

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
IVANHOE COMMUNITY PLAN 2019 UPDATE**

NOTICE IS HEREBY GIVEN that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for the Ivanhoe Community Plan 2019 Update project. The MND has been approved for public review by the Tulare County Environmental Assessment Officer. Copies are available for review and comment at the Resource Management Agency, Permit Center, 5961 South Mooney Blvd, Visalia, California 93277-9394. Comments and recommendations on the adequacy of the environmental document may be filed at the aforementioned address during the public review period established for the project.

1. **PROJECT:** Ivanhoe Community Plan Update (GPA 17-006, PZC 18-006, PZC18-007, PZC 18-008)
2. **APPLICANT/AGENT:** County of Tulare Resource Management Agency
3. **LOCATION:** The Project site is located approximately ten (10) miles northeast of Visalia. The community is generally bound by Avenue 320 in the south, Avenue 336 in the north, Road 152 in the west, and Road 164 in the east; and encompasses approximately two (2) square miles of land. Ivanhoe is located within Sections 1, 2, 11 & 12, Township 18 South, Range 25 East MDB&M; and can be found within the Ivanhoe and Exeter Quads, United States Geological Survey 7.5 minute topographic quadrangle. The coordinates of Ivanhoe are Latitude 36° 26' 16" N and Longitude 119° 23' 9" W.
4. **PROJECT DESCRIPTION:** The objective of the Ivanhoe Community Plan 2019 Update is to develop a community plan which can accurately reflect the needs and priorities of the unincorporated community of Ivanhoe. The Land Use and Circulation portions of this Plan provide the mechanism to minimize or avoid the potential adverse impacts of urban growth. The development of an orderly, harmonious land use pattern and appropriate implementation measures are designed to reduce potential conflict between neighboring uses across Tulare County's 2030 planning horizon, consistent with the Tulare County 2030 General Plan Update. The Plan is needed to increase the availability of infrastructure funding, such as drinking water system improvements (wells, water distribution piping, storage tanks, etc.), wastewater system improvements (such as treatment, piping, lift stations, etc.), and public works/safety improvements (such as curbs, gutters, sidewalks, etc.), and to stimulate economic development within the community.
5. **ENVIRONMENTAL DOCUMENT:** The MND can be viewed at the Resource Management Agency office located at the address above; at the Ivanhoe Branch Library located at 15964 Heather Ave., Ivanhoe, CA 93235; the Visalia (Main Branch) Library located at 200 W. Oak Ave., Visalia, CA 93291; or on the County web site at:
<https://tularecounty.ca.gov/rma/index.cfm/planning-building/community-plans/draft-community-plans/ivanhoe-community-plan-2019-update/>
6. **REVIEW PERIOD:** Friday, May 17, 2019 – Monday, June 17, 2019, at 5:00 p.m.

7. **CONTACT FOR MORE INFORMATION:** Hector Guerra, Chief Environmental Planner, (559) 624-7121 or HGuerra@co.tulare.ca.us (para Español llame Jose Saenz (559) 624-7102).

The MND has a review period of **30 days**, starting on Friday, **May 17, 2019**, and ending Monday, **June 17, 2019**, which has been approved by the State of California, Office of Planning and Research. Any written comments on the MND should be sent to the Tulare County Resource Management Agency at the address noted above, to the attention of: Hector Guerra, Chief Environmental Planner.

After the close of the public comment review period on the MND established by this notice, this matter will be set for public hearing before the Tulare County Planning Commission. Notice of the date, time and place for such public hearing will be published and/or mailed as provided by law.

Please take notice that - pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law - if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the Tulare County Resource Management Agency within the review period, or to the Planning Commission during the public hearing.

REED SCHENKE, P.E., ENVIRONMENTAL ASSESSMENT OFFICER