



STRATHMORE COMMUNITY PLAN

A Component Of The Land Use And Circulation Elements
Of The Tulare County General Plan
1989

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STRATHMORE

COMMUNITY PLAN

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

Approved: Tulare County Planning Commission
Resolution No. 6704, October 25, 1989

Approved: Tulare County Board of Supervisors
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*Prepared by The Tulare County Planning and Development Department
Countywide Planning Division*



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* Editors

** Project Planner



STRATHMORE COMMUNITY PLAN

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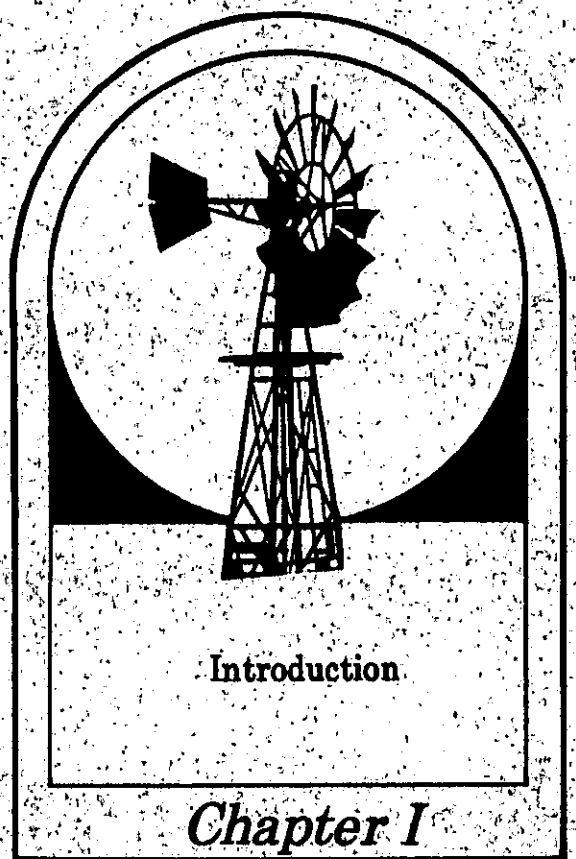
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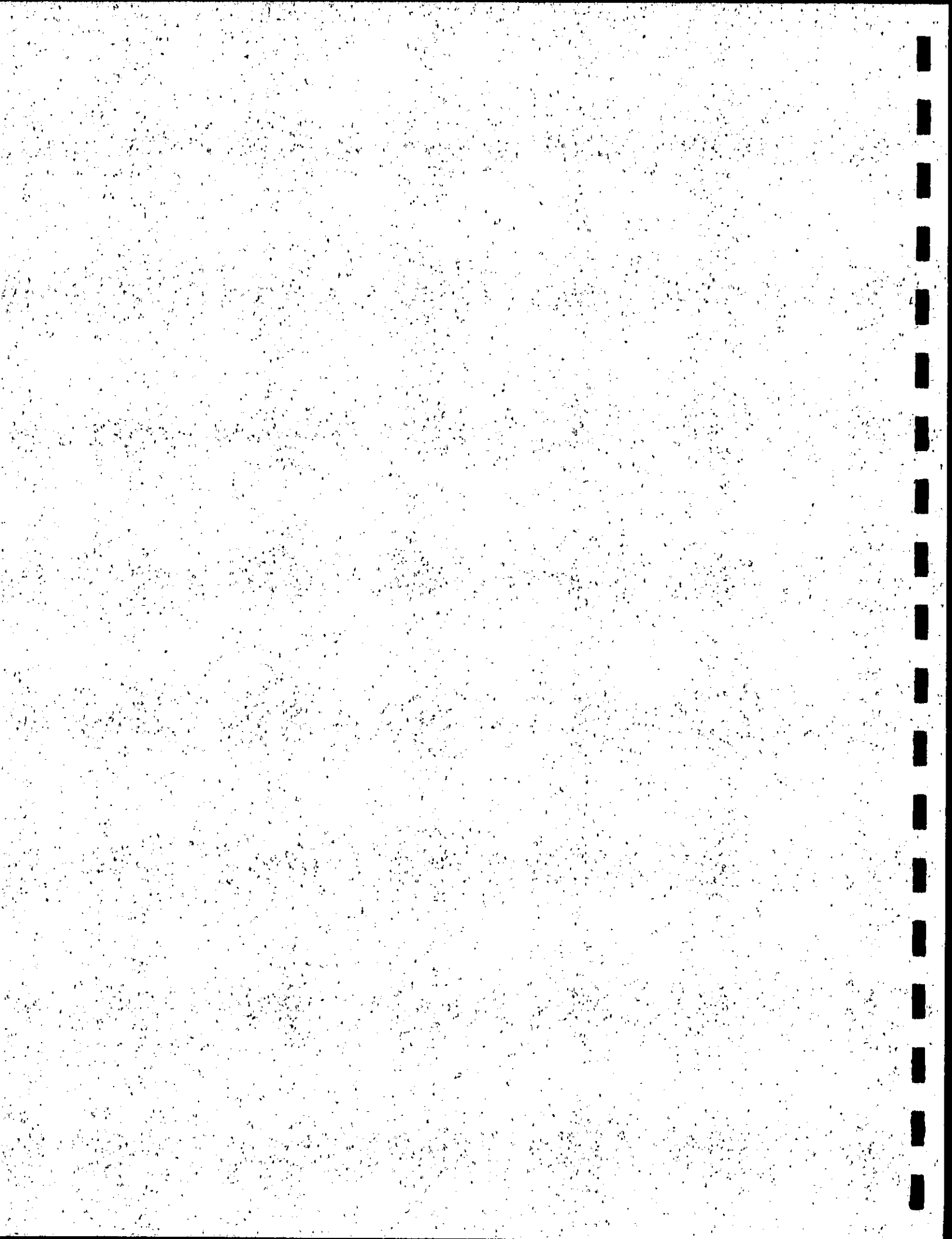
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CHAPTER I

INTRODUCTION TO THE STRATHMORE COMMUNITY PLAN

INTRODUCTION

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

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

AUTHORITY AND SCOPE OF THE COMMUNITY PLAN

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

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

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

Land Use:

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

Circulation:

The Circulation portion of the Plan will designate the general location and extent of existing and future major thoroughfares which are correlated with the land use portion of the Plan, as well as with the Tulare County Circulation Element.

THE PLANNING PERIOD

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

RELATIONSHIP TO OTHER ELEMENTS OF THE TULARE COUNTY GENERAL PLAN

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

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

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

Urban Boundaries Element:

The Urban Boundaries Element of the Tulare County General Plan establishes an Urban Improvement Area and Urban Area Boundary for Strathmore. This element is amended to eliminate the Urban Improvement Area and Urban Area Boundary and establish an Urban Development Boundary for Strathmore. The Urban Development Boundary (UDB) for Strathmore is depicted on Exhibit IV-2 and Exhibit IV-1, Land Use Plan Map.

Land Use Element:

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

Open Space Element:

The Open Space Element will be amended to revise the "Urban Expansion Area", "Intensive Agriculture", and "Flood Plain" designations on the Open Space Map to reflect land use changes within the Urban Development Boundary.

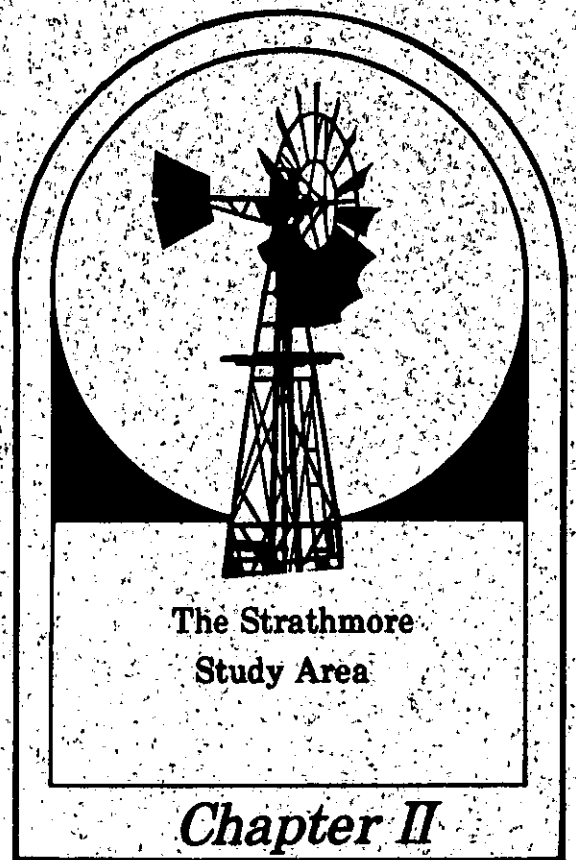
Circulation Element:

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

USE OF THE STRATHMORE COMMUNITY PLAN

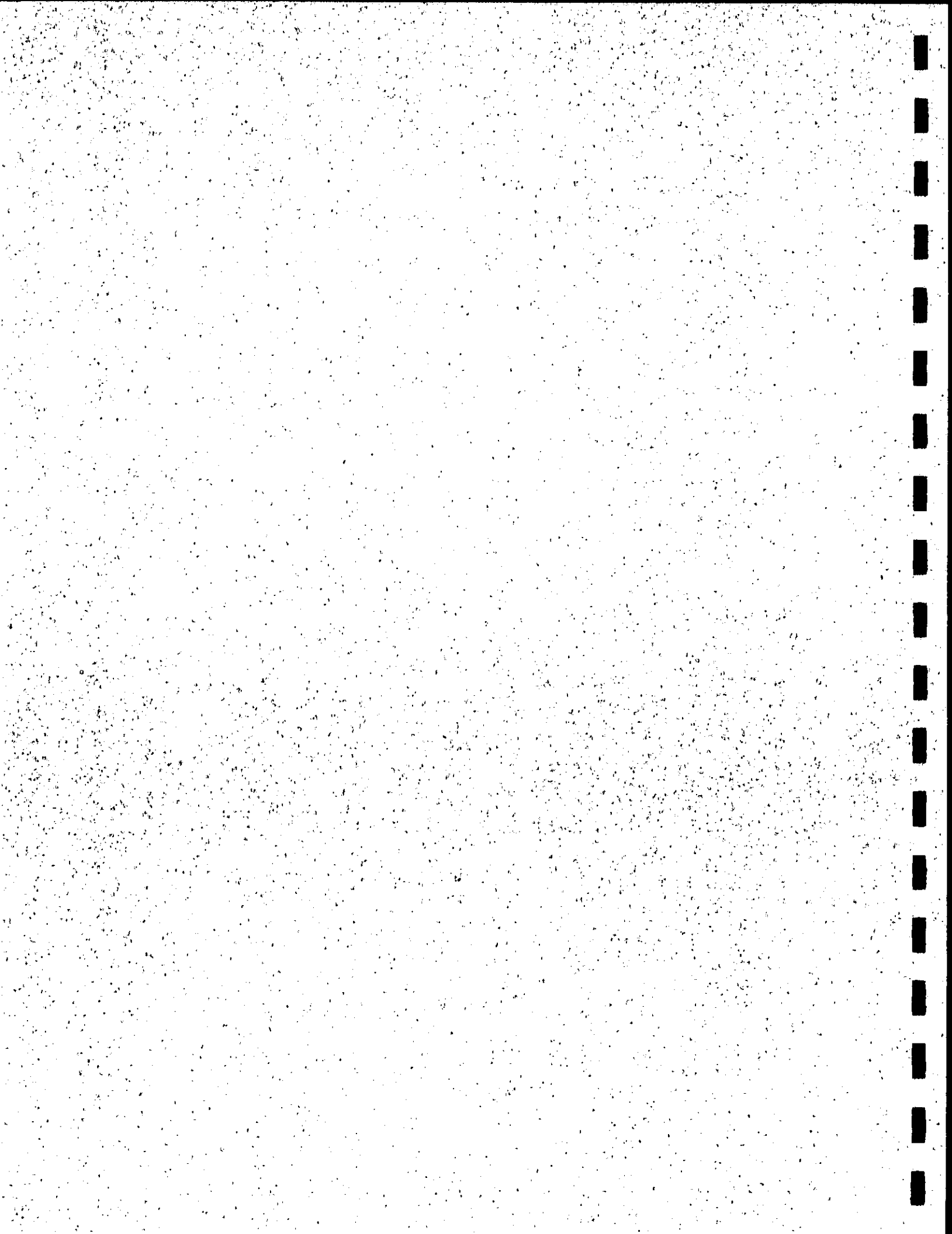
The Strathmore Community Plan describes the manner in which the Planning Area will develop and grow throughout the planning period. Its policies will form guidelines regarding future requests for building permits, zone changes, divisions of land, and other development review processes. In addition, as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





The Strathmore
Study Area

Chapter II



CHAPTER II

THE STRATHMORE STUDY AREA

REGIONAL SETTING

The community of Strathmore is located on the east side of the San Joaquin Valley near the base of the Sierra Nevada Mountains in the southeastern area of Tulare County. The community is situated approximately 60 miles north of Bakersfield and 70 miles southeast of Fresno. State Route 65 is located within the westerly portion of the community, and State Route 99 is located approximately 17 miles to the west of State Route 65. Both of these highways serve as primary regional access routes to the area. Exhibit II-1 (page 6) depicts Strathmore's location on a Regional Vicinity Map.

HISTORICAL BACKGROUND

Like neighboring communities, the recorded history of Strathmore dates back more than two centuries to when Spanish missionaries and explorers were looking for areas to settle. The native Yokut Indians had established trails in the area that were utilized by the scout Kit Carson and the soldier-explorer John C. Fremont. These trails were evolved into roads as population in the Valley grew. In 1858, the Butterfield Stage was established using many of these same routes. During the early 1870s, cattle ranchers and grain farmers moved into the region. Strathmore also experienced a succession of no less than four other names, each tied to the community's history, before the site was officially named.

Sometime between 1875 and 1878, John and Peter Roth came to the area, and in a few years they owned several thousand acres planted to grain and to oranges, including six sections of grain land which encompassed the present site of Strathmore. When development of the eastside Southern Pacific Railroad stimulated grain and citrus planting along the line in 1888, the siding and post office became an activity hub commonly referred to as "Roth's Spur", in preference to the name "Santos" which was already in use on railroad timetables to identify the siding.

In 1890, the Roth brothers sold their grain land and orchards to a subsidiary of Balfour-Gutherie, a company from England, and for a time the community was known as "Balfour" after the British land holding corporation. The Balfour-Gutherie Company platted a townsite and in 1906, Mrs. Hector Burness, wife of a resident company agent, named it "Strathmore." Named for her home in the Highlands of Scotland, the name means "a broad or great valley". Later on, the railroad company changed the name of their siding from Santos to "Filo" but strong protests from the community persuaded the railroad to use the name Strathmore.

With the townsite established, and with the increasing production, availability and delivery of irrigation water within its environs, an almost unprecedented planting of citrus and deciduous fruit occurred, followed by olives at an equally impressive rate. To this day, the economy of Strathmore relies heavily on intensive agricultural development and on the agricultural support industries in and around the community.

EXISTING CONDITIONS

Environmental Setting

Strathmore is a small, unincorporated agricultural community. All existing land uses within the Planning Area (the area coterminous with the Urban Development Boundary) have been identified and are described as follows. Agricultural activities, such as orchards and pasture, currently constitute fifty-four percent (54%) of the Planning Area's 790.0 acres. This character is contrasted with urban development consisting of forty percent (40%) of the Planning Area, occurring primarily in urbanized uses such as residential, commercial, public and quasi-public facilities, and industrial development. The remaining six percent (6%) is vacant lands.

The previous Urban Area Boundary contained approximately 1,019.1 acres (63.0% agricultural uses, 34.0% urban uses, and 3.0% vacant lands); the previous Urban Improvement Area Boundary contains approximately 776.4 acres (51% agricultural uses, 45% urban uses, and 4% vacant lands). Exhibit II-2 (page 7) depicts existing land use patterns within the Urban Development Boundary (UDB); Table II-1 (page 8) identifies existing land use categories by acreage for the Strathmore community within the UDB.

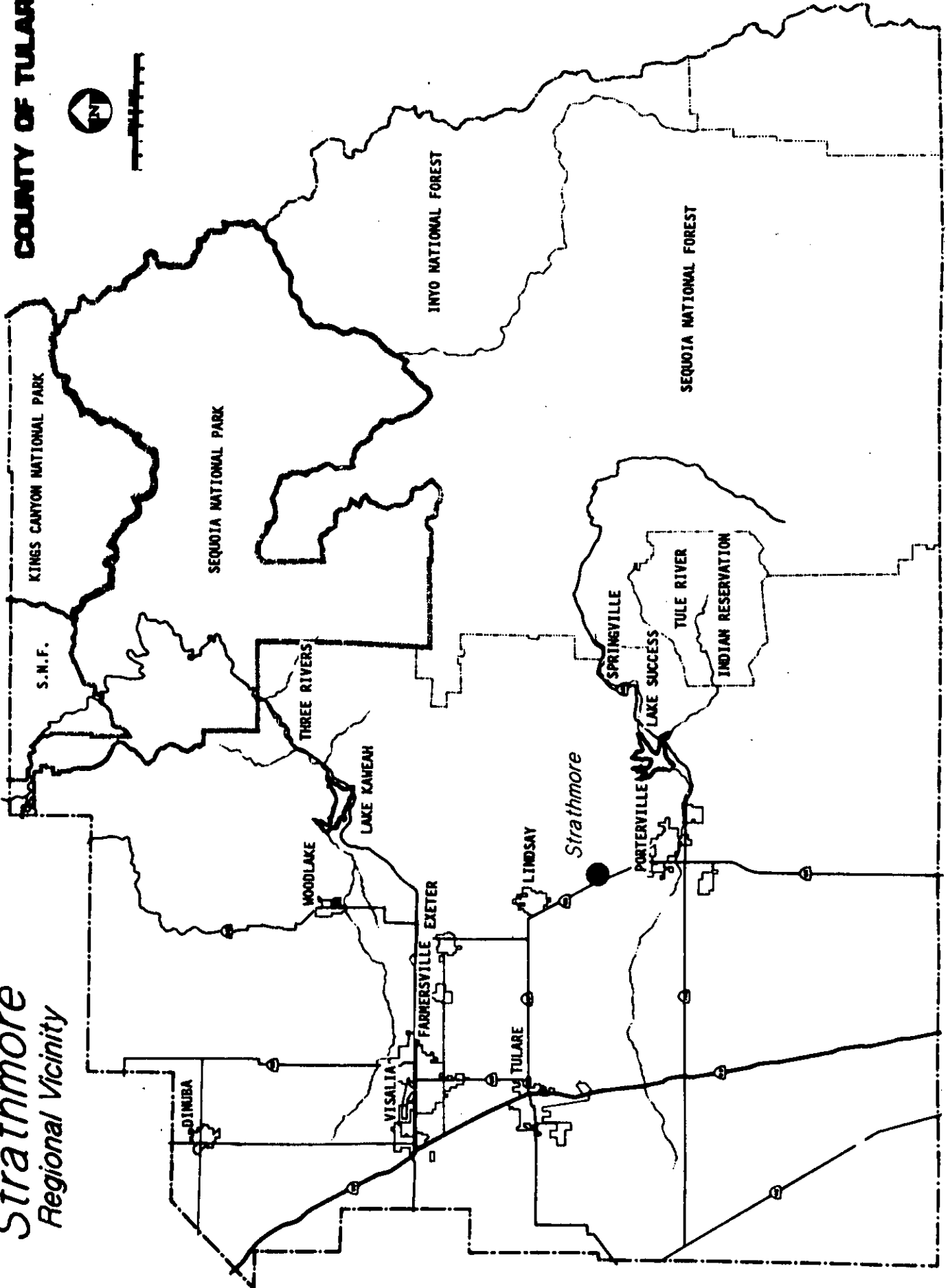
Natural Environment

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

The Land Use and Circulation portions of this Plan provide the mechanism to mitigate the adverse impacts of urban growth. An orderly, harmonious land use pattern and appropriate implementation measures are designed to reduce potential conflict between neighboring uses. The land use pattern concentrates commercial uses generally along both sides of Orange Belt Drive between Avenues 195 and 200; and Avenue 196/Tay Street. One other commercial use area is located at the northeast intersection of State Route 65 and Avenue 196/Tay Street. Industrial uses are concentrated along both sides of the SPRR tracks between Avenue 200 and Avenue 196/Tay Street; the northeast, northwest, and southwest intersection of Avenue 200 and Road 232 and; the southwest corners of State Route 65 and Avenues 200 and 196. Residential and agricultural uses dominate the remainder of the UDB. The Community Plan evolves from, and is founded upon, community goals and objectives. As such, the Plan defines the best and most productive long-term use of all properties within the UDB based on the interest and welfare of the general public.

COUNTY OF TULARE

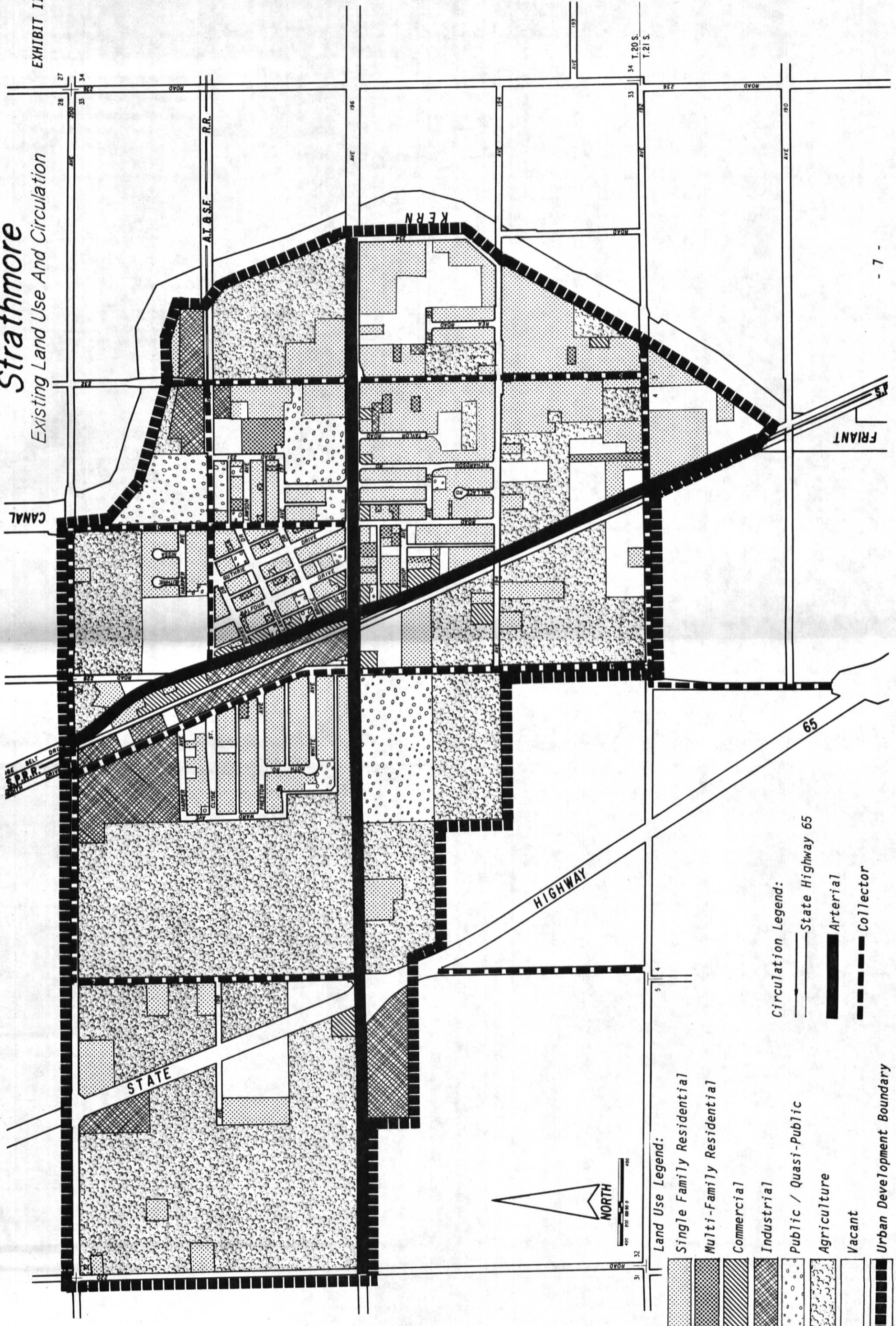
Strathmore
Regional Vicinity





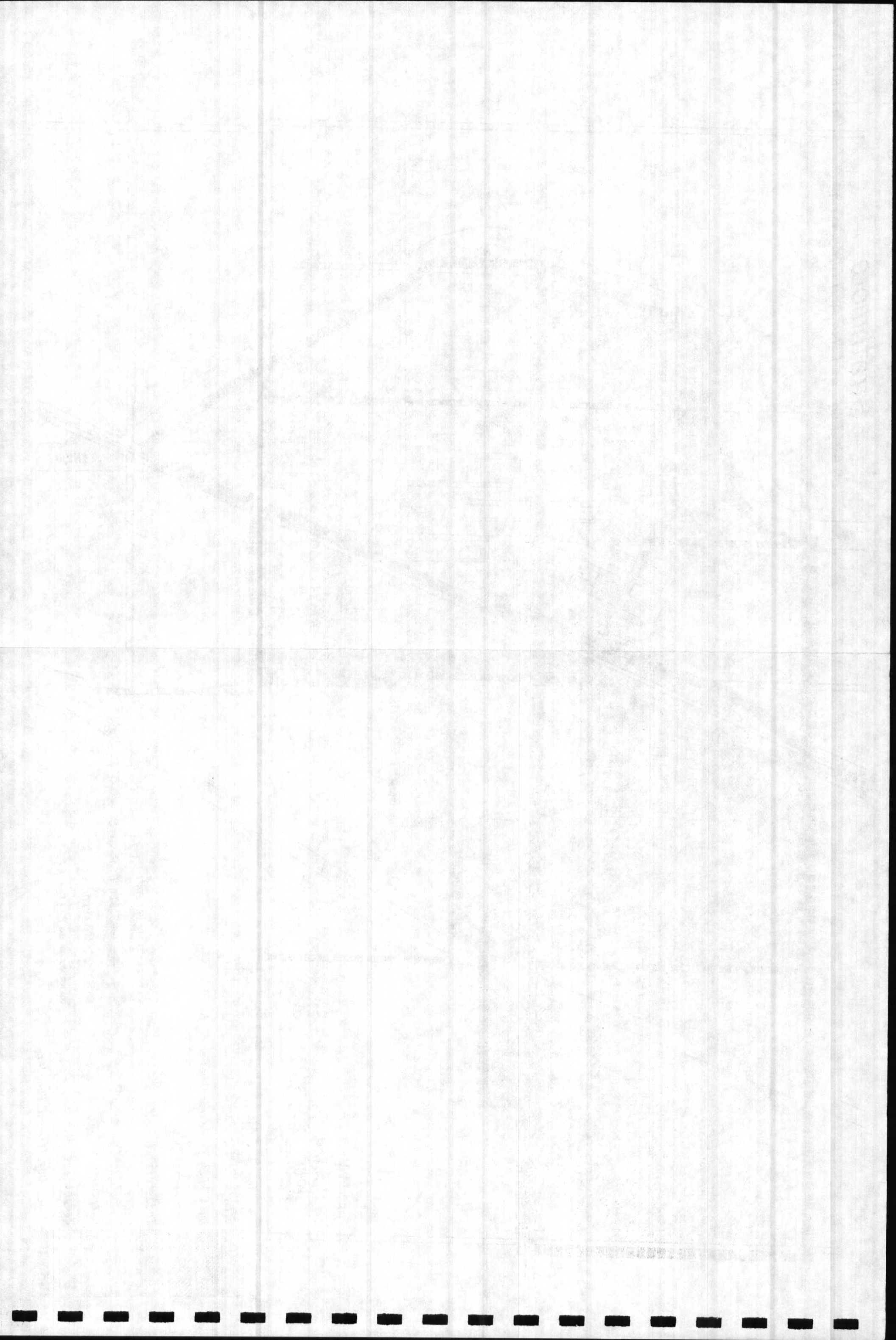
Strathmore

Existing Land Use And Circulation



- Land Use Legend:**
- Single Family Residential
 - Multi-Family Residential
 - Commercial
 - Industrial
 - Public / Quasi-Public
 - Agriculture
 - Vacant
 - Urban Development Boundary

- Circulation Legend:**
- State Highway 65
 - Arterial
 - Collector



STRATHMORE

Table II-1
Existing Land Use by Acreage and Percentage

<u>Land Use Type</u>	<u>Acreage</u>	<u>Percent of Acreage</u>
RESIDENTIAL		
Single Family/ Mobilehome	192	24.3
<u>Multiple Family</u>	<u>8</u>	<u>1.0</u>
SUBTOTAL	200	25.3
COMMERCIAL	16	2.0
INDUSTRIAL	49	6.2
PUBLIC	42	5.3
QUASI-PUBLIC	6	.8
AGRICULTURAL	428	54.2
<u>VACANT/OPEN</u>	<u>49</u>	<u>6.2</u>
TOTAL	790	+/-100.0

Source: Tulare County Planning and Development Department staff; Existing Land Use Survey, July 1987.

Soils and Topography

General Soils

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

Permeability

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

Erosion

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

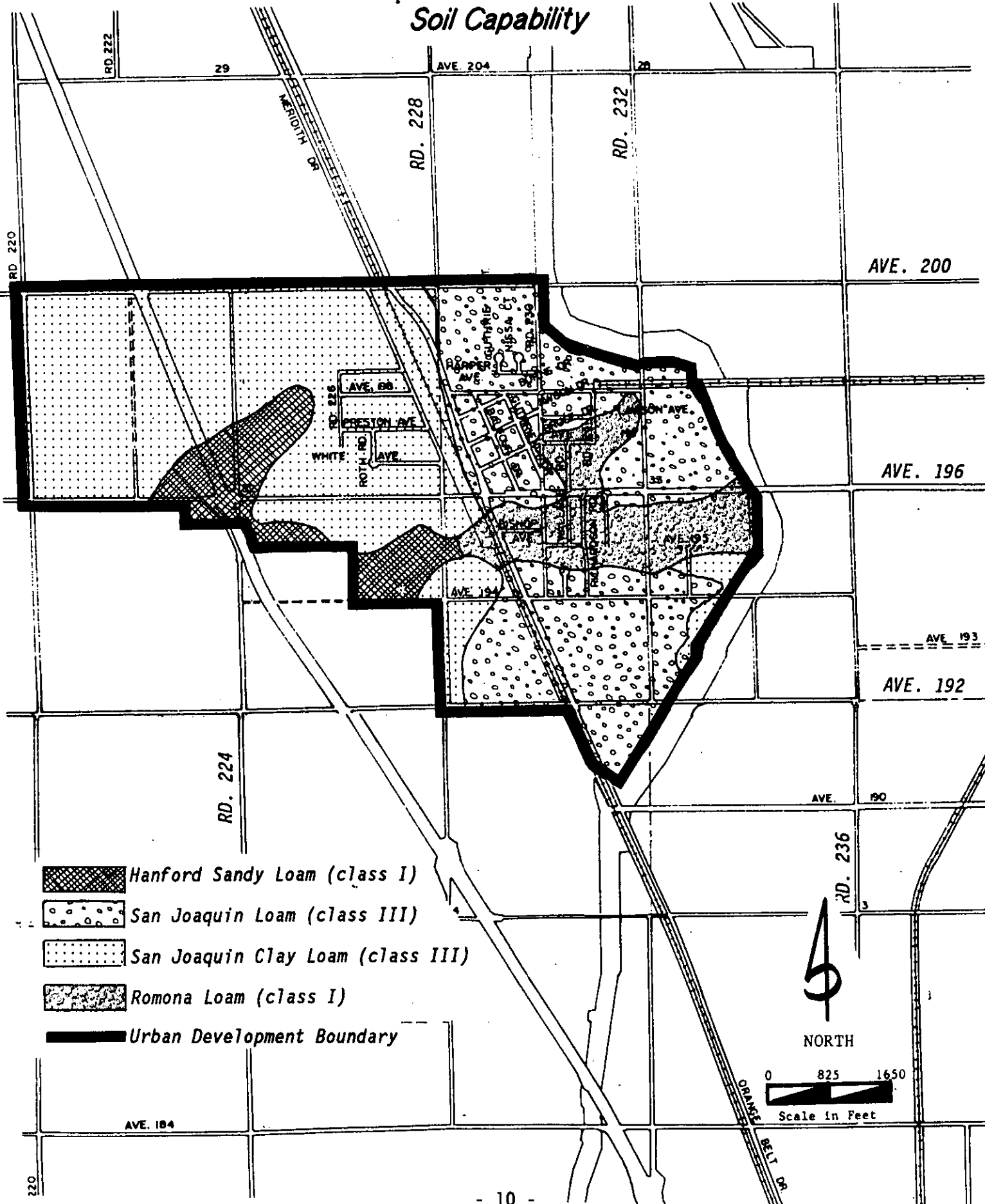
Land Capability


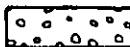



In general, soil quality within the Plan Area and throughout Tulare County is well suited for long-term agricultural production. Exhibit II-3, Soil Capability Map (page 10), depicts soil classifications within the Strathmore area. The land capability groupings as depicted on Exhibit II-3, are intended to identify the suitability of soils for most types of cultivated crops and pasture without soil deterioration over a long period of time. Although Strathmore consists of predominantly Class III soil, Table II-2 (page 11) describes soil limitations in Classes I through IV in an effort to illustrate a comparison with other soil characteristics found within the County. Class I, II, and III soils comprise the most important agricultural soils in the County.

Williamson Act Properties

Approximately 240.0 acres of agricultural properties within the Plan Area are governed by the California Land Conservation Act (Williamson Act), enabling these farms to remain in agricultural production at reduced property tax rates and thereby maintain the integrity of the rural area and the green belt character of the community. All agricultural preserve acreage is north of

Strathmore Soil Capability



-  Hanford Sandy Loam (class I)
-  San Joaquin Loam (class III)
-  San Joaquin Clay Loam (class III)
-  Romona Loam (class I)
-  Urban Development Boundary

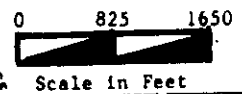


Table II-2
SOIL CLASSIFICATIONS

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

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

Avenue 196/Tay Street. Agricultural preserve contracts, which can be renewed each year for a ten year period, cannot be canceled for future development without formal approval of the Board of Supervisors. Based on Plan recommendations, urbanization is expected to occur over time on properties which are currently under contract. Therefore, property owners will need to undertake a cooperative effort with County staff to ensure orderly development of the Plan Area consistent with Plan objectives. Exhibit II-4 (page 12) depicts those properties within the Plan Area under Williamson Act Contracts.

Topography

The Strathmore community rests entirely within alluvial deposits from the Sierra Nevada foothills and mountains. A gentle, westerly slope with elevations ranging from 415 to 385 feet above sea level characterizes the area.

Climate

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

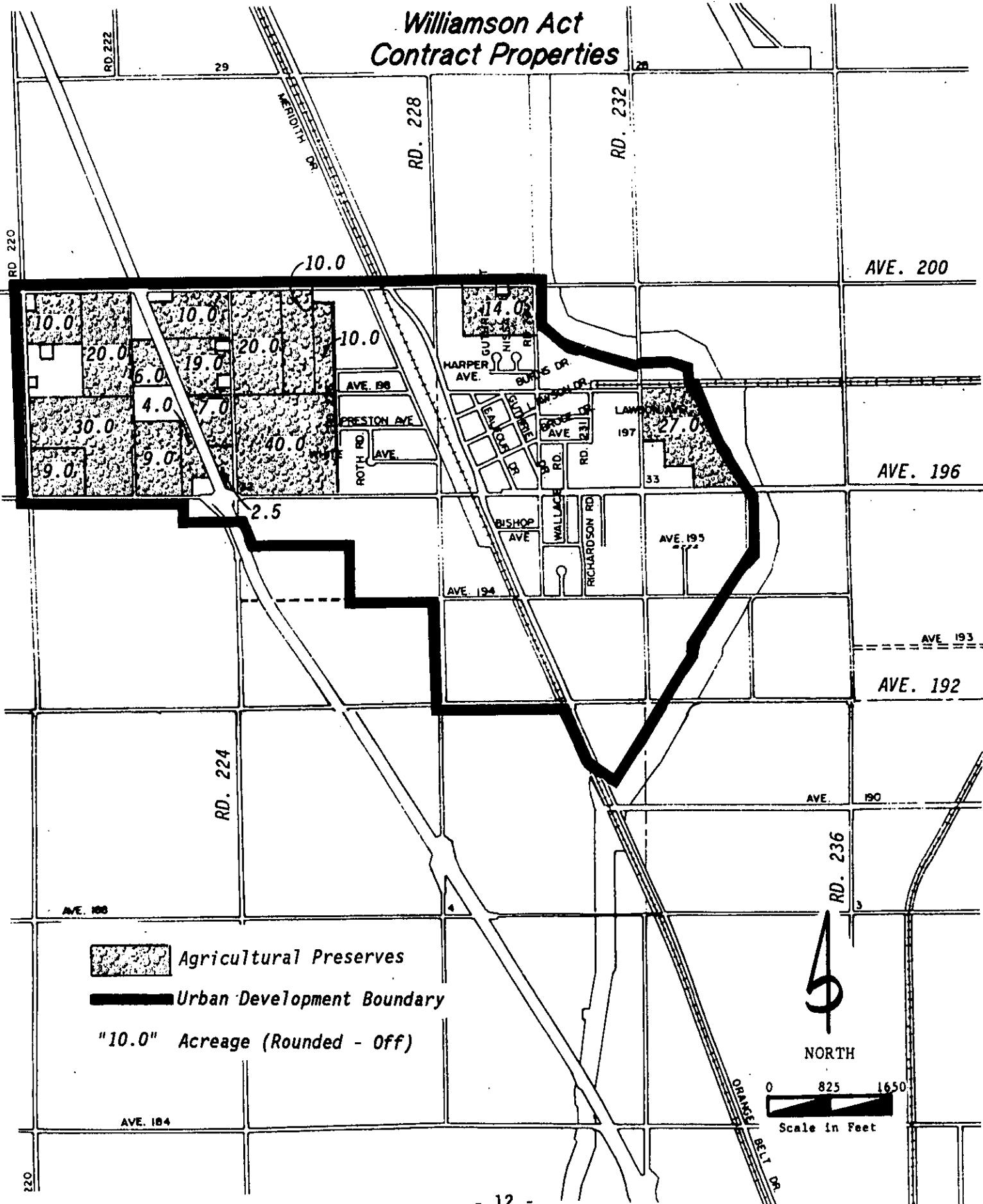
Flooding

As indicated by the Federal Environmental Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for the Strathmore community, a substantial portion of the Planning Area lies within the 100-year flood boundary and may be exposed to inundation hazard during 100-year flood conditions, thereby subject to floodwater depths ranging from 1 to 3 feet. The Tulare County Flood Plain Management Study identified Frazier Creek and local ponding as the primary sources of flood water within and near the Strathmore community.

