SPRINGVILLE

COMMUNITY PLAN

PREPARED BY THE TULARE COUNTY BUILDING AND PLANNING DEPARTMENT

ON THE COVER: "Daunt Chimney" marks the first settlement in Springville. This stone chimney is a remnant of William Daunt's house, bar and store that was constructed in 1860, and later became Springville's first post office in 1890. William Daunt was the first Anglo-American to settle in the area.

SPRINGVILLE

COMMUNITY PLAN

Approved: Tulare County Planning Commission
Resolution No. 6087, October 24, 1984

Adopted: Tulare County Board of Supervisors
Resolution No. 85-0077, January 15, 1985

PREPARED BY THE TULARE COUNTY BUILDING AND PLANNING DEPARTMENT
FOOTHILL AND MOUNTAIN PLANNING DIVISION

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TABLE OF CONTENTS

CHAPTER

LIST OF MAPS

LIST OF TABLES

CHAPTER 1

INTRODUCTION TO THE SPRINGVILLE COMMUNITY PLAN

CHAPTER I

INTRODUCTION TO THE SPRINGVILLE COMMUNITY PLAN

INTRODUCTION

The preparation of a new Springville Community Plan was authorized by the Tulare County Board of Supervisors in 1981 in response to an increasing need for a plan for Springville which accurately reflects the current needs and priorities of the community's residents and the County as a whole. This plan supercedes the 1976 Springville Land Use Plan (Tulare County General Plan Amendment GPA 76-4) and provides a contemporary framework for continuing growth within the Springville planning area.

This plan has been formulated with the active involvement of interested citizens and groups within the community. Monthly meetings with the Springville Urban Area Planning Committee have been held during the past two years, along with several meetings with the Springville Area Advisory Council. In addition, two public opinion surveys and a local business survey were conducted within the community as a means of identifying local values and preferences. Thus, it is believed that this plan depicts the needs, desires, and perspectives of the majority of Springville residents, property owners and business people and was formulated in an atmosphere of community support and participation.

As with any community plan, the contents of this document are not considered 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 should, therefore, be reviewed on a regular basis with the assistance and participation of local citizens and groups. By doing so, it is anticipated that the Springville Community Plan will continue to provide meaningful and necessary guidance for 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 (county or city) prepare and adopt a comprehensive long-term general plan for the physical development of the lands within its boundaries. A general plan must function as "a statement of development policies" and must include a diagram(s) and text setting forth goals, policies, standards and plan proposals. The plan must include all of the following elements: land use, circulation, housing, conservation, open space, seismic safety, noise, scenic highways, and safety. In addition, State law provides that a local agency may include one or more of several optional elements, depending upon the needs and characteristics of the jurisdiction.

Within the County of Tulare, the General Plan has been historically developed on a county-wide basis; the County's development policies, therefore, emphasize county-wide issues and concerns. In establishing land use planning policies on an areawide basis, the Tulare County Board of Supervisors also recognized that several unincorporated communities (including Springville) have localized land use needs and problems which should be addressed in a specific manner. Therefore, community plans were prepared for individual communities, with primary emphasis placed upon land use and traffic circulation planning.

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

Land Use:

The "Land Use" portion of the plan designates the proposed general distribution and general location and extent of the uses of the land for housing, business, open space, recreation, education, public buildings and grounds, liquid waste disposal facilities and other categories of public and private uses of land. The land use plan includes a statement of the standards of population density and building intensity recommended for the various segments of the planning area. The land use plan will also identify areas covered by the plan which are subject to flooding.

Circulation:

The "Circulation" portion of the plan will designate the general location and extent of existing and proposed 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, which is termed the "planning period." For Springville, the planning period encompasses a time frame of approximately 20 years. Thus, population and land demand projections are formulated on a planning period extending to the year 2005, which provides a reasonable time frame for estimating future growth trends and needs. This does not mean, however, that the community plan will remain static during this period. As conditions and needs within the community may change during the planning period, the community plan must be periodically reviewed so that appropriate modifications can be made. In this way, the plan will continue to serve the community in an effective manner throughout the planning period.

RELATIONSHIP TO OTHER TULARE COUNTY GENERAL PLAN ELEMENTS:

The County of Tulare has adopted all of the general plan elements required by State law (Land Use, Circulation, Housing, Conservation, Open Space, Seismic Safety, Noise, Scenic Highways, and Safety) and also has adopted optional elements (Urban Boundaries, Recreation, Water and Liquid Waste Management, Aviation, and Public Buildings). These elements are structured for application on a county-wide basis and are therefore broad in scope, thus typically addressing the Springville planning area in a general manner only. Nevertheless, as all general plan elements have essentially equal status under the law, the policies and directives established in these adopted elements that are applicable to the Springville planning area must be followed.

The Springville Community Plan refines the County's general plan policies to reflect the needs, desires, and values of the community and its citizens. As mentioned earlier, this refinement will primarily focus upon land use and circulation issues, with secondary emphasis placed upon 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 no conflicts with existing general plan policies will be established by adoption of the 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 establishes the Urban Area Boundary for Springville. This element is amended to expand Springville's Urban Area Boundary to be coterminus with the Springville planning area. The revised Springville Urban Area Boundary is illustrated in Exhibit B.

Open Space Plan:

The Open Space Element designates properties within the Springville Urban Area Boundary as "Urban Expansion" and "Floodplain" (along the Designated Floodway of the Tule River). Several properties proposed to be included in the Springville Urban Area Boundary were previously designated as Extensive Agriculture in the Open Space Element. The Open Space Element is therefore amended to designate these properties as Urban Expansion.

Foothill Growth Management Plan:

The Springville Community Plan expands the limits of the previous urban area boundary to include approximately 108 acres on the west, south and east fringes of the community. These properties were previously situated within the foothill region and, as such, were subject to the policies and standards of the Foothill Growth Management Plan. Due to their characteristics, these properties are more closely associated with the Springville community, so they are appropriately included in the planning area. The Foothill Growth Management Plan is therefore amended to exclude these properties from the foothill planning area.

A final matter to be discussed in this regard is the community plan's close relationship with the Foothill Growth Management Plan (FGMP), an element of the Tulare County General Plan. In 1981, the Board of Supervisors adopted the Foothill Growth Management Plan as the means of establishing policies and standards for future development activity within the foothill region of the County. Although not included within the approximately 575,000 acre foothill planning area, the community of Springville is surrounded by land subject to FGMP authority. In addition, the FGMP specifically recognizes Springville's past and present role as a rural service/tourist commercial center and contains certain policies directed at maintaining and strengthening this role. Thus, as the FGMP prescribes development policies and standards to lands surrounding the Springville planning area and contains policies that directly and significantly affect the community, special care has been taken to assure that the Springville Community Plan will work in concert with the Foothill Growth Management Plan to provide a suitable framework for the development of this portion of the Tulare County foothill region.

It should be noted that the Foothill Growth Management Plan contains a policy which recommends that an Urban Improvement Boundary (20-year growth line) be developed for Springville. Recent amendments to the Urban Boundaries Element eliminate the Urban Improvement Area concept for unincorporated communities such as Springville and require the eventual reclassification of Urban Area Boundaries to Urban Development Boundaries. The elimination of the Urban Improvement Area concept prevents the establishment of an Urban Improvement Boundary for Springville and thereby nullifies the effect of the above-mentioned policy. The reader should also note that this document will continue to refer to the Urban Area Boundary, as a formal conversion to the Urban Development Boundary concept has not occurred for Springville.

USE OF THE COMMUNITY PLAN

The Springville Community Plan prescribes the manner in which the planning area will develop and grow in the foreseeable future. Its policies will form the basis for future decisions by the County of Tulare regarding 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 Springville planning area. Finally, as the plan establishes a site plan review process and contains standards for the development of property, in conjunction with various State laws and County ordinances, it provides the authority for requiring necessary physical improvements in conjunction with private development projects, such as parking facilities, which enhance the physical, social and economic environment of the community while protecting the health, safety, and welfare of its citizens.

CHAPTER II

THE SPRINGVILLE STUDY AREA

CHAPTER II

THE SPRINGVILLE STUDY AREA

REGIONAL SETTING

Springville is situated in the lower foothills of the Sierra Nevada mountain range, within the Tule River basin, and lies immediately southwest of the confluence of the North Fork and Middle Fork of the Tule River. Access to Springville is primarily provided by State Highway 190, which connects the community to Porterville, located approximately 15 miles to the southwest. Regionally, the community is situated in the foothills on the east side of the San Joaquin Valley, approximately 55 miles north of Bakersfield and 70 miles southeast of Fresno (see Exhibit A).

HISTORICAL PERSPECTIVE[1]

The Tule River basin was originally inhabited by the Yaudanchi Indians, a sub-tribe of the Yokut Indians. The Yaudanchis thrived on the gathering of nuts, berries and other types of natural vegetation and the taking of local fish and game. The Yaudanchi Indians were considered to be the most hostile of any in the region, and periodic skirmishes occurred as the area was gradually being settled. The earliest known explorations of the basin were conducted in the late 1700's when Spanish expeditions traversed the lower Tule River basin. In 1806, the Spanish Lieutenant Gabriel Moraga explored the Tule River (then known as Rio de San Pedro) from the shores of Tulare Lake to the foothills.

The first Anglo-American known to have visited the Tule River Basin was Jedediah Smith. In 1827, he and his party trapped beaver throughout the basin. Records indicate that Ewing Young, Kit Carson, and John C. Fremont also visited the area prior to 1850.

In 1857, a contingency of military and civilian forces attacked a fortified Indian camp in the vicinity of Battle Mountain on the North Fork Tule River. This effort led to dispersal of the Indians into the higher mountains. Later that year, an Indian reservation located southeast of Porterville was established and in 1873, the Indians were relocated to the present reservation located along the South Fork of the Tule River.

During the 1860's, the Tule River basin experienced increasing development as settlers, lumbermen, and cattle ranchers began moving into the area. Citrus fruits and apples were introduced and agriculture began to flourish. A wagon road was established from Porterville into the basin and, by 1872, another road was completed extending through Yokohl Valley to the area now known as Milo. The Tule River basin continued to develop as way stations, post offices, lumber mills and homesites were constructed in scattered locations.

The first Anglo-American known to inhabit the area upon which Springville now exists was William Daunt, who built a house, bar and store in the area just north of the Springville rodeo grounds (a stone chimney now marks the site). The area was known as Daunt until around 1890 when it began to be called Soda Spring for the effervescent spring located on the west bank of the Tule River approximately one mile northeast of Daunt's store. In 1886, a post office was established in the store.

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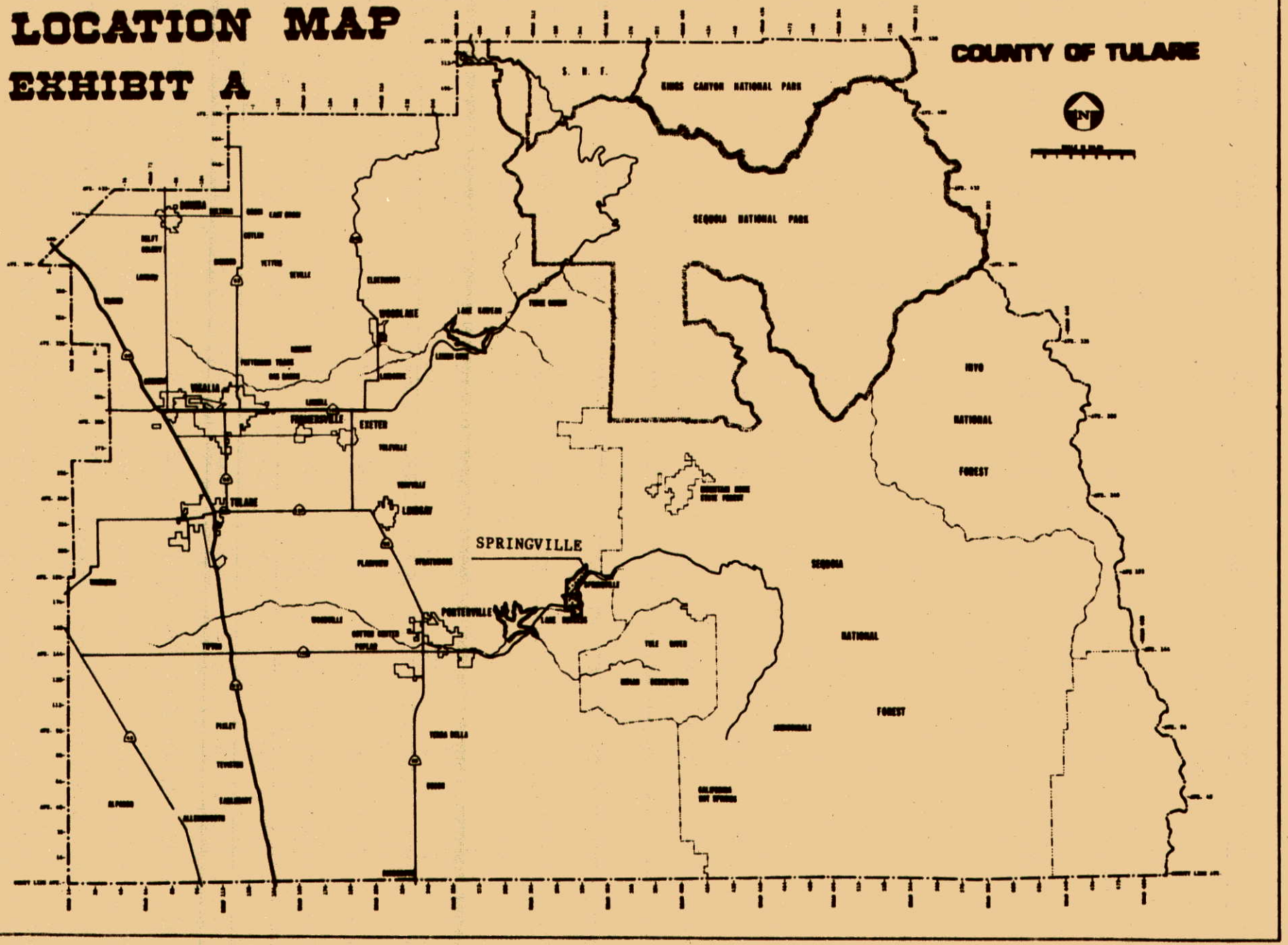
1. Much information contained in the Historical Perspective was contributed by Springville residents Millie Gann and Virginia Radeleff. Additional information was obtained from "Flood Plain Information - Tule River, Springville, California", U.S. Army Corps of Engineers, July 1968.

LOCATION MAP

EXHIBIT A



In 1889, a lumberman, Avon Coburn, purchased a 160 acre block of land encompassing the existing central portion of the community, of which he set aside 18 acres for a townsite. In 1890, Coburn, who was married to William Daunt's daughter, Fannie, purchased the store and post office and moved the facilities to the townsite. In 1911, the name of the community was officially changed to Springville.

In 1892, the Mt. Whitney School was erected on the site of the present community park. This building was eventually destroyed by fire in 1929, and a new school was later constructed on Ward Avenue, which is still in use today.

Avon Coburn contributed significantly to the development of the community. Coburn built a planing mill and box factory near the soda springs, rental homes and several commercial buildings. He sold residential lots and lumber for construction and eventually developed a community water system. In the 1920's a public utility district was formed which took over operation of the water system.

The next few years was a busy period in Springville's history. Surveys and construction of two powerhouses on the Tule River and a railroad line provided many jobs and business opportunities. The Edison powerhouse, located two miles northeast of the planning area, was completed in 1909. The Porterville Northeastern Railroad was completed in 1911 and provided rail transportation from Porterville to Springville to serve fruit growers and excursionists. In 1912, the line was acquired by the Southern Pacific Railroad Company. The line to Springville was abandoned in 1935 but the train continued to run to the Lake Success area until 1958, when the lake was developed. The abandoned railroad right of way is now the alignment of Tule River Drive in the eastern portion of the community.

In 1911, Harry Wilkinson built a cement block building on the northeast side of Main Street (State Highway 190) which now contains a restaurant (Springville Inn). In 1912, Charles Elster completed a large brick building on the southeast side of Main Street which currently houses several businesses. The Pacific Gas and Electric Company powerhouse, located along Highway 190 approximately 8 miles northeast of Springville, was completed in 1912. This facility provided electricity to the community.

In 1919, the Tulare-Kings County Joint Tubercular Sanitarium was constructed in the north portion of the community on 42 acres purchased from Charles Elster. The hospital was in operation for 50 years, until 1969. During this period, the hospital provided many jobs for local residents and generated considerable local business activity. The facility was unused from 1970 until 1976, when the Tulare County Housing Authority converted the facility to a senior citizen complex called Sequoia Dawn. The complex is still in operation and provides an important source of affordable senior citizen housing in the community.

In February, 1983, an early-morning fire destroyed Gifford's Market (the town's largest grocery store at that time), Melody Hill Bar, Bette's Beauty Salon and a portion of the Elster Building. Damage from the fire was estimated at one million dollars. The first three commercial operations were situated in an old wood frame structure that was several decades old. At the time of this writing (June, 1984), only the Elster Building had been restored.

Since the 1920's, Springville has grown to serve as a rural service center for an expanding foothill population, not just in Springville proper, but in the Balch Park Road, Globe Drive and other nearby residential/agricultural areas. In addition, Springville has gradually increased its role as a tourist-commercial node. As the community serves as a gateway to the Sequoia National Forest and several mountain-recreation facilities and communities, tourism has contributed significantly to the well-being of the local economy. Further, recognizing the beauty and quality of life in the Springville area, retirees and persons escaping the fast pace of urban areas have been moving to the community and nearby areas. All these factors have combined to generate a gradual growth in the community during past years, which will undoubtedly continue into the future.

EXISTING DEVELOPMENT PATTERNS AND CONDITIONS

The community of Springville is developed in a linear pattern bisected by State Highway 190, which is the focal point from which development emanates. This pattern has evolved not only due to the fact that Highway 190 provides primary access to and through the community, but also because of the existence of the Tule River and steeply sloping lands which constrain growth on both sides of the highway. Due to the limited area and availability of community water and sewer services, development densities in and near the downtown area are urban in character. Conversely, the southwestern portion of the planning area has a rather abundant supply of developable land but is not served by community water and sewer facilities; therefore, development has historically occurred on large, more rural type lots (lots 1-5 acres in size).

The distribution of land uses existing within the planning area is shown in Table II-1. As the table indicates, the dominant land use within the planning area is agriculture/open space. Exhibit B illustrates the existing generalized land use in the community.

Table II-1
EXISTING GENERALIZED LAND USE

LAND USE	ACREAGE (rounded)	PERCENT OF TOTAL
Single Family Residential (includes mobilehomes on individual lots)	117	12.4
Multiple-Family Residential (includes Sequoia Dawn)	17	1.8
Mobilehome Park	4	.4
Commercial	8	.9
Light Industrial	2	.2
Public and Semi-Public	25	2.6
Agriculture	466	49.2
Vacant (includes roads and floodway)	292	30.7
Lakes	17	1.8
TOTAL	948	100.0

Prepared by Tulare County Building and Planning Department, January 1982, based upon a land use survey completed November 10, 1981. (Note: The figures in Table II-1 include only those areas currently within the Springville Urban Area Boundary.)

Residential Uses

Residential uses exist throughout the planning area. Within the boundaries of the Springville Public Utility District (SPUD) (see Exhibit B), which provides community water and sewer services, residential densities are generally urban in nature (6,000-10,000 sq. ft. lots). Approximately 73.3 % of the housing within the planning area lies within the SPUD Boundary. Outside of the SPUD boundaries, where septic tank/leach line systems and individual domestic wells are utilized, residential densities are more rural, with parcels exceeding one acre in size.

Dwellings existing within the planning area can be classified into four major types: 1) site-built single family homes on individual lots; 2) mobilehomes on individual lots; 3) mobilehomes in mobilehome parks; and 4) multiple family (apartment) units. Included in the fourth classification is the Sequoia Dawn Retirement facility, which contains 115 studio and one bedroom apartments.

In 1980, a housing condition survey was conducted in Springville by the County of Tulare. The survey revealed that 569 dwelling units existed within the planning area, distributed as shown in Table II-2.

Table II-2
HOUSING BY TYPE (1980)

TYPE	NUMBER OF DWELLING UNITS	% OF TOTAL
Standard Single-Family Detached	309	54.3
Mobilehome on Individual Lot	92	16.2
Mobilehome in Mobilehome Park	23	4.0
Multiple Family	30	5.3
Sequoia Dawn	115	20.2
TOTAL	569	100.00

Source: 1980 Tulare County Housing Condition Survey

The condition of housing in the planning area is relatively good. The 1980 Housing Condition Survey states that of the total private housing stock (454 dwelling units, excluding Sequoia Dawn), 70.8% (321 units) were classified as sound, 25.3% (115 units) were classified as deteriorated, and 3.9% (18 units) were classified as dilapidated. Of the 30 unincorporated communities existing within Tulare County, Springville had the fourth highest percentage of sound housing. Further, it should be noted that housing conditions in the community in 1980 were substantially better than the overall average for Tulare County unincorporated communities, as depicted in Table II-3.

TABLE II-3
HOUSING CONDITION WITHIN SPRINGVILLE
AS COMPARED WITH COUNTY-WIDE AVERAGE
FOR UNINCORPORATED COMMUNITIES IN 1980

	SOUND	DETERIORATED	DILAPIDATED
Springville	70.8%	23.5%	3.9%
Tulare County Average	59.1%	27.4%	13.5%

Source: Tulare County Housing Condition Survey of 1980

Housing condition within the Springville planning area has improved substantially over the period from 1970 to 1980, as shown in Table II-4. This improvement primarily reflects the construction of a significant number (145) of new private dwellings, but also indicates that some existing dwellings were upgraded.

TABLE II-4
COMPARISON OF HOUSING CONDITION
BETWEEN 1970 and 1980
BY PERCENTAGE

	1970	1980
Sound	26.7%	70.8%
Deteriorated	51.1%	25.3%
Dilapidated	22.2%	3.9%

Source: Tulare County Housing Inventory, 1970, and Tulare County Housing Condition Survey, 1980.

According to the 1980 U.S. Census, approximately 55.3% (251 units) of all private dwelling units (excluding Sequoia Dawn) within the planning area are rented, which represents a 6.4% increase from 1970, when 48.9% of all available housing was used or offered as rental. Further, percentages of rental units in Springville during 1980 is markedly higher than the percentage (35.5%) for the entire unincorporated area within Tulare County.

The 1980 vacancy rate for the planning area was 10.6% (48 dwelling units). The vacancy rate for owner-occupied units was 2.3%, while the vacancy rate for renter-occupied units was 17.4% (1980 U.S. Census).

Commercial Uses

Little documentation is available regarding commercial growth trends in the community. However, past commercial activity appears to have been based upon Springville's role as a local service and tourist commercial center. General and service commercial facilities are responsive to the needs of both residents from within the planning area and from nearby residential areas and local agricultural operations. Further, as discussed earlier, Springville serves as a gateway to the Sequoia National Forest and nearby mountain resort and commercial recreation areas. This ideal geographical location has generated a tourist commercial trade for the community that will likely increase in the future.

Commercial development within the community has almost exclusively occurred along State Highway 190. Most of this development is currently concentrated within the "downtown" commercial area located on both sides of Highway 190, generally between Cramer Drive and Bridge Street. This area contains a mixture of general, tourist, and service commercial uses. Additional commercial uses are scattered in other portions of the planning area along Highway 190. Between Bogart Drive and Upper Globe Drive exist several tourist commercial uses, including a realty office, convenience store, and fruit stand. Other uses scattered along Highway 190, north of the downtown area include a restaurant and general store. An automobile parts store located on Ward Drive approximately 400 feet west of Highway 190 is the only retail commercial use within the planning area not having direct access to the highway.

Professional Office Uses

With the gradual increase in the local population, the demand for professional services has increased to a degree that such services are now available in Springville instead of necessitating going to nearby cities (such as Porterville). A limited range of professional office uses exist within the community, including real estate, insurance, medical, pharmaceutical and dental services.

Recreation Uses

Recreational facilities are scattered throughout the planning area. Most obvious is the presence of the Tule River, which flows through the community. The river provides considerable passive and active recreation opportunities and contributes significantly to the natural beauty and character of the community. However, as the river crosses primarily private lands within the planning area, public access to the river is limited. Public access to the river begins approximately 2 miles northeast of Springville within the Sequoia National Forest.

Other recreational and open space facilities within the planning area include the community park located next to the County fire station and containing open lawn area, tennis court, and public restrooms in a .78-acre site, the Veteran's Memorial Building, the Springville Elementary School grounds, and various facilities available at local churches. The Springville Rodeo facility provides additional recreation opportunities for both residents and tourists at rodeos and related events.

Agricultural/Open Space Uses

As noted in Table II-1, agricultural/open space uses encompass 466 acres or 49.2% of the planning area. These properties are primarily situated in the southwestern and northern portions of the community. The dominant land use in these areas is animal raising and cattle grazing, although a concentration of citrus orchards exists in the extreme southwestern portion of the planning area, west of Bogart Drive.

Although no precise historical data is available, an examination of recent growth patterns indicates that large scale agricultural uses are gradually converting to rural residential and, to a lesser degree, urban uses. This trend is most evident in the southwestern portion of the planning area where rural residential development is becoming increasingly prevalent.

Sequoia Dawn Retirement Facility:

The Sequoia Dawn retirement complex is situated on a 42+ acre site that is owned by the County of Tulare. Since the complex was converted from a sanitarium to a retirement facility in 1976, the Tulare County Housing Authority has leased the property from the County and administered the residential facility. At the time of this writing, Sequoia Dawn has a resident population of 128 persons. The complex provides a total of 118 rental units, as follows: 80 studio units; 32 one bedroom units, and 6 units with two or more bedrooms. A small number of these units are used as employee housing. At this time, 25 studio units and 1 single bedroom units are vacant, which represents a 22% vacancy rate.

The Sequoia Dawn retirement facility is noted for its peaceful setting and small town environment. The rather open layout of the complex, the available open space areas and the surrounding natural setting promotes pedestrian movement within the facility. The rural atmosphere of Springville and the scenic nature of the site encourages outdoor activities such as walking and gardening. In addition, the availability of medical services, recreational facilities and social activities provided additional amenities at Sequoia Dawn that are attractive to prospective renters.

