclassifications adopted under the Ivanhoe Rezoning Study (Change of Zone No. PZ 92-03), which was processed in conjunction with General Plan Amendment No. GPA 92-01.

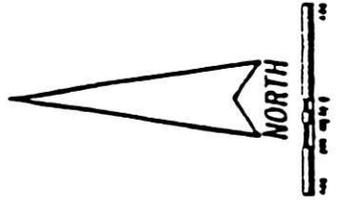
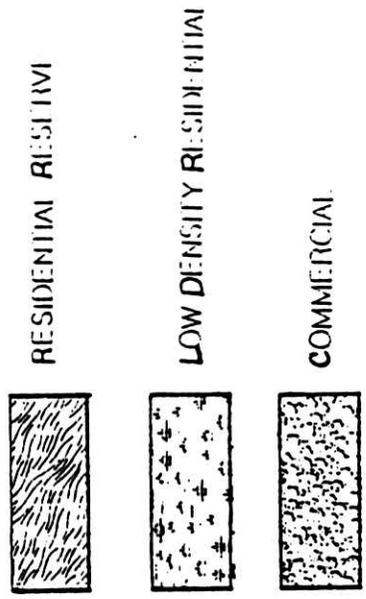
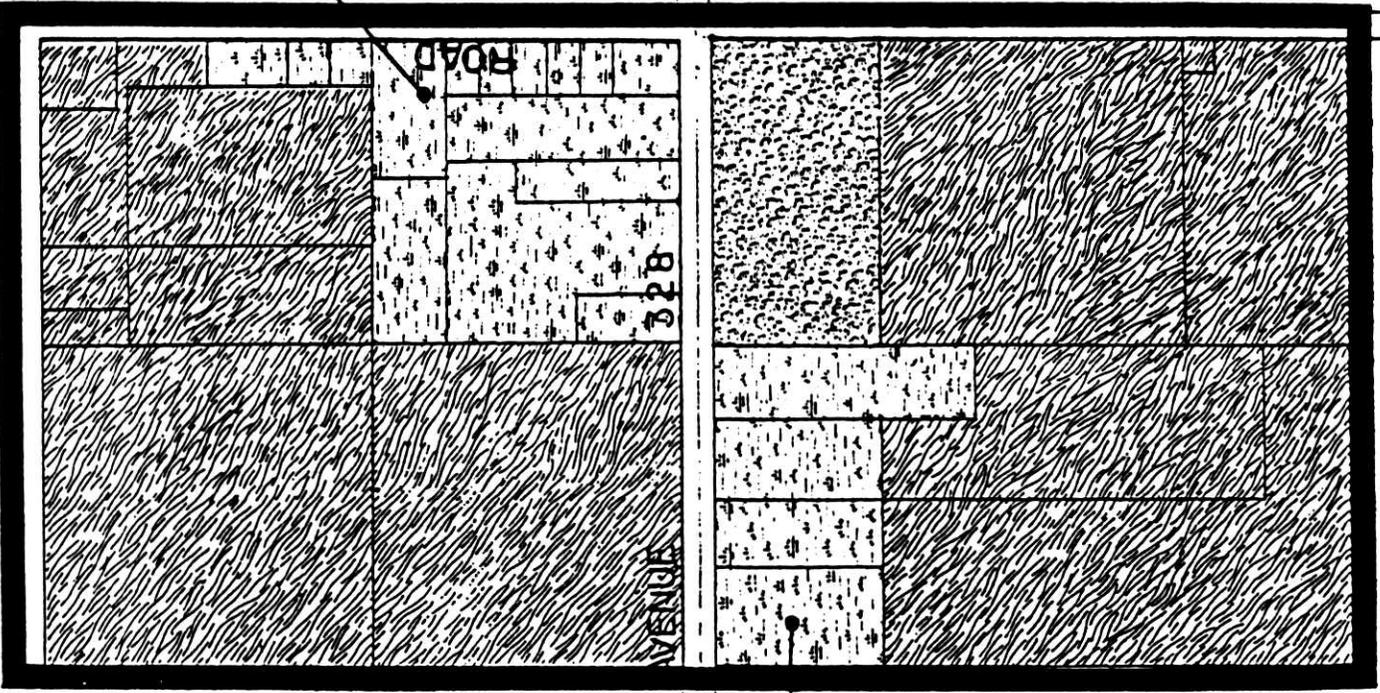
EXHIBIT "B"