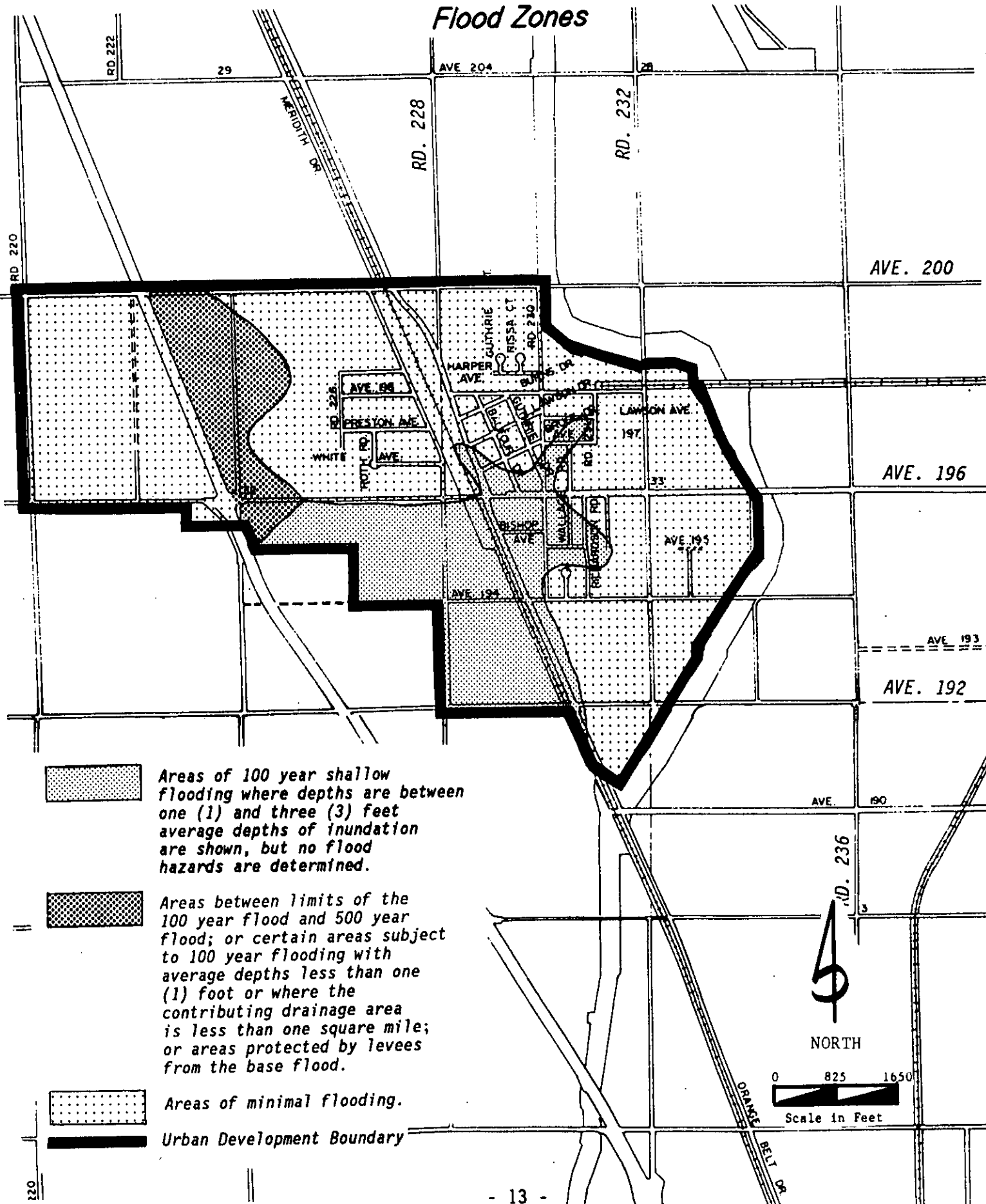
Exhibit II-5 (page 13) illustrates those areas of the community within Flood Zones "A" (100-year frequency) and "B" (100-500 year frequency). Approximately 202.0 acres, roughly twenty-six percent of the Plan Area, lies within Flood Zones "A" and "B".

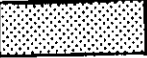
Strathmore


Williamson Act Contract Properties

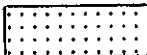



Strathmore Flood Zones

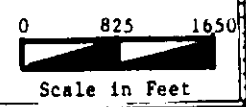


 Areas of 100 year shallow flooding where depths are between one (1) and three (3) feet average depths of inundation are shown, but no flood hazards are determined.

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

 Areas of minimal flooding.

 Urban Development Boundary



Although flooding is a constraint to development of undeveloped and under-developed areas generally south of Avenue 196/Tay Street, it will not significantly impede growth within the Plan 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.

Biotic

The distribution of native wildlife has been greatly modified within the Plan Area due to agricultural production and development of urban uses. The activities accompanying these uses have helped to change the area's natural character. Remaining wildlife will be affected as urbanization intensifies within the Plan Area.

The unadopted Biological Resources Element of the Tulare County Environmental Resources Management Element indicates that the San Joaquin Kit Fox, an endangered species, historically ranged within the Plan Area. The Porterville Urban Area Biotic Survey (August, 1988) documented live San Joaquin Kit Fox sightings north of Strathmore (near Road 228, between Avenues 204 and 208, on May 19-20, 1988) and a road-killed San Joaquin Kit Fox (east shoulder of State Route 65, just south of Avenue 208, on March 28, 1988) which indicates that this endangered species continues to range near and possibly within the Plan Area. The Survey also indicated that Strathmore's man-made and natural environment (i.e., road, railroad and canal embankments, soils, orchards and, game) is compatible San Joaquin Kit Fox habitat and that road shoulders, railroad rights-of-way and canal embankments are widely-used San Joaquin Kit Fox migration corridors.

The major distribution of vegetation in the Plan Area is attributed to agricultural activities such as orchards and pasture. Agricultural activities have largely displaced and destroyed the natural habitat necessary for endangered or rare species of flora to exist in the Area. No other endangered, threatened, candidate or * species have been reported as sighted in the area.

Archaeology

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

Seismicity

The 1974 Five County Seismic Safety Element, adopted by the County of Tulare, places the Strathmore Planning Area within Seismic Zone VI. Seismic Zone VI includes most of the eastern San Joaquin Valley, and is characterized by a relatively thin section of sedimentary rock overlying a granitic basement. Amplification of shaking that would affect low to medium-rise structures is relatively high, but the distance to either the San Andreas or Owens Valley faults (the expected sources of shaking) is sufficiently great that the effects should be minimal. Adherence to the requirements of the Uniform Building Code applicable to the Planning Area should be adequate to protect new structures from earthquake damage.

Air Quality

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

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

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

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

The nearest State of California Air Resources monitoring station is located in Visalia, approximately 26 miles northwest of Strathmore. The most recent report prepared by the California Air Resources Board (1987) indicated that Visalia ranked 39th in the nation in terms of poor air quality. Fresno, 35 miles upwind from Visalia, ranked among the top 15 cities.

Groundwater

Groundwater within the Plan Area is confined to aquifers that are associated with river alluvium or cracks, fissures and pockets in the bedrock. Groundwater systems are annually recharged by runoff from snowmelt or rainfall that fall directly on the ground. The domestic water supply requires filtration in order to reduce high nitrate levels prevalent in the area.

The State Department of Water Resources has documented a 30 feet rise of the groundwater level in the Strathmore area between 1965 to 1980 and current preliminary information indicates that the trend continued into at least 1985. Direct rainfall, stormwater runoff, snow runoff, Frazier Creek Watershed, irrigation water, possible seepage from the Friant-Kern Canal and Schara Lake (Tulare County operated stormwater retention basin) all contribute to the rising groundwater level in the Strathmore area. Cumulatively, these contributors impact the capabilities of the SPUD wastewater treatment plant.

Noise

In February, 1988, the Board of Supervisors adopted The Noise Element of the Tulare County General Plan. The Noise Element provides noise exposure maps which reflect noise impacted areas for each community and city in Tulare County. Exhibit II-6 (page 17) depicts Strathmore's major noise impacted area as State Route 65 with a 60 decibels per Day/Night Average Level (dB Ldn) as measured in 1986. State Route 65 and Avenue 196/Tay Street are illustrated with projected noise contours for 2010. The primary existing and future contributor to measurable noise levels is vehicular traffic.

Existing Land Use Characteristics

The Urban Development Boundary contains approximately 790.0 acres; excluding street rights-of-way. As the community has grown, urban type land uses such as residential, commercial, industrial, public, and quasi-public have been developed to accommodate the needs of the community's residents. As noted earlier, Exhibit II-2 depicts existing land use patterns and Table II-1 identifies existing land use categories by acreage within the Urban Development Boundary.

Existing Residential Development

There are approximately 200.0 acres currently developed with residential uses within the community of Strathmore. Generally, the distribution of the four major and one minor residential areas within the Planning Area are as follows: north of Avenue 196/Tay Street west of Meredith Drive; north of Avenue 196/Tay Street east of Orange Belt Drive; south of Avenue 196/Tay Street east of Orange Belt Drive; and south of Avenue 196/Tay Street west of Orange Belt Drive. Residential development has been dominated by single family dwelling unit sites with scattered multiple family and/or mobile homes on single family lots. Although there is only one mobile home park within the community, the "M" Overlay Zone District (Special Mobile Home Overlay Zone) is attached to numerous properties, and mobile homes are integrated within each neighborhood. The current distribution of housing types is as follows:

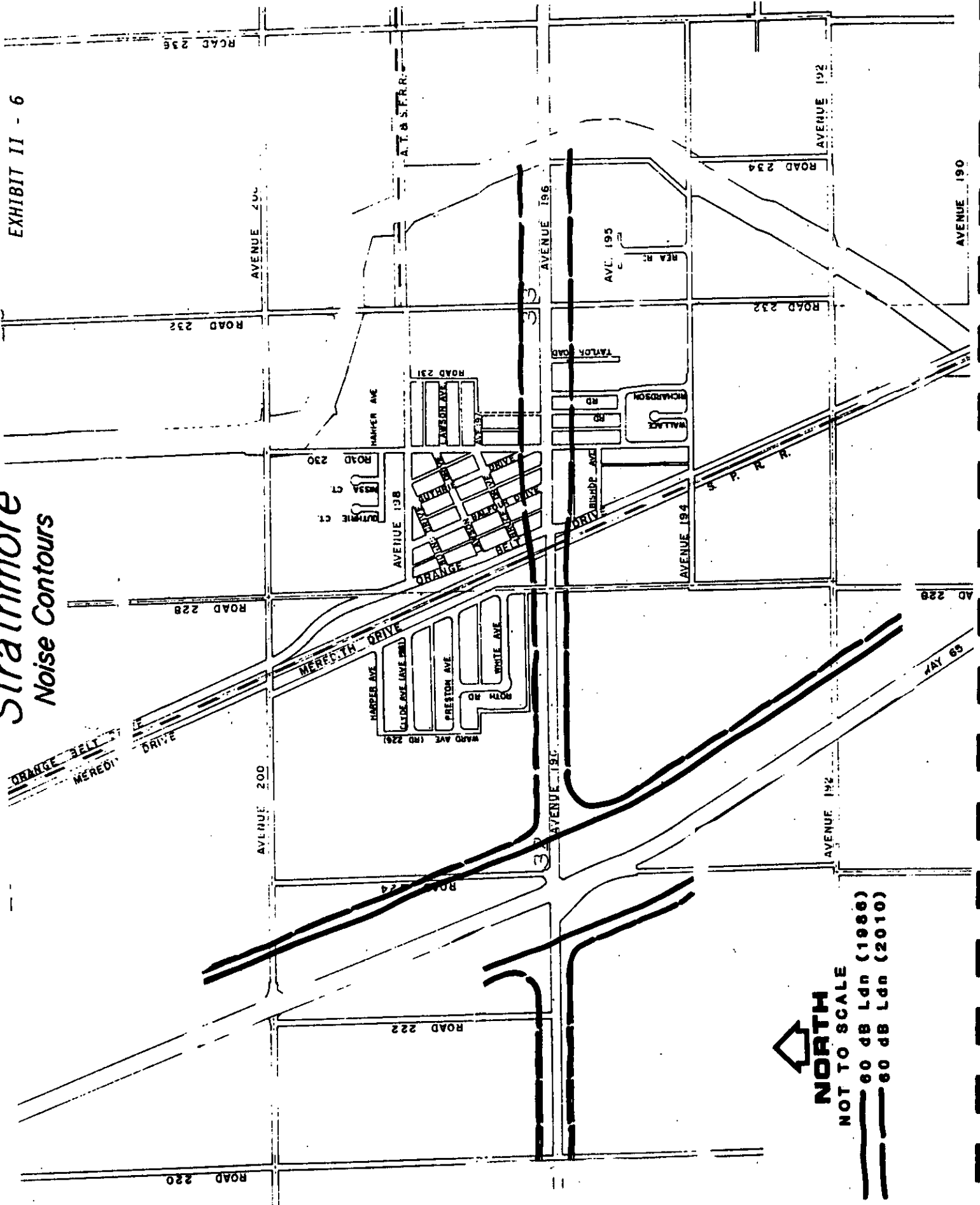
Table II-3
Existing Housing Stock By Type


<u>Type</u>	<u>Number</u>	<u>Percent</u>
Single Family	500	72.5
Multiple Family	72	10.4
<u>Mobile Home</u>	<u>118</u>	<u>17.1</u>
ALL UNITS	690	+/-100.0

Source: Tulare County Planning and Development Department staff,
Existing Land Use Survey, July 1987.

Based on the 1980 Census, it is believed the percentage of owner-occupied dwelling units currently ranges between 68% and 70%. Additional information describing the composition of the population and the local housing stock can be found in excerpts from the 1980 Census Summary Tape File (Strathmore CDP) contained in the Appendix.

Strathmore Noise Contours




NORTH
 NOT TO SCALE
 ——— 60 dB Ldn (1986)
 ——— 60 dB Ldn (2010)

A "Housing Condition Survey" conducted by the Tulare County Association of Governments in April 1980 rated the condition of each housing unit in the community of Strathmore. Table II-4 indicates housing (structural) conditions in three distinct categories: Sound, Deteriorated and Dilapidated. A current windshield survey of housing in the community suggests that the condition of existing housing units has remained relatively static. As presented in Table II-4, 332 total dwelling units are considered as substandard in providing a safe and healthful living environment for their occupants.

Table II-5 provides specific numbers and percentages of deteriorated and dilapidated dwelling units requiring rehabilitation or replacement for single-family, multiple-family and mobile home dwelling units within the Plan Area.

Table II-4
Housing Type by Percentage of Condition

Type	Number	Condition			Percentage		
		Sound	Det.	Dil.	Sound	Det.	Dil.
Single Family	500	249	164	88	49.5	32.9	17.6
Multi. Family	72	7	7	58	9.1	9.1	81.8
Mobilehome	118	103	13	2	87.4	10.7	1.9
All Types	690	358	184	148	51.5	27.2	21.3

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

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

Type	Structures Rehab.		Structures Replace.		Total Rehab./Replace.	
	Number	Percent	Number	Percent	Number	Percent
Single Family	164	89.1	88	59.5	252	75.9
Multi. Family	7	3.8	58	39.2	65	19.6
Mobilehome	13	7.1	2	1.3	15	4.5
All Types	184	100.0	148	100.0	332	100.0

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

Existing Commercial Development

Approximately 16.0 acres of existing development can be categorized as commercial. Commercial development within the Strathmore community is generally located along Orange Belt Drive and the south side of Avenue 196/Tay Street. Existing commercial uses include automobile repair, hair cutting and styling shops, cafes, convenience/grocery stores, video rental, gas stations and other service commercial uses.

Existing Industrial Development

Presently, approximately 49.0 acres are developed or partially developed with industrial uses. Industrial development is currently located in four areas: at the southwest intersection of State Route 65 and Avenue 200 (construction yard and office); State Route 65 and Avenue 196/Tay Street (food processing

and packing, machine shops, propane service, and truck repair); generally, along both sides of Orange Belt Drive between, Avenues 200 and 196/Tay Street, including the southwest corner of Orange Belt Drive and Avenue 200 (citrus storage warehouse, irrigation service, agri-chemical application service, mirror supplier, and a packing house); and at the intersection of Avenue 232 and Road 198 (auction yard, hay bale storage, two packing houses and a truck loading co-op).

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

Community Facilities

Domestic Water

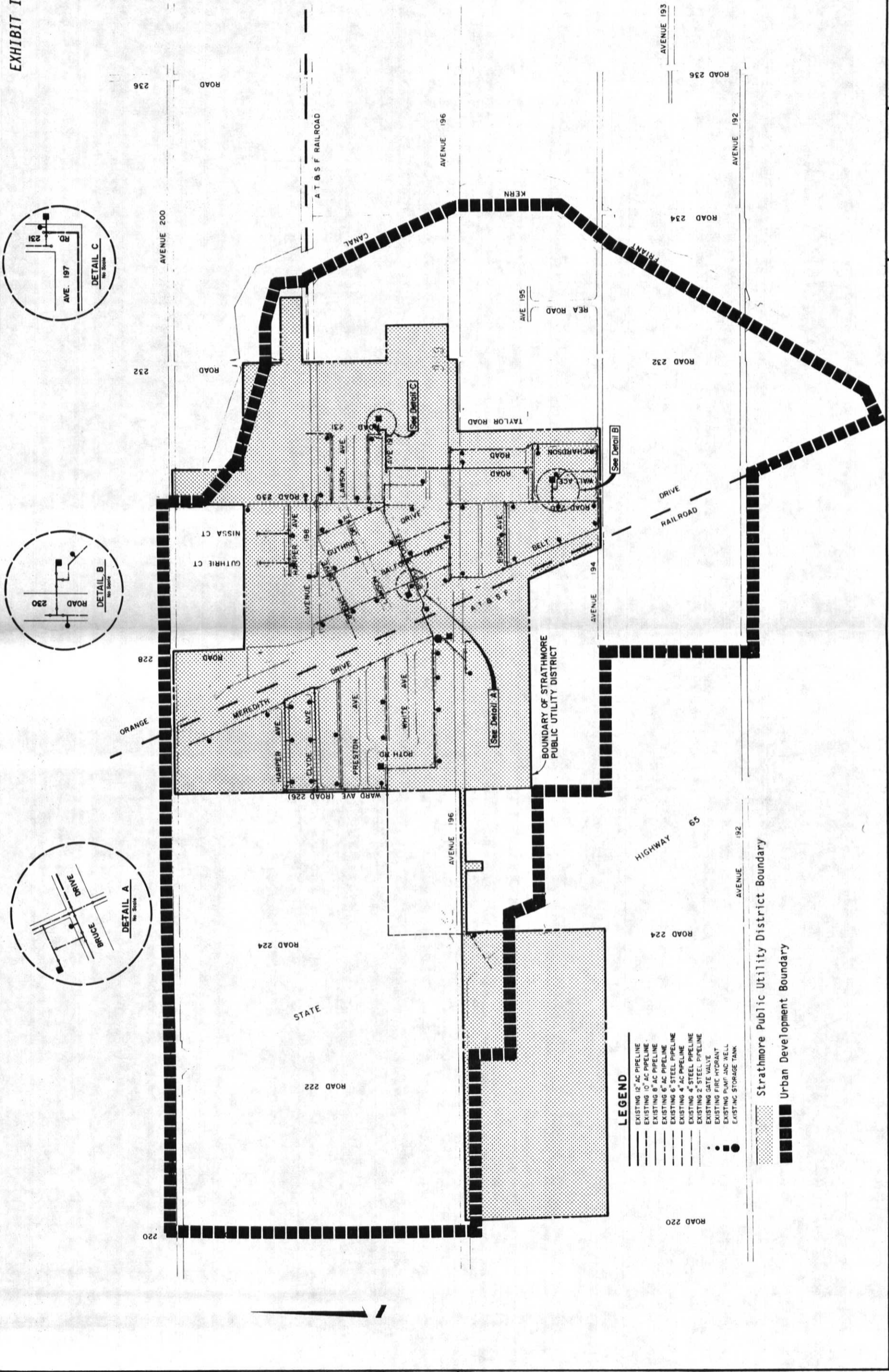
Domestic water for properties within the Urban Development Boundary (UDB) is supplied by the Strathmore Public Utility District (SPUD), Lindsay-Strathmore Irrigation District (LSID), or by private wells. Exhibit II-7 (page 20) depicts the SPUD's water service area boundary.

It is estimated that the SPUD community water system has a maximum water production capability of approximately 6.0 million gallons per week and is currently producing 4.5 million gallons per week. These water usage figures indicate that 75% of the estimated capacity is currently utilized.

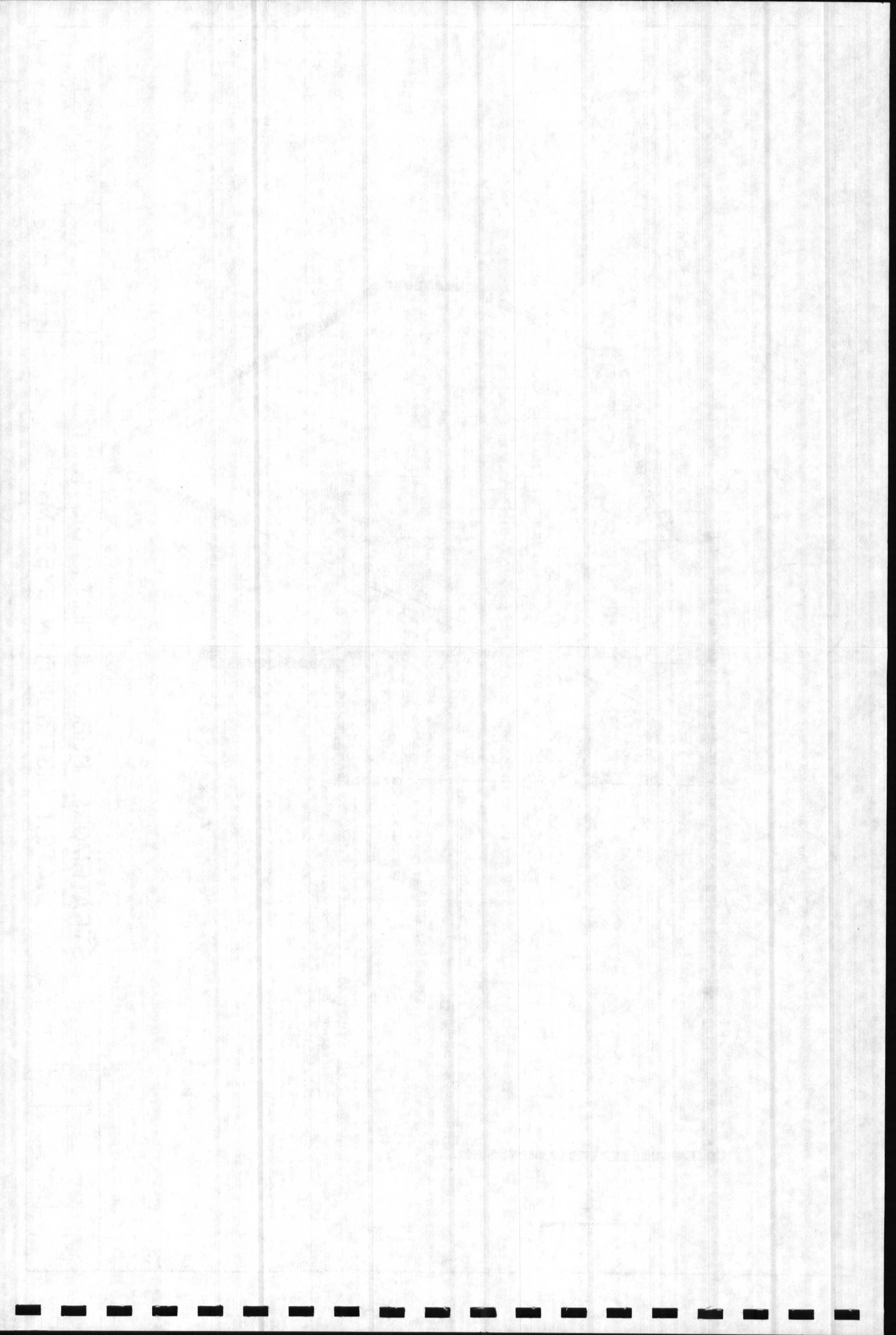
The District's immediate plans include the installation of a water filtration plant on property owned by the Strathmore Memorial District located north of Avenue 196/Tay Street and east of Wallace Road. The filtration plant is necessary to reduce high nitrate levels prevalent in the area to acceptable safe drinking water standards. Subsequent plans include the construction of a 600,000 gallon water storage tank in the same vicinity as the filtration plant. It is anticipated that the SPUD will be able to provide domestic water services to the area within the UDB during the planning period. Domestic water is also provided by the LSID to certain properties within the most easterly and northerly environs of Strathmore, and it is expected that future development and/or redevelopment within this area will be served by the SPUD in cooperation and under agreement with the LSID. Domestic water service outside of the SPUD and LSID boundaries is provided by private individual wells.

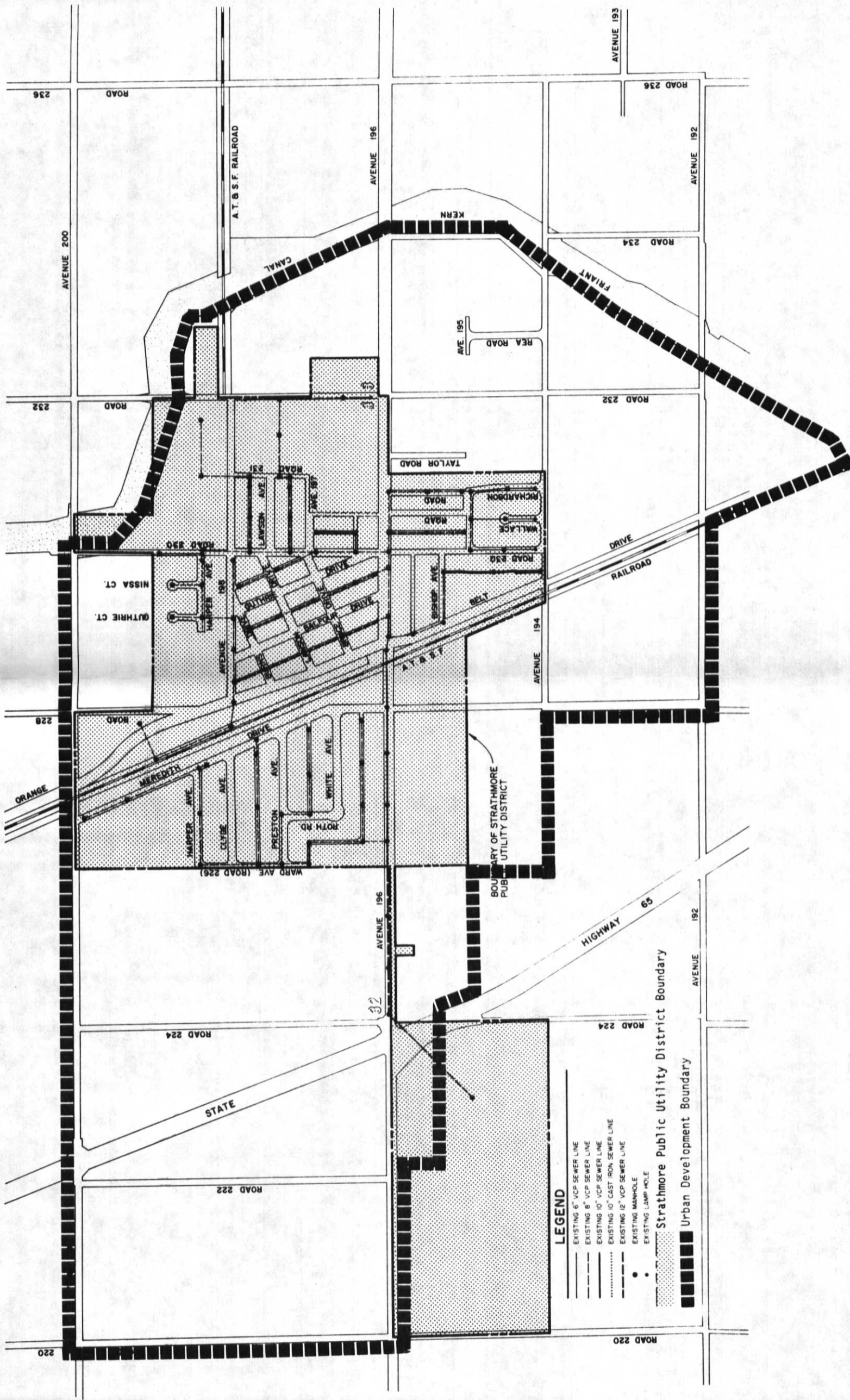
Sewer

The SPUD also provides community waste water treatment system (Exhibit II-8, page 21) and service is available to the majority of developed properties within the UDB. The sewage treatment plant is located on the south side of Avenue 196/Tay Street, immediately west of Road 220. The facility is operating under its maximum design capacity of 400,000 gallons per day (dry weather flow), currently treating an average of 200,000 gallons per day (50% of capacity). During 1988's wet season, the facility recorded receiving as much as 350,000 gallons per day (87.5% of capacity); however, the District attributes this unexpectedly high volume to storm water infiltrating into the



<p>JAMES F. SORENSEN DENNIS R. KELLER CONSULTING ENGINEERS 209 SOUTH LOCUST STREET VISTA, CALIFORNIA 93291 209.732-7938</p>		<p>SHEET 1 OF 1</p>
<p>STRATHMORE PUBLIC UTILITY DISTRICT WATER DISTRIBUTION SYSTEM</p>		<p>DATE: 03/11/86 DESCRIPTION: Add 4" on Burns Dr Detail B & C APPROVED:</p>
<p>DRAWN BY: T. Sorenson APPROVED BY: D.R. Keller C.E. NO. 24528 DATE: 2/11/83</p>	<p>- 20 -</p>	





LEGEND

- EXISTING 6" VCP SEWER LINE
- EXISTING 8" VCP SEWER LINE
- EXISTING 10" VCP SEWER LINE
- EXISTING 10" CAST IRON SEWER LINE
- EXISTING 12" VCP SEWER LINE
- EXISTING MANHOLE
- EXISTING LAMP HOLE
- ▬ Strathmore Public Utility District Boundary
- ▬ Urban Development Boundary

**STRATHMORE PUBLIC UTILITY DISTRICT
SANITARY SEWER COLLECTION SYSTEM**

**JAMES F. SORENSEN
DENNIS R. KELLER**
CONSULTING ENGINEERS
209 SOUTH LOCUST STREET
VISALIA, CALIFORNIA 93291 209-732-7938

DRAWN BY: T. SORRENSEN
APPROVED BY: J. KELLER
C.E. NO. 24159 DATE 03/12/86

REVISION	DATE	DESCRIPTION	APPROVED

1. 509-115-1070
2. ZAVEE
3. TEND
4. TEE

sewage collection system, and is now investigating potential locations of such infiltration in order to abate the source.

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

Protection Services

Two levels of protective services, police protection and fire suppression, are provided in the UDB. According to information provided by the Tulare County Fire Warden, fire suppression services are provided by Tulare County Station #16 through the Strathmore Fire Protection District (SFPD) and the California Division Forestry (CDF) in Strathmore, (located near the northeast corner of Avenue 196/Tay Street and Orange Belt Drive). The fire station is jointly (undivided interest) owned by the SFPD and CDF on SFPD owned land. The SFPD operates one Class "A" pumper and the CDF also operates one Class "A" pumper which are housed at this facility. Staffing consists of one paid operator with a 14-person volunteer firefighter backup. Further, the Fire Warden has indicated that the Strathmore community water system is available for extension to achieve fire flow needs.

Police protection services are provided by the Tulare County Sheriff's Department sub-station in Porterville. According to information provided by the Sheriff's Department, while there is always a need for additional law enforcement officers, when considering comparative workloads in the County, the Strathmore area is adequately staffed.

Utilities

Strathmore residents are fully serviced with all electricity, gas, and telephone services. Electricity is provided by the Southern California Edison Company. Natural gas is provided by Southern California Gas Company and is supplemented by propane gas provided by private distributors. The General Telephone Company provides telephone services and has located a telephone exchange in Strathmore. As development occurs, it is anticipated that the private utility companies will be able to adequately meet growth demands within the UDB.

Refuse Disposal

Solid waste disposal is available to residents of Strathmore through Sunset Sanitation Service, a private contractor under franchise agreement with the County of Tulare.

Library

A County library facility is located near the intersection of Guthrie Drive and Avenue 230. According to the Tulare County Library Master Plan, the Strathmore library is rated as "Service Level 1: with sufficient use and an

adequate service area." Therefore, the current use patterns and existing service areas are expected to continue with no anticipated constraints as growth occurs within the UDB.

Schools

Education within the Strathmore community is under three jurisdictions, representing primary, secondary and junior college levels. Currently, the Strathmore Union Elementary School District provides and maintains an elementary school on a 9.3 acre campus at the northeast corner of Avenue 198 and Road 230, and the Strathmore Union High School District operates a high school on a 20.0 acre campus located at the southwest corner of Avenue 196/Tay Street and a 1.03 acre continuation high school campus located between Avenue 196/Tay Street and Avenue 198 on the west side of Road 232.

Students from kindergarten through the eighth grade attend Strathmore Union Elementary School. The District indicated a student enrollment of 652 students and a faculty of twenty-seven teachers at the elementary school in 1988. The elementary school has a maximum design capacity of 663 students and is currently operating at capacity. The District is also studying the feasibility of developing a middle school which would be designed to house approximately 200-250 6th through 8th grade students and will alleviate overcrowding caused by the 2.0 to 3.0 percent increase of students per year.

Grades 9-12 attend Strathmore Union or Frazier Continuation High School. Nineteen (19) teachers are employed at the schools. Within the last ten years, high school enrollment figures have ranged from a low of 348 (1983) to a high of 441 (1979). These figures indicate annual variable and inconsistent increases and decreases of student enrollment. Strathmore Union High School has a maximum design capacity of 570 students, and is currently operating at approximately 70% of capacity.

Although within the College of Sequoias District, the proximity of Porterville Community College (in the Kern Community College District) provides a more convenient commute for those residents desiring community college instruction.

EXISTING CIRCULATION/TRANSPORTATION NETWORK

CIRCULATION

Streets and Roads

Circulation is provided by a general grid pattern of north-south and east-west streets. Street rights-of-way are generally adequate to meet current vehicle demands within residential, commercial and industrial areas.

Because Strathmore is a small agricultural community, the most recent average daily traffic (ADT) counts performed (1988, draft Tulare County Circulation Element) are limited to the most heavily traveled streets: State Route 65, between the Cities of Lindsay and Porterville, as it passes through the Strathmore area has an estimated ADT of 10,800 trips and; Avenue 196/Tay Street between Road 220 and the Friant-Kern Canal with an ADT of 2,000 trips.

The circulation system is composed of a highway, arterials, collectors and local streets which provide varying degrees of direct access to abutting property. Existing street classifications are provided in Exhibit II-2, Existing

Land Use/Circulation Map. State Route 65 is currently designated as a two-lane conventional highway in the UDB. There are presently two designated arterial streets within the UDB to include:

Avenue 196/Tay Street
Orange Belt Drive

Streets classified as Collectors within the UDB include:

Road 224	-	east of State Route 65, from Avenue 196/Tay Street north to Avenue 200;
Road 224	-	West of State Route 65, from Avenue 196/Tay Street south to the UDB;
Road 228	-	between State Route 65 and Meredith Avenue;
Road 228	-	between Orange Belt Drive and Meredith Avenue;
Meredith Avenue	-	between Road 228 and Avenue 200;
Road 230	-	between Avenue 196/Tay Street and Avenue 200;
Road 232	-	between Avenue 192 and Avenue 200;
Avenue 200	-	between Road 224 and Road 232;
Avenue 198	-	between Orange Belt Drive and Road 232; and
Avenue 192	-	from Road 228 east to the UDB.

All streets not otherwise identified in the Circulation network are classified as local streets.