Other Uses

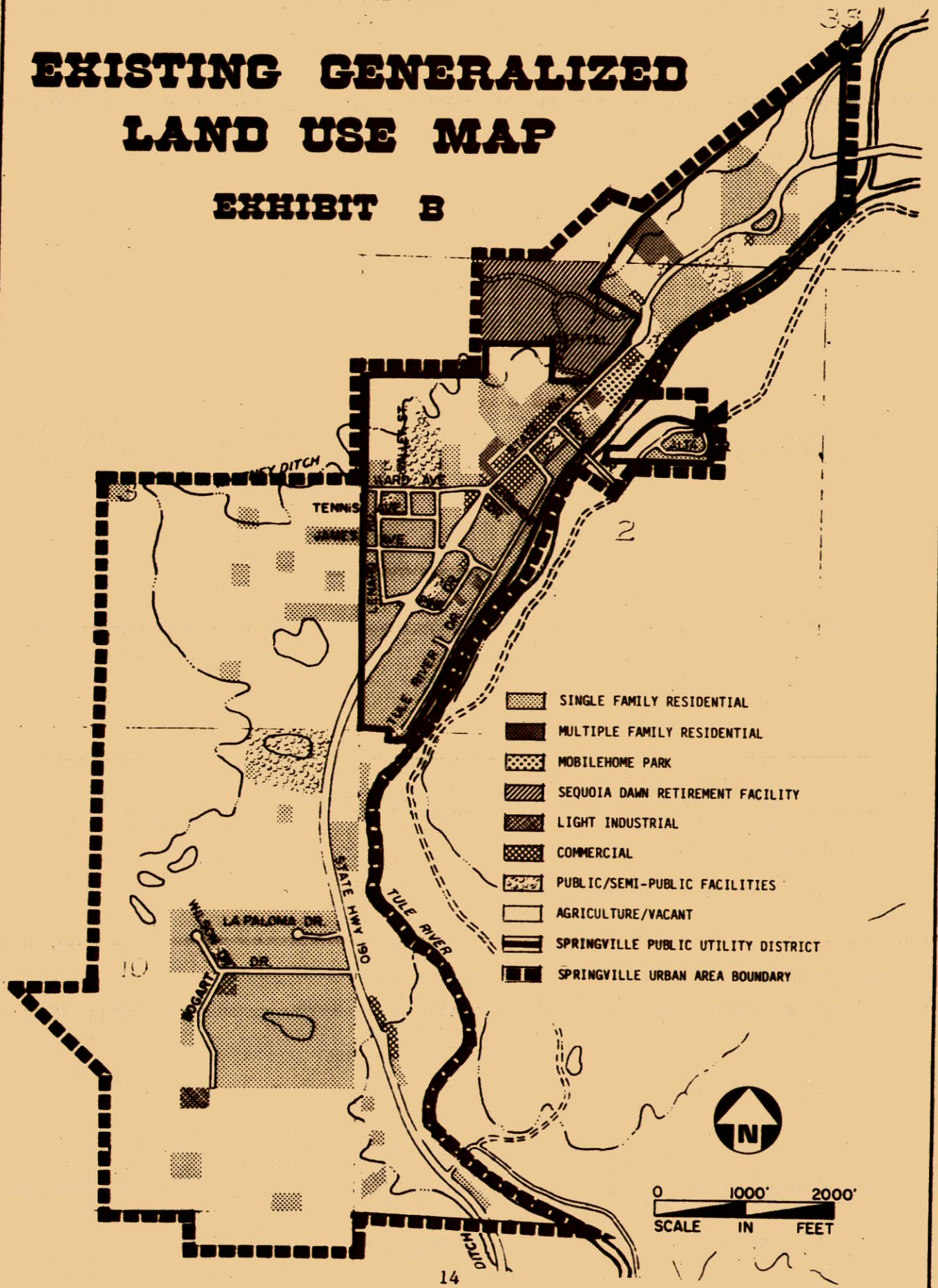
As with all communities, Springville contains several miscellaneous uses which cannot readily be classified into any of the above categories, but are nevertheless important to the community's well-being. Such uses include a small citrus packing house (near the southwest end of Bogart Drive), five churches, the elementary school, a cemetery, an agricultural gate manufacturing operation and other miscellaneous private and semi- private uses. In addition, a County of Tulare/State Division of Forestry fire station (at the southwest corner of Bridge Street and Highway 190) and a U.S. Forest Service fire station and maintenance yard (on State Highway 190, approximately 500 feet southwest of Balch Park Road) provide fire protection facilities and services for the general area. Public works facilities also exist within the community, including the sewage treatment facilities for the Springville Public Utility District (SPUD) and Sequoia Dawn, and telephone and electrical substations. On March 13, 1984, a new 2,200 sq. ft. post office began operation on a site located on the southeast side of State Highway 190, approximately 70 feet northeast of Bridge Drive.

Before concluding this section it is important to note that Springville does not have a substantial amount of industry. While the community has, in the past, contained industrial uses (primarily sawmills), none of these uses exist today. Only two light industrial uses exist within the planning area: a citrus packing house and agricultural gate manufacturing operation, both situated on Bogart Drive in the southwest portion of the community. Due to Springville's rather remote location, limited public facilities and small labor force, it is unlikely that a significant amount of industrial growth will occur in the community during the planning period.

The final land use consideration that should be discussed is the prevalence of scattered vacant properties within the urban area boundary. Excluding roads, vacant land comprises approximately 20% of all land within the Urban Area Boundary. These lands are contained in parcels generally less than 5 acres in size and are primarily vacant rural-residential parcels, unused portions of partially developed properties or within the Tule River floodway. It is anticipated that as the community grows, the vacant properties outside of the floodway will be gradually utilized as new areas develop and infilling of established areas occurs.

EXISTING GENERALIZED LAND USE MAP

EXHIBIT B



POPULATION CHARACTERISTICS

The general population residing within the Springville planning area has increased significantly in recent years. From a total of 768 persons residing within the planning area in 1970, the population increased by 49.1% to 1,145 persons in 1980. However, much of this increase is attributable to the establishment of the Sequoia Dawn retirement facility and is therefore not truly reflective of changes in the general population of the community. Table II-5 depicts the population increases within the various geographic segments of the community.

As can be seen in Table II-5, the population of the entire planning area has grown substantially. The highest rate of growth has occurred in the area outside of SPUD boundaries, which has experienced a 167.1% population increase. However, it should be noted again that this growth rate is artificially inflated due to the inclusion of senior citizens occupying the Sequoia Dawn facility during that time period. Nevertheless, the general population (excluding Sequoia Dawn residents) of the area outside of SPUD boundaries has grown significantly, as the 81.2% growth rate indicates.

TABLE II-5
1970 AND 1980 POPULATION CHARACTERISTICS
For Springville Planning Area

Category	1970	1980	INCREASE NO.	INCREASE %
Total Population (Including Sequoia Dawn)	768	1,145	377	49.1%
Total General Population (excluding Sequoia Dawn)	768	1,017	249	32.4%
Population Within SPUD Boundaries Only	619	747	128	20.7%
Population Outside of SPUD Boundaries (Including Sequoia Dawn)	149	398	249	167.1%
Population Outside of SPUD Boundaries (excluding Sequoia Dawn)	149	270	121	81.2%

Source: 1970 and 1980 United States Census

Based upon the total general population data shown in Table II-5, and the number of dwelling units (excluding Sequoia Dawn) displayed in Table II-3, the average household size (i.e., the average number of persons residing within each dwelling unit) can be determined, as shown in Table II-6. Table II-6 indicates the average household size within the planning area decreased during the 1970-1980 period from 2.48 to 2.24 persons per dwelling unit. This decrease is not readily attributable to any one factor but is likely caused by such trends as an increase in the overall age of the general population and a greater emphasis on family planning.

TABLE II-6
AVERAGE HOUSEHOLD SIZE
1970 and 1980

	Total Springville Population	Total Dwelling Units	Average Household Size
1970	768	309	2.48
1980	1,017	454	2.24

Prepared by Tulare County Building and Planning Department.

ECONOMIC CONDITIONS

As stated earlier, the local economy has historically been based upon Springville's role as a local commercial/service center and upon tourist-commercial trade. As precise retail sales date is unavailable for the Springville planning area, the proportion of the total market activity which the two sub-markets each comprise cannot be accurately ascertained. However, the general characteristics of the Springville area (including market area, traffic data, and types of commercial operations) indicate that tourism is presently not the dominant commercial activity within the planning area, and that general commercial trade among local residents and businesses comprises the majority of the local economy.

The estimated trade area for the community of Springville was calculated, based upon a formula derived by William J. Reilly in his "Methods of Study of Retail Relationships" published in 1928 (and still widely used today). The estimated trade area identifies the geographic population which would be "pulled" to the community's shopping facilities based upon several factors, including the travel distance to competing shopping centers (such as Porterville) and the populations of Springville and competing communities. The 1970 and 1980 estimated trade area populations derived from Reilly's formula is shown in Table II-7. The Sequoia Dawn population has been excluded so that the growth rate for the general trade area population can be accurately identified.

TABLE II-7
TRADE AREA POPULATION ESTIMATES
1970 and 1980

	1970	1980	# Increase	% Increase
Trade Area Within Planning Area (excluding Sequoia Dawn)	768	1,017	249	32.4%
Estimated Trade Area Outside Planning Area	689	1,253	564	81.9%
Estimated Total Trade Area	1,457	2,270	813	55.8%

Prepared by Tulare County Building and Planning Department (based upon 1970 and 1980 U.S. Census Data)

It should be emphasized that this information depicts the estimated Springville trade area on a general basis only and may not reflect unique circumstances affecting the trade area.

As Table II-7 indicates, the estimated trade area population has increased markedly between 1970 and 1980. However, the portion of the trade area situated outside of the planning area has experienced the most significant population growth. This growth is reflective of the considerable residential construction activity that has occurred in recent years in the Globe Drive, Pleasant Valley and Balch Park areas, which all lie within Springville's estimated trade area. Growth within the outlying rural-residential areas is expected to continue into the foreseeable future.

The growth in the trade area population is an indication that Springville's economy has also expanded in recent years. This conclusion is supported by an examination of past requests for permits for commercial development, which reveals that the total land area within the community being used for commercial purposes has increased gradually in recent years.

ENVIRONMENTAL SETTING

Topography

The Springville planning area is situated within a small valley in the lower foothill region of the Tule River basin. The topography ranges from gently sloping on the floor of the valley to steep along the side slopes of the mountains bordering the planning area on the west and east. The Tule River traverses the easterly portion of the planning area in a northwest to southwest direction. Elevations within the planning area range from approximately 855 to 1040 feet above mean sea level.

Most of the planning area is situated on gently to moderately sloping terrain as shown in Exhibit D (Map). Thus, no severe development constraints will exist with regard to topography within the planning area. However, appropriate measures should be incorporated into all development projects on substantially sloping property (15% and greater) to ensure that problems associated with drainage, soil erosion, slope stabilization and aesthetics are minimized.

Climate

Springville'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. Dry conditions generally prevail each year from April to November. During winter, daily temperatures will usually range from highs between 40 and 60 degrees to lows between 20 and 40 degrees. Total annual rainfall averages approximately 16 inches but has exceeded 30 inches in wet years. Cool, light winds flow down from upper mountain slopes during evening hours, with the flow reversed during daylight hours. Fog is limited within the planning area due to topographical and elevational conditions.

Springville's pleasant climate will continue to be an attractive aspect of the community, especially to retired persons seeking to reside in an area with mild winters. The relative absence of fog is another attractive feature of the local environment.

Soils

The Soil Survey of Tulare County, California, Central Part, published by the United States Department of Agriculture - Soil Conservation Service and the United States Department of the Interior - Bureau of Indian Affairs in 1981, identifies the general soil characteristics of the planning area. The characteristics of the soils within the planning area are described as follows:

Cleneba-Rock outcrop complex - 15-75% slopes: A hilly to very steep soil and rock outcrop located on ridge tops and uneven side slopes. The surface layer is light brownish gray course sandy loam about 16 inches thick. Below this is strongly weathered granite rock. Cleneba soils are shallow and somewhat excessively drained. Surface run-off is rapid or very rapid and erosion hazard is high or very high. Limitations for septic tank absorption fields are severe, due to shallow depth to rock, severe slope conditions, and slow percolation. Covers 8.5% of the planning area.

Exeter loam - 2-9% slopes: A well drained, undulating to gently rolling soil. The surface layer is loam to a depth of about 30 inches to hardpan. Surface run-off is slow to medium and erosion hazard is slight or moderate. Permeability is moderately slow. Limitations for sewage disposal are severe due to slow percolation and hardpan characteristics. Covers 4.0% of the planning area.

Blasingame sandy loam - 9-30% slopes: A moderately deep, well drained soil located on uneven side slopes in the lower foothills. Surface and subsurface loams and clay loams have a depth of approximately 30 inches, below which exists strongly weathered quartz diorite. Surface run-off is medium and erosion hazard is moderate. Permeability is moderately slow. Limitations for septic tank absorption fields are severe due to shallow depth to rock and slow percolation. Covers 29.0 % of the planning area.

Blasingame-Rock outcrop complex - 9-50% slopes: A rolling to steep soil and rock outcrop on uneven side slopes in the lower foothills. The Blasingame soils are described above. Rock outcrop consists of exposures of hard quartz diorite. Rock outcrop is impermeable, so run-off is very rapid with no erosion hazard. Covers 1.1% of the planning area.

Clear Lake clay, drained: A very deep, poorly drained soil located on alluvial fans and basins and swales of drainage ways. Surface and subsurface materials are dark gray and gray clay to a depth of 66 inches. Permeability is slow. Limitations for septic tank absorption fields are severe due to slow percolation. Covers 0.7% of the planning area.

Riverwash: This area consists of deep sand and gravel located adjacent to rivers and intermittent streams. During normal high water periods, parts of these areas are inundated. Due to the high sand content and potential for inundation, these areas are considered unsuitable for urban development. Covers 6.5% of the planning area.

Tujunga sand: A very deep, somewhat excessively drained soil located on alluvial fans. The surface layer is sand to a depth of 8 inches; underlying material is sand and coarse sand to a depth of 60 inches. Surface run-off is slow and erosion hazard is slight. Permeability is rapid and limitations for septic fields is slight. Covers 4.8% of the planning area.

Vista coarse sandy loam - 9-30% slopes: A moderately deep and well drained soil located on ridges and uneven side slopes in the lower foothills. Coarse sandy loam materials exist to a depth of 27 inches; below the soil is moderately weathered quartz diorite. Surface runoff is medium and erosion hazard is moderate. Permeability is moderately rapid and limitations for septic tank absorption fields are severe due to slope conditions and shallow depth to rock. Covers 27.6% of the planning area.

Vista coarse sandy loam - 30-50% slopes: A moderately deep, well drained and steeply sloping soil located on ridges and uneven side slopes in the lower foothills. Surface and subsurface layers of coarse sandy loams extend to a depth of 27 inches, under which exist moderately weathered quartz diorite. Surface runoff is rapid and erosion hazard is high. Permeability is moderately rapid and limitations for septic tank absorption fields are severe due to steep slopes and shallow depth to rock. Covers 1.8% of the planning area.

Vista rock outcrop complex - 9-50% slopes: A rolling to steep soil and rock outcrop located on uneven side slopes (predominantly on south-facing slopes) in the lower foothills. Vista soil is moderately deep and well drained. Surface and subsurface coarse sandy loams extend to a depth of 27 inches, below which exists moderately weathered quartz diorite. Vista soil has medium to rapid surface runoff and moderate to high erosion hazard. Permeability is moderately rapid. Rock outcrop is hard quartz diorite. Rock outcrop is impermeable, so surface runoff is very rapid and no erosion hazard exists. This soil classification has severe limitations for septic tank absorption fields due to steep slopes and shallow depth to rock. Covers 14.6% of the planning area.

Private reservoirs and ponds cover the remaining 1.2% of the planning area.

The distribution of the above soil classifications within the planning area is depicted in Exhibit C.

These soil conditions present no significant obstacles to future development except in the area of sewage disposal. Within those portions of the study area where community sewage disposal services are not available from the Springville Public Utility District, new developments must contain adequate provision for on-site sewage disposal. Such provisions should include the establishment of minimum lot sizes to provide sufficient area for sewage disposal and the utilization of special design (engineered) sewage disposal systems, as stipulated in the Tulare County Subdivision Ordinance.

Flooding[2]

Springville is primarily located on the west bank of the Tule River, although a small residential subdivision is situated on the east bank, north of Bridge Drive. The community is approximately five miles above Success Dam, an earthfill structure completed by the Corps of Engineers in 1961 to provide an 85,000 acre-foot multiple purpose reservoir for flood control, irrigation, and related purposes.

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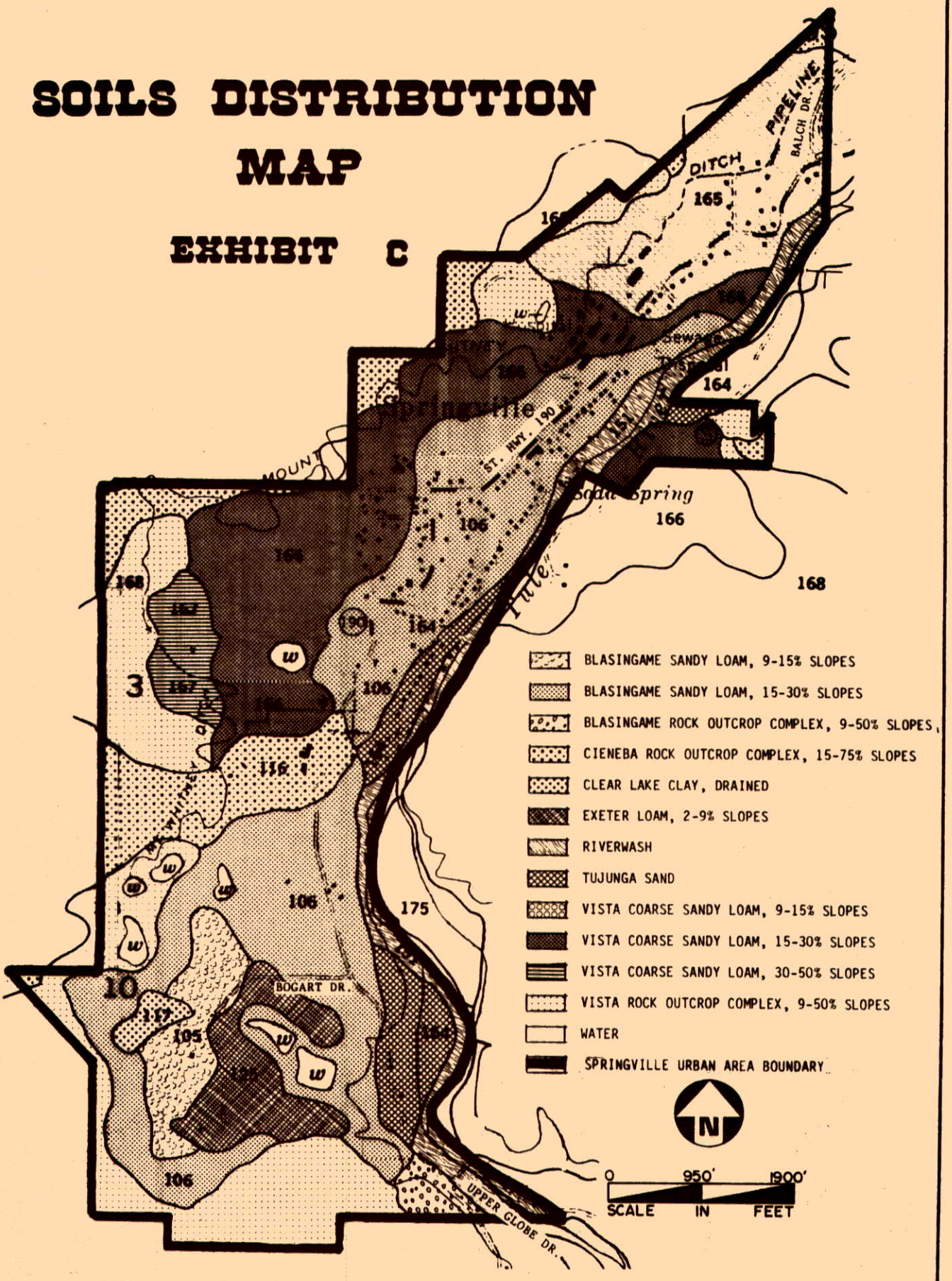
2. Primary information source: Flood Plain Information, Tule River, Springville, California, U.S. Army Corps of Engineers, July 1968.

SOILS DISTRIBUTION MAP

EXHIBIT C



Success Dam and Reservoir is the only existing flood control facility on the Tule River system. However, since the facility is located downstream from the community, it provides no flood protection for the Springville area.

The Tule River flowing through Springville drains a watershed basin that is approximately 209 square miles in size. During an Intermediate Regional Flood (an intensity of flooding occurring on an average frequency in the order of once every 100 years), the Tule River at Springville will discharge at a rate of 40,000 cubic feet per second. During the flood of December, 1966, the largest flood of record on the Tule River system, the Tule River near Springville discharged at a rate of 59,600 cubic feet per second, which significantly exceeded the discharge rate of an Intermediate Regional Flood. This flood culminated the most severe rainstorm of record in the Tule River basin, when more than 20 inches of rain fell on the basin during the period from December 2-6, 1966. In the Springville area, flood losses included the destruction of riverside residences and lots and damage to many other residences, a trailer park, and community water and sewage treatment facilities. Bridges within and near the community were damaged or destroyed during the flooding period.

The State Reclamation Board has established a 100 Year Designated Floodway for the Tule River, the limits of which are shown on Exhibit D. As shown on the map, the Designated Floodway encompasses a number of properties which contain existing development (primarily residences). These improvements will be subject to flood hazards during future flooding situations.

The State Reclamation Board has ultimate jurisdiction over land uses occurring within the Designated Floodway. In the past, the Reclamation Board has generally prohibited the erection of new permanent structures, including residences, within the limits of the Floodway, although in certain unique situations, the Board can issue an encroachment permit for construction within the Floodway. The County of Tulare, recognizing the restrictions being imposed by the State and the threat to life and property that is posed by flooding conditions, has adopted a Flood Plain Management Program within designated floodways to achieve consistency with the State's requirements.

Although flooding is a constraint to development, it will not significantly impede growth within the planning area since the areas that are subject to flooding are accurately identified and a sufficient amount of area not subject to flooding is available to accommodate future growth. However, the development potential of properties situated within the 100 Year Floodway will continue to be significantly limited.

Vegetation

Vegetation within the planning area is primarily foothill woodland type, characterized by annual grasses, wild flower species, and scattered oak trees. Along the Tule River channel exists a relatively dense strip of trees (including such varieties as alder, valley oak, sycamore, cottonwood, willow, and live oak), shrubs (including such varieties as buttonwillow, redbud, manzanita and poison oak), and other types of riparian vegetation.

Rare and endangered plant species that may exist within the planning area are fritillary (Fritillaris striata), pseudo bahia (Pseudobahia piersonii), checker (Sidalcea Kechii) and Springville clarkia (Clarkia Springvillensis). Descriptions of these plant species can be found in a publication published by the California Native Plant Society entitled Rare and Endangered Plant Species (1980) and other recognized plant publications and books.

Vegetative characteristics within the planning areas should present no significant constraints to development. Development projects must be reviewed on an individual basis to determine potential impacts to plant species, especially rare and endangered species, and to identify measures to minimize such effects.

Wildlife[3]

The planning area currently provides a suitable habitat for a wide variety of wildlife. Common wildlife known to inhabit the area and general vicinity include wood ducks, valley quail, mourning doves, cottontail rabbits, racoons, opossums, skunks, coyotes, gray foxes, badgers, and weasels, along with many species of fish within the Tule River. In addition, the planning area lies within the critical winter range habitat of the migratory Tule River deer herd (the winter range generally encompasses the elevational belt between 1,000 and 3,000 feet above sea level in the Sierra foothills), along with being a portion of the habitat of a deer herd that resides in the foothill areas year-round. Further, the planning area is within the historic ranges of the California Condor and the Southern Bald Eagle, which are both classified as endangered species. Finally, the riparian woodland vegetation existing along the Tule River contains several rookeries for the Great Blue Heron, a special concern animal.

Wildlife habitat will not substantially affect future growth within the planning area because considerable development already exists within the area that will have already displaced most local wildlife. As with rare plant species, development projects must be reviewed on an individual basis to determine potential effects to wildlife and measures to minimize such effects.

Seismicity

The 1974 Five County Seismic Safety Element, adopted by the County of Tulare, places the Springville planning area within Seismic Zone SI. This seismic zone is applied to areas that are of sufficient distance from both the San Andreas and Owens Valley fault systems so that land shaking from earthquakes should be minimal. The requirements of the Uniform Building Code applicable to the planning area should be adequate to protect new structures from earthquake damage.

Air Quality

Air quality in the Springville planning area is strongly influenced by regional factors. Tulare County lies within the San Joaquin Air Basin, a basin covering more than 25,000 square miles. The Air Basin extends as far north as San Joaquin County near the Sacramento River Delta area and as far south as the western portion of Kern County. The Air Basin is generally situated in the southern portion of the Great Valley and is bounded on the west by the Coastal Range, on the east by the Sierra Nevada foothills and mountains, on the south by the Tehachapi Mountains, and on the north by the Sacramento Valley and Mountain Counties Air Basins.

The San Joaquin Air Basin currently exceeds both State and Federal air quality standards for certain gaseous pollutants and total suspended particulates. The major contributors of gaseous pollutants in the Air Basin are motor vehicles, while Valley agriculture is the primary contributor of particulate matter.

Because there are no stationary sources in Springville which emit significant amounts of air pollutants, air quality in the Springville area is affected primarily by local and regional mobile sources. Substandard air quality will not present any direct limitations on development; however, efficient vehicular travel should be encouraged during the land use decision-making process.

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3. Primary information source: Tulare County Biological Resources Element (not adopted by the Board of Supervisors).

Archaeology

The California Archaeological Inventory Information Center had determined that portions of the Springville planning area have a high potential for the existence of archaeological resources. The area has a significant potential for the existence of archaeological resources because the local environmental setting (large meadows located along a major waterway) would have been attractive to prehistoric persons. Several recorded and unrecorded prehistoric sites exist within and around the planning area. However, as the planning area has been substantially developed in past years, some archaeological resources may have already been disturbed or destroyed.

The existence of archaeological resources will not significantly hinder future development within the planning area. Sites proposed for new developments should be examined to determine if archaeological resources may exist, and, if so, measures to protect such resources should be incorporated into each project.

Hydrology

Groundwater within the planning area is confined to aquifers that are associated with river alluvium or cracks, fissures and pockets in bedrock. Groundwater systems are annually recharged by runoff from snowmelt or rainfall that falls directly on the foothills or higher mountains to the east. The quality of water pumped from hardrock wells is generally suitable for domestic use. River wells or filter gallery wells located in the floodplain constitute surface water sources and are therefore not as high in quality and are more susceptible to contamination. The County Health Department requires that domestic water drawn from surface water sources be filtered and disinfected.

The Tule River is a perennial surface watercourse and provides the source of domestic water for the Springville Public Utility District (SPUD) and other private use. Water taken from the river for SPUD use is filtered and disinfected prior to use. A detailed discussion of the SPUD water system is contained in the following section.

One area of significant concern for users of private wells is the potential for groundwater overdrafting (depletion). Overdrafting can cause hardships for persons who have wells immediately downhill from a project's well and to a lesser extent, to persons in the Valley who depend upon this water for domestic, agricultural, industrial or recreational purposes. Groundwater overdraft occurs in two distinct areas of the foothills. One area involves a geologic/hydrologic condition where hardrock wells are utilized to pump groundwater. These wells penetrate bedrock cracks, fissures and pockets that contain trapped water. It is possible that a hardrock well could enter the same series of cracks and fissures that a downhill well had penetrated. Pumping water from the uphill portion of this confined aquifer could cause the adjacent well to yield less water or become totally depleted.

Care should be taken to assure that, in those areas where hardrock well systems are to be utilized, local groundwater systems will not be overdrafted (depleted) by new developments. Decision-making bodies should, with the assistance of the County Health Department, identify potential water demand to be generated by development proposals for comparison with past data regarding local well productivity, recharge, and failure. In this manner, the effects of development proposals upon hydrological conditions can be determined and considered in the decision-making process.

A second type of groundwater overdraft involves river alluvium aquifers. Pumping from a river or a river's aquifer can leave downstream users short of water. To resolve this problem, decision-making bodies should check the water needs of a proposed project and confer with local water-related agencies to determine if downstream water users will be affected. Further, project applicants should be required to submit evidence of ownership of water rights (or shares) prior to pumping from the river aquifer, thus avoiding the potential of leaving downstream users short of water.

With additional development occurring within the community during the planning period, water pollution caused by water-borne contaminants will increase. Contaminants such as sewage effluent, fertilizers, and pesticides are examples of chemical compounds that could enter the groundwater system and result in health-related problems. These health problems are generally a consequence of a deterioration in the quality of drinking water because of increases in bacteria and viruses, salts, and pesticides. With the occurrence of growth in the community, such potential problems cannot be avoided. However, through adequate review of future development projects by affected agencies and decision-making bodies, the potential for these problems to occur can be minimized. In addition, various State and County agencies having jurisdiction over water quality are required to provide necessary water quality monitoring services which should prevent future water quality problems.

COMMUNITY FACILITIES

Domestic Water

Domestic water for properties within the Springville Urban Area Boundary (UAB) is supplied by a community water system or by private domestic wells.