**Adopted Land Use Map**  
**Revisions GPA 92-01**

RD  
AVE. 330

AREA 1

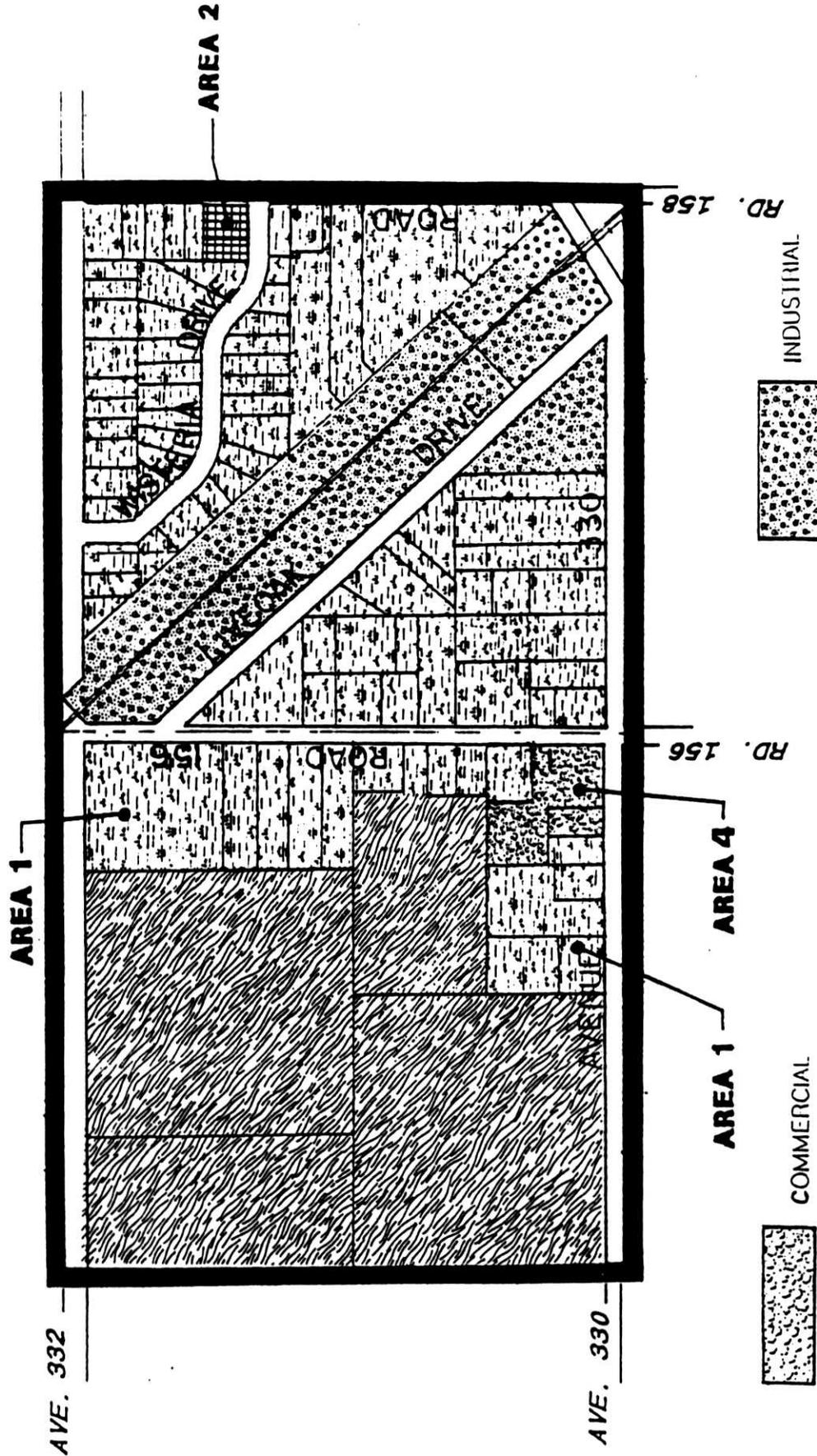
AVE. 328

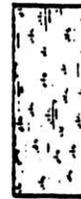


GPA 92-01

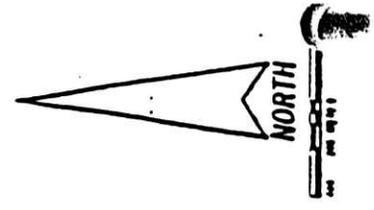
SE 1/4 SEC. 14 NE 1/4 NE 1/4 SEC. 11  
T. 18 S. R. 25 E., M.D. B. & M.

# Adopted Land Use Map Revisions GPA 92-01



-  INDUSTRIAL
-  NEIGHBORHOOD COMMERCIAL
-  RESIDENTIAL RESERVE
-  LOW DENSITY RESIDENTIAL

-  COMMERCIAL



**GPA 92-01**  
 NE 1/4 SE 1/4 SEC 2 & NW 1/4 SW 1/4 SEC 1  
 T. 18S, R. 25 E, M.D.B. & M.

**E 'HIBIT "B"**

# Adopted Land Use Map Revisions GPA 92-01

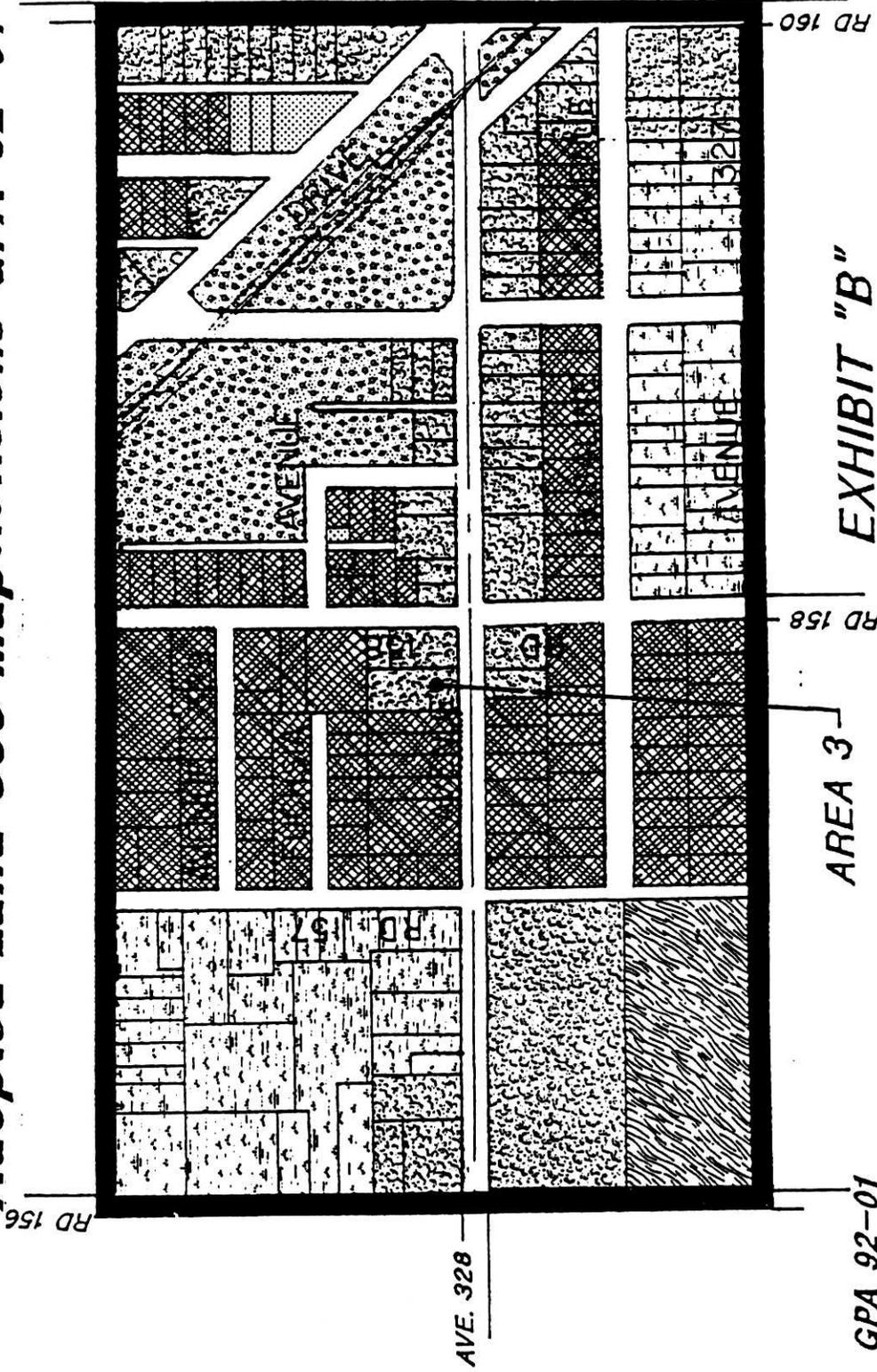
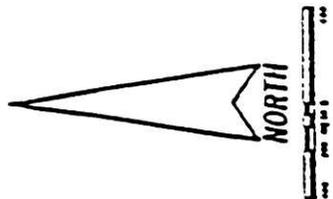
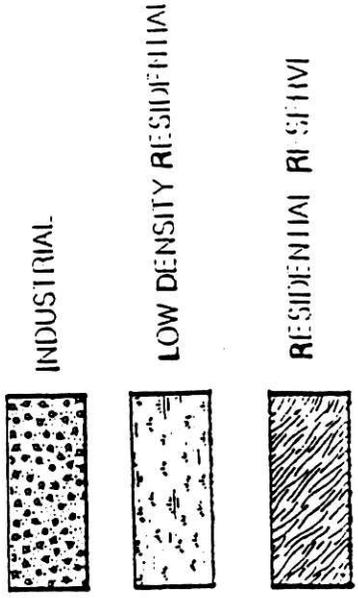
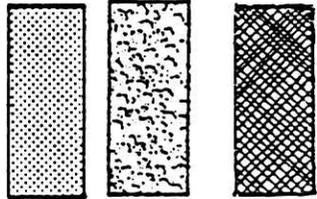