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

TRANSPORTATION

Bicycle Facilities

The 1984 and the 1988 Regional Transportation Plan (adopted October, 1988) prepared by the Tulare County Association of Governments provides for a regional bicycle network intended to provide a safe alternative mode of travel. In Tulare County, bicycle travel is not yet considered a major mode of transportation and bicycles are rarely seen outside of cities and towns. The current bicycle plan provides for connections between the major urban areas and recreation facilities in the County and is expected to be satisfactory for the foreseeable future. The only bike route within or near the community is State Route 65.

Rail

The Strathmore area receives freight rail service through the Southern Pacific Railroad Company (SPRR) and an Atchinson-Topeka and Santa Fe Railroad Company (AT&SF) spur line. The SPRR line is located west of and parallel to Orange Belt Drive. The AT&SF branch line is an extension of the main line east of the UDB and terminates at the Road 231 alignment north of Avenue 198. There is currently one at-grade crossing of the AT&SF tracks (Road 232 north of Avenue 198). Four SPRR at-grade crossings are located within the UDB at: Avenues 192, 194, 200 and, Avenue 196/Tay Street.

The primary clients of the railroad companies are the local industrial plants located along both sides of the SPRR and north of the AT&SF tracks.

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

Public Transportation

Recognizing the need to provide transportation services to those who are disadvantaged, the County of Tulare provides public transportation services to the elderly, handicapped, low-income, and residents without access to transportation. Within the Plan Area, public transit is available Monday through Friday on a dial-a-ride (demand-responsive) basis within the Strathmore/Lindsay area. The County provides round-trip transportation for Lindsay/Strathmore residents to Visalia via the "Visalia 2" route on a regularly scheduled (fixed-route) basis which is currently available on Tuesdays and Fridays.

Aviation

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

Porterville Municipal Airport (PMA) is located approximately 10.5 miles southeast of Strathmore. PMA provides local charter service, flight schools, agricultural application services, fixed- and rotary-winged parts, maintenance, and repair services, and a U.S. Forest Service fire suppression operation.

Eckert Field is a privately owned and operated airport located approximately one mile northeast of Strathmore (north of Avenue 204, between Roads 232 and 236). It is located completely within the unincorporated area of the County with on-site and adjacent zoning consisting primarily of AE-20 designations. The Land Use Element of the Tulare County General Plan shows the facility's designation as "Airport" and the entire surrounding area as "Agriculture". Although privately owned, Eckert Field is open for public use and primarily serves the central foothill region and the community of Strathmore. Annual aircraft operations number approximately 10,000.

Exhibit II-9 (page 27) illustrates Eckert Field's radius of review as established by the Tulare County Airport Land Use Commission (ALUC). Because of the proximity of Eckert Field to Strathmore, the ALUC has adopted land use and height restriction policies to provide compatible land uses within the airport environs. The goal of the ALUC is to promote the health, safety and general welfare of the public in accordance with Article 3.5 of the Public Utilities Code, State of California. Chapter V of this Plan includes ALUC policies applicable to Eckert Field.

ZONING

Developed areas within the Plan Area are zoned in accordance with the Tulare County Zoning Ordinance and Official Zoning Map (see Exhibit II-10, page 28). Existing zoning is predominantly residential in nature consisting of the Rural Residential Zone ("R-A"), Rural Residential Zone with Mobilehome Overlay ("R-A-M"), Single Family Residential Zone ("R-1"), Single Family Residential with Mobilehome Overlay ("R-1-M"), Multiple Family Residential Zone ("R-3"), and Multiple Family Residential Zone with Mobilehome Overlay ("R-3-M").

Commercial zoning is generally found along the east side of Orange Belt Drive between Avenues 194 and 200, and along both sides of Avenue 196/Tay Street. Existing zoning includes Neighborhood Commercial ("C-1") and General Commercial ("C-2") Zones.

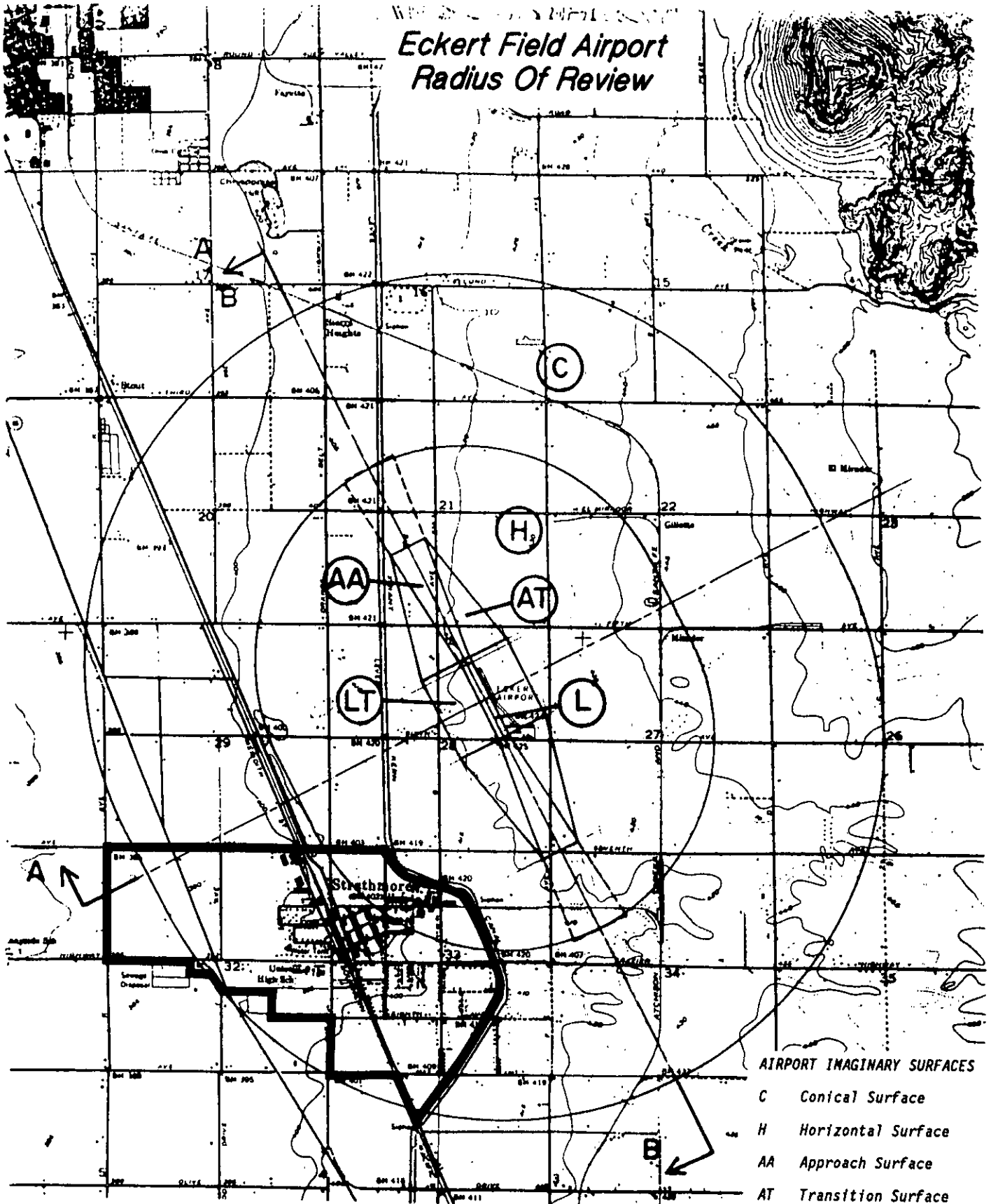
Manufacturing zones within the Plan Area are Light Manufacturing ("M-1") and Planned Development/Light Manufacturing ("PD/M-1"). M-1 designations are currently located along both sides of the S.P.R.R. tracks from Avenue 200 to Avenue 194, at the southwest corner of Avenue 200 and Meredith Drive, and the northeast corner of Taylor Road and Avenue 196/Tay Street. PD/M-1 zoning is located east and west of State Route 65 just north of Avenue 196/Tay Street. Agricultural zones within the Plan Area are designated as Exclusive Agricultural ("A-E"), Exclusive Agricultural - Twenty Acre Minimum ("A-E-20"), and Agricultural ("A-1"). These serve as holding zones until such time as urban development is determined to be appropriate.

The diversity of permitted uses within each zone district is illustrated by the diversity of the existing land use patterns. However, a comparison of the Existing Land Use Map (Exhibit II-2, page 7) with zoning designations depicted in Exhibit II-10 (page 28) reveals a number of inconsistencies. Such inconsistencies are especially evident in residentially developed areas of the Strathmore community; sixty-five (65) single family zoned lots in the community are developed with more than one family dwelling unit. It will be necessary (in accordance with Government Code Section 65860) to rezone those properties consistent with the adopted Plan and rezone A-1 areas outside of the UDB consistent with the Rural Valley Lands Plan. Probably, in many cases, inconsistent uses can be 'grandfathered' or considered nonconforming. Rezoning may be initiated by: individual lot owners, Resolution of Intention by the Board of Supervisors, or Resolution of Intention by the Planning Commission.

Strathmore

EXHIBIT II - 9

Eckert Field Airport Radius Of Review



AIRPORT IMAGINARY SURFACES

- C Conical Surface
- H Horizontal Surface
- AA Approach Surface
- AT Transition Surface
- LT Landing Transition Surface
- L Landing Surface

Urban Development Boundary

Strathmore Existing Zoning

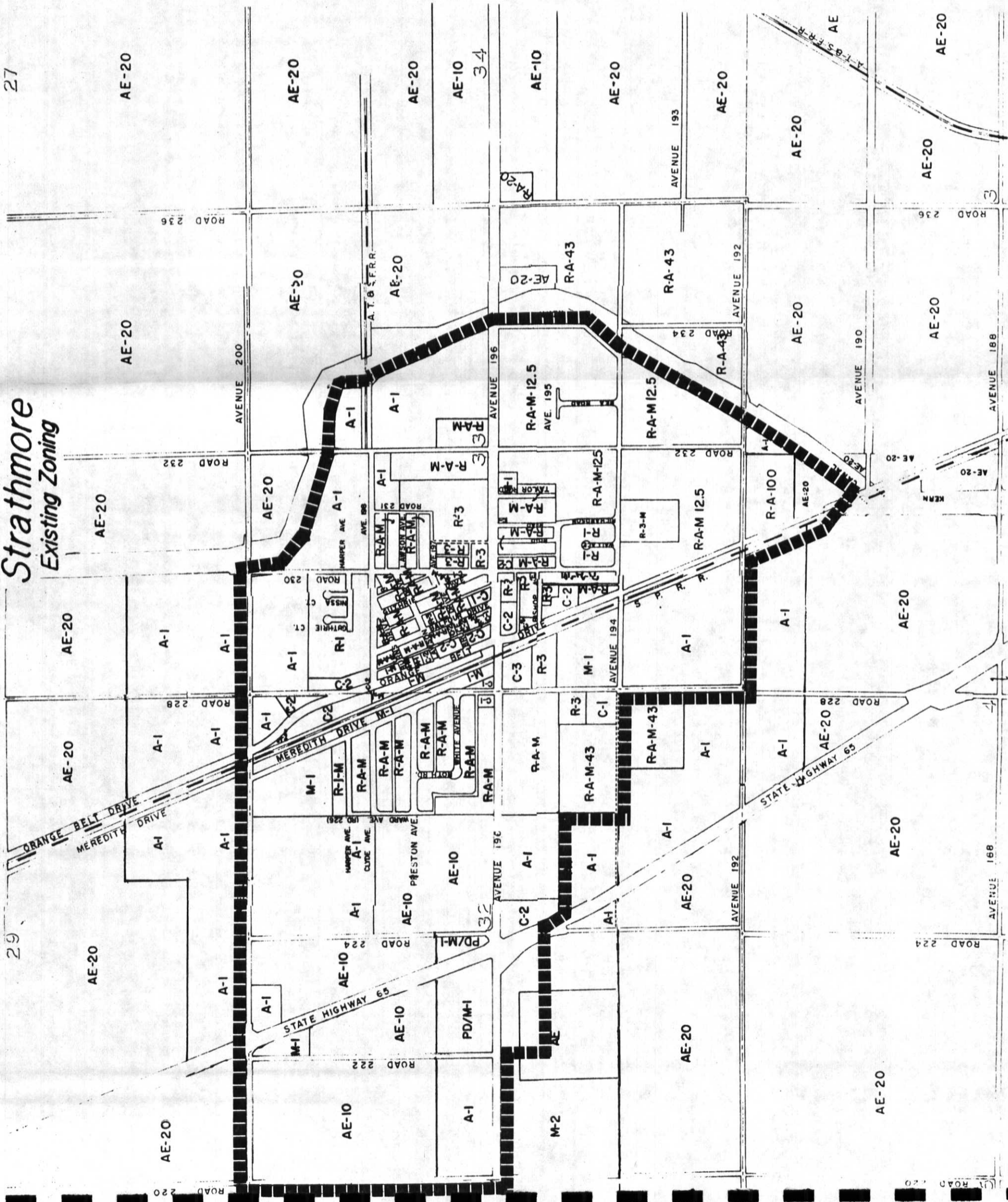
R-2	RURAL RESIDENTIAL ZONE
M	SPECIAL MOBILEHOME ZONE
R-O	SINGLE FAMILY ESTATE ZONE
R-1	ONE FAMILY ZONE
R-2	TWO FAMILY ZONE
R-3	MULTIPLE FAMILY ZONE
O	RECREATION ZONE
P-O	PROFESSIONAL AND ADMINISTRATIVE OFFICE ZONE
P-1	AUTOMOBILE ZONE
AE	EXCLUSIVE AGRICULTURAL ZONE
AE-10	EXCLUSIVE AGRICULTURAL ZONE 10 ACRE MINIMUM
AE-20	EXCLUSIVE AGRICULTURAL ZONE 20 ACRE MINIMUM
AE-40	EXCLUSIVE AGRICULTURAL ZONE 40 ACRE MINIMUM
AE-80	EXCLUSIVE AGRICULTURAL ZONE 80 ACRE MINIMUM
A-1	AGRICULTURAL ZONE
C-1	NEIGHBORHOOD COMMERCIAL ZONE
C-2	GENERAL COMMERCIAL ZONE
M-1	LIGHT MANUFACTURING ZONE
M-2	HEAVY MANUFACTURING ZONE
D	FUTURE ZONE
P-1	PRIMARY FLOOD PLAIN ZONE
P-2	SECONDARY FLOOD PLAIN COMBINING ZONE

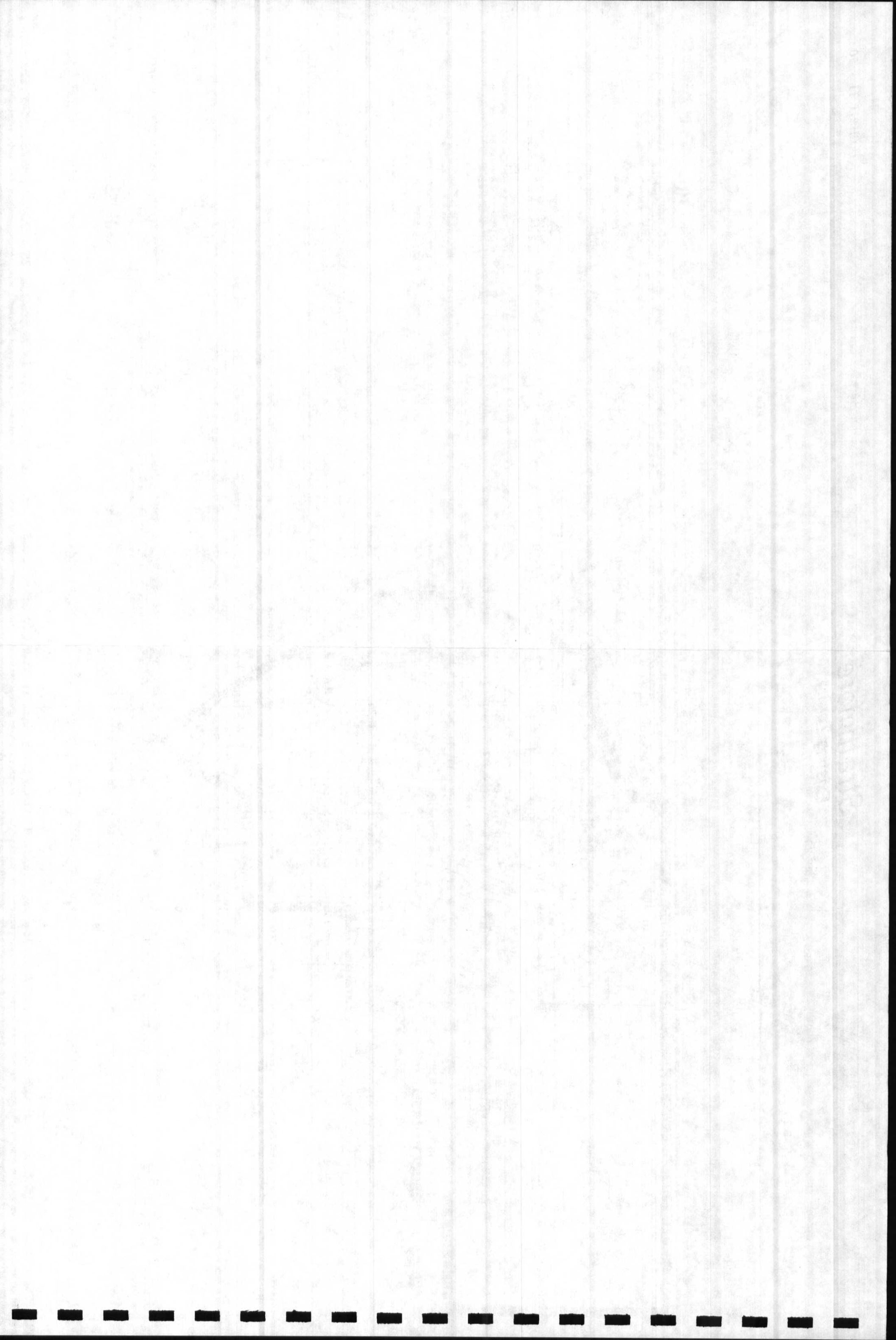


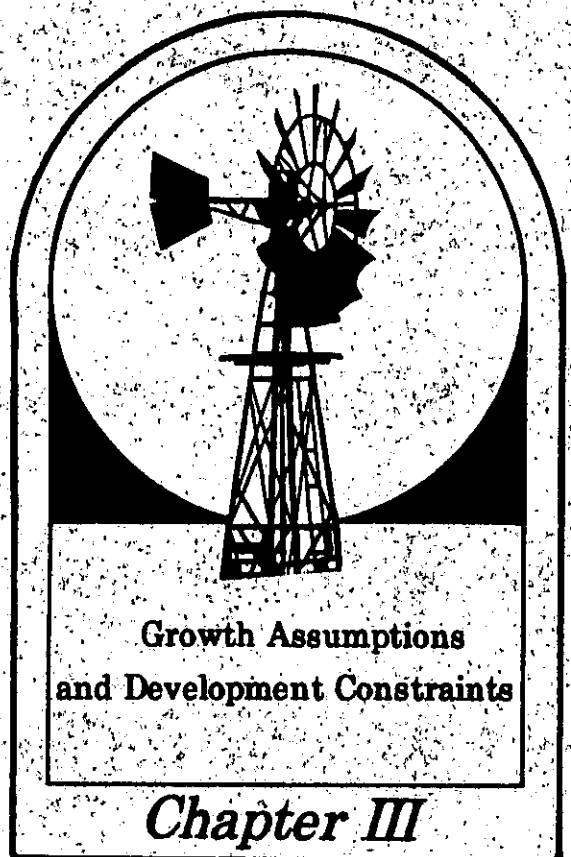
NORTH

NOT TO SCALE

Urban Development Boundary

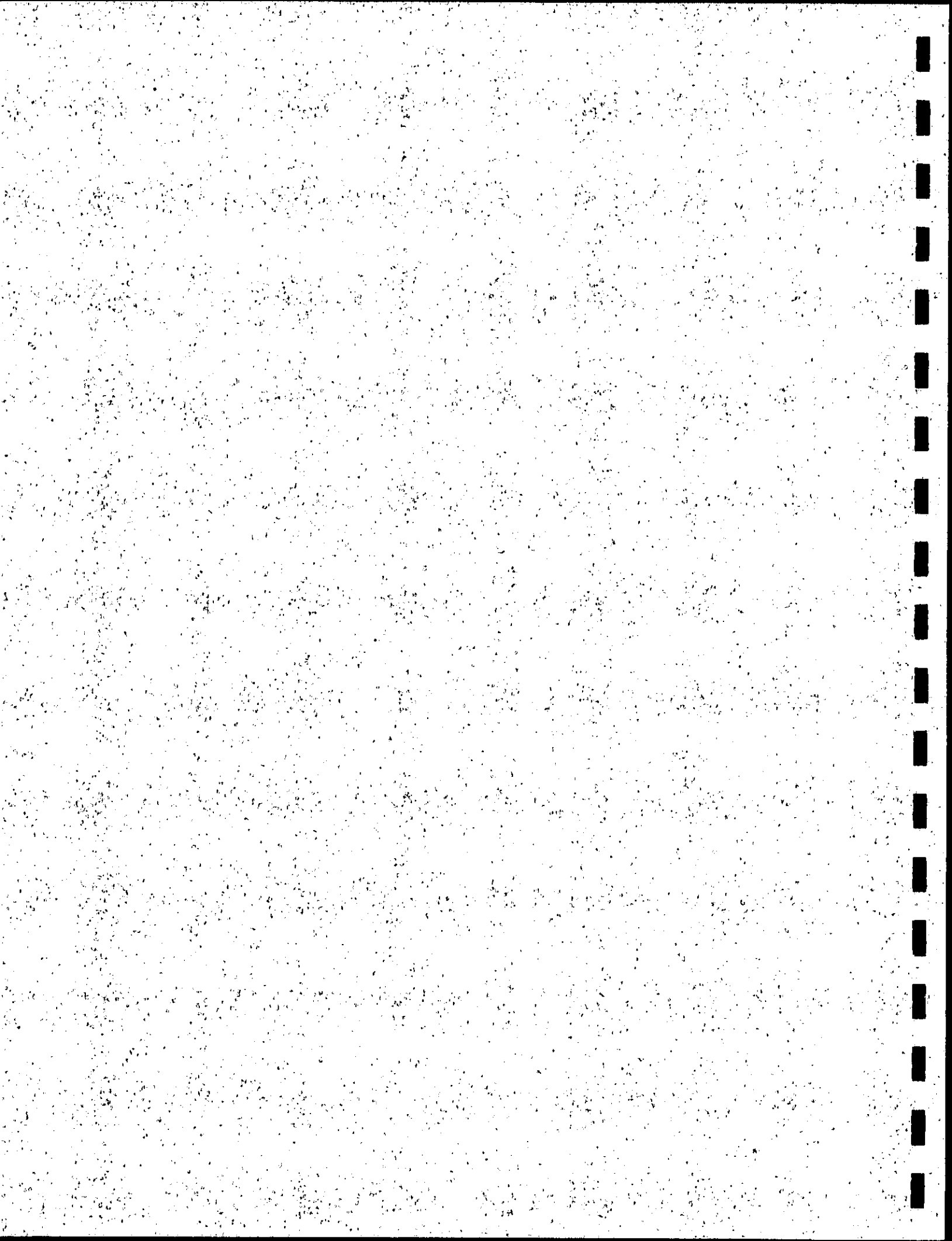






**Growth Assumptions
and Development Constraints**

Chapter III



CHAPTER III

GROWTH ASSUMPTIONS AND DEVELOPMENT CONSTRAINTS

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

GROWTH ASSUMPTIONS

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

Population

The 1980 Federal Decennial Census of Population included the unincorporated community of Strathmore within a Census Designated Place. As of April 1, 1980, the population of the community was estimated to be 1,940 persons residing in 656 households (an average of 2.96 persons per dwelling unit), with an additional 15 persons residing in group quarters. This reflects an increase in population of approximately 60% over the 1970 census which showed 1,200 persons residing in 429 dwelling units (an average of 2.80 persons per dwelling unit).

Based on a significant decrease in dwelling unit building permit activity during the early 1980's, and a decline and leveling-out in local school enrollment for the period between 1980 and 1988, it is evident that the population increase between 1980 and 1990 will not match the growth rate experienced between 1970 and 1980. Using 1988 dwelling unit counts documented while conducting the existing land use survey (July, 1987) within the Urban Development Boundary (UDB) of Strathmore, and applying the 1980 vacancy factor of 7.0%, Strathmore's population in 1988 is estimated to be approximately 2,100 if the Tulare County Housing Element figure of 3.05 persons per dwelling unit has held true since 1983. Population estimates for the planning period suggest that Strathmore's population is projected to grow to approximately 3,250 by 2010. Using the above figure of 3.05 persons per dwelling unit, there are an estimated 690 dwelling units in Strathmore in 1988, with a projected increase to 1,065 dwelling units by the end of the planning period, an increase of 375 dwelling units (or 54.3%) over the next 21 years.

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

<u>YEAR</u>	<u>POPULATION</u>	<u>NUMBER OF DWELLING UNITS</u>	<u>PERSONS PER DWELLING UNIT</u>
1970	1,221(a)	429(a)	2.80(a)
1980	1,955(b)	656(b)	2.96(b)
1988	2,100(e)	690(d)	3.05(c)
1990	2,185(e)	715(e)	3.05(c)
2000	2,665(e)	875(e)	3.05(c)
2010	3,250(e)	1,065(e)	3.05(c)

- (a) Bureau of the Census, 1970 Census of Population, Pub. PC(1)-B6 Calif.
- (b) Bureau of the Census, 1980 Census, Summary Tape Files (ST F 1).
- (c) Tulare County Planning and Development Department projection based on the Tulare County Housing Element's persons per dwelling unit figure.
- (d) Tulare County Planning and Development Department staff, existing land use survey, July 1987.
- (e) Tulare County Planning and Development Department staff projection based on sources (c) and (d), above.

Population projections are based on an average annual growth rate of approximately one percent (1.0%) between 1980 and 1990. The development and expansion of essential supporting infrastructure during the early 1990's, which should facilitate the development of non-agricultural properties, and perhaps some redevelopment of central residential areas, are projected to increase the annual growth rate to 2.0% between 1990 and 2000. Population projections beyond the year 2000 are expected to be influenced primarily by the number of employment opportunities available in the area at the turn of the century, and to a lesser extent, by the availability of then developable land for which nonrenewals of Williamson Act contracts are filed in the 1990's.

The most recent year for which household income figures are available is 1979. Figures obtained from the 1980 census show the median household income for the Strathmore area to have been \$11,869 in 1979. The median household income for Tulare County during the same period was \$14,153.

Like many agricultural communities, Strathmore also experiences seasonal population increases due to the influx of migrant workers and their families during the various harvest seasons. Estimates as to the number of seasonal residents range from 150 to 200 persons. This influx has caused problems in availability of affordable and adequate housing for the migrant population which, it is estimated, has a median household income lower than the community average. Methods for alleviating temporary housing problems are discussed in Chapter V; Goals, Objectives and Policies.

RESIDENTIAL NEEDS ANALYSIS

Residential development is firmly established throughout all sections of the community within the UDB of Strathmore. The general locations of residential development can be seen on Exhibit IV-1, Land Use Map (page 41).

According to data presented in Table III-1 (page 30), the number of dwelling units in the Strathmore area will increase by approximately 375 dwelling units between 1988 and 2010. This projection is based upon the estimated existing and projected household size of 3.05 persons per dwelling unit.

The following narrative identifies the amount of land that should be designated for single family (Low to Medium Density Residential) and multiple family (High Density Residential) development based on the following methodologies. A summary of findings is provided in Table III-2 (page 32).

Single Family Residential Acreage Needs Methodology

- That +/-310.0 acres of designated "Single Family Residential" land in the community of Strathmore will be necessary to accommodate the projected population in 2010. This figure was based upon the following methodology:
 - A. 82.9% of all dwelling units within Strathmore, including mobile homes, are considered "Single Family" in character. The same distribution percentage is assumed to be characteristic of the amount of "Single Family Residential" in 2010;
 - B. 82.9% multiplied by the projected number of housing units in 2010 or 1,065 units, results in 883 units;
 - C. 883 units divided by the average number of "Single Family" housing units per acre in the community of 5.0 results in the need for +/-177.0 acres of land designated "Single Family Residential";
 - D. 177.0 acres multiplied by 175% to allow for a reasonable growth margin for unforeseen circumstances thereby increases the "Single Family Residential" land need to +/-310.0 acres; and
 - E. Subtract 192.0 existing acres from 310.0 projected acres results in an "actual need" of 118.0 acres to maintain the 5.0 dwelling units per acre figure and comfortably accommodate the "Single Family Residential" needs of the Strathmore community.

Multiple Family Residential Acreage Needs Methodology

- That 30.0 acres of "Multiple Family Residential" land would be necessary to comfortably accommodate the projected population in 2010. This figure is based upon the following methodology:
 - A. The percentage of "Multiple Family Residential" dwelling units acreage in 1988 of 17.1% is assumed to remain constant in 2010;

- B. 17.1% multiplied by the projected number of dwelling units in 2010 or 1,065 results in the need for 182 units;
- C. 182 units divided by the existing number of "Multiple Family Residential" units per acre in 1988 of +/-11.0 results in the need for +/-17.0 acres of designated "Multiple Family Residential" land;
- D. 17.0 multiplied by 175% to allow for a reasonable growth margin for unforeseen circumstances thereby increases the "Multiple Family Residential" land need to +/-30.0 acres; and
- E. Subtract 8.0 existing acres from 30.0 projected acres results in an "actual need" of 22.0 acres of land designated as "Multiple Family Residential" within the Strathmore community.

Table III-2
ESTIMATE OF RESIDENTIAL ACREAGE
1988-2010

<u>Land Use</u>	<u>Required Acreage</u>	<u>Existing Acreage</u>	<u>Needed Acreage</u>
	<u>2010</u>	<u>1988</u>	<u>1988-2010</u>
Single Family	310	192	118
<u>Multiple Family</u>	<u>30</u>	<u>8</u>	<u>22</u>
Total	340	200	140

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

- In addition to new housing units that will be required, approximately 48.1% of the existing housing stock will need or greatly benefit from housing rehabilitation programs or from replacement housing;
- Median household income figures suggest the percentage of owner-occupied dwellings is not apt to increase; and
- The demand for adequate and affordable housing accommodations will increasingly focus on apartment units and mobile homes.

COMMERCIAL AND INDUSTRIAL NEEDS ANALYSIS

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

- The Strathmore market area for commercial activity has not been defined. The population served by commercial activities may be greater than the projected population in Strathmore in 2010;

- The amount of transient population (such as migrant workers) has not been measured in terms of commercial activity; and
- The amount of industrial development a community is expected to attract is dependent upon the availability of suitable sites, a skilled labor force, and progressive marketing techniques.

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

- A. The primary market area for commercial activity will consist of the community's projected population of 3,250 in 2010;
- B. The potential industrial labor force will be drawn from the community's projected population of 3,250 in 2010. Workers from nearby communities such as Lindsay, Plainview, Porterville, and Nanceville, are not included due to the inability to accurately estimate the precise number of workers drawn from those communities;
- C. The ratio of existing commercial and industrial acreage to population characteristics will remain constant; and
- D. A 175% increase has been added to the projected acreage to allow reasonable growth for unforeseen circumstances.

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

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

<u>Land Use</u>	<u>Acreage Density Factor/Population</u>	<u>Projected Acreage 2010</u>	<u>Existing Acreage 1988</u>	<u>Acreage Needed 1988-2010</u>
Commercial	7.6/1,000	43.0	16.0	27.0
Industrial	23.3/1,000	131.0	49.0	82.0
Total		174.0	65.0	109.0

RECREATIONAL NEEDS ANALYSIS

In an effort to determine the amount of park and open space acreage that would be required to meet the recreational needs of Strathmore residents in 2010, acreage factors identified in Table III-4 (page 34) were applied to the projected 2010 population of 3,250 resulting in the need for 12.0 acres of "Neighborhood Park" development. The following assumptions were made in calculating the amount of neighborhood park acreage requirements:

- A. The principal users of the parks will be the Strathmore area's projected population of 3,250 residents;

- B. The same per capita ratio of existing recreation space provided by the Memorial District park (3.18) will remain constant;
- C. No additional percentage of acreage has been allowed for unforeseen growth because of the assumed continued availability of existing elementary school acreage serving as complementary park/recreational land during non-school hours.

Table III-4
ESTIMATE OF PARK ACREAGE
1988-2010

<u>Type</u>	<u>Acreage Density Factor/Population</u>	<u>Required Acreage 2010</u>	<u>Existing Acreage 1988</u>	<u>Required Acreage 1988-2010</u>
Neighborhood	3.18/1,000	12.0	7.0	5.0

Recreational facilities, improvements and programs would be very desirable, most likely through community redevelopment and/or in conjunction with joint-agency development and multi-purpose land use policies. Existing recreation facilities are believed to be adequate to satisfy existing community needs. As part of this Plan, certain new developments within the community should provide or contribute to the development of recreational facilities within convenient walking distance of each neighborhood (i.e., playgrounds, play areas, multi-purpose open space). A combination of the above is vital to support the needs of the community, particularly if growth and expansion are encouraged.

PUBLIC/QUASI-PUBLIC FACILITIES

Public and quasi-public facilities within the project area encompass approximately 42.0 combined acres. The largest public facilities consist of Strathmore Elementary School (10.86 acres), Strathmore High School (20.00 acres), Frazier High School (1.03 acres), and the Lindsay-Strathmore Memorial District facilities (8.86 acres). With the exception of future well sites, new churches, and the future relocation or expansion of existing churches now on extremely small parcels, it is assumed that other public or quasi-public facilities will not be relocated within the planning period. The locations of future well sites are not inhibited by general plan classifications, and churches are permitted in most locations under the zoning ordinance providing a special use permit is secured. The local Post Office is a public use which is located on private property, and its present centralized location is assured through the current lease period (until late 1995). Postal Service facilities are adequate to accommodate the anticipated space needs through the planning period, and successive lease agreements are not believed to be in jeopardy.

COMMUNITY SERVICES

The sewage treatment facility is operating well under its maximum design capacity limitation of 400,000 gallons per day (dry weather flow), and is currently treating an average of 200,000 gallons per day.

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

The SPUD community water system provides between 4.5 million gallons per week. Residences and packing houses are the highest local water consumers. It is estimated that the existing water system has a maximum water production capability of approximately 6.0 million gallons per week. The District's immediate plans include the installation of a water filtration plant on property owned by the Lindsay-Strathmore Memorial District and located north of Avenue 196/Tay Street and east of Wallace Road. The filtration plant is necessary to reduce high nitrate levels prevalent in the area to acceptable safe drinking water standards. In an effort to maintain adequate water pressure, subsequent plans include the construction of a 600,000 gallon water storage tank in the same vicinity as the filtration plant.

Police and fire protection and refuse disposal services will continue to serve the projected growth in the Plan Area. Police services are provided by the Tulare County Sheriff's Department sub-station in Porterville. Fire protection services are provided by the County of Tulare from their fire station located at the north side of Avenue 196/Tay Street, east of Orange Belt Drive. Refuse disposal is provided by Sunset Sanitation, a private contractor under franchise agreement with the County of Tulare.

CIRCULATION

Due to population growth, in-filling of lands within already developed areas, and increasing commuter traffic along State Route 65, most roads within the Plan Area will carry increasing volumes of traffic. However, with the elimination of certain deficiencies (primarily dead-end and narrow roads) the existing system is generally adequate to meet traffic volumes anticipated to be generated during the planning period. Thus, few major changes to the existing circulation pattern within the planning period are anticipated.

As the primary circulation link with the nearby cities of Lindsay and Porterville, State Route 65 will continue to serve as the major traffic carrier within and through the community. Avenue 196/Tay Street between Road 232 and State Route 65 will also generate additional traffic as commercial and industrial in-filling occurs. Lastly, development occurring in currently undeveloped areas will necessitate that additional collector and local roads be constructed as part of the circulation network to provide access to newly-developing portions of the community.

State Route 65, a designated highway, is the primary north-south approach route to Strathmore. State Route 65 currently intersects with two east-west streets (Avenue 200, which aligns with a portion of the northerly UDB, and Avenue 196/Tay Street, the major east-west arterial within the community which extends west to the unincorporated community of Plainview and east to Frazier Valley and Springville) and one north-south street (Road 228 intersecting with State Route 65 south of the community) which serves as an important link to residential, public/quasi-public and industrial traffic generators. Other significant north-south streets include Orange Belt Drive (old State Route 65; a major arterial which extends southerly to Porterville and northerly to

Lindsay) and Road 232 (the most easterly street to connect neighborhoods within the northern and southern areas of the community).

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

EXPRESSWAY: According to the 1988 Regional Transportation Plan, State Route 65 is anticipated to be improved to a four-lane expressway in the vicinity of Strathmore. Its eventual classification to Freeway status is not expected to be a decision predicated on population and traffic projections for Strathmore, but on increased use and reliance of the entire stretch of highway connecting State Route 65 between Bakersfield to the south, and State Route 198 to the north. Other considerations include traffic safety, and the availability of funding for remaining right-of-way acquisitions and improvement costs. Portions of the Route have achieved Freeway status within the City of Porterville, and travelway, interchange, access approaches, and overcrossings have traditionally been planned, funded and/or improved in staged segments over long periods of time. As a state route, its primary function as a continuous thoroughfare is to accommodate through traffic over a long distance.