Community water service is provided by the Springville Public Utility District (SPUD), whose service area encompasses roughly the northern half of the Springville UAB and contains approximately 444 acres. Water for the SPUD system is drawn from the Tule River several miles east of Springville and is transmitted by flume and pipe to the existing SPUD water treatment facility located on the west bank of the North Fork of the Tule River immediately upstream of the confluence of the North and Middle Forks of the Tule River.

Treatment of the water at the existing facility consists of filtration followed by chlorination. Due to the age and condition of this facility and also since it is not capable of producing treated water that meets the turbidity requirements of both state and federal drinking water standards, a new water treatment facility is now being constructed. The new facility will be located approximately one mile east of the existing treatment plant near the Southern California Edison Company power plant, whose tailrace the District uses. Improvements at the new facility will consist of a treatment plant, water storage tank, and raw water reservoir (to allow for water storage for utilization during extremely low flow conditions in the Tule River or for times when water is not able to be diverted from the tailrace inlet). Water treatment will include turbidity level reduction, filtration and chlorination. Construction of the new facility is anticipated to commence in November of 1984.

The Springville PUD presently has 425 acre feet (138,582,000 gallons) of water available annually from its sources, while the average yearly water consumption has been 381 acre feet (124,235,000 gallons). This water usage figure indicates that 90% of the available water is being used; however, information from the SPUD engineer indicates that an excessive amount of water per capita is used within the District, when compared with Valley consumption records. After completion of the new water treatment facility and system, water use will be metered.

Expansion of the SPUD boundaries is not anticipated to occur during the planning period, as it would require the purchasing of additional water rights to serve users. It is possible, however, that SPUD would consider annexation and service of property outside of the current boundaries if the potential developers are willing to grant water rights to the District as a condition of annexation.

Outside of the SPUD boundaries, domestic water is provided by private individual wells. Wells in the Springville area generally produce relatively small quantities of water (12-13 gallons per minute), as discussed earlier in this Chapter.

Domestic water for the Sequoia Dawn Retirement Facility residents and employees is supplied by a community system that is owned by the County of Tulare. Water for that system is also obtained from the Tule River.

Liquid Waste Disposal

Liquid waste disposal for most of the properties within the Springville Public Utility District (SPUD) boundaries is provided by SPUD's community waste water treatment facility, which is located between the Tule River and State Highway 190, at the southern end of Tule River Drive (within the floodplain of the Tule River). This facility utilizes the "activated sludge" method of sewage treatment, and the system's components include an aeration tank, settling tank, chlorine contact tank, and evapo-percolation ponds.

The wastewater treatment plant has a capacity of 100,000 gallons of effluent per day. While the current usage is approximately 60,000 gallons per day, the capacity of the existing disposal area, however, has been reached. SPUD placed a moratorium on new sewer connections in October of 1981 and is currently operating under interim discharge requirements established by the State Water Quality Control Board. SPUD is now attempting to increase the capacity of the disposal field to correspond with the capacity of the treatment plant. At the time of this writing, SPUD is working toward applying for grant/loan funds from the U.S. Department of Urban Development and Farmers Home Administration to perform the necessary expansion of sewer facilities.

Within the SPUD boundaries are two general areas that are not served by SPUD sewer lines -- land on the east side of the Tule River and north of Bridge Street (containing a 27-lot subdivision tract that is partially developed) and land in the northernmost part of the UAB (containing primarily irrigated pasture with only a few residences). Residences in these areas utilize individual on-site septic systems, as do other residences within the SPUD boundaries that are not able to be served by SPUD due to the moratorium.

Outside of the SPUD boundaries, all development utilizes individual on-site septic systems.

Liquid waste disposal for the Sequoia Dawn Retirement Facility is provided by a community waste water disposal facility, which is located south of the Retirement Facility between Highway 190 and the Tule River.

This facility consists of a comminutor, Imhoff tank, trickling filter, secondary clarifier and chlorination equipment. Chlorination is necessary due to the proximity of the facility to the Tule River. Disposal of effluent is by discharge to a leach field. According to the State Water Quality Control Board, the treatment facility has a design (maximum) flow capacity of 45,000 gallons per day (gpd) but has an average daily flow of approximately 18,000 gpd. Thus, the system is currently operating at 40% of capacity. However, no accurate information currently exists regarding the capacity of the leach field serving the system. The leach field may not have excess capacity that corresponds with that of the treatment facility, thereby limiting expanded use of the entire system.

Fire Protection

Fire protection for the Springville area is provided from the Tulare County "Schedule A" Fire Station located at the southeast corner of Highway 190 and Bridge Street. This facility is maintained jointly by the County of Tulare and the State of California Division of Forestry (CDF).

The fire station is staffed year-round 24 hours per day for structural fires by a County Fire Apparatus Engineer. The facility is also staffed on a 24-hour basis during the summer fire season (early June to mid October) for wildland fires by a California Division of Forestry Fire Captain or Engineer and two CDF seasonal firefighters. While the major responsibility of the CDF personnel is to contain wildland fires, in the urbanized areas of the County (such as within Springville), the CDF acts primarily to save life and structures and secondarily to fight wildland-type fires. Equipment available at the Station includes two structural fire engines, one wildland fire engine (during the summer season only), and one rescue vehicle.

Additional protection is provided by a volunteer firefighting contingency (presently numbering 18 to 20 people) that also provides emergency rescue services.

All properties within the Springville Urban Area Boundary (UAB) are within the 15-minute response perimeter of the fire station. According to information provided by a representative of the County Fire Warden's office, the portions of the UAB which are situated outside of the Springville Public Utility District boundaries do not have adequate facilities for effective fire suppression due to the absence of a community water system and fire hydrants.

A U.S. Forest Service Work Center is also located within Springville on the southeast side of Highway 190, approximately 1200' southwest of the intersection of Balch Park Road. The purpose of this facility is to provide wildland fire fighting service to the lands within and proximate to Sequoia National Forest during the summer fire season, in a cooperative effort with the California Division of Forestry. In addition to its firefighting function, this facility also contains warehouses and storage area, a heliport, barracks for summer help (firefighters and timber and recreation workers), and three single-family residences.

Police Protection

Police protection for the Springville area is provided by the Tulare County Sheriff's Department. A resident Deputy Sheriff II is stationed in Springville 40 hours weekly (plus 40 hours standby plus overtime) and is supplemented by an Extra-Help Deputy Sheriff I (16 hours weekly plus standby and overtime). The Deputy Sheriffs maintain a field office at the County Fire Station in Springville.

Emergency police support for Springville is provided by the Sheriff's Department substation in Porterville, located approximately 15 miles southwest, which also provides additional staff for special events.

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 Springville area is adequately staffed.

Utilities

Electricity for the Springville area is supplied by the Southern California Edison Company, which has a substation located in Springville at the northeast corner of Highway 190 and Pine Drive. Telephone service is provided by the Pacific Telephone Company, which has an exchange located east of the intersection of Highway 190 and Cramer Drive. Natural gas is provided by Southern California Gas Company and is supplemented by propane gas provided by private distributors.

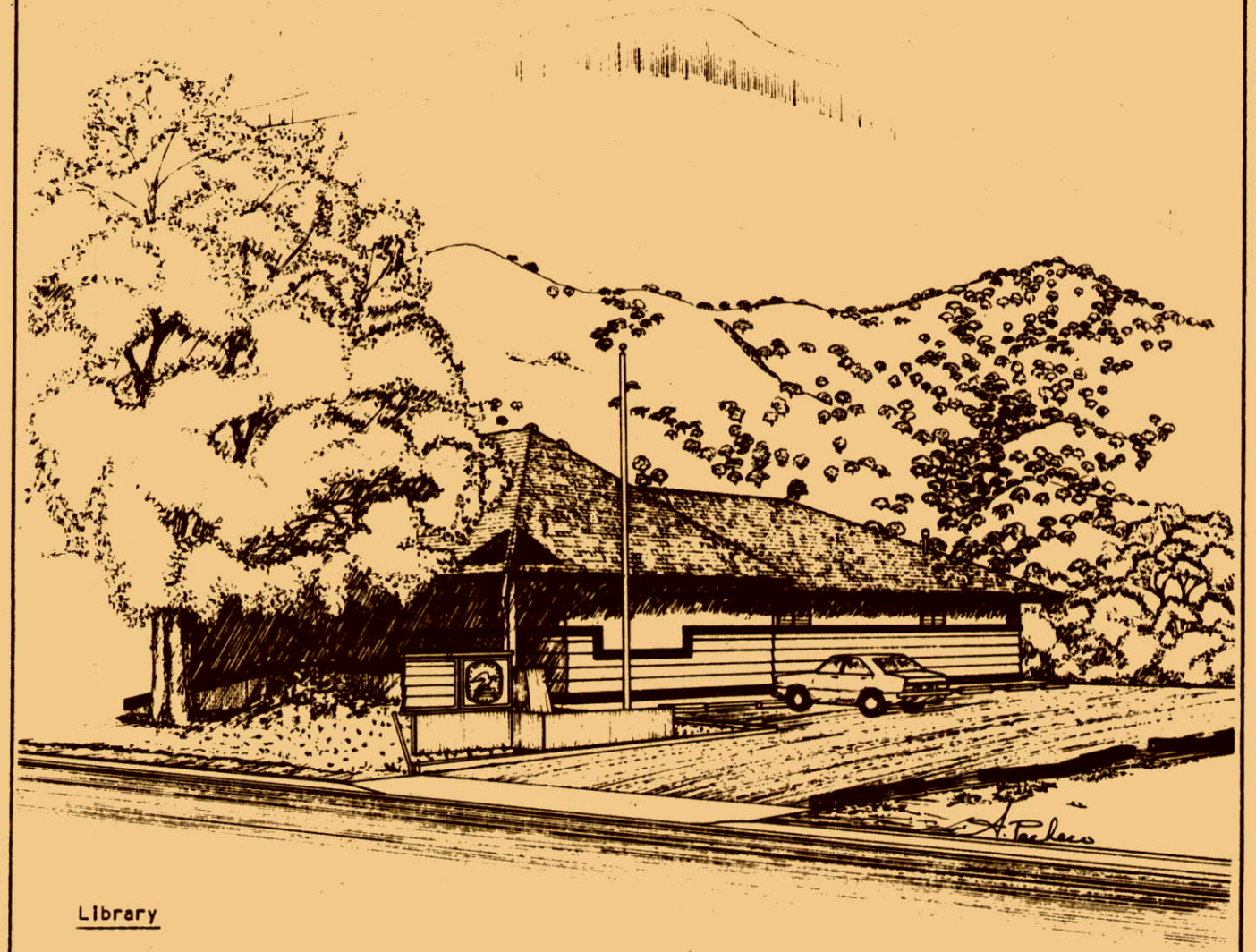
Refuse Disposal

Garbage collection service is available to residents of Springville from the Sunset Sanitation Service of Porterville. In addition, a County waste disposal site is located just south of Springville between Highway 190 and the Tule River.

Health Facilities

Two medical clinics are available within the community: the Springville Family Practice Center (located in the Elster Building) and the Springville Health Care Group (located in the Winn Building at Sequoia Dawn). Additional health services currently available in Springville include one dentist with office hours four days per week and two optometrists with office hours one day a week. Further, a family and marriage counseling service and a dietician are available by appointment.

The nearest hospital to Springville is the Sierra View Hospital, located approximately 15 miles to the southwest, in Porterville. Additional health services are also available in Porterville. The nearest ambulance service is in Porterville; however, the Springville Volunteer Fire Department has a rescue truck, from which emergency medical aid can be obtained until an ambulance can arrive.



Library

A County library facility is located at the Sequoia Dawn Retirement Center. The library has 10-12,000 volumes and is currently open 14 hours a week (Wednesday from 3 P.M. to 8 P.M., Friday from 2 P.M to 5 P.M., and Saturday from 11 A.M. to 5 P.M.). The library is staffed by one person with two substitutes and several volunteers.

Schools

The community of Springville lies within the Springville Union School District, the Porterville Union High School District and the Kern Joint Community College District.

Students from kindergarten through eighth grade attend the Springville Elementary School, which occupies a seven-acre site located on the north side of Ward Avenue between Leonard Road and McDonald Road. Twelve teachers and a support staff of nine people are employed at the school. The September 1983 enrollment at the elementary school totaled 292 students. Within the last ten years, enrollment at the Springville school has ranged from a low of 272 students in 1981-82 to a high of 315 students in 1975-76, with the average enrollment for this ten-year period being 295 students. A slight decrease from the average number of students at the school has occurred over the past three years. The school has a maximum design capacity of 390 students, and is currently operating at approximately 75% of capacity.

The Springville Union School District encompasses a large but relatively low-populated area, stretching eastward into the mountain communities along Highway 190 (including the Peppermint area), northward along Balch Park Road, westward to Lake Success and southward to (but not including) the Tule River Indian Reservation. Only approximately 27% of the students attending the Springville school reside within the Urban Area Boundary of Springville; the bulk (63%) of the student population resides in the outlying areas.

High school students from Springville are bussed to Porterville High School in Porterville (approximately 15 miles southwest). Junior college instruction for Springville residents is available from Porterville College.

Downtown Vehicular Parking

As discussed earlier, the downtown commercial area in Springville is located on both sides of State Highway 190, generally between Cramer Drive and Bridge Street. The majority of commercial uses within the planning area are situated in the downtown area. A lack of adequate vehicular parking areas has been a constant and growing problem within the downtown area in recent years. This situation is aggravated by the lack of available land and the small size of existing parcels within and around the downtown area. In addition, primary access to the downtown is provided by State Highway 190, which also carries through traffic to and from other foothill and mountain areas; traffic congestion may begin to occur within the downtown if Highway 190 continues to provide a major source of parking area.

Future commercial development within the downtown area will be significantly constrained if adequate off-street parking is not available. Thus, parking area deficiency is a significant concern within the planning area and must be thoroughly addressed in this document.

CHAPTER III

GROWTH ASSUMPTIONS AND DEVELOPMENT CONSTRAINTS

CHAPTER III

GROWTH ASSUMPTIONS AND DEVELOPMENT CONSTRAINTS

In this chapter, the information presented earlier regarding past growth trends and existing conditions will be utilized to establish growth assumptions and identify development constraints. The assumptions and constraints presented in this chapter will provide the necessary framework for the formation of the land use plan.

GROWTH ASSUMPTIONS

To prepare a plan for future development, certain assumptions must be made about the future. Future development trends are somewhat predictable through the formulation of educated guesses based upon past growth patterns. The assumptions described below were utilized in developing the Springville Community Plan.

Planning Area Population and Housing Stock:

Growth in the resident population of the planning area is expected to continue throughout the planning period at a moderate rate (approximately 2.78% per year), consistent with the rate of growth that occurred in the general population (excluding Sequoia Dawn) between 1970 and 1980. Population projections prepared for the planning area are depicted in Table III-1. As the table indicates, the planning area should experience a population increase of 98.6% throughout the planning period. No increase in the number of housing units at Sequoia Dawn is anticipated to occur in the foreseeable future; the resident population at that facility is expected to be maintained at its current level.

TABLE III-1

POPULATION PROJECTIONS FOR THE SPRINGVILLE PLANNING AREA
1985-2005

	1980	1985	1990	1995	2000	2005
Projected Population	1017 (actual)	1155	1330	1530	1755	2020
Population Increase In 5 year Increments		138	175	200	225	265
Population Increase from 1980 Base Year	—	138	313	513	738	1003
% Increase from 1980 Base Year	—	13.6%	30.8%	50.4%	72.6%	98.6%

Prepared in 1983 by Tulare County Building and Planning Department, using linear regression methods.

The increase in the planning area population will generate a corresponding increase in the number of dwelling units necessary to house future residents. Assuming that the 1980 average household size for the planning area (2.24 persons per unit) does not change significantly during the planning period, the number of new dwelling units which will be needed over the next 20 years can be estimated, as shown in Table III-2.

TABLE III-2
HOUSING STOCK PROJECTIONS

YEAR	1980	1985	1990	1995	2000	2005
Projected Population Increase	--	138	313	513	738	1003
Projected Housing Stock Increase from 1980 Base Year	--	62	140	229	329	448
Projected Housing Stock Increase in 5 year increments	--	62	78	89	100	119
Total Projected Housing Stock (excluding Sequoia Dawn)	454 (actual)	516	594	683	783	902

Prepared by Tulare County Building and Planning Department in 1983.

As Table III-2 shows, a steady and substantial increase in the number of dwelling units within the planning area will be needed to accommodate the projected population growth. This need shows that the community plan must provide sufficient area and opportunities for future residential growth.

Trade Area Population and Commercial Land Demand:

As in the case of the planning area population, the population within the Springville trade area is also expected to increase markedly during the planning period. This projected increase is shown in Table III-3.

TABLE III-3
TRADE AREA POPULATION PROJECTIONS*

	1980	1985	1990	1995	2000	2005
Within Planning Area	1145 (actual)	1283	1458	1658	1883	2148
Outside Planning Area	1253 (actual)	1471	1934	2549	3365	4437
Total Market Area Population	2398 (actual)	2754	3392	4207	5248	6585

* Includes Sequoia Dawn

Prepared in 1983 by Tulare County Building and Planning Department, using linear regression methods.

The projected total trade area population for the year 2005 represents a 184.4% increase in the trade area population existing in 1980. Thus, it is obvious that commercial activity will increase steadily over the planning period and that this activity will generate a considerable demand for additional commercial land within the planning area. Based upon the information contained in Table III-3, it is possible to project the amount of land which will likely convert to commercial uses to serve the increased population. These commercial land demand projections are shown in Table III-4.

The commercial land demand projections shown in Table III-4 do not anticipate any significant changes in tourist-commercial activity. If significant changes occur, such as with the addition of Peppermint Mountain Resort area traffic, then future demand for commercial land will be increased accordingly. Thus, the Community Plan designates an ample amount of land for future commercial uses to accommodate both projected commercial demand along with potential demands generated by growth in the trade area population and Peppermint traffic.

Table III-4
COMMERCIAL LAND DEMAND PROJECTIONS

	1980	1985	1990	1995	2000	2005
Projected Market Area Population	2398 (actual)	2754	3392	4207	5248	6585
Projected Commercial Land Demand (acres)	7.9 (actual)	9.14	11.36	14.20	17.82	22.47

* Includes Sequoia Dawn
Prepared by Tulare County Building and Planning Department.

To attract tourist traffic and to maximize accessibility, new commercial uses should locate along or as near as possible to State Highway 190.

Peppermint Mountain Resort:

The Sequoia National Forest (U.S. Forest Service), in May of 1984, issued a draft environmental impact statement (DEIS) for a proposed year round recreation facility (called Peppermint Mountain Resort) at Slate Mountain, located 16 miles directly east of the planning area along Highway 190 (approximately a one hour drive from Springville). The DEIS examines the potential impacts associated with alternative project capacities varying from a low of 500 to a high of 10,500 persons at one time as well as the "no project" alternative. The DEIS identifies as the recommended action the issuance of a permit to construct a year-round resort accommodating 10,500 people at one time. The resort is proposed to include such winter activities as alpine and nordic skiing and snowmobiling. Non-winter activities would include hiking, fishing, riding, bird watching, swimming and tennis. Approximately 450 hotel/motel units and 150 camping units would be provided on-site to accommodate overnight visitors, along with housing for 175 employees.[4]

4. Information source: Peppermint Mountain Resort - Draft Environmental Impact Statement, U.S. Department of Agriculture - Forest Service, Pacific Southwest Region, Sequoia National Forest, May, 1984.

The development of the Peppermint Mountain Resort will substantially increase the amount of traffic traveling along State Highway 190 through Springville. The extent to which traffic volumes will eventually be increased cannot be accurately determined, due to the wide range of potential skier capacities still being examined by the Forest Service. However, assuming that the development is constructed to accommodate the recommended capacity of approximately 10,500 persons per day, traffic along Highway 190 is expected to increase by approximately 1720-2000 vehicles per day (both ways). It should be noted that Peppermint traffic will primarily occur during early morning and late evening peak periods that will aggregately total approximately 2-1/2 hours.

During the peak periods, Peppermint traffic is expected to increase traffic flow along State Highway 190 by 850-900 vehicles per hour. Utilizing traffic projections prepared by the State Department of Transportation and the U.S. Forest Service, the Peppermint Mountain Resort traffic, when added to projected growth in "non- Peppermint" traffic, will generate a total estimated traffic load along State Highway 190 within downtown Springville of approximately 4920-5200 vehicles per day in the year 2001, a 146-160% increase over the 1982 traffic volume of approximately 2000 vehicles per day. Thus, the combination of Peppermint traffic and anticipated growth in "non-Peppermint" traffic along Highway 190 during the planning period will generate significant additional opportunities for tourist, service, and general commercial uses.

The development of the Peppermint Mountain Resort may also potentially affect the local housing market. As both winter and summer recreation facilities are intended to be provided at Peppermint, demands for employee housing may reach as far as Springville, especially since school, shopping and other facilities are available in the community. Though indeterminable at this time, increases in housing demands resulting from the Peppermint project will not only increase building activity within the community but will also indirectly increase demands for local goods, services and public facilities.

Professional Office:

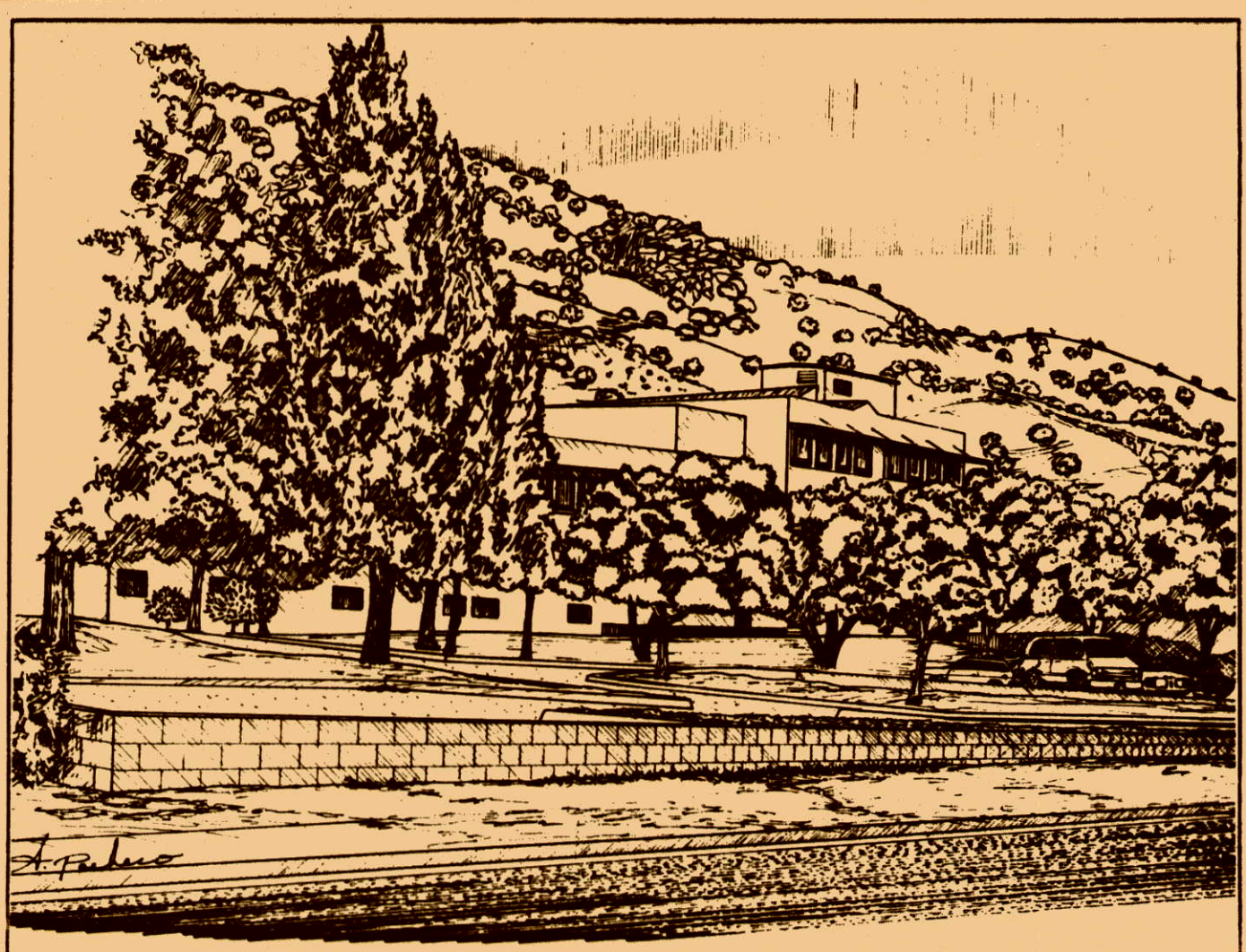
Growth in the market area population will increase demands for professional office uses, both in number and variety. The establishment of the Peppermint Mountain Resort will increase demands for such professional uses as real estate offices, recreation-oriented businesses, etc. Professional office development will be attracted to commercial areas along State Highway 190 for accessibility and exposure to persons traveling the highway.

Industrial Development:

Only very minor demand for industrial land is anticipated to occur during the planning period. Such demand will likely be directed toward light industrial uses such as equipment storage yards, automobile and truck repairing operations and warehousing.

Sequoia Dawn

The Tulare County Housing Authority has stated that expansion of the Sequoia Dawn retirement facility during the 20-year planning period is very unlikely. However, the Tulare County Board of Supervisors has considered the possibility of developing underutilized portions of the Sequoia Dawn site for private residential and/or commercial uses or for new County facilities. As vehicular access to these underutilized areas is a critical factor in this matter, the Community Plan must make adequate provisions for circulation within and around the Sequoia Dawn site.



Agriculture:

As the planning area develops, agricultural uses will continue to diminish. Most agricultural activities will be rural-residential (part-time) in nature and be confined to the west and southwest portion of the community.

Circulation:

Due to population growth, infilling of lands within already developed areas, and increasing tourism, most roads within the planning area will carry increasing volumes of traffic. However, with the elimination of certain deficiencies (primarily dead-end roads) the existing road 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 area is anticipated to occur. State Highway 190 will continue to serve as the major traffic carrier within and through the community. Development occurring in currently undeveloped areas will necessitate that additional collector roads be constructed to provide access to newly-developing portions of the community.

DEVELOPMENT CONSTRAINTS:

Development constraints are physical, 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.

Topographical Constraints:

As stated earlier, steep slopes existing on the east and west sides of the community have confined developable area to the lands generally within the planning area. The Tule River channel also constrains the expansion of the community to the southeast, where developable lands exist that are currently subject to the Foothill Growth Management Plan. Nevertheless, sufficient land is available within the planning area to accommodate anticipated growth during the planning period so that existing physical constraints will not be significant.

Designated Floodway:

As stated earlier, the State Reclamation Board has established a 100-Year Designated Floodway along the Tule River, a portion of which lies within the planning area. The limits of the floodway correspond to the area that will be floodprone during a storm of an intensity that will generally occur once during every 100 years. The development of permanent structures (including residences) within the Designated Floodway is generally prohibited by the Reclamation Board. Therefore, the limits of the Designated Floodway must be viewed as a significant development constraint in the consideration of the types of land uses to be permitted along the Tule River.