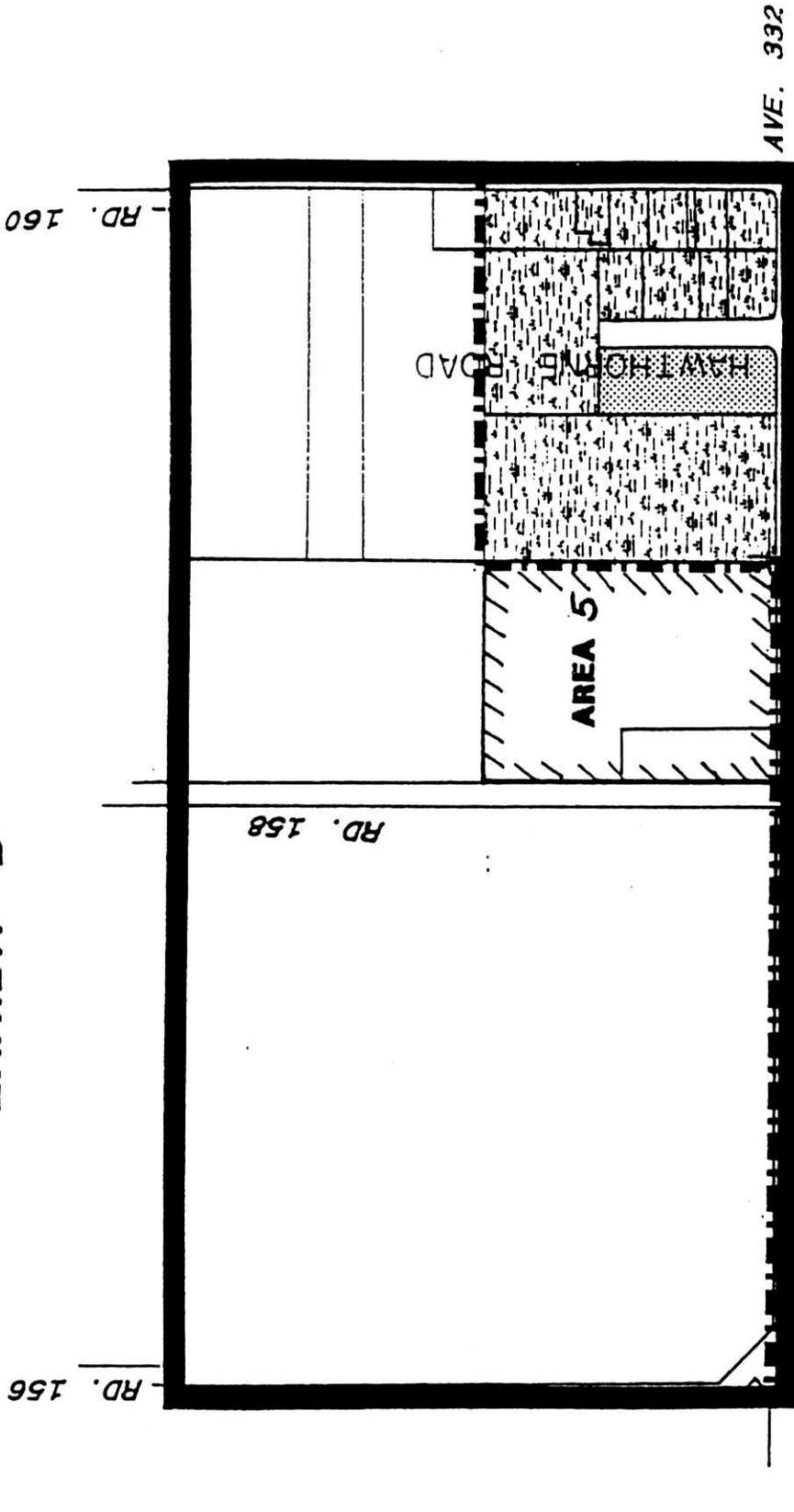
EXHIBIT "B"

GPA 92-01

SW 1/4 SEC. 1 & NW 1/4 SEC 12 (PORTIONS OF)  
T.18S., R. 25 E., M.D.B. & M.



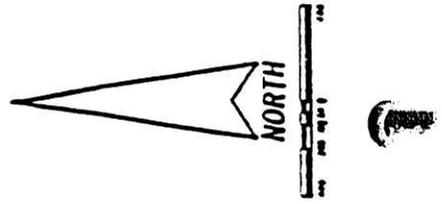
**EXHIBIT "B"**



**Adopted Land Use Map Revisions GPA 92-01**

**GPA 92-01**

SE 1/4 NW 1/4 SEC. 1 & SW 1/4 NE 1/4 SEC. 1  
T. 18 S, R. 25 E, M. D. B. & M.