The controlled intersection of State Route 65 with Avenue 196/Tay Street in Strathmore was recently upgraded with left-turn pockets, holding lanes, and traffic signal improvements. Such improvements are usually the last control upgrade measures prior to the construction of a Route interchange with a local arterial street. Ultimately, the optimum Route interchange design at this location, and the realignment alternatives of affected local connecting streets, should be ascertained and adopted as a specific plan during the early part of the planning period, and that the specific plan establish building setback lines from the ultimate right-of-way alignments in advance of building development activity.

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

Avenue 196/Tay Street
Orange Belt Drive

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

Road 224	- East of State Route 65, from Avenue 196/Tay Street north to Avenue 200
Road 232	- between Avenue 196/Tay Street and Avenue 198
Road 228	- between State Route 65 and Meredith Avenue
Road 228	- between Orange Belt Drive and Avenue 200

- Meredith Avenue - between Road 228 and Avenue 200
- Road 230 - between Avenue 196/Tay Street and Avenue 200
- Road 232 - between Avenue 192 and Avenue 200
- Road 200 - between Road 224 and Road 232
- Avenue 198 - between Orange Belt Drive and Road 232
- Avenue 192 - from Road 228 east to the * UDB

The Circulation Plan depicts a realignment of portions of one collector street, Road 224, to improve safety. The realignment of Road 224, immediately north of Avenue 196/Tay Street, will establish its intersection with Avenue 196/Tay Street a safe distance east of its present location to improve traffic channelization and to prevent unsafe turning movements occasioned by its juxtaposition with State Route 65 at Avenue 196/Tay Street.

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

DEVELOPMENT CONSTRAINTS

Development constraints are physical, 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 generally constant and unchangeable with regard to the preparation of the Plan and the anticipated development of the community.

Soil Characteristics

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

Williamson Act Lands

The presence of approximately 240.0 acres of Williamson Act Lands (Agricultural Preserves) along the north, northeast and northwest periphery of the Plan Area may deter the natural "grow out" pattern of urban related uses. Although a constraint, Agricultural Preserves prevent premature urban development of agricultural lands and encourage in-filling of existing vacant parcels within the immediate core of the Plan Area. Also, as the need arises for developable land, (and if justifiable), Agricultural Preserves can be canceled by a landowner with the approval of the Tulare County Board of Supervisors. Another option available to landowners is nonrenewal of their ten-year contracts. This option allows their land to revert to "regular" agricultural lands over a ten-year period and, subsequently allowing the landowner an opportunity to develop his land through the regular permitting process.

Designated Flood Zones

As illustrated in Exhibit II-5, Flood Zones, approximately 26% of the Plan Area is within the 100- and 500- Year Flood Zone areas. The probability of flooding in these areas may present a constraint to development of vacant, open, and underdeveloped lands south of Avenue 196/Tay Street. However, a sufficient amount of land will be available in other parts of the community and current Tulare County policies applicable to flood-zones will allow for the future development of the zones to accommodate future growth needs.

Groundwater Level

As stated earlier, the State Department of Water Resources has concluded that the groundwater level has increased 30 feet from 1965 through 1980 and continues to rise. The current level is a constraint to urban development and interim agricultural uses. The rising groundwater level does not allow adequate permeability (percolation) of storm/flood water which subsequently leads to saturated soil conditions. This then contributes to persistence of storm water, adverse effects on wastewater treatment capabilities, and restricted orchard rooting depths, reduced production and the loss of trees. Drawing down the groundwater level, complemented with flood control and storm drainage improvements, will be necessary to improve wastewater treatment capabilities and to ensure crop productivity. As part of this Plan, the Draft Environmental Impact Report (Chapter 7) describes this constraint as an existing, unavoidable condition which can be mitigated to a level of non-significance.

Limited Employment Opportunities

Employment opportunities within the Strathmore area are rather limited due to the absence of year-round high employment-generating land uses (e.g., industry). The proximity of Porterville (especially Porterville's Enterprise Zone) and Lindsay to the Strathmores will continue to contribute to limited employment opportunities within Strathmore. As the area develops commercial uses, some jobs will be created but not to the extent industrial development could provide.

Community Sewer and Water Facilities

As described earlier, the Strathmore Public Utility District serves only those residential/urban uses within the District's boundary. Not all areas within the Urban Development Boundary are within the District's existing boundary, which constrains the immediate or near future development of urban uses. By comparing Exhibits II-7 and II-8 (existing Strathmore Public Utility District Water and Sewer Service Area Boundaries; respectively) with Exhibit IV-1 (Land Use Map) it is evident that those areas planned for future urban development outside of the District's boundary will require annexation to the district boundaries and connection to the Strathmore Public Utility District facilities.

Noise

As described in Chapter II of this Plan, noise exposure projections for 2010 will restrict the type of land uses which can be developed within identified noise-impacted areas. Mitigation measures identified in the Tulare County Noise Element will allow the development of some land uses provided certain

standards are met which reduce the impact of noise within the noise-impacted areas. Properties adjacent to Avenue 196/Tay Street and State Route 65 are the only areas designated as noise-impacted in the community.

Eckert Field

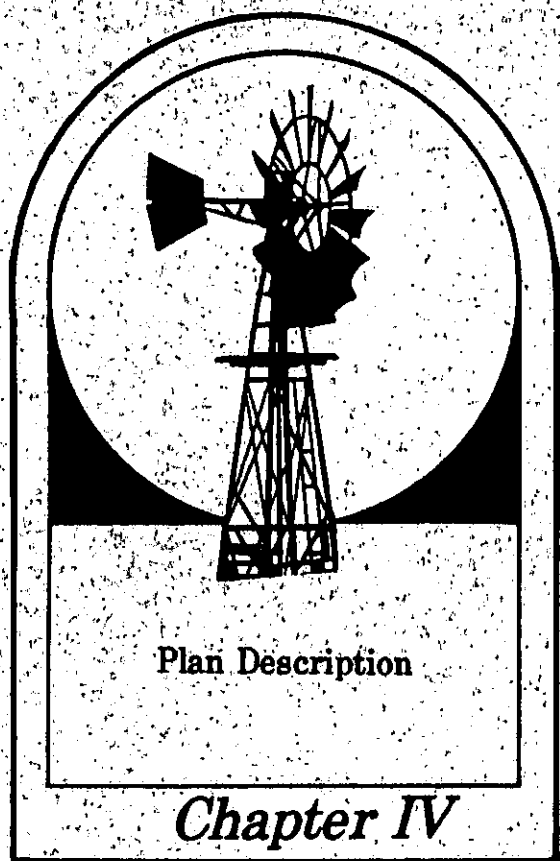
Currently, there are no land use conflicts near Eckert Field. However, the approach path to the airport passes within one-half mile of the Friant-Kern Canal directly east of Strathmore. In accordance with Tulare County ALUC policies, medium and high density residential development near an approach zone are not encouraged due to possible incompatibility with airport operations and risk to the health, safety, and general welfare of the public.

Also, the majority of Strathmore lies beneath the horizontal and conical surfaces (land use and height restrictions areas) of Eckert Field. ALUC policy 423.1. requires ALUC review of all development proposals lying beneath the above-mentioned surfaces. Generally, low density residential, commercial, industrial, and open space/agricultural land uses are permitted beneath the horizontal and conical surfaces provided requirements established by the ALUC are adhered to as part of the project approval process by the County of Tulare.

Friant-Kern Canal

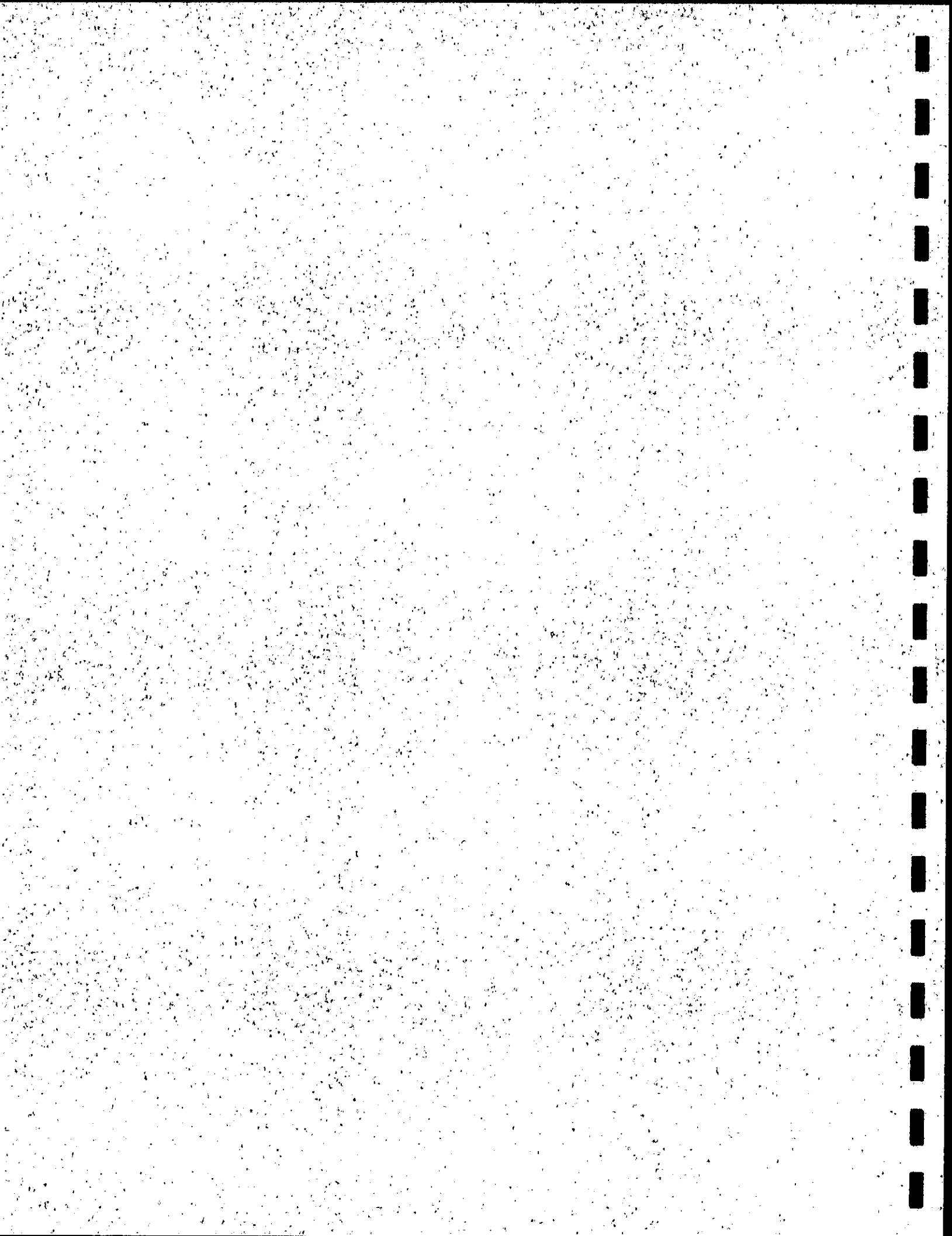
Since its construction, the Friant-Kern Canal has become an obstruction equivalent to a river. Its physical stature represents a formidable obstruction to the easterly growth the community may desire. The banks of the Friant-Kern Canal serve as levees during high volume flows in the canal which further contributes to its considerable size. Although elevations are generally higher east of the canal, topographic and flood-zone maps indicate that areas adjacent to the canal are somewhat depressed and subject to periodic flooding. This topographic feature contributes to ponding of stormwater and subsequent flooding east of the canal. Lastly, the Porterville Urban Area Boundary Biotic Survey has identified the banks of Friant-Kern Canal as a migratory route of the San Joaquin Kit Fox which should be protected from urban encroachment. Therefore, the combined natural and physical characteristics near and east of the Friant-Kern Canal will act as constraints to development during the planning period.





Plan Description

Chapter IV



CHAPTER IV

PLAN DESCRIPTION

In this Chapter, the existing condition information, assumptions and constraints (presented in the preceding chapters), and the goals, objectives and policies (presented in Chapter V) have been synthesized and formulated into specific directives for future growth. Most significant of these directives is the classification of all properties within the Plan Area into land use categories. These designations, in conjunction with the Plan's policies and implementation strategies and applicable County Ordinances and policies, will establish the range of uses that is permitted on each property. The manner in which these designations are established throughout the UDB is shown in Exhibit IV-1 (page 41), Land Use Map.

LAND USE

Residential

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

Apart from redevelopment, development opportunities on undeveloped and underdeveloped properties vary from "in-filling" to the establishment of new subdivisions. A wide range of housing types can also be accommodated, e.g., conventional single family dwellings, one-acre ranchettes, mobile home parks or subdivisions, cottage apartments, apartment houses, etc. Also, an additional +/-20.0 acres are designated as "Residential Reserve" east of Road 228, just south of the high school and, a +/-33.0 acre area southeast of Road 228 and Avenue 194. The Residential Reserve designation is intended to allow the continued agricultural use of the area until such time that low and/or high density residential development is determined to be appropriate.

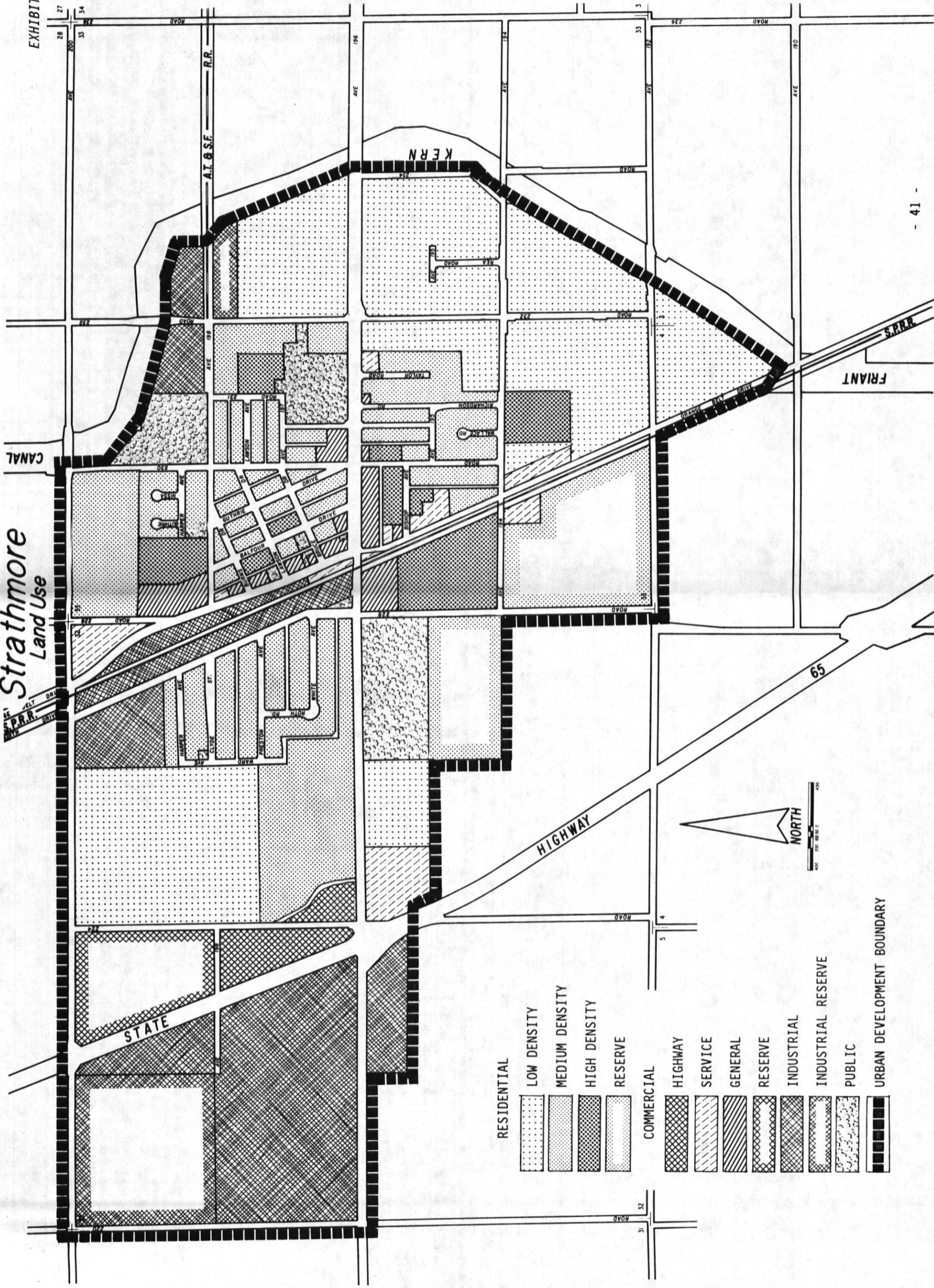
Low Density Residential

The Low Density Residential areas are planned to accommodate single-family homes on individual lots where urban services (i.e., community water and sewer) are provided. This designation is also intended to allow accessory and non-residential uses that complement single-family neighborhoods in accordance with the policies of the Strathmore Community Plan and the provisions of the Tulare County Zoning Ordinance. The Low Density Residential designation has a prescribed maximum residential density of eight (8) dwelling units per gross acre.

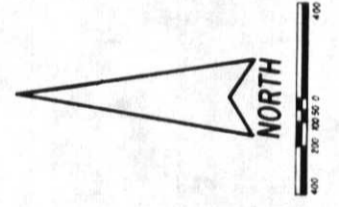
The Low Density Residential designation of the Plan comprises the majority of planned land uses in the UDB and encompasses sections of the community that are already substantially developed. The predominant existing land use within this area is single-family residential, which includes both conventional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



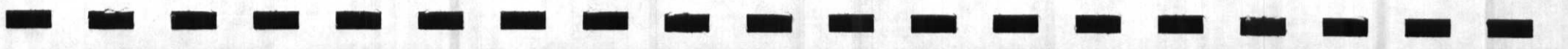
Strathmore
Land Use



- | | | | | |
|--------------------|--|----------------------------|--|--------------------|
| RESIDENTIAL | | LOW DENSITY | | HIGHWAY |
| | | MEDIUM DENSITY | | SERVICE |
| | | HIGH DENSITY | | GENERAL |
| | | RESERVE | | RESERVE |
| COMMERCIAL | | INDUSTRIAL RESERVE | | INDUSTRIAL RESERVE |
| | | PUBLIC | | PUBLIC |
| | | URBAN DEVELOPMENT BOUNDARY | | |



11



The majority of properties designated as Low Density Residential are located within the boundaries of the SPUD to allow connection with the water and sewer systems, or will be required to annex to the District at the time of development.

Medium Density Residential

The Medium Density Residential areas are planned to accommodate single-family homes on individual lots where urban services (i.e., community water and sewer) are provided at higher densities than the area designated for Low Density Residential development. This designation is also intended to allow accessory and non-residential uses that complement single-family neighborhoods in accordance with the policies of the Strathmore Community Plan and the provisions of the Tulare County Zoning Ordinance. The Medium Density Residential designation has a prescribed residential density of not more than fourteen (14) dwelling units per gross acre.

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

All properties designated as Medium Density Residential are located within or near enough to the boundaries of the Strathmore Public Utilities District (SPUD) to allow connection with the sewer and water systems, or will be required to annex to the District at the time of development.

High Density Residential

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

The High Density Residential designation has a prescribed maximum residential density of twenty-eight (28) dwelling units per gross acre. While the higher density developments will be permitted and encouraged to occur on property subject to this designation, *projects of lesser densities (e.g., 1-14 units per acre) will also be allowed in these areas.*

The existing housing stock in the community is primarily single family, with a scattering of multiple family units. Approximately 90.9 percent of the multiple family units are in deteriorating/dilapidated condition. As set forth in the Tulare County Housing Element, programs should be developed to encourage the rehabilitation or replacement of substandard housing. High Density Residential uses will serve as a buffer between commercial areas, recreational uses, and low density residential areas. In addition, encouraging continued multiple family development within the UDB will assist in the gradual replacement of deteriorated dwellings with new multiple family units.

Commercial

The Plan designates approximately 55.0 acres of Commercial designations which are intended to allow for the development of a variety of commercial uses at locations where implementation will be determined by zoning best suited to maintain and/or encourage general, service and highway commercial uses. Such uses are intended to satisfy the daily shopping and service needs of area residents, tourist and State Route commercial uses that provide commercial recreation and/or commercial services, and supporting uses which attract or benefit the motoring public and those in the transportation industry.

General Commercial

By referring to Exhibit IV-1, Land Use Map, it is evident that some properties designated as "General Commercial" are located within and around existing commercial uses of the community's core. This area has historically served as the hub of commercial activity within the community and the Plan proposes the continuance of this activity on approximately 13.0 acres. The area currently contains concentrations of commercial uses with scattered non-commercial uses (including many residences), the Tulare County fire station, a telephone exchange, and other uses.

Service Commercial

Approximately 16.5 acres of "Service Commercial" land use are designated at the northeast and southeast intersection of State Route 65 and Avenue 196/Tay Street. Typically, land designated as Service Commercial provides wholesale or heavy commercial services. It can also provide for light industrial uses which manufacture, assemble or package products from previously manufactured materials. Such uses include automobile service and repair, lumber yards, heavy equipment sales and service, cabinet shops, and wholesale establishments.

Highway Commercial

Approximately 13.0 acres of "Highway Commercial" land uses are designated east of State Route 65 between Avenue 196/Tay Street and Avenue 198. These areas are intended to encourage tourist and State Route 65 commercial uses. Typical land uses include service stations, hotels/motels, restaurants and rest areas. Highway commercial development requires a high degree of visibility, and is therefore generally located near freeway off-ramps.

Cumulatively, the Plan designates approximately 43.0 acres of commercial uses. This total reflects the actual need of the community. However, an additional +/-24.0 acres designated as "Commercial Reserve" (discussed on page 44) will increase the total commercial acreage to approximately 67.0 acres. The availability of 24.0 additional acres will allow flexibility of site selection and improve the marketability of the Strathmore area in accommodating commercial growth.

Industrial

The Industrial classification is intended to allow light manufacturing, assembly and storage-type uses as allowed by the Tulare County Zoning Ordinance. Approximately 132.0 acres are designated for industrial development by this Plan. Industrial designations are as follows:

- 91.0 acres west of State Route 65;
- 25.0 acres along both sides of the S.P.R.R. between Avenue 196/Tay Street and Avenue 200; and
- 16.0 acres at the intersection of Avenue 198 and Road 232.

The availability of this acreage should be adequate to accommodate industrial growth through the planning period. Although the Industrial Needs Analysis discussed earlier identified 82.0 "needed" acres, the availability of +/-90.0 additional industrial and "Industrial Reserve" acres will greatly enhance the marketability of industrial sites within Strathmore.

Designated Reserves

Approximately 120.0 acres within the Plan Area have been designated as residential, commercial, and industrial "Reserve". This designation sets aside areas better suited as future urban uses when the need arises and which can be eventually developed when it is determined that development of the area is appropriate, based upon criteria set forth in Chapter V. Reserve designations discourage development by attempting to prevent an overextension of urban services (e.g., water and sewer service), prevent premature conversion of agricultural land to urban uses, and postpone development of areas subject to rising groundwater levels and/or flooding until such threats can be minimized or eliminated. When developed, these areas will be subject to the same development standards required of their specific designation.

Residential Reserve

"Residential Reserve" land use designations are located on approximately fifty-six (56.0) acres of land consisting of twenty (20.0) acres adjacent to and south of the high school (west of Road 228); and a thirty-six (36.0) acre area bound by Avenue 194, the S.P.R.R. tracks, Avenue 192 and Road 228.

Commercial Reserve

Only one area is designated as "Commercial Reserve" within the UDB. This twenty-four (24.0) acre designation is located in an area bound by Avenue 200, Road 224, Avenue 198, and State Route 65.

Industrial Reserve

Approximately 40.0 acres west of State Route 65 between Avenue 196/Tay Street and Avenue 200, are classified as "Industrial Reserve" within the UDB.

Public

The Public land use designation is applied to those uses associated with a government, public institution, or other use which accommodate the needs of the general public.

Approximately 54.0 acres are designated as "Public" land uses in the Plan. These areas are already substantially developed and include: the elementary and high schools, post office, fire station, library, memorial park, wells and water distribution facilities, and storm water retention ponds. The 23.0 acres (the elementary and high schools, and Memorial Park) available for active recreational uses comfortably allows sufficient recreational acreage to accommodate the needs of the community. However, an existing uneven distribution pattern of neighborhood park uses results in the need for additional parks in the northwest and southeast areas of the UDB. Therefore, this Plan proposes the designation of an additional 12.0 acres of parks, at yet to be determined sites, in the northwest and southeast areas of the community.

It is anticipated that these Public land use designations will be adequate to serve the community as it develops additional recreational demands through the planning period.

ZONING

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

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

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

- "R-1" Single Family Residential Zone
- "R-2" Two Family Residential Zone
- "R-3" Multiple Family Residential Zone
- "P-0" Professional Office Zone
- "C-1" Neighborhood Commercial Zone
- "C-2" General Commercial Zone
- "C-3" Service Commercial Zone
- "M-1" Light Manufacturing Zone
- "AE-20" Exclusive Agriculture Zone - 20 Acre Minimum (holding zone)

URBAN BOUNDARIES

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

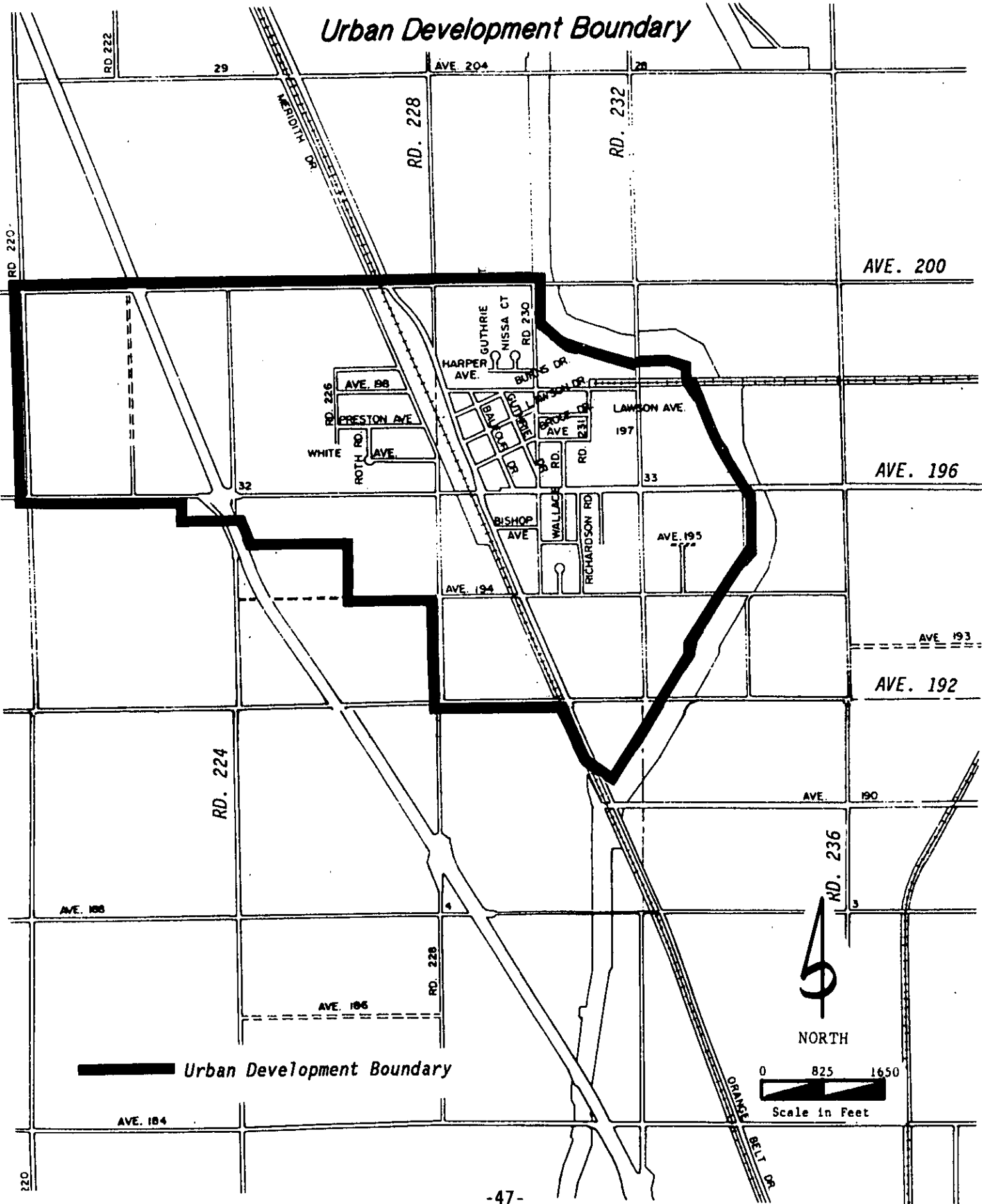
While there were no established guidelines to follow in determining the UDB for the Plan Area, several factors were reviewed and considered (and are contained in this Plan) before delineating the UDB, including:

- o configuration of developed areas;
- o directional patterns of historical and recent growth trends;
- o existing zoning;
- o established circulation routes and accessibility of property;
- o physical features of the area and its suitability for development (e.g.; flood zones, Friant-Kern Canal, soil capability);
- o public utility service area capabilities;
- o population projections;
- o projected land use needs;
- o Williamson Act contracts; and
- o existing Tulare County plans and policies applicable to the area.

Based on population projections, a UDB containing approximately 790.0 acres, excluding existing rights-of-way, is necessary to accommodate future population growth and also allow a reasonable growth margin for unforeseen circumstances. All land use needs have been projected and allocated through the Land Use Plan and are represented in the acreage of the UDB. County policies require contiguous development and an orderly extension of services. The UDB accomplishes this by allowing the community to grow in all directions in a concentric manner, and by including those lands that are a relatively short but reasonable distance from existing water and sewer services. As a result of these considerations, the County's policies relating to the preservation of prime agricultural land could not always be accommodated. In some instances, it was necessary to include Williamson Act lands in order to achieve the most compact, contiguous, and orderly extension of services that other policies dictated. However, because the UDB is a twenty-year growth boundary, the inclusion of Williamson Act lands is not considered inconsistent with these policies. The UDB is illustrated on Exhibit IV-2 (page 47).

Strathmore

Urban Development Boundary



CIRCULATION

The Circulation Plan is primarily devoted to the improvement of circulation along existing streets and the provision of arterial, collector and local streets to serve areas of the community as new development occurs. These road designations are identified on the Circulation Map (Exhibit IV-3, page 50) and are discussed in Chapter V, under Goal D, Objective 1, Policies "a" through "d". The new collector streets that are delineated on the Circulation Map occupy alignments that are intended to serve as guides and are subject to specific modifications as necessary to accommodate future development patterns.

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

State Route/Expressway: State Route 65 is a major regional transportation route between the City of Bakersfield to the south and State Route 198 to the north. State Route 65 is an important transportation link to Strathmore and other eastside and foothill communities for commercial and industrial shippers. This Route is currently a two-lane conventional highway. To maintain consistency with the 1988 Regional Transportation Plan, it is recommended that State Route 65 be improved to a four-lane expressway through the community.

Arterial Streets: An arterial is a Select System Road as defined by the Tulare County Improvement Standards and must have an eighty-four (84) feet right-of-way width, curbs, gutters and sidewalks. Streets classified as Arterials within the UDB include:

Avenue 196/Tay Street (also serves as Junction 28)
Orange Belt Drive (also serves as Junction 29)

Collector Streets: In accordance with the Tulare County Improvement Standards, a collector is also a Select System Road and must have a sixty (60) feet right-of-way width, curbs, gutters and sidewalks. Streets classified as Collectors within the UDB include:

North-South Collectors:

Road 224	-	between Avenue 196/Tay Street and Avenue 200;
Road 232	-	between Avenue 196/Tay Street and Avenue 198; and
----->	-	proposed minor collector west of State Route 65 between Avenue 196/Tay Street and Avenue 200;

East-West Collectors:

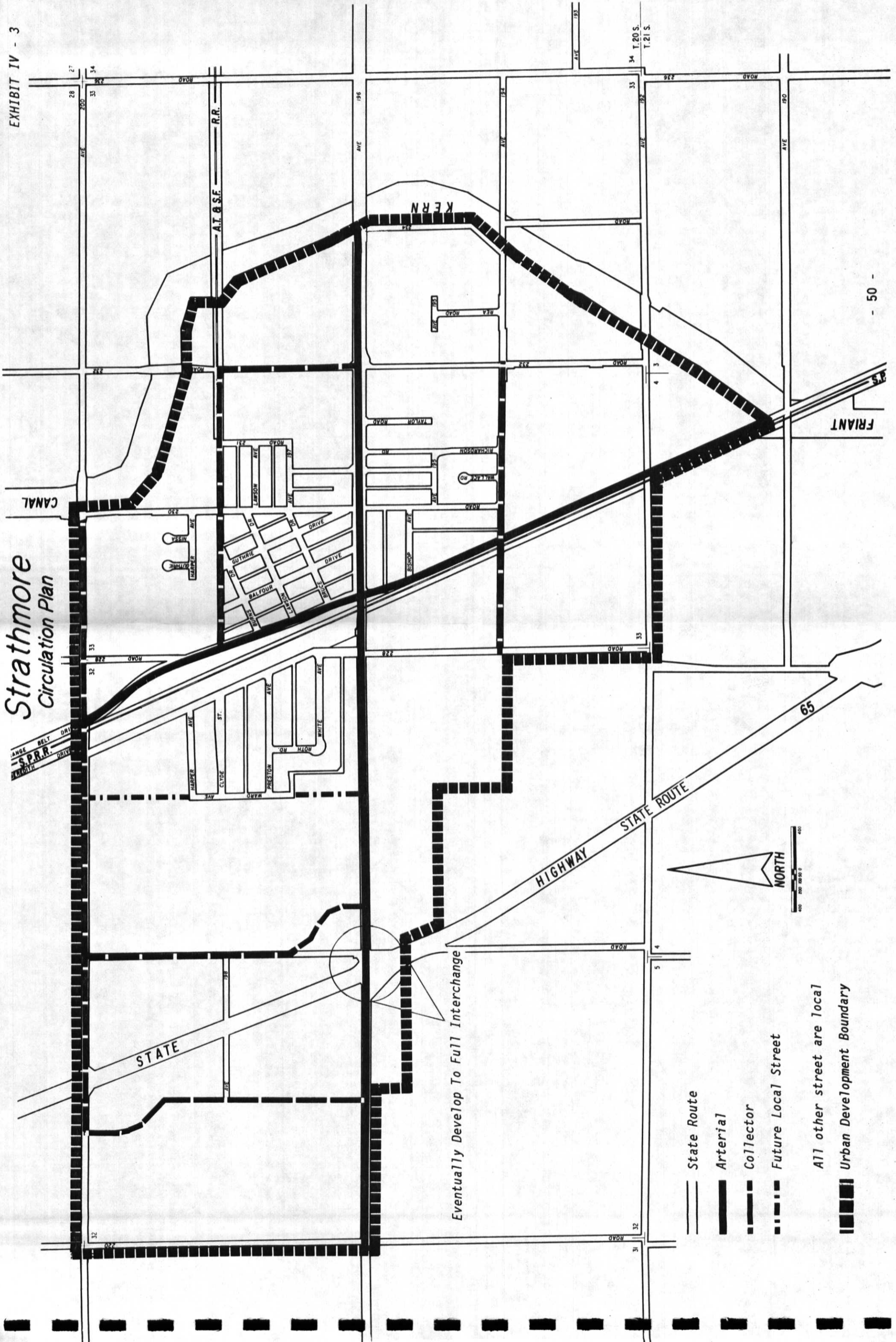
Avenue 194	-	between Roads 228 and 232;
Avenue 198	-	between Orange Belt Drive and Road 232; and
Avenue 200	-	between State Route 65 and Orange Belt Drive.

Also, the existing segment of Road 224 should maintain its current alignment but be developed to minor collector standards which require a minimum right-of-way width of fifty-six (56) feet to accommodate the

commercial highway designations on both sides of the street and that a cul-de-sac be constructed on the existing road to prevent direct access to Avenue 196/Tay Street.

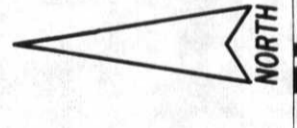
Local Streets: The primary function of a local street is to provide access to abutting properties. Local streets are designed to minimize through traffic movements, and frequently terminate at their intersection with a collector or arterial street. In accordance with the Tulare County Improvement Standards, a local street is a Class 1, 2 or 3 Road with a minimum forty-eight (48) feet right-of-way width. Only one local street (Road 228/Ward Avenue) is depicted as a future local street on the Circulation Plan; all streets not otherwise identified in the Circulation Plan are classified as local streets.