Limited Employment Opportunities:

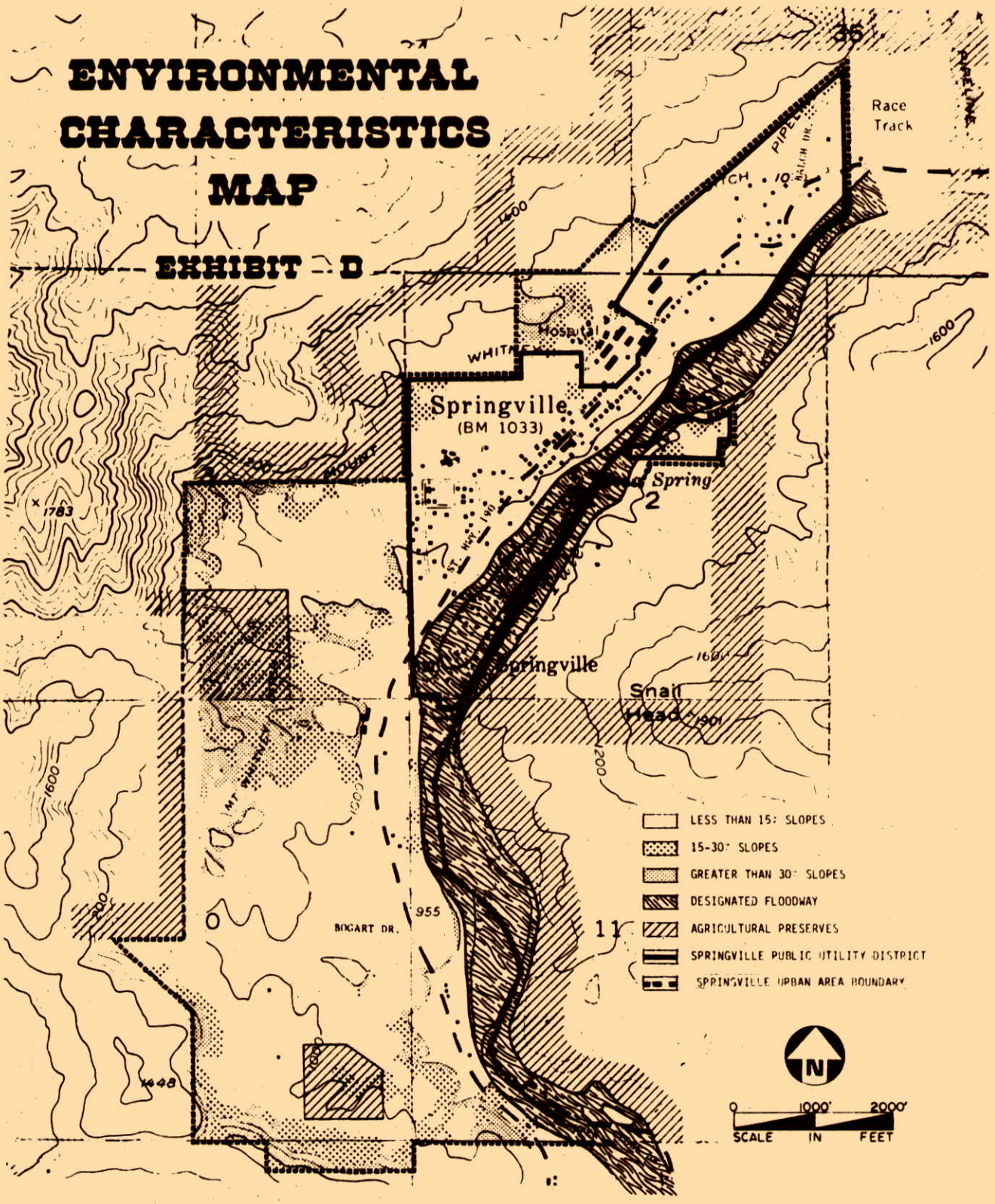
Employment opportunities within the Springville planning area are rather limited due to the absence of high employment-generating land uses (i.e., industry). Thus, future residential growth within the planning area will primarily result from the influx of retired persons and families with workers intending to commute to nearby communities, such as Porterville, for employment. This situation will be improved, however, if and when the Peppermint Mountain Resort is in operation. Housing demand will be further limited by the presence of competing residential areas to the northeast (Balch Road area) and south (Globe Drive area). These areas are within the Tule River Development Corridor, as delineated in the Foothill Growth Management Plan, and are therefore also available for future development.

Community Sewer and Water Facilities:

As stated earlier, the southwest portion of the planning area is outside of the boundary of the Springville Public Utility District and is therefore generally precluded from the utilization of community sewer and water facilities. Development in this portion of the planning area will probably utilize individual sewage disposal and well systems. Development proposals within this area must necessarily provide lots of sufficient size to accommodate such systems, in accordance with the provisions of the Development Standards described later in this document, and various Tulare County ordinances.

ENVIRONMENTAL CHARACTERISTICS MAP

EXHIBIT D



CHAPTER IV

GOALS, POLICIES, AND IMPLEMENTATION STRATEGIES

CHAPTER IV

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

In this chapter, the Goals, Policies and Implementation Strategies for the Springville Community Plan will be 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 will be achieved. A definition of each of the three components is as follows:

Goal: The ultimate purpose of an effort. Goals are generally ideals that are non-specific and immeasurable in nature. Goals express the ideals of the community and comprise the objectives of the Community Plan.

Policy: A specific statement guiding action and implying clear commitment. Policies are formal directives that prescribe the manner in which growth in the planning area shall occur and, thus, how goals will be achieved.

Implementation Strategy: An action, procedure, program, or technique that carries out a general plan policy. Implementation strategies can include standards which directly translate into regulatory controls.

LAND USE

GOAL A: Encourage a Balanced and Orderly Land Use Pattern Within the Community

Policy 1: Avoid land use conflicts through the planned integration of uses.

Implementation Strategies:

a. Areas appropriate for residential, commercial, recreation, and light industrial uses shall be established in the Land Use Plan.

b. Buffers shall be established between residential and employment areas and around other high intensity land uses by requiring adequate setbacks, landscaping and other types of screening in conformance with the Site Plan Development Standards adopted by the Planning Commission.

c. Mixed use development projects, containing land uses which complement each other and are compatible with land uses in the vicinity of the development site, shall be encouraged within the planning area.

d. Appropriate zoning shall be established within the planning area to assure that development projects are designed and constructed in accordance with the provisions of the Community Plan and the Site Plan Development Standards adopted by the Planning Commission.

e. Home occupations and uses of a temporary nature shall be permitted within the planning area in accordance with the provisions of the Tulare County Zoning Ordinance.

Policy 2: Promote concentrations of similar or compatible uses.

Implementation Strategies

a. New commercial uses of a general nature shall be encouraged to locate within and proximate to the existing downtown commercial area.

b. New commercial and other high traffic-generating uses shall locate where generated traffic will not adversely impact residential areas.

c. New mobilehomes on individual lots shall be permitted in accordance with State law.

d. Mobilehome parks and mobilehome subdivisions shall be encouraged to locate in designated planned development areas shown on the Land Use Plan map.

e. Mixed-use projects shall be reviewed under the planned development procedure established in the Tulare County Zoning Ordinance to assure project compatibility with surrounding land uses.

Policy 3: Establish residential densities that are compatible with historical land use patterns and are consistent with public service levels.

Implementation Strategies:

a. The maximum density of residential areas established in the Land Use Plan shall be as follows:

Low Density Residential: Not more than One (1) Dwelling Unit Per Gross Acre

Medium Density Residential: Not more than Five (5) Dwelling Units Per Gross Acre

Planned High Density Residential: Not more than Twelve (12) Dwelling Units Per Gross Acre

b. Residential densities for new projects within the planning area may be less than the maximum densities prescribed in Implementation Strategy "a" above, if on-site physical characteristics dictate. Specific densities for development projects shall be determined on the basis of an analysis of the following factors:

(1) The quantity of water available for domestic and, if applicable, fire protection purposes based on water demand specifications established in applicable State and County ordinances.

(2) The suitability of the on-site soils to provide for proper disposal of septic tank effluent, or if applicable, the availability of sufficient capacity in SPUD facilities to accommodate the proposed project.

(3) Physical limitations existing on the site, such as steep slopes, flood prone areas, drainage courses, rock outcroppings, etc.

(4) Consistency of the proposed development project with the goals, policies and implementation strategies set forth herein.

Policy 4: Recognize, through zoning, land uses which are different from, yet compatible with, the prevailing land uses in the area.

Implementation Strategies:

a. Uses of the type described above that legally existed at the time of the preparation of this Plan shall be designated to a land use category that will render the use "non-conforming," provided, however, that said non-conforming uses shall be recognized, and permitted to continue on a permanent basis.

b. Recognized non-conforming uses shall be zoned to a classification that will enable said uses to be permanently maintained.

c. If, in the future, the Planning Commission finds that any non-conforming use has been discontinued for a period of at least one (1) year, then the Commission may initiate proceedings to rezone the property to a classification consistent with the land use designation established in this community plan, if necessary to facilitate the implementation of the plan and/or to protect public health, safety and welfare.

d. New "non-conforming" uses, including non-polluting light manufacturing uses, can be established on properties classified as Low Density Residential or Planned Recreation Commercial, without the necessity to amend the Community Plan, if appropriate zoning is acquired and the proposed use conforms to the policies and standards contained in the Plan and no significant adverse effects to surrounding properties will be generated if the use is implemented. However, no manufacturing uses of any kind shall be permitted within 300' of the edge of the right-of-way of State Highway 190. Specific plans for development shall be submitted by the applicant at the time the application for rezoning is filed with the County to enable the proposed use to be evaluated in accordance with the provisions of the Community Plan.

e. All properties that are designated as Planned Recreation Commercial and are zoned C-2-SC (General Commercial - Scenic Corridor Overlay) at the time of the adoption of this community plan shall retain General Commercial zoning, subject to the applicable policy provisions contained in the Plan, for a period of five (5) years after the effective date of the Community Plan. At the expiration of said five (5) year period, properties upon which permanent commercial developments have not been initiated, as evidenced by the issuance of a valid building permit, shall be rezoned to a classification that complies with the land use designation contained herein.

GOAL B: Retain and Strengthen Community Identity in Springville:

Policy 1: Maintain the integrity of past development patterns and features.

Policy 2: Preserve and maintain areas and structures within the UAB that are reflective of Springville's cultural heritage.

Implementation Strategies:

a. Applications for development projects shall be reviewed to determine if the proposal could adversely affect any structure(s), both on and off the site, which are of historical and/or architectural importance to Springville's cultural heritage.

b. When a development proposal involves a change in use or expansion of an existing use in a historically significant structure, the proposal shall, to the extent possible, be implemented with minimal alterations to the exterior appearance of the structure.

c. Proposals to restore and rehabilitate historic structures, in a manner that accurately reflects the architectural style in which the particular structure was originally built, shall be strongly encouraged.

Policy 3: Protect archaeological resources and sites within Springville.

Implementation Strategies:

a. Applications for development projects involving relatively undisturbed land shall be submitted to a recognized archaeological data center (such as the California Archaeological Inventory Information Center) for a determination as to whether the proposed development site has a potential for the presence of unique archaeological resources.

b. Any proposed development site which has been identified as having a significant potential for the existence of unique archaeological resources shall be examined by a qualified archaeologist to accurately determine if and where archaeological artifacts exist, in accordance with State law.

c. Disturbance of areas containing significant concentrations of archaeological artifacts (such as villages or burial sites) shall be prohibited.

d. Areas containing significant concentrations of unique artifacts shall be preserved by the establishment of permanent open space easements or some other effective measure to avoid any direct impacts to the resources.

e. For development on sites containing archaeological resources, appropriate deed restrictions or some other effective measures should be established to discourage indiscriminate artifact hunting.

f. If, during the construction phase of a project, archaeological remains or artifacts are uncovered, work shall be immediately halted and an archaeological investigation conducted to determine an appropriate method of preserving existing resources.

GOAL C: Strengthen Springville's Role as a Local/Tourist Service Center:

Policy 1: Encourage a variety of commercial-recreation and recreation uses to locate in Springville to meet local needs and to serve tourists using Highway 190.

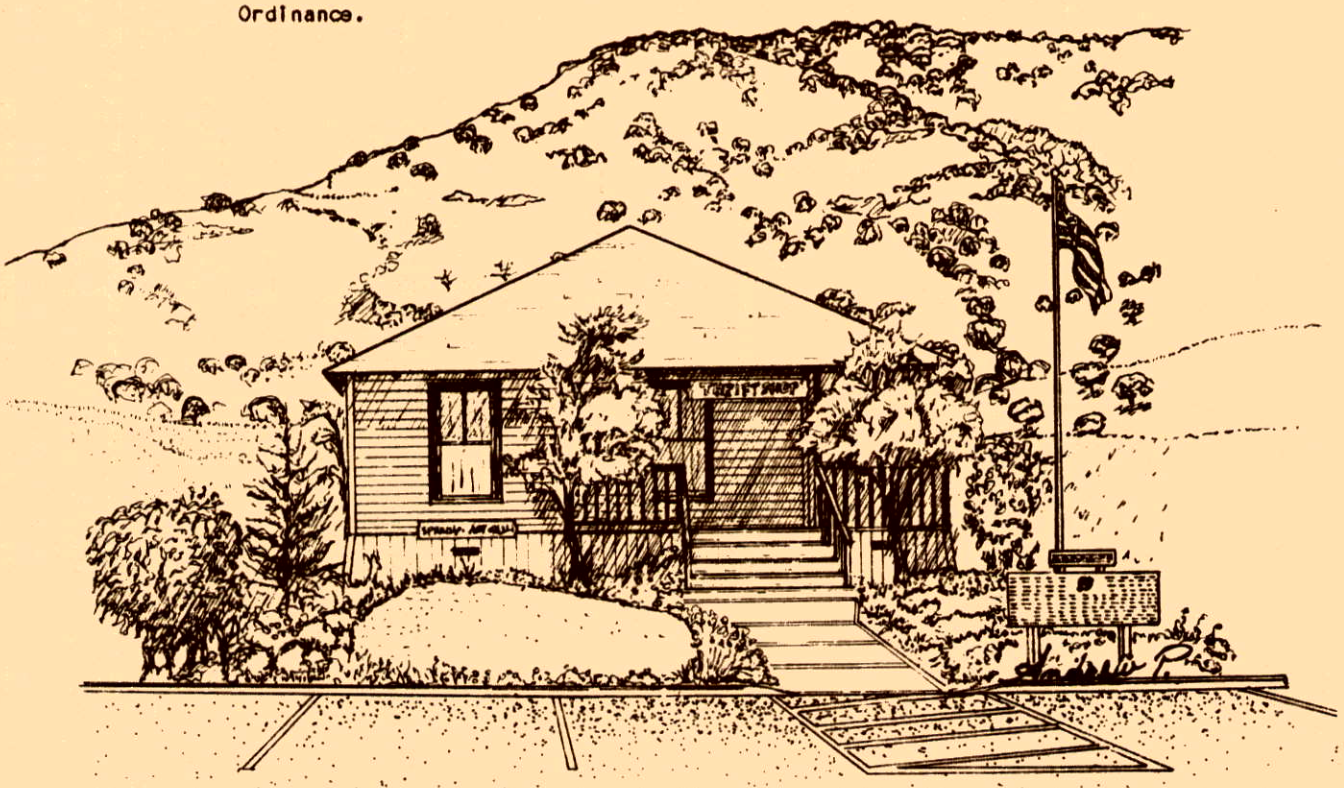
Implementation Strategy:

a. The Land Use Plan shall designate an ample amount of land along State Highway 190 for commercial/recreation uses so that future commercial land demands will be satisfied and a wide choice of sites will be available to prospective developers of such uses.

Policy 2: Home occupation-type uses (such as beauty shops, small appliance repair, etc.) shall continue to play a role in satisfying local demand for such uses.

Implementation Strategy:

a. Home occupation uses in residential areas shall be established through the implementation of provisions for home occupations contained in the Tulare County Zoning Ordinance.



GOAL D: Provide Recreational and Open Space Opportunities for Local Residents and the Visiting Public

Policy 1: Areas that are unsuitable for future development, such as floodplains, steep slopes (30% or greater), archaeological/historical sites, specific wildlife habitats, riparian woodlands, and scenic vistas, should be maintained as open space.

Implementation Strategies:

a. This policy shall be implemented through such mechanisms as project design and review.

b. Recreational facilities that preserve open space shall be encouraged within both private and public developments.

Policy 2: Recreational facilities and opportunities within the UAB should be expanded as necessary to meet increasing demands.

Implementation Strategies:

a. Privately operated recreational facilities shall be encouraged to help meet future demands for recreational activities.

b. The existing park should be maintained and, if possible, upgraded.

c. A new park should be established, preferably adjacent to the Tule River.

ESSENTIAL SERVICES

GOAL E: Ensure that Current and Future Essential Services Are Sufficient to Meet the Health and Safety Needs of Springville Residents:

Policy 1: Future residential development projects shall provide an adequate and safe supply of domestic water.

Implementation Strategies:

a. All new developments within the Springville Public Utility District boundaries shall be encouraged to connect to SPUD facilities.

b. SPUD shall have the right of review and comment before approval of any new individual domestic water system or well system within the SPUD boundaries.

c. Each applicable water system shall be designed and installed in accordance with the Improvement Standards of Tulare County and shall meet the requirements of and be under permit with the Tulare County Health Department.

d. For development projects where domestic water will be provided by a groundwater well system(s), the decision-making body shall examine potential water demand to be generated by the proposed project for comparison with local hydrological conditions, to ensure that the proposed project will not significantly deplete local groundwater systems.

Policy 2: Future development projects shall provide adequate and safe facilities for the disposal of sewage effluent.

Implementation Strategies:

a. All new developments within the Springville Public Utility District boundaries shall be encouraged to connect to SPUD facilities.

b. SPUD shall be given the right of review and comment before approval of any new individual sewage disposal system within the SPUD boundaries.

c. Wastewater disposal systems shall be designed to meet the requirements of the Tulare County Health Department and the State Regional Water Quality Control Board.

d. All applications for development projects that propose to utilize leach lines, seepage pits or other similar means of disposal of liquid waste effluent in a soil medium shall be accompanied by the following additional information:
   (1) Percolation tests that are conducted in accordance with the Manual of Septic Tank Practice (U.S. Department of Health, Education, Welfare and Public Health 1969).

   (2) Depth to bedrock test results (soil borings) not to exceed fifteen (15) feet in depth. A sufficient number of tests shall be conducted to permit a reasonably accurate determination regarding the depth and character of the soils in the area proposd for development.

   (3) Soil types existing on the subject site based on information secured from the Soil Conservation Service, U.S. Department of Agriculture, or field tests conducted under the direction of a registered civil engineer, geologist or soils scientist.

e. Development projects located outside of SPUD boundaries that utilize a common waste water disposal system shall join or form an association or similar responsible entity for purposes of monitoring and maintaining the wastewater disposal system.

Policy 3: Future developments shall contain adequate facilities for collection and disposal of stormwater run-off with minimal effects to nearby properties and the environment.

Implementation Strategies:

a. Preliminary drainage and erosion control plans shall be submitted with all new applications for projects that require discretionary permits.

b. In approving a development project, the decision-making body shall determine if the physical characteristics of the site necessitate the preparation of a Master Stormwater Drainage Plan for that project. If required, the plan shall be prepared by a registered Civil Engineer or other qualified individual(s) and submitted to the Public Works Department for review and approval prior to initiating construction on the site. The plan should provide, at a minimum, the following information:

   (1) Expected volumes, peak rates, and other pertinent information concerning stormwater run-off for both the construction and ultimate development phases of the project.

(2) Detailed plans for the collection and disposal of stormwater run-off generated on the site. This system shall be designed to accept and dispose of peak stormwater discharges.

(3) Detailed methods for stabilization and erosion control of all cuts, fills and other excavated or graded areas during and immediately following the construction of roads, bridges, and infrastructural facilities. Said methods should include the revegetation of exposed slopes as soon as possible after completion of grading. These erosion control measures should also include the installation of sediment basins or traps to prevent damage to surface water bodies.

(4) The coordination of stormwater drainage and erosion control facilities with construction and project phasing.

Policy 4: Future developments shall contain adequate facilities for protecting residents and property from the hazards of wildland and structural fires.

Implementation Strategies:

a. All development plans shall be in conformance with the Tulare County Subdivision Ordinance and Tulare County Ordinance No. 2447 (commonly referred to as the "Fire Flow Ordinance") and with the following standards:

(1) Fire resistive construction materials shall be incorporated in stilt and cantilevered constructed buildings.

(2) Street numbers shall be provided for each dwelling unit, business and/or other main use and shall be legible from the public street.

(3) A 30' clearance of flammable vegetation shall be provided and maintained around all new main buildings.

(4) Fire retardant roofing materials shall be used on all new main buildings.

CIRCULATION, TRANSPORTATION, AND PARKING

GOAL F: Provide Efficient, Safe, and Convenient Traffic Circulation Within and Through the Springville Urban Area Boundary (UAB).

Policy 1: All new development proposals shall contain adequate provisions for vehicular access to a public road.

Implementation Strategies:

a. Commercial and other high intensity land uses shall have direct access to a public road, unless the decision-making body determines that, based upon unique circumstances, a private road can adequately serve the proposed project.

b. Private vehicular access easements, as authorized in the Tulare County Subdivision Ordinance shall be permitted in the Springville UAB in accordance with the Tulare County Subdivision Ordinance and Improvement Standards.

c. Commercial and other high intensity land uses should minimize access points onto the public road. Such access points shall be a minimum of 30 feet in width when providing two way traffic flow. Facilities designed to channel traffic to established access points shall be provided to prevent indiscriminate access.

Policy 2: Future road designs and alignments shall be compatible with existing topography and physical conditions to ensure that such roads can provide safe and permanent access to developing areas.

Implementation Strategies:

a. Street design and improvements shall conform to the Tulare County Subdivision Ordinance and Improvement Standards of Tulare County, unless modified herein.

b. All new roads (except private access easements constructed in accordance with Subdivision Ordinance Section 7103.4a) shall comply with the Mountainous Area Standards contained in Tulare County Subdivision Ordinance and the Improvement Standards of Tulare County.

c. New roads, private access easements, and driveways shall be prohibited on slopes exceeding 30% unless the development proposal contains specific measures to avoid or alleviate potential problems associated with situating new roads on such steep slopes.

Policy 3: Future development projects shall provide sufficient off-street parking to satisfy anticipated demands.

Implementation Strategies:

a. Off-street parking shall be provided in conjunction with all new development projects. Existing uses, when expanding, shall provide off-street parking as required to accommodate the expanded use. This requirement may be modified by the decision-making body if it is determined that said requirement will result in practical difficulties or unnecessary hardships and if modifying the requirement will not jeopardize public safety and welfare.

b. Off-street parking and loading requirements for all development projects shall be provided in accordance with the Site Plan Development Standards adopted by the Planning Commission.

Policy 4: Deficiencies in the existing circulation systems, such as existing, excessively long dead-end roads to a collector or arterial road, shall be alleviated.

Implementation Strategies:

a. The southwestern end of Tule River Drive should be extended westward to State Highway 190 as a means of improving circulation within the developed residential area.

b. The northeastern end of proposed Daunt Drive, within approved Subdivision Tract No. 625, should be extended to provide a local collector road looping from Ward Avenue through the proposed subdivision, Sequoia Dawn, and undeveloped properties in the northeast portion of the community before connecting to State Highway 190 at a point approximately 1400 feet southwest of the intersection of Highway 190 and Balch Park

Road. To alleviate traffic congestion along this new collector road, Bridge Drive and/or Tule River Drive should also be extended between Highway 190 and Daunt Drive. The necessity and appropriateness of constructing either or both of these minor roads should be determined based upon circulation demands that may occur in this area during the planning period.

Policy 5: All developments occurring along State Highway 190 shall be designed so as to minimize potential traffic safety hazards.

Implementation Strategies:

a. New commercial and other high intensity land uses should develop in nodes to minimize the number of ingress-egress points along State Highway 190.

b. All applications for commercial and other high intensity uses utilizing direct access to State Highway 190 shall contain detailed plans for ingress-egress, internal circulation and off- street parking. A development project shall be approved only after the decision-making body is satisfied that adequate off-street parking is provided, that the method of access onto the highway will not create a potential traffic hazard, and that through traffic along the highway will not be impeded.

c. All applications for development projects along State Highway 190 shall be submitted to the State Department of Transportation for review and comment.

d. Access roads may be provided at the rear of properties designated for commercial use and fronting on State Highway 190 to facilitate off-street loading and parking.

GOAL G: Facilitate Efficient Access for Emergency Vehicles to Properties Within the Springville UAB.

Policy 1: Future roads shall be designed to provide safe and efficient access for emergency equipment.

Implementation Strategies:

a. All new public and private roads shall contain sufficient improved width to permit the efficient maneuvering of emergency vehicles and equipment.

b. All new vehicular water crossings, whether placed on public or private roads, private vehicular access easements, or private driveways, shall have a minimum load limit of 20 tons (40,000 lbs.).

c. All new development proposals shall be reviewed by the County Fire Warden's Office and the County Sheriff's Office to obtain a professional evaluation of the proposal regarding access in emergency situations.

Policy 2: Existing deficiencies in the circulation system that hinder access for emergency equipment, or prevent efficient movement of vehicles from or around emergency situations should be alleviated.

Implementation Strategies:

a. The southwest end of Tule River should be extended to connect to State Highway 190, as discussed in Implementation Strategy F.4.a above.

b. To provide an alternate route through the community in the event that an emergency situation occurring in the downtown area blocks through traffic along State Highway 190, the northwestern end of proposed Daunt Drive, within approved Subdivision Tract No. 625, should be extended to provide a loop road between Ward Avenue and State Highway 190, as discussed in Implementation Strategy F.4.b. above.

c. To provide an alternate route around Springville for use during emergency situations, the portion of Rio Vista Drive between Bridge Street and Globe Drive should be re-established, in accordance with the circulation policies contained in the Foothill Growth Management Plan.

GOAL H: Provide Expanded Access Opportunities for Undeveloped Areas within the Springville UAB in Accordance with the Objectives of the Land Use Plan.

Policy 1: A system of looped collector roads should be established to provide access to the undeveloped areas in the western portion of the UAB.

Implementation Strategies:

a. To provide suitable access to the undeveloped southwesternmost portion of the UAB, the southwestern end of Bogart Drive should generally be extended south to the UAB line, then east and north to connect to the existing private road that intersects with Highway 190 approximately 2000' south of the intersection of Bogart Drive and Highway 190.

b. To provide suitable access to the undeveloped northwestern portion of the UAB outside of the SPUD boundary, the west end of James Avenue should generally be extended west, then south, then southeast along the existing private road in this area that connects to Highway 190 approximately 1000' southwest of Radeleff Avenue.

c. Other new collector roads that are not specifically identified in the Community Plan may be provided within the planning area if decision-making bodies determine that such roads are necessary to serve newly developing areas.

d. The collector roads identified above shall not be constructed unless future development proposals clearly indicate that such roads are necessary to provide vehicular access to new development projects.

ENVIRONMENTAL QUALITY

GOAL I: Protect the Scenic Qualities of the Springville Area and Views from State Highway 190:

Policy 1: Ensure that the visual qualities available from State Highway 190 are maintained and protected against obtrusive development improvements.