-  PUBLIC
-  LOW DENSITY RESIDENTIAL
-  AGRICULTURE  
RURAL VALLEY LANDS PAID
-  URBAN DEVELOPMENT BOUNDARY

DRAFT AND FINAL  
SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT ADOPTED  
FOR THE IVANHOE COMMUNITY PLAN (GPA 87-12)

SCH #87122808

GENERAL PLAN AMENDMENT NO. GPA 92-01

Prepared by:

The Tulare County Planning and Development Department  
as the Lead Agency

July 1993

General Plan Amendment No. GPA 92-01 and  
Change of Zone No. PZ 92-03  
Tulare County Board of Supervisors  
Supplement to GPA 87-12/EIR  
State Clearinghouse # 87122808  
X-Ref. Tul. Co. Plan. & Devt. Dept.

## ENVIRONMENTAL DOCUMENT

DRAFT SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT ADOPTED FOR  
FOR THE *IVANHOE COMMUNITY PLAN* (GPA 87-12)

GENERAL PLAN AMENDMENT NO. 92-01 / CHANGE OF ZONE NO. PZ 92-03

The Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970 (Cal. Code Reg., Section 15164) state that the lead agency may employ a Supplement to an EIR when: "(1) any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and (2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation".

This report is a supplement to the Final Environmental Impact Report (EIR) prepared for the *Ivanhoe Community Plan* (General Plan Amendment No. GPA 87-12) and incorporated therewith. The supplement contains the information necessary to make the previous EIR adequate for the current general plan amendment and change of zone projects.

### I. SUMMARY

#### Proposal

The subject rezoning proposal (Change of Zone No. PZ 92-03) will place zoning on the community of Ivanhoe that will be consistent with the policies of the adopted *Ivanhoe Community Plan* and thus assist in implementation of the Community Plan. In addition, an amendment to the *Ivanhoe Community Plan* (General Plan Amendment No. GPA 92-01), consisting of both map and text revisions, is being processed in conjunction with the rezoning study, in order to address some recent citizen and staff concerns regarding the Community Plan. Adoption of the Amendment will be necessary for implementation of some of the reclassifications recommended in the Rezoning project. Refer to the Staff Reports/Initial Study for PZ 92-03 and GPA 92-01 for additional and more specific information about the proposals.

#### Location

The project site consists of properties located within and adjacent to the Urban Development Boundary (U.D.B.) of the Community of Ivanhoe, which is situated in central Tulare County. For a precise description of the location of each property to be affected by the general plan amendment and/or rezoning, see attached GPA 92-01/PZ 92-03 Staff Reports/Initial Study.

## II. DESCRIPTION OF THE ENVIRONMENTAL SETTING

Same as GPA 87-12.

## III. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The potential significant impacts identified for the current project are the same as for GPA 87-12, except for the following modifications and/or additions:

- A. **LOSS OF AGRICULTURAL LANDS** -- The subject general plan amendment will provide additional mitigation for this impact by requiring that all lands within the U.D.B. that are within agricultural preserves be rezoned to AE-20 until such time as they are taken out of preserve. This will provide compliance with the intent of the Williamson Act, provide Zoning Ordinance compliance for the existing agricultural uses on said properties, and promote the agricultural use of these lands until development is actually warranted and proposed. Additionally, the rezoning to AE-20 of 184 acres+ that were formerly located within Ivanhoe's old Urban Area Boundary but are now located outside of the new Urban Development Boundary (U.D.B.) and were evaluated under the Rural Valley Lands Plan (RVLP) point system will restrict new development on these properties to non-urban or agricultural uses. Thus, regarding the loss of agricultural land, the current amendment and rezoning projects will have a positive effect, albeit temporary for the properties within the U.D.B. but long term for the RVLP properties.
- B. **AIR QUALITY** -- Recent correspondence from the San Joaquin Valley Unified Air Pollution Control District (APCD) indicates that the subject project will have a significant air quality impact on the San Joaquin Valley and requests that the environmental document address Transportation Control Measures as feasible mitigation. This correspondence indicates that the San Joaquin Valley has been designated as a non-attainment area for PM-10 and Ozone, and the California Clean Air Act of 1988 requires air basins that are designated non-attainment to achieve a 5% annual reduction in emissions until the standards are met. While the APCD correspondence does not present substantial evidence to show why or how the subject projects specifically will significantly affect the environment (as is required by the Public Resources Code), the adverse impacts to air quality resulting from approval of GPA 92-01 and PZ 92-03 appear to be less than significant for the following reasons:
- 1.) Air quality thresholds are not likely to be exceeded by potential development resulting from the subject Plan amendment and rezoning projects. Of the 766 acres+ to be rezoned, approximately 54 percent is to be downzoned (requiring lower residential densities and more restrictive uses), approximately 22 percent will remain at the current density/allowed use, and approximately 24 percent will be upzoned (allowing higher residential densities or expanded allowed uses). Properties being downzoned that are within the Urban Development Boundary of Ivanhoe may eventually (after removal from Agricultural preserve and/or acquisition of public sewer and water services

and other criteria are met) be more intensely developed but such potential uses will likely require further project review and approval, including CEQA and APCD reviews.

- 2.) Of the approximately 180 acres to be upzoned, many of the properties are already developed. Replacement of existing uses with more intense development, if it ever occurs, will most likely be on a gradual basis. Vacant upzoned properties that may be built upon without further review primarily consist of several scattered residential lots on which a maximum of two dwellings may be constructed. Larger agriculturally used or vacant parcels to be upzoned include six parcels totaling 37.5 acres to be zoned C-2/SR and two parcels totaling 7.0 acres to be zoned M-1/SR. Inclusion of the SR (Site Plan Review) Combining Zone for these properties will require that any potential projects undergo the Site Plan Review process, at which time a specific development proposal can be reviewed. In addition, half of the total acreage to be upzoned is from A-1 to R-1 or R-A. The A-1 zone has few restrictions on the number of non-rental dwellings per parcel, while the R-1 and R-A zones have a limit of one dwelling per parcel. Although R-1 and R-A ultimately allow a smaller parcel size than A-1, division into smaller parcels requires further, specific project review (parcel or subdivision map).