Strathmore Circulation Plan

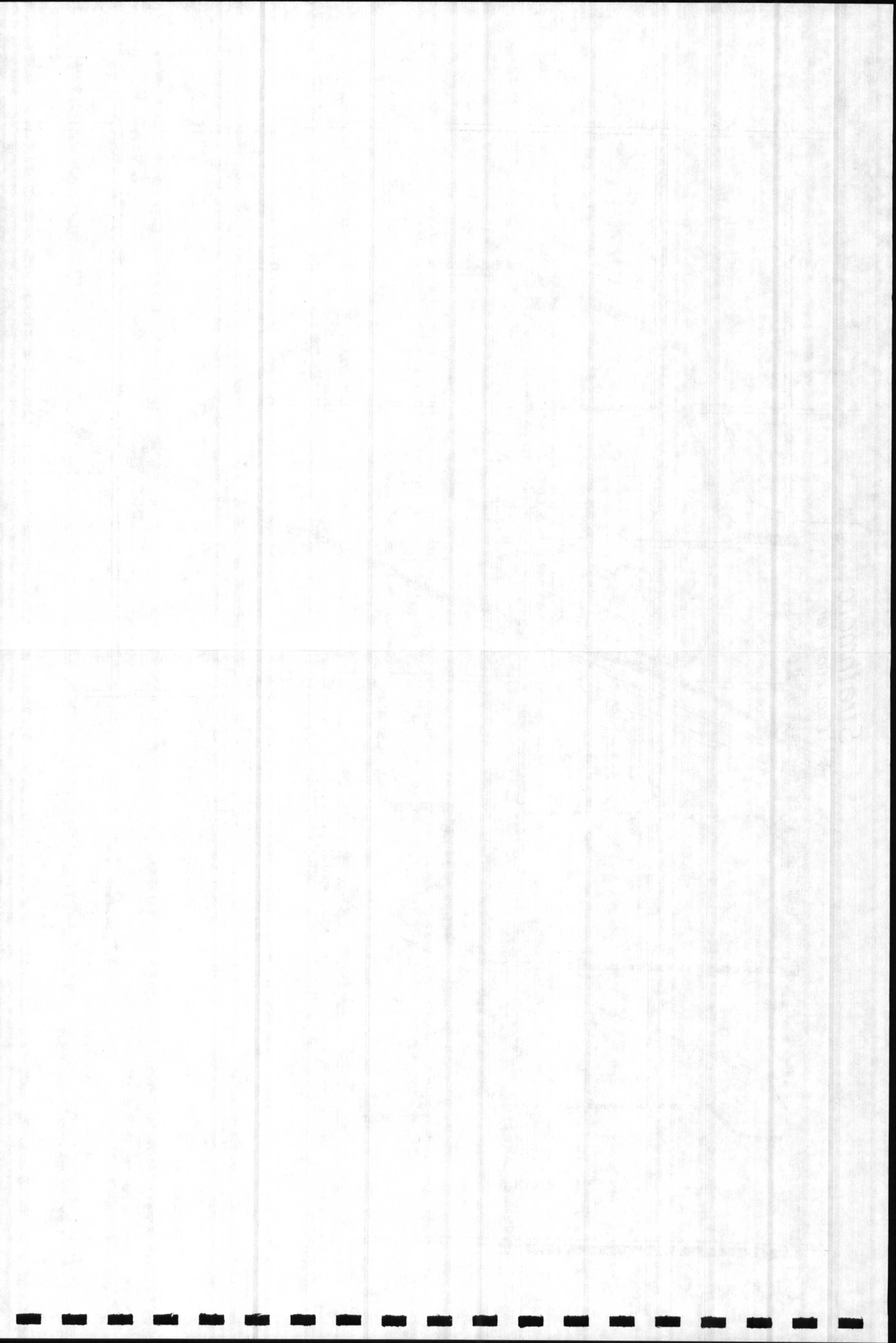


Eventually Develop To Full Interchange

- State Route
- ▬ Arterial
- ▬ Collector
- ▬ Future Local Street
- ▬ All other street are Local
- ▬ Urban Development Boundary



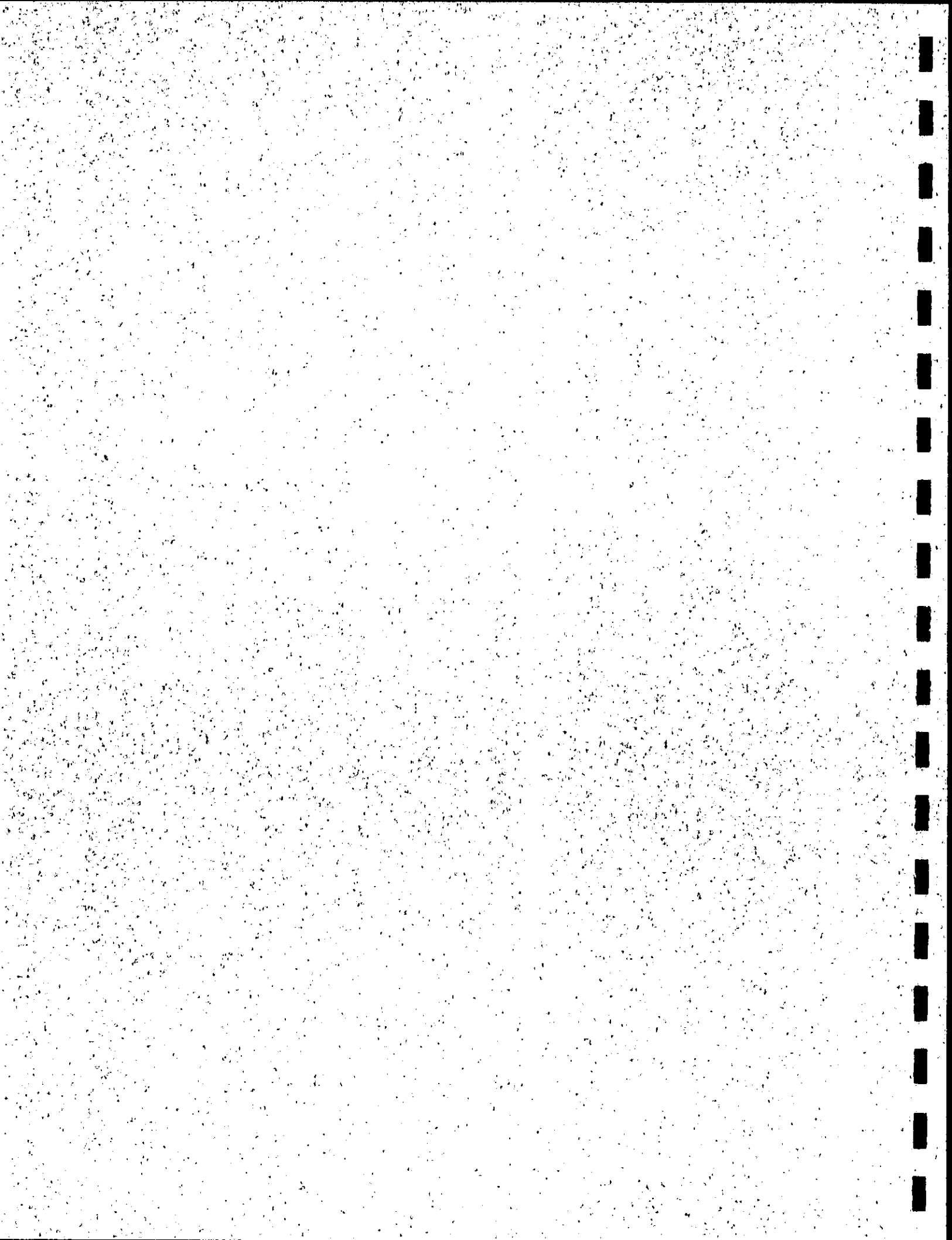
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**Goals, Objectives
and Policies**

Chapter V



CHAPTER V

GOALS, OBJECTIVES AND POLICIES

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

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

COMMUNITY INVOLVEMENT

GOAL A: Encourage community-wide participation in matters of importance to Strathmore.

Objective: To provide a means for citizens, special districts and other public entities to participate in the planning of Strathmore's development.

Policy: Tulare County Planning and Development Department staff shall facilitate the formation of a Strathmore advisory panel, composed of persons from the community, each utility district, the school districts and, if applicable, the Chamber of Commerce. This panel shall make recommendations to the Tulare County Planning Commission and the Board of Supervisors on matters of local importance such as any land use proposal or capital expenditure.

REDEVELOPMENT

GOAL B: Minimize or eliminate blight in the Strathmore community

Objective: Establish a redevelopment district within the Strathmore Plan Area.

Policies:

- a. The Tulare County Executive's Office and the Planning and Development Department shall determine the boundary of the * redevelopment project area.
- b. The Board of Supervisors, serving as the Redevelopment Agency Board, shall seek recommendations from the Strathmore advisory panel in regards to proposed projects and funding priorities for the District.
- c. Proposed land use permits will not be issued if the County of Tulare determines that such permits contribute to blight in the Strathmore community.

LAND USE

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

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

Policies:

- a. Discourage new residential development on vacant lots within areas proposed for commercial and industrial development.
- b. Encourage the eventual conversion of existing residential uses within areas proposed for commercial and industrial development to non-residential uses; excepting living quarters used in conjunction with a business.
- c. Phase-out existing non-conforming commercial and industrial uses within planned residential areas by zoning such areas residential, and by enforcement of local zoning regulations pertaining to illegal buildings and uses.
- d. Tulare County shall designate and zone sufficient amounts of land to accommodate existing and projected industrial, commercial, residential, and public (e.g., parks and recreational) needs of the community.
- e. Provide for appropriate buffers between areas set aside for commercial activities and single family residential uses.
- f. The Tulare County Airport Land Use Commission shall review and comment on all new development proposals within the established radius of review for Eckert Field prior to the issuance of land use permits by the County of Tulare

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

Policies:

- a. Provide sufficient land at strategic, accessible and convenient locations for industrial and commercial development to meet the needs of the community, and to strengthen and maintain a viable community economic base.
- b. Promote a concentration of industrial and commercial activities within designated areas to allow for cost efficient provision of necessary services and to protect residential neighborhoods.
- c. Encourage the Tulare County Economic Development Corporation to solicit nonagricultural industries to locate in the Strathmore area.

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

Policies:

- a. Encourage in-filling of vacant land and compatible development on underdeveloped land as a priority before development of agriculturally productive lands.
- b. The County shall carefully coordinate the extension of water and sewer services in the Plan Area with the SPUD to promote orderly and efficient development patterns.
- c. Land within the Urban Development Boundary of Strathmore which is designated as "Reserve" (e.g., residential, commercial, industrial) shall be retained in agricultural use until such time as conversion to urban use (as defined in the Urban Boundaries Element of the Tulare County General Plan) is appropriate. The following criteria shall be used to determine when conversion to urban use is appropriate:
 - (1) The property is not subject to an agricultural preserve contract;
 - (2) Full urban services and infrastructure sufficient to serve urban development either are available or can be made available; and
 - (3) The property is contiguous on at least one side to existing urban development.
- d. Lands inside the Strathmore Urban Development Boundary which are designated "Reserve" shall be zoned for agricultural use as a holding zone, until such time as it is determined that urbanization is appropriate, consistent with the criteria set forth above.

ESSENTIAL SERVICES

GOAL D: Achieve development densities consistent with levels of available service.

Objective: Ensure that all development can be served by the Strathmore Public Utility District (SPUD) during the planning period.

Policies:

- a. Coordinate zoning with availability of utilities and community services.
- b. Promote commercial and industrial development with wastewater discharge characteristics which can be accommodated by the SPUD.
- c. Encourage industries with excessive effluent to pre-treat wastewater prior to disposal to the SPUD wastewater system.
- d. Encourage coordination between developers and the SPUD throughout the application and development process to prevent time delays and to assure that the SPUD can accommodate the needs of any proposed development.

- e. Before the issuance of any land use permit, the Tulare County Planning and Development Department must receive confirmation from the SPUD that water and sewer service requirements can be accommodated.
- f. Assist the SPUD in applications for grant funds to carry out their capital improvement program for providing, maintaining and improving their sewer and water systems to serve new and existing developments which implement the goals and objectives of this Plan and of the Tulare County General Plan.
- g. Prohibit all development from holding, diverting and/or disposing of storm water run-off at locations, or in such a manner, as to cause groundwater recharge contributable to raising the groundwater to an unsafe level in the vicinity of the SPUD wastewater treatment facilities.
- h. Investigate the necessity of preparing a drainage plan, within five years of adoption of the Community Plan, for diverting and disposing of storm water runoff and excess irrigation water at a location, or locations, where the retention or disposition of such water will not contribute to raising the groundwater level in the vicinity of the SPUD wastewater treatment facilities.
- i. Before the issuance of any land use permit, the Tulare County Planning and Development Department will require all project applications for new development or redevelopment to include storm water disposal plans in accordance with the recommendations of the Tulare County Public Works Department and Caltrans to prevent runoff flows into the State highway right-of-way.

CIRCULATION

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

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

Policies:

- a. Apply the Tulare County Improvement Standards requiring that improvements such as paving, curbs, gutters, and sidewalks be made to all streets in conjunction with new development and redevelopment in the community.
- b. Assure that new commercial and industrial developments are designed to minimize traffic impact upon residential areas.
- c. Assure that new developments are designed and located so as not to preclude the implementation of ultimate street and State Route alignments, and that all development plans comply with applicable building setback ordinances.
- d. With the cooperation of the California Department of Transportation, limit access to State Route 65 to Avenues 196 and 200 within the UDB.

- e. Refer all new development proposals in the commercial and industrial areas planned along State Route 65 to the California Department of Transportation for a determination of location compatibility with long-range interchange design plans.
- f. Tulare County shall investigate the possibility of preparing, in the early part of the planning period, a specific plan to address the issues of the Route 65 interchange design at Avenue 196/Tay Street, the realignment alternatives of those affected collectors within the UDB, building setback lines from the ultimate right-of-way alignments in advance of building development activity and other critical issues in establishing a safe and efficient circulation pattern.
- g. As development occurs, off-street parking requirements specified in the Tulare County Zoning Ordinance shall apply to each zone district within the Plan Area.
- h. When the opportunity presents itself, Tulare County shall encourage new development/redevelopment to consolidate off-street parking lot entrances and exits along and near arterial streets to minimize traffic conflicts.
- i. Any development along the south side of Avenue 198, between Road 232 and the Friant-Kern Canal, shall be oriented away from Avenue 198 (i.e., no access or egress to Avenue 198 shall be permitted).

ENVIRONMENTAL QUALITY

GOAL F: Preserve and enhance the quality of life for present and future generations of Strathmore residents.

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

Policies:

- a. Encourage reservation of open space for recreational purposes in conjunction with future residential developments.
- b. Facilitate innovation in housing and subdivision design so that private recreation and open space areas can be accommodated.
- c. Encourage joint-venture capital improvements among local agencies and institutions, and/or through the redevelopment process, to create multi-purpose land use opportunities that include public access to open space and recreational facilities (e.g., parking lot/basketball courts, small ponding lot/vest-pocket parks, large ponding lot/softball fields, railroad right-of-way/landscaped corridors, etc.).

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

Policies:

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

the Tulare County Public Works Department prior to the issuance of land use permits.

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

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

Policy:

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

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

Policies:

- a. Encourage capital improvements (i.e., the construction of curbs, gutters, street paving, street lighting, storm water drainage, etc.) through improvement districts, grant-in-aid programs and/or the redevelopment process within existing developed areas which will upgrade the community's image and improve public safety.
- b. Encourage capital improvements through the redevelopment process, and through joint-powers agreements with or among local agencies, to develop and implement solutions for maintaining a safe and acceptable margin of separation between the required wastewater filtration depth and the groundwater level.
- c. Investigate the feasibility of implementing the recommendations of the Frazier-Strathmore Watershed Investigation Report and The Tulare County Flood Control Master Plan to minimize flooding in the Strathmore area.
- d. Encourage the location of high water consuming industries (i.e., linen supply services, textiles manufacturing, food processing and canneries, etc.) in the area that can tap into and subsequently draw-down the groundwater level.
- e. Prohibit land uses (e.g., high density urban development within flood zones and/or rising groundwater areas or uses which generate excessive noise levels) in areas that will have a significant adverse effect on the quality of the environment of Strathmore.

- f. As a condition to new development/redevelopment, Tulare County shall require the posting of signs near entrances and exits to off-street parking facilities to warn pedestrians of entering and exiting traffic.
- g. Prohibit new intensive animal raising operations within the "windshed" area of Strathmore.

HOUSING

GOAL G: Encourage the provision of safe and adequate housing for all residents of the community.

Objective: Reduce deficiencies in the existing housing stock.

Policies:

- a. Through the redevelopment process, Tulare County shall prepare a housing plan which strives to minimize or eliminate blight in Strathmore.
- b. Apply the health, safety and welfare standards of the Tulare County Ordinance Code which may require demolition of vacant substandard housing units.
- c. Encourage relocation of families from substandard housing units by expanding affordable housing opportunities within the community.
- d. Inform potential rehabilitators of substandard housing that incentives such as reduced building permit fees are available.

GOAL H: Encourage development of housing for all economic segments of the community.

Objective 1: Encourage provision of safe and adequate housing for low and moderate income and migrant populations in the community.

Policies:

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

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

Policy:

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

GOAL I: Encourage high density residential land uses at appropriate locations in the community.

Objective: Prevent the location of high density residential development where incompatibility with adjacent land uses may occur.

Policy:

- a. The Tulare County Planning and Development Department shall consider the following site criteria to determine the suitability of high density residential development:

The proposed development:

- (1) will not overburden any one quadrant or neighborhood of Strathmore;
- (2) is sited on an irregular shaped or sized parcel;
- (3) will be generally located on an arterial or collector street; and/or
- (4) will generally serve as a buffer between low and medium density residential, commercial and industrial land uses, or noise-generating sources.

ENDANGERED SPECIES

GOAL: J Preserve significant biological resources.

Objective: Protect and preserve the San Joaquin Kit Fox, an endangered species known to range near, and possibly within, the UDB of Strathmore.

Policies:

- a. The County of Tulare shall require site-specific biotic surveys by a qualified biologist for development proposals on property within potential migration corridors and/or denning sites of San Joaquin Kit Fox or upon request of the California Department of Fish and Game or United States Fish and Wildlife Service.
- b. The County of Tulare shall require that all development proposals provide mitigation measures where San Joaquin Kit Fox migration corridors and/or denning sites are identified in a site-specific biotic survey described in Policy a. above, including selective preservation and/or sensitive site planning.
- c. When development is proposed adjacent to road and railroad embankments and the western Friant-Kern Canal embankment, the County of Tulare shall require additional dedications not less than twenty (20) feet adjacent to

these features so they can more effectively serve as San Joaquin Kit Fox or other wildlife corridors.

- d. To allow for potential San Joaquin Kit Fox migration corridors, the County of Tulare shall discourage deviation from maximum density standards in areas designated as Low Density Residential in the Plan.

HISTORICAL RESOURCES

GOAL: K Protect historical resources within the community

Objective: Preserve and protect historical resources (e.g., Native American) within the Urban Development Boundary that are a significant part of Strathmore's cultural heritage.

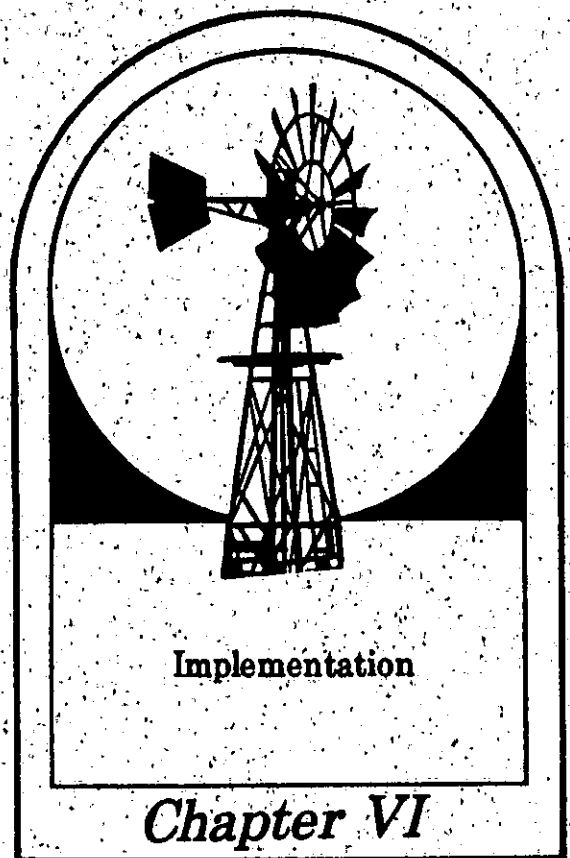
Policies:

- a. 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.
- 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.

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

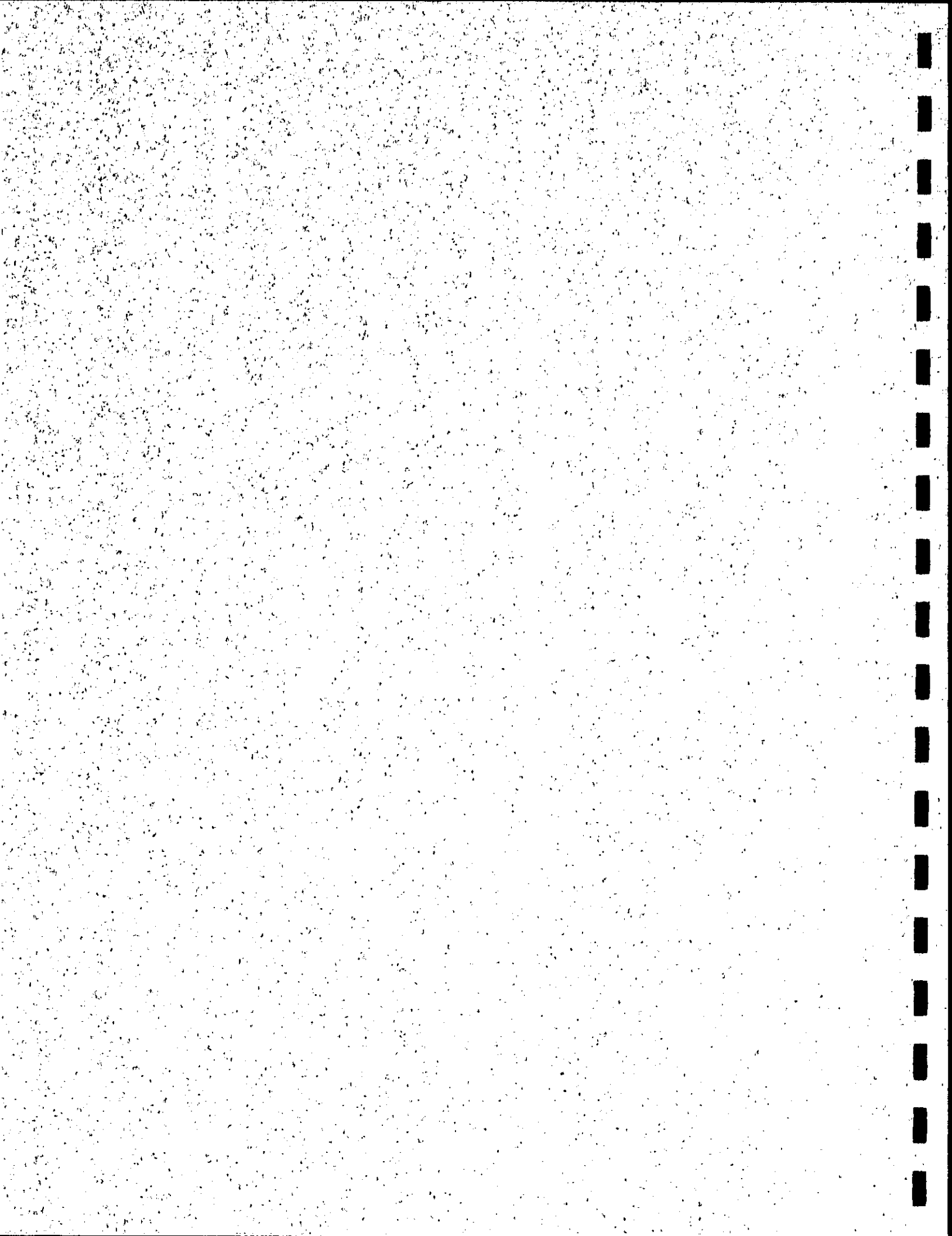
The regular review of building permit applications offer another opportunity to assure proper implementation of the Plan. Land use permit review will be especially important during the transition phase between plan adoption and zoning implementation. Development proposals and building permit applications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





Implementation

Chapter VI



CHAPTER VI IMPLEMENTATION

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

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

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

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

To assist in identifying appropriate zoning categories that can effectively implement the various land use classifications contained in this Plan, a Land Use/Zoning Compatibility Matrix (page 61) has been formulated and incorporated into the Strathmore Community Plan. In accordance with the directives in the Strathmore Community Plan, the zoning categories identified in the matrix are considered to be suitable for application to properties within the UDB and shall therefore be incorporated into future zoning studies and zone change applications affecting the Strathmore area.

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

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

Divisions of land are subject to the requirements of the State Subdivision Map Act and the Tulare County Subdivision Ordinance. These laws regulate not only the design of land division projects, but also provide the basis for requiring on-site and off-site improvements (vehicular access, sewer and water services, flood protection, etc.) that are necessary to serve

Table VI-1
LAND USE/ZONING CONSISTENCY MATRIX

<i>Land Use Designation</i>	<u>Zoning Designations</u>								
	R-1	R-2	R-3	PO	C-1	C-2	C-3	M-1	AE-20*
<i>Low Density Residential</i>	X								
<i>Medium Density Residential</i>		X	X						
<i>High Density Residential</i>			X						
<i>Public</i>	X	X	X						
<i>Professional Office</i>				X	X	X			
<i>General Commercial</i>					X	X	X		
<i>Service Commercial</i>						X	X		
<i>Highway Commercial</i>							X		
<i>Industrial</i>								X	
<i>Residential Reserve</i>									X
<i>Commercial Reserve</i>									X
<i>Industrial Reserve</i>									X

- NOTES:
- (1) "X" denotes consistency between land use designation and zone district.
 - (2) A blank denotes lack of consistency between land use designation and zone district.
 - (*) Interim holding zone.

the newly created parcels, depending on their intended use. Such improvements are identified and categorized in the Tulare County Improvement Standards.

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

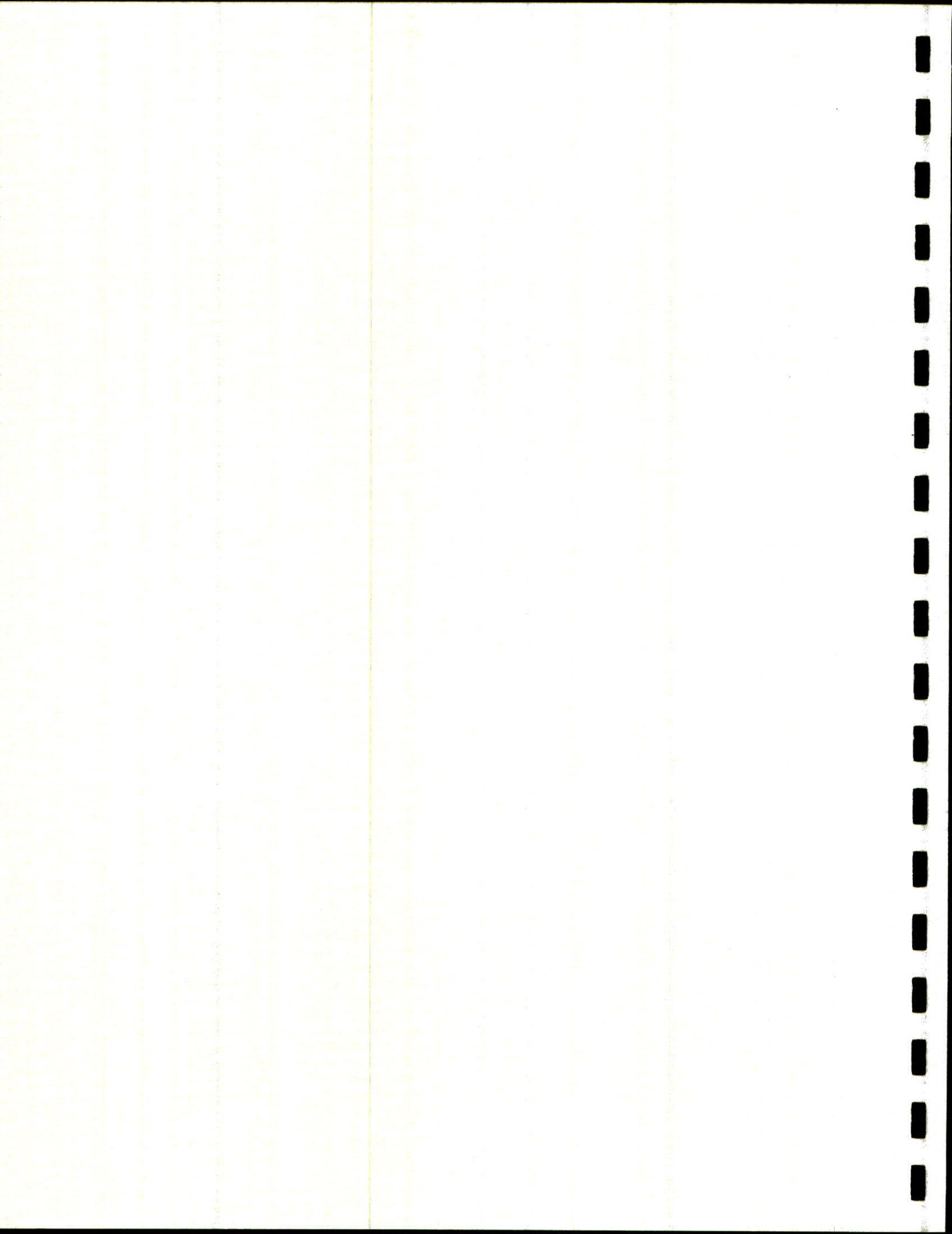
The land use directives and development standards contained in this Plan will also be implemented by the County of Tulare during its review of applications for special use permits, planned unit developments, and other discretionary development applications and permits. These development permits must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

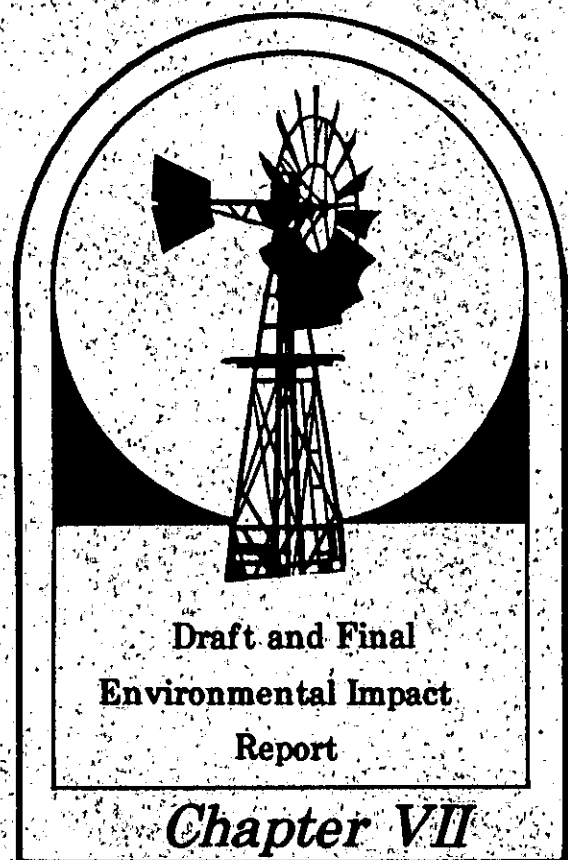
4. Control of local environmental conditions through the implementation of the California Environmental Quality Act.

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

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

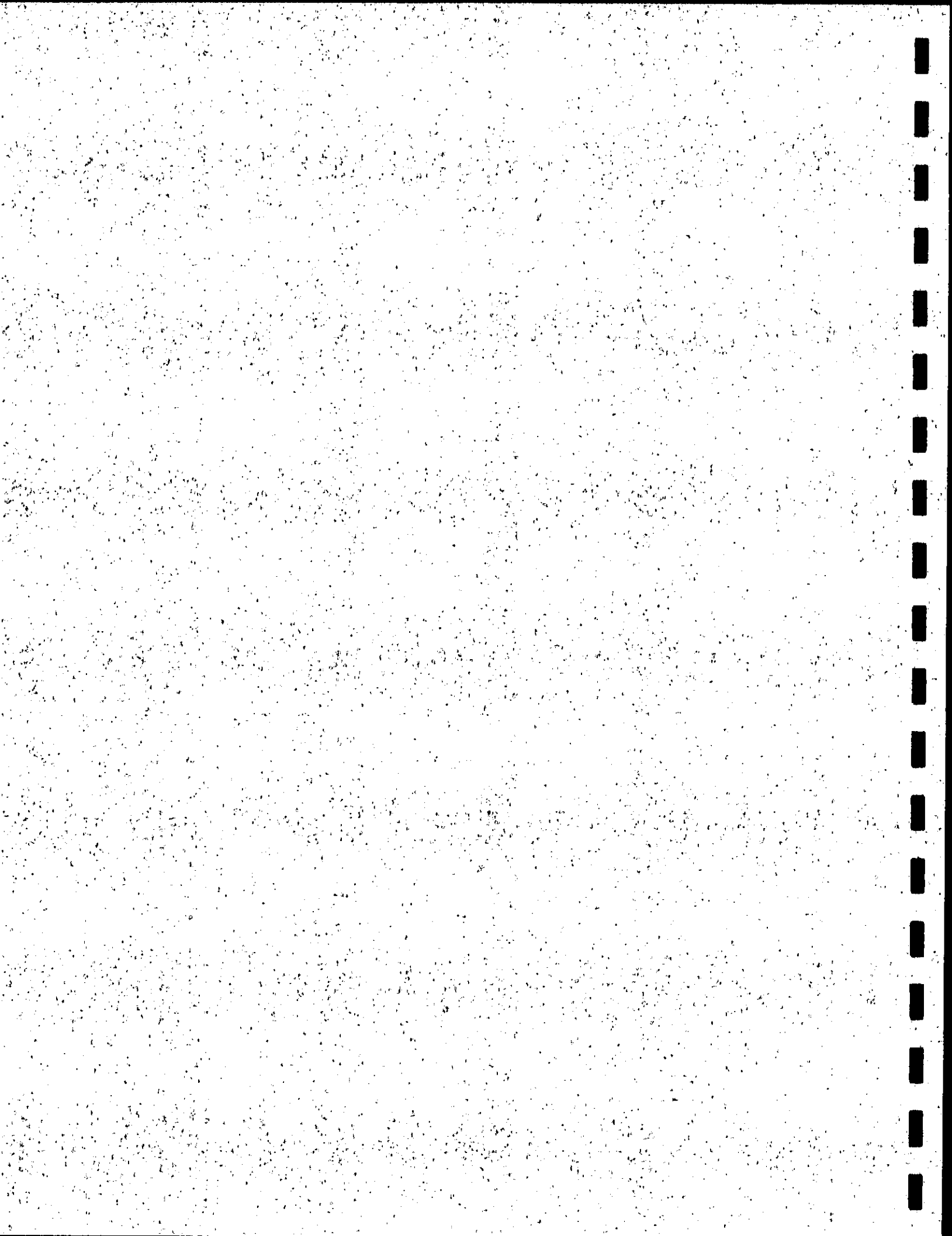
While not a specific program for applying Plan policies, the existence of active and continued support for the implementation of the Plan by private citizens, businesses, local organizations, and governmental entities is crucial to the success of the Strathmore Community Plan. Local organizations, agencies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





Draft and Final
Environmental Impact
Report

Chapter VII



CHAPTER VII

DRAFT ENVIRONMENTAL IMPACT REPORT GENERAL PLAN AMENDMENT GPA 87-13 STRATHMORE COMMUNITY PLAN

INTRODUCTION

The California Environmental Quality Act (CEQA) requires the preparation of an environmental impact report (EIR) on all projects which may significantly affect the environment. Appendix G of the CEQA Guidelines provides a list of projects which normally will have a significant effect and, therefore, require an EIR. The list includes projects which will "conflict with adopted environmental plans and goals of the community". A strict interpretation of this statement requires the preparation of an EIR on this project because the land use patterns shown in the proposed Plan will alter the adopted land use patterns of the Tulare County General Plan.

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

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

The Guidelines also recommend that EIRs prepared for general plans focus on secondary impacts. Lastly, the Guidelines (Section 15148) establish a procedure which allows lead agencies to satisfy CEQA requirements when preparing an EIR. This procedure allows reference to technical studies and other land use planning documents, including community plans, to be used in the EIR if the referenced material addresses the points required by the Guidelines and if the material provides sufficient information to address the topic of investigation in the EIR.

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

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

EIR REVIEW PROCESS

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

DESCRIPTION OF THE PROJECT

LOCATION

The location of the project is described in Chapter II: The Strathmore Study Area, page 4. Exhibit II-1, Regional Vicinity Location Map (page 6), depicts Strathmore's location in Tulare County and Exhibit IV-1, Proposed Land Use Map (page 41), shows the Plan boundary (the area coterminous with the proposed Urban Development Boundary).

OBJECTIVES

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

SUMMARY

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

Some of the issues include:

Loss of agricultural land - Approximately 428.0 acres of agricultural land will be lost due to the expected growth in the area. Although the Plan has recommended new growth to occur in these areas, it has attempted to minimize the impacts by recommending policies to slow the conversion process and limit the amount of agricultural land that must be developed to urban uses. This loss, however, is a significant unavoidable impact.

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

Water and Sewer - New growth will not exceed the available capacity of sewer services. The impact is not significant if additional capacity can be

added to the sewer treatment facilities during the planning period. The availability of water will be affected by new development thereby requiring extension of new water facilities (i.e., water lines, wells and pumps). This impact is not significant if additional facilities can be added to the water system.

Groundwater Level - The rising groundwater level could have significant adverse impacts on disposal of stormwater at the local storm drainage basin, the ability of the wastewater treatment plant to operate efficiently, and the productivity of the area's agricultural base; particularly orchards. The impacts associated with the rising groundwater level can be mitigated to a level of non-significance by implementing alternative stormwater drainage outfalls and drawing-down the groundwater level.

Schools - The local primary level school system is currently at capacity; the secondary level is at 70% of capacity. Elementary and high school capacities can be reduced or maintained at levels of non-significance if the Districts continue to collect impact fees and are able to receive grants to build a new school(s) or expand the existing school(s). If the Districts are unable to add a new school(s) or add classrooms to the existing school(s), this impact will be significant. Regardless of whether this Plan is adopted, an increase in student enrollment is inevitable due to the natural population growth of school-aged children.

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

The majority of land use and zone change designations occur along the periphery of the UDB. More intense urban uses, such as low through high density residential, commercial and industrial uses are designated to accommodate the future land use needs of the community (see Exhibit IV-1, Proposed Land Use Map, page 41). It is an objective of the Plan that the proposed land use and zoning designations will provide orderly development within the UDB, thus avoiding any significant adverse effect.

Endangered Species - The Porterville Urban Area Boundary Biotic Survey (1988) documents sightings of San Joaquin Kit Fox (SJKF), an endangered species, north of Strathmore. This information indicates that this endangered species continues to range near (and possibly within) the proposed UDB. The Survey also indicates that the Friant-Kern canal serves as a migratory route for SJKF. Unmitigated development could have a significant impact on the ability of the SJKF to migrate safely through the UDB.

DESCRIPTION OF THE ENVIRONMENTAL SETTING

SETTING

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

CONSISTENCY WITH ADOPTED LOCAL AND REGIONAL PLANS

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

This Plan is necessary to maintain the legal adequacy of the Tulare County General Plan. State law requires local governments to regularly amend plans in order to properly address each issue prescribed by law. In addition, this Plan is consistent with the updated, draft Circulation Element and the Noise Element (adopted February, 1988) of the Tulare County General Plan.

ENVIRONMENTAL IMPACTS

LOSS OF AGRICULTURAL LANDS

Description

See Soils and Topography in Chapter II, pages 9-11. This section describes the location and land capability classification of agricultural lands in the Plan Area. Exhibit II-3, Soil Capability Map (page 10), is available for reference.

Impacts

The major irreversible consequence of the Plan is the loss of prime agricultural land and rural open space. The conversion is unavoidable since there is very little land surrounding Strathmore that is not considered prime agricultural land. The planned and orderly development of agricultural land currently in farm production will have relatively little impact upon Tulare County's agri-business economy. In addition, to achieve the objectives of the Plan, some conversion must be allowed to occur in order to accommodate the anticipated population and corresponding land use needs projected for the Strathmore community.

Mitigation Measures

In an effort to prevent premature development of urban uses on agricultural land, the Plan provides policies (Land Use and Essential Services, pages 52-54) which encourage in-filling of vacant and underdeveloped land within the

proposed Urban Development Boundary (UDB) before development toward the periphery of the UDB. Tulare County also has existing policies in the Tulare County General Plan which preserve and protect agricultural land.

The existing Urban Area Boundary (U.A.B.) contains approximately 1,019.0 acres and the existing Urban Improvement Area Boundary (U.I.A.) contains approximately 776.4 acres. Although 13.6 acres larger than the existing U.I.A., the proposed +/-790.0 acre Urban Development Boundary will actually reduce the amount of acreage of the U.A.B. by 229.0 acres, thereby substantially reducing the eventual loss of prime agricultural lands.

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

CIRCULATION

Description

See Circulation in Chapter II, page 23. Also, Exhibit IV-3, Proposed Circulation Map (page 50), should be consulted for the recommended circulation network improvements.

Impacts

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

The increased commercial development along Avenue 196/Tay Street will result in increased traffic along this important community thoroughfare. The traffic generated will result in a lower Level of Service rating as defined in the draft Tulare County Circulation Element. The construction of new roads in the Plan Area will also generate new traffic in areas where there was previously none or alter the traffic pattern to the degree that existing roads may carry larger volumes of traffic than they currently carry.

Mitigation Measures

Various policies contained in the Plan are designed to mitigate these impacts but they cannot be totally eliminated. These policies are found in Chapter V, CIRCULATION, GOAL E, Objective 1, Policies a. through h. (pages 54-55).

COMMUNITY WATER AND SEWER SYSTEM SERVICE

Description

See Community Facilities in Chapter II, page 19, for a description of existing water and sewer facilities. Exhibits II-7 and II-8 (pages 20 and 21) depict the water and sewer service area boundaries; respectively, for the Strathmore Public Utility District (SPUD), the community water and sewer service provider.

Impacts

Water

Currently, the water system is operating at 75% of capacity (4.5 million gallons per day). The water system has an estimated capacity of 6 million gallons per day and it is anticipated that this capacity is not adequate to meet the water demands through the planning period. Also, the SPUD has indicated that it has planned a water filtration plant and a 600,000 gallon water storage tank within the immediate future.

Sewer

The increase in population and growth of urban-type uses could have a significant impact on the ability of the SPUD to provide sewer service. Development which requires lift stations, or industry which generates large volumes of effluent or material which is difficult to treat, can pose serious problems for the District. Currently, the sewer system is operating at 50% of capacity (200,000 gallons per day) and is projected to operate at 64% of capacity (255,000 gallons per day) at the termination of the planning period (2010). The sewer treatment facility has an estimated 400,000 gallon per day capacity and is expected to meet the demands of growth with minimal mitigation measures. Also, additional operating costs will be incurred by the District to treat increased amounts of effluent. Some new lines will also be necessary to serve as yet undeveloped parcels.

Mitigation Measures

Water

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

Sewer

The requirement of connection fees and payment of regular monthly service charges would mitigate the cost impact to an insignificant level.

Requiring developers to construct new lines and lift stations or incur some of the cost of new lines and lift stations to serve various projects is a standard requirement on development projects. Tulare County will assist the SPUD

in upgrading and/or expansion of the wastewater treatment plant through assistance in identifying funding sources and provision of technical assistance in the application process. These measures would mitigate the impact to an insignificant level.

GROUNDWATER LEVEL

Description

See Groundwater in Chapter II (page 15) and DEVELOPMENT CONSTRAINTS, Groundwater Level in Chapter III (page 38) for a description of existing groundwater conditions.

Impacts

Strathmore lies within the natural watershed of Frazier Creek; water naturally flows to the area from the nearby foothills during the rainy season and, subsequently, constantly contributes to the high groundwater level. Also, as development and redevelopment occur within the Plan Area, additional stormwater drainage will be channeled to the master stormwater retention ponding basin of the community. Through percolation, stormwater will contribute to the rising groundwater level. As the groundwater level rises, the wastewater treatment plant's storage basins and agricultural uses within the community will be adversely impacted.

Mitigation Measures

Many alternatives are available to mitigate the rising groundwater level. Some of these alternatives are included as policy in this Plan, some are within the County of Tulare's jurisdiction and are suggested mitigation measures and, others will require intergovernmental cooperation to implement. Options to consider include:

Mitigation measures as policy in the Strathmore Community Plan:

- 1) ESSENTIAL SERVICES, GOAL D, Objective 1, Policy h.
 - prepare a stormwater drainage master plan which can identify specific goals, objectives, policies, and implementation measures necessary to mitigate stormwater effects;
- 2) ENVIRONMENTAL QUALITY, GOAL F, Objective 4, Policy c.
 - return the water to its natural course; assuming it can be identified (as recommended in the Frazier-Strathmore Watershed Investigation Report);
- 3) ENVIRONMENTAL QUALITY, GOAL F, Objective 4, Policy d.
 - encourage the location of high water consuming industries (i.e., linen supply services, textiles manufacturing, food processing and canneries, etc.) in the area.

Suggested mitigation measure within the County of Tulare's jurisdiction:

- 4) - construct a new stormwater retention basin west of Strathmore to prevent further contribution of stormwater to the groundwater level through percolation;

Mitigation measures requiring intergovernmental cooperation:

- 5) - draw-down the groundwater level through pumping and transferring water to the Lower Tule System through other districts' facilities;
- 6) - draw-down the groundwater level by pumping then transferring the water (via pipeline) to the Friant-Kern Canal south of Avenue 190. The groundwater drawn will be of potable quality and beneficial to domestic water users south of Strathmore;

Through implementation of one or a combination of the options described above, the rising groundwater level can be mitigated to a non-significant impact. The nature of stormwater disposal problems and mitigation measures will, inevitably, rely on the public sector. Therefore, the resources of the Tulare County Public Works Department and the Planning and Development Department Redevelopment Agency will play a major role in mitigating groundwater levels.

SCHOOLS

Description

See Schools in Chapter II, page 23.

Impacts

The elementary school is currently at capacity and the high school is operating at approximately 70% of capacity. Additional population growth in the area will contribute to school enrollment increases and eventually lead to an overcrowding situation. This Plan was prepared to accommodate the growth in the least disruptive manner possible and to determine ways to solve potential problems. However, overcrowding will occur whether or not this Plan is adopted. Therefore, this significant, unavoidable impact is one that cannot be attributed solely to this Plan. Information provided by the Strathmore Union Elementary indicates that enrollment increases are primarily a result of natural growth within the community; the high school's enrollment has inconsistently increased and decreased. Table VII-1 (page 71), Student Population Projections, indicates increases in the student population of Strathmore through the planning period.

Mitigation Measures

The Strathmore Union Elementary and High School Districts will continue to collect school impact fees to improve, maintain and/or expand public school facilities as the need arises through whatever means it deems necessary (i.e., the acquisition of land, construction of additional school facilities or addition of classrooms and teachers). If construction of a new school(s) is necessary, proposed zoning designations will allow such development to occur on any zone except the Commercial and Manufacturing Zones.

Table VII-1

**STUDENT POPULATION PROJECTIONS
1988-2010**

<u>YEAR</u>	<u>POP.</u>	<u>ELEM. SCH. STUDENTS</u>	<u>MID. SCH. STUDENTS</u>	<u>HIGH SCH. STUDENTS</u>	<u>TOTAL STUDENTS</u>
1988	2,100	513	139	398	1,050
1990	2,185	533	145	414	1,092
2000	2,665	632	166	504	1,302
2010	3,250	756	196	615	1,567

Sources: Population estimates by Tulare County Planning and Development Department projections based on 1980 Census and existing land use survey conducted January, 1988.
Student population projections based on information provided by the Strathmore Union Elementary and High School Districts; projections assume student growth will remain constant.

ENDANGERED SPECIES

Description

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

Impacts

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

Mitigation Measures

This Plan contains policies (ENDANGERED SPECIES, GOAL J, Policies a. through d., page 58) to protect and preserve SJKF habitat and migratory routes which would mitigate the effects of the Plan to a non-significant level.

SIGNIFICANT IMPACTS WHICH CANNOT BE AVOIDED

Adoption and implementation of the Strathmore Community Plan will result in significant, unavoidable effects due to the loss of prime agricultural lands

and impacts by the proposed circulation pattern. As described earlier, these impacts can be mitigated to some extent, but not to the point of insignificance.

EFFECTS FOUND NOT TO BE SIGNIFICANT

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

EARTH, including disruption, displacement, compaction, overcovering, leveling or grading.

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

WATER, including exposure of people and property to flooding.

NOISE, including increased noise levels.

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

NATURAL RESOURCES, including increased rate of use of any natural resource.

HUMAN POPULATION, including population distribution and density.

TRANSPORTATION AND CIRCULATION, including impact on existing transportation, additional vehicular movement, and alteration of the present pattern of circulation.

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

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

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

ALTERNATIVES TO THE PROJECT

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

Land Use and Plan Area Boundary Alternatives

Extension of the Plan Area's proposed boundary east of the Friant-Kern Canal to include areas already developed with rural residential uses represents a possible alternative. If included in the proposed Plan Area boundary, the proposed land use designation could be "Residential Reserve" to prevent premature conversion of agriculturally productive land. The environmental setting and existing conditions for the 68.0 acre area identified for possible inclusion in the Plan Area is described below. Each alternative described will contain this area as a part.

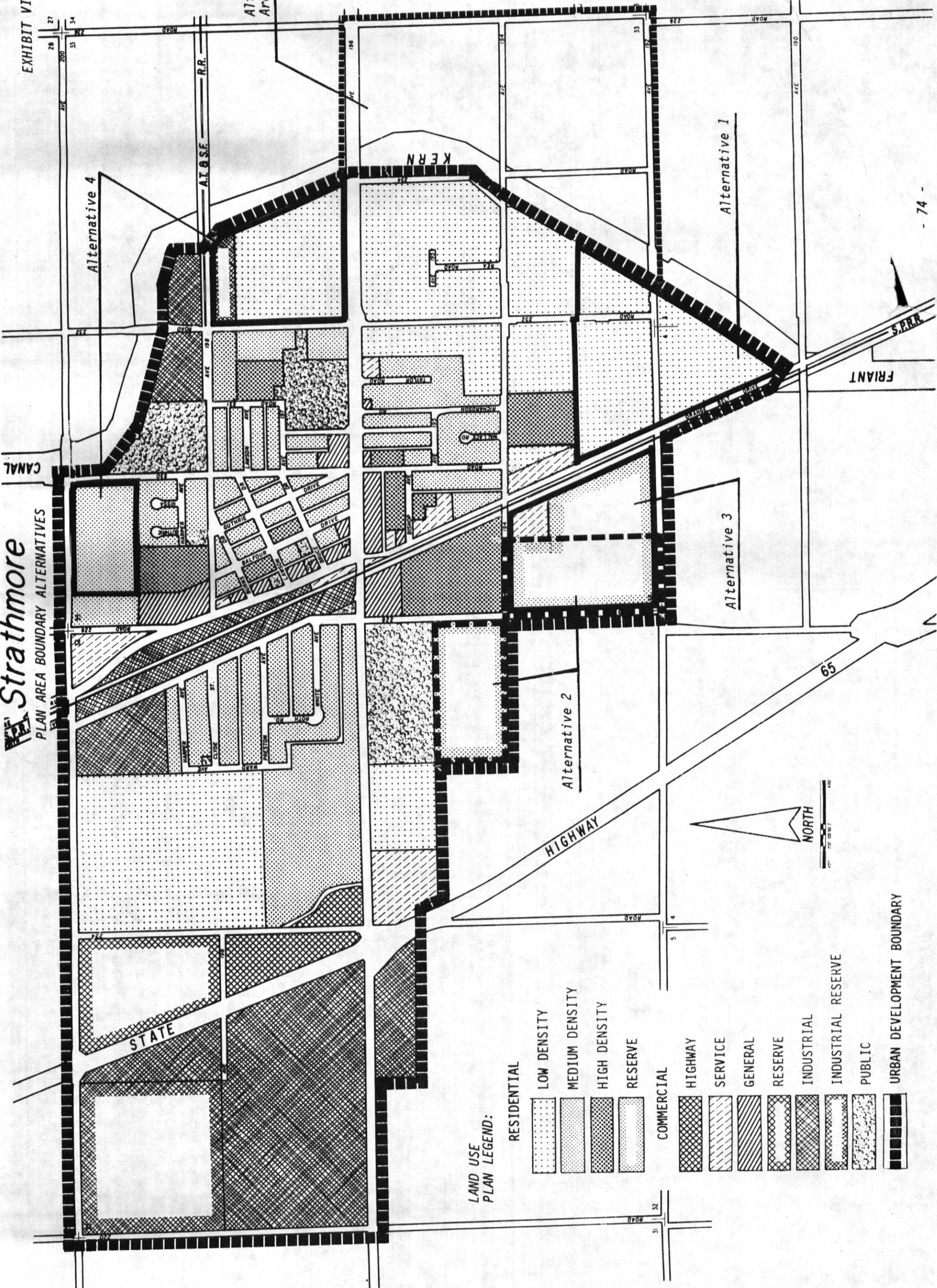
- Location* The area is bound by the east bank of the Friant-Kern Canal on the west, the north side of Avenue 196 on the north, the east side of Road 236 on the east and the south side of Avenue 192 on the south (see Exhibit VII-1, page 74).
- Land Use* Agriculturally productive land (+/- 52.5 acres) is the predominant land use in this area. Other uses include rural residential (+/-9.0 acres), public (1.5 acres) and less than one acre of commercial-manufacturing uses. The remaining acreage (+/-5.0 acres) is vacant/open space.
- Zoning* The entire 68.0 acre area is zoned "R-A-43" (Rural Residential, minimum 43,000 square feet lot size). Many of the existing lots were created prior to 1974 when the minimum 43,000 square feet lot size became effective.
- Flooding* The area lies within Federal Emergency Management Agency (FEMA) designated Flood Zones "A", "B" and "C" which indicate areas subject to 100-Year, 500-Year and minimal flooding events; respectively. Area residents have indicated continued flooding even in "dry" years. Also, the Frazier-Strathmore Watershed Investigation Report and the Tulare County Flood Control Master Plan indicate that large portions of the area east of the Friant-Kern Canal (north and south of Avenue 196) are historic flood-prone areas and within the watershed of Strathmore Creek.
- Soils* The United State Department of Agriculture classifies the soils of this area as part of the San Joaquin series. This soil is characterized as poorly suited to septic tank absorption fields, has a high clay content, very slow permeability in the lower part of the subsoil and has a cemented hardpan. The very slow permeability in the lower part of the subsoil and the cemented hardpan are severe problems for septic tank absorption fields. Onsite evaluation is needed to determine the method of sewage disposal. The San Joaquin series has a Class III soil capability rating.
- Topography* According to information provided by the United State Geological Survey, areas east of the Friant-Kern Canal slope in a westerly direction with elevations varying from +/-415 to +/-410 feet between road 236 and the Friant-Kern Canal.
- Agricultural Preserve Contracts* Only one parcel, approximately 7.21 acres, is under Williamson Act Contract within this area.



Alternative Plan Area Extension

Strathmore

PLAN AREA BOUNDARY ALTERNATIVES



Alternative 4

Alternative 1

Alternative 3

Alternative 2

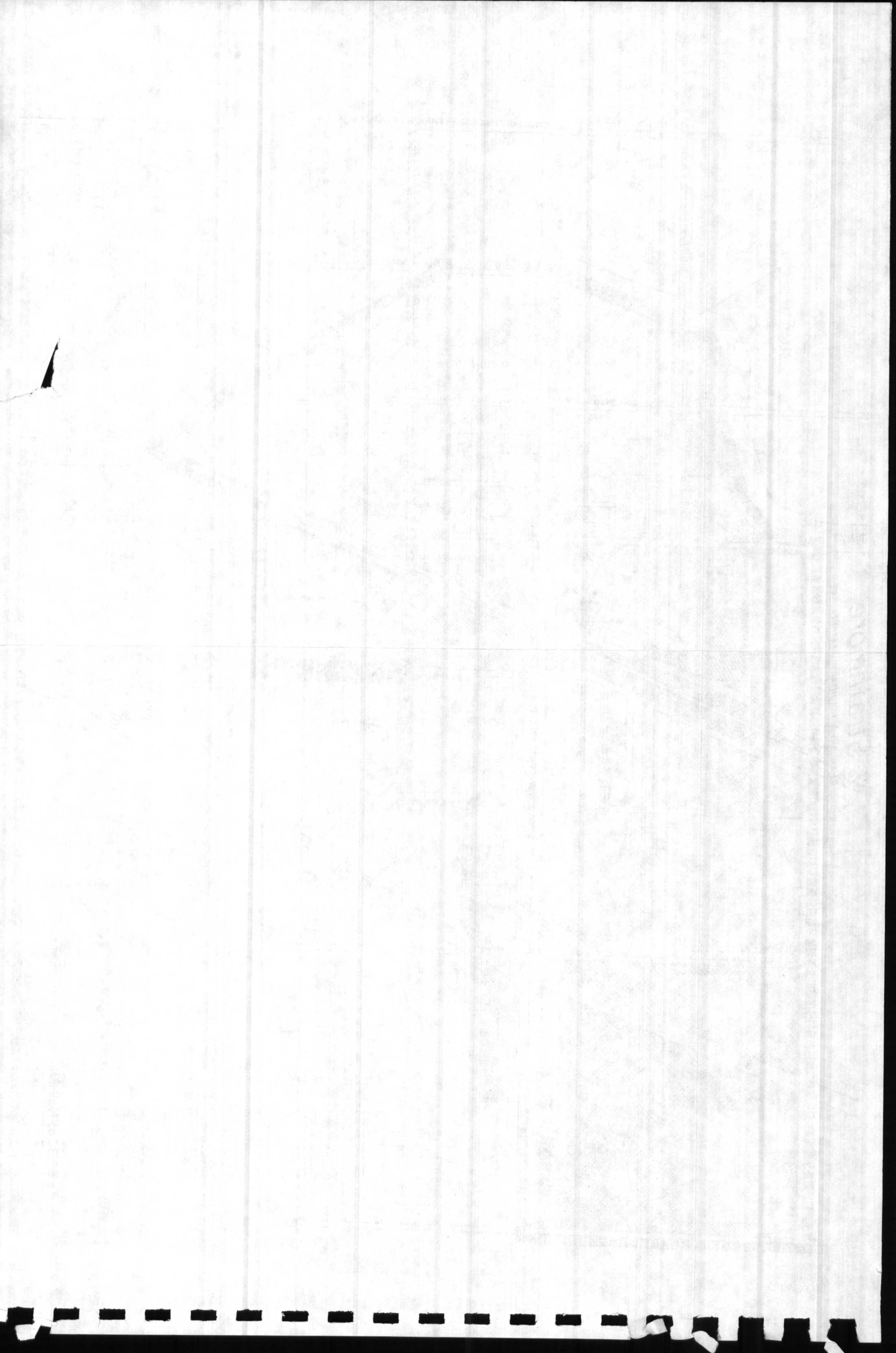
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LAND USE PLAN LEGEND:

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|-------------|-------------|--------------------|----------------|---------------|---------|------------------|---------|------------------|---------|--------------|---------|---------------|------------|--------------------|--------------------|------------|--------|--------------------|----------------------------|
| RESIDENTIAL | | | | COMMERCIAL | | | | | | | | | | | | | | | |
| [Dotted] | LOW DENSITY | [Horizontal Lines] | MEDIUM DENSITY | [Cross-Hatch] | HIGHWAY | [Diagonal Lines] | SERVICE | [Diagonal Lines] | GENERAL | [Wavy Lines] | RESERVE | [Cross-Hatch] | INDUSTRIAL | [Horizontal Lines] | INDUSTRIAL RESERVE | [Stippled] | PUBLIC | [Thick Black Line] | URBAN DEVELOPMENT BOUNDARY |



Biotic

The Porterville Urban Area Biotic Survey (1988) documented recent sightings of San Joaquin Kit Fox (an endangered species) within the Strathmore area on both sides of the Friant-Kern Canal; agriculture has displaced and destroyed the natural habitat for endangered or rare flora in the area.

By including the 68.0 acre area east of the Friant-Kern Canal, it will be necessary to remove 40.0 acres of residentially designated land from the proposed Land Use Plan. The 40.0 acres represent acreage above the residential land use need identified in the Residential Needs Analysis performed in Chapter 4 of this Plan. Table VII-2, Summary of Alternatives, provides a summary of factors to consider when evaluating the suitability of including or excluding each Alternative's area within the Plan Area boundary.

Table VII-2

Summary of Alternatives

FACTOR	ALT.1	ALT.2	ALT.3	ALT.4	ALT.5
LSID	YES; not so. of Ave. 192	NO	NO	NO	NO
SPUD Water	NO	NO	NO	NO; except 4.1 ac.	NO
SPUD Sewer	NO	NO	NO	NO; except 4.1 ac.	NO
AGRICULT. PRESERVE	NO	NO	NO	YES/37.13 ac.	YES/39.0 ac.
SOIL CLASS	III	I & III	III	III	III
FLOOD ZONE	Mostly "C", some "A"	"A"	"A"	"C"	Some "C"
ZONING	AE-20, A-1, R-A 100 & R-A-M 43	R-3, A-1, C-1 and R-A-M 43	A-1	A-1 and R-A-M 43	A-1 and AE-10
PROPOSED LAND USE	Low. Den. Resident.	Resident. Reserve	Resident. Reserve	Low & Medium Den. Resident. & Industrial	Industrial & Industrial Reserve

Alternative 1

This alternative would remove approximately 36.0 acres from the proposed Plan Area boundary. This area is outside of the SPUD service area boundary and does not receive water/sewer service from the District. The LSID provides water to the area north of Avenue 192. There are no Agricultural Preserve

Contracts and the soil has a Class III capability rating. According to information provided by FEMA, the area is subject to minimal flooding (Flood Zone "C") with only a small strip east of Orange Belt Drive located within Flood Zone "A". Substantial residential development is present along both sides of Road 232.

Inclusion of this area in the proposed Plan Area is consistent with adopted Tulare County and this Plan's proposed policies. The proposed Land Use Plan designates this area as Low Density Residential. The SPUD service area is well within the expansion range of this area. Minimal flooding, existing zoning and land uses and the absence of Agricultural Preserve Contract properties indicate that short-term urbanization would be appropriate in this area.

Alternative 2

Alternative 2 would remove approximately 40.0 acres from the proposed Plan Area boundary. The LSID and SPUD boundaries do not extend into this area; hence, no community water (only individual wells) or sewer service (only septic tanks) is available to the area. No Agricultural Preserve Contract properties are present and the soil has Class I and Class III capability ratings. FEMA maps indicate that the entire 40.0 acre area is within Flood Zone "A". Only two (2) residential structures were inventoried during an existing land use survey.

The proposed Land Use Plan designates this area as Residential Reserve. This Plan has incorporated policies requiring the availability of full urban services and infrastructure prior to rezoning for development purposes to prevent premature conversion of agriculturally productive land to urban-type development. The northern 20.0 acres lies south of and abuts Strathmore Union High School; a mobilehome park is directly northeast. The southern 20.0 acres is currently bounded by agriculture on all sides. The proximity of the SPUD service area boundary would permit access to water and sewer services into this area. As conditions become favorable, this area represents a reasonable growth area for orderly and efficient development. Inclusion of this area in the proposed Plan Area boundary would be consistent with adopted Tulare County and this Plan's proposed policies.

Alternative 3

Alternative 3 consists of a 36.0 acre area with only three (3) existing residential structures; the remaining area is under agricultural production. Neither the LSID's nor SPUD's service area boundaries include this portion of the proposed Plan Area boundary; hence, no community water or sewer service is available. No Agricultural Preserve Contracts are located in this area. A Class III soil capability rating and Flood Zone "A" cover the entire 36.0 acre area.

Despite its lack of urban-type development and its location within Flood Zone "A", this area's proximity to existing urban development make it an attractive and logical area suitable for community expansion. Orderly and contiguous expansion of urban services and development would infill vacant land and agricultural land, thereby contributing to the compact development of Strathmore. The proximity of Strathmore Union High School, large vacant and agricultural areas (that are especially attractive for large residential subdivisions), and planned arterial and collector streets serve as growth-inducing factors in this area. Inclusion of this area in the proposed Plan

Area boundary would be consistent with adopted Tulare County and this Plan's proposed policies.

Alternative 4

This alternative consists of a 14.0 acre area (located at the southwest intersection of Avenue 200 and Road 230) to the north and a 27.0 acre area (located northeast of Avenue 196/Tay Street and Road 232) toward the center of the community which cumulatively total 41.0 acres. The northern 14.0 acres do not receive SPUD water/sewer service but do receive potable water from LSID. The southern 27.0 acres receives LSID water (excluding a 4.1 acre area which receives water/sewer service from the SPUD). Approximately 37.0 acres are within Agricultural Preserve Contracts and currently planted with orange orchards. Both areas are located within minimal flood zones and both have Class III soil capability ratings. The northern 14.0 acres are zoned A-1 and the southern 27.0 acres consist of R-A-M (4.0 acres) and A-1 (27.0 acres) zoned land.

The proposed Land Use Plan shows Medium Density Residential designations for the northern 14.0 acres and Industrial designations (5.0 acres) and Low Density Residential designations (22.0 acres) for the southern 27.0 acres. These designations are consistent with adopted Tulare County and this Plan's proposed policies of encouraging infilling and an orderly and contiguous expansion of urban-type development. The Industrial designation is adjacent to existing industrial land uses, an existing railroad spur line and two proposed collector streets (Avenue 198 and Road 232). Both Residential designations represent logical expansion areas for similar and compatible land uses such as those identified in the proposed Land Use Map of this Plan. The Medium Density Residential designation is adjacent to existing residential uses and Strathmore Elementary School. The proposed Low Density Residential use is appropriate considering the proximity to the Friant-Kern Canal, proposed Low Density Residential uses to the south, and Medium Density Residential uses to the west. The proximity of the SPUD service area indicates that water/sewer service is available for expansion into this area as development occurs. Removing these areas from the proposed Plan Area boundary would disrupt the logical contiguous expansion of the community's urbanization process; inclusion of this area in the proposed Plan Area boundary would be consistent with adopted Tulare County and this Plan's proposed policies.

Alternative 5

This alternative is the preferred and environmentally superior alternative. This alternative also represents "no change" in the proposed Plan Area boundary (no deletions from the proposed Plan Area boundary or inclusion of the area east of the Friant-Kern canal).

Among environmental impacts to be considered in expanding the proposed Plan Area boundary east of the Friant-Kern canal are flooding potential, soil characteristics, topography, and existing land use patterns of the area. These impacts are not growth-inducing factors in their existing state. If included in the proposed Plan Area boundary, an urban-type land use designation consistent with the nature of the Urban Development Boundary would be necessary (e.g., residential reserve). Existing zoning is R-A-43 (a non-urban density) which limits lot size to a *minimum* of 43,000 square feet. The topography of the area is less favorable for water/sewer service by the SPUD; the District's engineer has indicated that a lift station(s) will be necessary to

service this area. Adequate storm drainage is also more difficult to achieve in this area. Lastly, the area also is within the historic range of the San Joaquin Kit Fox (an endangered species) and encroaches upon the aircraft approach and departure zones of Eckert Field (refer to Exhibit II-9, page 27).

A "Residential Reserve" land use designation should be applied to the area east of the Friant-Kern canal if it is included in the proposed Plan Area. This or any urban-type land use designation could act as a growth-inducing influence and foreseeably precipitate requests for additional development of adjacent properties. The Needs Analysis (Chapter 4 of this Plan) estimated the acreage necessary to accommodate the community's projected population to the year 2010 and included a 175% flexibility factor to allow for unexpected growth rates and site selection. If extension of the proposed Plan Area east of the Friant-Kern canal occurs, the County could lose more agriculturally productive land than previously projected and probably at a more rapid pace. Land use conflicts between residential development at urban-type densities (8 or more dwelling units per acre) and existing agricultural uses, without the canal as a natural barrier, would be inevitable and reciprocal. Occupants of new urban residential development may not accept widely-practiced farming techniques (e.g., application of agri-chemicals, early-morning or late-evening farm equipment uses, etc.), and farmers would not want to be inhibited from using those techniques. Therefore, premature inclusion of this area in the proposed Plan Area would result in an increase in land use conflicts.

Excluding this area from the proposed Plan Area would be consistent with adopted Tulare County and this Plan's proposed policies. The proposed Plan contains goals and policies calling for orderly and contiguous development which are identified in Goal C, Objective 3, Policy c, (page 53).

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

Other mixes of land are also possible. However, the land use mix shown on the Proposed Land Use Map (Exhibit IV-1, page 41) is the result of considering adopted policies of the Tulare County General Plan and the proposed policies of the Strathmore Community Plan. Other mixes would not achieve the optimum results that the recommended land use pattern would achieve. Therefore, Alternative 6 represents the environmentally superior alternative by preventing and/or limiting environmental impacts to the proposed Plan Area.

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

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

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

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

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

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

GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

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

The proposed Plan will encourage development to occur within the UDB, while preserving agricultural lands outside the UDB. Land use designations established in the Plan are intended to accommodate the projected 2010 population of 3,250; an increase of 54.3% over the 1988 population of 2,100. While this population increase is moderate, the continued development of the Strathmore Plan Area is consistent with the overall land use planning goals of Tulare County, which encourage urban development to occur in specified areas, and encourage preservation of agricultural lands outside of those specified areas. Thus, the growth inducing effects of the proposed Plan are considered desirable and necessary in fulfilling Tulare County's overall General Plan policies.


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

FINAL STATEMENT

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

Respectfully submitted,

TULARE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT



Eugene E. Smith, Environmental Assessment Officer

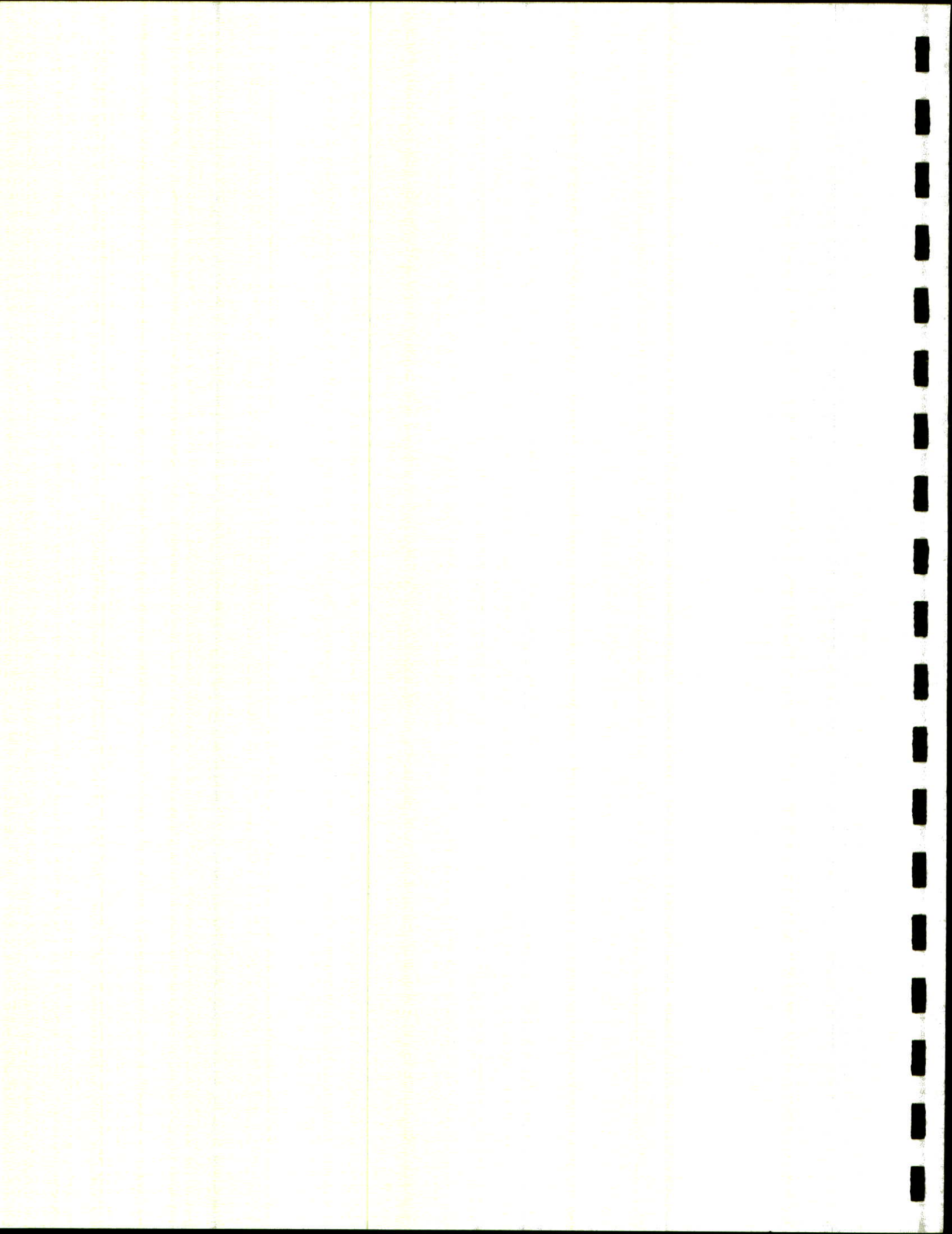
Date: May 30, 1989

Review Period: 45 Days

Review Period Ends: July 14, 1989

LIST OF PERSONS AND ORGANIZATIONS CONSULTED

Tulare County Health Department (Environmental Health Division)
Tulare County Fire Warden
Tulare County Sheriff's Department
Tulare County Public Works Department
 (Drainage and Right-of-Way)
Tulare County Housing Authority
Tulare County Flood Control Engineer
Tulare County Redevelopment Agency
General Telephone (Los Alamos)
Lindsay-Strathmore Irrigation District
Lindsay Strathmore Memorial District
Southern California Edison Company
Southern California Gas Company
Strathmore Union Elementary School District
Strathmore Union High School District
Sunnyside Union Elementary School District
Sunset Sanitation Service
Postmaster (Strathmore)
Housing Authority of Tulare County
Strathmore Volunteer Fire District
Sierra View Local Hospital District
Lindsay-Strathmore Public Cemetery District
Strathmore Public Utility District
Falcon Cable TV
California State Department of Transportation, District 06 (Fresno)
Tulare County Agricultural Commissioner
U.C. Agricultural Extension
Tulare County Air Pollution Control
State Clearinghouse
State Department of Fish and Game
Regional Water Quality Control Board
Supervisor Gould
Southern Pacific Railroad
U.S. Bureau of Reclamation



ENVIRONMENTAL INITIAL STUDY

GPA 87-13

I. Background

- A. Proponent: County of Tulare
- B. Address: Room 111, County Courthouse
Visalia, CA 93291
- C. Contact Person: Roberta MacGlashan, Project Planner
Telephone Number: (209) 733-6154
- D. Project Title: GPA 87-13, Strathmore Community Plan
- E. Project Description:

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

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

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

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

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

II. Environmental Setting:

Strathmore is located in the southeastern San Joaquin Valley, bordered on the east by the foothills of the Sierra Nevada Mountains. The community is situated on the shallow sloping valley floor created during the uplift of the Sierra Nevada. Elevations within the community range between 385 and 420 feet above sea level. Alluvial deposits from the Tule River encompass most of the community forming a gently sloping plain.