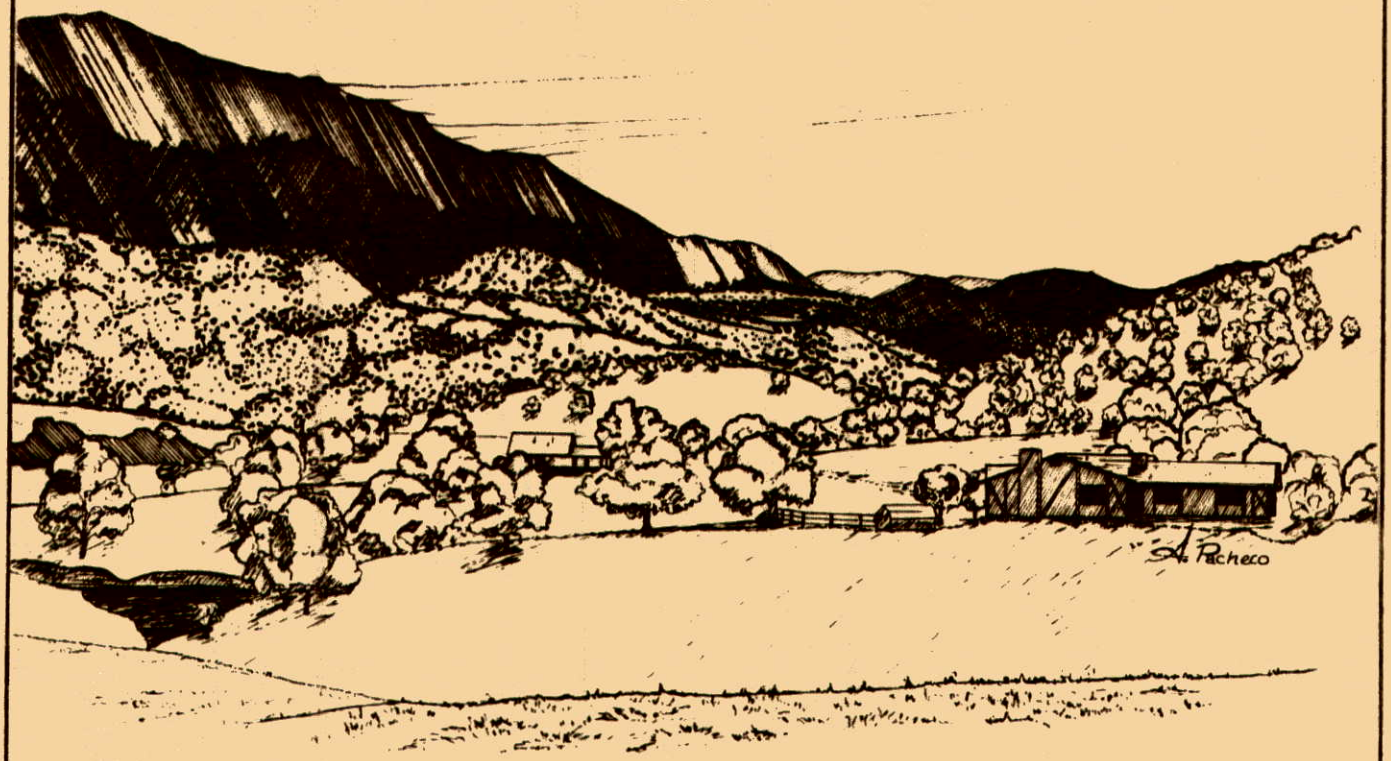
Implementation Strategies:

a. Restrict new commercial development at the southern entryway of Springville by designating these properties for low intensity uses.

b. Off-premises outdoor advertising signs shall not be allowed within the Springville UAB.

c. New commercial and other high intensity uses shall use landscaping measures such as architectural screenings, vegetative plantings, and the use of natural hills or landscaped earth berms to screen parking areas and make them as unobtrusive as possible.

Policy 2: Preserve the skyline and maintain an unobstructed scenic panorama of the foothills for residents and visitors to enjoy.



Implementation Strategies:

a. New development on hilltops and prominent side slopes within the UAB shall be discouraged.

b. Planned cluster-type residential development as a means to preserve scenic and environmentally sensitive areas shall be encouraged.

Policy 3: Perpetuate the feeling of "green" that exists in Springville.

Implementation Strategies:

a. The retention of natural vegetation, except removal for wildland fire prevention purposes, and the use of plant material compatible with the surrounding vegetation for landscaping developments shall be encouraged.

b. Removal of trees with a trunk of six (6) inches or more in diameter measured at three (3) feet above ground surface shall not be permitted during construction unless the body which is making the final decision on the discretionary development project finds that such tree removal is necessary due to desirable circulation alignments or infrastructure requirements.

c. Tree planting in new developments shall be encouraged.

GOAL J: Assure That Future Development Occurs in a Manner That Maintains the Quality of the Local Foothill Environment

Policy 1: Land alterations (grading and excavation) shall conform to the surrounding natural topography to the extent practicable.

Implementation Strategies:

a. Disturbed slopes shall be contoured to harmonize and blend with the natural slopes remaining on the site and surrounding the development site.

b. The slope of exposed cuts and fills shall meet the standards established in the Improvement Standards of Tulare County.

c. Where a project is proposed to be completed in phases, grading and excavation activities associated with the development project shall also be carried out in corresponding phases to avoid unnecessary, premature disturbance of land.

d. When applicable, grading activities shall be conducted in compliance with the requirements of Tulare County Ordinance No. 2548 (commonly referred to as the Grading Ordinance).

Policy 2: Development activities shall include adequate provisions for sediment and erosion control.

Implementation Strategies:

a. To assist decision-making bodies in determining the potential erosion problems associated with each specific development project, all applications shall contain a map drawn to a scale with accurate contours and showing slopes in the following categories:

(1) Areas with slopes greater than thirty percent (30%).

(2) Areas with slopes ranging from fifteen percent (15%) to thirty percent (30%).

(3) Areas with slopes less than fifteen percent (15%).

b. Development shall generally be precluded on slopes of 30% or greater, unless the project contains sufficient measures to mitigate the problems typically encountered when developing on steep slopes.

c. Water-born sediment generated by development projects shall be retained on the site by means of facilities such as sediment basins and sediment traps.

d. Denuded or exposed slopes caused by construction activities shall be replanted to protect exposed slopes from erosion. Where cut slopes are not subject to erosion due to the erosion- resistant character of the materials, such protection may be omitted.

e. Immediately following completion of grading or excavation activity, temporary mulching, seeding or other suitable stabilization methods shall be undertaken to protect exposed critical areas.

f. Development projects located on sites containing steep slopes and/or tight soils shall be designed to retain as much stormwater run-off as possible on the site to prevent erosion and sedimentation from occurring on nearby properties.

g. Slope stabilization and erosion protection activities associated with development projects shall be completed immediately after grading has been concluded and before the first day of December of any calendar year. No grading activities associated with such a development project shall be undertaken between December 1 and March 1 unless the applicant can demonstrate to the Public Works Department that the slope stabilization and erosion prevention methods to be utilized will be effective in eliminating any slope and erosion problems.

Policy 3: The quality and integrity of natural drainage channels and local water courses shall be maintained.

Implementation Strategies:

a. Where natural stormwater run-off channels are traversed by roads and driveways, fills shall be stabilized by the use of riprap or other effective measures to prevent erosion.

b. Fill slopes and/or excavated material shall not encroach into natural watercourses or constructed water channels.

c. All new septic tank/leach line systems shall be set back a minimum of fifty (50) feet from an intermittent watercourse and one hundred (100) feet from a perennial watercourse.

d. All new structures, except fences, shall be set back a minimum of twenty-five (25) feet from any watercourse. This requirement may be waived by the decision-making body if it is determined to be inappropriate because of existing development patterns.

Policy 4: Maintain the integrity of the the Tule River Designated Floodway so that future hazards to life and property from flood conditions are minimized.

Implementation Strategies:

a. The State Reclamation Board 100-Year Designated Floodway shall be used as the basis for assessing the potential effects and extent of flooding along the Tule River.

b. New permanent structures shall be prohibited within the area shown on the Land Use Plan Map as Designated Floodway, unless an Encroachment Permit is obtained from the State Reclamation Board, along with necessary permits and other approvals that are required by the County of Tulare.

c. All new applications for development projects involving property located within the Designated Floodway shall be submitted to the State Reclamation Board for review and comment.

d. The Designated Floodway land use category shall be implemented through the application of the F-1 (Primary Flood Plain) and F-2 (Secondary Flood Plain Combining) Zones, as established in the Tulare County Zoning Ordinance.

e. Modifications to the river channel (such as for rock excavation, vegetation removal, etc.) that may alter the flow of floodwaters shall be prohibited, unless prior approval is obtained from the Tulare County Flood Control Engineer and State Reclamation Board.

f. No temporary facilities for human habitation (such as travel trailers, recreation vehicles, camps, etc.) shall be permitted within the Designated Floodway during the annual flood season (November through March).

Policy 5: Encourage new development within the Planned Community Commercial areas to utilize design schemes which are compatible with Springville's rustic heritage and surrounding natural features.

Implementation Strategies:

a. The use of natural or natural-appearing colors and materials shall be strongly encouraged for buildings constructed, renovated, or expanded within the downtown area.

CHAPTER V

PLAN DESCRIPTION

CHAPTER V

PLAN DESCRIPTION

In this chapter, the information, assumptions and policies presented in the preceding chapters have been synthesized and formulated into specific directives for future growth. Most significant of these directives is the classification of all properties within the planning area into land use categories. These designations, in conjunction with the Plan's policies and implementation strategies and applicable County Ordinances, will establish the range of uses that is permitted on each property. The manner in which these designations are established throughout the planning area is shown in the attached Land Use and Circulation Element Map.

LAND USE

The land use classifications contained in the Community Plan are defined and discussed as follows:

Low Density Residential:

The Low Density classification is intended primarily to accommodate single-family residential development of a rural character which includes accessory and non-residential structures, uses and activities that complement the rural setting, such as the growing and harvesting of agricultural crops and the raising of farm animals. Other types of uses that are compatible with the rural setting may also be permitted in certain instances, as set forth in the policies and implementation standards contained in the Community Plan.

The Low Density Residential classification has a prescribed maximum residential density of not more than one (1) dwelling unit per gross acre.

Approximately one-half of the land within the planning area (498 acres) is designated as Low Density Residential. This classification is concentrated in the southwestern portion of the planning area, generally west of Highway 190. As discussed earlier in this report, this area is characterized by a number of development constraints including steep slopes, severe soils and a lack of community water and sewer services, which generally limits development to lower intensity land uses. Development at the prescribed density will encourage the preservation of the attractive natural features of this area and is compatible with the existing land use patterns. A narrow corridor of Low Density Residential is also established along the east side of Highway 190, at the southern entrance into the community, to help preserve the character of this gateway. All properties within this designation are located outside of the Springville Public Utility District's boundary.

Development in areas designated as Low Density Residential will typically occur on individual, estate sized lots (1-5 acres in size), but can also occur, for example, in the form of a clustered, planned single or multiple family development, provided the project density is consistent with the low density designation. In this way, unique features of the landscape can be preserved and available land can be used more efficiently.

Medium Density Residential:

The medium density 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 maximum residential density of not more than five (5) dwelling units per gross area.

The medium density designation comprises approximately 100 acres within the planning area and encompasses sections of the community that are already substantially developed. The predominant land use within this area is single-family residential which includes both conventional dwellings and mobilehomes.

The only substantial block of land that is presently undeveloped (a 29.78 acre parcel located 540 feet north of Ward Avenue) is already "encumbered" by an approved tentative subdivision map (Tract 625). Tract 625 contains 54 lots with an average lot size of approximately 13,000 square feet and is intended for conventional single-family residential uses.

All properties classified as Medium Density Residential are located within the boundaries of the Springville Public Utility District (SPUD).

Planned High Density Residential:

The Planned High Density Residential classification is intended to provide areas for residential development with a wide range of densities and housing types. The planned development process, as set forth in the Zoning Ordinance, shall be utilized for uses proposed in this area to promote effectiveness in site design and to ensure consistency with applicable development standards. As in the other residentially designated areas, certain non-residential uses and activities are permitted in accordance with the Community Plan and Tulare County Zoning Ordinance.

The Planned High Density Residential classification has a prescribed maximum residential density of not more than twelve (12) dwelling units per gross acre. While higher density developments will be permitted and encouraged to occur on property subject to this designation, projects of lesser densities (i.e. 2-5 units per acre) will also be allowed in these areas.

The high density classification has been applied in two "sectors" of the community comprising approximately 112 acres. Sector one includes those properties located on the periphery of Springville's commercial core. Sector two includes the properties located northeast of the core area and extending to the northeastern boundary of the planning area.

The existing housing stock in sector one is primarily single family, but also contains a scattering of multiple-family units. A significant number of these housing units are in a deteriorating condition. As set forth in the Tulare County Housing Element, programs should be developed to encourage the rehabilitation or replacement of substandard housing. In accordance with these guidelines, a high density residential classification has been applied to this area. High density residential uses will serve as a buffer between the central commercial core and adjacent medium density residential areas. In addition, encouraging continued multiple family development in this area will assist in the gradual replacement of deteriorated dwellings with new multiple-family units.

Sector two encompasses the majority of the land area located north of Highway 190, between the commercial core and the northeast planning area boundary. Included within sector two is the Sequoia Dawn Retirement facility. Sequoia Dawn and an adjacent vacant property, 7.8± acres in size, are the only properties designated high density which are not located within the Springville Public Utility District. However, as discussed previously in this document, the Sequoia Dawn facility has its own domestic water and sanitary sewer facilities, and a substantial amount of underutilized land exists on the Sequoia Dawn site that could be used for expansion

of the retirement facility (if current circumstances change and the Tulare County Board of Supervisors determines in the future that such expansion is necessary) or be developed to private uses. The 7.8± acre parcel referenced above may provide a suitable area for further expanding the retirement facility or for establishing some other type of higher density development sometime during the planning period. Actual high density development of this property will depend on the availability of community water and sewer facilities.

The balance of the land area in sector two contains scattered rural residential uses, vacant and underdeveloped properties, suitable to accommodating larger residential projects that may result if the Peppermint Mountain Resort becomes a reality.

NOTE: The maximum density restrictions established in the above-described residential classifications can be exceeded in certain situations, as permitted by the Tulare County Zoning Ordinance. First, all residential zones will permit the establishment of a second dwelling unit attached to or located within the living area of a one-family dwelling, upon the approval of a special use permit. While not automatic, this provision will enable a property owner to request the establishment of a second dwelling unit under certain conditions. This special use permit process includes a requirement for a noticed public hearing, at which public testimony regarding the project is invited.

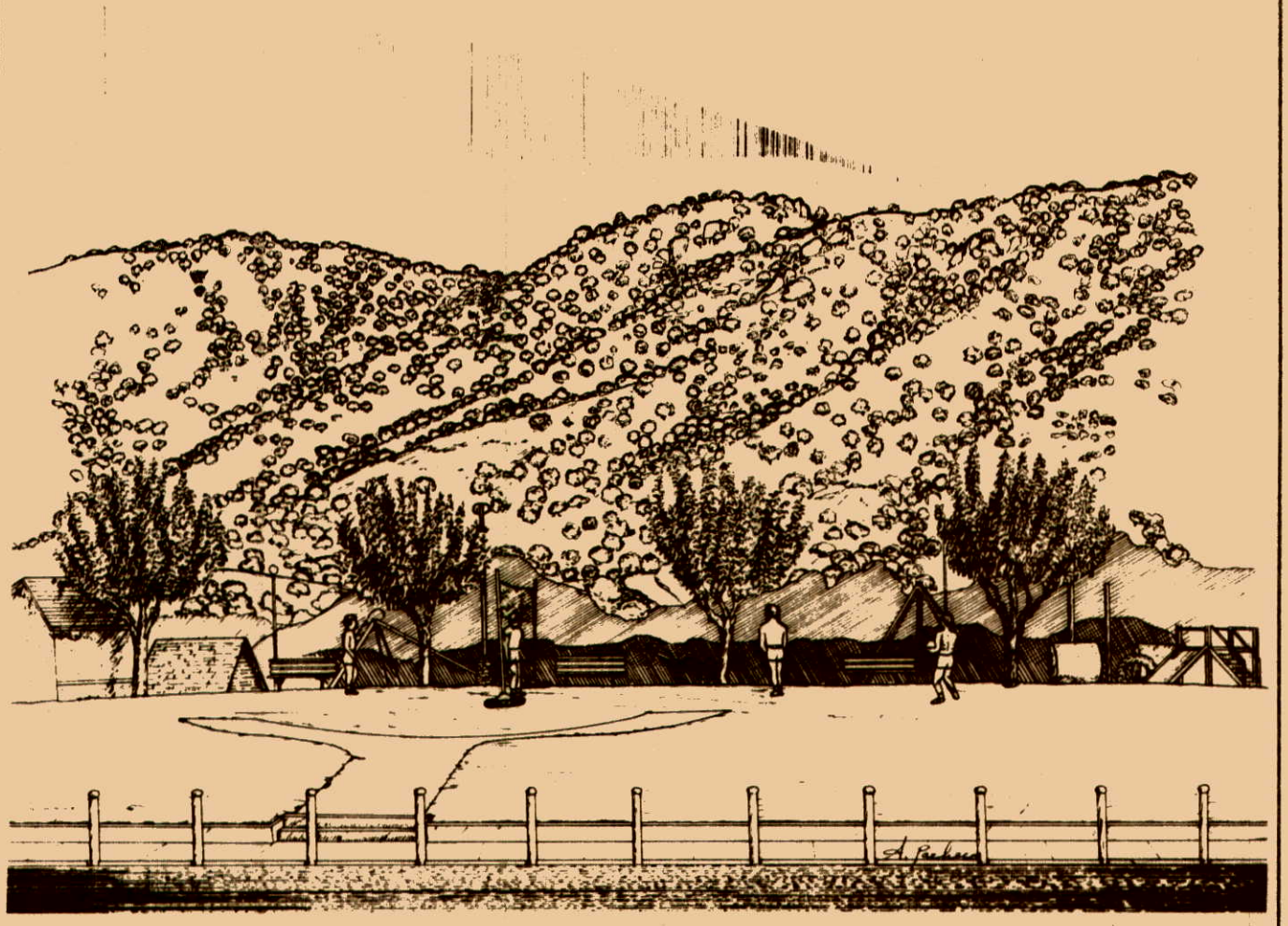
Second, the "M" (Special Mobilehome) Zone permits the placement of two (2) mobilehomes, or one (1) mobilehome and one (1) single-family dwelling, if a lot has more area than the minimum lot area required for a permanent dwelling in the zone in which it is located. Thus, the potential dwelling unit density on a lot can almost double the density prescribed in the zone in which it is located. However, if the lot contains less than twice the minimum lot area, a site plan must be filed and approved pursuant to the County Zoning Ordinance. The site plan review process also requires a noticed public hearing at which persons interested in the project can offer testimony.

The maximum residential density restrictions contained herein can also be exceeded in certain instances with the implementation of density bonus provisions contained in State law. Section 65915 of the California Government Code stipulates that when a developer of housing agrees to construct at least 25% of the total units in a housing development for persons of low or moderate income (as defined in Section 50093 of the State Health and Safety Code), or 10% of the total units for lower income households (as defined in Section 50079.5 of the State Health and Safety Code), the local jurisdiction must grant a density bonus (increase) of at least 25% over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element (in this case, the Springville Community Plan) of the general plan. Thus, the implementation of the State density bonus may also generate residential densities for qualifying projects within the planning area that are beyond the maximum density restrictions established in the Community Plan.

Planned Community Commercial:

The Planned Community Commercial designation is to be applied to properties that are appropriate for general commercial uses. Such uses include primarily those retail and limited service commercial operations that are directed at satisfying the daily shopping and service needs of local residents. Tourist-commercial operations are also permitted in this designation. The Planned Community Commercial designation incorporates the planned development concept, which requires that most land uses be reviewed through the County's planned development review process. This level of review is necessary due to the limited amount of available land within the downtown area, potential traffic problems on State Highway 190, and concerns regarding the provision of adequate parking for new and expanding uses. The planned development process will ensure that new and expanding commercial uses are developed in accordance with the provisions of the community plan.

The properties designated as Planned Community Commercial are located within and around the existing downtown commercial area. This area has historically served as the hub of commercial activity within the community, and the Plan proposes that this continue into the future. The area currently contains concentrations of commercial uses with scattered non-commercial uses, including residences, the Tulare County/CDF fire station, a telephone substation, etc. A primary focal point of the downtown area is the community park, located adjacent to the fire station, which serves as a local gathering place and a facility for holding outdoor social and recreation activities.



Other properties not currently containing commercial uses but situated around the downtown area are also designated as Planned Community Commercial, 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.

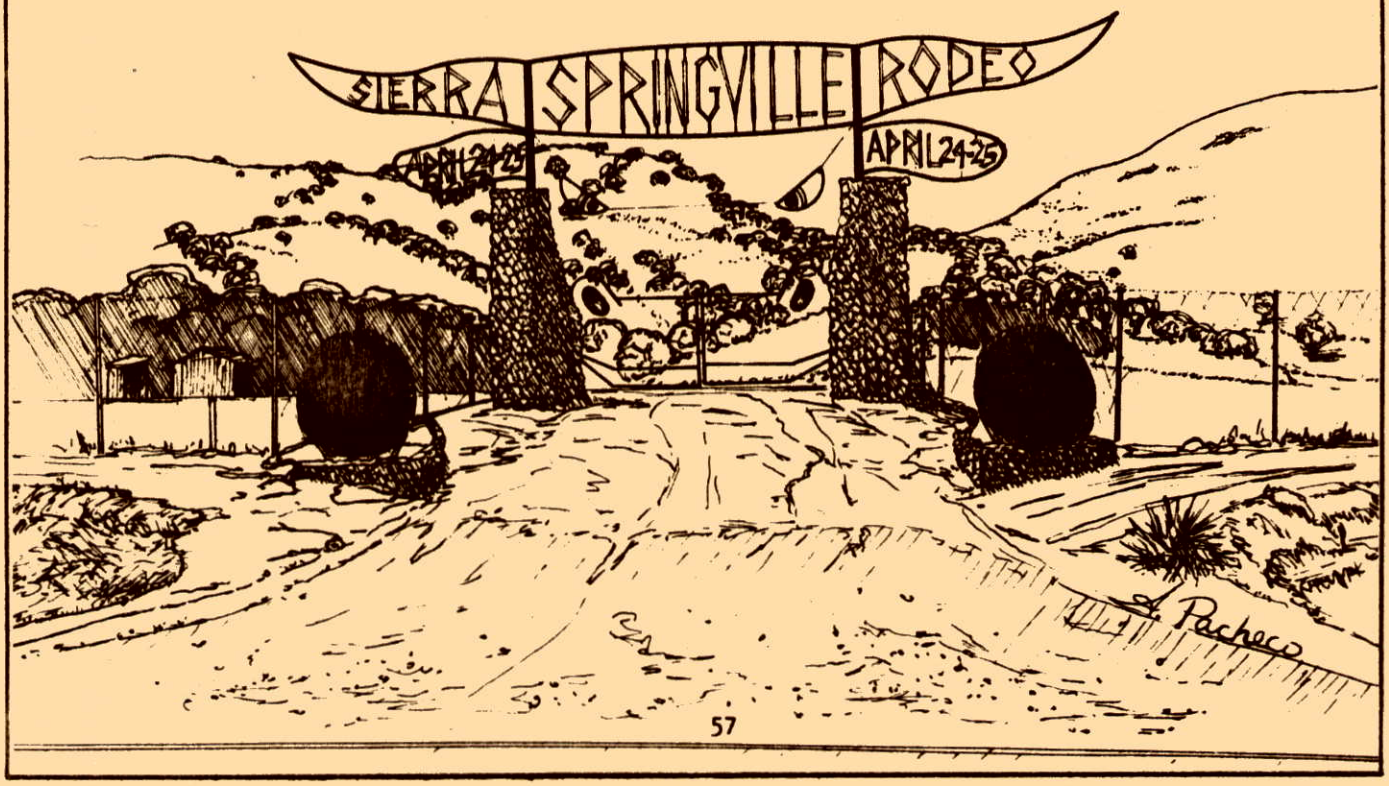
The total amount of area designated as Planned Community Commercial is approximately 25 acres.

Planned Recreation Commercial:

The Planned Recreation Commercial classification permits a wide range of land uses, such as single and multiple family residential developments, commercial centers, and tourist commercial uses.

The Planned Recreation Commercial designation is intended to function in a manner similar to the "F" (Foothill Combining) Zone contained in the Tulare County Zoning Ordinance, wherein review requirements increase with the magnitude and complexity of the project. Thus, while some types of minor uses (such as one single-family dwelling on a lot or parcel) will be permitted by building permit only, other more intensive uses may require a site plan and, perhaps, a special use permit to be approved by the County. These more restrictive procedures will enable such intensive uses to be adequately examined to assure compliance with the provisions of the community plan and applicable County ordinances.

Tourist commercial uses including restaurants, motels, specialty shops, service related uses, recreation vehicle parks, etc. are particularly encouraged to locate in the Planned Recreation Commercial designated areas. To attract tourist traffic, however, recreation-commercial uses must locate either fronting on or as near as possible to State Highway 190. Thus, the Land Use Plan Map locates almost all Planned Development properties along State Highway 190. As the map shows, in the southern portion of the community, the Planned Development designation is applied generally to properties located on both sides of State Highway 190, for several reasons. First, this area has historically contained scattered tourist commercial uses, such as fruit stands and grocery stores. Second, properties situated on the east side of State Highway 190 in this area typically extend to the Tule River and are therefore able to provide river-oriented recreation facilities, such as picnicking and fishing. Finally, properties situated on the west side of the highway in this area contain primarily gentle topography and are therefore suitable for future development to tourist commercial uses.



Two large areas of Planned Recreation Commercial properties situated on the west side of Highway 190 are located southwest of the downtown commercial district. The southern-most area contains the Springville Rodeo Grounds and adjacent properties for the purpose of recognizing the rodeo use and providing additional area for either expansion or the development of complementary recreation uses. The northerly property contains a large pond and has been used in the past for picnicking, fishing, and overnight camping. The Planned Recreation Commercial designation will therefore enable this recreation operation to retain its status as a conforming use and permit future expansion, if desired.

All other properties designated as Planned Recreation Commercial are situated along State Highway 190 in the northeastern portion of the community. These properties have been designated for such uses due to the availability of direct access to State Highway 190, the existence of scattered commercial uses, and the fact that this area serves as the northerly entrance to the community.

The total amount of area designated as Planned Development is approximately 161 acres.

Public-Quasi Public:

The Public/Quasi Public designation is applied to those uses associated with a government, public utility or institution and in existence at the time that the Community Plan was formulated. Such uses include the elementary school grounds, cemetery, Veteran's and Martin Memorial buildings, SPUD and Sequoia Dawn sewage treatment plants, U.S. Forest Service fire station and maintenance yard, County/CDF fire station, Springville Park, and the telephone and electrical substations. The areas designated as Public/Quasi Public generally encompass the limits of these existing uses. New or expanded public/ quasi-public uses will be permitted in any land use classification contained in this plan, as long as the policies and standards contained herein are satisfied and potential adverse effects to surrounding properties are minimized.

Designated Floodway Overlay:

The Designated Floodway Overlay is applied to all property within the planning area that lies within the limits of the 100-Year Designated Floodway, as established by the State Reclamation Board. The development of new permanent structures is generally prohibited by the State Reclamation Board, although in certain situations an encroachment permit can be obtained from that agency. Tulare County policies regarding development within the Designated Floodway generally reflect the restrictions established by the State Reclamation Board, which maintains ultimate jurisdiction within these floodprone areas.

The Community Plan recognizes that in certain situations, the State Reclamation Board will issue encroachment permits for development projects occurring within the Designated Floodway, and provides for development of such areas by delineating the Designated Floodway as an overlay, with an underlying base land use designation. Development proposals for property within the floodway must conform to the requirements of the Reclamation Board and the underlying base designation established in the Land Use Plan Map. In this manner, development may be possible within the Designated Floodway which is consistent with State flood protection efforts and local land use planning programs. It should be emphasized, however, that development occurring within the Designated Floodway is expected to be minimal due to potential flooding conditions.

CIRCULATION

The Circulation Plan is primarily devoted to the provision of collector roads to serve the newly developing areas of the community and to the elimination of certain deficiencies in the existing road system. These proposed roads are identified on the Land Use and Circulation Plan Map and discussed in Chapter IV under Goal G, Policy 2, and Goal H, Policy 1. The new collector roads that are delineated on the Land Use and Circulation Plan Map occupy alignments that are general in nature and therefore subject to modifications as necessary to accommodate future development patterns.

The Circulation Plan recognizes that State Highway 190 will continue to serve as the major traffic carrier within and through the community. No significant modifications to the highway are anticipated to occur during the planning period. It should be noted that this conclusion appears to still be true even if the Peppermint Mountain Resort is developed, based upon preliminary evaluations made by the U.S. Forest Service indicating that Highway 190 within Springville is sufficient in its present condition and alignment to accommodate both increases in local traffic and potential resort traffic.

New roads shall be designed and constructed in accordance with the requirements contained in this document and with applicable County ordinances, including the Subdivision Ordinance and Improvement Standards of Tulare County.