Thus, although it is not possible to predict what specific projects will be developed and the resulting actual magnitude of potential increases in adverse air quality due to implementation of the general plan amendment and rezoning study, mitigation can be accomplished at the development stage of each actual resulting project when the extent of the project's individual and cumulative air quality effect can be determined and appropriate mitigation measures required. Air quality impact mitigation measures, such as transportation control measures, are required by the Tulare County Congestion Management Plan (CMP) for applicable projects -- such as those generating more than 100 peak hour vehicle trips or those that contribute to the cumulative impacts on the CMP network that exceed CMP level of service standards. Air quality transportation mitigation measures for potential development projects are listed on "Attachment No. 1" and include such measures as providing pedestrian and bicycle accessibility, requiring low-emitting fireplaces, providing transit easements and park-and-ride lots, planting trees, and requiring various construction site dust reduction and ozone precursor emission reduction measures.

Therefore, adverse impacts to air quality from the subject projects are determined to be less than significant, due to the combination of limited potential growth areas generated by the proposed general plan amendment and rezoning projects and to the unlikelihood that future development projects resulting from the subjects would exceed air quality thresholds. In addition, potential impacts from future projects will be required by law to comply with standards as set forth in applicable local, state, or federal air quality laws at the time that development is actually proposed.

IV. EFFECTS FOUND NOT TO BE SIGNIFICANT

Same as GPA 87-12/EIR.

V. ALTERNATIVES TO THE PROJECT

Same as GPA 87-12/EIR.

VI. RELATIONSHIP BETWEEN THE LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Same as GPA 87-12/EIR

VII. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

Same as GPA 87-12/EIR

VIII. GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT

Same as GPA 87-12/EIR

IX. ORGANIZATIONS AND PERSONS CONSULTED

Agencies contacted

Replies received

Tulare Co. Environmental Health Division	7/15/92
Tulare Co. Fire Warden	1/14/92
Tulare Co. Public Works Department (Drainage and Right-of-Way)	12/20/92
Tulare Co. Flood Control Engineer	12/23/92
Tulare Co. Sheriff's Department	
Tulare Co. Redevelopment Agency	
Tulare Co. Agricultural Commissioner	
U.C. Agricultural Extension	
Housing Authority of Tulare County	
San Joaquin Valley Unified Air Pollution Control Dist	7/29/92
Ivanhoe Public Utility District (I.P.U.D.)	
Dennis Keller, I.P.U.D. Engineer	8/10/92
Ivanhoe Irrigation District	
Kaweah Delta Water Conservation District	
Regional Water Quality Control Board	
State Dept. of Fish and Game	7/22/92
Visalia Unified School District	
Pacific Bell (Bakersfield)	
Southern California Edison Company	
Southern California Gas Company	
Southern Pacific Railroad	
Levee District No. 2 of Tulare County	
Delta Vector Control District	1/16/92
Bervers Disposal Service	
Supervisor Harness	
State Clearinghouse	

X. FINAL STATEMENT

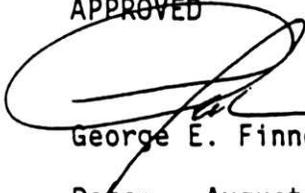
Further comments from the public/private agencies and individuals that have been or will be notified are to be attached upon completion of this project. These statements, verbatim, will reflect the opinions of the persons and agencies consulted in reference to this document. Responses to the environmental issues raised in the review and consultation process will be addressed in the Final Supplemental Environmental Impact Report, to be attached upon its completion to this Draft Supplemental EIR.

Supplemental EIR prepared by:



Jennifer Munn, Planner II  
Countywide Planning Division  
Tulare County Planning and Development Department

APPROVED



George E. Finney, Environmental Assessment Officer

Date: August 28, 1992

Review Period: 45 days

Review Period Ends: October 12, 1992

General Plan Amendment No. GPA 92-01/  
Change of Zone No. PZ 92-03  
Tulare County Planning Commission  
Supplement to GPA 87-12/EIR  
State Clearinghouse #87122808  
X-Ref. Tulare Co. Plan. & Devt. Dept.

ENVIRONMENTAL DOCUMENT

FINAL SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT ADOPTED  
FOR THE *IVANHOE COMMUNITY PLAN* (GPA 87-12)

GENERAL PLAN AMENDMENT NO. GPA 92-01 / CHANGE OF ZONE NO. PZ 92-03

FINAL STATEMENT

According to the guidelines for the California Environmental Quality Act of 1970, Title 14 of the California Administrative code, Section 15132, the Final EIR shall consist of: (a) the draft EIR or a revision of the draft; (b) comments and recommendations received on the draft EIR either verbatim or in summary; (c) a list of persons, organizations, and public agencies commenting on the draft EIR; (d) the responses of the Lead Agency to significant environmental points raised in the review and consultation process; and (e) any other information added by the Lead Agency.

For this Final EIR, Tulare County has chosen to summarize the comments received that relate to environmental issues. Each summarized comment is followed by Tulare County's response to comments.

PERSONS, ORGANIZATIONS, AND AGENCIES CONSULTED ON THE DRAFT EIR

Agencies Contacted

Comments Received

Tulare Co. Environmental Health Division	
Tulare Co. Fire Warden	
Tulare Co. Public Works Department (Drainage and Right-of-Way)	
Tulare Co. Flood Control Engineer	
Tulare Co. Air Pollution Control District	10/5/92 (see below)
Tulare Co. Sheriff's Department	
Tulare Co. Redevelopment Agency	
Tulare Co. Agricultural Commissioner	
U.C. Cooperative Extension Service	
Housing Authority of Tulare County	
Ivanhoe Public Utility District	
Dennis Keller, I.P.U.D. Engineer	
Ivanhoe Irrigation District	
Kaweah Delta Water Conservation District	

Regional Water Quality Control Board  
State Dept. of Fish and Game  
Visalia Unified School District  
Pacific Bell (Bakersfield)  
Southern California Edison Company  
Southern California Gas Company  
Southern Pacific Railroad  
Levee District No. 2 of Tulare County  
Delta Vector Control District  
Beverly Disposal Service  
Supervisor Harness  
State Clearinghouse

10/21/92

### COMMENTS RECEIVED AND RESPONSES

#### 1. San Joaquin Valley Unified Air Pollution Control District

The correspondence from the Unified Air Pollution Control District states that the District agrees that the project, as a whole, appears to have a less than significant effect on air quality and rescinds its previous claim that the effect will be significant. The District will support the Draft Supplemental EIR as it stands, as long as any modifications that will result in upzoning will provide the District other opportunities to participate in the CEQA commenting process.