III. Conformance with existing plans:

Urban Boundaries Element of the Tulare County General Plan

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

Open Space Element of the Tulare County General Plan

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

IV. Issues to be addressed in the EIR:

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

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

V. ENVIRONMENTAL IMPACTS CHECKLIST

Explanation and use of form:

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

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

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

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

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

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

ENVIRONMENTAL IMPACTS CHECKLIST

A. EARTH

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

9. Exposure of people or property to:
- a. unstable earth conditions
 - b. earthquakes
 - c. landslides (slumping)
 - d. ground failure (e.g. subsidence or settlement)
 - e. liquefaction
 - f. similar geological hazards

B. AIR

1. Deterioration of ambient air quality by:
- a. emission of pollutants
 - 1 b. generation of dust (both during and/or after construction)
 - c. creation of objectionable odors
2. Regional alteration of:
- a. air movement
 - b. moisture
 - c. temperature
 - d. climate
3. Local alteration of:
- a. air movement
 - b. moisture
 - c. temperature
 - d. climate
4. Exposure of people to:
- a. adverse air emissions
 - b. objectionable odors
 - c. excessive dust

C. WATER

1. Changes in the character of surface water by:
- 2 a. modification of course or direction
 - b. temperature modification
 - c. change in the level of dissolved oxygen
 - d. increased turbidity
 - e. addition of pollutants
 - f. other

2. Changes in:
- 2 a. absorption or percolation rates
 - 2 b. drainage patterns
 - 2 c. rate and amount of surface runoff
3. Changes in the:
- a. course and direction of floodwaters
 - b. intensity of flood flows
 - c. volume of the area necessary to pass floodflows

4. Changes in groundwater:
- a. availability for public use (e.g. excessive withdrawals)
 - b. quality (pollutants)
 - c. subsurface movement
 - d. recharge
5. Exposure of people and property to:
- 1 a. flooding
 - b. mudslides
 - c. demonstrated unsafe domestic water supplies

D. PLANT LIFE

1. Reduction in number and diversity of species of:
- a. trees
 - b. shrubs
 - c. grass
 - d. wildflowers
 - e. aquatic plants
 - f. unique plants
 - g. rare plants
 - h. endangered plants
 - i. other
2. Introduction of new species into an area
3. Interference with the normal replenishment of existing species
4. Destruction or deterioration of existing natural habitat
- 2 5. Reduction in acreage of agricultural crops

E. ANIMAL LIFE

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

F. NOISE

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

G. LIGHT AND GLARE

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

H. LAND USE

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

J. RISK OF UPSET

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

K. HUMAN POPULATION

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

L. HOUSING

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

M. TRANSPORTATION/CIRCULATION

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

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

N. PUBLIC SERVICES

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

O. ENERGY

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

P. UTILITIES

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

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

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

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

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

- 1 a. on-site
- 1 b. off-site

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

6. Result in need for new or additional irrigation services

7. Result in need for other utility services

Q. HUMAN HEALTH

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

R. AESTHETICS

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

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

S. SOCIO-ECONOMIC

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

T. ARCHAEOLOGICAL/HISTORICAL

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

U. MANDATORY FINDINGS OF SIGNIFICANCE

- 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No
- 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) No
- 3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) No
- 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? No

VI. DISCUSSION OF ENVIRONMENTAL EFFECTS AND MITIGATIONS:

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion of Effects</u>
C. 1. a.	2	Development generally causes some alteration of surface flows and percolation rates, and can effect the amount and pattern of storm water runoff.
C. 2. a., b. & c.	2	<p><u>Proposed Mitigation Measures</u></p> <p>Applicable development requirements and provisions for curbs & gutters, storm drain facilities, retention ponds, etc., during the subdivision, Discretionary Application and/or Building Permit stage are intended and expected to negate significant effects.</p> <hr/> <p><u>Discussion of Effects</u></p> <p>The logical and immediate growth environs of Strathmore contain considerable acreage committed to agricultural production. Urban growth, apart from in-filling & redevelopment, is an outward expansion that often encroaches upon, and supplants, agricultural acreage.</p> <p><u>Proposed Mitigation Measures</u></p> <p>Possible implementation of an Urban Reserve designation for certain peripheral acreages in agricultural production and/or under Williamson Act contracts. Adoption of an Urban Development Boundary which excludes agricultural acreage currently included within the Urban Area Boundary.</p> <hr/> <p><u>Discussion of Effects</u></p> <p>several areas currently utilized for agricultural purposes will be designated for urban type uses.</p> <p><u>Proposed Mitigation Measures</u></p> <p>Areas involved in such conversions are primarily adjacent to urban neighborhoods, in some stage of transition to urbanization, or are zoned for other than agricultural purposes. Effects of the loss of agricultural lands will be discussed in the EIR.</p>
D. 5.	2	<p><u>Discussion of Effects</u></p> <p>several areas currently utilized for agricultural purposes will be designated for urban type uses.</p> <p><u>Proposed Mitigation Measures</u></p> <p>Areas involved in such conversions are primarily adjacent to urban neighborhoods, in some stage of transition to urbanization, or are zoned for other than agricultural purposes. Effects of the loss of agricultural lands will be discussed in the EIR.</p>
H. 1.	2	<p><u>Discussion of Effects</u></p> <p>several areas currently utilized for agricultural purposes will be designated for urban type uses.</p> <p><u>Proposed Mitigation Measures</u></p> <p>Areas involved in such conversions are primarily adjacent to urban neighborhoods, in some stage of transition to urbanization, or are zoned for other than agricultural purposes. Effects of the loss of agricultural lands will be discussed in the EIR.</p>

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

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

P. 2. c. P. 3. a.	2	<p><u>Discussion of Effects</u></p> <p>As development occurs, new sewer and water lines will need to be installed.</p> <p><u>Proposed Mitigation Measures</u></p> <p>Requirements that such facilities be installed prior to occupancy of new developments would render this effect insignificant.</p>
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Discussion of Effects

Proposed Mitigation Measures

VII. DETERMINATION:

On the basis of this initial evaluation:

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

VIII. CREDITS:

This staff Report/Environmental Assessment Initial Study was prepared by Robert A. MacGlashan.

Date November 12, 1987.

FINAL
ENVIRONMENTAL
IMPACT
REPORT

FOR THE STRATHMORE COMMUNITY PLAN

SCH #87122807

Prepared by:

The Tulare County Planning and Development Department
as the Lead Agency

November, 1989

STRATHMORE COMMUNITY PLAN

Final Environmental Impact Report
Summary of Comments and Responses

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INTRODUCTION

According to the Guidelines for the California Environmental Quality Act (CEQA) 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 organizations 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 process. 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.

COMMENTS, RECOMMENDATIONS AND RESPONSES

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

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

AGRICULTURAL LANDS

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

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

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

RESPONSE:

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

data that is being recommended by the Department of Conservation for inclusion into this EIR is the type of information that should be included in an EIR that evaluates a specific construction project.

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

The section on Effects Found Not to be Significant also lists the loss of unique or prime agricultural land. This clause should be removed to provide consistency with the rest of the Draft EIR. The loss of prime agricultural land should also be mentioned in the section on Significant Irreversible Environmental Changes.

RESPONSE:

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

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

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

Response: Exhibit II-4 shows the location of agricultural preserves and Exhibit II-3 and Table II-2 show the soil capability classifications within the Plan Area. When cross referenced, it is our belief that this information should satisfy the Department of Conservation's concerns. Other information recommended by the Department, while not in the Draft EIR, would not alter the conclusion that the conversion of agricultural land is a significant, unavoidable impact which requires mitigation and a statement of overriding consideration prior to adoption of the Plan. Acreage figures will be added to Exhibit II-4 per recommendations by the Department of Conservation.

Comment 4: Dennis J. O'Bryant, Department of Conservation, July 3, 1989, page 2, paragraph 1.

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

Response:

Only the properties within the proposed Urban Development Boundary (UDB) will be allowed to develop to urban densities. By nonrenewal or cancellation of Williamson Act Contracts, properties within the UDB can ultimately develop to the land use designations identified in the Plan should the property owner

choose to develop, assuming that the proposal meets development criteria contained in the Plan. The Plan *does not* require nonrenewal or cancellation of any Williamson Act Contracts and, in fact, has attempted to retain some agricultural lands in production by establishing "reserve" categories of land use. The Plan includes criteria in Chapter V (page 53) to prevent premature conversion of agriculturally productive land within the UDB. The intent of the County's Urban Boundaries Element is to restrict urban-type developments in areas outside of any UDB to maintain the viability of agriculturally productive lands to the longest extent possible. Ultimately, however, the County cannot force property owners to enter into a Williamson Act Contract nor can it force a property owner to renew existing contracts inside or outside of any Urban Boundary. Conversion of lands under the Williamson Act may occur through both the Notice of Non-Renewal process and through the immediate cancellation procedure. However, it would be very speculative at this time to try to determine which Williamson Act lands might apply for nonrenewal or cancellation and, therefore, the effects on adjacent lands can not be determined with any degree of accuracy.

Comment 5: Dennis J. O'Bryant, Department of Conservation, July 3, 1989, page 2, paragraph 1.

The DEIR should include a discussion of the specific requirements for contract cancellations (Government Code Section 51282 and 51284).

Response:

Established County procedures require compliance with Public Hearing Notification and required findings in accordance with Government Code Sections 51282 and 51284 whenever any Williamson Act Contract cancellation request is received by the County.

Comment 6: Dennis J. O'Bryant, Department of Conservation, July 3, 1989, page 2, paragraph 2.

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

- A. Increase densities and cluster units.
- B. Protect other existing farmland of equivalent or better quality through the use of Williamson Act Contracts.
- C. Establish buffers such as setback, berm green belts and open space areas to separate farmland from urban uses.
- D. Implement right to farm ordinances to diminish nuisance impacts of urban uses on neighboring agricultural operations, and vice versa.
- E. Adopt a farmland protection program under the auspices of a farm land trust.

Response:

- A. Some of the recommendations have already been included in the Plan. For example, the Plan calls for increasing densities (and thereby the affordability of housing) by encouraging mobile home parks and multiple family

development where appropriate. Additionally, more land has been designated for high density development than was designated in the previous land use plan for the area. Finally, sewer and water service limitations preclude high-density development of some areas of the community.

- B. The County has an extensive Williamson Act program in effect and has relied on it to preserve the county's agricultural land. However, the County cannot force property owners to enter into a Williamson Act Contract.
- C. Buffers were used in this Plan to protect agricultural land. The purpose of the UDB, in part, is to serve as a boundary which separates urban and rural uses. In this instance, it essentially separates non-agricultural and agricultural land uses. In defining the UDB, existing county road rights-of-way, the railroad right-of-way, parcel lines, and the Friant-Kern Canal were used. Using these features was a deliberate action to provide a buffer for adjacent agricultural uses.
- D. Right to farm ordinances are a good method to help ensure the protection of agricultural land. However, right to farm ordinances should be implemented on a countywide basis rather than on a piecemeal basis such as the limited area the Strathmore Community Plan includes.
- E. Like right to farm ordinances, we believe that farm land trusts should be created to protect agricultural land on a countywide basis (not for a specific geographical area in the county) and should be considered by the county as a separate issue from the Strathmore Community Plan.

Comment 7: Dennis J. O'Bryant, Department of Conservation, July 3, 1989, page 2, paragraph 1.

The County should also consider a discussion of any monitoring/reporting criteria ensuring compliance with adopted mitigation measures.

Response:

A Mitigation Monitoring Program is included in addition to the Final EIR.

Comment 8: Donna McIntosh, Agricultural Resources Branch, Department of Food and Agriculture, June 29, 1989, page 1, paragraph 2.

The CDFA recommends that the renewal of Williamson Act contracts be promoted within the urban boundary until those lands [are] needed for urban growth.

Response:

The County has an extensive Williamson Act program in effect and has relied on it to preserve the county's agricultural land. Policies contained in the Plan encourage continued agricultural productivity until conversion to urban uses becomes necessary or appropriate (See Land Use, Objective 3, Policies c. and d., page 53). However, continued agricultural productivity does not require Williamson Act Contracts and the County cannot force property owners to enter/renew a Williamson Act Contract.

Comment 9: Donna McIntosh, Agricultural Resources Branch, Department of Food and Agriculture, June 29, 1989, page 1, paragraph 2.

The CDFA suggests that the DEIR discuss the use of buffers and a right to farm ordinance to mitigate possible land use conflicts between residential areas and adjacent farming operations.

Response:

See Responses 6. C. and D.

Comment 10: Neil O'Connell, Cooperative Extension, University of California, July 13, 1989, page 1, paragraph 1.

This department strongly supports provisions in the plan for consolidated growth and minimal loss of agricultural land.

Response:

Comment noted. No additional response is required.

STORM DRAINAGE

Comment 11: Nathan Smith, California Department of Transportation, District 06, July 10, 1989, page 1, paragraph 2.

No storm water runoff shall be allowed to flow into the State highway right-of-way. Provisions must be made for the on-site retention of drainage.

Response:

Chapter VII, GOALS, OBJECTIVES AND POLICIES, Essential Services, Goal D., Policy i. will be added as follows:

Before the issuance of any land use permit, the Tulare County Planning and Development Department will require all project applications for new development or redevelopment to include storm water disposal plans in accordance with the recommendations of the Tulare County Public Works Department and Caltrans to prevent runoff flows into the State highway right-of-way.

FLOODING

Comment 12: Mike Whitlock, Tulare County Public Works Department, July 29, 1989, page 1, paragraph 1.

Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Mapping for the plan area as illustrated in Exhibit II-5 should make specific reference to Zones AH and AO and not simply Zone A.

Response:

The intent of Exhibit II-5 is to provide a general depiction of flood hazards subject to inundation in excess of the 100-year event. When specific development proposals are submitted to the County for processing, flood hazard maps

will be referenced and, where necessary, conditions to development may be imposed by the Planning and Development and/or Public Works Departments before the issuance of any land use permits.

RISING GROUNDWATER

Comment 13: Mike Whitlock, Tulare County Public Works Department, July 29, 1989, page 1, paragraph 3.

In relation to the rising groundwater table within the plan area, we do not feel that storm water runoff entering the County's ponding basin at Schara Lake through the existing storm drainage system is a major contributing factor to rising groundwater in the area. Furthermore, this plan states a direct relationship between storm water runoff collected at Schara Lake and the reduced capabilities of treating wastewater at the SPUD Sewage Treatment Facility. We do not feel stormwater runoff entering the Schara Lake basin is the cause of reduced treatment capacity at the SPUD facility.

Response:

As stated in the Plan, the State Department of Water Resources discusses a variety of water sources that contribute to the rising groundwater in Strathmore. Direct rainfall, stormwater runoff, snow runoff, Frazier Creek Watershed, irrigation water, possible seepage from the Friant-Kern Canal and Schara Lake all contribute to the rising groundwater in the Strathmore area. Cumulatively, these contributors impact the capabilities of the SPUD wastewater treatment facility.

Staff will modify the Plan to state that the above-mentioned water sources cumulatively contribute to the rising groundwater level and subsequent impact on the capabilities of the SPUD wastewater treatment facility.

WATER:

Comment 14: Mike Whitlock, Tulare County Public Works Department, July 29, 1989, page 2, paragraph 1.

Funding for all studies and investigations relative to groundwater issues and storm drainage improvements should be accomplished with alternative sources of funding independent of the Public Works Department budget.

Response:

ENVIRONMENTAL QUALITY GOAL F, Objective 4, Policy a. contained in the Plan encourages capital improvements (including storm water drainage) through improvement districts, grant-in-aid programs and/or the redevelopment process to upgrade the community's image and improve public safety. Before any capital improvements are made in the community, studies and investigations relative to the improvements will be required and undertaken as a precursor to such improvements.

Comment 15: Mike Whitlock, Tulare County Public Works Department, July 29, 1989, page 2, paragraph 2.

A water quality issue resulting from runoff pumped directly into the Friant-Kern Canal may warrant future study and consideration as a redevelopment activity.

Response:

Comment noted. No additional response is required.

TRANSPORTATION/CIRCULATION

Comment 16: Mike Whitlock, Tulare County Public Works Department, July 29, 1989, page 2, paragraph 3.

Future road construction in conjunction with new development and redevelopment in the community shall comply with County Improvement Standards.

Response:

Pages 48 thru 49 (Circulation Plan) and page 54 (Circulation policies) of the Plan require all future road construction and improvement projects to conform to County Improvement Standards.

Comment 17: Nathan Smith, State Department of Transportation, July 10, 1989, page 1, paragraph 1.

Caltrans has a widening project on Route 65 within the Strathmore area, and significant operational problems could surface as a result of the Strathmore Plan. The community plan needs to include a traffic analysis so that Caltrans can determine the traffic impacts brought on by the commercial/residential/industrial developments and what improvements are needed, if any.

Response:

The Plan contains policies (CIRCULATION, GOAL E, Policies c. thru f.) that require cooperation and consistency with the State Department of Transportation when new road construction or land use development occurs near State Route 65.

GOAL E, Policy f. recommends that Tulare County investigate the possibility of preparing a specific plan to address the issues of the State Route 65 interchange at Avenue 196/Tay Street and other critical issues in establishing a safe and efficient circulation pattern. Presumably, as the Strathmore area develops to the land use designations identified in the community plan, an interchange at SR 65 and Avenue 196 may become necessary to accommodate access and egress with SR 65. Further, this policy is consistent with the interchange location (SR 65 and Avenue 196) identified in the 1964 Land Use and Circulation Element of the Tulare County General Plan.

In preparing the Draft Tulare County Circulation Element, county staff has used its microcomputer software capabilities (MINUTP) to project travel demand, traffic volumes and operation conditions countywide which includes the Strathmore area. The draft Circulation Element notes that SR 65 is operating

at Level of Service (LOS) E (defined as unstable flow, with yet lower operating speeds and, perhaps, stoppages of momentary duration, Volumes at or near capacity with volume/capacity ratios of .85 to .99) within the Strathmore area but, further notes that the 1988 RTIP for Tulare County recommends a 1991/1992 construction timeframe to add additional lanes to SR 65 between Avenues 174 and 232. The objective of widening SR 65 to four-lane expressway status is to improve safety and "substantially increase the capacity of the roadway" thereby upgrading the LOS on SR 65.

Comment 19: Nathan Smith, State Department of Transportation, July 10, 1989, page 1, paragraph 3.

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

Response:

Comment noted. No additional response is required.

ENDANGERED SPECIES

Comment 20: Dan M. Fults, United States Department of the Interior, Bureau of Reclamation, Central Valley Project, June 22, 1989, pages 1 and 2, paragraphs 1 and 1, respectively.

The Porterville Urban Area Biotic Survey (August, 1988) indicated that the canal embankments and right-of-way [of the Friant-Kern Canal] are used as San Joaquin Kit Fox migration corridors. A buffer should be preserved near the canal so that the land could be used as a migration corridor by the San Joaquin Kit Fox.

Response:

Staff concurs with the Department of the Interior that the Friant-Kern Canal's embankments and rights-of-way are used as a migration corridor for San Joaquin Kit Fox. It should be noted that the Urban Development Boundary does not cross east of the Canal thus helping to preserve the Canal's ancillary function as a migration corridor for San Joaquin Kit Fox and other wildlife. Also, ENDANGERED SPECIES, GOAL J, Policy c., of the draft Plan requires additional dedications when development is proposed adjacent to road and railroad embankments and the western Friant-Kern Canal embankment.

UTILITIES

Comment 21: R.B. Hatfield, Southern California Edison Company, June 28, 1989, page 1, paragraph 1.

We have reviewed the Strathmore Community Plan and have no comments or suggestions at this time.

Response:

Comment noted. No additional response is required.

OTHER CONCERNS

Comment 22: William Anthony Johnson, Native American Heritage Commission, June 6, 1989, page 2, paragraph 2.

A recommendation would be to address the likelihood of discovering previously undetected cultural resources, especially in those areas being converted from agricultural use, places where older structures are to be replaced, or existing utility systems are expanded, or new systems being put into place.

Response:

Staff concurs and will add the following goal and policy section to the Plan:

GOAL K: Protect historical resources within the community.

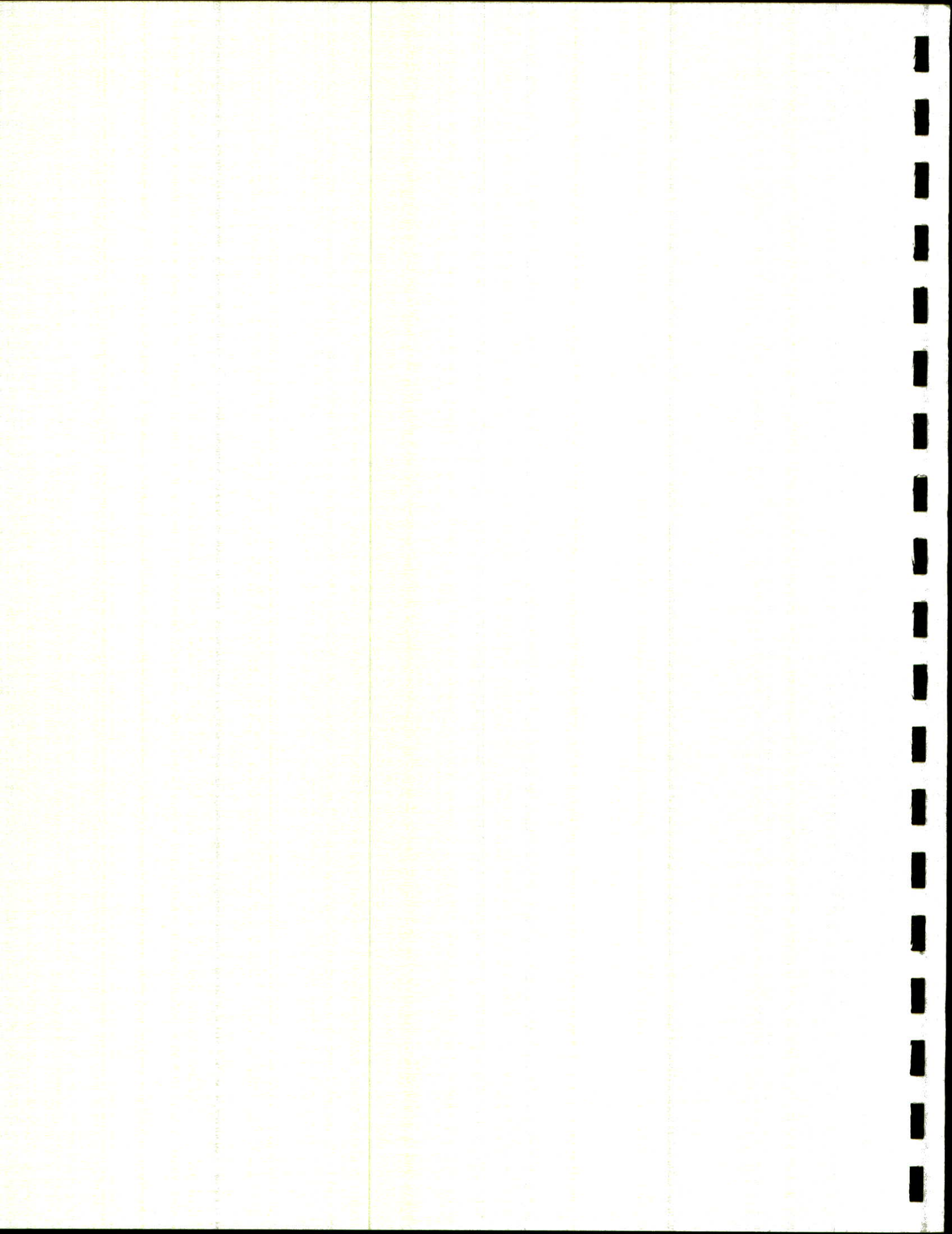
Objective: Preserve and protect historical resources (e.g. Native American) within the Urban Development Boundary that are a significant part of Strathmore's cultural heritage.

Policies:

- a. 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.
- 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.



APPENDIX
LETTERS AND COMMENTS RECEIVED



OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET
SACRAMENTO, CA 95814

July 14, 1989

Mr. Hector Guerra
Tulare County
Room 111 County Civic Center
Visalia, CA 93291-4593Subject: Strathmore Community Plan
SCH# 87122807

Dear Mr. Guerra:

The State Clearinghouse has submitted the above named draft Environmental Impact Report (EIR) to selected state agencies for review. The review period is now closed and the comments from the responding agency(ies) is(are) enclosed. On the enclosed Notice of Completion form you will note that the Clearinghouse has checked the agencies that have commented. Please review the Notice of Completion to ensure that your comment package is complete. If the comment package is not in order, please notify the State Clearinghouse immediately. Remember to refer to the project's eight-digit State Clearinghouse number so that we may respond promptly.

Please note that Section 21104 of the California Public Resources Code requires that:

"a responsible agency or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency."

Commenting agencies are also required by this section to support their comments with specific documentation.

These comments are forwarded for your use in preparing your final EIR. Should you need more information or clarification, we recommend that you contact the commenting agency(ies).

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact John Keene at 916/445-0613 if you have any questions regarding the environmental review process.

Sincerely,

David C. Nunenkamp
Chief
Office of Permit Assistance

Enclosures

cc: Resources Agency

see NOTE below
 SCH # 4712807

1. Project Title: Strathmore Community Plan
 2. Lead Agency: Tulare County 3. Contact Person: Hector Guerra
 2a. Street Address: Rm. 111, County Civic Center 2b. City: Vigalia
 2c. County: Tulare 2d. Zip: 93291-4593 2e. Phone: (209)733-6790
 PROJECT LOCATION 4. County: Tulare 4a. City/Community: Strathmore
 4b. Assessor's Parcel No. _____ 4c. Section _____ 4d. Range _____
 4e. Cross Streets _____ 4f. For Rural, Resort Community _____

6. Within 2 miles: a. State Hwy # 65 b. Air-ports Eckert Field c. Rail- Santa Fe / S.P.R.R. d. Waterways Friant-Kern Canal

- | | | |
|--|---|---|
| 7. DOCUMENT TYPE | 8. LOCAL ACTION TYPE | 9. DEVELOPMENT TYPE |
| <u>CDA</u> | 01. <u>General Plan Update</u> | 01. <u>X</u> Residential Units _____ Acres _____ |
| 01. <u>NCP</u> 05. <u>NCE</u> | 02. <u>New Element</u> | 02. <u>Office</u> : Sq. Ft. _____ Employees _____ |
| 02. <u>Early Conc</u> 07. <u>NOC</u> | 03. <u>General Plan Amendment</u> | 03. <u>X</u> Shopping/Commercial: Sq. Ft. _____ Employees _____ |
| 03. <u>Map Doc</u> 08. <u>NCD</u> | 04. <u>Master Plan</u> | 04. <u>X</u> Industrial: Sq. Ft. _____ Employees _____ |
| 04. <u>X</u> Draft EIR | 05. <u>Annexation</u> | 05. <u>Other</u> _____ |
| 05. Supplement/ Subsequent EIR (Prior SCH No. _____) | 06. <u>Specific Plan</u> | 06. <u>Water Facilities</u> : _____ |
| 06. <u>REPL</u> | 07. <u>X</u> Community Plan | 07. <u>Water Treatment</u> : _____ |
| 08. <u>NCE</u> 11. <u>Draft EIS</u> | 08. <u>Redevelopment</u> | 08. <u>State Treatment</u> : _____ |
| 10. <u>FOUNT</u> 12. <u>EA</u> | 09. <u>Rezone</u> | 09. <u>Other</u> : _____ |
| 13. <u>Joint Document</u> | 10. <u>Land Division (Subdivision, Parcel Map, Tract Map, etc.)</u> | 10. <u>Other</u> : _____ |
| 14. <u>Final Document</u> | 11. <u>Use Permit</u> | 11. <u>X</u> Other: <u>Public/Quasi - Public</u> |
| 15. <u>Other</u> | 12. <u>State Mgmt Plan</u> | |
| | 13. <u>Consol Ag Preserve</u> | |
| | 14. <u>Other</u> | |



- | | |
|---|--|
| 10. TOTAL ACRES: | 11. TOTAL FEE CATEGORIES: |
| 13. PROJECT ISSUES DISCUSSED IN DOCUMENT | 15. <u>Septic Systems</u> |
| 01. <u>Aesthetic/Visual</u> | 16. <u>Sewer Capacity</u> |
| 02. <u>X</u> <u>Agricultural Land</u> | 17. <u>Soil</u> |
| 03. <u>Air Quality</u> | 18. <u>Soil Erosion</u> |
| 04. <u>Archaeological/Historical</u> | 19. <u>Soil Shale</u> |
| 05. <u>Coastal Zone</u> | 20. <u>Traffic/Access</u> |
| 06. <u>Economic</u> | 21. <u>X</u> <u>Traffic/Circulation</u> |
| 07. <u>Fire Hazard</u> | 22. <u>Vegetation</u> |
| 13. <u>FEDERAL</u> (approx) Federal # _____ State # _____ Total # _____ | 23. <u>Water Quality</u> |
| 14. <u>PROJECT LAND USE AND ZONING</u> : Residential, Commercial, Public/Quasi-Public, Industrial, Agricultural | 24. <u>Water Supply</u> |
| | 25. <u>Wetland/Riparian</u> |
| | 26. <u>Wildlife</u> |
| | 27. <u>Growth Inducing</u> |
| | 28. <u>Incompatible Landuse</u> |
| | 29. <u>Cumulative Effects</u> |
| | 30. <u>X</u> <u>Other</u> <u>Groundwater Level</u> |

15. PROJECT DESCRIPTION: Community Plan for the unincorporated Community of Strathmore, including a Land Use and Circulation Plan, adoption of an Urban Development Boundary (20 year Growth & Development Boundary); Amendment to the Open Space Element to reflect that boundary.

CLEARINGHOUSE CONTACT: JOHN KRISKE
 916-445-0613
 STATE REVIEW BEGAN: 5-31-89
 DEPT REV TO AGENCY: 7-7
 AGENCY REV TO SCH: 7-12
 SCH COMPLIANCE: 7-14
 PLEASE RETURN NOC WITH ALL COMMENTS
 Resources
 AQMD/APCD: 37 (File Date: 6/3)
 FAX TELEPHONE: 916-323-3018

- | | |
|-----------------------|-----------------------|
| W/C N/C | W/C N/C |
| • Resources | • RWQCB # <u>5</u> |
| • Fish & Game | • Caltrans # <u>6</u> |
| • <u>Conservation</u> | • Aeronautics |
| • Parks & Rec/GRP | • Food & Ag |
| | • PUC |

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 288
SACRAMENTO, CALIFORNIA 95814
(916) 322-7791

June 6, 1989

Mr. Hector Guerra
Planning Department
Tulare County
Room 111, County Civic Center
Visalia, California 93291-4593



re: SCH# 87122807-Draft EIR
Strathmore Community Plan

Dear Mr. Guerra:

The concern of the Native American Heritage Commission is in those places where the prehistoric sites underlie areas which have been previously developed and thought to be free of cultural resources. Sites have been covered by natural causes, flooding would be one example, over a period of centuries. The alluvial buildup has provided a buffer zone between the present surface and the prehistoric site. Structures have been placed on some, the soil covering others has been cultivated over many years. When an older structure is replaced with a modern building, or an old underground water or sewer line is upgraded to meet present needs is when the problem of impacting such a location takes place. When a foundation is dug to comply with the building codes and requirements of today, or utility lines are buried to meet health and safety standards, previously undisturbed soil becomes impacted.

A problem which has taken place with more frequency in the recent past has been with the removal of orchards and vineyards. In a number of cases, these have been in place over long periods of time. They are mature plants with root structures which extend into previously undetected cultural resources underlying the property. These occur in former floodplains, or are adjacent to watercourses which would have flooded periodically over centuries. The flooding deposited silt and in time, with successive floodings, the sites have become completely buried. In some cases cultural resources have been found at depths exceeding eight feet below the existing ground surface.

The region around that particular section of the Valley is part of what would have been more than 5,000 square kilometers of extensive wetlands, and broad, shallow lakes. The area would have been occupied on a year-round basis by various Indian tribal groups for approximately ten thousand years. The siltation of the region has caused numerous prehistoric archaeological sites to be buried under, what is now, the existing grade.

A recommendation would be to address the likelihood of discovering previously undetected cultural resources, especially in those areas being converted from agricultural use, places where older structures are to be replaced, or where existing utility systems are expanded, or new systems being put into place.

The California Environmental Quality Act, Appendix K, deals with the discovery of archaeological sites and the procedures to follow. It also contains the instructions to follow when human remains are found during any phase of development.

The Native American Heritage Commission has prepared a pamphlet for use by lead agencies, planners, developers and property owners. It provides an easy-to-read breakdown of the California Codes pertaining to Native American human remains and their disposition. I have included a copy of this brochure for your information.

If you have any questions or need additional information, please contact this office.

Sincerely,



William Anthony Johnson
Staff Analyst

Enclosure

cc: John Keene

Memorandum

To : John Keene
State Clearinghouse
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

Date : June 29, 1989

Place : Sacramento

From : Department of Food and Agriculture--1220 N Street, P.O. Box 942871
Sacramento, CA 95814-0001

Subject: SCH No. 87122807 -- Tulare County Strathmore Community Plan

The California Department of Food and Agriculture (CDFA) has reviewed the Draft Environmental Impact Report (DEIR) concerning the above referenced project which would involve the adoption of a community plan. The CDFA has the following comments and recommendations for the project.

The CDFA recommends that the renewal of Williamson Act contracts be promoted within the urban boundary until those lands needed for urban growth. In addition, the CDFA suggests that the DEIR discuss the use of buffers and a right to farm ordinance to mitigate possible land use conflicts between residential areas and adjacent farming operations. These tools may be helpful especially in the future when increased development pressure is likely to occur.

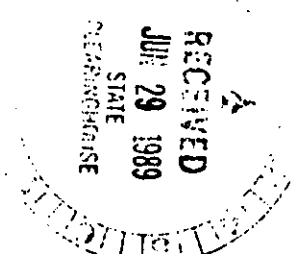
The CDFA supports the right of local agencies to develop and implement land-use policy in its area of influence, but also wants to assure that agricultural land is not prematurely and irreversibly lost due to development which is not accurately assessed for environmental impact.

Sincerely,



Donna McIntosh
Graduate Student Assistant
Agricultural Resources Branch
(916) 322-5227

cc: Tulare County Agricultural Commissioner
California Association of Resource Conservation Districts



Memorandum

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

Date : July 3, 1989

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

Subject: Draft Environmental
Impact Report (EIR)
for Strathmore
Community Plan,
SCH# 87122807

From : Department of Conservation—Office of the Director

The Department of Conservation is responsible for monitoring farmland conversion on a statewide basis and administering the Williamson Act. The Department has reviewed the County of Tulare's Draft EIR for the above Community Plan (CP) and establishment of an Urban Development Boundary (UDB) encompassing 790 acres. The Draft EIR notes that 428 acres of the CP area is currently used for agricultural purposes and that approximately 240 acres are under Williamson Act contract. The Draft EIR notes that the loss of prime agricultural land is a significant, unavoidable impact of this project. The Department recommends that the Final EIR contain the following clarifying or additional information:

Agricultural Character and Farmland Conversion

- Types and relative yields of crops grown in the affected areas, or of crops grown in areas of similar soils under good agricultural management.
- The Draft EIR notes that the entire area within the UDB is Prime Farmland. This should also be mentioned in the section on Land Capability. The Romona Loam and Hanford Sandy Loam soil units shown on a 1937 USDA soil survey map and on Exhibit II-3 are not used in the USDA's Soil Survey, Tulare County Central Part (1977). There is also a USDA soil survey in progress for western Tulare County. If available, the more recent information should be incorporated in the CP.
- The cumulative impact of implementation of the CP on farmland in the planning and surrounding area.
- The economic impacts of the farmland conversion.
- The section on Effects Found Not to be Significant also lists the loss of unique or prime agricultural land. This clause should be removed to provide consistency with the rest of the Draft EIR. The loss of prime agricultural land should also be mentioned in the section on Significant Irreversible Environmental Changes.

Williamson Act Contract Issues

- A map which identifies the location of agricultural preserves in the project area, the number of acres and type of land in each preserve (i.e., prime/non-prime). Exhibit II-4 can be modified to show this information.

Dr. Snow/Mr. Guerra
July 3, 1989
Page Two

- A discussion of the effects that cancellation or nonrenewal of Williamson Act contracts would have on nearby properties also under contract.
- A discussion of the specific requirements for contract cancellations (Government Code Sections 51282 and 51284, attached).

Mitigation Measures and Alternatives

Additional mitigation measures and alternatives that would at least lessen the direct, cumulative and growth-inducing farmland conversion impacts of the CP are:

- Increasing densities or clustering residential units to allow a greater portion of the site to remain in agricultural production.
- Protecting other, existing farmland of equivalent, or better, quality through planning policy that relies on an active and strategic use of the Williamson Act.
- Establishing buffers such as setbacks, berms, greenbelts and open-space areas to separate farmland from urban uses. Many communities have considered 300 feet as a sufficient buffer for impacts such as pesticide spraying, noise and dust.
- Implementing right-to-farm ordinances to diminish nuisance impacts of urban uses on neighboring agricultural operations, and vice-versa.
- Adopting a farmland protection program, under the auspices of a farmland trust, that utilizes such land-use planning tools as transfer of development rights and purchase of development rights or conservation easements.

The County should also consider a discussion of any monitoring/reporting criteria ensuring compliance with adopted mitigation measures.

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



Dennis J. O'Bryant
Environmental Program Coordinator

DJO:EK:efh
Attachment

cc: Ken Trott
Office of Land Conservation

WILLIAMSON ACT CANCELLATIONS

GOVERNMENT CODE

SECTIONS 51282 AND 51284

51282. Cancellation as to all or part of land; conditions for approval.

- (a) The landowner may petition the board or council for cancellation of any contract as to all or any part of the subject land. The board or council may grant tentative approval for cancellation of a contract only if it makes one of the following findings:
- (1) That the cancellation is consistent with the purposes of this chapter (California Land Conservation Act of 1965; Williamson Act); or
 - (2) That cancellation is in the public interest.
- (b) For purposes of paragraph (1) of subdivision (a) cancellation of a contract shall be consistent with the purposes of this chapter only if the board or council makes all of the following findings:
- (1) That the cancellation is for land on which a notice of non-renewal has been served pursuant to Government Code Section 51245.
 - (2) That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
 - (3) That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.
 - (4) That cancellation will not result in discontinuous patterns of urban development.
 - (5) That there is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.

As used in this subdivision, "proximate, non-contracted land" means land not restricted by contract pursuant to this chapter, which is sufficiently close to land which is so restricted that it can serve as a practical alternative for the use which is proposed for the restricted land.

As used in this subdivision "suitable" for the proposed use means that the salient features of the proposed use can be served by land not restricted by contract pursuant to this chapter. Such nonrestricted land may be a single parcel or may be a combination of contiguous or discontinuous parcels.

- (c) For purposes of paragraph (2) of subdivision (a) cancellation shall be in the public interest only if the council or board makes the following findings: (1) that other public concerns substantially outweigh the objectives of this chapter; and (2) that there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

As used in this subdivision "proximate, noncontracted land" means land not restricted by contract pursuant to this chapter, which is sufficiently close to land which is so restricted that it can serve as a practical alternative for the use which is proposed for the restricted land.

As used in this subdivision "suitable" for the proposed use means that the salient features of the proposed use can be served by land not restricted by contract pursuant to this chapter. Such nonrestricted land may be a single parcel or may be a combination of contiguous or discontinuous parcels.

- (d) For purposes of subdivision (a), the uneconomic character of an existing agricultural use shall not by itself be sufficient reason for cancellation of the contract. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put.
- (e) The landowner's petition shall be accompanied by a proposal for a specified alternative use of the land. The proposal for the alternative use shall list those governmental agencies known by the landowner to have permit authority related to the proposed alternative use, and the provisions and requirements of Section 51283.4 shall be fully applicable thereto. The level of specificity required in a proposal for a specified alternate use shall be determined by the board or council as that necessary to permit them to make the findings required.
- (f) In approving a cancellation pursuant to this section, the board or council shall not be required to make any findings other than or in addition to those expressly set forth in this section, and, where applicable, in Section 21081 of the Public Resources Code.

51284. Public hearing; notice and publication.

No contract may be canceled until after the city or county has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be published pursuant to Section 6061 and shall be mailed to the Director of Conservation and every owner of land under contract, any portion of which is situated within the same agricultural preserve and within one mile of the exterior boundary of the land upon which the contract is proposed to be canceled.

DEPARTMENT OF TRANSPORTATION

July 10, 1989

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

Tul-65-25.0
Sch# 87122807
Strathmore Community
Plan



TDD (209) 488-4066

Mr. Eugene E. Smith
Tulare County Planning and Dev. Dept.
Civic Center, Room 111
Visalia, CA 93291-4593

Dear Mr. Smith:

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

As part of this plan, the traffic impacts on State Route 65 should be addressed. Currently Caltrans has a widening project on Route 65 within the Strathmore area, and significant operational problems could surface as a result of the Strathmore Plan. The community plan needs to include a traffic analysis so that Caltrans can determine the traffic impacts brought on by the commercial/residential/industrial developments and what improvements are needed if any.

No storm water runoff shall be allowed to flow into the State highway right of way. Provisions must be made for the on-site retention of drainage.

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

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

Sincerely,

for
NATHAN M. SMITH
District 6 Transportation Planner

MGP:jag/cf
cc: DAM
MGP
P. Sanchez



Memorandum

To: State Clearinghouse
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

Date: July 10, 1989

File:

Attention John Keene



From: DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS

Subject: Tulare County's DEIR for the Strathmore Community Plan;
SCH# 87122807

The California Department of Transportation, Division of Aeronautics, has reviewed the above-referenced document with respect to the Division's area of expertise as required by CEQA. The following comments are offered for your consideration.

We concur with the proposed land use policy on page 52 of the DEIR concerning the requirement that the Tulare County Airport Land Use Commission (ALUC) review and comment on all new development proposals within the established radius of review for Eckert Field prior to the issuance of a land use permit.

We also recommend that consideration be given to including language in the Community Plan that would incorporate a policy or program for Tulare County to minimize development in the vicinity of Eckert Field in order to minimize the potential exposure of people and property to potential safety hazards and noise that could be associated with the airport.

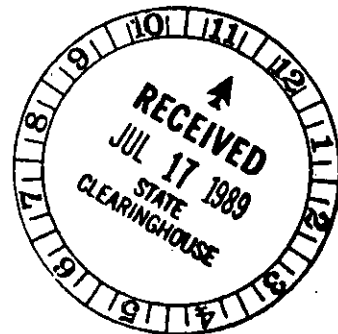
Thank you for the opportunity to review and comment on this proposal.

Sincerely,

JACK D. KEMMERLY, Chief
Division of Aeronautics

Sandy Hesnard
Sandy Hesnard
Environmental Planner

cc: Eckert Field
Tulare County ALUC





United States Department of the Interior



BUREAU OF RECLAMATION
MID PACIFIC REGION
FRESNO OFFICE (CVP)
FEDERAL BUILDING ROOM 2215
1130 "O" STREET
FRESNO, CALIFORNIA 93721

IN REPLY
REFER TO:

FRO-428
120.1

JUN 22 1989

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

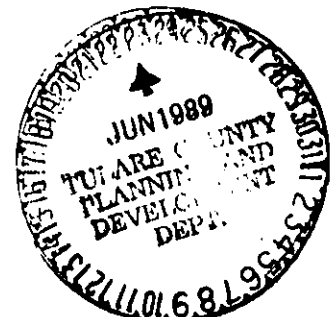
Subject: Case No. 87-13, Strathmore Community Plan--Amendment of the Land Use, Circulation, Urban Boundaries and Open Space Elements of the Tulare County General Plan--Friant-Kern Canal Right-of-Way Use by San Joaquin Kit Fox as a Wildlife Corridor (Endangered Species)

Ladies and Gentlemen:

This is in response to your letter dated May 30, 1989 regarding the Draft Community Plan/Environmental Impact Report.

The Porterville Urban Area Biotic Survey (August, 1988) indicated that the canal embankments and right-of way are used as San Joaquin kit fox migration corridors. We have several right-of-way areas which are undisturbed along the canal in the proposed Strathmore boundary. The width of the areas varies from approximately 20 feet to several hundred feet. They would in all likelihood constitute not only a corridor, but in some cases habitat of a quality to support den sites. Although Bureau property by itself is of insufficient size to support many foxes, there are adjacent pieces of non-Bureau property which together with the Bureau right-of-way could support a kit fox den or dens.

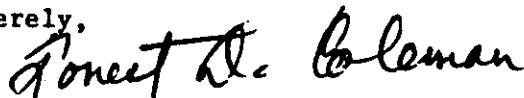
The Bureau would be in favor of preventing heavy development in proximity to the Friant-Kern Canal for two reasons. One is that of the safety hazard that the canal poses. Although fencing is sturdy and adequate in most areas, there are times when vandals create access to the canal by destroying either a gate or portion of fence. If vandalism does create access to the canal it is possible for an accidental drowning to occur before the fence or gate could be repaired.



The second reason for preserving a buffer near the canal is that the land could be used as a migration corridor by the San Joaquin kit fox. The Bureau would appreciate continuing communication with the planning division as the plan continues to develop. The Bureau could take a number of steps to further reduce hazards to any kit foxes who might be in the area of the canal. Small tunnels could be installed along the fence to allow passage by kit fox through the fence and into the corridor. In many areas the fence is sturdy and reaches to the ground making it difficult for foxes to pass through into the canal embankment area. In areas of suitable habitat, escape dens could be installed into the ground to protect any kit fox should one be passing through the area.

Thank you for the opportunity to comment on the proposed Strathmore Community Plan. If you have any questions, please contact Rosalie Faubion of our Natural Resource Management Branch at (209) 487-5138.

Sincerely,



For DAN M. FULTS
Project Superintendent
Fresno Office (CVP)

cc: Friant Water Users Authority
Attention: Mr. Richard M. Moss
854 North Harvard Avenue
Lindsay CA 93247



Southern California Edison Company

375 NORTH MAIN STREET
PORTERVILLE, CALIFORNIA 93257

June 28, 1989



TELEPHONE
PORTERVILLE
(209) 784-9170
OTHER AREAS
(800) 237-7725

RICHARD B. HATFIELD
AREA MANAGER

TULARE COUNTY
PLANNING AND DEVELOPMENT
DEPARTMENT
TULARE COUNTY COURTHOUSE
CIVIC CENTER ROOM 111
VISALIA, CA 93291

ATTN: Hector Guerra
Project Planner

SUBJECT: Case No. 87-13 Strathmore Community Plan

We have reviewed the Strathmore Community Plan and have no comments or suggestions at this time. Please let me know of your proposal to establish a redevelopment project in Strathmore.


R. B. HATFIELD

RBHbjc

cc: R. W. Maraist
Roger Harris

COOPERATIVE EXTENSION
UNIVERSITY OF CALIFORNIA

County of Tulare
Agricultural Building
Woodland and W. Main Streets
Phone (209) 733-6363

Mailing Address:
Agricultural Building
County Civic Center
Visalia, California 93291-4584


July 13, 1989

Mr. Hector Guerra
Project Planner
Tulare County Planning
and Development Department

Dear Mr. Guerra:

In regard to Case No. 87-13 Strathmore Community Plan/Environmental Impact Report, the plan/report appears complete and is acceptable. This department strongly supports provisions in the plan for consolidated growth, minimal loss of agricultural land where growth, particularly the high density residential portion is proposed, a buffer area is provided to minimize potential problems often arising where residential developments and farming operations abut.

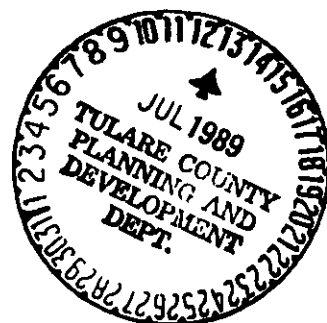
Sincerely,



Neil O'Connell
Farm Advisor
(209) 733-6484

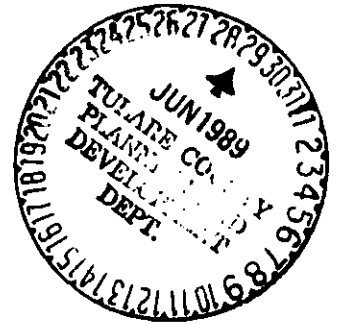
cc: Curt Lynn

NO:mb



M E M O R A N D U M

June 29, 1989



TO: Hector Guerra, Countywide Planning Department

Mel FROM: Mike Whitlock, Public Works

SUBJECT: Case No. 87-13 Strathmore Draft Community Plan/EIR

Upon review of the Strathmore Draft Community Plan and Environmental Impact Report, the following comments are offered for your consideration in preparing the final document.

Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Mapping for the plan area as illustrated in Exhibit II-5 should make specific reference to Zones AH and AO and not simply Zone A. Clarification to the definition of Zones AH and AO should be made to include reference to the fact that no flood hazard factors are determined. Furthermore, Zone AH has specific water surface elevations and related requirements associated with it.

In relation to the rising groundwater table within the plan area, we do not feel that storm water runoff entering the County's ponding basin at Schara Lake through the existing storm drainage system is a major contributing factor to rising groundwater in this area as stated in this plan. After three consecutive dry years with virtually no significant amounts of storm drain runoff the water level in the basin remains high. Runoff from the Frazier Creek Watershed, irrigation water, and possible seepage from the Friant Kern Canal are all contributing factors to the rising groundwater in this area. Furthermore, this plan states a direct relationship between storm water runoff collected at Schara Lake and the reduced capabilities of treating wastewater at the Strathmore Public Utility District (SPUD) Sewage Treatment Facility. The SPUD sewage treatment facility appears to be located within the historic flood path of Frazier Creek thus contributing to inadequacies regarding treatment capabilities. We do not feel stormwater runoff entering the Schara Lake basin is the cause of reduced treatment capacity at the SPUD facility as stated in this plan.

Memorandum
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June 29, 1989

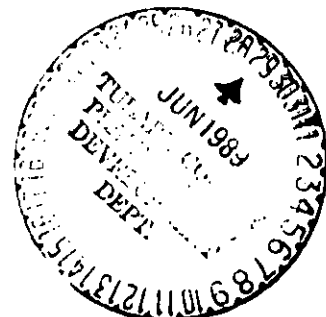
The potential for groundwater contamination exists at Schara Lake due to high groundwater and the potential for contaminated point discharge from the storm drainage system. Relocating the storm drainage discharge to a basin west of State Highway 65 should be an alternative study incorporated into this plan. Funding for all studies and investigations relative to groundwater issues and storm drainage improvements should be accomplished with alternative sources of funding independent of the Public Works Department budget.

The Friant Kern Canal represents an obstruction to the passage of stormwater flow from the east of Strathmore as stated in this Plan. In addition to this, a plugged drainage siphon located under the Canal and immediately south of Avenue 196 requires runoff to be pumped directly into the Canal. A water quality issue resulting from this situation may warrant future study and consideration as a redevelopment activity.

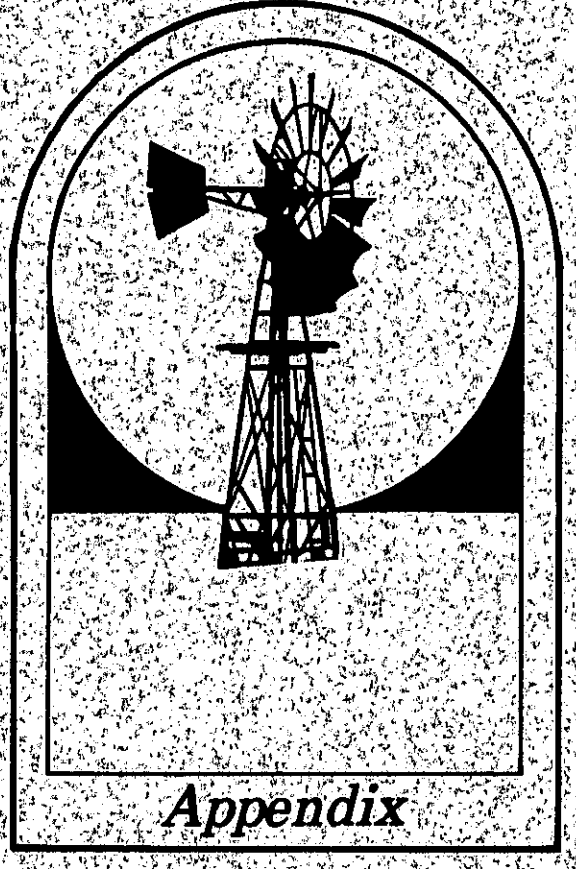
Future road construction in conjunction with new development and redevelopment in the community shall comply with County Improvement Standards. Funding for such improvements shall be independent from the Road Department budget.

Thank you for the opportunity to review and comment on the Draft Community Plan and EIR prepared for the Community of Strathmore. We look forward to working with you in addressing the issues relative to this community and upgrading the infrastructure facilities and road system within Strathmore.

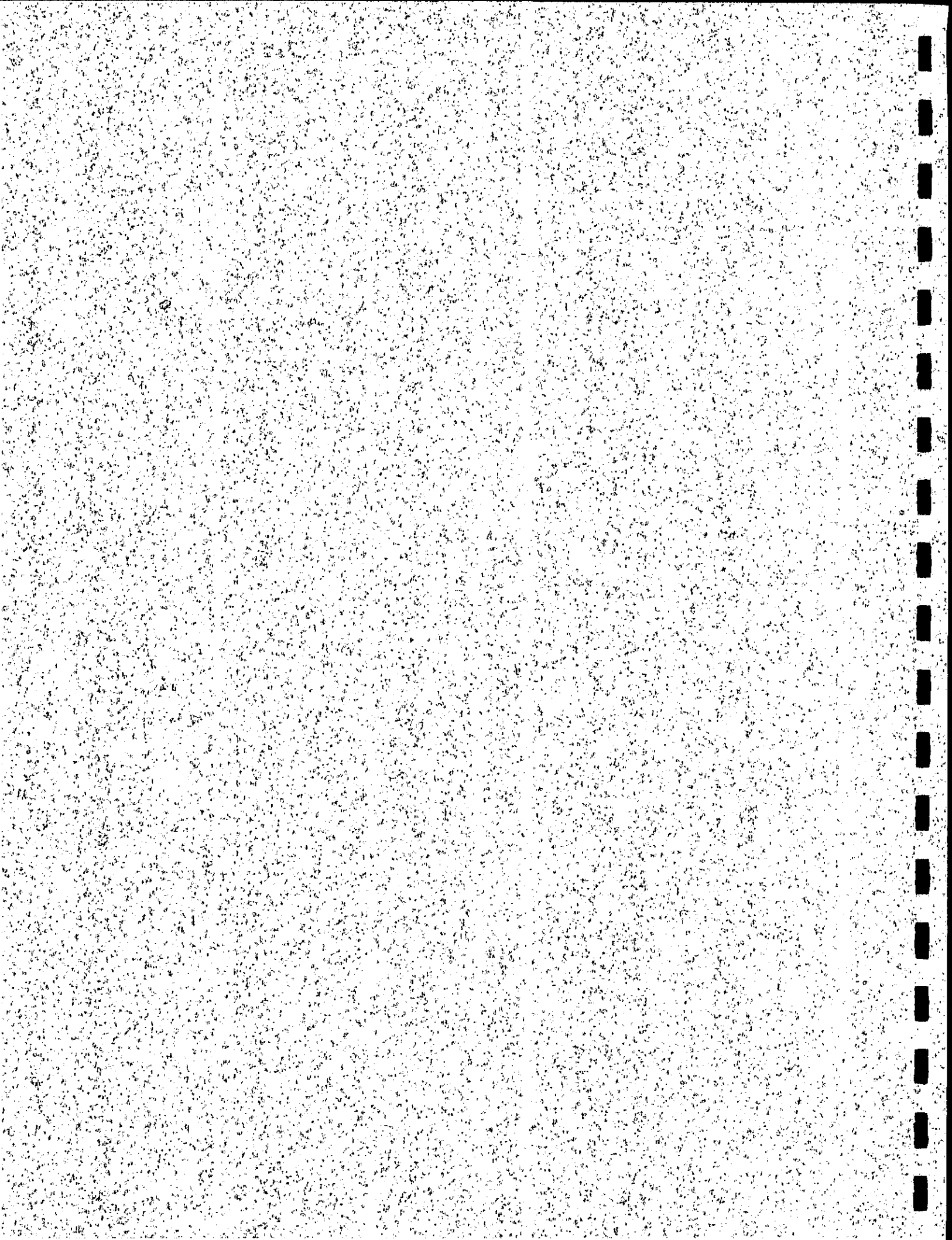
MW:mm







Appendix



CALIFORNIA
STATE CENSUS DATA CENTER

STRATHMORE (CDP)

THE DATA PRESENTED IN THE FOLLOWING REPORTS WERE COLLECTED DURING THE APRIL 1, 1980 DECENNIAL CENSUS. THE SUMMARY REPORT PROVIDES AN OVERVIEW OF THE AREA FOLLOWED BY THE DETAIL REPORT WHICH PROVIDES ALL OF THE DATA INCLUDED IN SUMMARY TAPE FILE ONE (STF 1). STF 1 IS A SUMMARY OF THE RESPONSES TO QUESTIONS ASKED OF ALL PERSONS.

STATE CENSUS DATA CENTER
 1980 CENSUS SUMMARY REPORT (FILE1)
 CENSUS DESIGNATED PLACE (CDP) 0
 CDP NAME : STRATHMORE (CDP)

POPULATION	1955	HOUSEHOLD COMPOSITION	120	18.3%
URBAN	.0%	ONE PERSON	420	65.2%
RURAL	100.0%	TWO + PERSONS:	19	2.9%
		MARRIED COUPLE	75	11.4%
		MALE, NO WIFE	14	2.1%
		FEMALE, NO HUSBAND		
		NONFAMILY		

SEX	988	50.1%
MALE	975	49.9%
FEMALE		
MEAN HOUSEHOLD SIZE	2.96	
TOTAL YEAR-ROUND HOUSING UNITS	725	
CONVENTIONAL HOUSING UNITS	633	87.3%
MOBILE HOMES	92	12.7%

AGE	148	7.6%
0-4	491	25.1%
5-17	1037	53.0%
18-64	279	14.3%
65+		

MEDIAN AGE	28.6
MALE	31.8
FEMALE	30.2
TOTAL	

MARITAL STATUS (POP 15+)	309	21.4%
NEVER MARRIED	901	62.5%
MARRIED (NOT SEP)	231	16.0%
OTHER		

RACE-ETHNICITY *	1374	70.3%
WHITE	4	.2%
BLACK	58	3.0%
ASIAN *	506	25.9%
SPANISH	13	.7%
OTHER		

CONDOMINIUMS	451	68.0%
TOTAL	205	31.3%
OWNED		.0%
RENTED		.0%
VACANT		.0%
GROUP QUARTERS POPULATION	15	100.0%
INMATE		
OTHER		
OVER-CROWDED HOUSING UNITS (1.01+ PERS PER ROOM)	71	
MEDIAN HOUSING UNIT VALUE	34900	
MEDIAN CONTRACT RENT	147	

* A CENSUS DESIGNATED PLACE (CDP) IS A DENSELY POPULATED UNINCORPORATED AREA.

* PERSONS OF SPANISH ORIGIN ARE DEDUCTED FROM EACH RACE CATEGORY AND SHOWN SEPARATELY AS "SPANISH". FOR A COMPLETE DISTRIBUTION OF PERSONS BY RACE REGARDLESS OF ORIGIN AND A DISTRIBUTION BY RACE OF PERSONS OF SPANISH ORIGIN, SEE DETAIL REPORT.

POPULATION

	1955		MEDIAN AGE	SPANISH ORIGIN
	MALE	FEMALE		
TOTAL	989	975	28.6	1449
INSIDE URBANIZED AREAS			31.8	479
RURAL			30.2	2
	TOTAL			
UNDER 1 YEAR	15	15		1436
1 AND 2 YEARS	31	28		5
3 AND 4 YEARS	31	28		25
5 YEARS	17	17		
6 YEARS	21	22		
7 TO 9 YEARS	57	58		4
10 TO 13 YEARS	71	62		2
14 YEARS	22	19		3
15 YEARS	22	22		3
16 YEARS	28	16		4
17 YEARS	28	17		23
18 YEARS	21	16		3
19 YEARS	20	20		
20 YEARS	17	13		
21 YEARS	16	10		447
22 TO 24 YEARS	37	37		
25 TO 29 YEARS	61	65		
30 TO 34 YEARS	62	61		
35 TO 44 YEARS	91	111		
45 TO 54 YEARS	90	112		
55 TO 59 YEARS	42	40		
60 AND 61 YEARS	15	16		
62 TO 64 YEARS	29	35		
65 TO 74 YEARS	96	92		
75 TO 84 YEARS	41	39		
85 YEARS AND OVER	7	4		

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INSIDE URBANIZED AREAS			31.8	479
RURAL			30.2	2
	TOTAL			
WHITE	15	15		1436
BLACK	31	28		5
AMERICAN INDIAN	31	28		25
ESKIMO	17	17		
ALEUT	21	22		
JAPANESE	57	58		4
CHINESE	71	62		2
FILIPINO	22	19		3
KOREAN	22	22		3
ASIAN INDIAN	28	16		4
VIETNAMESE	28	17		23
HAWAIIAN	21	16		3
GUAMANIAN	20	20		
SANDAN	17	13		
OTHER	16	10		447

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VIETNAMESE	28	17		23
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SANDAN	17	13		
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--- POPULATION ---

HOUSEHOLD TYPE AND RELATIONSHIP

PERSONS 65 & OVER

HOUSEHOLDER OR SPOUSE	6	FAMILY HOUSEHOLD	117
IN MARRIED-COUPLE FAMILY	481	HOUSEHOLDER	522
IN OTHER FAMILY	98	SPOUSE	428
OTHER RELATIVE	30	OTHER RELATIVE	795
NONRELATIVE	22	NONRELATIVE	37
INMATE OF INSTITUTION	2	MALE HOUSEHOLDER	54
OTHER GROUP QUARTERS		FEMALE HOUSEHOLDER	80
		NONRELATIVE	24
		GROUP QUARTERS	
		INMATE OF INSTITUTION	15
		OTHER	3

TOTAL FAMILIES 522
TOTAL HOUSEHOLDS 656

--- HOUSEHOLDS ---

RELATED CHILDREN UNDER 5 YEARS 145
RELATED CHILDREN 5 TO 17 YEARS 444

HOUSEHOLDS WITH PERSONS UNDER 18

1 PERSON:	45	MARRIED-COUPLE FAMILY	228
MALE	75	OTHER FAMILY:	
FEMALE		MALE HOUSEHOLDER	11
2+ PERSONS:	428	FEMALE HOUSEHOLDER	54
MARRIED-COUPLE FAMILY		NONFAMILY	4
OTHER FAMILY:			
MALE HOUSEHOLDER	19		
FEMALE HOUSEHOLDER	75		
NON FAMILY:	9		
MALE HOUSEHOLDER	5		
FEMALE HOUSEHOLDER			

HOUSEHOLDS WITH PERSONS UNDER 18

1 PERSON: 45
MALE 75
FEMALE
2+ PERSONS: 428
MARRIED-COUPLE FAMILY
OTHER FAMILY:
MALE HOUSEHOLDER 19
FEMALE HOUSEHOLDER 75
NON FAMILY: 9
MALE HOUSEHOLDER 5
FEMALE HOUSEHOLDER

HOUSEHOLDS WITH NON RELATIVES 32

HOUSEHOLD TYPE	W/PERSONS 60+	W/PERSONS 65+	AGE OF HOUSEHOLDER	TOTAL	RENTER
1 PERSON	81	69	HOUSEHOLDER UNDER 65 YEARS	17	2
2+ PERSONS:	172	134	HOUSEHOLDER 65 YEARS AND OVER	100	36
FAMILY					
NONFAMILY	2	2			

RACE OF HOUSEHOLDER

WHITE	526	143	TOTAL	126	61
BLACK	1		WHITE	16	4
AMERICAN INDIAN, ESKIMO, AND ALEUT	8	2	BLACK		
ASIAN AND PACIFIC ISLANDER	9	1	TOTAL		
OTHER	112		RENTERS		

--- HOUSING UNITS ---

YEAR-ROUND HOUSING UNITS

TOTAL 725
 OCCUPIED 656
 VACANT 69

OCCUPIED HOUSING UNITS

TOTAL 656
 RENTER OCCUPIED 285

FOR SALE ONLY 11
 FOR RENT 39
 HELD FOR OCCASIONAL USE 2
 OTHER VACANT 17

YEAR-ROUND HOUSING UNITS

1 ROOM 18
 2 ROOMS 51
 3 ROOMS 98
 4 ROOMS 192
 5 ROOMS 286
 6 OR MORE ROOMS 168

CONDOMINIUM TENURE & VACANCY

TOTAL
 RENTER OCCUPIED
 VACANT FOR SALE ONLY
 OTHER VACANT

MEAN PERSONS PER UNIT MEAN PERSONS PER UNIT MEDIAN ROOMS

2.47 2.96 4.6

AGGREGATE ROOMS BY TENURE & VACANCY PERSONS IN OCCUPIED UNITS

TOTAL 3305 TOTAL 1940
 RENTER OCCUPIED 796 RENTER OCCUPIED 606

VACANT FOR SALE ONLY 53
 VACANT FOR RENT 120
 OTHER VACANT 72

PERSONS IN UNIT PERSONS PER ROOM TOTAL BENTERS

1 PERSON	120	44	1.00 OR LESS	585	178
2 PERSONS	214	50	1.01 - 1.50	47	20
3 PERSONS	116	46	1.51 OR MORE	24	15
4 PERSONS	98	32			
5 PERSONS	52	14			
6 OR MORE PERSONS	56	19			

TENURE AND OCCUPANCY STATUS BY PLUMBING FACILITIES PERSONS IN UNITS W/1.01+ PERSONS PER ROOM

TOTAL 711 TOTAL 648 COMPLETE PLUMBING FOR EXCLUSIVE USE 489
 LACKING COMPLETE PLUMBING FOR EXCLUSIVE 14 LACKING COMPLETE PLUMBING FOR EXCLUSIVE 4

UNITS W/1.01+ PERSONS PER ROOM AND LACKING PLUMBING FACILITIES PERSONS IN UNITS W/1.01+ PERSONS PER ROOM

TOTAL 1 TOTAL 413
 RENTER OCCUPIED 1 RENTER OCCUPIED 186

---PERSONS IN UNITS LACKING COMPLETE PLUMBING FACILITIES 17

--- HOUSING UNITS ---

MEDIAN HOUSING UNIT VALUE
MEDIAN RENT

34900
147

CONTRACT RENT

LESS THAN 050 4
050 TO 099 20
0100 TO 0119 20
0120 TO 0139 36
0140 TO 0149 17
0150 TO 0159 25
0160 TO 0169 10
0170 TO 0199 10
0200 TO 0249 22
0250 TO 0299 12
0300 TO 0399 1
0400 TO 0499
0500 OR MORE 13
NO CASH RENT

HOUSING UNIT VALUE

18
7
19
34
40
53
52
54
52
5
2
1

LESS THAN 010,000
010,000 TO 014,999
015,000 TO 019,999
020,000 TO 024,999
025,000 TO 029,999
030,000 TO 034,999
035,000 TO 039,999
040,000 TO 049,999
050,000 TO 079,999
080,000 TO 099,999
0100,000 TO 0149,000
0150,000 TO 0199,999
0200,000 OR MORE

AGGREGATE VALUE UNITS
NON-CONDOMINIUM UNITS
CONDOMINIUM UNITS

OCCUPANCY STATUS UNITS
NON-CONDO UNITS

AGGREGATE VALUE UNITS
CONDOMINIUM UNITS

AGGREGATE RENT

RENTER OCCUPIED 0
VACANT FOR RENT

AGGREGATE RENT

OCCUPANCY STATUS UNITS

OWNER OCCUPIED
VACANT FOR SALE ONLY

20233
5515

105
39

339
7

50195
1410

0
0

BOARDED UP VACANT HOUSING UNITS

5

UNITS AT ADDRESS

1
2 TO 9
10 OR MORE
MOBILE HOME OR TRAILER

513
90
20
92

VACANT FOR RENT UNITS VACANT 2+ MONTHS

32

VACANT FOR SALE UNITS VACANT 6+ MONTHS

7

PERSONS SUBSTITUTED

2

HOUSING UNITS SUBSTITUTED

2

POPULATION ALLOCATIONS

179

HOUSING UNIT ALLOCATIONS

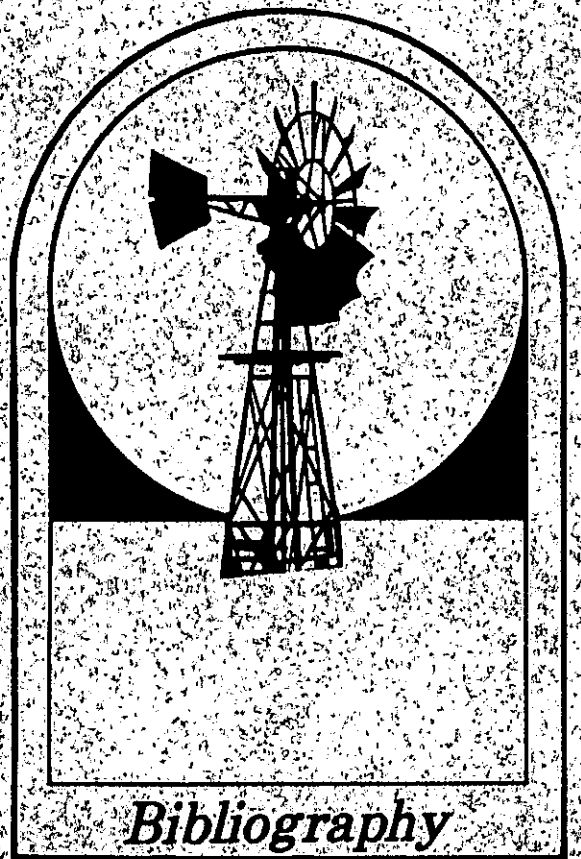
116

PERSONS WITH ONE OR MORE ITEMS ALLOCATED
RELATIONSHIP ALLOCATED
SEX ALLOCATED
AGE ALLOCATED
RACE ALLOCATED
ORIGIN ALLOCATED
MARITAL STATUS ALLOCATED FOR PERSONS

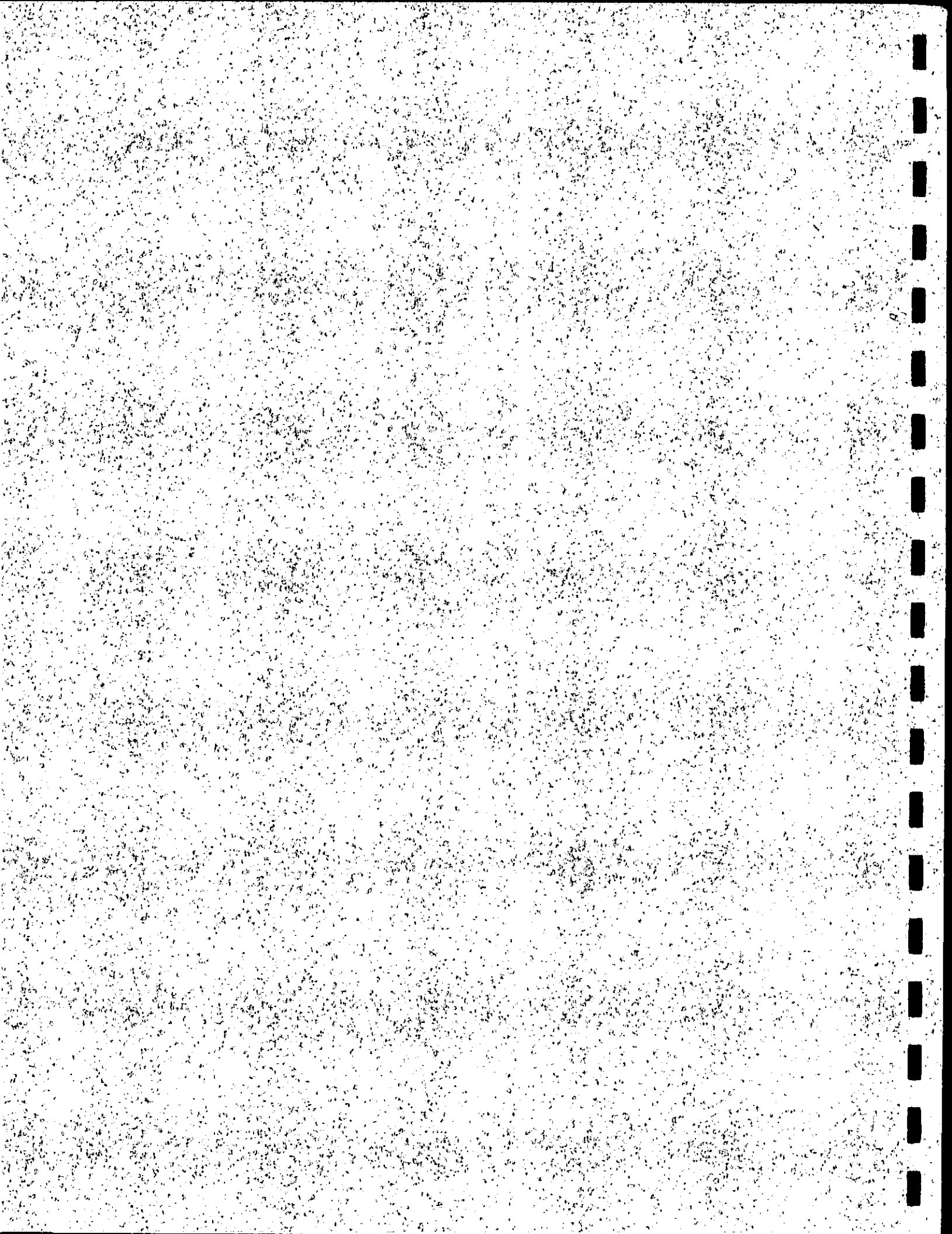
22
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YEAR-ROUND HOUSING UNITS WITH ONE OR
VACANCY STATUS ALLOCATED
DURATION OF VACANCY ALLOCATED
UNITS AT ADDRESS ALLOCATED
ROOMS ALLOCATED
PLUMBING FACILITIES ALLOCATED
TENURE ALLOCATED
VALUE ALLOCATED
CONTRACT RENT ALLOCATED

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