During the preparation of this document, concern was expressed by several Springville residents regarding the future extension of Rio Vista Drive south to Upper Globe Drive. This extension would provide an alternative route around the downtown commercial area for through traffic and emergency vehicles, in the event that Highway 190 within the community were to become blocked during an emergency situation. The extension of Rio Vista Drive is not included in this document, as the alignment of the road crosses property that is outside the Springville Planning Area and therefore subject to the standards and policies of the Foothill Growth Management Plan (FGMP). Further, the FGMP recommends that this extension eventually be provided; this Springville Community Plan supports this concept (see Chapter IV, Goal G, Policy 2, Implementation Strategy C). In addition, consideration has been given in the Community Plan to providing such an alternative route within the planning area, by including the extension of proposed Daunt Drive from Subdivision Tract No. TM 625 through the Sequoia Dawn site, then northeasterly until eventually connecting to State Highway 190. This future collector road will provide the needed alternative route around the downtown for both daily and emergency use.

CHAPTER VI

IMPLEMENTATION

CHAPTER VI

IMPLEMENTATION

A community plan must identify the methods and techniques that will be utilized to implement its various goals, policies, and standards. These implementation methods must provide a realistic and practical frame work for the achievement of the goals established in the community plan. Through the utilization of the techniques described below, the various provisions of the Springville Community Plan will be gradually implemented over the planning period. However, the extent to which the Plan is eventually 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 Springville Community Plan, implementation will be primarily focused upon 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, after the adoption of the Springville Community Plan, it will be necessary for the Tulare County Planning Commission and Board of Supervisors to formulate a zoning scheme to implement the land use designations contained in the Plan. The close relationship between the community plan and zoning will assure that the policies of the Plan are enforced and implemented, thereby maintaining the Plan as a viable management tool.

   To assist in identifying appropriate zoning categories that can effectively implement the various land use classifications contained herein, a Land Use/Zoning Compatibility Matrix has been formulated and incorporated into the Community Plan (See Page 51). The zoning categories identified in the matrix are considered to be suitable for application to properties within the planning area, in accordance with the directives in the Community Plan, and shall therefore be incorporated into future zoning studies and zone change applications affecting the Springville area. A unique facet of the matrix is the proposal to amend the Tulare County Zoning Ordinance to include a new CO (Commercial Recreation) Zone that is intended to be applied to properties designated in the Plan as Planned Recreation Commercial. The CO Zone will permit tourist-related services and retail commercial uses that are normally found in mountain communities such as Springville. The CO Zone will have a wider range of permitted uses than the existing "O" (Recreation) Zone (which is primarily intended to apply to "resort" areas) but will not allow the "heavier" commercial uses that are permitted in the C-2 (General Commercial) Zone. Thus, the CO Zone will be suitable for establishment on properties designated as Planned Recreation Commercial in the Plan, and will be placed primarily along the northeastern and southwestern entryways to the community.

   The application of appropriate zoning to implement the Land Use Plan should, to the extent possible, follow available property lines, section lines, and 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 infrastructural improvements through the application of the requirements of the Tulare County Subdivision Ordinance and the Improvement Standards of Tulare County.

Divisions of land for the purpose of sale, lease, or finance are subject to the requirements of the State Subdivision Map Act and the Tulare County Subdivision Ordinance. These laws control not only the design of land division projects but also provide the basis for requiring the on-site and off-site improvements (pertaining to vehicular access, sewer and water, flood protection, etc.) that are necessary to serve the newly created parcels, depending upon their intended use. Such improvements are, for the most part, identified and categorized in the Improvement Standards of Tulare County. However, while the Improvement Standards already contain the majority of the improvement requirements necessary to implement the Springville Community Plan, certain additional or modified standards are established in this plan (see Chapter IV - GOALS, POLICIES AND IMPLEMENTATION STRATEGIES) which will complement or provide guidance to the implementation of the Improvement Standards. Thus, the improvement standards that are unique to the Springville Planning Area will be implemented through the land division procedures (subdivision map, parcel map, lot line adjustment, and certificate of compliance) contained in the Subdivision Ordinance.

3. Control of site development through the site plan review process and review of special use permits, planned unit developments, and other development standards.

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 site plans, special use permits, planned unit developments, and other various development 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 part of their review, these bodies must ensure that new development proposals satisfy the land use and development criteria established in the Community Plan.

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

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

5. The provision of attractive conditions to the private sector as a means of encouraging development within the planning area.

Growth within the planning area has been and will continue to be primarily dependent upon activity within the private sector. For the community to grow, not only must demand for new development and redevelopment exist but the development conditions within the planning area must be conducive to attracting growth. A major function of the Community Plan must therefore be to create attractive conditions so that development and redevelopment will occur. This

SPRINGVILLE COMMUNITY PLAN
Land Use/Zoning Compatibility Matrix*

LAND USE PROPOSALS

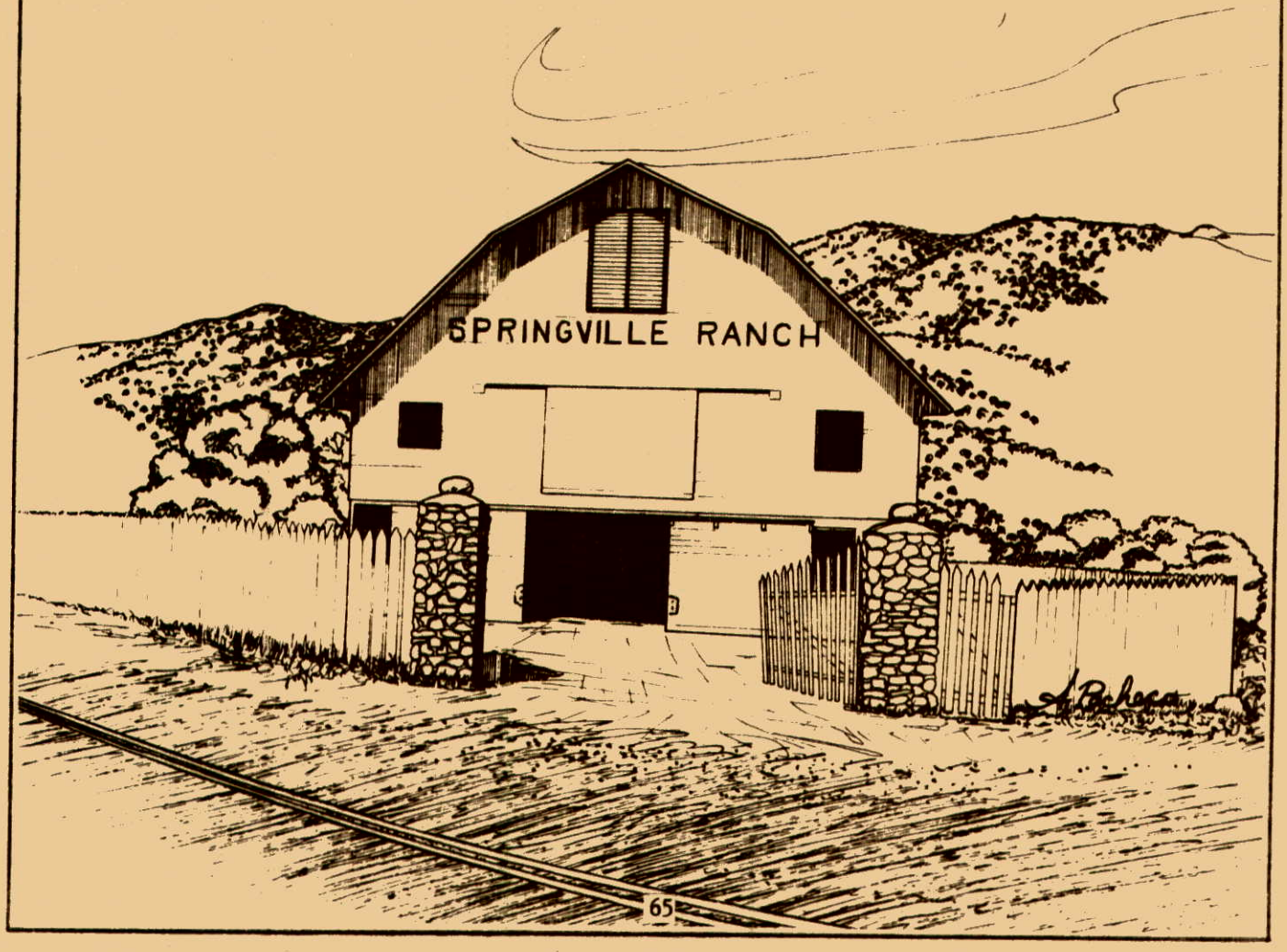
ZONES AND MINIMUM LOT SIZES	Low Density Residential (1 dwelling unit/acre maximum)	Medium Density Residential (5 dwelling units/acre maximum)	Planned High Density Residential (12 dwelling units/acre maximum)	Planned Recreational Commercial	Planned Community Commercial	Public/ Quasi Public	Designated Floodway
R-A (6,000 sq. ft.)	-	X	X	-	-	X	X
R-0 (12,500 sq. ft.)	-	X	X	-	-	X	X
R-1 (6,000 sq. ft.)	-	X	X	-	-	X	X
RA-43 (1 acre)	X	-	-	-	-	X	X
R-0-43 (1 acre)	X	-	-	-	-	X	X
R-2 (6,000 sq. ft.)	-	-	X	-	-	X	X
R-3 (6,000 sq. ft.)	-	-	X	-	-	X	X
PD-0 (10,000 sq. ft.)	X	-	-	X	-	X	X
PD-C-1 (6,000 sq. ft.)	X	-	X	X	-	X	X
PD-C-2 (6,000 sq. ft.)	X	-	-	X	X	X	X
PD-M-1 (6,000 sq. ft.)	X	-	-	X	-	X	X
R-A-M (6,000 sq. ft.)	-	X	X	-	-	X	X
R-1-M (6,000 sq. ft.)	-	X	X	-	-	X	X
R-A-M-43 (1 acre)	X	-	-	-	-	X	X
F-1	-	-	-	-	-	-	X
F-2	X	X	X	X	X	X	X
Proposed Zoning Category: PD-C-0 (Planned Development - Commercial Recreation - 6,000 sq. ft.)	-	-	-	X	-	X	X

* "X" denotes the zoning categories that are determined to be potentially compatible with the land use designations contained in the Springville Community Plan. The compatibility of the zoning categories shown on the vertical axis of the matrix with the land use designations shown on the horizontal axis must be determined in conjunction with the goals, policies and implementation strategies as set forth in the Community Plan.

Plan has attempted to create such conditions in several ways, including the establishment of flexible land use categories, the provision of generous quantities of land for commercial development, and the application of mountain road standards for new developments within the community. The application of these provisions during the preliminary negotiation, permit processing, and construction phases of development projects should provide appropriate and reasonable incentives to private entities interested in developing property within the community.

6. The generation of support by 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 and businesses, local organizations, and governmental entities is crucial to the success of the Springville Community Plan. Local organizations (such as the Springville Area Advisory Council and Springville Public Utility District) and private citizens must exercise and advocate continuing support for the Plan, so that the directives and policies contained herein will be actively enforced by local governmental entities. To encourage such support and to assure that local concerns are considered in future land use matters, the County of Tulare should refer all new development proposals and applications for review and comment to the Springville Area Advisory Council, Springville 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 planning area will establish on-going programs of plan implementation and monitoring. Thus, through the cooperation of local interests and govenmental bodies, the development of the community in the manner depicted in the Plan will be achieved to the greatest extent possible.



CHAPTER VII

APPENDICES

FINAL ENVIRONMENTAL IMPACT REPORT
SPRINGVILLE COMMUNITY PLAN

FINAL STATEMENT:

According to the guidelines for the California Environmental Quality Act of 1970, Title 14 of the Cal. Adm. Code, Section 15146, "Contents of the Final Environmental Impact Report," the final EIR shall consist of 1) the draft EIR, 2) a section listing the organization and persons consulted, 3) the comments received through the consultation process (either verbatim or in summary), and 4) the response of the lead agency (Tulare County) to the significant environmental points raised in the review and consultation pocess. 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 the comments. Comments received from the organizations and persons consulted about the draft EIR can also be read by referring to the letters attached to this Final EIR.

PERSONS AND AGENCIES CONSULTED:	Comments Received (Date of Letter)
Tulare County Public Works Dept.	
Tulare County Health Department	10-3-84
Tulare County Fire Warden	9-18-84
Tulare County Sheriff	
Springville Area Advisory Council	
Springville Public Utility District	
Springville Union School District	
State Water Quality Control Board	
State Reclamation Board	
Tulare County Housing Authority	
Tulare County Flood Control Engineer	9-19-84
U.S. Forest Service - Sequoia Natl. Forest	10-10-84
Southern California Gas Company	
State Dept. of Transportation	10-2-84
State Dept. of Fish and Game	10-25-85
U.S. Soil Conservation Service	
Tulare County Air Pollution Control District	9-13-84
Calif. Archaeological Inventory Information Center	
Tulare County Audubon Society	
Porterville Union High School District	
State Clearinghouse	10-26-84
Pacific Bell	9-19-84
Southern California Edison Company	10-22-84
U.S. Army Corps of Engineers	9-28-84
Supervisor Ben Webb	

COMMENTS RECEIVED AND RESPONSES

Letter A - U.S. Army Corps of Engineers:

Comment 1: The Springville Community Plan will not conflict with flood control and other programs administered by the U.S. Army Corps of Engineers.

Response: None

Letter B - Tulare County Flood Control Engineer:

Comment 1: Properties situated on the east side of State Highway 190, near the Tule River, are within a Zone A flood prone area, according to the U.S. Federal Emergency Management Agency's Flood Insurance Rate Maps.

Response: Further consultation with the Flood Control Engineer's Office determined that within the Springville planning area, the Zone A flood prone area classification coincides with the 100 Year Designated Floodway, as established by the State Reclamation Board. A detailed discussion of flooding conditions that exist in the Springville planning area is contained in Chapter II, The Springville Study Area.

Letter C - Southern California Edison Company:

Comment 1: The Southern California Edison Company anticipates that the electric loads that may be generated by implementation of the proposed Community Plan are within the parameters of projected load growth that the company is planning to meet in this area.

Response: None

Letter D - State Department of Fish and Game:

Comment 1: Wildlife resources within the planning area will not be greatly affected by the implementation of the Community Plan and any losses that may occur will not be as critical as they would be if no land use planning program existed in this area.

Response: None

Comment 2: The Community Plan erroneously states that nearby habitat will absorb wildlife that is displaced by future development occurring within the Springville planning area. Typically, the habitat is already at it carrying capacity and, when displaced wildlife moves in, there is critical competition for food, cover and nesting territories. This competition will cause many animals and birds to die from starvation, disease, and predation. However, in this particular case, since most of the planning area is already populated, no major wildlife concentrations will be affected by the implementation of the proposed Community Plan.

Response: Staff concurs with the comments of the Department of Fish and Game and has revised the Plan text to eliminate the statement regarding the absorption of displaced wildlife by nearby grazing lands.

Letter F - State Office of Planning and Research:

Comment 1: The letter states that review period for the Draft Environmental Impact Report is completed and transmits to the Tulare County Building and Planning Department the letters of comment submitted by interested State agencies regarding this project.

Response: None

Letter G - State Department of Transportation - District 6:

Comment 1: The Environmental Impact Report should contain an analysis of traffic impacts upon State Highway 190. Full implementation of the Community Plan will have a significant effect upon State Highway 190. Because improvements to State Highway 190 are not currently given high priority on the State Transportation Improvements Program, the Department of Transportation doubts that any measures to offset traffic impacts upon Highway 190 will occur during the planning period.

Response: As discussed in the Community Plan text, State Highway 190 provides primary access to and within the community. Beyond Springville, Highway 190 provides access to the Balch Park Road area and several mountain communities and developments (Camp Nelson, Sequoia Crest, Ponderosa, etc.). Because of the limited amount of development that exists in this area, daily traffic on the highway is not considered to be heavy (2000 Average Daily Traffic in 1982, according to State Department of Transportation). Further, as Highway 190 through Springville was realigned and widened during the 1970's, except for the portion within the downtown area, the road is generally considered to be in excellent condition.

Because the portion of the highway within the downtown has not been widened, a "bottleneck" with regard to traffic flow exists in this area. Vehicles traveling through the downtown must reduce speed considerably because of traffic moving within the commercial area. Further, on-street parking is heavily used on Highway 190 in the downtown which further restricts traffic movement. (Note: A discussion of parking problems within the downtown is contained in Chapter II, The Springville Study Area.) Nevertheless, despite these conditions, traffic congestion is not considered to be a significant problem in the downtown at this time.

The State Department of Transportation has prepared traffic projections for State Highway 190 which indicates that during the year 2001, within the downtown area the highway will carry a traffic load of 3200 ADT (Average Daily Traffic) which represents an increase of 60% over the 1982 traffic load of 2000 ADT. These figures reflect all types of traffic occurring on the highway, including daily traffic generated by persons living within the community, persons traveling to commercial and other uses in the community from outlying residential area, and persons passing through the community on their way to the mountain communities or the Sequoia National Forest. Conversely, these figures do not reflect any additional traffic that will be generated along State Highway 190 if the proposed Peppermint Mountain Resort is constructed (see Chapter III - Growth Assumptions and Development Constraints for a discussion of Peppermint Impacts). Traffic impacts upon State Highway 190 which would be generated by the Peppermint project are potentially significant and are therefore being examined very closely by the U.S. Forest Service and State Department of Transportation.

Disregarding the Peppermint project (which, by its nature, must be considered on an individual basis), State Highway 190 can adequately accommodate projected increased traffic loads to be generated by population growth within the Springville community. However, such growth can create potential traffic hazards, including increased traffic congestion within the downtown and the proliferation of driveway approaches to State Highway 190. However, the proposed Community Plan contains provisions for effectively minimizing these potential problems, thereby reducing future traffic hazards. All new intensive developments within the Planned Recreation Commercial, Planned Community Commercial and Planned High Density Residential land use designations will be required to undergo County review, during which the potential traffic impacts of each specific project will be analyzed and measures established to minimize possible traffic hazards. In addition, specific policies and implementation strategies are contained in the Plan to prevent traffic problems from occurring along the highway (see Chapter IV - Goals, Policies and Implementation Strategies, Goal F, Policy 5) by minimizing the number of ingress-egress points along the highway; by requiring applications for intensive developments utilizing direct access to the highway to submit detailed plans for ingress-egress, internal circulation and off-street parking; by submitting all new applications for development projects affecting State Highway 190 to the State Department of Transportation for review and comment; and by permitting access roads at the rear of commercial properties along the highway to facilitate off-street loading and parking. Further, Goal F, Policy 3 contains specific provisions for requiring adequate off-street parking for new or expanding development projects, including those situated within the downtown area, so that traffic congestion along the highway will be minimized in the future. Finally, the Community Plan recommends the future construction of a looped collector road to be situated north of the downtown area. This road, if constructed, will enable motorists to by-pass the portion of the highway within the downtown, thereby further precluding potential traffic congestion in that area. As the above policies and provisions do not exist within the current

Springville land use plan, it is reasonable to conclude that the proposed Community Plan will generate less adverse effects upon State Highway 190 than if the existing land use plan is continued.

On the basis of the above discussion, potential effects to the highway to be generated by the proposed Community Plan are considered to not be significant.

Letter H - Fire Warden of the County of Tulare:

No comment.

Letter I - Tulare County Department of Health Services - Air Pollution Control:

No comment.

Letter J - U.S. Forest Service - Sequoia National Forest:

No comment.

Letter K - Tulare County Department of Health Services - Division of Environmental Health:

No comment.

Letter L - Pacific Bell

No comment.

FINAL APPROVAL:

APPROVED
EUGENE E. SMITH
ENVIRONMENTAL ASSESSMENT OFFICER

BY: _____

Date: 11/29/84

MO:at

LETTER A

U.S. Army Corps of Engineers

FROM: See return address on reverse. DATE Sept 28, 1984

WRITER'S NAME/TELEPHONE NO.
Roger G. Janssen (916) 440-3369

[X] YOUR [ ] OUR COMMUNICATION (Kind, reference symbol, date, subject, or other identification)
Letter dated September 6, 1984 requesting review of the Draft Environmental Impact Report for the draft Springville Community Plan (GPA 84-03).

ACTION TAKEN OR REQUESTED

[ ] REPLY WILL BE FURNISHED ON OR ABOUT _____ [X] RECEIPT ACKNOWLEDGED
[ ] REQUEST DATE WHEN REPLY MAY BE EXPECTED [ ] FOR DIRECT REPLY
[ ] WE HAVE SENT YOUR COMMUNICATION TO (See below) [ ] TO OBTAIN INFORMATION

We have reviewed the draft report and note the report covers flood hazards to the area in sufficient detail. We have determined that the community plan will not conflict with flood control or other programs within our jurisdiction.

[ ] OTHER INFORMATION [ ] SUPPLIED OR [ ] REQUESTED

TYPED NAME, GRADE, AND TITLE
GEORGE C. WEDDELL
Chief, Engineering Division

SIGNATURE

DA FORM 209, 1 Jan 70 REPLACES EDITION OF 1 NOV 68, WHICH WILL BE USED.

DELAY, REFERRAL, OR FOLLOW-UP NOTICE (AR 340-15) GPO : 1972 O - 487-197

LETTER B

DOUGLAS C. WILSON
PUBLIC WORKS DIRECTOR

RICHARD L. BROGAN
ASSISTANT PUBLIC WORKS DIRECTOR
ROADS & BRIDGES

PUBLIC WORKS DEPARTMENT
TULARE COUNTY
ROOM 10, COUNTY CIVIC CENTER
VISALIA, CALIFORNIA 93291

TELEPHONE (209) 733-6291

OPERATING DEPARTMENTS:
ROADS & BRIDGES
SURVEYOR
REFUSE DISPOSAL
FLOOD CONTROL

September 19, 1984

Planning Department
Room 107, Courthouse
Visalia, California 93291

Attention: Michael Olmos

Reference: GPA 84-03

Gentlemen:

_____We have no comment on this proposal.

_X_____The following is submitted for your consideration.

Flood Insurance Rate Maps indicate any development East of Highway 190, near the Tule River, would be within a Zone A area.

Yours very truly,

DOUGLAS WILSON
Public Works Director

By _____
Jack L. Carlsen
Flood Control Engineer

JLC:ns

LETTER C

Southern California Edison Company

321 WEST MAIN
VISALIA, CALIFORNIA 93291

W. B. DANDRIDGE
AREA MANAGER

TELEPHONE
(209) 686-2881

October 22, 1984

Tulare County Bldg & Plng Dept
Rooms 105-111 Courthouse
County Civic Center
Visalia, CA 93291

Attention: A. Michael Olmas
Project Planner

RE: General Plan Amendment No. GPA 84-03

Dear Mr. Olmas:

This is to advise that the subject community plan boundaries are located within the service territory of the Southern California Edison Company. We anticipate that the electric loads that may be generated by this plan are within parameters of projected load growth which Edison is planning to meet in this area.

We are presently reviewing the draft environmental impact report on the proposed Peppermint Mountain Resort, and the electrical demands for this project will be addressed separately to the Sequoia National Forest Office in Porterville.

Unless the demand for electrical generating capacity exceeds our estimates, and provided that 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 that 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 Services Department.

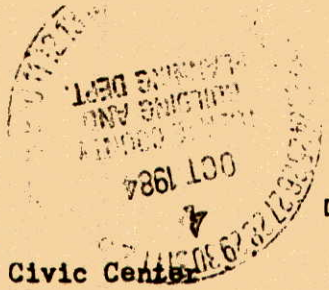
Very truly yours,

W. B. DANDRIDGE

WBD/mf

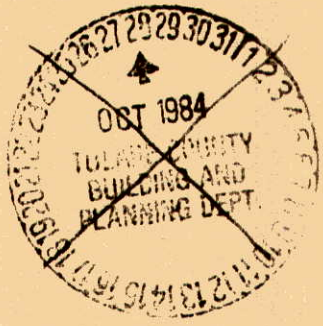
State of California LETTER D The Resources Agency

Memorandum



To : Michael Olmos - Project Planner
Tulare County Planning Department
Rooms 105-111 Courthouse - County Civic Center
Visalia, California 93291

Date: October 25, 1984



From : Department of Fish and Game James V. Crew, Wildlife Biologist
841 E. Scranton Avenue Porterville, California 93257

Subject: Draft E.I.R. for Springville Community Plan

Dear Mike:

I have reviewed the above mentioned E.I.R. and have the following comments:

The Department of Fish and Game recognizes that growth and development will occur dramatically in the Springville area in the near future and we appreciate your Department's planning efforts to guide the development in an orderly fashion.

Although the wildlife resources in the planning zone will not be greatly affected; the losses will not be as critical as they would be if there were no zoning boundaries.

I would like to point out however that when wildlife habitat is lost, there will be wildlife losses. On page 17, paragraph 6, it says that nearby habitat will absorb the displaced wildlife. This is a common fallacy often used to justify losses of wildlife habitat. Usually, the habitat is at its carrying capacity already and when displaced wildlife moves in, there is critical competition for food, cover, and nesting territories and many of the animals or birds will die from starvation, predation, or disease.

Since most of the Springville zone is already populated, there are no major wildlife concentrations that will be affected.

Thanks for the opportunity to comment on this matter.

Sincerely,

James V. Crew

James V. Crew

JVC:mc
cc: E.S. Fresno

LETTER F

STATE OF CALIFORNIA—OFFICE OF THE GOVERNOR

GEORGE DEUKMEJIAN, *Governor*

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO, CA 95814

October 26, 1984

Mr. A. Michael Olmos
County of Tulare Building & Planning Dept.
Rooms 105-111, County Civic Center
Visalia, CA 93291

Subject: SCH# 84070206, General Plan Amendment No. GPA 84-03

Dear Mr. Olmos:

The State Clearinghouse submitted the above named draft Environmental Impact Report (EIR) to selected state agencies for review. The review period is closed and the comments of the individual agency(ies) is(are) attached. If you would like to discuss their concerns and recommendations, please contact the staff from the appropriate agency(ies).

When preparing the final EIR, you must include all comments and responses (CEQA Guidelines, Section 15132). The certified EIR must be considered in the decision-making process for the project. In addition, we urge you to respond directly to the commenting agency(ies) by writing to them, including the State Clearinghouse number on all correspondence.

In the event that the project is approved without adequate mitigation of significant effects, the lead agency must make written findings for each significant effect and it must support its actions with a written statement of overriding considerations for each unmitigated significant effect (CEQA Guidelines Section 15091 and 15093).

If the project requires discretionary approval from any state agency, the Notice of Determination must be filed with the Secretary for Resources, as well as with the County Clerk. Please contact Peggy Osborn at (916) 445-0613 if you have any questions about the environmental review process.

Sincerely,

John Ohanian

John B. Ohanian
Chief Deputy Director

cc: Resources Agency
attachment

State of California

Business and Transportation Agency

Memorandum

LETTER G

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

Date: October 2, 1984

File : 6-Tul-190-31/32.5
GPA 84-03
SCH #84070206

From : **DEPARTMENT OF TRANSPORTATION**
District 6

Subject:

We have reviewed the Draft EIR for the Springville Community Plan. Our Comments in our July 17, 1984 letter sent to Tulare County are still valid (please see attached letter). In addition we have the following comments.

The impact upon full build out of the plan will have a significant effect on traffic circulation on Route 190. Furthermore, since improvements for Route 190 are not a high priority in the STIP, it is doubtful that any measures to offset the traffic impacts on Route 190. will occur during the planning period.

Moses G Pacheco
for

M. B. PARLIER
District 6 Transportation Planner

MS:ac
Attachment
CC: MGP

July 17, 1984

6-Tul-190-29.963-R32.704
GPA 84-03

Mr. Eugene E. Smith, Director
Tulare County Building and
Planning Department
Courthouse - Rooms 105-111
Visalia, CA 93291

Attention A. Michael Olmos, Project Planner
Project Review Division

We have reviewed the preliminary Draft Springville Community Plan and offer the following comments.

The EIR should contain an analysis of traffic impacts since main circulation is by Route 190 and we have no plans for significant improvements.