Response: Staff verifies that future zoning modifications in Ivanhoe that result in upzoning will require further project review and approval, including compliance with CEQA and consultation with the San Joaquin Valley Unified Air Pollution Control District.

#### 2. Robert Hardin, Local Property Owner

At the September 9, 1992, Planning Commission hearing on the rezoning and general plan amendment projects, Robert Hardin spoke. Mr. Hardin owns agricultural property located adjacent to the east side of recently developed Subdivision Tract No. 673. He indicated that the subdivision impedes the existing drainage flows of the area, and water backs up against the east side of the subdivision, flooding his orchard.

Response: No evidence was presented to suggest a significant environmental effect that could be resolved by the *Ivanhoe Community Plan*. The Community Plan already contains a policy that addresses the disposal of stormwater runoff from new development projects (Goal E, Objective 2, Policy a). While Tract No. 673 was approved before the Community Plan was adopted, the second phase of this subdivision will be subject to the policies of the *Ivanhoe Community Plan*. It is at the subdivision review stage of the potential expansion of Tract 673 and of any other such new development projects in the Ivanhoe area that the potential effects to offsite drainage flows can be addressed and resolved.

GPA 92-01 / PZ 92-03  
Final Supplement to GPA 87-12/EIR  
State Clearinghouse #87122808

Respectfully Submitted By:

*Jennifer Munn*

Jennifer Munn, Planner II  
Countywide Planning Division

FINAL APPROVAL

COUNTY OF TULARE  
ENVIRONMENTAL ASSESSMENT OFFICER

*Clyde von Rosenberg*

CLYDE von ROSENBERG

Date: 10-26-92

**GOVERNOR'S OFFICE OF PLANNING AND RESEARCH**1400 TENTH STREET  
SACRAMENTO, CA 95814

Oct 19, 1992

JENNIFER MUNN  
TULARE COUNTY  
COUNTY CIVIC CENTER, RM 111  
VISALIA, CA 93291-4593Subject: IVANHOE COMMUNITY PLAN  
SCH # 87122808

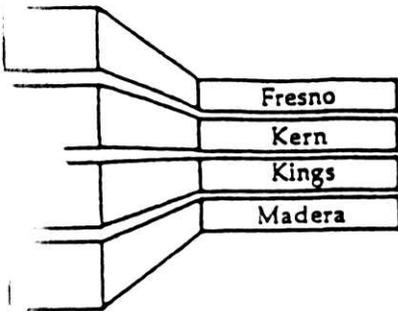
Dear JENNIFER MUNN:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

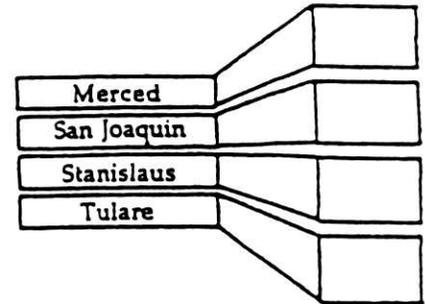
Please call Russell Colliau at (916) 445-0613 if you have any questions regarding the environmental review process. When contacting the Clearinghouse in this matter, please use the eight-digit State Clearinghouse number so that we may respond promptly.

Sincerely,

Christine Kinne  
Acting Deputy Director, Permit Assistance



**San Joaquin Valley  
Unified Air Pollution Control District**



- District Board Members**  
 K. JENSEN, Chair  
*Supervisor, Madera County*  
 MELBA LARWOOD, Vice Chair  
*Supervisor, Kern County*  
 BOB SOUSA  
*Supervisor, San Joaquin County*  
 BOB BLOM  
*Supervisor, Stanislaus County*  
 BOB BRADLEY  
*Councilmember, City of Ceres*  
 BOB BOGNA  
*Supervisor, Merced County*  
 BOB VAGIM  
*Supervisor, Fresno County*  
 BOB STEARNS  
*Councilmember, City of Clovis*  
 BOB HAMMOND  
*Supervisor, Kings County*  
 BOB GOULD  
*Supervisor, Tulare County*  
 BOB McLAUGHLIN  
*Councilmember, City of Wasco*

October 2, 1992

APCD Ref #: S920052

Jennifer Munn, Planner II  
 TULARE COUNTY PLANNING AND DEVELOPMENT SERVICES  
 Tulare County Courthouse  
 Civic Center Room 111  
 Visalia, CA 93291-4593

**Draft Supplement to the Environmental Impact Report for the  
 Ivanhoe Community Plan:  
 RE: Case Nos. PZ 92-03 and GPA 92-01**

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Notice of Completion of the Draft Supplemental EIR and concurs with your comprehensive analysis of the potential effects of this project on the air quality of the San Joaquin Valley.

The District agrees that the project, as a whole, appears to have a less than significant effect on air quality and rescinds its previous claim that the effect will be significant. The District will support this Draft Supplemental EIR, as it stands, as long as any modifications which will result in upzoning will provide the District other opportunities to participate in the CEQA commenting process.

The District appreciates the opportunity to comment on this Notice of Completion. If you have any questions, please do not hesitate to contact Joe O'Bannon at (805) 861-3682.

ROBERT C. DOWELL  
 DISTRICT MANAGER, ENVIRONMENTAL PLANNING

By:   
 Joe O'Bannon  
 Environmental Planner, Southern Region

	Fresno
	Kern
	Kings
	Madera

**San Joaquin Valley  
Unified Air Pollution Control District**

Merced	
San Joaquin	
Stanislaus	
Tulare	



July 29, 1992

- District Board Members**  
**RICK JENSEN, Chair**  
*Supervisor, Madera County*  
**PAULINE LARWOOD, Vice Chair**  
*Supervisor, Kern County*  
**BILL SOUSA**  
*Supervisor, San Joaquin County*  
**NICK BLOM**  
*Supervisor, Stanislaus County*  
**BLAIR BRADLEY**  
*Councilmember, City of Ceres*  
**MIKE BOGNA**  
*Supervisor, Merced County*  
**DOUG VACIM**  
*Supervisor, Fresno County*  
**TOM STEARNS**  
*Councilmember, City of Clovis*  
**JOE HAMMOND**  
*Supervisor, Kings County*  
**CLYDE GOULD**  
*Supervisor, Tulare County*  
**MEL McLAUGHLIN**  
*Councilmember, City of Wasco*

**Jennifer Munn, Project Planner**  
**TULARE COUNTY PLANNING AND DEVELOPMENT SERVICES**  
 Tulare County Courthouse  
 Civic Center Room 111  
 Visalia, CA 93291-4593

**NOTICE OF PREPARATION OF SUPPLEMENTAL EIR  
 CHANGE OF ZONE NO. PZ 92-03  
 GENERAL PLAN AMENDMENT NO. GPA 92-01**

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Notice of Preparation of Supplemental EIR and concurs that a supplemental EIR is necessary.

Pursuant to your request for "any information that you feel might be pertinent to be included in the environmental document", the District would request the environmental document address Transportation Control Measures as feasible mitigation. The District has stated in the 1991 Air Quality Attainment Plan for the San Joaquin Valley Air Basin (AQAP) that its goals are to reduce valley emissions through the "all feasible control measure" strategy. As a result, the AQAP discusses several feasible Transportation Control Measures, most of which could be applicable with this project.

As you are probably aware, the San Joaquin Valley (SJV) has been designated as a non-attainment area for PM-10 and Ozone by the California Air Resources Board and the Environmental Protection Agency. In addition, the California Clean Air Act of 1988 requires air basins that are designated non-attainment to achieve a 5% annual reduction in emissions until the standards are met. It is therefore imperative that all projects in the SJV mitigate excess emissions where possible.

Jennifer Munn  
Page 2  
July 29, 1992



This project will have a significant air quality impact on the San Joaquin Valley. Whereas air quality may remain one of the unresolved issues of this project and a Statement of Overriding Consideration is probably necessary, the Guidelines for the Implementation of the California Environmental Quality Act (§15093) requires emissions to be "substantially mitigated" before a Statement of Overriding Consideration is issued. Activity-based vehicle emission mitigations (i.e. Transportation Control Measures) are within the jurisdiction of the County and local agencies to regulate.

The District appreciates the opportunity to comment on this Notice of Preparation of Supplemental EIR. If you have any questions, please do not hesitate to contact Joe O'Bannon at (805) 861-3682 Ext. 621. If you would like copies of the District's 1991 Air Quality Attainment Plan for the San Joaquin Valley Air Basin, please contact our Fresno office at (209) 488-3330.

ROBERT C. DOWELL - DISTRICT MANAGER, ENVIRONMENTAL PLANNING

A handwritten signature in black ink, appearing to read "Joe O'Bannon".

By: Joe O'Bannon - Environmental Planner, Southern Region

## DEPARTMENT OF FISH AND GAME



REGION 4  
1234 East Shaw Avenue  
Fresno, CA 93710  
(209) 222-3761

July 16, 1992

Ms. Jennifer Munn, Project Planner  
Tulare County Planning and  
Development Department  
Tulare County Courthouse  
Civic Center Room 111  
Visalia, California 93291



Dear Ms. Munn:

Subject: Change of Zone No. PZ 92-03, GPA 92-01

We believe the proposed project has associated incremental impacts which will have an adverse, although minor, effect upon fish, wildlife or native plants. In this case, the project has been proposed in a manner and/or location which reduces its incremental impacts such that we believe an EIR for the project is not warranted.

From a cumulative standpoint, the Lead Agency should recognize that even minor levels of disturbance or habitat loss can become significant if they are more broadly replicated through successive and permanent land use changes. While it is our position that the cumulative changes associated with this project may not be significant enough to warrant serious analysis or mitigation at this time, the significance of those cumulative effects could change in the future depending upon the number and scope of other projects approved within the geographic area. To the extent possible, we recommend that cumulative impacts be addressed and mitigated in the broader General and Specific Planning processes, rather than in individual projects such as this one. We are prepared to consult with your staff, regarding the scope of fish and wildlife cumulative impacts in your area and measures to avoid or compensate them.

In the event the project or its associated information basis is changed, we request an opportunity to reconsider these comments.

If you have any questions, please contact Mr. Dale Mitchell, Environmental Services Supervisor, at the address and/or telephone as shown above.

Sincerely,

A handwritten signature in cursive script that reads "Dale Mitchell".

Mr. Dale Mitchell  
Environmental Services Supervisor

# TULARE COUNTY DEPARTMENT OF HEALTH SERVICES



July 15, 1992

Ronald W. Probasco  
Director

Michael L. MacLean, M.D.  
Health Officer

Jennifer Munn  
Project Planner  
Planning & Development

REPLY TO  
OFFICE CHECKED:

Re: PZ 92-03/GPA 92-01

Dear Jennifer:

We have reviewed the above referenced matter and have no comments at this time.

Sincerely,

Air Pollution Control  
County Civic Center  
Visalia, CA 93291  
(209) 733-6441

A handwritten signature in cursive script that reads "Jan A. Krancher".

Jan A. Krancher  
Environmental Health Specialist  
Division of Environmental Health

JAK:pg

Environmental Health  
County Civic Center  
Visalia, CA 93291  
(209) 733-6441



DENNIS R. KELLER  
CONSULTING CIVIL ENGINEER, INC.  
JAMES H. WEGLEY  
CONSULTING CIVIL ENGINEER, INC.

B. MICHEAL GATES, R.C.E.

DENNIS R. KELLER  
JAMES H. WEGLEY  
CONSULTING ENGINEERS

209 SOUTH LOCUST STREET  
P. O. BOX 509  
VISALIA, CALIFORNIA 93279  
PHONE 209/732-7938  
FAX 209/732-7937

August 10, 1992

Miss Jennifer Munn, Project Planner  
Planning & Development Department  
County of Tulare  
Room 111, Courthouse  
County Civic Center  
Visalia, CA 93291



RE: 1990 IVANHOE COMMUNITY PLAN

Dear Jennifer:

This letter is written pursuant to your request for comments relative to input received during the public participation phase of the adoption of the Ivanhoe Community Plan and the contents of said Plan. These comments are specific to the information presented related to provision of sewerage service.

We have reviewed the statements made on Page 20 of the Plan relative to current and projected sewerage issues. The statements which are made therein are accurate, both respect to compliance with state standards as well as with respect to capacity issues. The information provided therein is also sufficient for utilization for background information purposes for public hearing purposes. Based on comments which you have indicated were generated during the public participation phase and concerns of the governing board of the Ivanhoe Public Utility District (IPUD), the following clarifications appear to be warranted.

The capability of an entity to assure compliance with standards is often a short-term issue. While the IPUD has been in compliance with Waste Discharge Requirements for quite some time, two factors arise which cause the District to consider steps on a continuing basis associated with the facilities in order to assure continued compliance. The first of these is to recognize increased loadings brought about by residential, commercial and industrial development. The Board of Directors of the IPUD have responded to the need to acknowledge their responsibilities in this regard and have placed funds in restricted reserve for the specific purpose of upgrading the facilities.

The second factor is that of changes in standards. It should be clarified that funds reserved based on anticipated changes in standards may or

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reserved based on anticipated changes in standards may or may not be adequate, depending upon the nature of the required changes. As a specific response, the Board has instructed the preparation of an outline of capacity issues which are to be addressed. This step is in keeping with their statutory requirements to plan for additional capacity in addition to indicating the use of any connection fee funds which have been collected in anticipation of the construction of replacement capacity.

The Board has also directed the preparation of an outline of issues which could be anticipated to become issues on the future should their Waste Discharge Requirements change substantially from those which currently exist. This item has been a discussion issue with the Board for the last several months during regular Board sessions and we are now in the process of preparing an overview summary for planning purposes.

To address your specific concerns, capacity issues related to either development or changes in standards must be addressed by the District. There are statutory mandates which place this burden on the District and the IPUD Board of Directors has been responding to these mandates. There are obvious limitations to any physical facility, no matter what the location. To indicate that development should not be allowed to proceed in the planning phases, does not take into account the statutory responsibilities and is not a basis for growth related decisions. It should be noted, however, that while the District may have the responsibility of planning for future capacity needs, the current policy position of the District is that those parties who are creating the demand for the additional capacity will be required to pay for the cost of creation of said capacity.

The decision of whether or not to create additional capacity, therefore goes beyond the governing board of the District and the current customers to include those parties who may desire to locate with the community and utilize created capacity. With the invocation of enterprise accounting methods by public entities serving unincorporated communities several years ago, their historical capacity costs were elevated above those of municipalities who, for multiple reasons, chose not to charge actual full costs. Given current financial positions of many municipalities, this invocation of enterprise-based accounting, is tending to equalize capacity purchase costs in most markets. The tendency is, therefore, to have development-based decisions be made on initial land cost as the principal element. This is in-lieu of the case of land costs in conjunction with utility capacity rights costs, as has been the case for many years. The constant review by the District of capacity rights costs should help to alleviate the fears of many of the residents as to the

Miss Jennifer Munn  
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capability of the District to provide capacity for new development without placing a burden on existing customers.

In hopes that this letter addresses the issues with which are concerned, we remain

Very truly yours,

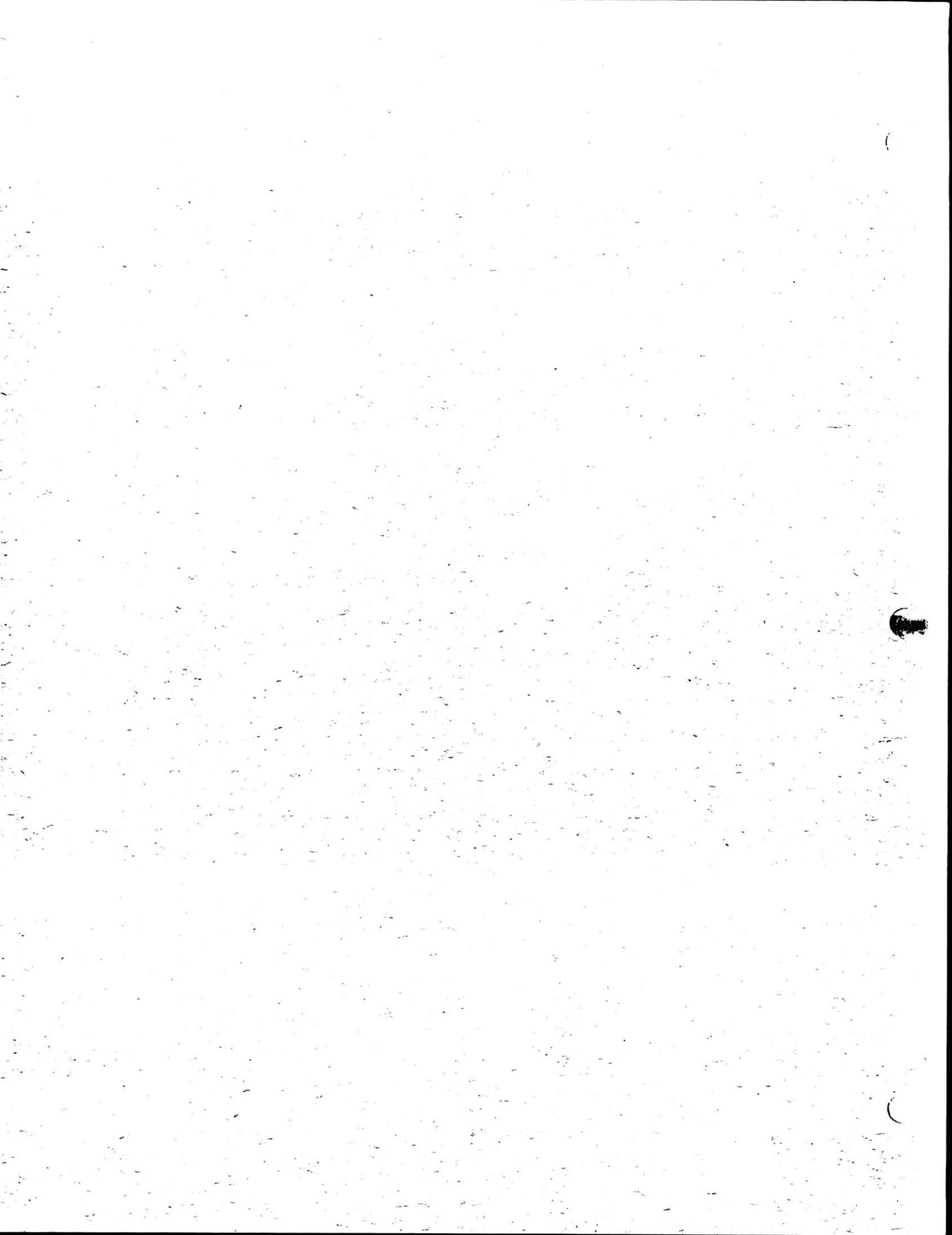
  
\_\_\_\_\_  
Dennis R. Keller  
Consulting Civil Engineer

DRK:mc

cc: Ivanhoe Public Utility District  
Mr. Charles Harness, Supervisor



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