It appears that State Route 190 is a key part of the plan. Caltrans should be consulted especially in the planning of drainage, sewer and water lines and the new planned street intersections, etc.

Table III-3 probably points out the impact on Route 190 best by showing a tripling of "Outside Planning Area" population. Most of this population will have to use Route 190 to get to and from the planning area. Route 190 will experience capacity problems as the Springville Community Plan is developed.

Very truly yours,

Original signed by
M. B. PARLIER

M. B. PARLIER
District 6 Transportation Planner

MS:ja

CC: MGP

FIRE WARDEN of the COUNTY of TULARE

1968 South Lovers Lane — Phone (209) 732-5954
VISALIA, CALIFORNIA 93277

LETTER H

September 18, 1984

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

Attention: Michael Olmos, Project Planner

Dear Mr. Olmos:

Subject: Draft EIR for GPA 84-03/Springville Community plan

In reference to the above-mentioned item, we have no further comments.

If you have any questions, please contact William G. Trowbridge at 732-5954.

Sincerely,

EVAN D. LONG
FIRE WARDEN

By W G Trowbridge
William G. Trowbridge
Fire Protection Planning Officer

WGT:tc

LETTER I

TULARE COUNTY
DEPARTMENT OF HEALTH SERVICES

Ronald W. Probasco
Director

Medical
Family Practice
Pediatrics/
Child Health

OB/GYN
Specialty Clinics

Air Pollution Control
(209) 733-6438

California
Children's Services

Child Health and
Disability Prevention

Communicable
Disease Control

Environmental Health

Health Education

Nutrition Education

Public Health Lab

Public Health Nursing

Vital Statistics

W I C

September 13, 1984

Eugene E. Smith, Director
Tulare County Building/Planning Department
County Civic Center
Visalia, Ca. 93291

Attention: Michael Heinzen, Planner IV

Re: D.E.I.R. for General Plan Amendment No. GPA 84-03
(Springville Community Plan)

Dear Mr. Smith:

We concur with the Air Pollution effects of the project the proposed mitigation measures noted.

We have no additional comments on this proposal at this time.

Sincerely,

Gary D. Criscione
Environmental Health Engineer
Division of Environmental Health

GDC:st

cc: Joe Burnett, Env. Health

PLEASE REPLY TO:

☐ Dinuba Health Ctr.
1451 E. El Monte
Dinuba, CA 93618
(209) 591-0942

☐ Hillman Health Ctr.
1062 South 'K' St.
Tulare, CA 93274
(209) 686-3461

☐ Lindsay Health Ctr.
755 North Sequia
Lindsay, CA 93247
(209) 562-6391

☐ Porterville Health Ctr.
378 North 2nd
Porterville, CA 93257
(209) 784-7800

☒ Visalia Health Ctr.
County Civic Ctr.
Visalia, CA 93291
(209) 733-6342/733-6441

LETTER J

United States Department of Agriculture
Forest Service
Sequoia National Forest
900 West Grand Avenue
Porterville, CA 93257

Reply to: 1950

Date: October 10, 1984

Tulare County Building and Planning Dept.
Rooms 105 - 111 Courthouse
County Civic Center
Visalia CA 93291

Gentlemen:

We have reviewed the Draft EIR for the Draft Springville Community Plan and have no comments to offer.

Thank you for the opportunity to comment.

Sincerely,

Robert D Medhart

for JAMES A. CRATES
Forest Supervisor

TULARE COUNTY
DEPARTMENT OF HEALTH SERVICES

Ronald W. Probasco
Director

Medical
Family Practice
Pediatrics/
Child Health
OB/GYN
Specialty Clinics
Air Pollution Control
California
Children's Services
Child Health and
Disability Prevention
Communicable
Disease Control
Environmental Health
Health Education
Nutrition Education
Public Health Lab
Public Health Nursing
Vital Statistics
W I C

October 3, 1984

Michael Heinzen
Project Planner
Tulare County Building and Planning Department
County Civic Center
Visalia, CA 93291

RE: DEIR for GPA 84-03 (Springville)

Dear Michael,

We have reviewed the above referenced DEIR and feel that the statements on water and sewage were accurate. We have no further comments at this time.

Sincerely,

Joe Burnett

Joe Burnett, R.S. III
Environmental Health Specialist
Division of Environmental Health

JB/kb

PLEASE REPLY TO:

☐ Dinuba Health Ctr.
1451 E. El Monte
Dinuba, CA 93618
(209) 591-0942

☐ Hillman Health Ctr.
1062 South 'K' St.
Tulare, CA 93274
(209) 686-3461

☐ Lindsay Health Ctr.
755 North Sequia
Lindsay, CA 93247
(209) 562-6391

☐ Porterville Health Ctr.
378 North 2nd
Porterville, CA 93257
(209) 784-7800

☒ Visalia Health Ctr.
County Civic Ctr.
Visalia, CA 93291
(209) 733-6342/733-6441

LETTER L

PACIFIC BELL
217 W. Acequia
Visalia, CA 93291

September 19, 1984

Building and Planning Department
Rooms 105-111 Court House
County Civic Center
Visalia, California 93291

Attention: Michael Heinzen, Planner IV

Re: Draft - Environmental Impact Report For General Plan Amendment No. GPA-84-03 (Springville Community Plan)

Sir:

We have no requirements or recommendations for this proposed plan at this time.

Telephone service will be provided under existing tariffs as developments occur.

Thank you for the opportunity to review this plan.

Sincerely,

H.E. Eriksen
Manager-Engineering

DEA:mcs

DRAFT ENVIRONMENTAL IMPACT REPORT
GENERAL PLAN AMENDMENT NO. GPA 84-03
SPRINGVILLE COMMUNITY PLAN

A. INTRODUCTION

Because the adoption and amendment of local general plans and elements thereof are "projects" under the California Environmental Quality Act (CEQA), local governments must prepare either a negative declaration or an environmental impact report (EIR) prior to the final adoption of such general plan publications. Tulare County has prepared an EIR for the Springville Community Plan. The EIR is attached to the text of the Springville Community Plan because certain required sections of the draft EIR - "Description of the Project" and "Description of the Environmental Setting" - are also outlined in the Plan text, along with other information from the Plan that is incorporated by reference in the EIR.

B. SUMMARY

1. Proposal:

The proposed Springville Community Plan would amend the Land Use Element, Circulation Element, Environmental Resources Element, and Foothill Growth Management Plan (an element) of the Tulare County General Plan. The purpose of the proposed Springville Community Plan is to provide an updated plan for the unincorporated community of Springville that will replace the existing, outdated 1976 Springville Land Use Plan. Refer to Chapter I (INTRODUCTION TO THE SPRINGVILLE COMMUNITY PLAN) for a comprehensive description of the proposed project.

2. Location:

The Springville planning area is described in Chapter I (INTRODUCTION TO THE SPRINGVILLE COMMUNITY PLAN), under Regional Setting.

3. Summary of Potential Environmental Effects and Proposed Mitigation Measures:

a. Potential Soil Erosion Problems: Mitigation measures include the utilization of appropriate grading techniques and slope stabilization measures that are incorporated into the Community Plan as Implementation Strategies, compliance with Tulare County Grading Ordinance (Ordinance No. 2548).

b. Potential Sewage Disposal Problems: Mitigation measures include requirements for adequate soil analysis and sewage disposal techniques for new development projects that are established in the Community Plan as Implementation Strategies.

c. Potential Contamination of the Tule River: Mitigation measures include provisions for appropriate disposal of stormwater runoff that are incorporated into the Community Plan as Implementation Strategies.

d. Potential Flooding Problems: Mitigation measures include provisions for restricting development within the Tule River Designated Floodway that are incorporated into the Community Plan as Implementation Strategies.

e. New Sources of Light and Glare: Mitigation measures include provisions for reviewing lighting proposals for new projects and establishing requirements to reduce glare for non-residential projects through the implementation of the site plan review process.

f. Increased Demands for Off-Street Parking. Mitigation measures include provisions for requiring new developments to provide necessary off-street parking facilities that are established in the Community Plan as Implementation Strategies.

g. Increased Fire Hazards: Mitigation measures include requiring facilities for adequate fire protection in new developments that are established in the Community Plan as Implementation Strategies.

h. Water Availability: Mitigation measures include provisions for analysis of potential water demands for new development projects that are incorporated into the Community Plan as Implementation Strategies.

I. Impacts Upon Archaeological Resources: Mitigation measures include provisions for examination of new development sites to identify archaeological resources and requirements for preserving archaeological resources that are established in the Community Plan as Implementation Strategies.

J. Effects Upon Air Quality: Mitigation measures include promoting efficient traffic flows within the community.

4. Summary of Alternatives to the Proposed Action:

a. No project; continue implementation of the 1976 Springville Land Use Plan.

b. Decrease the project density by reducing maximum development densities established within the individual land use categories.

5. Use of Environmental Impact Report:

This EIR contains a discussion on the environmental consequences of the Springville Community Plan; which will be considered by the Tulare County Planning Commission and Board of Supervisors during deliberations regarding the adoption of the Plan. In addition, because the Springville Community Plan meets the criteria of a "community plan" under Section 21083.3 of the State of California Public Resources Code, this EIR may be used as an environmental document for proposed subdivisions and other proposed residential projects within the Springville planning area.

C. DESCRIPTION OF ENVIRONMENTAL SETTING:

The environmental setting of the Springville Planning Area is described in Chapter II, (THE SPRINGVILLE STUDY AREA) under Environmental Setting.

D. SIGNIFICANT ENVIRONMENTAL EFFECTS AND MITIGATION MEASURES:

1. Potential Soil Erosion Problems:

The planning area is characterized by irregular terrain, although slope conditions are generally moderate (i.e., less than 30%). Soils existing within the planning area are variable, with some areas along side slopes exhibiting moderate to high erosion potential. Development occurring within the planning area will necessitate that substantial grading and earth-moving occur during the preparation of road beds, building pads, and driveways. These activities may result in the creation of large cut and fill banks and denuded areas, that may eventually generate significant erosion

problems. Such problems may result in the sedimentation of properties within the area and long-term degradation of the Tule River and other surface water bodies.

Mitigation Measures

Potential erosion problems can be minimized to insignificant levels through the utilization of appropriate grading techniques and slope stabilization measures. Chapter IV (GOALS, POLICIES AND IMPLEMENTATION STRATEGIES) establishes implementation strategies for minimizing potential erosion problems which are contained in Goal E, Policy 3; Goal F, Policy 2, and Goal J, Policies 1, 2, and 3. These implementation strategies, if adopted, will be applied to all new development proposals to ensure that erosion potential will be minimized to insignificant levels.

2. POTENTIAL SEWAGE DISPOSAL PROBLEMS:

The majority of the soils within the planning area have severe limitations for septic tank absorption fields (see soil descriptions contained in Chapter II (THE SPRINGVILLE STUDY AREA), under Environmental Setting). These limitations are attributable to various soil conditions, including shallow soil depth, severe slopes and hardpan characteristics. The placement of leaching systems in such soils could result in saturation and eventual system failure, with probable surfacing of sewage effluent. A failing sewage leaching system will not only eventually deprive the user of adequate sewage disposal service, but will expose persons to potential health hazards.

Improperly functioning leach line systems could also cause sewage contamination of surface water bodies, including the Tule River. Poorly filtered sewage effluent can transmit potentially harmful bacteria and viruses to downstream users of the river (fisherman, swimmers, etc.). Further, such contaminants may eventually infiltrate downstream domestic wells located near the river, with corresponding health hazards.

Poorly filtered sewage effluent emanating from failing leaching systems and entering the Tule River would also adversely effect the fragile aquatic environment. Increased nutrient levels would eventually result in increased algae production. High algae production inhibits light penetration, which in turn decreases the production of other aquatic vegetation. The disruption of the aquatic environment would eventually lower dissolved oxygen levels in the water, which will degrade the quality of the habitat for fish and other forms of aquatic life.

Mitigation Measures:

The feasibility of utilizing individual sewage disposal systems for future development projects must necessarily be determined on a project-by-project basis. Soils testing must be performed on each development site to identify soil depth, composition and percolation rates. This information can then be applied to various State and County requirements for sewage disposal to identify areas where individual sewage disposal will be permitted. Sites containing soils that are unsuitable for individual sewage disposal should be provided with off-site effluent disposal service in a suitable location.

The Community Plan establishes several Implementation Strategies that are directed at the minimization of potential sewage disposal problems. These Implementation Strategies are contained in Chapter IV (GOALS, POLICIES AND IMPLEMENTATION STRATEGIES), under Goal A, Policy 3 and Goal E, Policy 2. The effectuation of these Implemetation Strategies will provide the necessary analysis of soil conditions existing on future project sites and will establish proper sewage disposal system design requirements to ensure that potential sewage disposal problems are minimized to insignificant levels.

3. Potential Contamination of the Tule River:

Development occurring within the planning area will result in the increased overcovering of areas with impermeable surfaces. Such an effect will increase storm water run-off which will carry greases, oils and other contaiminants to the Tule River, with potentially significant adverse effects upon the fragile river environment.

Mitigation Measures:

Potential contamination of the Tule River can be prevented by ensuring that storm water run-off generated by future development projects is properly disposed of. The Community Plan establishes Implementation Strategies that are specifically directed at proper disposal of storm water that are contained in Chapter IV (GOALS, POLICIES AND IMPLEMENTATION STRATEGIES), under Goal E, Policy 3; Goal F, Policy 2; and Goal J, Policy 2. The application of these Implementation Strategies to future development projects will provide for proper disposal of storm water run-off with minimal effects upon the Tule River environment.

4. Potential Flooding Problems:

As discussed in Chapter II, under Environmental Setting, a substantial area along the Tule River channel within the planning area is subject to flooding. If development is permitted to occur within the flood prone areas (i.e., the State Reclamation Board Designated 100 Year Floodway), residents and improvements will be exposed to future flood hazards.

Mitigation Measures:

The Designated Floodway Overlay that is established as a land use category in the Community Plan (see Chapter V, PLAN DESCRIPTION) effectively prohibits future development within the Designated Floodway of the Tule River, thereby restricting future flood hazards to properties in the floodway that are already developed. The Designated Floodway Overlay is augmented by Implementation Strategies contained in Chapter IV (GOALS, POLICIES AND IMPLEMENTATION STRATEGIES) under Goal J, Policy 4. The combination of the Designated Floodway Overlay category and the Implementation Strategies directed at minimizing flood hazards, will reduce future flood hazards resulting from Implementation of the Community Plan to insignificant levels.

5. New Sources of Light and Glare:

Development occurring within the planning area will create new sources of light and glare. While light and glare emanating from single-family residential uses is typically minimal, the effects of light and glare from more intensive land uses (primarily commercial and high density residential) is potentially significant. Light and glare can disturb the rural environment that prevails in Springville, and degrade the view that is available from State Highway 190, a State-designated Eligible Scenic Highway.

Mitigation Measures:

Commercial and high density residential uses will be permitted in land use categories that incorporate a site plan review process (refer to the Planned High Density Residential, Planned Community Commercial and Planned Recreation Commercial land use categories described in Chapter V, PLAN DESCRIPTION). Within these areas, new land use proposals of an intensive nature will be required to undergo the site plan review process to examine a variety of design-specific items,

including methods of providing outdoor lighting. Utilizing policies contained in the Community Plan regarding visual quality maintenance (see Chapter IV, GOALS, POLICIES AND IMPLEMENTATION STRATEGIES; Goal I, Policies 1 and 2), the decision-making body will examine proposals for outdoor lighting to ensure that light and glare emanating from a new development are not obtrusive. This procedure will effectively maintain light and glare from new projects at acceptable, insignificant levels.

6. Increased Demands for Off-Street Parking:

The Community Plan discusses the growing problem of the lack of adequate vehicular parking facilities in the downtown commercial area in Chapter II (THE SPRINGVILLE STUDY AREA), under Community Facilities. As development occurs within the downtown area, off-street parking demands will increase. Unless off-street parking facilities are provided for future commercial developments in the downtown area, traffic congestion and potential hazards will continue to increase.

Mitigation Measures:

To minimize future parking problems, new developments occurring in the downtown area should be required to provide necessary off-street parking facilities. The Community Plan establishes specific implementation strategies directed at providing adequate parking facilities within the downtown area, contained in Chapter IV (GOALS, POLICIES AND IMPLEMENTATION STRATEGIES), under Goal F, Policy 3. The application of these requirements to future development projects will assure that adequate off-street parking facilities are provided for new development projects, thereby reducing this potential impact to insignificant levels.

7. Increased Fire Hazards:

The 1975 Safety Element of the Tulare County General Plan indicates that the Springville Planning Area is situated in a Class III Critical Fire Weather Frequency Area. This classification indicates that the site has a high potential for wildland fire hazards, primarily due to topographic, vegetative, and climatic conditions. Although some wildfires are caused by natural phenomena (such as lightning), the State Division of Forestry estimates that nine out of every ten wildfires are caused by people. The Community Plan will encourage new development within the planning area, which will increase the potential for wildland fires to occur. The occurrence of wildfires in this area will threaten the lives and property of persons residing in Springville and neighboring areas.

Fire protection is readily available to all portions of the Springville Planning Area. Refer to Chapter II (THE SPRINGVILLE STUDY AREA), under Community Facilities, for a discussion of available fire protection services.

Mitigation Measures:

While not totally mitigable, potential fire hazards can be reduced substantially by including facilities for adequate fire suppression in new development projects. The Community Plan establishes implementation Strategies that will provide such fire suppression facilities, contained in Chapter IV (GOALS, POLICIES AND IMPLEMENTATION STRATEGIES), under Goal A, Policy 3; Goal E, Policy 1; Goal E, Policy 4; and Goal G, Policy 1. These implementation Strategies will be applied to all new development projects and will minimize potential fire hazards to acceptable levels.

8. Water Availability:

Properties within the planning area that are located outside these boundaries of the Springville

Public Utility District generally utilize private well systems as the source of domestic water. A discussion of hydrological conditions and potential problems associated with private wells is contained in Chapter II (THE SPRINGVILLE STUDY AREA), under Environmental Setting. As the discussion indicates, growth occurring within the planning area will increase the potential for overdrafting of groundwater systems. Unless water quantity conditions are adequately monitored, groundwater overdrafting problems can become significant.

Mitigation Measures:

The discussion regarding hydrology that is contained in the Plan text recommends that decision-making bodies, in their review of new development projects, analyze potential water demand for comparison with past local hydrological data to determine possible effects upon groundwater conditions. This recommendation is established in the Community Plan as an Implementation Strategy in Chapter IV (GOALS, POLICIES AND IMPLEMENTATION STRATEGIES), under Goal E, Policy 1. With such review, decision-making bodies will be able to assess water availability concerns when reviewing future development proposals, thereby minimizing the potential for depletion of local groundwater systems.

9. Impacts Upon Archaeological Resources:

As discussed in Chapter II (THE SPRINGVILLE STUDY AREA), under Environmental Setting, portions of the planning area have a high potential for the existence of archaeological resources. Future development projects that require substantial grading and earth-moving activities may disturb or destroy unique archaeological resources that may exist in the planning area.

Mitigation Measures:

Mitigation of impacts to archaeological resources can only be accomplished during the review of individual development projects. Development sites should be examined to determine the location and nature of on-site archaeological resources (if any). Such provisions are established in the Community Plan as Implementation Strategies in Chapter IV (GOALS, POLICIES AND IMPLEMENTATION STRATEGIES), under Goal B, Policy 3. The application of these Implementation Strategies will effectively protect archaeological resources from potential disturbance or destruction.

10. Effects Upon Air Quality:

A discussion of air quality characteristics in the planning area is contained in Chapter II (THE SPRINGVILLE STUDY AREA), under Environmental Setting. The discussion indicates that air quality problems are regional in nature and cannot be substantially reduced on a localized basis. Because no stationary air polluting sources exist in Springville, the primary local contributors to regional air pollution problems are motor vehicles. Although traffic within Springville represents a very small percentage of all motor vehicles within the San Joaquin Air Basin, efforts can still be made in the Community Plan to assist in the long-term maintenance of regional air quality.

Mitigation Measures:

Because air quality problems are regional in nature, the Community Plan can do only little in alleviating them. Nevertheless, the Plan attempts to promote efficient traffic flows within the community, through policies and implementation strategies pertaining to traffic circulation (refer to Chapter IV, Goal F, Policy 4 and Goal H, Policy 1). By streamlining traffic movement, auto emissions occurring in the planning area can be reduced, although such reductions will not have a significant affect upon regional air quality. Nevertheless, the implementation of the proposed plan is not

anticipated to generate significant adverse effects upon local or regional air quality, because the amount of traffic to be generated during the planning period is considered to be minor in comparison to regional traffic volumes.

E. ANY ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSAL IS IMPLEMENTED:

1. Potential fire hazards can be reduced to acceptable levels, but not totally eliminated.

2. New light and glare can be minimized to insignificant levels, but not totally eliminated.

3. Deterioration of air quality from increase in motor vehicles can be partially mitigated by more efficient circulation, but not totally eliminated.

F. ALTERNATIVES TO THE PROPOSED ACTION:

1. No project: The 1976 Springville Plan, currently in effect, will continue to guide growth within the Springville area. However, as the 1976 Plan permits development to occur throughout the planning area with few restrictions upon land uses and development densities, all of the environmental effects cited above will still be generated if the proposed plan is not adopted. Since the proposed Community Plan is more comprehensive in nature than the 1976 Plan, the potential adverse effects of the proposed plan will be lesser in magnitude and severity than under the continued use of the current plan, because measures directed at environmental protection are incorporated into the proposed plan as implementation strategies that will be applied to new development projects on a routine basis. Further, as the proposed Community Plan comprises an updated reflection of community uses and needs, its adoption and implementation will provide effective and realistic long-term guidance for future growth within the planning area. Thus, the "no project" alternative is not considered to be feasible nor desirable for the Springville community.

2. Decreasing the project density: Decreasing the maximum develoment densities that are established in their proposed land use categories will reduce the amount of development that will be permitted to occur within the planning area, thereby reducing potential environmental effects correspondingly. However, as no significant unavoidable environmental effects are anticipated to result from implementation of the proposed Community Plan, this alternative appears to be unnecessary. In addition, the development densities currently established in the proposed Community Plan are intended to satisfy land use demands that are anticipated to occur during the planning period, thereby fulfilling the future needs of the community. This alternative is therefore considered to be inappropriate for this project.

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

The proposed Springville Community Plan prescribes land use and circulation patterns for the community that will gradually develop over the twenty-year 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 Community Plan. This commitment is considered to be beneficial because it will assist in the effectuation of Tulare County's long-term overall land use planning objective of diverting development pressures from the San Joaquin Valley floor to less agriculturally-suited areas of the foothills.

H. ANY SIGNIFICANT, IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED:

The implementation of the proposed Community Plan will result in the establishment of prescribed land use patterns within the community. This effect is considered to be beneficial because it will provide for efficient use of planning area resources and will help achieve Tulare County's overall land use planning objectives.

I. GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT:

The proposed Community Plan will encourage additional development to occur within the planning area. Land use designations established in the plan are intended to satisfy a projected population of 2020 persons by the year 2005, a 98.6% increase over the 1980 population of 1017 persons. While this population increase is significant, the continued development of the Springville planning area is consistent with Tulare County's overall goals for the development of foothill areas. Through the implementation of the Rural Valley Lands Plan, the Foothill Growth Management Plan, the Three Rivers Community Plan, and, now, the Springville Community Plan (if adopted) the Tulare County Board of Supervisors hopes to divert future development demands from the prime agricultural lands situated on the San Joaquin Valley floor to the less agriculturally suited lands in the foothills. Thus, the growth inducing effects of the proposed project are considered desirable and necessary in fulfilling Tulare County's overall general plan program.

J. ENERGY CONSIDERATIONS:

New development projects occurring within the Springville planning area should incorporate measures to reduce the inefficient and unnecessary consumption of energy, to reduce the dependence upon petroleum products for energy, and to reduce pollution from energy use. Energy conservation measures for new developments include: insulation and other protection from heat gain or heat loss to conserve fuel to heat and cool buildings; use of reserve-conserving forms of energy; energy-efficient building designs including such features as orientation of structures to summer and winter sunlight to absorb winter solar heat and to reflect or to avoid summer solar heat; efficient lighting practices, such as use of indirect natural light, use of efficient lighting fixtures or resources, and establishment of reasonable lighting criteria to prevent over-illumination and other energy conservation practices and techniques.

K. WATER QUALITY ASPECTS:

Prior to the completion of any new development project within the Springville planning area, approval must be obtained from the Tulare County Health Department indicating compliance with the State and County health requirements.

L. AUTHORITY:

This Environmental Impact Report was prepared by the Tulare County Building and Planning Department in accordance with the directives of the Tulare County Board of Supervisors.

M. FINAL STATEMENTS:

Further statements from public and private agencies that have been and/or will be notified are to be attached upon completion of this project. The statements, verbatim, will reflect opinions of persons and agencies contacted in reference to this document. Responses to significant environmental points raised in the review and consultation process will be addressed in the Final Environmental Impact Report.

N. INDIVIDUALS AND AGENCIES CONSULTED:

Tulare County Agencies:

Public Works Department, Health Department, Fire Warden, Flood Control Engineer, Sheriff

Other Agencies:

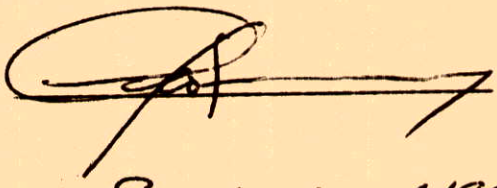
Springville Area Advisory Council, Springville Public Utility District, Springville Union School District, State Water Quality Control Board, State Reclamation Board, Tulare County Housng Authority, U.S. Forest Service - Sequoia National Forest, Southern California Gas Co., State Department of Transportation, State Department of Fish and Game, U.S. Soil Conservation Service, Tulare County Air Pollution Control District, California Archaeological Inventory Information Center, Tulare County Audubon Society, Porterville Union High School District, State Clearinghouse, Pacific Bell, Southern California Edison Co., U.S. Army Corps of Engineers.

Individuals:

Supervisor Ben Webb

FINAL APPROVAL:

APPROVED:
EUGENE E. SMITH
ENVIRONMENTAL ASSESSMENT OFFICER

BY: 

DATE: September 4, 1984

MO:ke

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 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 Sections VI and VII.

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

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

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

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

9. Exposure of people or property to:

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

B. AIR

1. Deterioration of ambient air quality by:

2 a. emission of pollutants
2 b. generation of dust (both during and after construction)
___ c. creation of objectionable odors

2. Regional alternation 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:

1 a. adverse air emissions
___ b. objectionable odors
1 c. excessive dust

C. WATER

1. Changes in the character of surface water by:

1 a. modification of course or direction
___ b. temperature modification
___ c. change in the level of dissolved oxygen
___ d. increased turbidity
2 e. addition of pollutants
2 f. other Soil erosion and sedimentation

2. Changes in:

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

3. Changes in the:

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

4. Changes in groundwater:

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

5. Exposure of people and property to:

2 a. flooding
___ b. mudslides
___ c. demonstrated unsafe domestic water supplies

D. PLANT LIFE

1. Reduction in number and diversity of species of:

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

1 2. Introduction of new species into an area

1 3. Interference with the normal replenishment of existing species

1 4. Destruction or deterioration of existing natural habitat

___ 5. Reduction in acreage of agricultural crops

E. ANIMAL LIFE

1. Reduction in number and diversity of species of:

___ a. birds

1 b. land animals (including reptiles)

___ c. fish

___ d. benthic organisms

___ e. insects

___ f. unique animals

___ g. rare animals

___ h. endangered animals

___ i. other

1 2. Introduction of new or additional animal species into an area (including vectors)

1 3. Interference with migration or movement

1 4. Destruction or deterioration of existing habitat

1 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

2 1. New sources of light and glare

2 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

1 2. Substantial depletion of nonrenewable resources

___ 3. Conflict with future potential for use or extraction of natural resources

___ 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:

1 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

1 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

2 1. Substantial impact on existing transportation (roads, rail and air)

2 2. Substantial additional vehicular movement (trucks and autos)

___ 3. Need for public transportation

4. Increased traffic hazards to:

1 a. motor vehicles

___ b. bicycles

1 c. pedestrians (e.g., near schools)

___ 5. Alteration of present pattern of circulation of people

___ 6. Alteration of present pattern of circulation of goods

___ 7. Over use of existing parking facilities

2 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:

2 a. fire protection

2 b. police protection

1 c. schools

1 d. parks, recreational facilities and services

1 e. maintenance of public facilities (roads, etc.)

1 f. medical services

___ g. others

___ 2. Reduction in use or demand for governmental services (e.g., lowered school enrollment, etc.)

O. ENERGY

1 1. Use of substantial amounts of fuel or energy

1 2. Substantial increase in demand on existing sources of energy

1 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:

___ a. new wells

___ b. repair on existing wells

2 c. new lines

1 d. repair on existing lines

1 e. larger lines

1 f. looping of system

1 g. fire hydrants

1 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

1 c. larger lines

___ d. new collection or outfall lines

___ e. new or expanded treatment facilities

___ f. other

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

2 a. on-site

___ b. off-site

1 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 2. Creation of any potential health hazard (e.g., vectors from dairies) Fire hazards

2 3. Exposure of people to existing or potential health hazards.

R. AESTHETICS

1. Obstruction of:

___ a. any scenic vista

1 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

1 4. Loss of open space

S. SOCIO-ECONOMIC

1. Temporary effects upon:

1 a. income distribution

1 b. employment

1 c. tax revenues

2. Permanent effects upon:

___ a. income distribution

___ b. employment

1 c. tax revenues

3. Changes in tax base and assessment for:

1 a. project site

1 b. surrounding area

___ 4. Reduced employment opportunities for low and moderate income, Socio-economic groups

1 5. Impacts on social affiliation and neighhood interaction

1 6. Impacts on privacy of surrounding area

T. ARCHAEOLOGICAL/HISTORICAL

1. Adverse effect on:

2 a. archaelogical 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 imact 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: (cont.)

Checklist Item	Point Rating	Discussion of Effects
A3c A3d C2b C2c C5a	2 2 2 2 2	Portions of the planning area lie within the Designated Floodway of the Tule River. Future development occurring within these flood-prone areas could expose people and property to potentially significant flooding conditions.

Proposed Mitigation Measures

Prohibit new development in areas where flooding potential is high; prevent modifications to the river channel that may hinder flood flows; encourage the utilization of flood prone areas as open space.

Discussion of Effects

G1 G2	2 2	Increased development occurring within the community will generate new sources of light and glare. Cumulative effects of light and glare may be significant.

Proposed Mitigation Measures

Through the site plan review and other permit processes, review outdoor lighting plans for new developments and establish requirements for minimizing light and glare.

Discussion of Effects

H1	2	Implementation of the proposed plan will promote changes in the present land use of the planning area. While these changes will have certain effects upon the local environment, they will effectively augment the County's overall land use planning program. The changes in land use are therefore not considered to be significant.

Proposed Mitigation Measures

None

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

Checklist Item	Point Rating	Discussion of Effects
T1a	2	Portions of the Springville area have a high potential for the existence of archaeological resources. Future development may damage or destroy available artifacts, which would cause a significant loss of archaeological resources.

Proposed Mitigation Measures

Review sites proposed for development to determine archaeological sensitivity; establish measures to recover or preserve archaeological sites and resources.

Discussion of Effects

B1a	2	Growth within the study area will increase traffic, with a corresponding increase in vehicular exhaust emissions and decrease in local air quality. Although air quality problems are regional in nature, increased auto emissions occurring in Springville will contribute to regional air quality problems.
B1b	2	

Proposed Mitigation Measures

Increase efficiency in local traffic movement, encourage regional decision-making bodies to promote air quality programs.

Discussion of Effects

N1a	2	A growing population will increase demands for public services. However, such increase will be substantially off-set by increased property and sales tax revenues to be realized by the County of Tulare. This effect is therefore not considered to be significant.
N1b	2	

Proposed Mitigation Measures

None

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

Checklist Item	Point Rating	
M1 M2 M8	2 2 2	**Discussion of Effects** Increased development of various types (residential, commercial, etc.) will generate additional traffic and additional demands for off-street parking. Due to the amount of additional development that will be allowed under the proposed plans, traffic problems and parking demands are potentially significant. **Proposed Mitigation Measures** Delineate future collector roads that are needed to serve newly-developing areas; identify appropriate standards for design and construction of new roads; and identify appropriate parking standards for commercial uses.
Q2 Q3 N1a	2 2 2	**Discussion of Effects** Increased human activity within the planning area will significantly increase the potential for structural and wildland fires. The occurrence of such fires will be detrimental to lives and property both within and outside the Planning Area. **Proposed Mitigation Measures** Identify appropriate fire prevention measures to be required of new developments; assure that access roads can accommodate fire suppression vehicles; require that fire suppression facilities, including fire hydrants, be installed to serve new developments, when applicable.
P2c	2	**Discussion of Effects** Increased development within the study area will increase demands for water. Such demands may eventually cause depletion of available water resources, which may have significant adverse effects upon residents and businesses in the area. **Proposed Mitigation Measures** Review new development proposal to assure that adequate water supplies will be available and to prevent depletion of local water resources.

VI. DISCUSSION OF ENVIRONMENTAL EFFECTS AND MITIGATIONS:

Checklist Item	Point Rating	Discussion of Effects
A3a	2	Land alteration activities occurring on property within the Springville Planning Area containing irregular terrain may generate potentially significant soil erosion problems. Soil erosion may cause slope instability and sedimentation of natural drainage courses and the Tule River. This impact is potentially significant.
A3b	2	
A4a	2	
A4b	2	
A7b	2	
A9a	2	
A8b	2	
C1f	2	
C2c	2	**Proposed Mitigation Measures**
P4a	2	
		Require appropriate review of future development projects and utilize effective erosion control techniques.

		Discussion of Effects
C1e	2	The majority of the soils within the Planning Area have severe limitations for septic tank absorption fields. Unless precautionary measures are taken, the use of individul leaching fields may cause possible contamination of surface water bodies. This impact is potentially significant.
C4b	2	
Q2	2	
		Proposed Mitigation Measures
		Require the submittal of necessary soils data for development projects; utilize specialized designs for sewage disposal systems; require adequate separation between leaching areas and drainage courses; identify areas that are inappropriate for the placement of leaching systems; and utilize community sewage disposal services.

		Discussion of Effects
A8a	2	Increasing amounts of impervious surfaces will increase stormwater run-off which will carry greases, oils, and other contaminants to the Tule River, with potentially significant effects upon the fragile river environment.
A8c	2	
A8d	2	
C1e	2	
C1f	2	
		Proposed Mitigation Measures
		Require the preparation of necessary stormwater drainage plans for new development projects, dispose of stormwater on-site, utilize detention facilities to remove contaminants from stormwater.

CASE NO. _____

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 A. Michael Olmos.

Date June 26, 1984

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF GENERAL PLAN AMENDMENT NO. GPA 84-03, AN AMENDMENT TO THE LAND USE, CIRCULATION, OPEN SPACE, AND URBAN BOUNDARIES ELEMENTS OF THE TULARE COUNTY GENERAL PLAN, SPRINGVILLE AREA	)))))	RESOLUTION NO. 6087

Resolution of the Planning Commission of the County of Tulare recommending approval of the Springville Community Plan, an amendment to the Land Use, Circulation, Open Space, and Urban Boundaries Elements of the Tulare County General Plan.

WHEREAS, by Resolution No. 6068, the Planning Commission initiated consideration of General Plan Amendment Case No. GPA 84-03; and

WHEREAS, the Planning Commission has given notice of the proposed General Plan Amendment as provided in Section 65351 of the Government Code of the State of California; and

WHEREAS, public hearings were held and public testimony received on September 12 and October 10, 1984, at regular meetings of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Commission hereby certifies that it has reviewed and considered the information contained in the Environmental Impact Report for the proposed amendment in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act, prior to taking action on the proposed amendment.

2. Even though the Environmental Impact Report identified certain significant effects of the proposed amendment, the Planning Commission hereby finds that the amendment should be approved because policies which mitigate the environmental effects to an acceptable level have been incorporated into the plan, as follows:

a. To alleviate potential soil erosion problems, requirements for utilization of appropriate grading techniques and slope stabilization measures and compliance with Tulare County Grading Ordinance (Ordinance No. 2548) are incorporated into the Community Plan as Implementation Strategies.

b. To alleviate potential sewage disposal problems, requirements for adequate soil analysis and utilization of adequate sewage disposal techniques for new development projects are established in the Community Plan as Implementation Strategies.

c. To prevent potential contamination of the Tule River, provisions for appropriate disposal of stormwater runoff are incorporated into the Community Plan as Implementation Strategies.

d. To avoid potential flooding problems, provisions for restricting development within the Tule River Designated Floodway are incorporated into the Community Plan as Implementation Strategies.

e. To minimize the impacts of new sources of light and glare, provisions for reviewing lighting proposals for new projects and establishing requirements to minimize glare from such projects will be instituted during the implementation of the planned development process that is incorporated into the Community Plan.

f. To accommodate increased demands for off-street parking, provisions for requiring new developments to provide necessary off-street parking facilities are established in the Community Plan as Implementation Strategies.

g. To offset increased fire hazards, provisions for requiring appropriate facilities for fire protection in new developments are established in the Community Plan as Implementation Strategies.

h. To ensure domestic water availability, provisions for analysis of potential water demands for new development projects are incorporated into the Community Plan as Implementation Strategies.

i. To prevent adverse impacts upon archaeological resources, provisions for examination of new development sites to identify archaeological resources and requirements for preserving archaeological resources are established in the Community Plan as Implementation Strategies.

j. To prevent adverse effects upon air quality, measures for promoting efficient traffic flows within the community are included in the Community Plan.

3. The Planning Commission determined that the following findings were relevant in evaluating this proposal:

a. The Springville Land Use Plan that is currently in effect was adopted in 1976. In the summer of 1981, the Springville Area Advisory Council determined that the 1976 Plan was becoming outdated and requested that the Tulare County Board of Supervisors authorize the preparation of a new community plan for Springville. The Board of Supervisors recognized the need for a new community plan, and in August of 1981, directed the Building and Planning Department to work with Springville area residents in the formulation of a new plan. Soon thereafter, the Council appointed the Springville Urban Area Planning Committee to assist in the preparation of the plan.

b. In the ensuing three (3) years, monthly meetings were held by the Committee, with technical assistance being provided by the Tulare County Building and Planning Department staff. Initial meetings were devoted to the formulation of an adequate data base to be used in the preparation of the plan. Numerous statistics and projections were prepared regarding population growth, commercial activity, land demands, employment conditions, and other subjects.

c. In November of 1981 a community opinion survey was conducted to obtain the viewpoints of Springville residents regarding a variety of community issues. As survey questionaires were distributed by hand, response was light. In addition, a public facilities and services survey was conducted at this time, by which the various public agencies and private companies that provide essential services to the community were polled to determine current service levels and estimate future service demands.

d. For the next several months, the Committee continued to gather data regarding various aspects of the community. In addition, the Committee began to identify the major policy issues and concerns that would necessarily be addressed in the community plan.

e. In April of 1982, a second community opinion survey was conducted. To obtain a greater response, survey questionnaires were mailed to each owner of property within the Springville planning area. This latter survey was successful and provided a comprehensive overview of community opinions.

f. In August of 1982, a business survey was conducted with businesses existing in the community being requested to offer information and viewpoints rgarding local economic conditions and local problems that affect the business climate. At this time, a visual community design survey was also conducted to analyze the aesthetic characteristics of the community and identify local historical landmarks.

g. With the completion of the data gathering phase of the project, land use and circulation alternatives amd draft plan policies were formulated which were reviewed and refined by the Committee. Development standards were drafted which prescribed measures for future development with regard to land use, essential services, circulation and parking, and environmental quality. This phase of the project was the most difficult and time-consuming, and therefore spanned many months. This effort culminated in the preparation of the Draft Springville Community Plan.

h. In May of 1984, the Draft Springville Community Plan was submitted to the Springville Area Advisory Council for initial review. The Council subsequently reviewed the preliminary draft plan at three public meetings held on May 30, June 27, and August 8, 1984. The Council then determined that the Draft Springville Community Plan adequately reflected the current and foreseeable needs and desires of Springville residents and property owners and submitted the Plan to the Planning Commission for formal consideration.

4. The Planning Commission further determined that the following additional findings were pertinent to this matter:

1. Public hearings were conducted by the Planning Commission for the Draft Springville Community Plan on September 12 and October 10, 1984. During these public hearings, testimony was received from several Springville residents and property owners regarding various aspects of the Community Plan.

2. During the Planning Commission hearings, testimony was received from various property owners regarding the designation of their properties in the Community Plan as Low Density Residential and Planned Recreation Commercial. Owners of several properties designated as Low Density Residential and fronting along State Highway 190 in the southwest portion of the Springville planning area stated that they wished to make their properties available for future recreation-oriented commercial uses, which are not allowed under the current proposed designation. In addition, the owner of a property also situated in this area expressed his desire to establish a light industrial use (machine shop), which is not consistent with the Planned Recreation Commercial designation that is proposed for the site. Further, owners of properties designated as Planned Recreation Commercial and situated in the northeast portion of the planning area stated that commercial developments being contemplated for their properties would be permitted under the present C-2-SC (General Commercial - Scenic Corridor Overlay) zoning but would not be consistent with the proposed Planned Recreation Commercial land use classification. The Planning Commission recognized that these conflicts do exist, but noted that the Community Plan does include provisions for allowing such non-conforming uses to be established in these areas. These provisions are referenced in Chapter IV of the Plan, as Goal A, Policy 4, Implementation Strategy 'd', which states as follows:

   d. New "non-conforming" uses, including non-polluting light manufacturing uses, can be established on properties classified as Low Density Residential or Planned Recreation Commercial, without the necessity to amend the Community Plan, if appropriate zoning is acquired and the proposed use conforms to the policies and standards contained in the Plan and no signfiicant adverse effects to surrounding properties will be generated if the use is implemented.

   The Commission finds that this implementation stragegy provides the means by which the above-noted property owners can request appropriate zoning that will enable them to pursue their development plans. However, to adequately examine each proposed use to assure compliance with policies contained in the plan and to prevent adverse effects to surrounding properties, the Commission hereby states its intent to consider such rezoning requests only in those instances where specific development plans for the proposed use have been formulated and are presented to the Commission for review with the zone change request.

3. Testimony was presented by several property owners residing in the southwest portion of the planning area who expressed opposition to the designation of the proposed Bogart Drive looped collector road. These persons indicated that the designation of the alignment of the looped road in the Community Plan is premature at this time because development of this area is not yet being contemplated, nor currently desired by affected property owners. The Commission noted that a portion of the looped road is already a County-maintained public road, and that other portions traverse alignments for which irrevocable offers of right-of-way dedication have been given to the County. Thus, these portions of the looped road can be specified at this time. However, the Commission

recognized that the portion of the future looped road for which no dedication or offer to dedicate are available cannot be accurately identified until development in the area actually occurs. Thus, the Planning Commission hereby amends the proposed Springville Community Plan Map to designate only the portions of the Bogart Drive looped collector road that are either currently within a dedicated road right-of-way or contained within existing irrevocable offers of dedication.

4. The owner of a 3/4 acre property situated on the northwest side of State Highway 190, 100' south of James Avenue, expressed opposition to the designation of this property as Medium Density Residential (5 families per acre maximum) in the Community Plan. The owner stated his desire to construct and operate a restaurant/bar on this site. The Commission noted that the site is currently zoned R-A-M (Rural Residential - Special Mobilehome) and is situated in an established residential neighborhood. The Commission found that the site should remain classified as Medium Density Residential for several reasons. First, the site and surrounding properties are designated as Medium Density Residential to recognize and preserve the character of this established residential area. In addition, this designation is being proposed for this general area as a means of "breaking up" the commercial areas along State Highway 190 and preventing the creation of an undesirable commercial strip through the Community. Further, the application of a commercial designation to the site as requested would introduce a new commercial use into this area that may eventually conflict with residential uses that currently exist on surrounding properties. Finally, testimony was received from Virginia Radeleff, Chairperson of the Springville Urban Area Planning Committee that assisted in the preparation of the Draft Community Plan, who indicated that the Committee opposed the classification of this property for commercial uses. On the basis of these factors, the Planning Commission chose to retain the Medium Density Residential land use designation for this particular property.

5. The Planning Commission also received testimony that the area currently shown as Planned Community Commercial in the Community Plan is insufficient to satisfy future downtown commercial land demands, as these properties are either currently developed or not suited for development due to irregular terrain. The Comission noted that of the 24 acres that are designated in the Draft Plan as Planned Community Commercial, approximately 6.5 acres are actually developed with commercial uses and 17.5 acres are either vacant or utilized for non-commercial uses. Thus, some vacant parcels do exist within the proposed downtown commercial area to accommodate future commercial needs. These properties have topographical features that create problems for development, but generally these parcels are not significantly different from other lands in Springville that have been developed successfully. Due to the irregular terrain, construction techniques commonly utilized in foothill areas (such as cut and fill practices and the use of retaining walls) can be applied to these properties when they develop that will render them suitable for commercial use. In addition to vacant parcels, there also exist in the downtown area several developed properties that contain deteriorating residential structures. If commercial land demands warrant, these

structures may be removed during the planning period and replaced with new commercial uses. Further, other properties in the downtown contain existing viable residential structures that could be converted to commercial uses, a practice that is not unusual in the community. Thus, although limited undeveloped land is available in the downtown area, other developed properties are available for redevelopment to commercial uses during the planning period.

The Commission further noted that Commercial land demand projections contained in the Draft Community Plan show that approximatey 22.47 acres of commercial land will be used in the year 2005 to serve a projected trade area population of 6,457 persons. Currently, the Community Plan designates 24 acres as Planned Community Commercial and 138 acres as Planned Recreation Commercial, for a total of 162 acres of commercially designated land within the planning area. This very generous amount of commercially designated land is being provided in anticipation of an eventual increase in commercial land demand if and when the Peppermint Mountain Resort project at Slate Mountain, west of Springville along State Highway 190, is constructed. If the Peppermint project does occur, the amount of land currently designated in the Draft Plan for commercial use will easily accommodate potential increased commercial land demands.

Thus, in recognition of the above factors, the Planning Commission determined that expansion of the area designated as Planned Community Commercial in the Draft Springville Community Plan is not warranted.

AND, BE IT FURTHER RESOLVED THAT

1. This Planning Commission hereby recommends that the Tulare County Board of Supervisors certify the adequacy of the Environmental Impact Report prepared for General Plan Amendment GPA 84-03.

2. This Planning Commission hereby recommends that the Tulare County Board of Supervisors amend the Tulare County General Plan, Springville Area, in the manner prescribed in the Draft Springville Community Plan, attached hereto as Exhibit A.

The foregoing resolution of the Planning Commission of Tulare County was adopted upon the motion of Commissioner Jensen, seconded by Commissioner Chute, at a regular meeting of the Planning Commission of the County of Tulare on the 24th day of October, 1984, by the following roll call vote:

AYES: Brogan, Jensen, Tracy, Keeffe, Chute, Sterling

NOES: None

ABSTAIN None

ABSENT: Millwee

TULARE COUNTY PLANNING COMMISSION

Eugene E. Smith, Secetary

BEFORE THE BOARD OF SUPERVISORS

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF GENERAL PLAN AMENDMENT)
NO. GPA 84-03, AN AMENDMENT TO THE LAND)
USE, CIRCULATION, OPEN SPACE, AND) RESOLUTION NO. 85 0977
URBAN BOUNDARIES ELEMENTS OF THE TULARE)
COUNTY GENERAL PLAN, SPRINGVILLE AREA)

Resolution of the Board of Supervisors of the County of Tulare approving the Springville Community Plan, an amendment to the Land Use, Circulation, Open Space, and Urban Boundaries Elements of the Tulare County General Plan.

WHEREAS, the Board of Supervisors have given notice of the proposed General Plan Amendment as provided in Section 65355 of the Government Code of the State of California, and

WHEREAS, public hearings were held and public testimony received on December 4 and December 11, 1984, at regular meetings of the Board of Supervisors,

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Supervisors hereby certifies that it has reviewed and considered the information contained in the Final Environmental Impact Report for the proposed amendment in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act, prior to taking action on the proposed amendment.

2. Even though the Final Environmental Impact Report identifies certain significant effects of the proposed amendment, the Board of Supervisors hereby finds that the amendment should be approved because policies which mitigate the environmental effects to an acceptable level have been incorporated into the plan, as follows:

a. To alleviate potential soil erosion problems, requirements for utilization of appropriate grading techniques and slope stabilization measures and compliance with Tulare County Grading

Ordinance (Ordinance No. 2548) are incorporated into the Community Plan as Implementation Strategies.

b. To alleviate potential sewage disposal problems, requirements for adequate soil analysis and utilization of adequate sewage disposal techniques for new development projects are established in the Community Plan as Implementation Strategies.

c. To prevent potential contamination of the Tule River, provisions for appropriate disposal of stormwater runoff are incorporated into the Community Plan as Impementation Strategies.

d. To avoid potential flooding problems, provisions for restricting development within the Tule River Designated Floodway are incorporated into the Community Plan as Implementation Strategies.

e. To minimize the impacts of new sources of light and glare, provisions for reviewing lighting proposals for new projects and establishing requirements to minimize glare from such projects will be instituted during the implementation of the planned development process that is incorporated into the Community Plan.

f. To accommodate increased demands for off-street parking, provisions for requiring new developments to provide necessary off-street parking facilities are established in the Community Plan as Implementation Strategies.

g. To offset increased fire hazards, provisions for requiring appropriate facilities for fire protection in new developments are established in the Community Plan as Implementation Strategies.

h. To ensure domestic water availability, provisions for analysis of potential water demands for new development projects are incorporated into the Community Plan as Implementation Strategies.

i. To prevent adverse impacts upon archaeological resources, provisions for examination of new development sites to identify archaeological resources and requirements for preserving archaeological resources are established in the Community Plan as

Implementation Strategies.

j. To prevent adverse effects upon air quality, measures for promoting efficient traffic flows within the community are included in the Community Plan.

3. The Board of Supervisors also determined that the following findings were relevant in evaluating this proposal:

a. Concern was expressed by several property owners regarding the potential removal of existing C-2-SC (General Commercial - Scenic Corridor Overlay) zoning from property located in the northeast portion of the Springville planning area and designated as Planned Recreation Commercial in the proposed Community Plan. The Board noted that after the Community Plan is adopted, a zoning study will be undertaken to establish zoning classifications within the community that will effectively implement the policies and development strategies contained in the Plan. In doing so, it is anticipated that the Planned Recreation Commercial land use designation will be implemented with a zoning classification other than C-2-SC, so that future commercial uses occurring in these areas will be limited to tourist-oriented service and retail uses only, in accordance with the policies contained in the Plan. As such, the owners of C-2-SC zoned properties within this land use designation were concerned that if the future zoning study replaces the current zoning with a more restrictive commercial classification(s), their development options will be limited, thereby reducing the utility and value of their properties. Further, some property owners stated that they have formulated plans to develop their respective properties in accordance with the requirements of the C-2-SC Zone, and that such plans would likely be thwarted it the rezoning occurs as anticipated.

To alleviate these potential hardships, the Board determined that existing C-2-SC zoning should be retained for a specified

period so that interested owners could develop their properties in accordance with the current zoning. Thus, the Board modified the draft Community Plan to include, under Chapter IV (GOALS, POLICIES AND IMPLEMENTATION STRATEGIES), Goal A, Policy 4, a new Implementation Strategy, to read as follows:

> All properties that are designated as Planned Recreation Commercial and are zoned C-2-SC (General Commercial - Scenic Corridor Overlay) at the time of the adoption of this Community Plan shall retain General Commercial zoning, subject to the applicable policy provisions contained in the Plan, for a period of five (5) years after the effective date of the Community Plan. At the expiration of said five (5) year period, properties upon which permanent commercial developments have not been initiated, as evidenced through the issuance of a valid building permit, shall be rezoned to a classification that complies with the land use designation contained herein.

The Board determined that this particular provision will provide sufficient time for interested owners of C-2-SC zoned property to develop their respective properties in accordance with the current zoning. Further, the five (5) year limitation on the current zoning will enable properties upon which commercial development will not occur in the near future to be later utilized for uses that are consistent with the proposed Community Plan.

b. The Board heard testimony from a property owner who requested that property fronting along the west side of State Highway 190, between Bogart Drive and the southern boundary of the planning area, be designated in the Community Plan as Planned Recreation Commercial instead of Low Density Residential, as currently proposed. This person stated that all other owners of property in this particular area were in favor of the proposed change in

land use designation. This request was based upon the locational and physical characteristics of the area which are considered favorable for tourist commercial development, including the availability of direct access to State Highway 190, an arterial road in this area, and the existence of gentle terrain along the west side of the highway that can accommodate new commercial development, including off-street parking areas.

The Board determined that these attributes were supportive of designating this area for future tourist-oriented commercial uses. In addition, the Board noted that properties situated on the east side of State Highway 190 in this area are already designated in the Community Plan as Planned Recreation Commercial; a disparity would therefore exist if properties on the west side of the highway were not also permitted to develop to commercial uses. Thus, in view of these factors, the Board modified the draft Community Plan to designate as Planned Recreation Commercial the area along the west side of State Highway 190, extending to a depth of 300', between Bogart Drive and the southern boundary of the planning area.

c. During the public hearing, the Board considered a request to develop a light manufacturing use (automobile transmission assembly shop) on property located on the east side of State Highway 190 in the southern portion of the planning area. This property is designated in the Community Plan as Planned Recreation Commercial. The Board recognized that non-polluting, light manufacturing uses are permitted in the Planned Recreation Commercial designation under the "new non-conforming use" policy contained in the Community Plan (see Chapter IV, Goal A, Policy 4, Implementation Strategy d). However, the Board was concerned that the development of new light manufacturing uses along State Highway 190 would negatively affect the quality of the scenic view that is currently available from the highway in this area.

The Board noted that State Highway 190 through Springville is classified in the County's Scenic Highways Element as a State-designated Eligible Scenic Highway in the State Master Plan, and that the development of light manufacturing uses adjacent to the highway would potentially conflict with this particular General Plan designation. Thus, the Board determined that such uses are not appropriate for location near the highway and modified the Community Plan to prohibit the development of manufacturing uses of any kind within 300' of the edge of the right-of-way of State Highway 190 within the planning area.

d. The Board of Supervisors noted that all of the above-described issues were considered by the Planning Commission during its public hearings regarding the Springville Community Plan and determined that no substantial benefit would be derived by referring these matters back to the Commission for further review.

AND, BE IT FURTHER RESOLVED THAT:

1. This Board of Supervisors hereby certifies the adequacy of the Final Environmental Impact Report prepared for General Plan Amendment No. GPA 84-03.

2. This Board of Supervisors hereby adopts General Plan Amendment No. GPA 84-03, an amendment to the Tulare County General Plan, Springville Area, as modified herein.

The foregoing resolution of the Board of Supervisors of the County of Tulare was adopted upon the motion of Supervisor Webb, seconded by Supervisor Gould, at a regular meeting of the Board of Supervisors of the County of Tulare on the 15th day of January, 1985, by the following vote:

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dg/Plng
le

'16/85
)

AYES: Supervisors Gould, Conway, Mangine, Swiney and Webb

NOES: None

ABSTAIN: None

ABSENT: None

SPRINGVILLE COMMUNITY PLAN

TULARE COUNTY AREA GENERAL PLAN
LAND USE AND CIRCULATION ELEMENTS

AMENDMENT 84-03

APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. 6087
CERTIFIED: Eugene Smith — SECRETARY — 10/24/84 — DATE

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 85-007
CERTIFIED: John R Conway — CHAIRMAN — 1/15/85 — DATE

PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT