Tulare County General Plan Update

2030 Update















Tulare County

General Plan

Part I - Goals and Polices Report

Part II – Area Plans

Part III - Community, Hamlet, County Adopted City General, Valley Sub-Area, Corridor Sub-Area, Foothill Sub-Area, and Mountain Sub-Area Plans

**separate documents

**not a part of this update

August 2012

Please see the next page.

Tulare County

Revised Draft
General Plan 2030 Update

Value Statements	
	▪ **The beauty of the County and the health and safety of its residents will be protected and enhanced.**
	▪ **The County will create and facilitate opportunities to improve the lives of all County residents.**
	▪ **The County will protect its agricultural economy while diversifying employment opportunities.**
	▪ **Every community will have the opportunity to prosper from economic growth.**
	▪ **Growth will pay its own way providing sustainable, high quality infrastructure and services.**

Tulare County
Resource Management Agency
5961 South Mooney Boulevard
Visalia, California 93277
(559)624-7000

August 2012

Please see the next page.

Tulare County General Plan 2030 Update

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Tulare County General Plan

Part I

Goals & Policies Report

August 2012



1. Introduction

1.1 General Plans in California

State law requires each City and County to prepare and adopt a comprehensive and long-range General Plan for its future physical development (Government Code § 65300). A General Plan must address seven mandatory topics (referred to as "elements"): land use, circulation, housing, open-space, conservation, safety, and noise, to the extent that the topics exist in the planning area (Government Code §§ 65301(c), 65302). Cities and Counties in the San Joaquin Valley must also address air quality matters as specified by Government Code § 65302.1. Cities and Counties may also voluntarily include other "optional" elements or address other topics of local interest as they choose (Government Code § 65303). State law establishes that each element is of equal importance and that the elements must be consistent with one another (Government Code § 65300.5).

Together, the policies set out in the seven mandated elements of a General Plan and, in the San Joaquin Valley, the policies under the topic of air quality form a comprehensive set of planning policies as follows:

- The **Circulation Element** identifies the general location and extent of existing and proposed transportation facilities and utilities;
- The **Conservation Element** addresses the conservation, development, and use of natural resources;
- The **Housing Element** is a comprehensive assessment of current and future housing needs for all segments of the County's population, as well as a program for meeting those needs;
- The **Land Use Element** designates the general distribution and intensity of land uses within the unincorporated areas of the County;
- The **Noise Element** identifies major noise sources and contains policies intended to protect the public from exposure to excessive noise levels;
- The **Open-Space Element** describes measures for the preservation of open space for the protection of natural resources, the managed production of resources, and for recreation and public health and safety; and
- The **Safety Element** establishes policies to protect the public from risks associated with natural and human-made hazards such as seismic hazards, geologic hazards, flooding, wildfire hazards, and air pollution.
- In the San Joaquin Valley, under the topic of air quality, a General Plan must include data and analysis, goals, policies and objectives, and feasible implementation strategies to improve air quality.
- Tulare County has also included goals, policies, objectives, and feasible implementation strategies to address greenhouse gas emissions and climate change impacts.

A comprehensive General Plan provides a jurisdiction (a City or County) with a consistent framework for land use decision-making. The General Plan has been called the "constitution" for land use development to emphasize its importance to land use decisions. A General Plan is called upon to address a range of diverse, sometimes divergent, public interests. A County utilizes broad discretion to weigh and balance competing interests in formulating general-plan policies. The General Plan and its policies, maps, and diagrams form the basis for the County's zoning, subdivision, and public works actions. Under California law, no specific plan, zoning, subdivision map, or public works project may be approved unless the County finds that it is consistent with the adopted General Plan as per Government Code §§ 65359, 65401, 65454, 65860, and 66473.5.

A City or County may adopt a General Plan in any format deemed appropriate or convenient by the Legislative Body that best fits its unique circumstances. Furthermore, the General Plan may be adopted for all or part of the territory of the County, and may be adopted as a single document or as a group of documents relating to subjects or geographic segments of the planning area (Government Code § 65301). In doing so, the jurisdiction must ensure that the General Plan and its component parts comprise an integrated, internally consistent, and compatible statement of development policies (Government Code §65300.5).

1.2 Tulare County General Plan: The Structure

Historic General Plan Overview

Historically, the Tulare County General Plan has been structured in an informal, three tier system:

In undertaking the General Plan 2030 Update (GPU) and preparing the Recirculated Draft Environmental Impact Report (RDEIR), the County of Tulare is not writing on a "blank slate". The GPU amends the existing County General Plan by modernizing, updating, and adding to existing General Plan policies that have been developed over time since the first County general plan was adopted in 1964.

The first tier consisted of the seven mandatory elements of a General Plan and several optional or voluntary elements, including the Urban Boundaries Element, the Animal Confinement Facilities Plan (ACFP)-Phase I, and others. The policies in these elements applied countywide.

The second tier consisted of two adopted area plans: the Rural Valley Lands Plan and the Foothill Growth Management Plan. These plans covered two major geographical areas within the unincorporated area in the County and established policies applicable in these particular areas.

The third tier consisted of community plans**,** several sub-area plans, and a number of County Adopted City General Plans (land use plans adopted by the County for areas just beyond the boundaries of incorporated cities). These plans were designed to add and tailor policies applicable within certain defined boundaries.

On April of 2011 the Board of Supervisors approved the transfer of site plan review committee responsibilities to the Planning Commission as a part of the Resource Management Agency Streamlining program.

General Plan 2030 Update Overview

Tulare County General Plan 2030 Update is the product of an update process that, in 2010, added a variety of important new goals and policies to existing components of the County's General Plan. In

addition, some obsolete policies of the General Plan were deleted by this update process. In many cases, those obsolete policies were replaced by new provisions. Further, a Work Plan, consisting of implementation measures, was developed.

The historic three tier structure remains, formalized as three "Parts":

Part I, called the "Goals and Policies Report," includes fourteen elements that apply countywide. Those adopted in 2010 as new or revised elements join three existing elements, the Housing Element (adopted in 2003), Flood Control Master Plan (1972) and the Animal Confinement Facilities Plan (ACFP)-Phase I (adopted in 2000). The Housing Element, the Flood Control Master Plan, and Animal Confinement Facilities Plan (ACFP)-Phase I, were not revised or readopted as part of the Update but are included in Part I.

The Goals and Policies Report is organized into four components and includes:

Component A. General Plan Framework:

- Planning Framework Element

Component B. Prosperity:

- Agriculture Element
- Land Use Element
- Economic Development Element
- Housing Element (adopted 2012)

Component C. Environment:

- Scenic Landscapes Element
- Environmental Resource Management Element
- Air Quality Element
- Health and Safety Element
- Water Resources Element
- Animal Confinement Facilities Plan (ACPF)-Phase I (adopted 2000)

Component D. Infrastructure:

- Transportation and Circulation Element
- Public Facilities and Services Element
- The Flood Control Master Plan (adopted 1972)

The structure and organization of the Goals and Policies Report is described in greater detail later in this Introduction under "Goals and Policies Report Framework."

Part II includes three "Area Plans," one for each of the three major geographic areas of the County. They are:

- Rural Valley Lands Plan
- Foothill Growth Management Plan
- Mountain Framework Plan

Part II also includes a new Corridor Framework Plan (adopted 2010), which establishes policies that will guide the potential adoption of Corridor Plans within the County. Any such adopted Corridor Plan will be included in Part III.

Part III of the General Plan 2030 Update consists of a number of existing planning documents: Sub-Area Plans, County Adopted City General Plans, and Community Plans. Each of these plans, described in the following pages, applies tailored policies to specified portions of the County. These existing plans were not revised or readopted in 2010 as part of the General Plan Update with two exceptions: the Urban Development Boundary for the Pixley Community Plan Planning Framework Element Chapter (Figure 2.2-11) was modified to include the Harmon Field Airport and the County Adopted City General Plan for Dinuba Planning Framework Element Chapter (Figure 2.4-2) was modified to reflect the recently annexed Dinuba Golf Course, residential and wastewater treatment area.

Furthermore, the General Plan 2030 Update anticipates adopting additional Sub-Area Plans, County Adopted City General Plans, and Community Plans, as well as Mountain Service Center Plans, Hamlet Plans, and Corridor Plans. These anticipated plans are discussed below. Each will become components of Part III of the General Plan when adopted:

Thus, Part III includes:

- Five existing Sub-Area plans:
  - Great Western Divide North Half Plan (a Sub-Area plan located within the boundaries of the Mountain Framework Plan) (adopted 1990)
  - Kennedy Meadows Plan (a Sub-Area plan located within the boundaries of the Mountain Framework Plan) (adopted 1986)
  - Kings River Plan (a Sub-Area plan located within the boundaries of the Rural Valley Lands Plan) (adopted 1975)
  - Sequoia Field Land Use and Public Buildings Element (adopted 1981) amended to Juvenile Detention Facility-Sequoia Field Land Use and Public Buildings Elements (adopted 1995)

The Goals and Policies Report also identifies five additional Sub-Areas, all within the Mountain Framework Plan area, for which Sub-Area plans have not been adopted to date. These Sub-Areas will become components of Part III of the General Plan when adopted:

- Great Western Divide South Half Plan
- Posey Plan
- Redwood Mountain Plan
- South Sierra Plan

- Upper Balch Park Plan

- Eight existing County Adopted City General Plans, including two neighborhood plans, that cover the areas between the city limit lines of the eight incorporated cities in Tulare County and the County-adopted Urban Area Boundaries and Urban Development Boundaries for those cities (note that Tulare County does not have the authority to regulate land use within the city limits of those cities):

  - Dinuba (adopted 1964, revised 2010 by this update to include the Dinuba Golf Course)
  - Exeter (adopted 1976)
  - Farmersville (adopted 1976)
  - Lindsay (adopted 1981)
  - Porterville (adopted 1990)
    - East Porterville Neighborhood Plan (adopted 1990)
  - Tulare (adopted 1980)
  - Visalia (adopted 1992)
    - Patterson Tract Neighborhood Plan (adopted 1992)
  - Woodlake (adopted 1986)

- In addition, the Goals and Policies Report calls for adopting two additional County Adopted City General Plans. Both of these areas have established Urban Development Boundaries. These County Adopted City General Plans will become components of Part III of the General Plan when adopted:

  - Delano
  - Kingsburg

- Twelve Existing Community Plans:

  - Cutler/Orosi Community Plan (adopted 1988)
  - Earlimart Community Plan (adopted 1988)
  - Goshen Community Plan (adopted 1978)
  - Ivanhoe Community Plan (adopted 1990)
  - Pixley Community Plan (adopted 1997, revised 2010 by this update to include Harmon Field)
  - Poplar/Cotton Center Community Plan (adopted 1996)
  - Richgrove Community Plan (adopted 1987)
  - Springville Community Plan (adopted 1985)
  - Strathmore Community Plan (adopted 1989)
  - Terra Bella/Ducor Community Plan (adopted 2004)
  - Three Rivers Community Plan (adopted 1980)

- Traver Community Plan (adopted 1989)

- In addition, the Goals and Policies Report designates eight additional communities and calls for adopting a Community Plan for each. Each of these Communities has an existing Urban Development Boundary except Sultana. These Community Plans will become components of Part III of the General Plan when adopted:

  - Alpaugh
  - East Orosi
  - Lemon Cove
  - London
  - Plainview
  - Sultana
  - Tipton
  - Woodville

- Mountain Service Center Plans: The Goals and Policies Report designates certain existing developed areas within the boundaries of the Mountain Framework Plan as Mountain Service Centers and calls for adopting Mountain Service Center Plans (as a part of the Mountain Sub Area Plan) for these locations. These Mountain Service Center Plans will become components of Part III of the General Plan when adopted:

  - Balance Rock
  - Balch Park
  - Blue Ridge
  - California Hot Springs/Pine Flat
  - Fairview
  - Hartland
  - Johnsondale
  - McClenney Tract
  - Panorama Heights
  - Posey/Idlewild
  - Poso Park
  - Silver City
  - Sugarloaf Mountain Park
  - Sugarloaf Park
  - Sugarloaf Village
  - Wilsonia

- Hamlet Development Plans: The Goals and Policies Report also designates certain locations as Hamlets and calls for the adoption of a Hamlet Development Plan for each of these. These Hamlet Development Plans will become components of Part III of the General Plan when adopted:

  - Allensworth
  - Delft Colony
  - East Tulare Villa
  - Lindcove
  - Monson
  - Seville
  - Teviston
  - Tonyville
  - Waukena
  - West Goshen
  - Yettem

- Corridor Plans: The Corridor Framework Plan in Part II establishes policies that would guide the potential adoption of "Corridor Plans" within the County. When adopted the Corridor Plans will become part of Part III of the General Plan. This may include:

  - The Mooney Corridor Concepts Plan (suspended by Tulare County Board of Supervisors, General Plan Amendment 04-001 and Resolution No. 04-0651 pending adoption of the Corridor Framework Plan)
  - Additional Corridor Plans to be determined

Updated or Deleted Sections and Elements

The following provisions of the County's prior General Plan are deleted with the 2010 adoption of General Plan 2030 Update. State-mandated content formerly addressed in these elements is now covered in new provisions of the General Plan, as described in Table 1.1 (page 1-12):

- Civic Center Master Plan
- Environmental Resource Management Element (Open Space/Recreation/Conservation Element)
- Land Use Element
- Library Master Plan
- Noise Element
- Public Buildings Plan
- Safety Element
- Scenic Highways Element
- Seismic Safety Element

- Transportation/Circulation Element
- Urban Boundaries Element
- Water and Liquid Waste Management Element

General Plan Supporting Documents

The following documents were referenced and utilized in the preparation of the General Plan 2030 Update. Documents listed below are not adopted and are provided here for reference only.

- **Background Report**. This report provides a detailed description of the conditions that existed within the Planning Area during the development of the General Plan.
- **Environmental Impact Report (EIR)**. This report is comprised of:
  - **General Plan/EIR Executive Summary**. This document provides an overview of the General Plan and its component documents. It describes the planning area, summarizes the General Plan objectives, provides a brief overview of existing conditions, summarizes the issues raised during preparation of the General Plan, and summarizes the environmental impacts associated with the General Plan.
  - **The Revised Draft Environmental Impact Report (EIR)**. This report prepared for the General Plan is designed to meet the requirements of the California Environmental Quality Act (CEQA). The Planning Commission, Board of Supervisors, members of the public, and interested public agencies will use the EIR during review of the Draft General Plan in order to understand the potential environmental implications associated with implementation of the General Plan.
  - **The Final Environmental Impact Report**. This report will include the Executive Summary, the Draft Environmental Impact Report, and responses to comments received during the State CEQA public comment period on the Draft EIR.

1.3 Goals and Policies Report Framework (Part I of the General Plan)

Components, Elements, Topics, Goals, and Policies

The Goals and Policy Report (Part I of General Plan 2030 Update) sets out a hierarchy of goals, policies, and implementation measures designed to guide future development in the County. To provide an easy-to-use format, the Goals and Policies Report includes thirteen Elements (identified as "Chapters") grouped into four components based on the close relationship of those Elements. The four components are Component A (General Plan Framework), Component B (Prosperity), Component C (Environmental), and Component D (Infrastructure).

Each Component starts with an overview of the Elements contained in that Component and presents the concepts and guiding principles used in their preparation. These statements establish the intent of the General Plan 2030 Update, but are not enforceable policies within the meaning of California planning law.

The individual Elements build on these concepts and guiding principles, with each Element containing key terms, context information, and an Existing Conditions Overview, as well as a set of Goals and Policies. These Goals and Policies are organized under topics and will be used to guide future land use, development, and environmental protection decisions. Each Goal is a statement that describes in general terms a desired future condition or "end" state or result. A Goal provides general direction.

Each Goal has one or more Policies. A Policy is a statement that guides a specific course of action for decision-makers to achieve a desired Goal. The County has strived to develop clear Policies. Consistency determinations are not made based upon a specific Goal but are made based upon Policies set out under that Goal, as provided for in the California Planning and Zoning laws.

A one-, two-, or three-letter acronym is given to identify each Element. This acronym is used to identify the Goals and Policies in a given Element and is used to identify which Policy and Implementation Measures in the Work Plan go together. For example, Goals and Policies for the Land Use Element have the acronym "LU".

The relationship between Components and Elements is illustrated below:

PART I: GOALS AND POLICIES REPORT

Chapter 1 Introduction
The introduction covers General Plans in California, the design of the Tulare County General Plan, and organization of this Goals and Policies Report.

Component A General Plan Framework	
This component introduces the Goals and Policies Report, provides a profile of Tulare County, and establishes a Planning Framework Element for the County.	
PF Chapter 2	**Planning Framework** This element provides the framework for planning in the County, including a description of regional, community, and hamlet areas. This element describes the creation of community and hamlet growth boundaries, defines parameters for growth in unincorporated areas outside of these areas (including guidance on new towns), and describes the relationship between unincorporated areas and cities.

Component B Tulare County Prosperity	
This component includes the elements that shape the County's land use and economic futures.	
AG Chapter 3	**Agriculture** As a key component of the County's economy, this element provides a single location to draw together the range of policy tools needed to protect and enhance this segment of the County's future.
LU Chapter 4	**Land Use** This element establishes the policy direction that will be used to guide the development of residential, commercial, industrial, and other land uses in the County while seeking to protect agricultural lands, open space, the environment, and scenic landscapes.
ED Chapter 5	**Economic Development** This element establishes the goals, policies, and implementation measures to guide economic development within the County.
H	**Housing (existing element)** In compliance with the detailed requirements of State law, this element

Chapter 6	identifies housing needs and sets out policies and programs to meet those needs.

Component C Tulare County Environment	
This component covers topics related to natural and cultural resources and public health and safety.	
SL Chapter 7	**Scenic Landscapes** This element sets policies pertaining to organizing features, such as rural landscapes, scenic corridors, and urban forms that make Tulare County unique.
ERM Chapter 8	**Environmental Resources Management** This element identifies goals, policies, and implementation measures to ensure the appropriate use, enjoyment, and protection of natural and cultural resources in Tulare County.
AQ Chapter 9	**Air Quality** This element covers issues related to the protection and improvement of air quality and climate change in the County, including those specified by Government Code § 65302.1 and AB 32 specified by Health and Safety Code § 38501 et seq.
HS Chapter 10	**Health and Safety** This element establishes the goals, policies, and implementation measures as they apply to noise, geologic/seismic hazards, flood hazards, man-made hazards, and emergency operations plans.
WR Chapter 11	**Water Resources** This element addresses issues related to both water quality and water supply in the County.
ACFP Chapter 12	**Animal Confinement Facilities Plan (ACFP)-Phase I (existing element)** This voluntary element addresses issues particularly related to the development or expansion of bovine dairies and feedlots and will ultimately address other animal confinement facilities.

Component D Tulare County Infrastructure	
This component covers the infrastructure systems necessary to ensure adequate services and capacity to handle anticipated growth.	
TC Chapter 13	**Transportation and Circulation** This element identifies goals, policies, and implementation measures designed to ensure that transportation and circulation needs are met within the County.
PFS Chapter 14	**Public Facilities and Services** This element presents goals, policies, and implementation measures seeking to provide adequate public facilities and services as water, solid waste, wastewater, electricity and gas, fire protection, telecommunications, law enforcement, and schools.
FCMP Chapter 15	**Flood Control Master Plan (existing element)** This element addresses issues particularly related to flood control along natural watercourses in Tulare County.

The Components, Elements, Topics, Goals, and Policies of the Goals and Policies Report are formatted as set out in the following example:

C. Environment Component [Component]

Chapter 9. Air Quality [Element]

Examples

9.1 Regional Perspective [Topic]

AQ-1 To improve air quality through a regional approach and interagency cooperation. [Goal]

Example

AQ-1.1 Cooperation with Other Agencies [Policy]

Example

The County shall cooperate with other local, regional, Federal, and State agencies in developing and implementing air quality plans to achieve State and Federal Ambient Air Quality Standards. The County shall partner with the San Joaquin Valley Air Pollution Control District (SJVAPCD), Tulare County Association of Governments (TCAG), and the California Air Resources Board (CARB) to achieve better air quality conditions locally and regionally. [*ERME IV-C; Open Space for the Preservation of Air Quality; Recommendation 3*] [*ERME; Pg 135, Modified*]

Implementation Measures

The Implementation Measures set forth at the end of each Element constitute a preliminary, anticipated Work Plan to assist in carrying out the Goals and Policies. An Implementation Measure is a specific action, program, procedure, or technique. The Implementation Measures are provided to help ensure that appropriate actions are taken to implement the General Plan. The Implementation Measures state which policy(ies) the Implementation Measure supports, which County departments are responsible for seeing that this implementation is achieved, and provides an anticipated timeline for completion of the Implementation Measure. They are generally set out in the following format.

Example

	Implementation	Implements what Policy	Who is Responsible	2010-2015	2015-2020	2020-2030	On-Going
1.	The County shall work with TCAG to develop an enhanced public information program aimed at reducing trips and improving air quality awareness *[New Program] [RACM, Resolution 2004-0067;TU 17.2].*	AQ-1.1 AQ-4.5	RMA	■			

Implementation Measures describe actions that are measurable so their completion can be easily monitored in annual reports. The following principles guide action on these Implementation Measures:

- The timelines associated with the Implementation Measures are general guidelines for completion of the Work Plan and may be changed without an amendment to the General Plan. Because implementation will take time and will be costly, the County will need to prioritize Implementation Measures. It is contemplated that this ongoing process is part of the County's annual general policy-making function and budget cycle
- Completion of various tasks in the Work Plan are subject to available staff, financial resources, and other considerations.

- Implementation can take time, especially when needed resources are limited and required for more than one Implementation Measure.
- While the Plan policies identify specific programs, Implementation Measures may be adjusted over time, based on new information, changing circumstances, and evaluation of their effectiveness, so long as they remain consistent with the intent of the General Plan and adopted mitigation measures.

Relationship to State Mandated Elements and Topics

Table 1.1 illustrates how the elements of the Tulare County General Plan (left column) relate to the seven mandatory elements set out in State law (across the top of the table). A solid square (■) indicates that the issues identified in a State-mandated element are covered in the County element identified in the left column. For Tulare County elements with no square, this is an optional element. Some optional elements, however, have components that are part of the seven mandated elements and therefore have a solid square.

Table 1.1 Relationship between County's General Plan and the State Mandated Elements

Tulare County Elements & Plans	State-Mandated Elements or Topics							
	Land Use	Noise	Circulation	Housing	Open Space	Conservation	Safety	Air Quality
Part I								
Planning Framework	■							
Agriculture					■	■		
Land Use	■							■
Economic Development								
Housing				■				
Scenic Landscapes					■	■		
Environmental Resources Management					■	■		
Air Quality							■	■
Health & Safety		■					■	■
Water Resources						■	■	
Animal Confinement Facilities Plan (ACFP)-Phase I	■				■		■	■
Transportation & Circulation			■					■
Public Facilities & Services			■					
Flood Control Master Plan	■						■	
Part II								
Area & Corridor Framework Plans	■		■		■	■		
Part III								
Community, Hamlet, Sub-Area, & County Adopted City General Plans	■	■	■		■			

1.4 Environmental Analysis

As required by the California Environmental Quality Act (CEQA), Public Resources Code § 21000, et seq, the Planning Commission and Board of Supervisors considered the findings of an environmental impact report (EIR) prior to recommending/adopting the General Plan, respectively. The General Plan and related documents, taken together, meet the State CEQA requirements. As prepared, the EIR provides the environmental setting, the Goals and Policies Report and Area Plans embody the project description and environmental mitigation, and the EIR contains an executive summary of the EIR. The EIR document itself contains the analysis of significant effects and other remaining components required by CEQA.

Feasible mitigation measures recommended to reduce the potential environmental impacts of the General Plan will be incorporated as policies in the General Plan. Mitigation monitoring, as required under CEQA, will be done by implementation of the General Plan and through annual reports to the Planning Commission and Board of Supervisors on the status of General Plan implementation.

1.5 Interpreting the General Plan: Consistency Determinations

As previously described, Goals are not the measure or basis for consistency determinations with this General Plan. Goals serve as general direction-setters for the County. Each Goal is a statement that describes in general terms a desired future condition or "end" state or result.

Policies, however, set out the direction against which consistency findings will be made. General Plan 2030 Update policies fall into four categories depending on the purpose they serve and how they are implemented.

- **Framing Policies**. These are general policy statements that set out broad direction, much like a goal. These typically do not require a follow-up Implementation Measure.
- **Consistency Standard Policies**. These are policies that, taken together, establish a basis for consistency findings in individual project reviews. They set a standard for approval or denial of a project or provide the basis for imposing conditions on the project that would allow for the project's approval. These policies are "self implementing" in that they do not require a follow up Implementation Measure.
- **County Directory Policies**. These are policies that generally commit the County to undertaking a particular action. Typically, these require a specific Implementation Measure, which will be incorporated into the Work Plan.
- **Environmental Mitigation Policies**. These are policies that serve to minimize or eliminate potentially significant environmental impacts. Often these are identified through the environmental review process and cited specifically in environmental findings made under the California Environmental Quality Act in approving the General Plan and certifying the EIR.

In addition, the General Plan land use designations identified in Chapter 4, in some cases, set out policies and standards. Standards generally establish a level of quantity or quality that must be complied with or satisfied. For example, the land use designations in the Chapter 4 Land Use Element specify a maximum or range for dwelling units per gross acre and a maximum floor area ratio for non-residential uses.

All general plans, including this one, must address a range of diverse, sometimes divergent, public interests. They must do so within a consistent, well-integrated policy framework. A county utilizes broad discretion to weigh and balance competing interests in formulating general plan policies. In implementing those policies, it is the task of the Board of Supervisors, or its delegates, to make determinations in a manner that promotes the objectives and policies of all aspects of the General Plan, and does not obstruct their attainment. Policy implementation may require reasonable and thoughtful consideration of a number of General Plan policies. Such implementation decisions will be made on a case-by-case basis as the Board of Supervisors, Planning Commission, County staff, and others work to implement the entire General Plan. When implementing the General Plan or reviewing projects or approvals for consistency with the General Plan, the County will need to balance numerous planning, environmental and policy considerations.

Another overall principle to guide the reading and interpreting of the General Plan and its policies is that none of its provisions will be interpreted by the County in a manner that violates State or Federal law. For example, PFS-1.3:Impact Mitigation, requires new development to pay for its proportionate share of the costs of infrastructure required to serve the project. This policy will be implemented subject to applicable legal standards, including but not limited to the U.S. Constitution's "Takings" clause. In reading every provision of the General Plan, one should infer that it is limited by the principle: "to the extent legally permitted".

Policies throughout the General Plan use the terminology "shall" and "should." For the purposes of interpreting the policies in this General Plan, the term "shall" indicates a mandatory or required action or a duty to undertake an action unless the context indicates otherwise, in which case the term is synonymous with "should." The term "should" indicates a directive subject to discretion and requires at least review or consideration and, in that context, substantial compliance with the spirit or purpose of these General Plan policies. The term "may" indicates at the sole discretion of the County.

1.6 Cross Element or Chapter Considerations

The General Plan 2030 Update combines and reorganizes the County's historical Elements under modern concepts. However, it still segregates policies into specific subjects. It is generally recognized that certain land use planning concerns "cross" subject lines.

For example, two of the current "hot topic" concerns in 2010 that cross subject lines are the marshalling of resources in light of growing populations and reducing activities emitting greenhouse gases that may impact climate. Three factors are common to both of these concerns: resources, emissions, population growth. Resources are finite and therefore the use must be balanced. A population must be provided adequate services. As the population grows, more resources are required and used. Using certain resources results in greenhouse gas emissions. These emissions may impact the climate ultimately resulting in a difference in the availability resources to support or provide adequate services to the growing population.

In addition to crossing subject lines, the greenhouse gas emission concerns are regional and maybe even global in nature. To that end, the California Governor and State Legislature have charged the California Air Resources Board and the Office of Planning and Resources to develop regulations to assist in addressing these concerns. In addition, the San Joaquin Valley Air Pollution Control District is also establishing guidelines for addressing greenhouse gases and climate change for development projects, and regulations pertaining to site specific operations.

Under the California Land Use and Planning laws, the County is generally charged with adopting a General Plan to plan the location and regulate new development and land uses in the unincorporated

areas within its jurisdiction. In recognition of these concerns pertaining to greenhouse gas emissions and the need for sustainability of resources in face of growing populations and in recognition of the County's limited role through the General Plan process, the County has adopted policies to address these concerns in addition to and in conjunction with the other concerns particular to this County. There are policies spread throughout the General Plan 2030 Elements that address these concerns. Used together, these policies provide an overall approach to the concerns of sustainability and climate changes in addition to the traditional concerns addressed through the General Plan concept.

A Policy Glossary by Subject is appended to this document (as Appendix B). It illustrates how modern land use concerns cross subject or Element lines in the Tulare County General Plan 2030 and is organized alphabetically by concern. In reference to the example described above, please see the section on "Sustainability and Greenhouse Gas Emission". This Glossary will be used to assist the County in ensuring that these "cross over" concerns are fully addressed from various subject or Element perspectives.

1.7 In Summary

In summary, this introduction provides an explanation and guide for interpretation and understanding of the structure, format, and substance of this General Plan 2030 Update. As such, it should be used to help explain, interpret, and impose the policies, standards, and requirements set forth in this General Plan.

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A. General Plan Framework Component

The Tulare County General Plan Framework Component sets out the geographic policies that will shape the future of the communities, hamlets, and city Urban Area Boundaries and Urban Development Boundaries, development corridors, and unincorporated areas in the County (Chapter 2). In keeping with the Value Statements and Guiding Principles developed for the General Plan (see below), this component is designed to focus new growth into the County's Urban Development Boundaries, Hamlet Development Boundaries, Mountain Service Centers, and Corridors while encouraging economic development and protecting and facilitating the development of the County's extensive agricultural, scenic, cultural, historic, and natural resources.

Value Statements

To help guide the creation of this General Plan, the Board of Supervisors considered the input received from the community workshops, the Planning Commission, and the Technical Advisory Committee on the values that would guide the preparation of this General Plan. The Board of Supervisors refined this input into the following five value statements. These value statements reflect the County's vision for the future, and were used as the overarching direction during the development of the General Plan.

1. The beauty of the County and the health and safety of its residents will be protected and enhanced.

2. The County will create and facilitate opportunities to improve the lives of all County residents.

3. The County will protect its agricultural economy while diversifying employment opportunities.

4. Every community will have the opportunity to prosper from economic growth.

5. Growth will pay its own way providing sustainable, high quality infrastructure and services.

Framework Concepts

Concept 1: Agriculture
One of the most identified assets in Tulare County is the rich agricultural land on the valley floor and in the foothills. The General Plan identifies agriculture not only as an economic asset to the County but also as a cultural, scenic, and environmental element to be protected and to insure that the utilization of these resources may continue to economically succeed.

Concept 2: Land Use
Tulare County has a number of unincorporated communities that will grow and develop and natural resource lands (agriculture, mineral extraction, and open space) that will be preserved and permitted to expand. It is anticipated that much of the projected population growth will require a range of housing choices, neighborhood support services, and employment producing uses that are centrally located in cities and unincorporated communities. The County will also utilize its goals and policies to guide the conversion of agricultural and natural resource lands to urban uses.

Concept 3: Scenic Landscapes
The scenic landscapes in Tulare County will continue to be one of its most visible assets. The Tulare County General Plan emphasizes the enhancement and preservation of these resources as critical to the future of the County. The County will continue to assess the recreational, tourism, quality of life, and economic benefits that scenic landscapes provide and implement programs that preserve and use this resource to the fullest extent.

Concept 4: Natural and Cultural Resources
As Tulare County develops its unincorporated communities, the County will ensure that development occurs in a manner that limits impacts to natural and cultural resources through the implementation of its Goals and Policies and through proper site planning and design techniques.

Guiding Principles

Principle 1: Opportunities
Provide opportunities for small unincorporated communities to grow or improve quality of life and their economic viability.

Principle 2: Reinvestment
Promote reinvestment in existing unincorporated communities in a way that enhances the quality of life and their economic viability in these locations.

Principle 3: Protection of Resources
Protect the County's important agricultural resources and scenic natural lands from urban encroachment through the implementation of Goals and Policies of the General Plan.

Principle 4: Limit Rural Residential Development
Strictly limit rural residential development potential in important agricultural areas outside of unincorporated communities, hamlets, and city UABs, UDBs (i.e., avoid rural residential sprawl).

Principle 5: Agricultural Facilities
Allow existing and outdated agricultural facilities in rural areas to be retrofitted and used for new agricultural related businesses (including non-agricultural uses) if they provide employment.

Principle 6: Planning Coordination and Cooperation
Enhance planning coordination and cooperation with the agencies and organizations with land management responsibilities in and adjacent to Tulare County.



2. Planning Framework

The Planning Framework Element is divided into the following sections:

- General (Section 2.1)
- Communities (Section 2.2)
- Hamlets (Section 2.3)
- Cities (Section 2.4)
- New Towns (Section 2.5)
- Coordination and Cooperation (Section 2.6)
- General Plan Maintenance (Section 2.7)
- Work Plan/Implementation Measures (Section 2.8)

Key Terms

The following terms are used throughout this element to describe the planning framework for implementation of the Tulare County General Plan:

City. An incorporated urban area differentiated from a community or hamlet by legal status and typically by size, population density, and services provided. In California, a city is a legally incorporated entity with land use authority separate from the County in which it lies.

City Limits. The limits of the area occupied by an incorporated city.

Cluster Development. A development design technique that concentrates buildings in specific areas on a site or area to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features.

Corridor Area. Areas were commercial and industrial development may occur as part of an adopted Corridor Plan at sites located adjacent to transportation routes. The County may adopt corridor plans as: Urban Corridor Plans, located within urban boundaries such as Mooney Boulevard; Regional Growth Corridor Plans, located along major transportation routes outside urban boundaries; and Scenic Highway Corridor Plans, located along routes established or eligible as State Scenic Highways.

Community (Unincorporated Community). Relying on the definition of Census Designated Places (CDP) used in the 2000 US Census, a community is a closely settled, named, unincorporated place that generally contains a mixture of residential, commercial, and industrial areas similar to those found in incorporated places of similar sizes. A typical community contains an identifiable core encompassing the area that is associated strongly with the community and contains the majority of the community's population, housing, commercial structures, and economic activity. A community must comprise a reasonably compact and continuous land area internally accessible to all points by road. A community

encompasses the surrounding closely settled territory associated with the place name. There are generally no minimum or maximum population thresholds for recognition as a community.

County Adopted City (CAC) General Plan. A Plan that the County adopts to govern land use decisions of the County between the city limits, the UAB of the city, and unincorporated areas of the County.

Development Standards. Regulations including but not limited to setbacks, landscaping, screening, height, site coverage, signs, building layout, parking, site design, and related features of land use.

Foothill Region. The Foothill Region of Tulare County includes geographical areas generally above the 600-foot elevation line, and is bounded on the east by the federally-owned parks in the Sierra Nevada Mountains.

Hamlet. An unincorporated area that shares many of the characteristics of a community but on a smaller scale.

The following criteria are used to define an unincorporated area as a "hamlet" for purposes of the General Plan:

1. Generally located in the Valley region of the County but may be located in the Foothill region, and should be identified in the Foothill Growth Management Plan,
2. A population of over 100 persons,
3. The population resides in the area more than nine months out of the year, and
4. A definable core that contains at least three of the following features:
    a. Special district or town council,
    b. Grocery store or other commercial establishment,
    c. Wastewater system,
    d. Community water system,
    e. Public school,
    f. Post office, and
    g. Community center or other community gathering location (church, Veterans Memorial Hall, etc.)

No hamlets are identified in the Foothill region of the County during this General Plan Update.

Hamlet Development Boundary (HDB). This is an officially adopted and mapped County line around a hamlet that divides lands suitable for development from lands to be protected for agricultural, natural, or rural uses. Land inside a HDB is appropriate for development and is not subject to the criteria evaluation of development as established in the Rural Valley Lands Plan or Foothill Growth Management Plan *[RVLP Policy 1-1].*

Mountain Region. This geographical area included all lands located east of the Foothill Region which generally coincided with the western boundary of federal lands.

Neighborhoods. Existing urban type uses and subdivisions that currently exist within a County Adopted City Urban Development Boundary (CACUDB) and County Adopted City Urban Area Boundary (CACUAB). Many of these neighborhoods do not have formal plans but are planned for within the associated County Adopted City General Plan. Two of the largest Neighborhoods are

Patterson Tract and East Porterville, however, there are many smaller ones, including but not limited to, Rancho Sierra, Tooleville, Cameron Creek, and Oak Ranch.

New Town (Planned Community). A new, large, mixed use community in the unincorporated portion of the County containing housing, commercial, employment, and community support uses. Once a new town has completed its development in accordance with its approved entitlements and the area has become a "built-out" and established settled place that contains a mixture of residential, commercial, and industrial development, the area, will be designated as a Community as defined above.

Other Unincorporated. Unincorporated portions of the County that are not within the Urban Area Boundaries (UABs) associated with cities, the Urban Development Boundaries (UDBs) of communities, Hamlet Development Boundaries (HDBs) of hamlets, or Planned Community Areas (PCAs).

Rural (Non-Agricultural) Development. Development that is generally characterized by very low density residential development (1 to 5 acre parcels) that is not necessarily limited to agricultural or other resource uses.

Sphere of Influence (SOI). The Local Agency Formation Commission (LAFCo) in every County adopts a SOI for each city to represent "the probable physical boundaries and service area" of that city (Government Code §56076). LAFCo also adopts SOI for most special districts. In most instances, the Sphere of Influence (SOI) and the Urban Development Boundary (UDB) may be coterminous.

Urban Area Boundary (UAB). This is an officially adopted and mapped County line around incorporated cities. The hierarchy is as follows: incorporated city limits, Urban Development Boundary (may be coterminous with the Sphere of Influence adopted by LAFCo), and the Urban Area Boundary of an incorporated city. The UABs establish areas (the area between the UDB and UAB) around incorporated cities where the County and cities may coordinate plans and policies relating to street and highway construction, public utility systems, and future right of way preservation, affecting the orderly development of urban fringe areas.

Urban Development. Development generally characterized by low to high density residential development, commercial development, industrial development, and typically supported by public services such as central water and sewer systems.

Urban Development Boundary (UDB). For cities, the County Adopted City UDB is an officially adopted and mapped County line delineating the area expected for urban growth over a 20-year period. This line may be coterminous to the Local Agency Formation Commissions Sphere of Influence. Land within a County Adopted City UDB may be appropriate for development.

For unincorporated communities, the UDB is a County adopted line dividing land to be developed from land to be protected for agricultural, natural, open space, or rural uses. It serves as the official planning area for communities over a 20 year period. Land within an unincorporated UDB is assumed appropriate for development and is not subject to the Rural Valley Lands Plan or Foothill Growth Management Plan *[RVLP Policy 1-1].*

Valley Region. The Valley Region is the geographical area generally below the 600-foot elevation contour line.

Existing Conditions Overview

In the past, the County used three key planning tools to guide urban development in all unincorporated areas of the County. The first was the Urban Boundaries Element; the second are the Area Plans; the third are the General Plans for identified incorporated cities and Community Plans for unincorporated communities. For discussion of the Area Plans which include the Rural Valley Lands Plan, Corridors Framework Plan, Foothill Growth Management Plan, and Mountain Framework Plan, please see Part II.

The Urban Boundaries Element, first adopted in 1974, identified two types of boundaries: Urban Area Boundaries (UABs) and Urban Improvement Areas (UIAs). At the time of the Urban Boundaries Element adoption, the UIAs were defined as the twenty-year growth boundaries and the UABs were defined as the ultimate growth boundary for each city and community. In 1983, the Urban Boundaries Element was amended to replace the UIAs with UDBs, and to modify the UAB model to include a "comment" area around incorporated cities, keeping UABs as the next logical area for urban expansion. In addition, UABs were no longer established around unincorporated communities.

The UDB lines established a twenty-year growth boundary for unincorporated communities for which services will likely be extended to allow new urban growth. The County used population, existing County policies, and a development suitability analysis to determine the location and size of the community UDBs.

The Urban Boundaries Element directed that community plans be adopted for 22 unincorporated communities to guide future development within their community boundaries. Of the 22 communities identified by the element, 15 had adopted Community Plans by mid-2004. Three of the Community Plans contain plans for two communities. Community Plans supplement County-wide General Plan policies. These plans have their own Land Use Diagrams and circulation plans, and include land use designations and development standards to guide area growth. Communities with plans as of 2009 are as follows:

- Cutler-Orosi Community Plan (1988)
- Earlimart Community Plan (1988)
- Goshen Community Plan (1978)
- Ivanhoe Community Plan (1990)
- Pixley Community Plan (1997)
- Poplar-Cotton Center Community Plan (1996)
- Richgrove Community Plan (1986)
- Springville Community Plan (1985)
- Strathmore Community Plan (1989)
- Terra Bella-Ducor Community Plan (2004)
- Three Rivers Community Plan (1980)
- Traver Community Plan (1989)

In 2012, several communities did not have adopted community plans. Under the prior General Plan, UDBs were established during the General Plan Amendment process. These communities had a UAB or UIA until such time that the UDB was established. Under this General Plan update, the UDB for each community is established under Policy PF-2.1: Urban Development Boundaries-Communities. Older UAB or UIA lines for the communities are converted to UDBs. These communities typically have urban uses, urban zoning, and urban infrastructure as intended by the 1974 Urban Boundaries Element. Until such time as a Community Plan is adopted, the land use designation shall be Mixed Use as per policy PF 2.6: Land Use Consistency. These communities are as follows:

- Alpaugh
- East Orosi
- Lemon Cove
- London

- Plainview
- Tipton
- Woodville

The County has adopted County Adopted City General Plans for all eight incorporated cities to guide County land use decisions outside the city limits within the County UDB and UAB. The eight incorporated cities are:

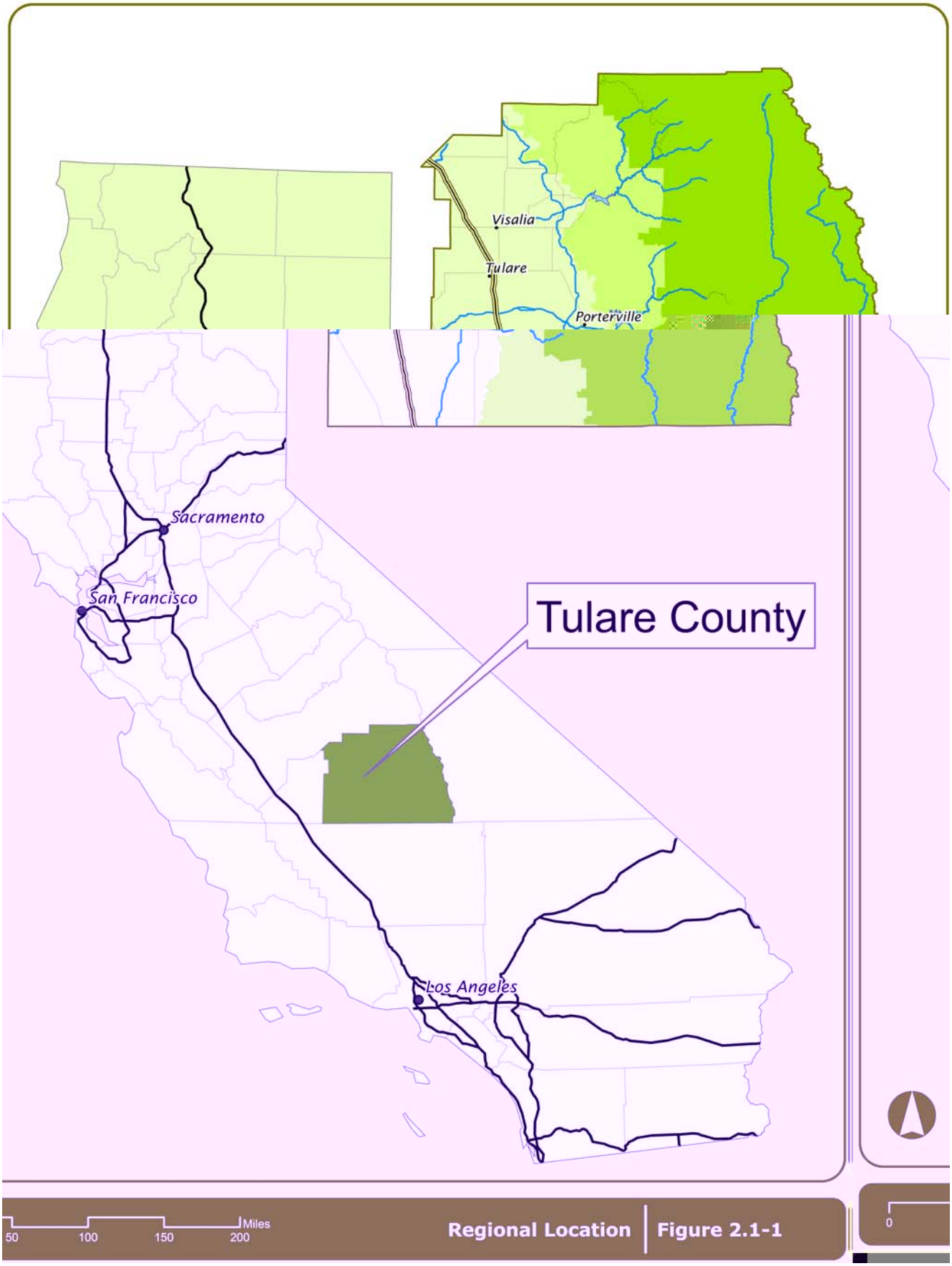
- Dinuba
- Exeter
- Farmersville
- Lindsay
- Porterville
- Tulare
- Visalia
- Woodlake

Two areas adjacent to cities located outside of the County currently have UDBs but no adopted plans at this time. Until such time as a plan is adopted the land use designation shall be mixed use. These areas are adjacent to the following cities located outside of the County:

- Delano
- Kingsburg

The County has recognized certain existing neighborhoods within the Urban Area Boundaries of certain cities. It is anticipated that these neighborhoods will be annexed or that municipal services will be provided to these areas at an appropriate time in the future. Two of these neighborhoods have their own UDBs and are currently able to develop to urban uses with urban standards. These neighborhoods include:

- East Porterville
- Patterson Tract


Visalia
Tulare
Porterville
Sacramento
San Francisco
Tulare County
Los Angeles
50
100
150
200
Miles
0
Regional Location
Figure 2.1-1

2.1 General

PF-1 To provide a planning framework that promotes the viability of communities, hamlets, and cities while protecting the agricultural, open space, scenic, cultural, historic, and natural resource heritage of the County.

PF-1.1 Maintain Urban Edges
The County shall strive to maintain distinct urban edges for all unincorporated communities within the valley region or foothill region, while creating a transition between urban uses and agriculture and open space.

PF-1.2 Location of Urban Development
The County shall ensure that urban development only takes place in the following areas:

1. Within incorporated cities and CACUDBs;
2. Within the UDBs of adjacent cities in other counties, unincorporated communities, planned community areas, and HDBs of hamlets;
3. Within foothill development corridors as determined by procedures set forth in Foothill Growth Management Plan;
4. Within areas set aside for urban use in the Mountain Framework Plan and the mountain sub-area plans; and
5. Within other areas suited for non-agricultural development, as determined by the procedures set forth in the Rural Valley Lands Plan.

PF-1.3 Land Uses in UDBs/HDBs
The County shall encourage those types of urban land uses that benefit from urban services to develop within UDBs and HDBs. Permanent uses which do not benefit from urban services shall be discouraged within these areas. This shall not apply to agricultural or agricultural support uses, including the cultivation of land or other uses accessory to the cultivation of land provided that such accessory uses are time-limited through Special Use Permit procedures.

ⓘ *Also see Policy PF-2.8: Inappropriate Land Use.*

PF-1.4 Available Infrastructure
The County shall encourage urban development to locate in existing UDBs and HDBs where infrastructure is available or may be established in conjunction with development. The County shall ensure that development does not occur unless adequate infrastructure is available, that sufficient water supplies are available or can be made available, and that there are adequate provisions for long term management and maintenance of infrastructure and identified water supplies.

PF-1.5 Planning Areas
County policies reflect the unique attributes of the various locations and geographic areas in the County. As such, there are policies applicable to one area of the County that are not applicable to others based on natural setting, topography, habitat, existing development, or other attributes which are unique within the planning context of the County.

PF-1.6 Appropriate Land Uses by Location
The County shall utilize the Land Use Element and adopted CAC General Plans, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, or Area Plans to designate land uses and intensities that reflect and maintain the appropriate level of urbanized development in each CAC General Plan, Community Plan, Hamlet Plan, Planned Community, Corridor Area, or Area Plan.

PF-1.7 Census Boundaries
The County shall work with TCAG and the U.S. Census Bureau to ensure that the Census data geography matches adopted UDBs, UABs, and HDBs.

PF-1.8 Special District Boundaries
In areas where special districts provide rural, as well as urban services, the County shall work with LAFCo to distinguish between "urban" and "rural" service areas for the purpose of establishing spheres of influence for such districts. If an unincorporated community is served by a special district, the UDB or HDB should be consistent with the district's "urban" sphere of influence.

PF-1.9 Capacity Building and Self Governance
The County shall encourage the residents in unincorporated communities, as defined, to be actively involved in self governance. This includes:

1. Establishment of local advisory boards to facilitate the development and maintenance of community and hamlet plans,
2. Providing for local input on development applications as part of the County's review process,
3. Expanding local empowerment through expanding the authorized powers of County service areas and community service districts, and
4. Supporting the incorporation of unincorporated communities when determined through the LAFCo process to be fiscally sound.

PF-1.10 Non-Conforming Uses – General
Any previously or legally established use, building, or parcel that may not be expressly permitted by this plan in any given land use designation or the implementing zoning shall be allowed to continue in accordance with the Tulare County Zoning Ordinance and General Plan.

PF-1.11 Interpretation of Boundaries
The County shall utilize standardized rules for reviewing and adopting boundaries for Unincorporated Community Plans, CAC General Plans, and other plan types.

2.2 Communities

Figure 2.2-1 shows the locations of all twenty one unincorporated Communities within Tulare County and Figures 2.2-2 through 2.2-22 show the County's UDBs adopted for each Community:

- Alpaugh
- Cutler/Orosi
- Ducor
- Earlimart
- East Orosi
- Goshen
- Ivanhoe
- Lemon Cove
- London
- Pixley
- Plainview
- Poplar/Cotton Center
- Richgrove
- Springville
- Strathmore
- Sultana
- Terra Bella
- Three Rivers
- Tipton
- Traver
- Woodville

PF-2	To provide a realistic planning area around each unincorporated community that clearly delineates the boundaries of each community and provides a framework for economic development, the provision of public services, and an outstanding quality of life.

PF-2.1 Urban Development Boundaries – Communities

The County shall limit urban development to the area within the designated UDB for each community. Each community's UDB is defined as shown on Figures 2.2-2 thru 2.2-22.

PF-2.2 Modification of Community UDB

1. The County may consider modification to a community UDB under any of, but not limited to the following circumstances:
   a. The location of the UDB shall be evaluated during preparation or update of a community plan.
   b. All community UDBs should be reviewed on a five-year cycle to reflect changes in growth and development patterns.
   c. A request for expansion of the UDB boundary can be applied for as part of a General Plan Amendment to the Land Use Diagram.
   d. At the request of a special district or the community.
   e. A UDB should be considered for expansion at such time as land for infill becomes limited. This condition is considered satisfied when 80 percent of the non-Williamson Act land within the UDB is developed for urban uses.
   f. UDBs should not be expanded onto Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for expansion.
2. Prior to approval of a UDB boundary expansion, the County shall ensure that infrastructure can be provided to serve the new areas added to the UDB and that sufficient water supplies are also available. This may require preparation of an infrastructure master plan that includes methods of financing of improvements and maintenance, as well as representation/documentation of availability and sufficiency of long-term water supplies.

3. Preservation of productive agricultural lands shall be the highest priority when considering modifications. Expansion of a UDB to include additional agricultural land shall only be allowed when other non-agricultural lands are not reasonably available to the community or are not suitable for expansion.

PF-2.3 UDB and Other Boundaries
The County shall provide notice and opportunity for special districts, school districts, and other service providers when evaluating the expansion of a Community's UDB.

PF-2.4 Community Plans
The County shall ensure that community plans are prepared, updated, and maintained for each of the communities. These plans shall include the entire area within the community's UDB and shall address the community's short and long term ability to provide necessary urban services.

ⓘ *See Table 2.1: Community Plan Content for components of a Community Plan.*

PF-2.5 Collaborative Community Planning Partnerships
The County should encourage establishment of collaborative partnerships for preparation of a community plan updates where one or more applicants are willing to fund the update, regardless of the position of the community on the community plan priority list. Requirements for new town development shall be utilized to guide such private/public joint planning efforts.

PF-2.6 Land Use Consistency
The County shall require all community plans, when updated, to use the same land use designations as used in this Countywide General Plan (See Chapter 4-Land Use). All community plans shall also utilize a similar format and content. The content may change due to the new requirements such as Global Climate Change and Livable Community Concepts, as described on the table provided (Table 2.1: Community Plan Content). Changes to this format may be considered for unique and special circumstances as determined appropriate by the County. Until such time as a Community Plan is adopted for those communities without existing Community Plans, the land use designation shall be Mixed Use, which promotes the integration of a compatible mix of residential types and densities, commercial uses, public facilities, and services and employment opportunities.

PF-2.7 Improvement Standards in Communities
The County shall require development within the designated UDBs to meet an urban standard for improvements. Typical improvements shall include curbs, gutters, sidewalks, and community sewer and water systems.

PF-2.8 Inappropriate Land Use
Areas within UDBs are hereby set aside for those types of urban land uses which benefit from urban services. Permanent uses which do not benefit from such urban services shall be discouraged within the UDBs. This is not intended to apply to agricultural or agricultural supported uses, including the cultivation of land or other uses accessory to the cultivation of land, provided that such accessory uses are time-limited through special use permit procedures.

ⓘ *Also see Policy PF-1.3: Land Uses in UDBs/HDBs.*

PF-2.9 Zoning in Communities
The County shall maintain zoning that is consistent with the adopted Community Plan Land Use Diagram in accordance with California Code § 65103.

PF-2.10 Valley Urban Improvement Areas and Urban Area Boundaries
All UIAs established in the 1974 Urban Boundaries Element, and UABs for valley communities, are hereby converted to UDBs.

Text continues on Page 2-35.

Table 2.1

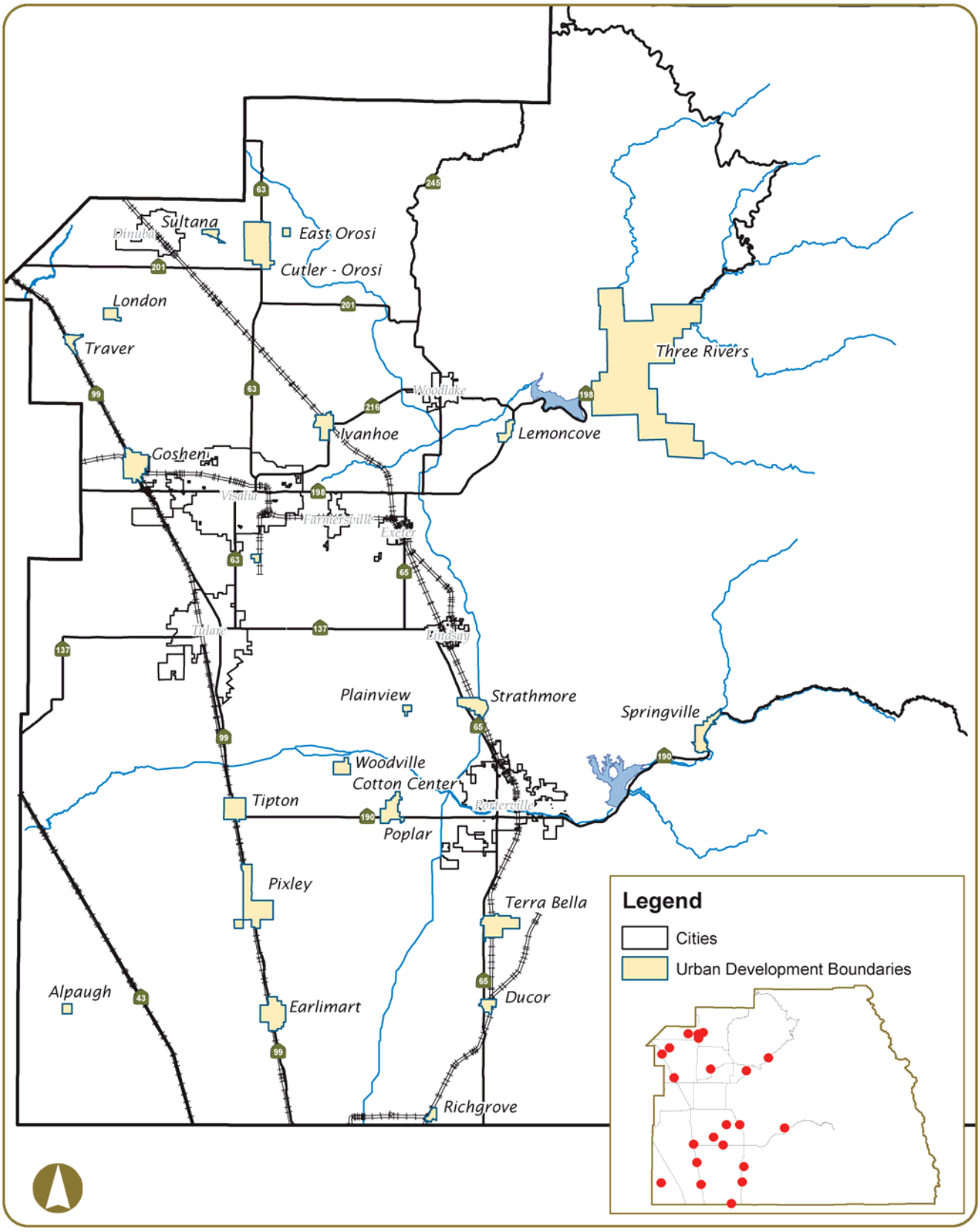
Community Plan Content (Policy PF-2.4: Community Plans)

1. Introduction
   - Introduction
   - Planning Framework
   - The Need for a Community Plan

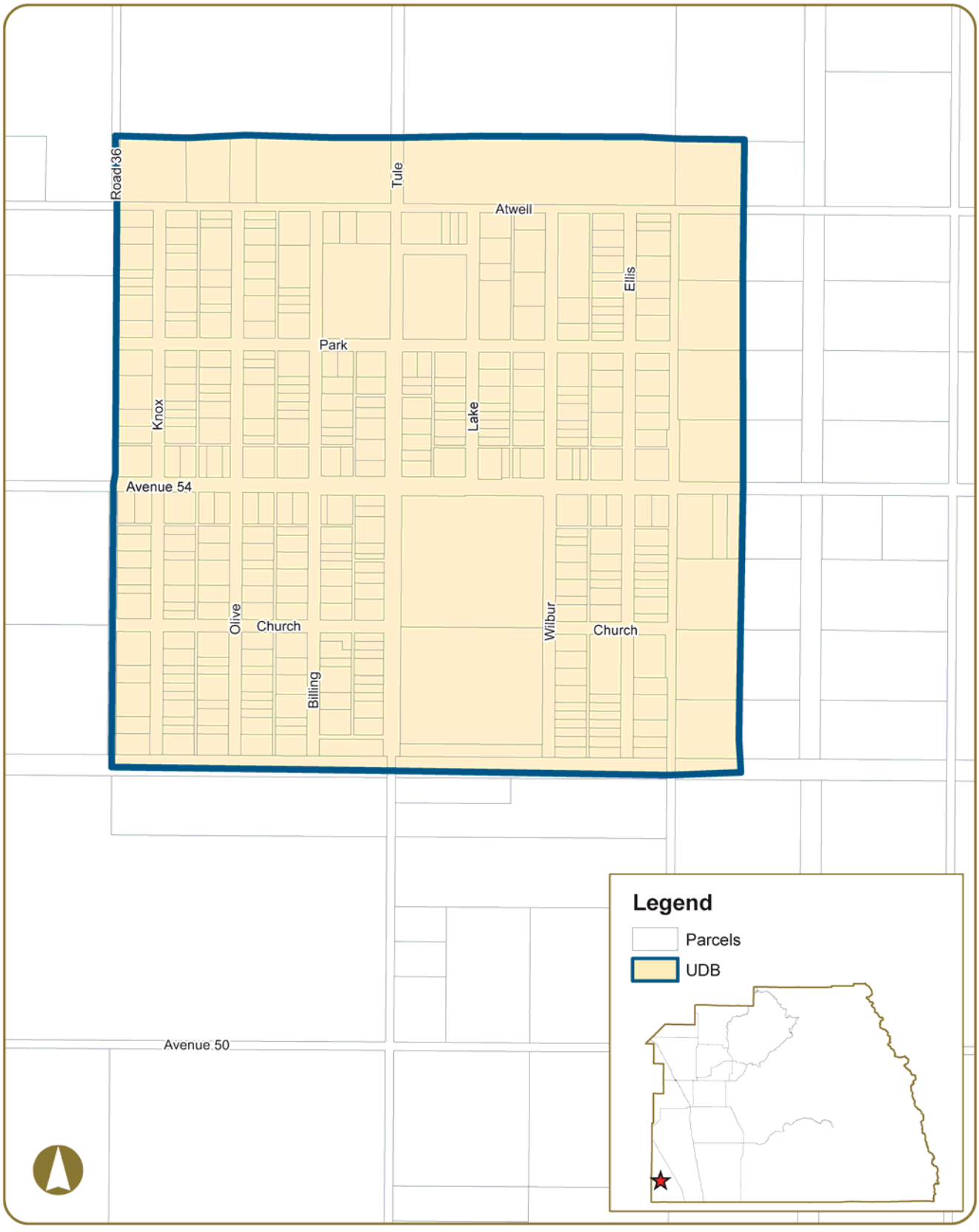
2. Policy Plan
   - Purpose
   - Community Involvement
   - Redevelopment
   - Land Use
   - Circulation (including pedestrian, cyclist and transit facilities)
   - Community Design
   - Housing
   - Commerce
   - Industry
   - Agriculture
   - Schools
   - Libraries
   - Parks and Open Space
   - Fire Protection and Law Enforcement
   - Public Facilities (sewer, water, drainage)
   - Noise
   - General Plan Consistency
   - Infrastructure, Urban Improvement Standards, and Development Standards
   - Financing Plan (including funding mechanisms to cover capital costs as well as long-term operations and maintenance for roadways and all other public infrastructure, services, and facilities)

3. Urban Development Boundary
   - Establishment
   - Methodology
   - Projections
   - County Policy
   - Development Suitability
   - Recommended Boundary

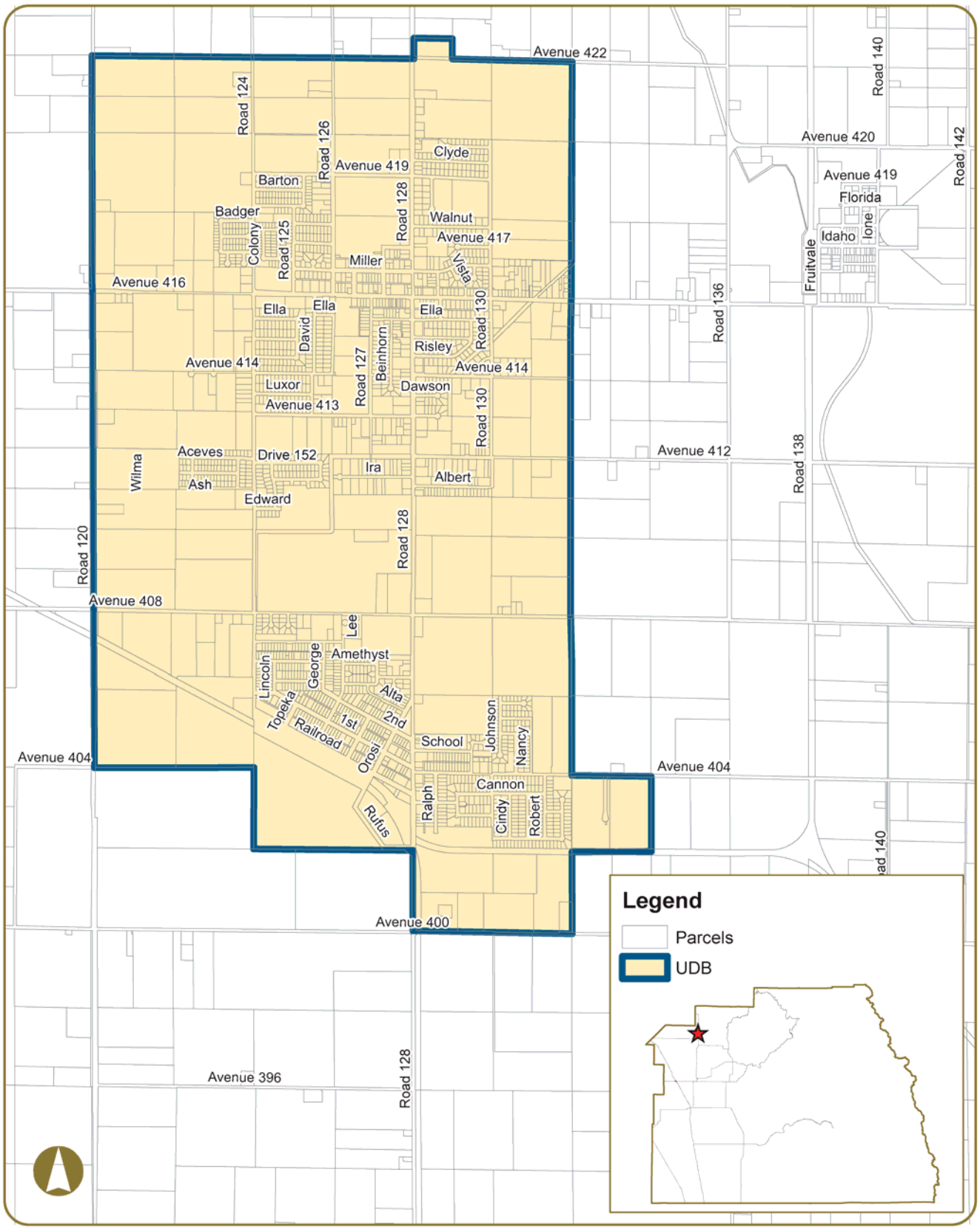
4. Community Profile (Existing Conditions)
   - Planning Area
     - Location
     - Land Use Planning
     - Land Use
     - Existing Zoning
     - Population
     - Projected Population
     - Age of Structures
     - Ethnicity and Other Socioeconomic Characteristics
   - Housing
     - Types
     - Tenure
     - Conditions
     - Overcrowding
     - Infill Opportunities
     - Vacancy
     - Affordability
   - Economy
     - Employment
     - Income
   - Public Services
     - Police
     - Fire
     - Schools
   - Infrastructure
     - Sewer
     - Water
     - Drainage
   - Circulation
   - Cultural and Natural Resources
     - Soils
     - Agriculture
     - Air Quality
     - Water
     - Flooding
     - Drainage
     - Noise
     - Seismic/Geologic Hazards
     - Historic Sites
   - County Policy
5. Plan Performance



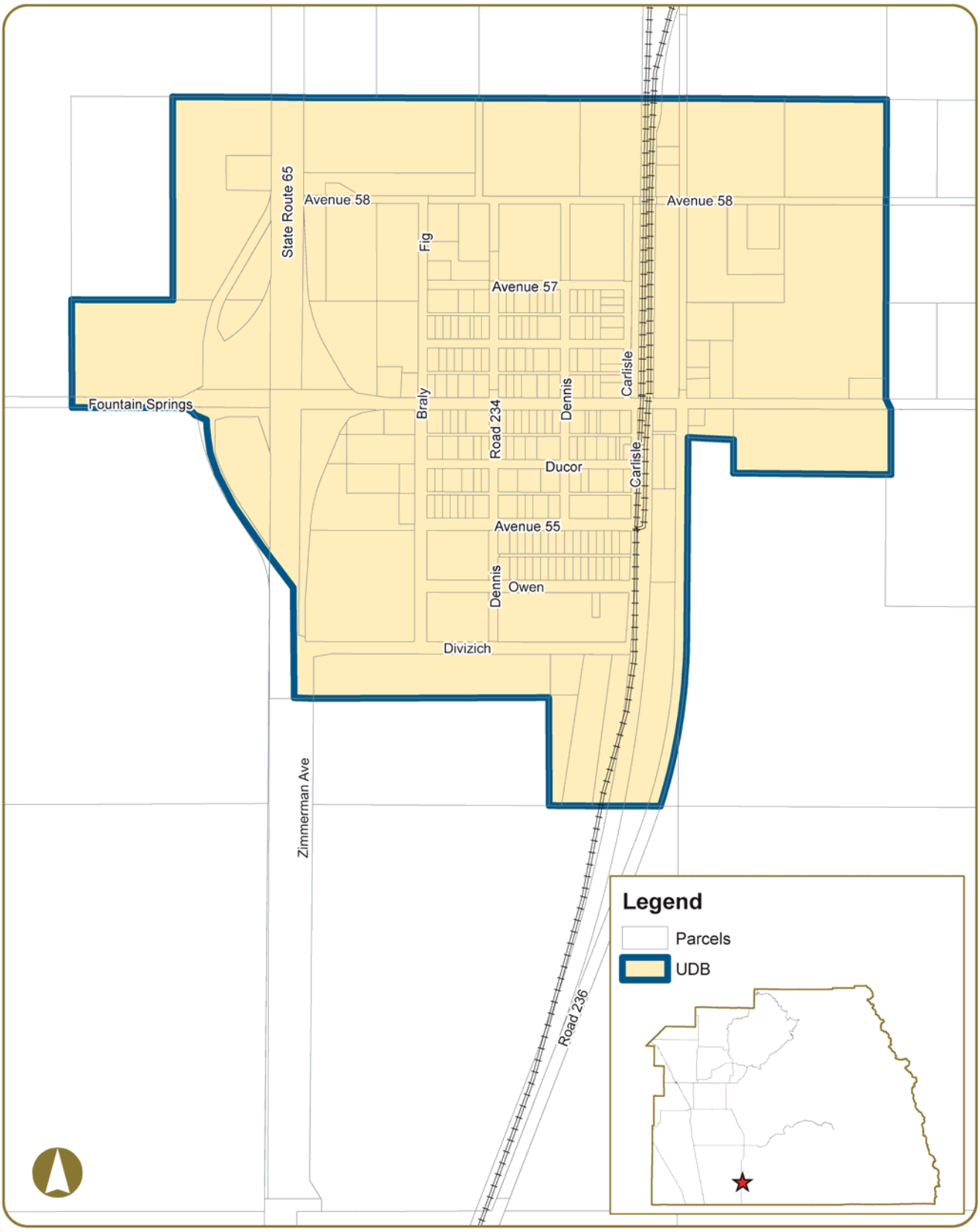
Tulare County Communities | Figure 2.2-1



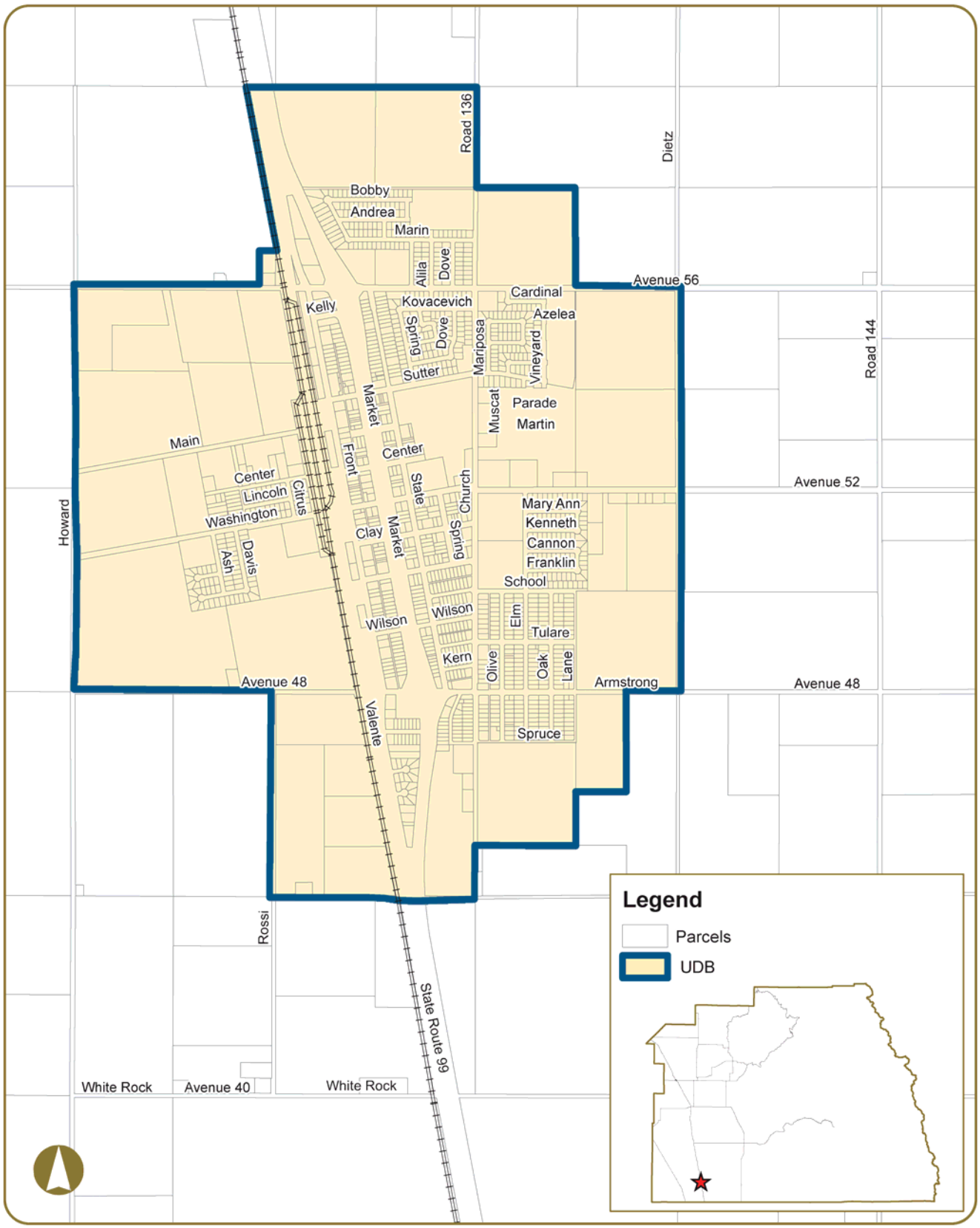
Alpaugh Urban Development Boundary | **Figure 2.2-2**



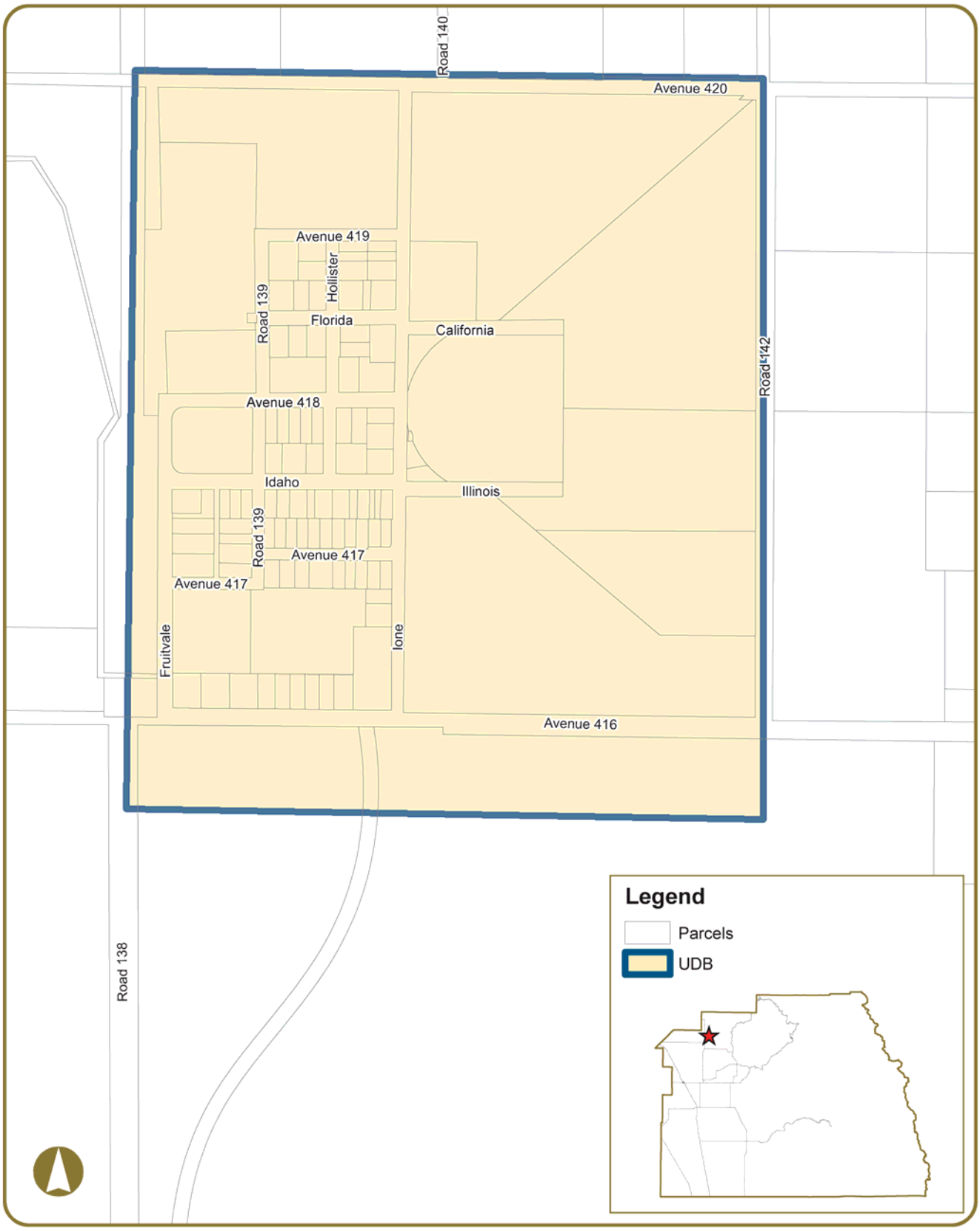
Cutler-Orosi Urban Development Boundary | **Figure 2.2-3**



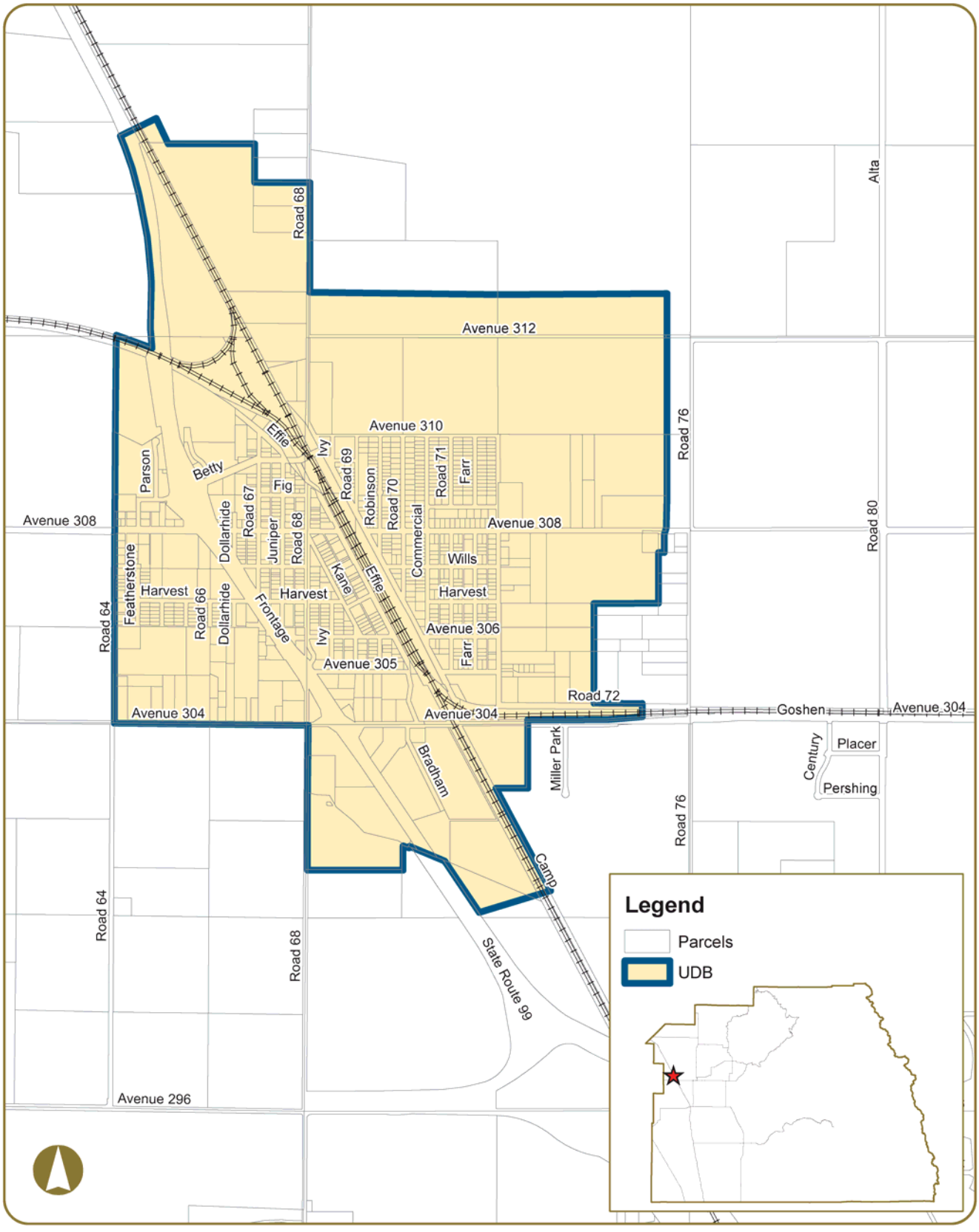
Ducor Urban Development Boundary | **Figure 2.2-4**



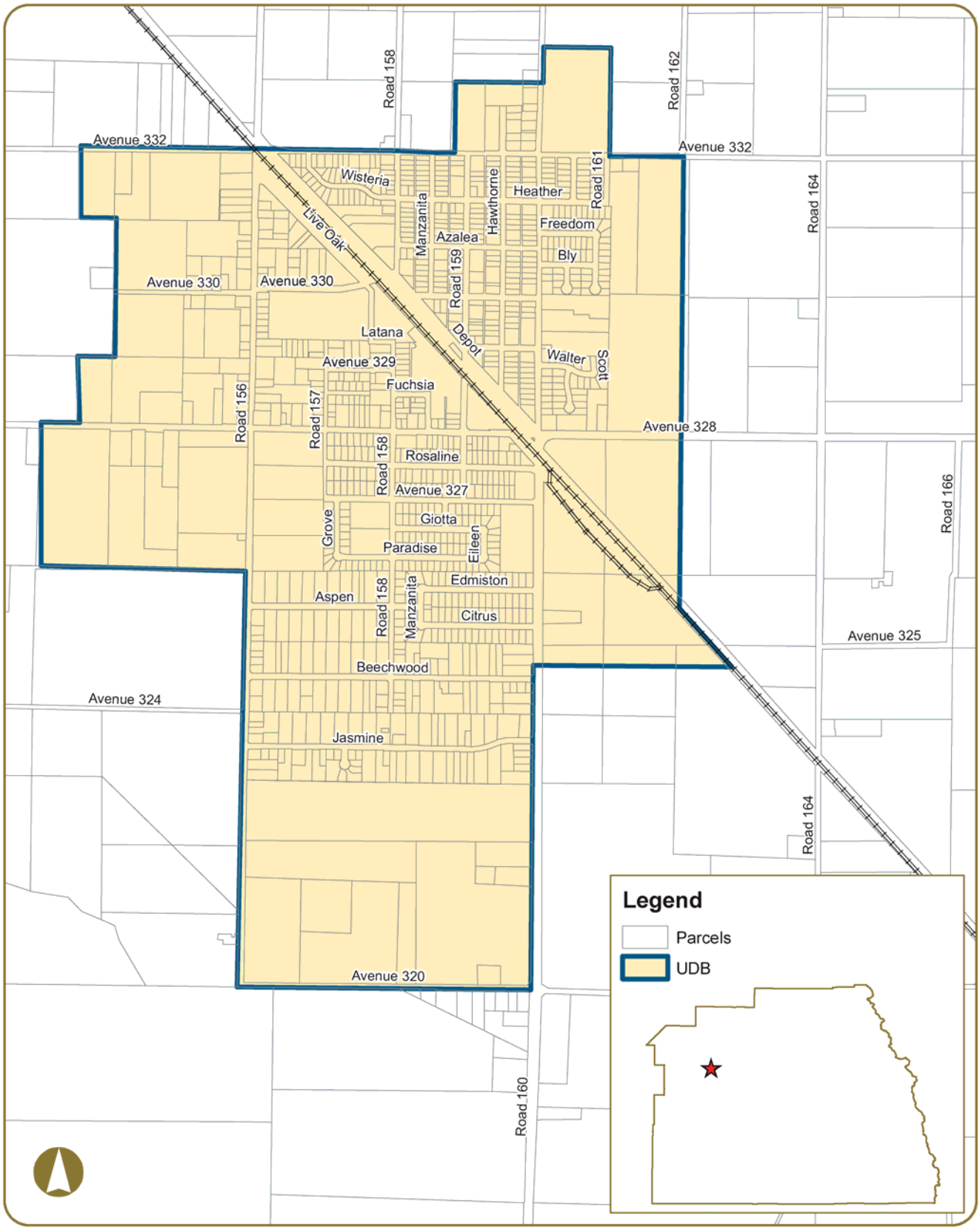
Earlimart Urban Development Boundary | **Figure 2.2-5**



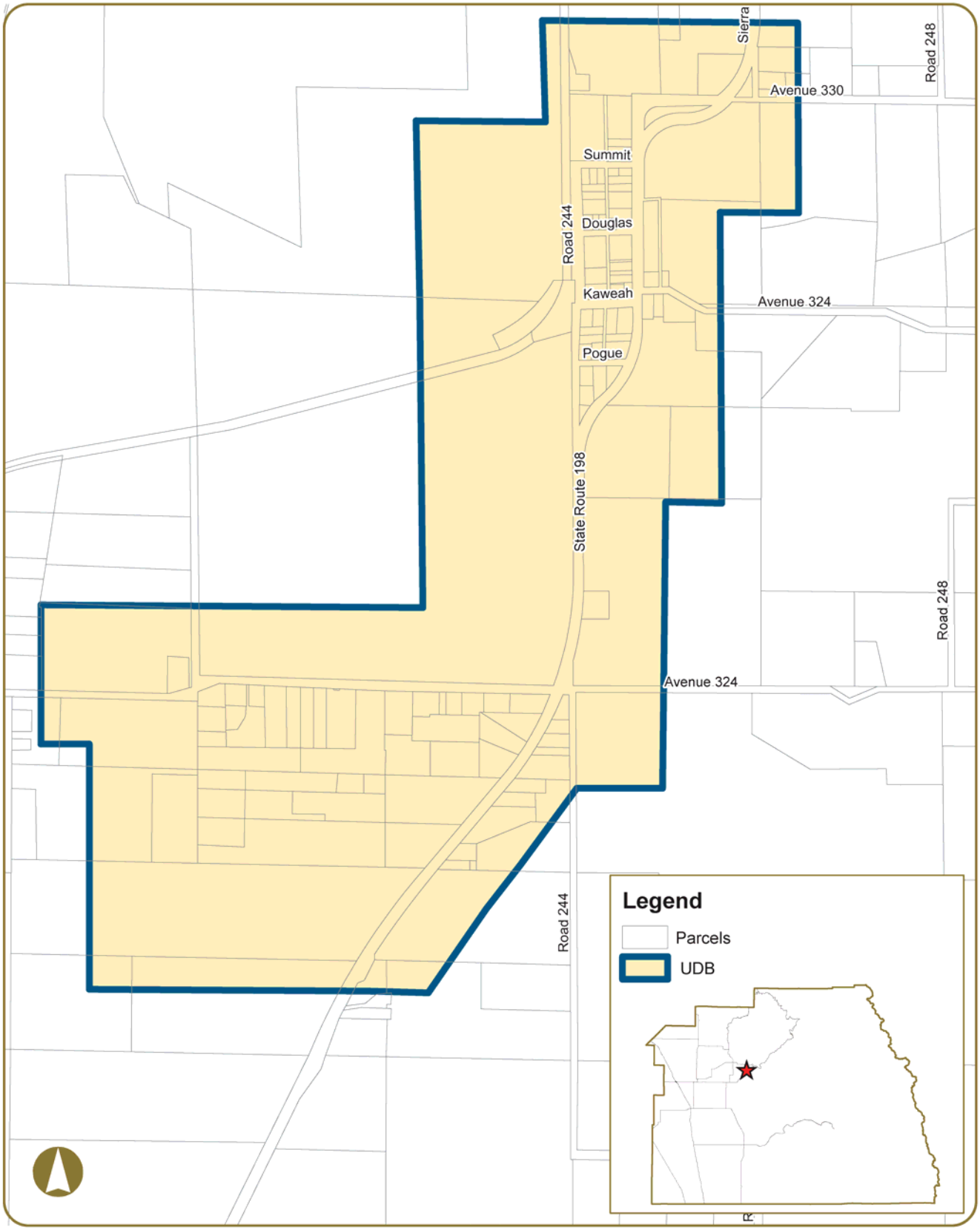
East Orosi Urban Development Boundary | Figure 2.2-6



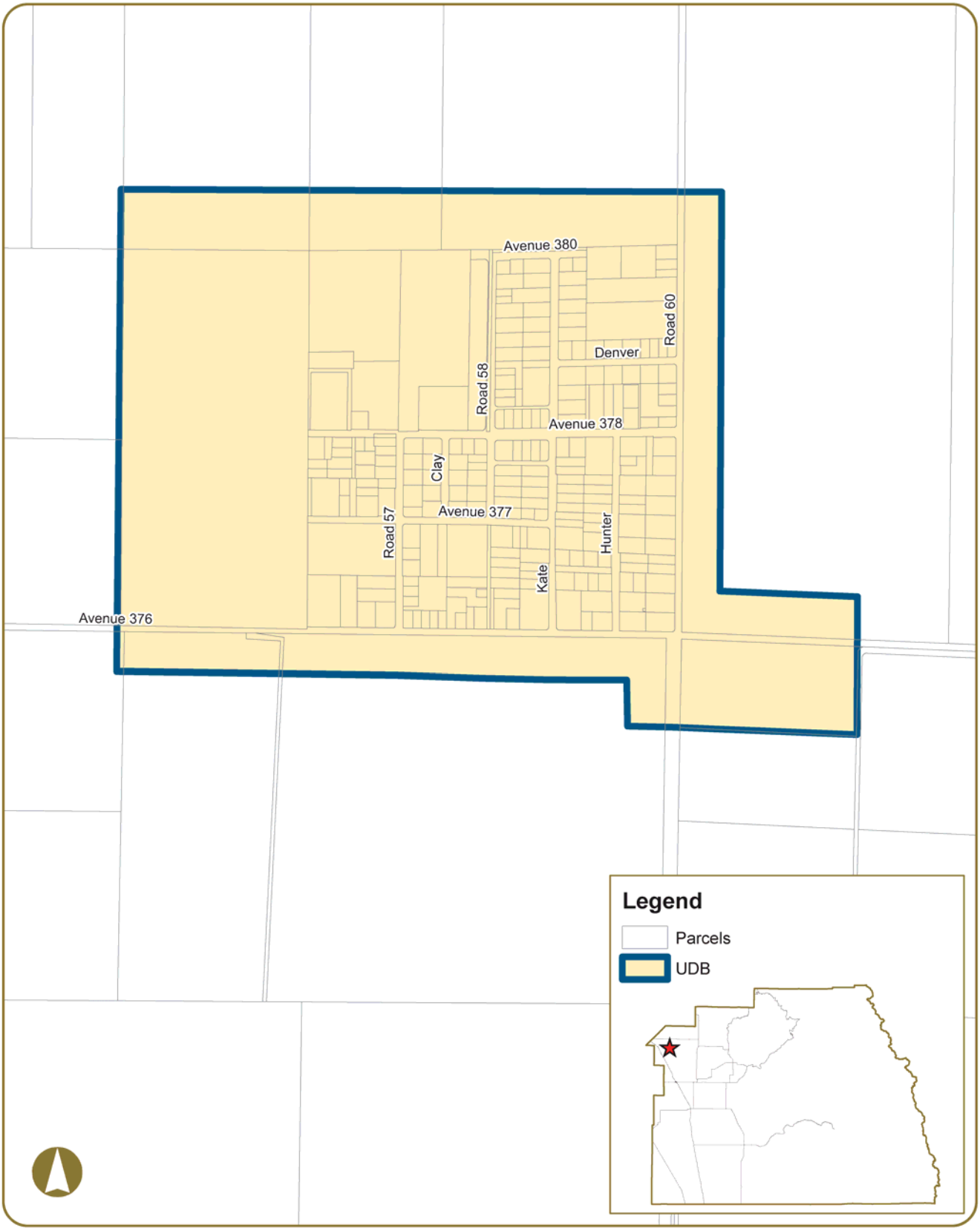
Goshen Urban Development Boundary | **Figure 2.2-7**



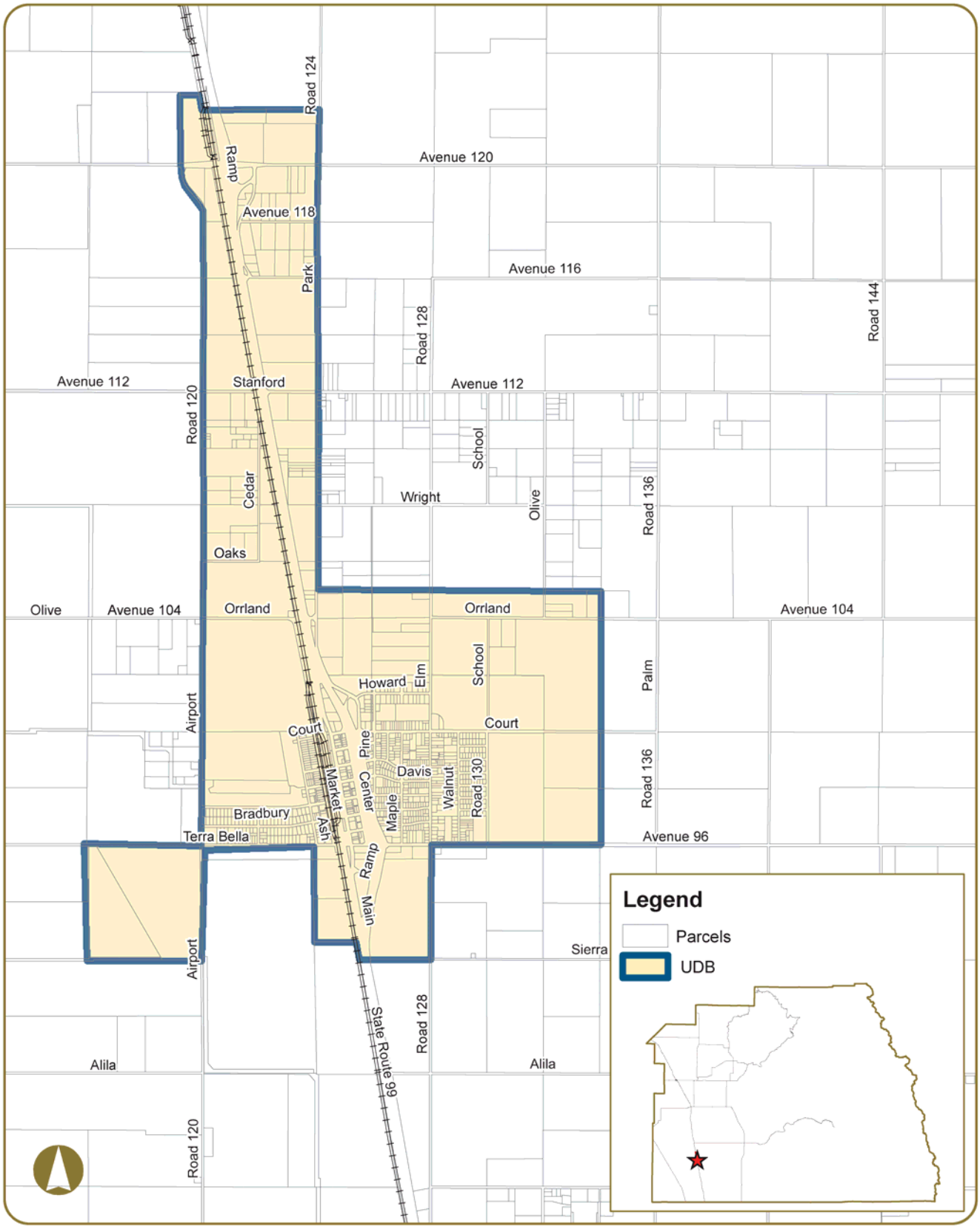
Ivanhoe Urban Development Boundary | **Figure 2.2-8**



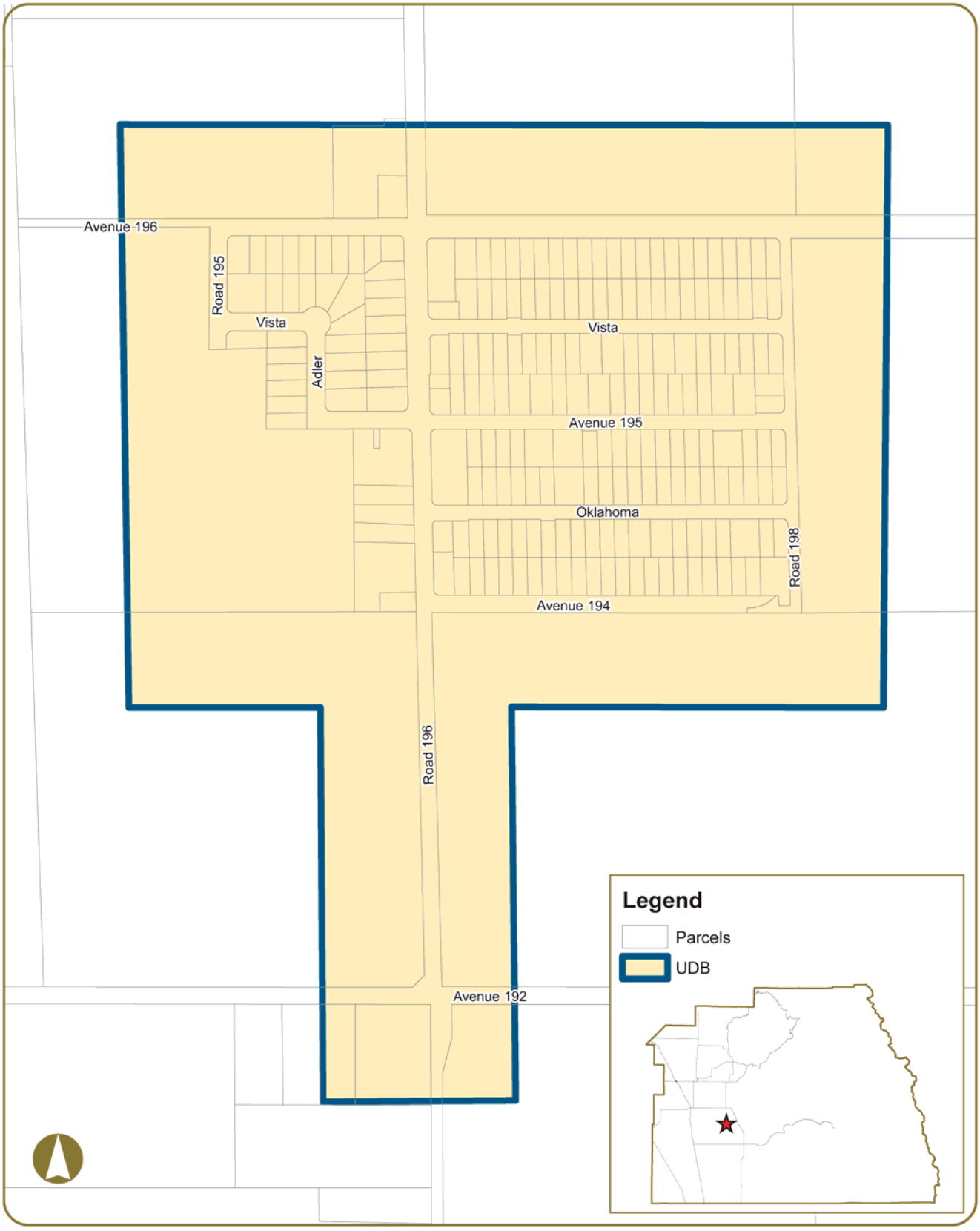
Lemon Cove Urban Development Boundary | **Figure 2.2-9**



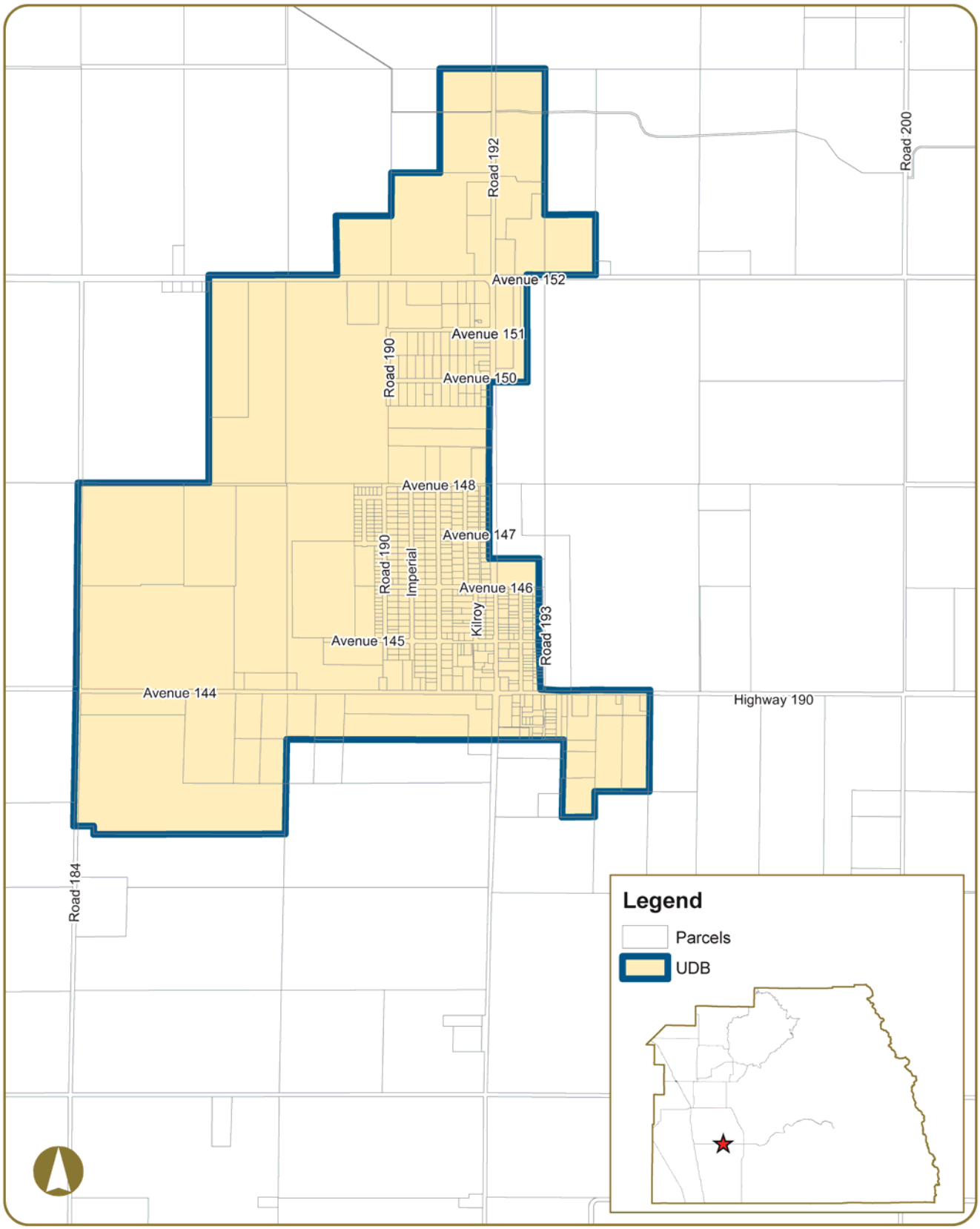
London Urban Development Boundary | Figure 2.2-10



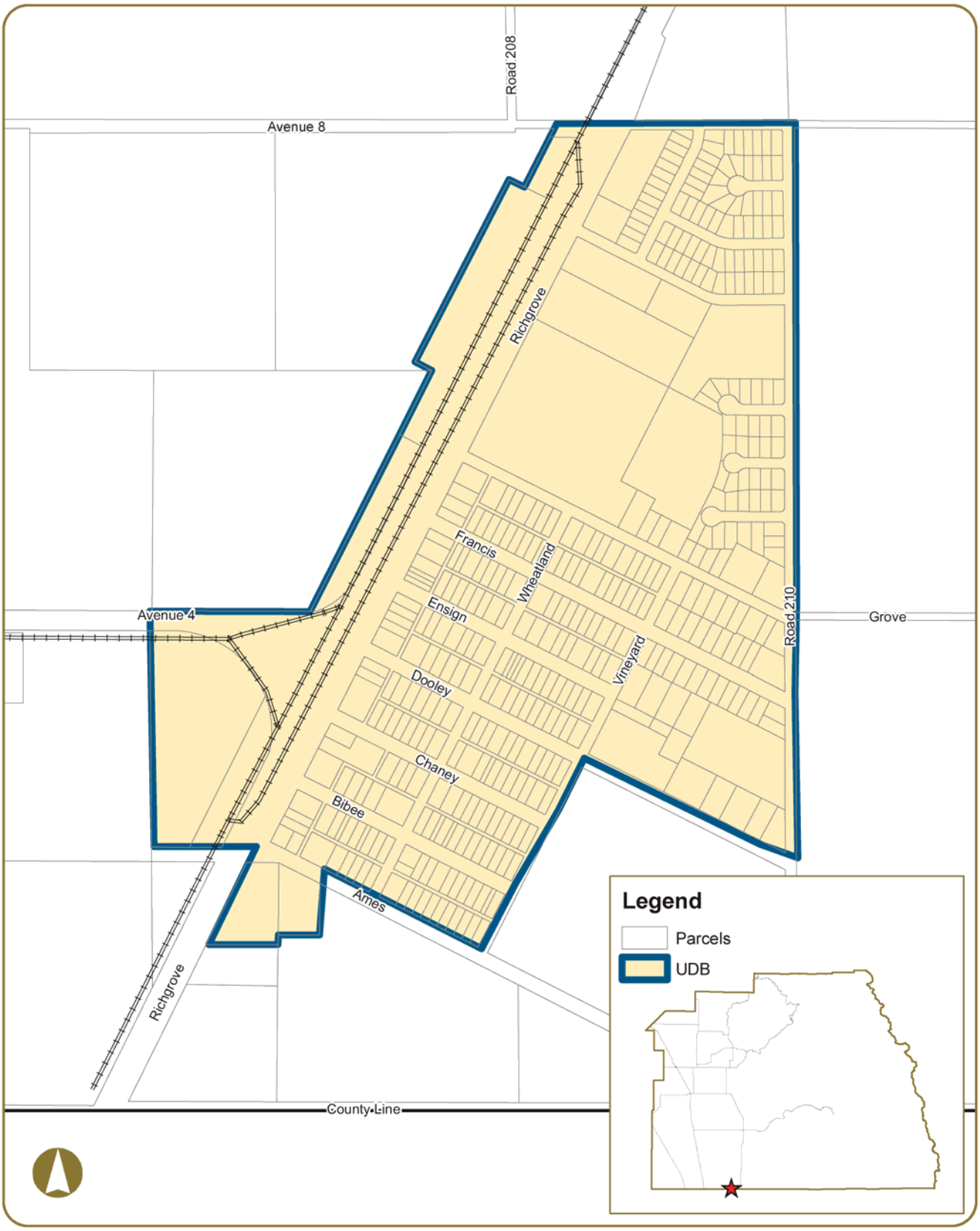
Pixley Urban Development Boundary | **Figure 2.2-11**



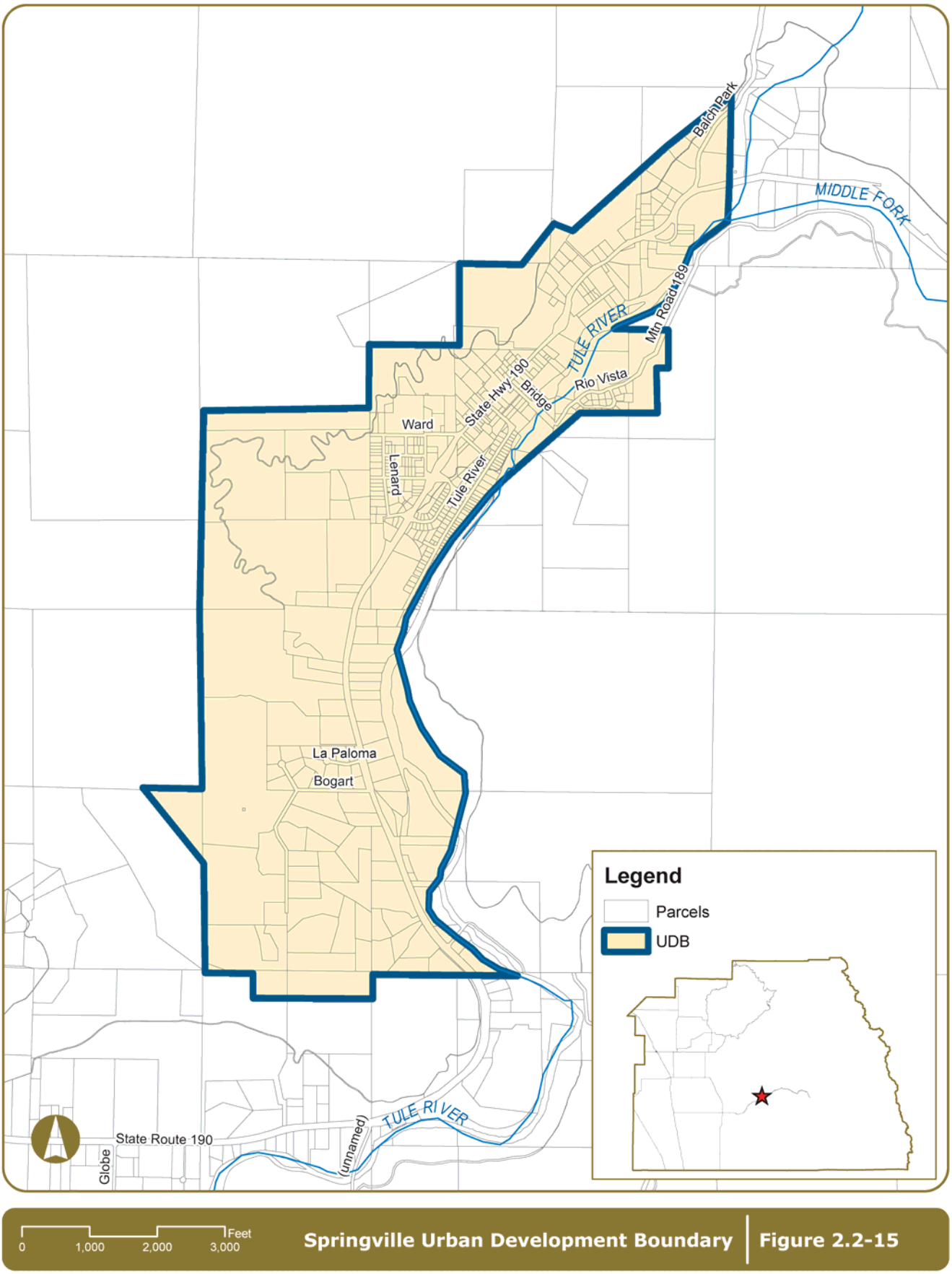
Plainview Urban Development Boundary | **Figure 2.2-12**



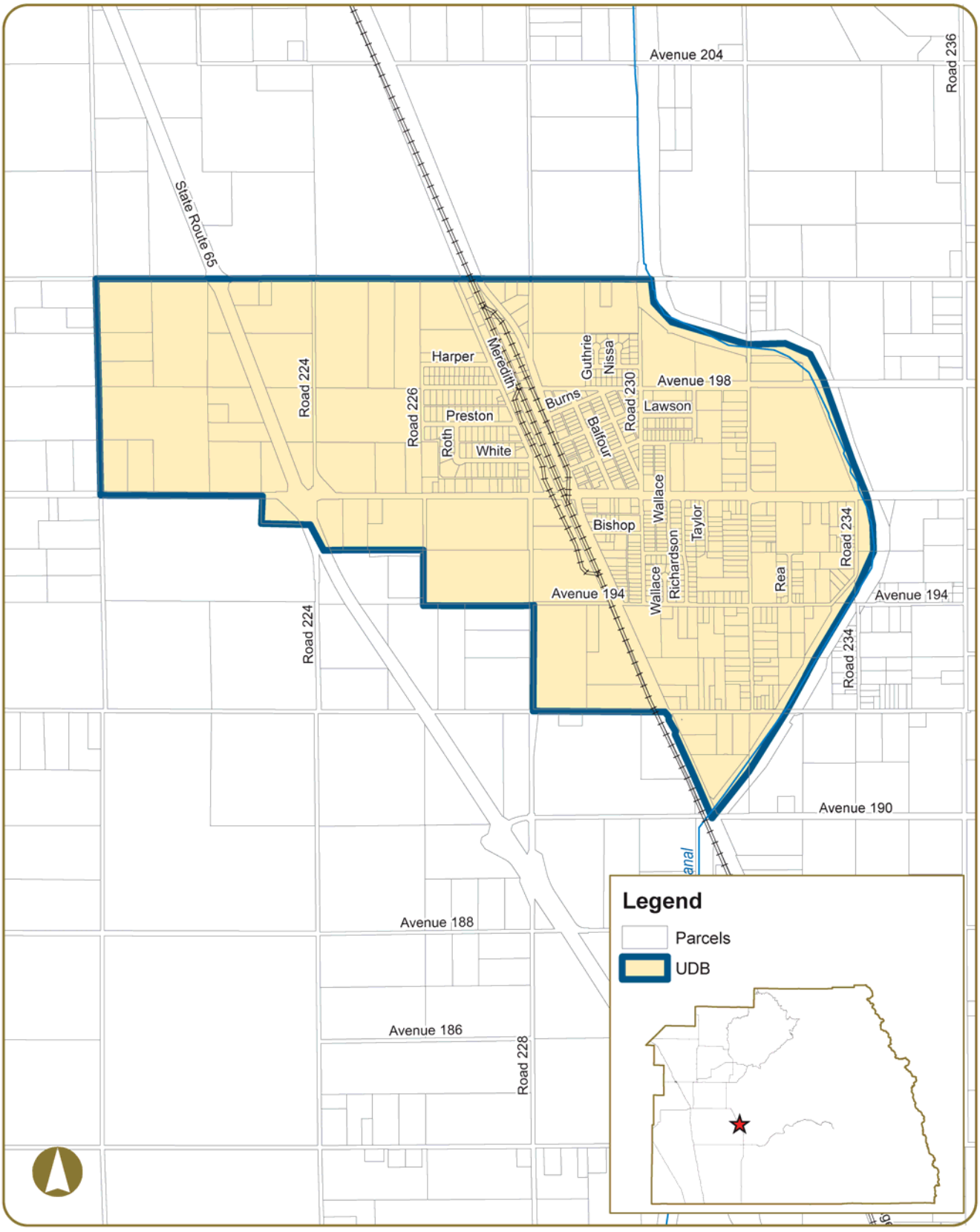
Poplar-Cotton Center Urban Development Boundary | **Figure 2.2-13**



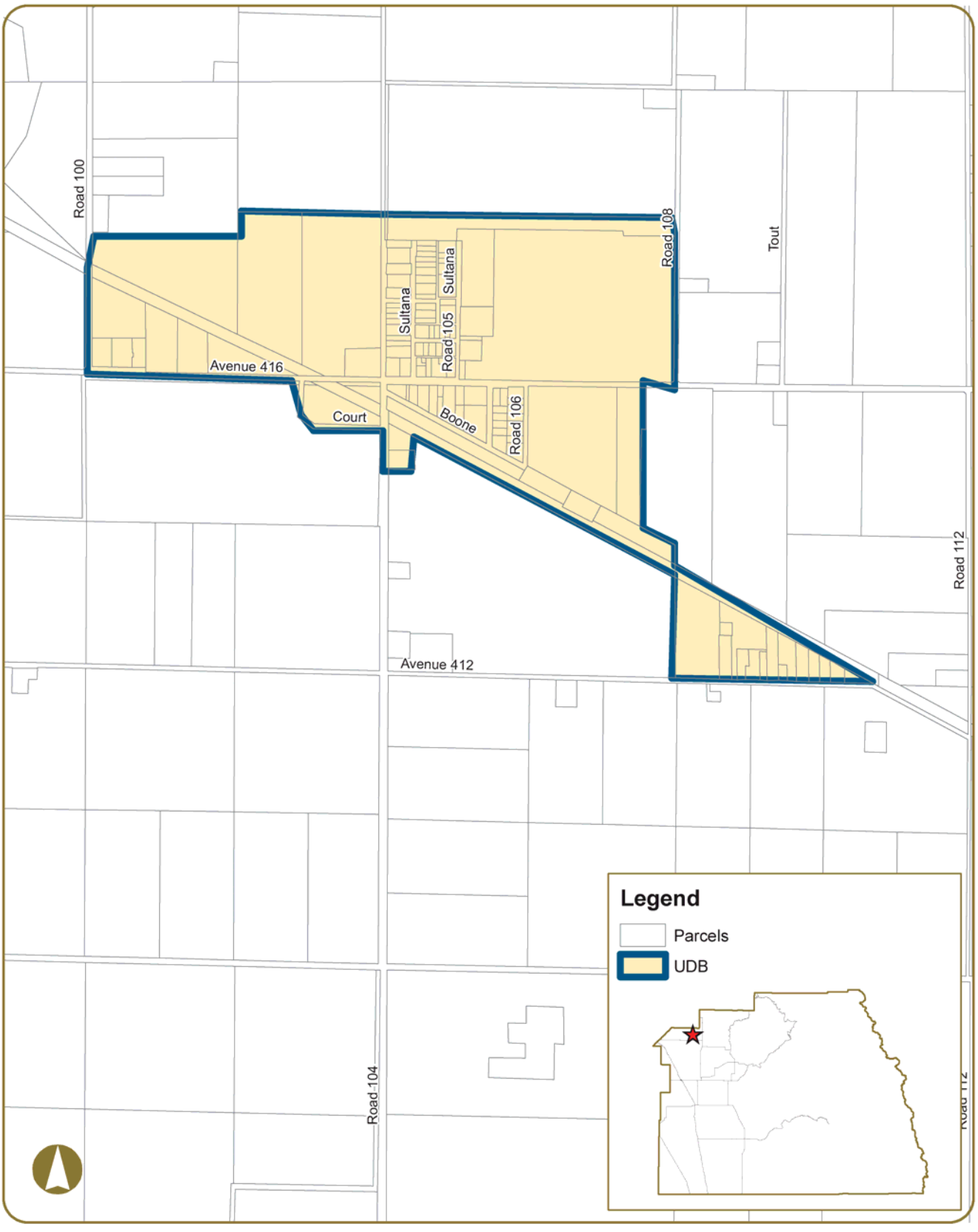
Richgrove Urban Development Boundary | **Figure 2.2-14**



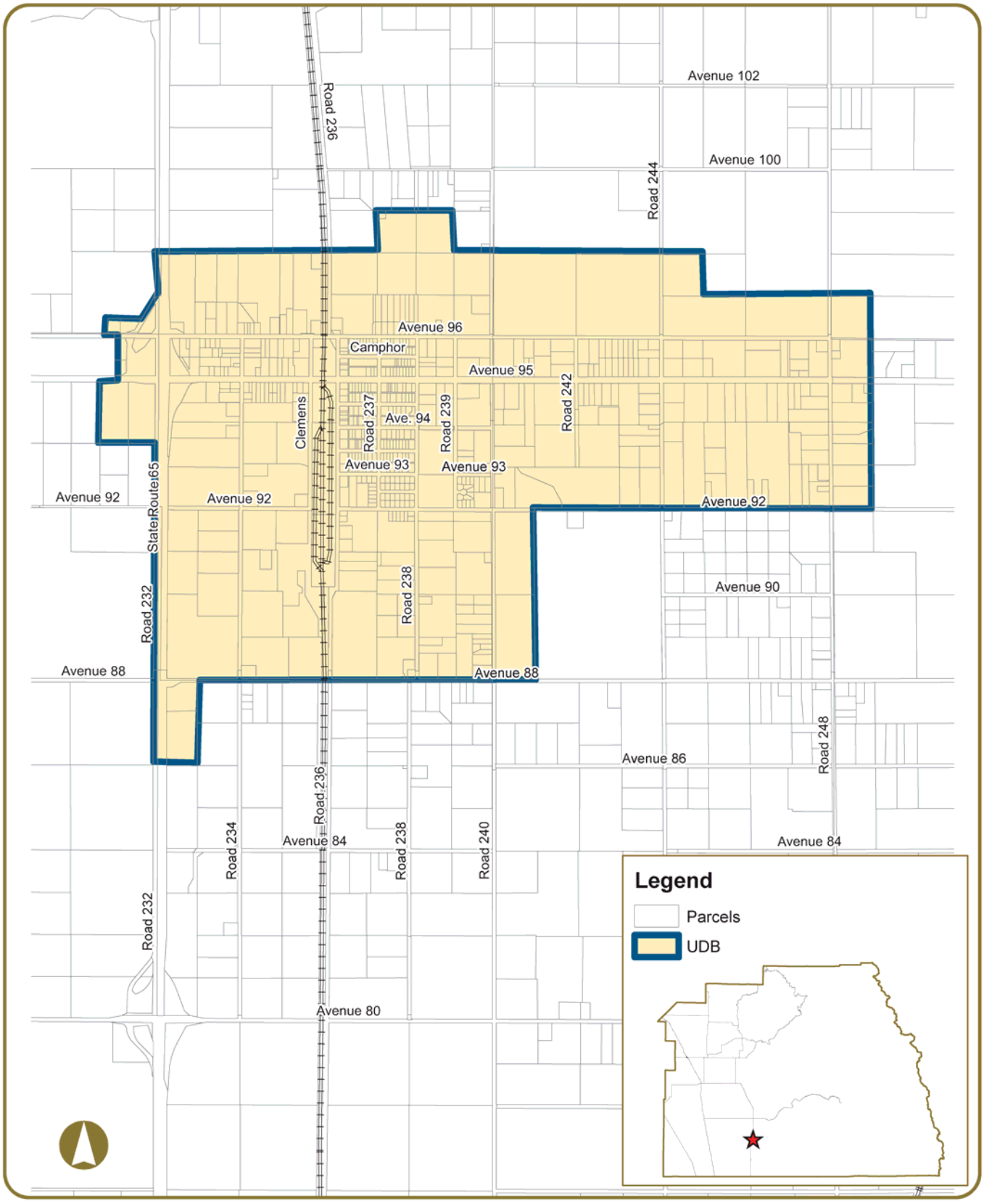
Springville Urban Development Boundary | **Figure 2.2-15**



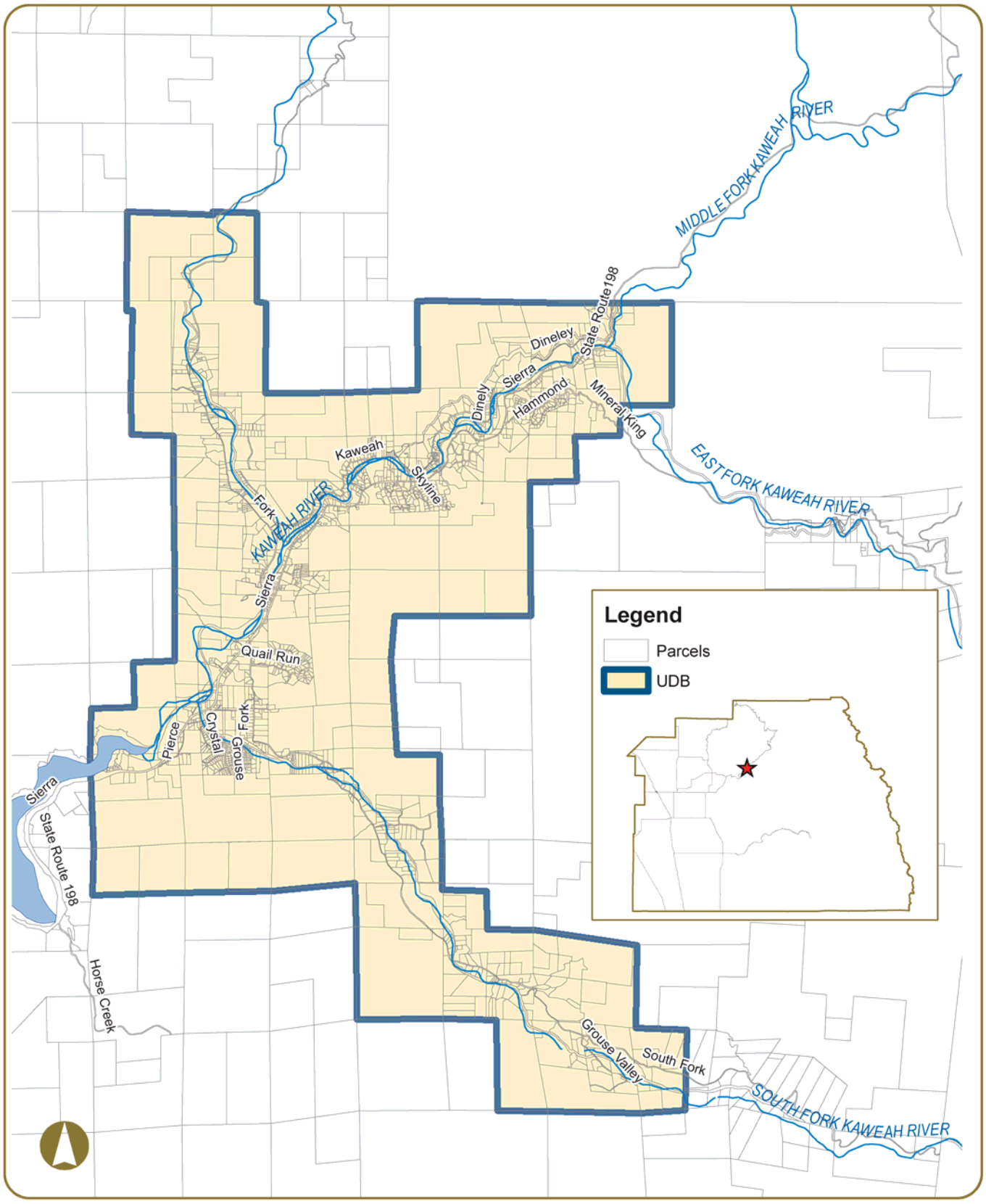
Strathmore Urban Development Boundary | **Figure 2.2-16**



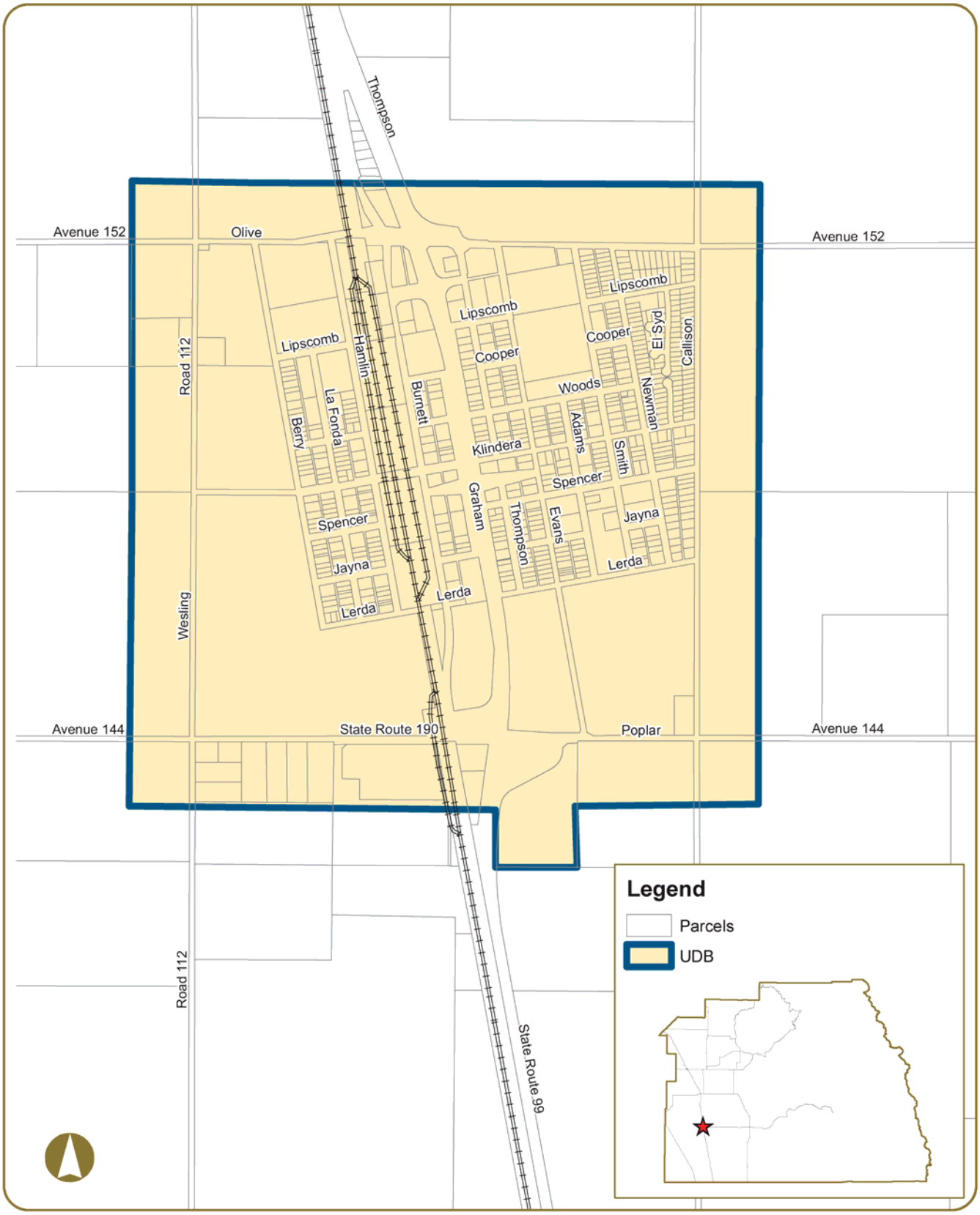
Sultana Urban Development Boundary | **Figure 2.2-17**

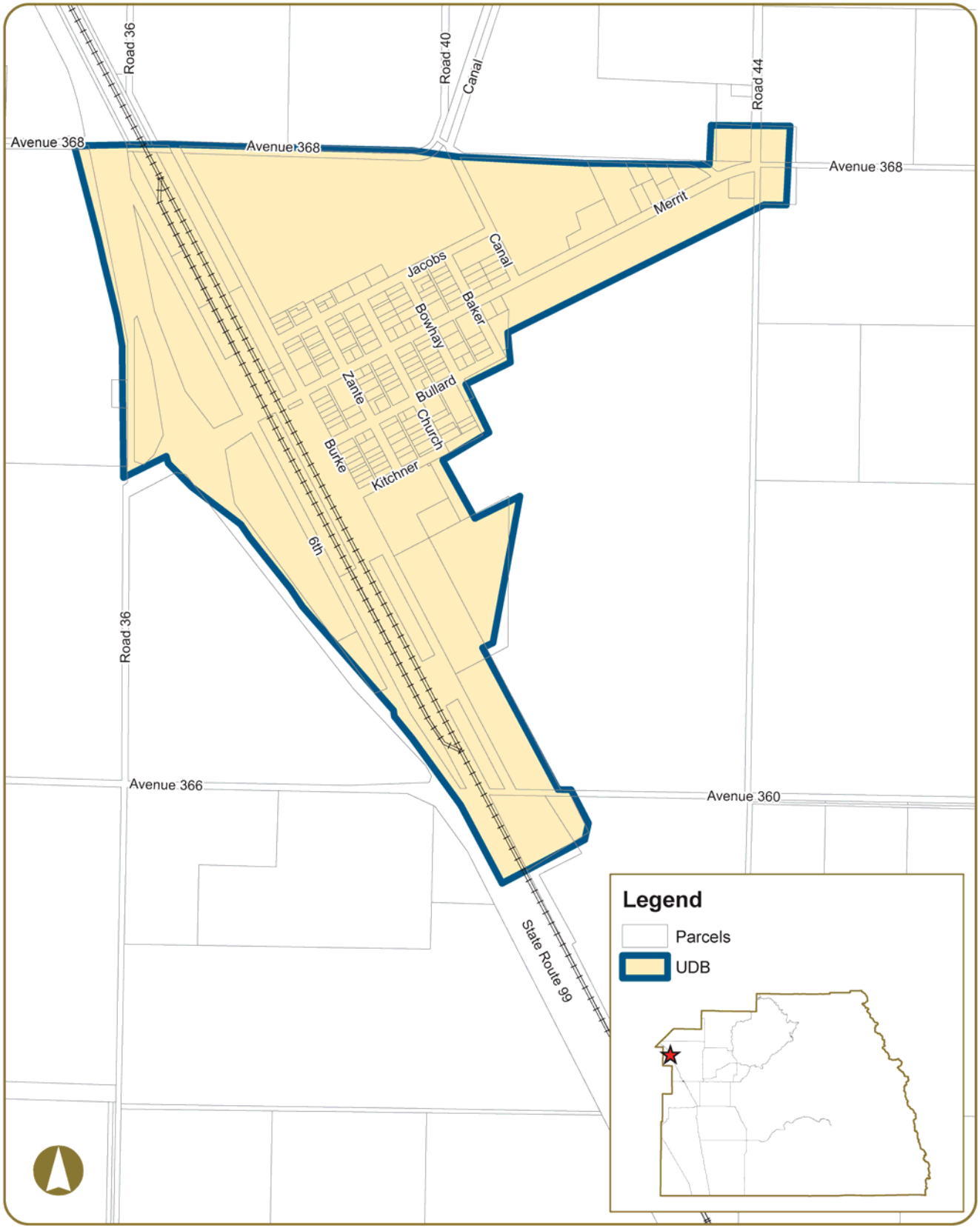


Terra Bella Urban Development Boundary | **Figure 2.2-18**

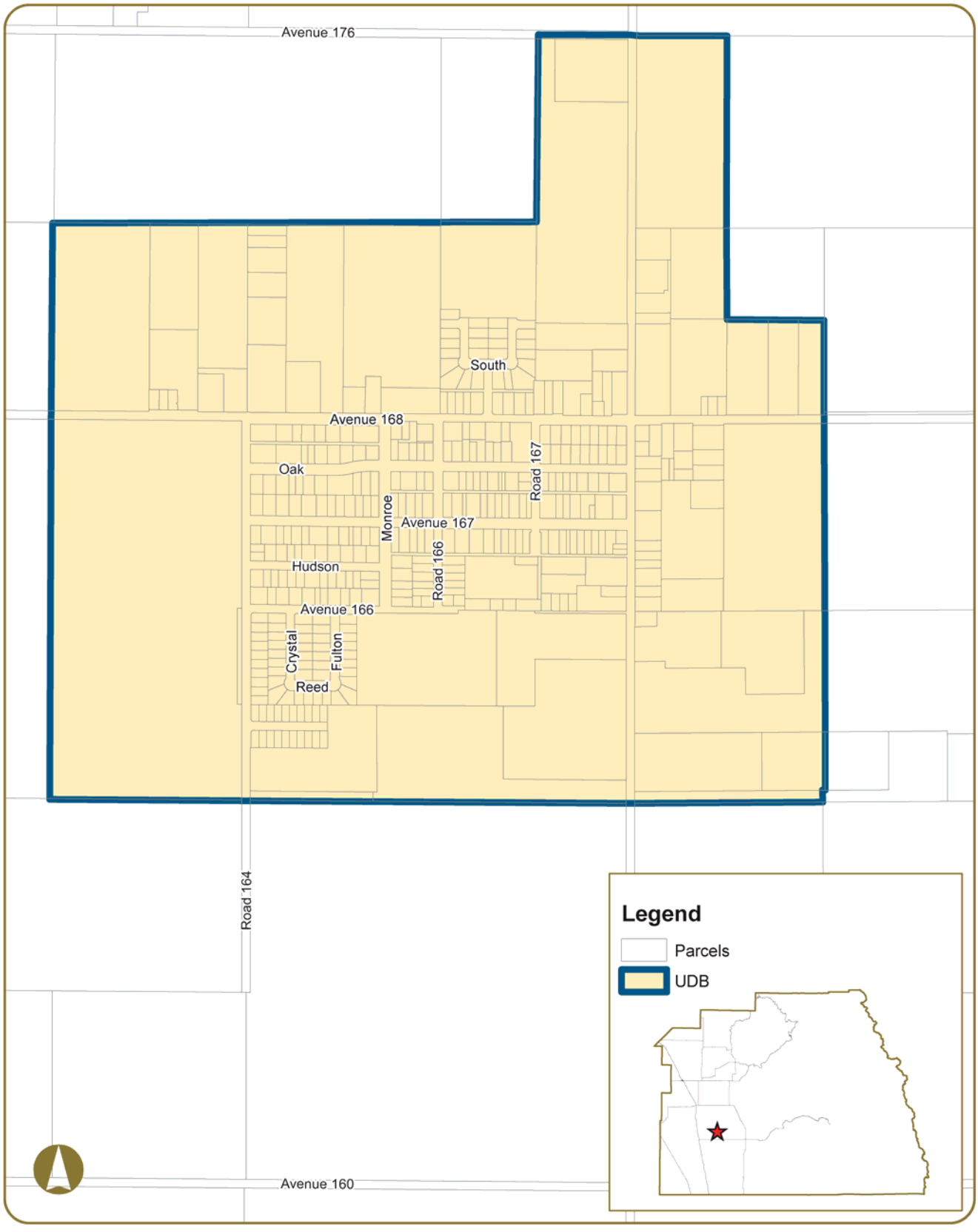


Three Rivers Urban Development Boundary | **Figure 2.2-19**


Thompson
Avenue 152
Olive
Avenue 152
Road 112
Lipscomb
Hamlin
La Fonda
Berry
Burnett
Lipscomb
Cooper
Lipscomb
Cooper
El Sol
Callison
Woods
Newman
Adams
Smith
Klindera
Spencer
Graham
Thompson
Evans
Jayna
Lerda
Spencer
Jayna
Lerda
Lerda
Wesling
Avenue 144
State Route 190
Poplar
Avenue 144
Road 112
State Route 99
Legend
Parcels
UDB
0
1,000
2,000
3,000
Feet
Tipton Urban Development Boundary
Figure 2.2-20



Traver Urban Development Boundary | **Figure 2.2-21**



Woodville Urban Development Boundary | **Figure 2.2-22**

2.3 Hamlets

Figure 2.3-1 shows the locations of all eleven unincorporated Hamlets within Tulare County and Figures 2.3-2 through 2.3-12 show the County's HDBs adopted for each Hamlet:

- Allensworth
- Delft Colony
- East Tulare Villa
- Lindcove
- Monson
- Seville
- Teviston
- Tonyville
- Waukena
- West Goshen
- Yettem

PF-3 To provide a realistic planning area around each unincorporated hamlet to clearly delineate the boundaries of each hamlet, provide a framework for economic development, the provision of public services, and an outstanding quality of life.

PF-3.1 Hamlet Development Boundaries - Hamlets

The County shall limit urban development to the area within the designated HDB for each hamlet. The HDBs for existing hamlets are defined on Figures 2.3-2 thru 2.3-12.

PF-3.2 Modification of HDB - Hamlet

1. The County may consider modification of a HDB under any of the following circumstances:
   a. All HDBs should be reviewed on a five-year cycle to reflect changes in growth and development patterns.
   b. A request for expansion can be applied for as part of a subdivision or specific plan proposal, or at the request of a special district or Hamlet. A request for expansion of the HDB can be applied for as part of a General Plan Amendment to the Land Use Diagram.
   c. An HDB should be considered for expansion at such time as land for infill becomes limited. This condition is considered satisfied when 80 percent of the non-Williamson Act land within the HDB is developed.
   d. HDBs should not be expanded onto Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for expansion.
2. Prior to approval of a HDB expansion, the County shall ensure that appropriate infrastructure can be provided to serve the new areas added to the HDB and that sufficient water supplies are available. If the expansion pushes the hamlet towards a community classification, an infrastructure master plan for the hamlet should be prepared to plan and finance community water and sewer services, and representation/documentation of availability and sufficiency of long-term water supplies should be provided.
3. Preservation of productive agricultural lands shall be the highest priority when considering modifications. Expansion of a HDB to include additional agricultural land shall only be allowed when other non-agricultural lands are not available to the community for expansion.
4. All changes to a HDB shall require a General Plan amendment.

PF-3.3 Hamlet Plans

The County shall ensure that Hamlet Plans are updated and maintained for each of the identified hamlets. These plans shall include the entire area within the HDB. The plans will provide a Land Use Diagram with a discussion of allowed uses and densities/intensities. A discussion of the hamlet's short and long term ability to provide necessary urban services, including the availability and sufficiency of long-term water supplies will also be provided.

PF-3.4 Mixed Use Opportunities

Unless or until a traditional plan approach is requested by the hamlet and such a plan is adopted, land use designations within the HDB shall be the mixed use land use designations as provided in Chapter 4-Land Use that promotes the integration of a compatible mix of residential types and densities, commercial uses, public facilities and services, and employment opportunities.

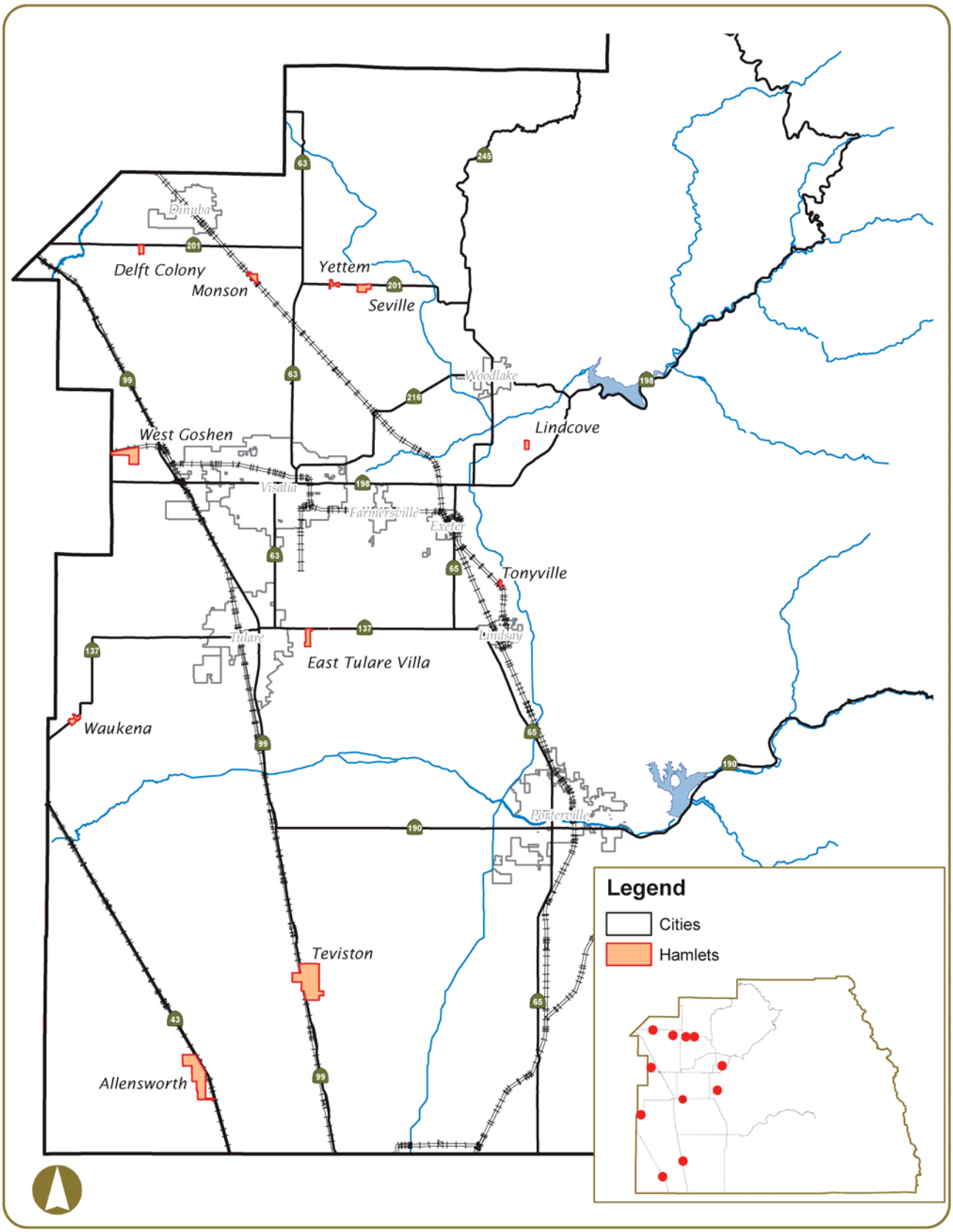
PF-3.5 Improvement Standards in Hamlets

The County shall require development within the designated HDBs to meet context sensitive standards for improvements. Typical improvements could include curbs, gutters, sidewalks, and community sewer and water systems.

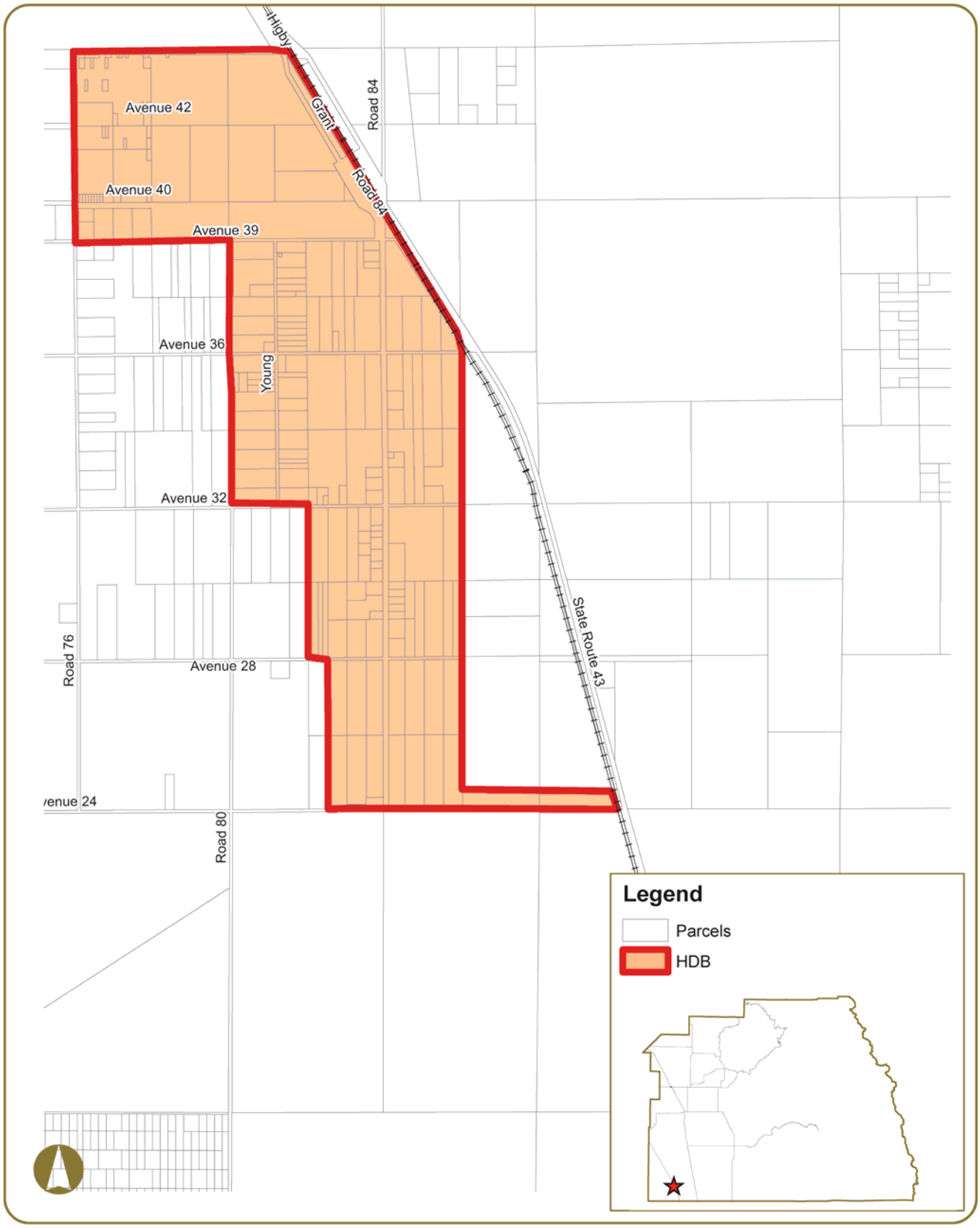
PF-3.6 Becoming a Community

For hamlets meeting the definition of a community, or at the discretion of the Board of Supervisors, a hamlet or other unincorporated place can be designated as a community. Once designated, the new community will be subject to the goals and policies designated for communities, and a Community Plan (consistent with the requirements of PF-2.4: Community Plans) be completed.

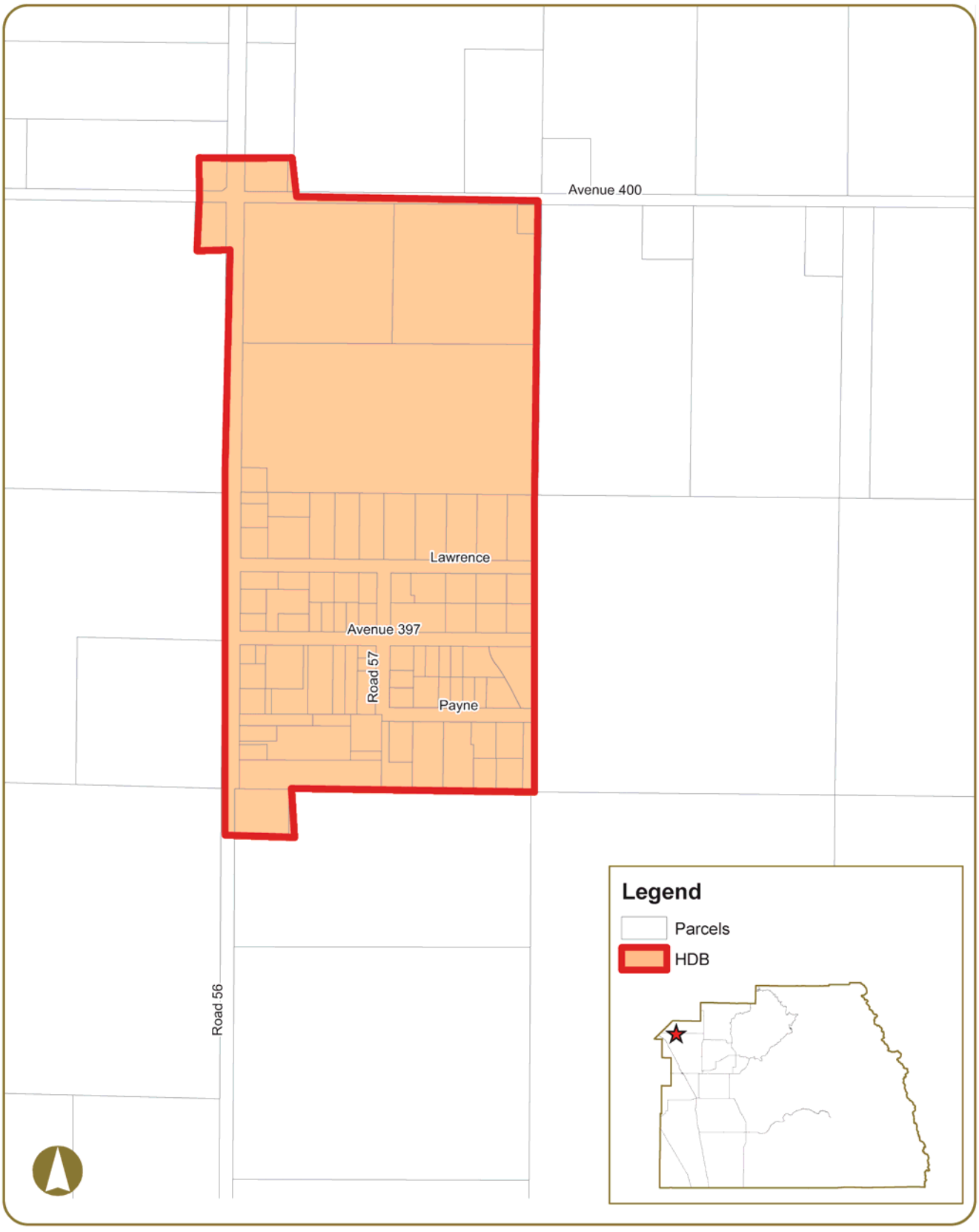
Text continues on Page 2-49.



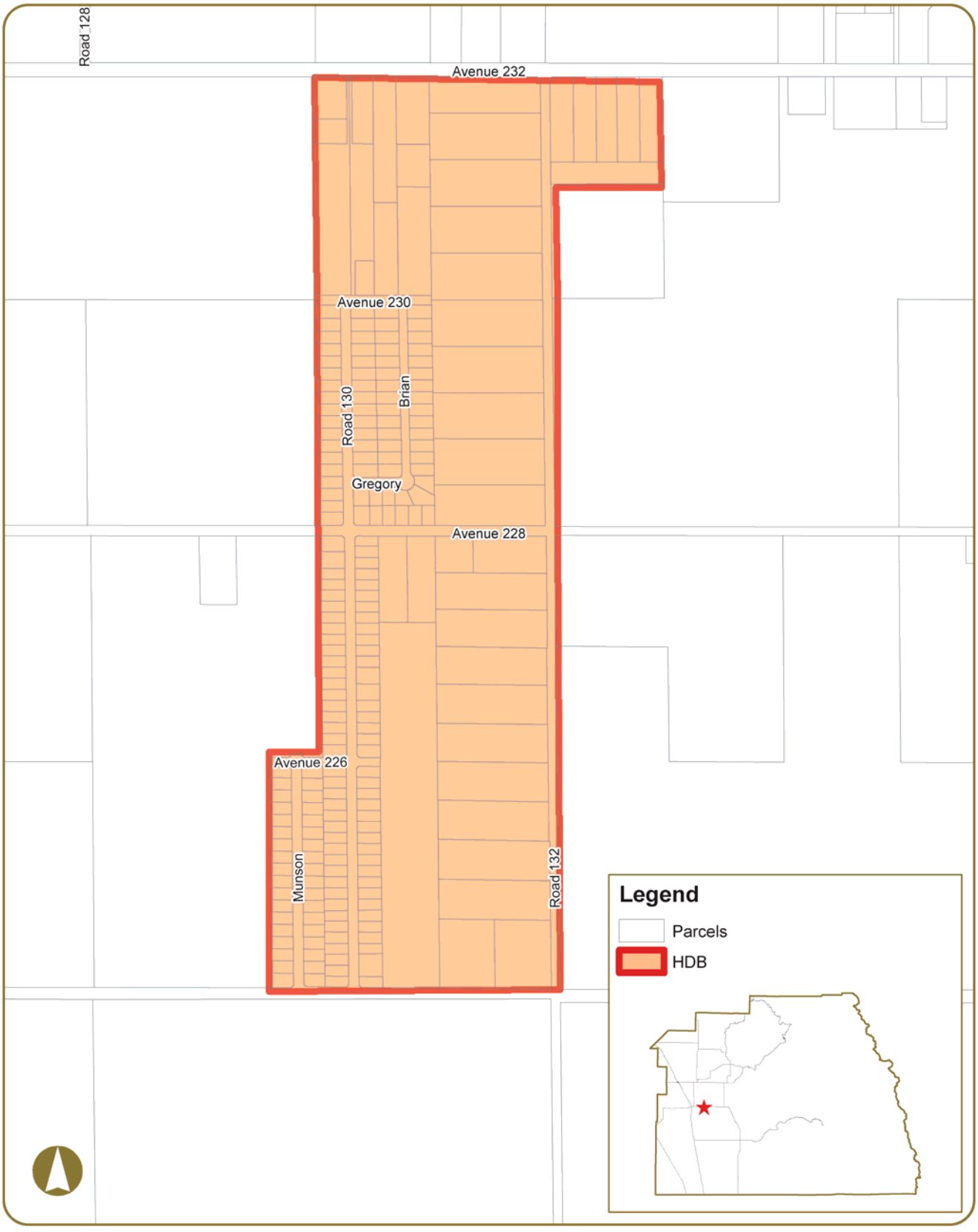
Tulare County Hamlets | **Figure 2.3-1**



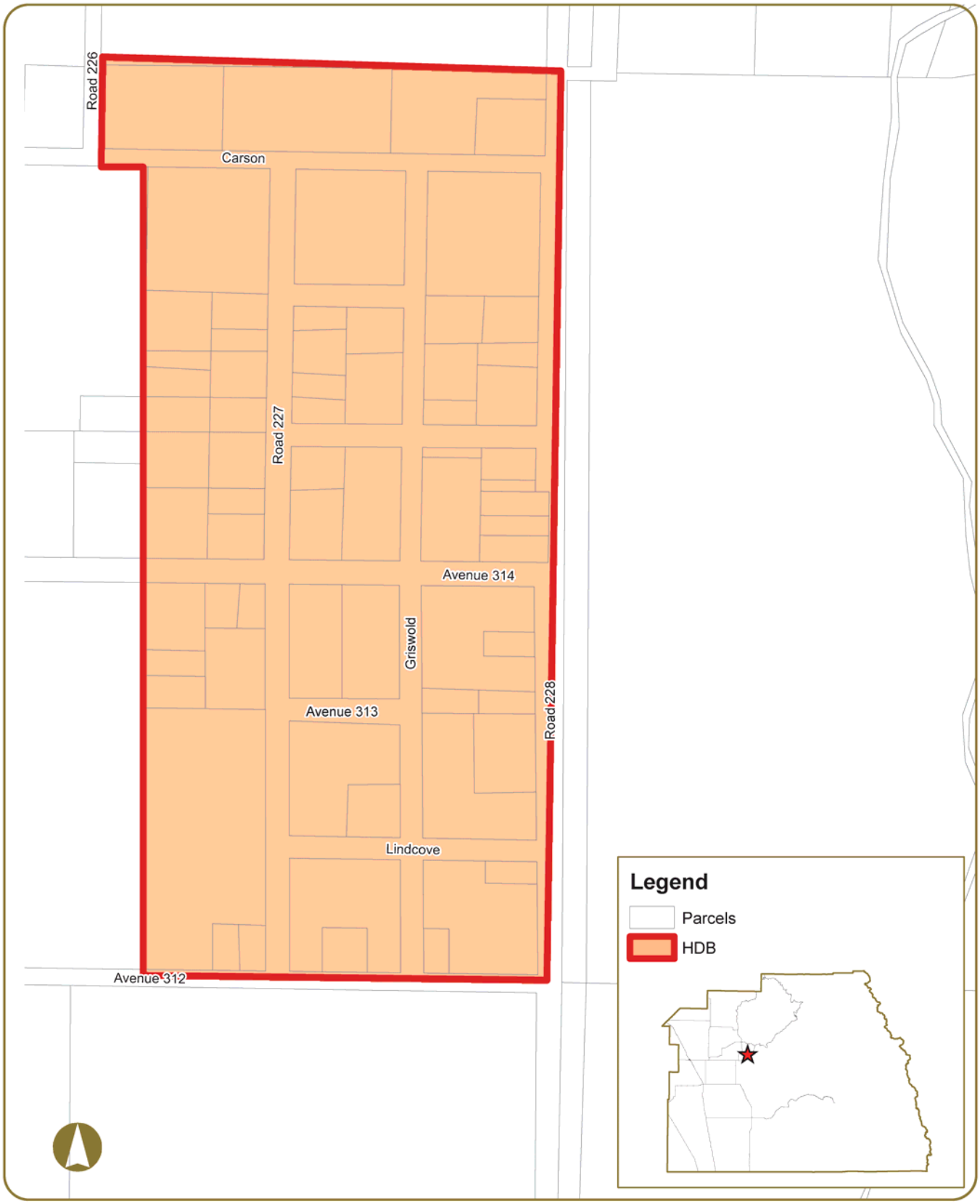
Allensworth Hamlet Development Boundary | **Figure 2.3-2**



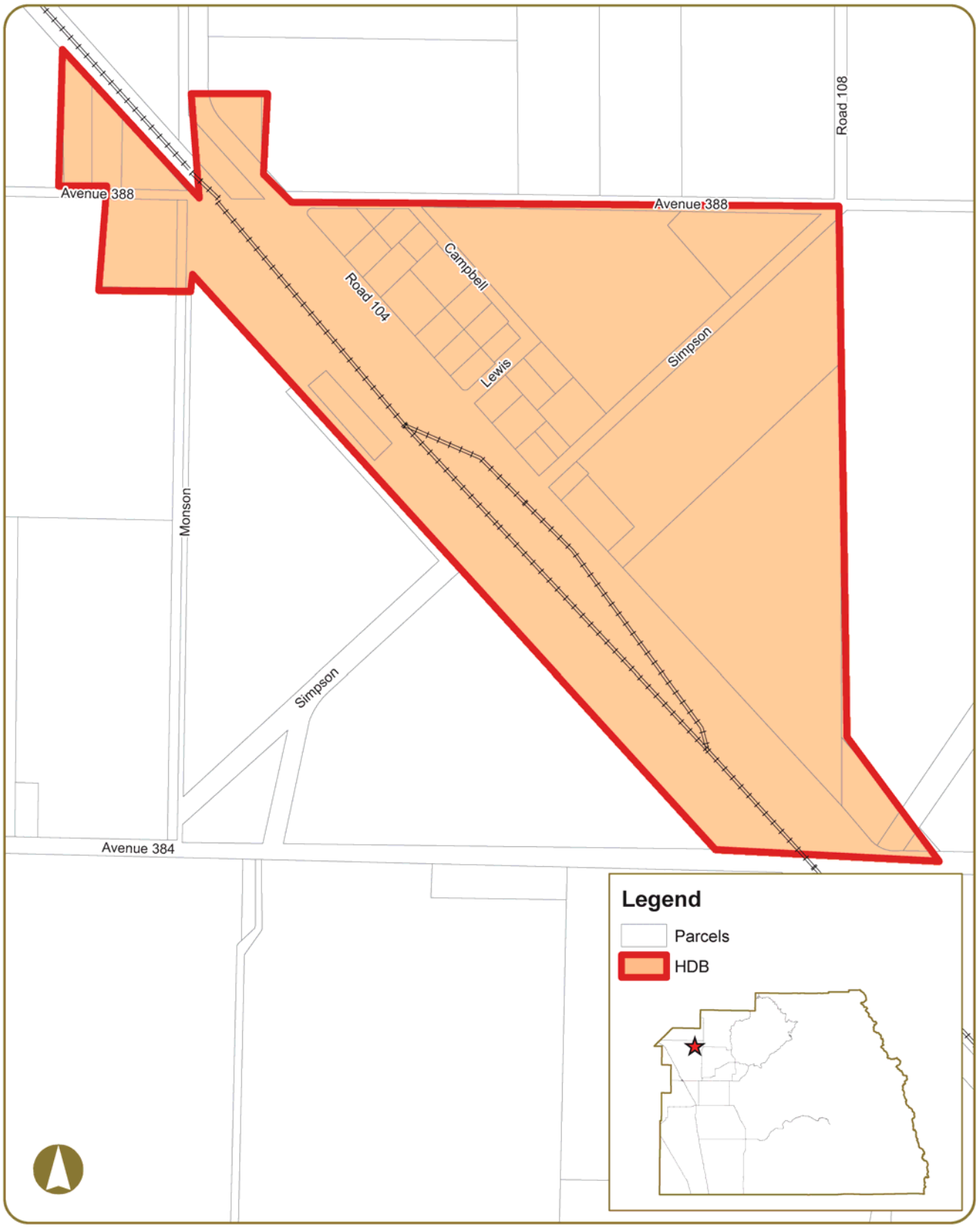
Delft Colony Hamlet Development Boundary | **Figure 2.3-3**



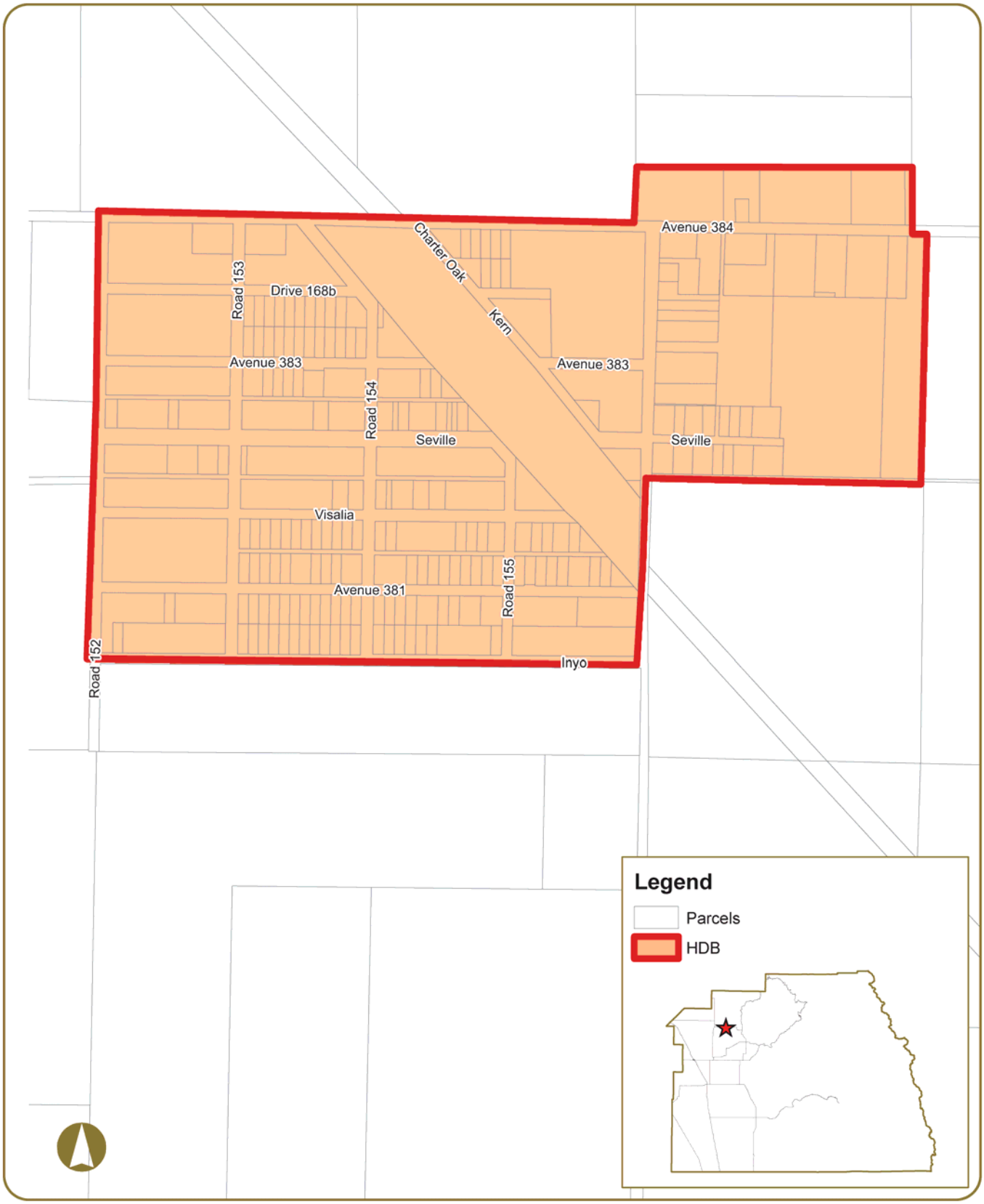
E. Tulare Villa Hamlet Development Boundary | **Figure 2.3-4**



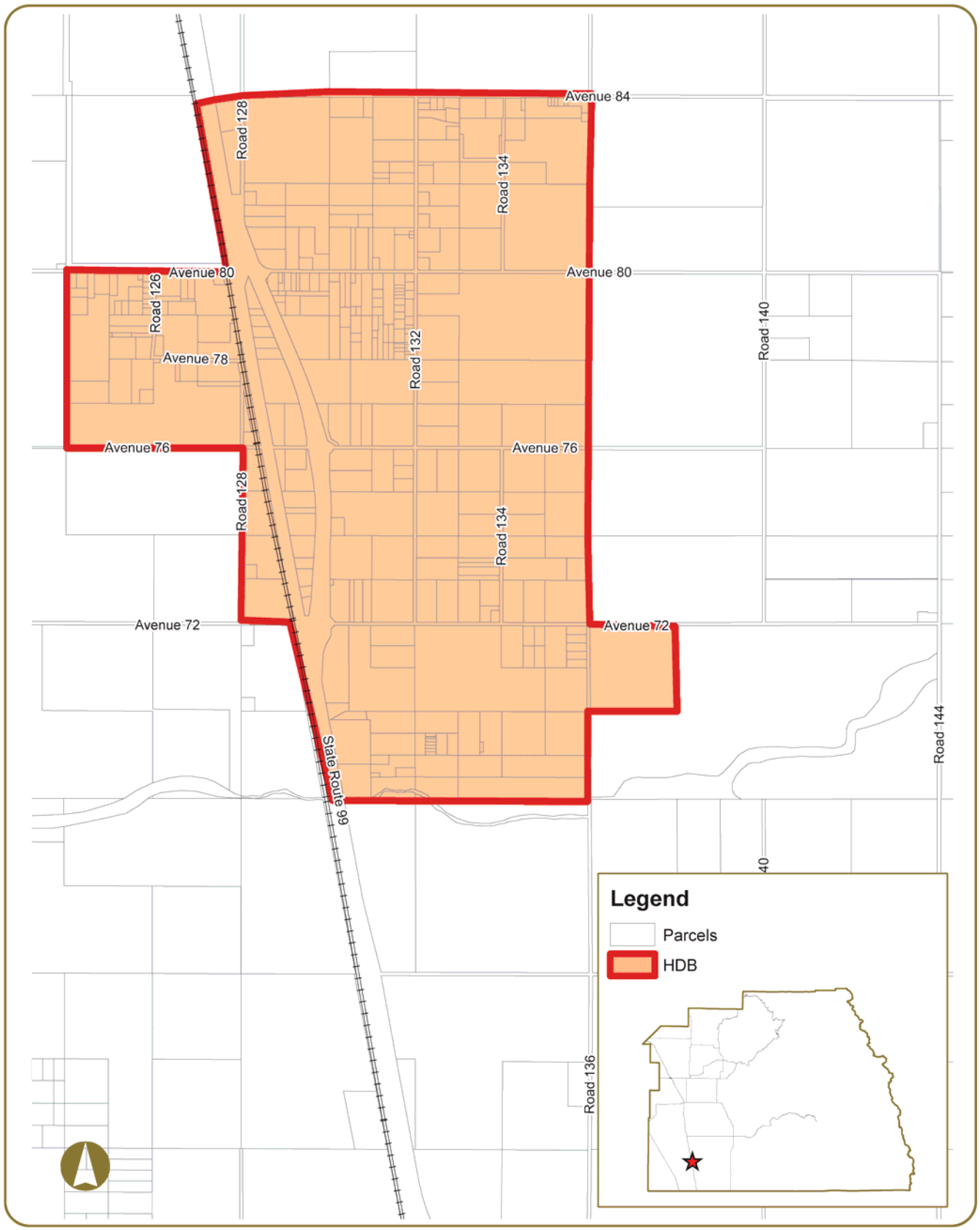
Lindcove Hamlet Development Boundary | **Figure 2.3-5**



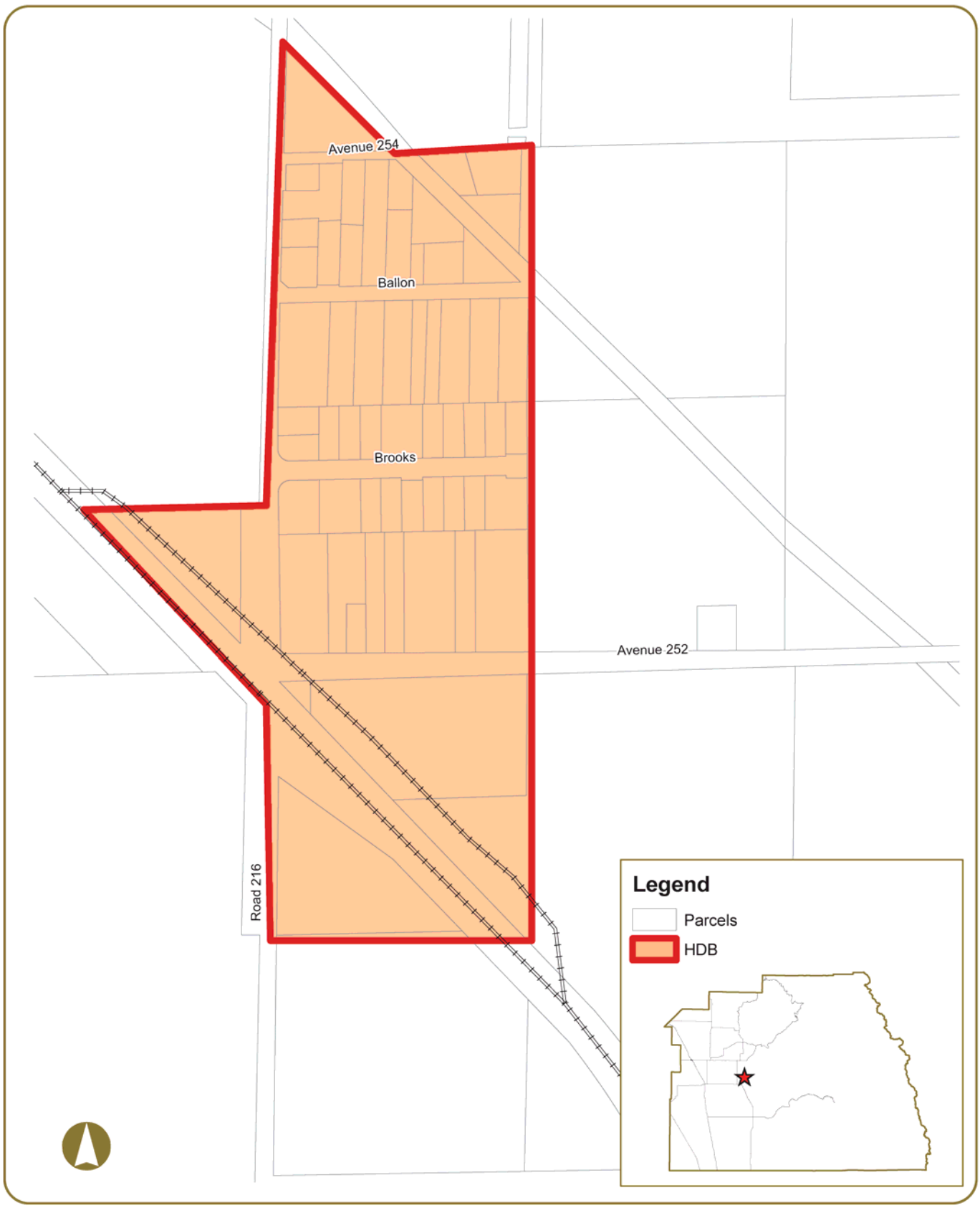
Monson Hamlet Development Boundary | **Figure 2.3-6**



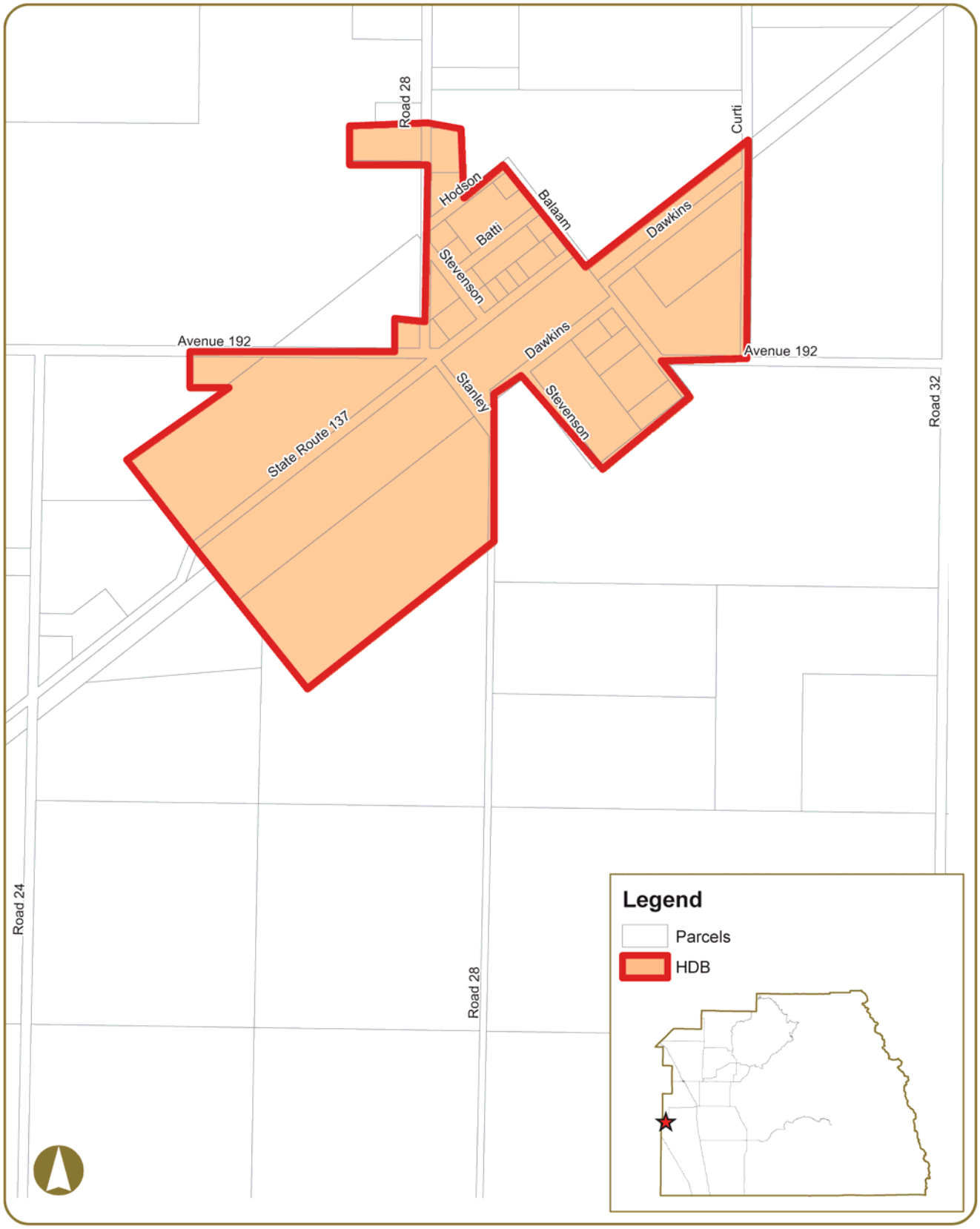
Seville Hamlet Development Boundary | **Figure 2.3-7**



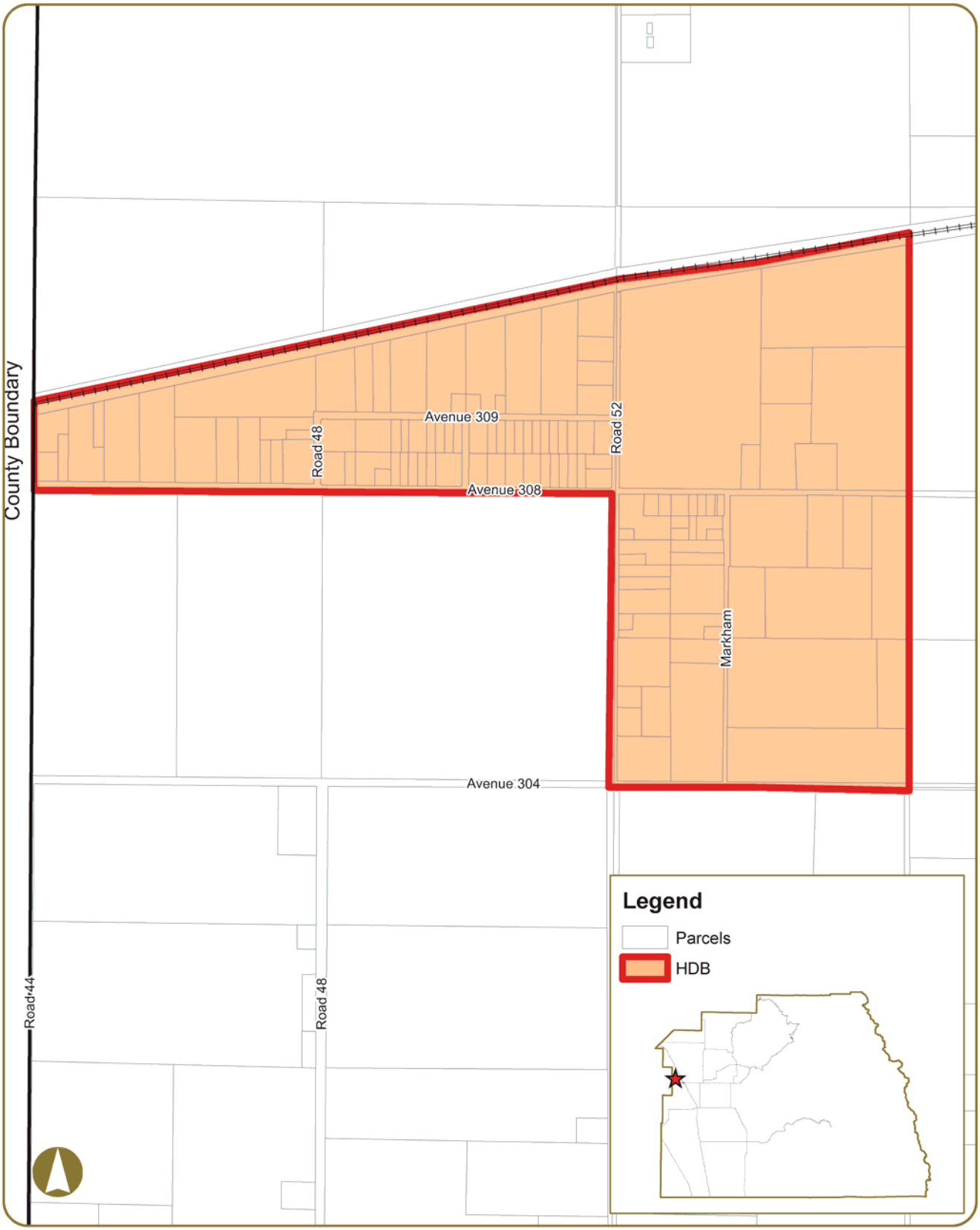
Teviston Hamlet Development Boundary | **Figure 2.3-8**



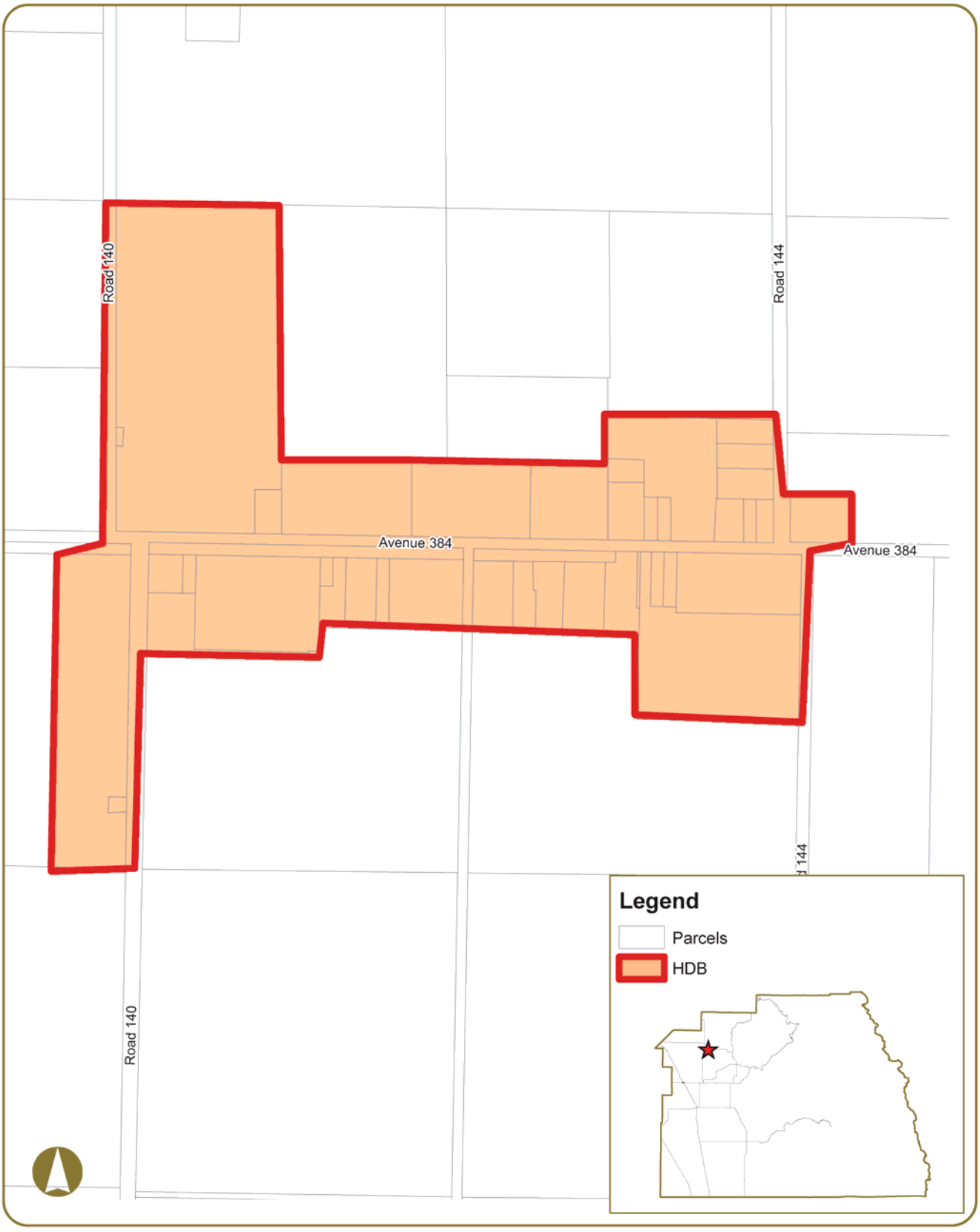
Tonyville Hamlet Development Boundary | **Figure 2.3-9**



Waukena Hamlet Development Boundary | **Figure 2.3-10**



West Goshen Hamlet Development Boundary | **Figure 2.3-11**



Yettem Hamlet Development Boundary | Figure 2.3-12

2.4 Cities

Figure 2.4-1 shows the locations of all eight incorporated cities within Tulare County and Figures 2.4-2 through 2.4-9 show the County Adopted City Urban Development Boundaries (CACUDBs) and County Adopted City Urban Area Boundaries (CACUABs) for each city:

- Dinuba
- Exeter
- Farmersville
- Lindsay
- Porterville
- Tulare
- Visalia
- Woodlake

In addition, two cities outside of the County share a common border with the County and there has been urban development in adjacent County unincorporated areas. These two cities are Delano and Kingsburg. The County has established UDBs for these cities/areas as shown in Figures 2.4-10 and 2.4-11.

The following goal and policies are designed to foster a cooperative planning environment between the County and each city with respect to development within the fringe areas of the cities.

PF-4	To direct urban development within UDBs of existing incorporated cities and ensure that all development in unincorporated areas adjacent to incorporated cities is well planned and adequately served by necessary infrastructure and other public facilities and furthers countywide economic development goals.

PF-4.1 CACUABs for Cities

The County shall establish CACUABs which define the area where land uses are presumed to have an impact upon the adjacent incorporated city, and within which the cities' concerns may be given consideration as part of the land use review process. The lands within the UAB are considered to be the next logical area in which urban development may occur and the area within which UDBs may ultimately be expanded.

Although it is the policy of the County that this area will at some time become appropriate for urban development, generally no public purpose is served by permitting intensive development therein. As communities grow and expand, it is logical to assume the UDBs may be correspondingly expanded or established until they coincide with the ultimate UAB. The land lying between the Urban Development Boundary and the Urban Area Boundary will generally have an agricultural land use designation or rural residential land use designation in conformity with Land Use Policy LU 3.8: Rural Residential Interface.

PF-4.2 CACUDBs for Cities – Twenty Year Planning Area

The County shall establish CACUDBs which define the anticipated twenty-year planning areas around incorporated cities in which the County and cities may coordinate plans, policies, and standards relating to building construction, subdivision development, land use and zoning regulations, street and highway construction, public utility systems, environmental studies, water supply availability and sufficiency, and other closely related matters affecting the orderly development of areas adjacent to incorporated cities. It is recognized that these boundaries provide an official definition of the interface between future urban and agricultural land uses.

Within this boundary, the County may also establish planning areas representative of shorter time periods in order to assist in more precise implementation of plans and policies.

PF-4.3 Modification of CACUABs and CACUDBs
The County may consider modification of CACUABs and CACUDBs at such time as the land use plan for a city is revised to reflect changing needs and circumstances over an extended time frame. Preservation of productive agricultural lands and operations shall be one consideration when considering such modifications. Cities may examine existing CACUAB and CACUDB lines and recommend changes to the Board of Supervisors, as appropriate.

PF-4.4 Planning in CACUDBs
The County acknowledges that the cities have an interest in planning for growth within a CACUDBs and will in the future become ultimately responsible for urban development and the provision of urban services within those areas upon annexation.

PF-4.5 Spheres of Influence
CACUDBs and the SOI as administered by LAFCo may be consistent insofar as it is feasible and appropriate to do so.

PF-4.6 Orderly Expansion of City Boundaries
When the County is considering outward expansion of CACUDBs, the following criteria shall be encouraged:

1. The city has demonstrated a need for additional territory after documenting a good faith effort to implement programs for infill development and/or increased efficiency of development and minimize conversion of agricultural lands.
2. UDBs should not be expanded onto Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for expansion.
3. Emphasis shall be placed upon reasonable expectations for the provision of urban services within the next twenty years as reflected in LAFCo's Municipal Service Reviews when determining the location of UDBs.

PF-4.7 Avoiding Isolating Unincorporated Areas
The County may oppose any annexation proposal that creates an island, peninsula, corridor, or irregular boundary. The County will also encourage the inclusion of unincorporated islands or peninsulas adjacent to proposed annexations.

PF-4.8 Updating Land Use Diagram in CACUDBs
Following city adoption of a General Plan update or amendment that reflects the area within a CACUDB, the County shall update Part III (Community Plans, Kings River Plan, Mountain Sub-Area Plans, and CAC General Plans), if applicable, to reflect the city's modified plan. Any unresolved conflicts between the County and city plans shall be identified for the Board of Supervisors. The County shall establish and maintain land use controls on unincorporated lands within the UDB consistent with the policies of the County General Plan.

PF-4.9 Transition to Agricultural Use
The County shall encourage cities to adopt land use policies that minimize potential conflicts with agricultural operations and other agricultural activities at the urban edge through the provision of appropriate buffers or other measures.

PF-4.10 Urban Improvement Areas for Cities
All Urban Improvement Areas established in the 1974 Urban Boundaries Element for cities and adjacent cities in adjacent counties, are hereby converted to Urban Development Boundaries.

PF-4.11 Coordination with Cities in Adjacent Counties
The policies set forth in this Section (PF-4: Cities) shall also apply to planning and development within the UDBs of adjacent cities in adjacent counties (Corcoran, Delano, Kingsburg, Orange Cove, and Reedley), except Policy PF-4.4: Planning in UDBs.

PF-4A	To provide the means to further manage urban development within CACUDBs and CACUABs of existing incorporated cities while ensuring that the limitation on development is in the best interests of the County and its residents in both the incorporated and unincorporated areas and enhances the County's ability to provide adequate County facilities and countywide social, health, safety and welfare services impacted by development in the cities and County.

The following policies will become applicable upon mutually adopted agreement between the County and each city regarding the collection of public facilities impact fees in accordance with policies PF-4.12 and PF-4.27.

PF-4.12 General Plan Designations Within City UDBs
On land that is within a CACUDB, but outside a city's incorporated limits, the County may maintain General Plan land use designations that are compatible with the city's adopted General Plan.

PF-4.13 City Design Standards
Where the Board of Supervisors finds that it is consistent with General Plan objectives to approve development within the UDBs of incorporated cities, the County may require the project to substantiate sufficient water supply and meet the County adopted city development standards of the city in question.

PF-4.14 Compatible Project Design
The County may ensure proposed development within CACUABs is compatible with future sewer and water systems, and circulation networks as shown in city plans.

PF-4.15 Coordination with Cities on Development Proposals
The County shall ensure that urban development only take place in CACUDBs if one of the following has occurred:

1. The adjacent city does not consent to annex the property for development purposes (as evidenced through pre-zoning, development agreements, etc.); it shall be conclusively presumed that a city has not consented if it has not submitted an annexation proposal to LAFCo within six months from the date a request to annex is submitted to the city; or
2. Annexation is not possible under the provisions of State law, but it is determined by the County that development of the site does not constitute incompatible development.

PF-4.16 Revenue Sharing
As an incentive for directing urban growth into cities when applications are proposed within the CACUDBs, the County shall promote revenue sharing as an element of negotiation whenever:

1. A city updates its General Plan and requests the County to update its CAC General Plan.
2. When establishment or amendment to Spheres of Influence are proposed.

3. Annexations are proposed by cities, or joint development or redevelopment projects are proposed by any city and the County.

As an additional incentive for directing urban growth into cities, any city proposing changes to a CAC General Plan or other County land use regulations shall pay to the County its cost in considering and implementing such proposal.

PF-4.17 Cooperation with Individual Cities

The County may use the policies set forth under this goal (PF-4A: Cities: Continued) to work with individual cities to further manage development within that CACUDB or CACUAB to the extent that the financial needs of the County are met and the County's ability to provide facilities and County services used by all of the residents in the County and cities is enhanced. The County and Cities will establish a working committee to facilitate the policies identified in this section 4A.

PF-4.18 Future Land Use Entitlements in a CACUDB

The County may work with an individual city to limit any General Plan amendments to change the land use designations of any parcel or any amendments to the County zoning ordinance to add uses to a current zoning classification or change the zoning district designation of any parcel within a CACUDB except as follows:

1. This policy will not apply to amendments or changes to a County unincorporated UDB, Hamlet Development Boundary (HDB), including where the boundary line may increase an outward expansion of the overlap area with a CACUDB area that is not coterminous to the city's Urban Development Boundary/Sphere of Influence (UDB or SOI), or to any General Plan amendment adopting a new County unincorporated UDB, an HDB, or Planned Community, County Corridor development nodes will not be located inside a city's UDB or SOI unless mutually agreed by the City and County.
2. This policy will not apply where the General Plan land use designation or the zoning district classification of a particular parcel is inconsistent with an existing special use permit, or legal non-conforming use.
3. As determined by the RVLP checklist, the County shall encourage beneficial reuse of existing or vacant agricultural support facilities for new businesses (including non-agricultural uses), and for which the city cannot or will not annex as per PF-4.24.
4. This policy will not apply where the effect of the amendments to the General Plan land use designation or of the rezoning is to designate or zone the parcel to an agricultural designation or zone except where the effect of the amendment creates a less intensive agricultural designation or zone.
5. This policy will not apply where amendments to the General Plan land use designations or the zoning classifications apply only to that portion of a CACUDB that is overlapped (where exterior UDB's are coterminous) by a County unincorporated UDB, Hamlet Development Boundary (HDB), or Corridor Plan area.
6. This policy will not apply where amendment to the General Plan land use designation or the zoning classification is required to bring the County regulations into compliance with more restrictive State or Federal statutes or regulations.
7. This policy will not apply where amendments to the Zoning Ordinance are part of a comprehensive modernization or restructuring of the processes or procedures set out in the Zoning Ordinance or part of a comprehensive update to the text of the zoning classifications to bring the Zoning Ordinance procedures and text into consistency with the General Plan update. [This comprehensive modernization, restructuring or update

would not include any rezonings outside that allowed in this policy. However, revision of processes and procedures and simplification of existing ordinances may occur.]

8. This policy would not apply to a comprehensive update of a CAC General Plan, including rezoning there under, in cooperation with the affected city.
9. This policy would not apply where the County has worked with the city to identify and structure a mutually acceptable alternative General Plan land use designation or zoning classification.

PF-4.19 Future Land Use Entitlements in a CACUAB

As an exception to the County policies that the Rural Valley Lands Plan (RVLP) does not apply within CACUDBs and is only advisory within CACUABs, the County may work with an individual city to provide that no General Plan amendments or rezonings will be considered to change the current land use designation or zoning classification of any parcel within a CACUAB unless appropriate under the requirements of the Rural Valley Lands Plan (RVLP) or similar checklist or unless the County has worked with the city to identify and structure an acceptable alternative General Plan land use designation or zoning classification. This policy will not apply to amendments or changes to a County unincorporated UDB, Hamlet Development Boundary (HDB), or Corridor Plan area boundary line, including where the boundary line may increase an overlap area with a CACUDB area, or to any General Plan amendment adopting a new UDB, an HDB, or Corridor Plan area that may fall within a CACUDB area. This policy shall not apply within a County unincorporated UDB, an HDB, or Corridor Plan area where that area overlaps a CACUAB area. Development of County corridor development nodes in an affected city's UAB would only occur after the County has provided written consultation and has allowed for a reasonable timed response from the affected city prior to decision making and before the adoption of the Corridor Plan. New development in a city's UAB would be subject to adopted plan lines and setback standards. Adopted facility plans and legally adopted General Plans will be considered during the development review process. Small "stand alone," non urban projects which are defined as residential projects of four or fewer lots or non-residential projects smaller than two acres do not need city standards but shall respect city utility and street master plans for setbacks. Large urban-style projects include residential projects of five or more lots averaging less than one acre per lot and non-residential projects two acres or larger will use uniform urban development standards, financing mechanisms, consent to annexation, application of reciprocal development impact fees and city streets/utility setbacks/disclosure requirements unless the County and the city have identified and structured acceptable alternatives that will reasonably ensure that these projects should conform to city development standards upon future annexation.

PF-4.20 Application of the RVLP Checklist to Control Development in a CACUDB

As an exception to the County policies that the Rural Valley Lands Plan does not apply within CACUDBs, the County may work with an individual city to provide that the requirements of the RVLP or similar checklist will apply to applications for special use permits (including special use permits for the expansion of a non-conforming use), variances considered under Government Code § 65906, or to the extent allowed by law, divisions of land within a CACUDB except in those areas that overlap with a County unincorporated UDB, an HDB, or Corridor Plan area. Such a special use permit, variance, or division of land will be reviewed in light of impacts on such regional concerns as water and sewage disposal availability and preservation of transportation and utility corridors as well as compliance with any County adopted urban or city development standards and with the city's General Plan policies as reflected in the CAC General Plan.

PF-4.21 Application of the RVLP Checklist to Control Development in a CACUAB
As an exception to the County policies that the Rural Valley Lands Plan is only advisory within CACUABs, the County may work with an individual city to provide that the requirements of the RVLP will apply to applications for special use permits (including special use permits for the expansion of a non-conforming use), variances considered under Government Code § 65906, or to the extent allowed by law, divisions of land within a CACUAB except in those areas that overlap with a County unincorporated UDB, an HDB, or Corridor Plan area. Such a special use permit, variance, or division of land will be reviewed in light of impacts on such regional concerns as water and sewage disposal availability and preservation of transportation and utility corridors.

Also see Part II-Policy RVLP-1.4: Determination of Agriculture Land and Section 1.3: Rural Valley Lands Plan Criteria and Evaluation Matrix.

PF-4.22 Reuse of Abandoned Improvements in a CACUDB
In accordance with other policies in this General Plan, the County may work with a city to provide that any alternative land uses within a CACUDB not otherwise allowed under a particular zoning classification but which are allowed by County policies due to the existence of abandoned structures or improvements with no other available, viable economic uses on the parcel will be reviewed in light of impacts on such regional concerns as water and sewage disposal availability and preservation of transportation and utility corridors. For agricultural related uses, reoccupation and/or expansion is limited not to exceed 20% of the site and/or building square footage subject to special use permit with city consultation. Conversion to non-agricultural uses requiring a zone change is limited not to exceed 20% of the site and/or building square footage or as mutually agreed upon by the city and County. Any expansions are subject to a special use permit.

PF-4.23 Reuse of Abandoned Improvements in a CACUAB
In accordance with other policies in this General Plan, the County may work with a city to provide that any alternative uses within a CACUAB not otherwise allowed under a particular zoning classification but which are allowed by County policies due to the existence of abandoned structures or improvements with no other available, viable economic uses on the parcel will be reviewed in light of impacts on such regional concerns as water and sewage disposal availability and preservation of transportation and utility corridors expansion or re-occupation will require irrevocable consents to annex, and accommodation for setbacks and other standards for future streets and utilities. The RVLP will be used to determine if non-agricultural use is appropriate.

PF-4.24 Annexations to a City within the CACUDB
In addition to the County's current policies on development within a CACUDB, the County may work with a city to provide that urban development projects within a city's Sphere of Influence (SOI) as set by the Tulare County Local Agency Formation Commission will be referred to the affected city for consideration of annexation in accordance with, but not limited to, the following concepts:

1. Urban development projects, to which the referral policy applies, would be those projects for which a discretionary permit is required. Any urban development project not subject to special use permit requirements would still comply with County adopted city development standards, CAC General Plans and zoning and any County adopted city long-range infrastructure plan.
2. The referral would, at least, be subject to the requirement that the city inform the County within three (3) months that it is or is not able and willing to commence annexation

proceedings to accommodate the project; or the city is willing and able to commence annexation proceedings, the County would not take action to approve the project unless the applicant has submitted a completed application for annexation and city fails to take action on such application within six months;

3. If the affected city is not willing or able to commence annexation proceedings, approval by the County of the project would be conditioned on conformance with County adopted city development standards, County Adopted City General Plans and zoning and any County adopted city long-range infrastructure plan adopted.
4. The County may, as part of this policy, require a consent to future annexation be recorded concurrent with approval of the project special use permit for development within the County.

PF-4.25 Sphere of Influence Criteria

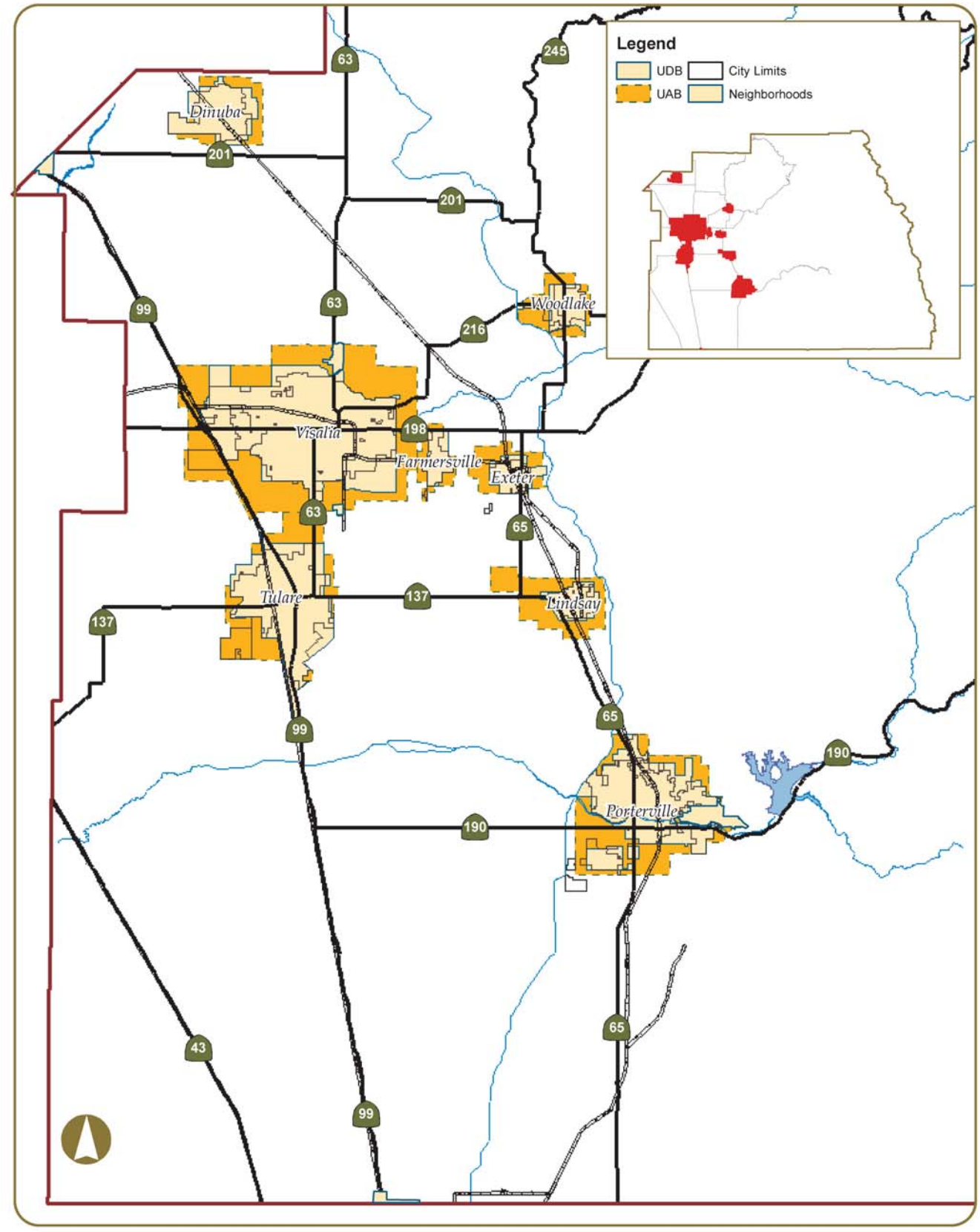
In addition to the County current policies on annexations and city growth lines, the County may work with one or more cities to propose criteria to the Tulare County Local Agency Formation Commission (LAFCo) for use in the adoption of city Sphere of Influence (SOI) lines consistent with the concept that the SOI is a twenty year city growth boundary including the city's "communities of interest" as defined by LAFCo, and that an affected city should seek approval of amendment by LAFCo of its current SOI lines to reflect such criteria. Communities of interest not included within the SOI may be considered and included in a fifty year growth boundary. If such a criteria is adopted, the County, as a city SOI is brought into compliance with such criteria, may consider amendment of it general plan to make the CACUDB identified in the County general plan, to the extent appropriate, consistent or conterminous with the LAFCo adopted SOI.

PF-4.26 City 50 Year Growth Boundaries

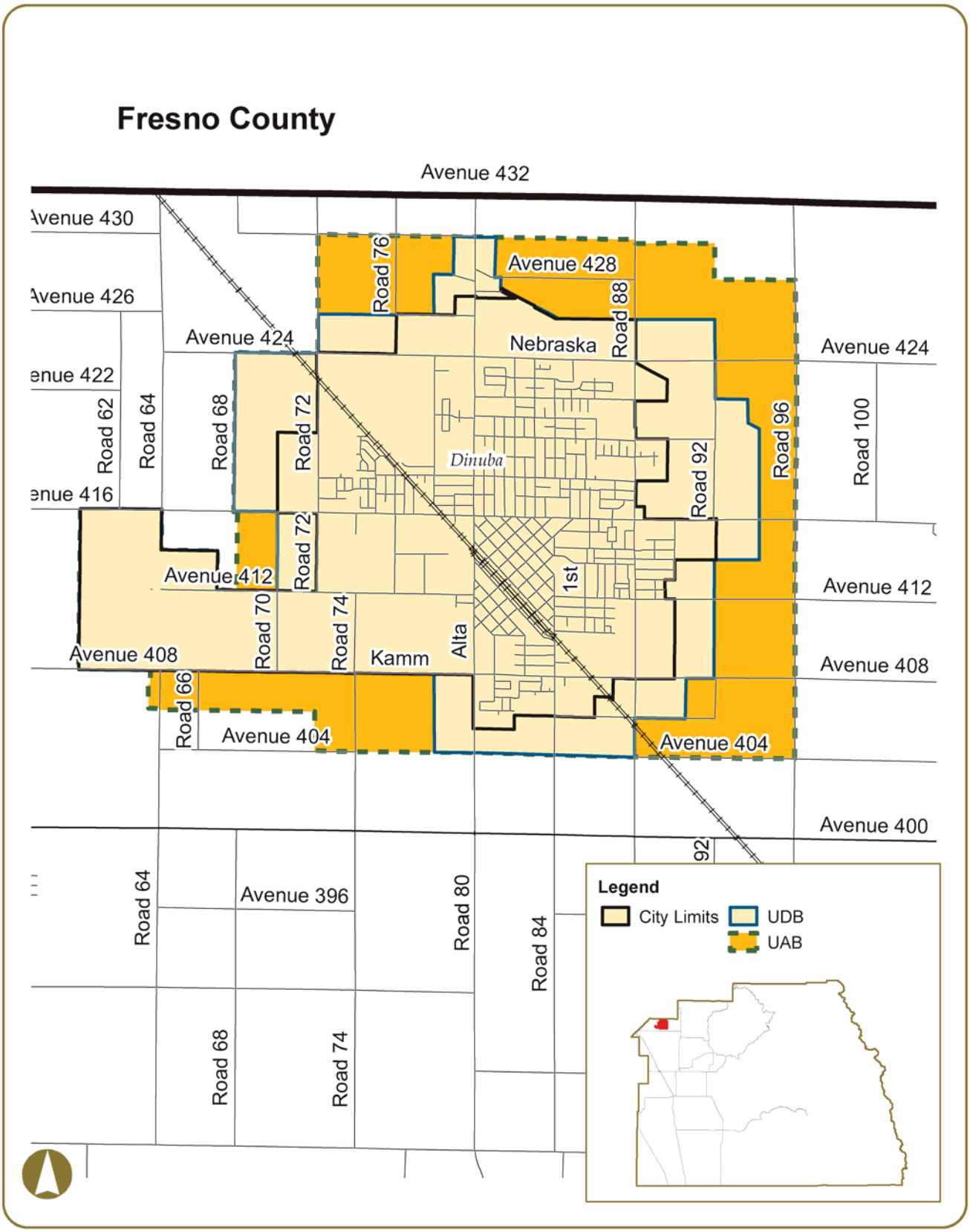
In addition to the County current policies on city boundary lines, the County may work with one or more of the cities to propose that LAFCo consider the adoption of a fifty year growth boundary for each city and to propose criteria to LAFCo for adoption of that boundary. If LAFCo adopts fifty year growth boundaries consistent with such criteria, the County may consider amendments to its general plan to make the CACUAB, to the extent appropriate, consistent or conterminous with the city's LAFCo adopted fifty year growth boundary.

PF-4.27 Impacts of Development within the County on City Facilities and County Facilities

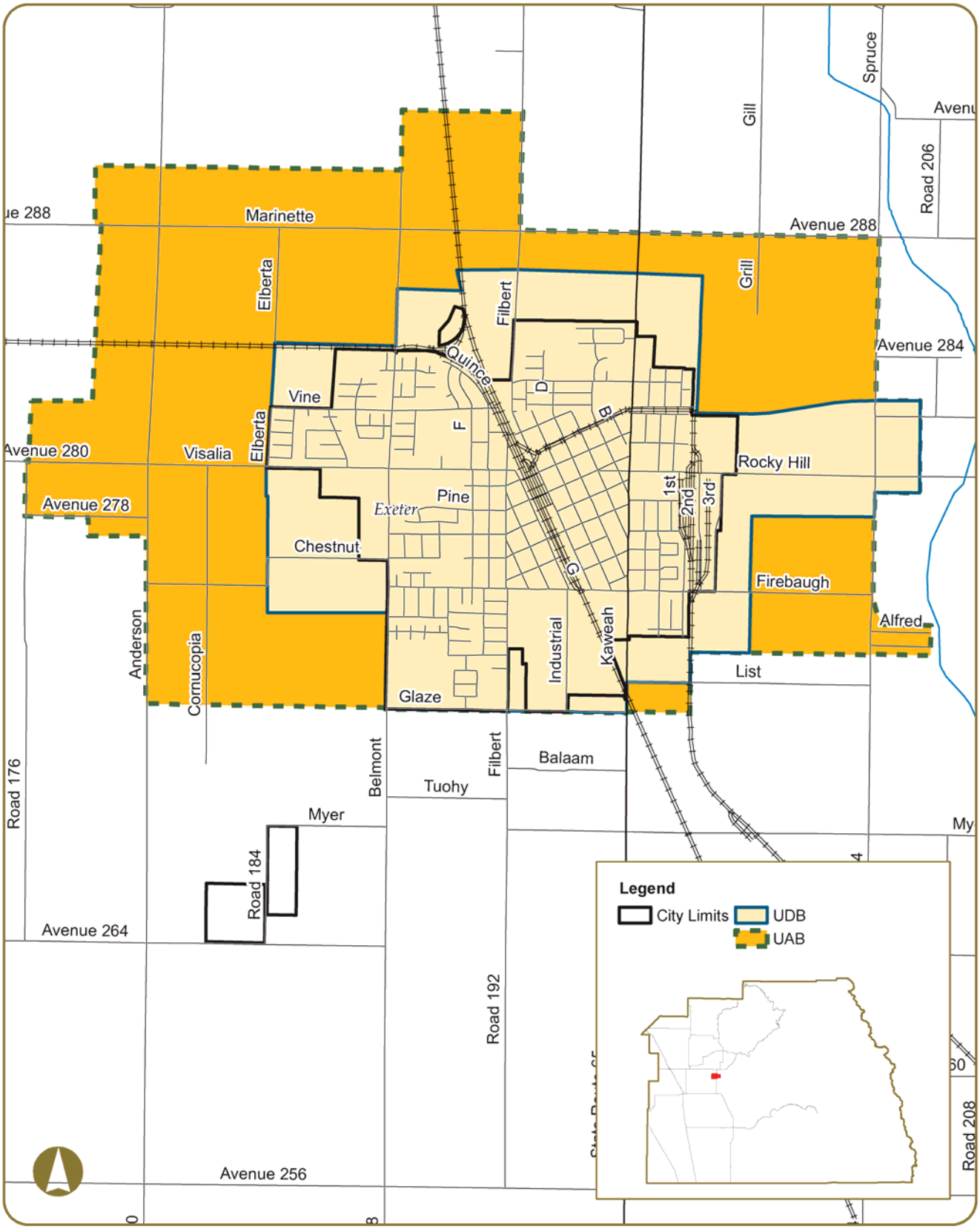
The County may work with a city to consider the adoption, imposition and collection for payment to the city pursuant to agreement Development Impact Fees within the CACUDB, as may be proposed by the city from time to time to offset the impacts of development in the County on city facilities. Reciprocally and under the same conditions, the city will consider the collection of Development Impact Fees within the city to offset the impact of development within the city on County facilities.



Tulare County Cities | **Figure 2.4-1**



City of Dinuba | **Figure 2.4-2**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Grill
Spruce
Gill
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Exeter
Chestnut
Rocky Hill
1st
2nd
3rd
Firebaugh
Alfred
List
Industrial
Kaweah
Glaze
Anderson
Cornucopia
Road 176
Belmont
Tuohy
Balaam
Myer
Road 184
Avenue 264
Road 192
Avenue 256
Road 208
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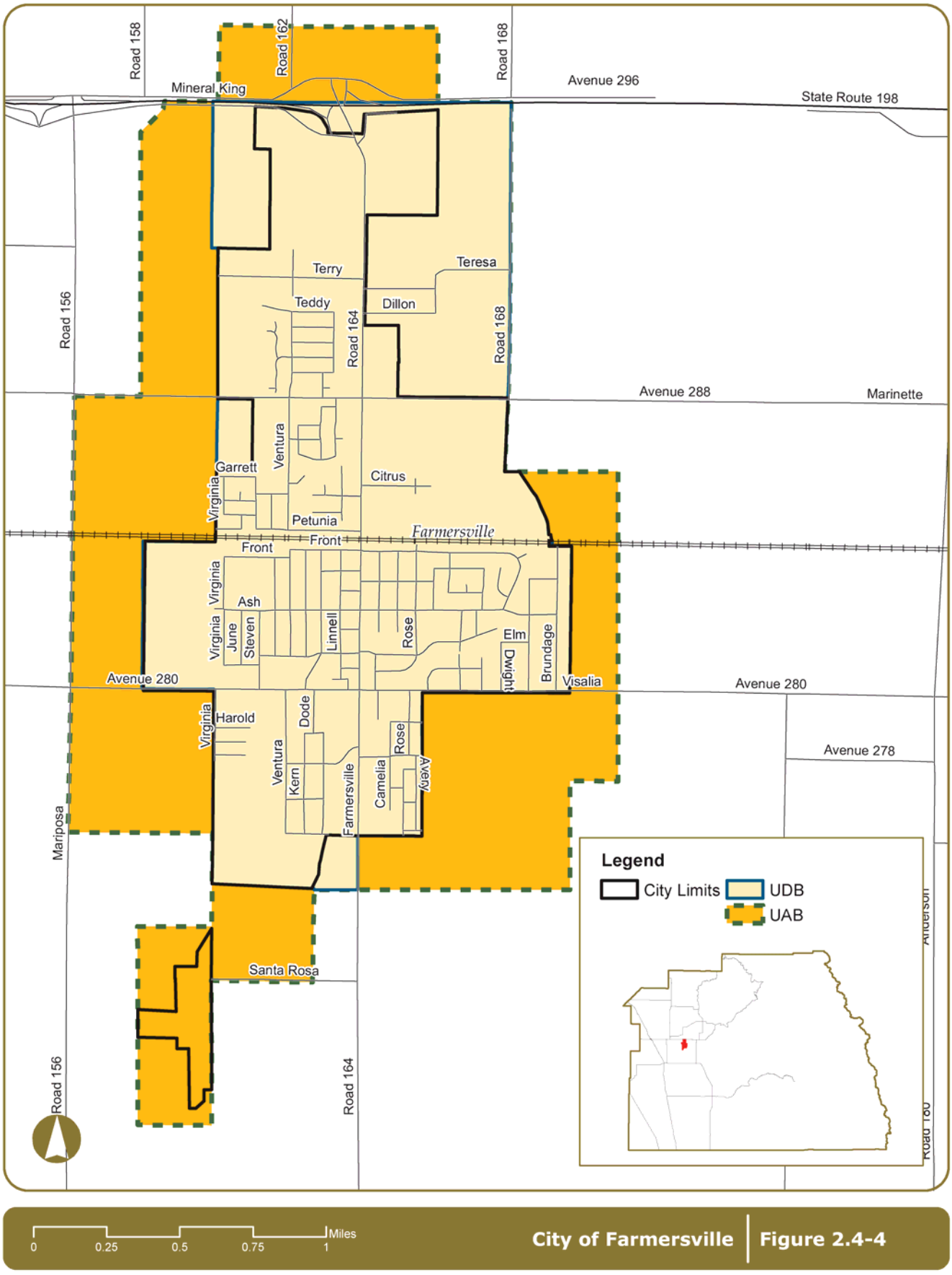
Miles
City of Exeter
Figure 2.4-3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Ventura
Garrett
Virginia
Citrus
Petunia
Farmersville
Front
Ash
June
Steven
Linnell
Rose
Elm
Dwight
Brundage
Visalia
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Harold
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Farmersville
Camelia
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Santa Rosa
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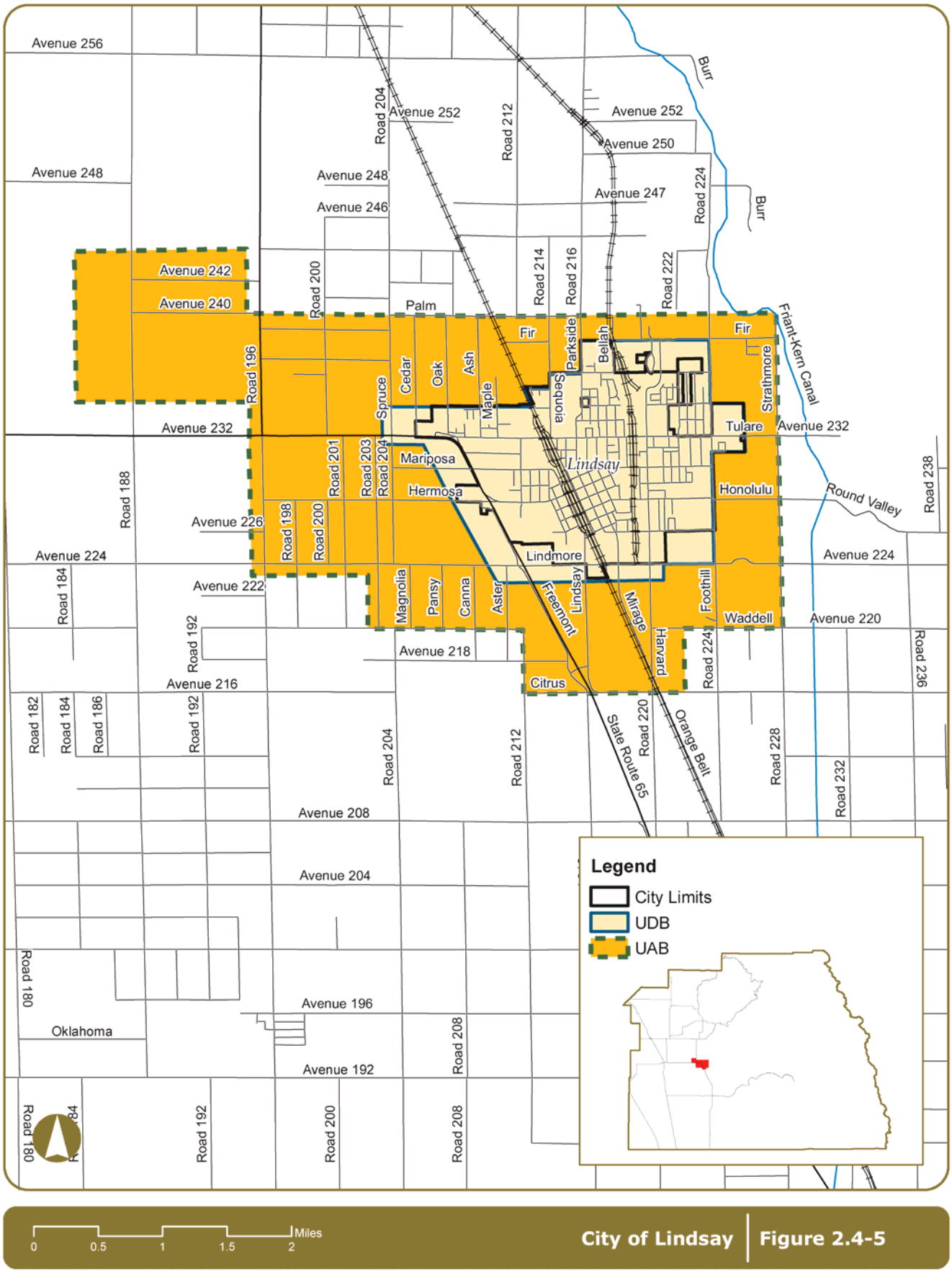
City of Farmersville
Figure 2.4-4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Road 228
Road 232
Road 236
Road 238
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Round Valley
State Route 65
Orange Belt
Palm
Fir
Parkside
Bellah
Strathmore
Spruce
Cedar
Oak
Ash
Maple
Sequoia
Tulare
Mariposa
Hermosa
Lindsay
Honolulu
Lindmore
Magnolia
Pansy
Canna
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Harvard
Foothill
Waddell
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Oklahoma
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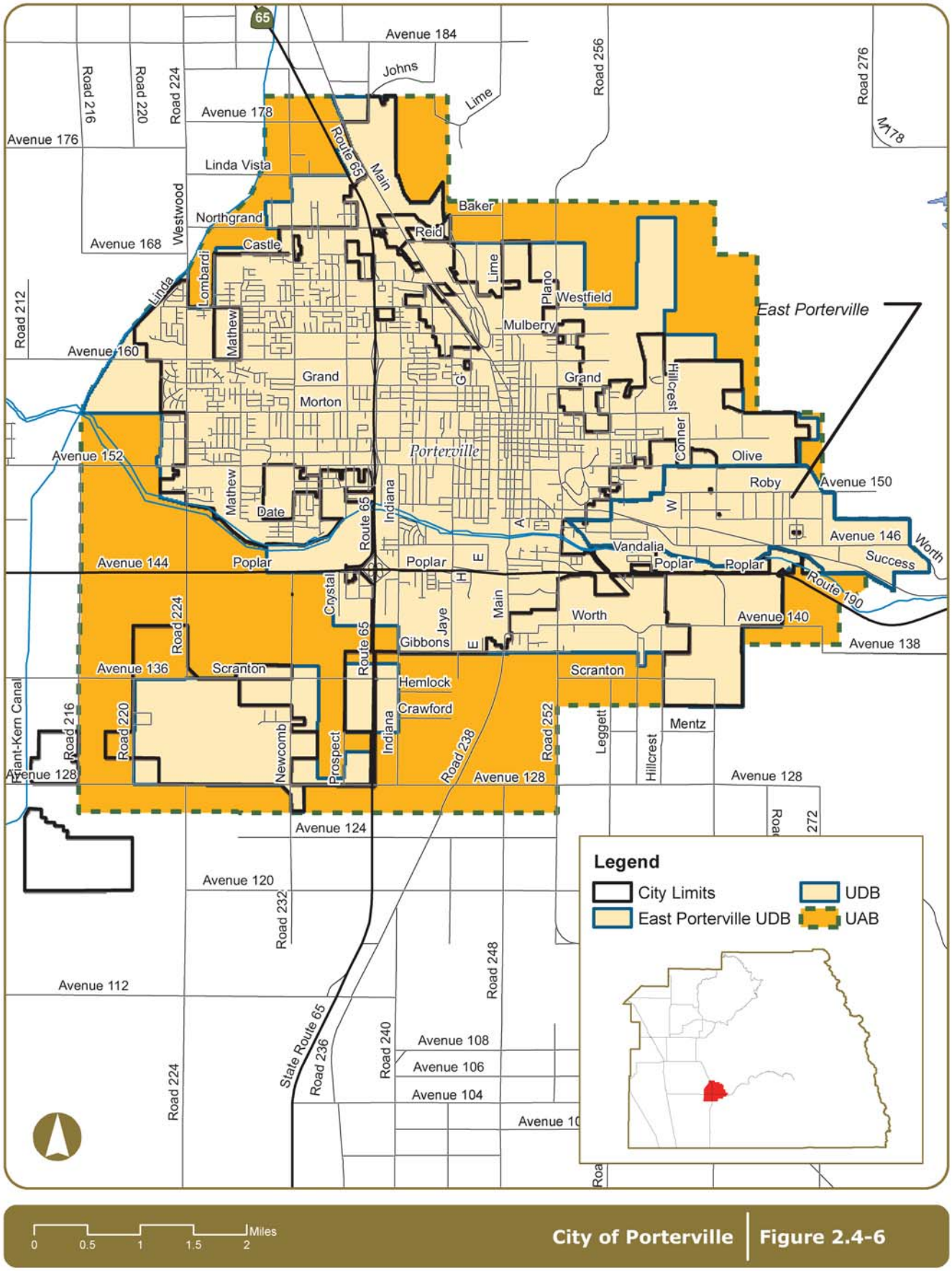
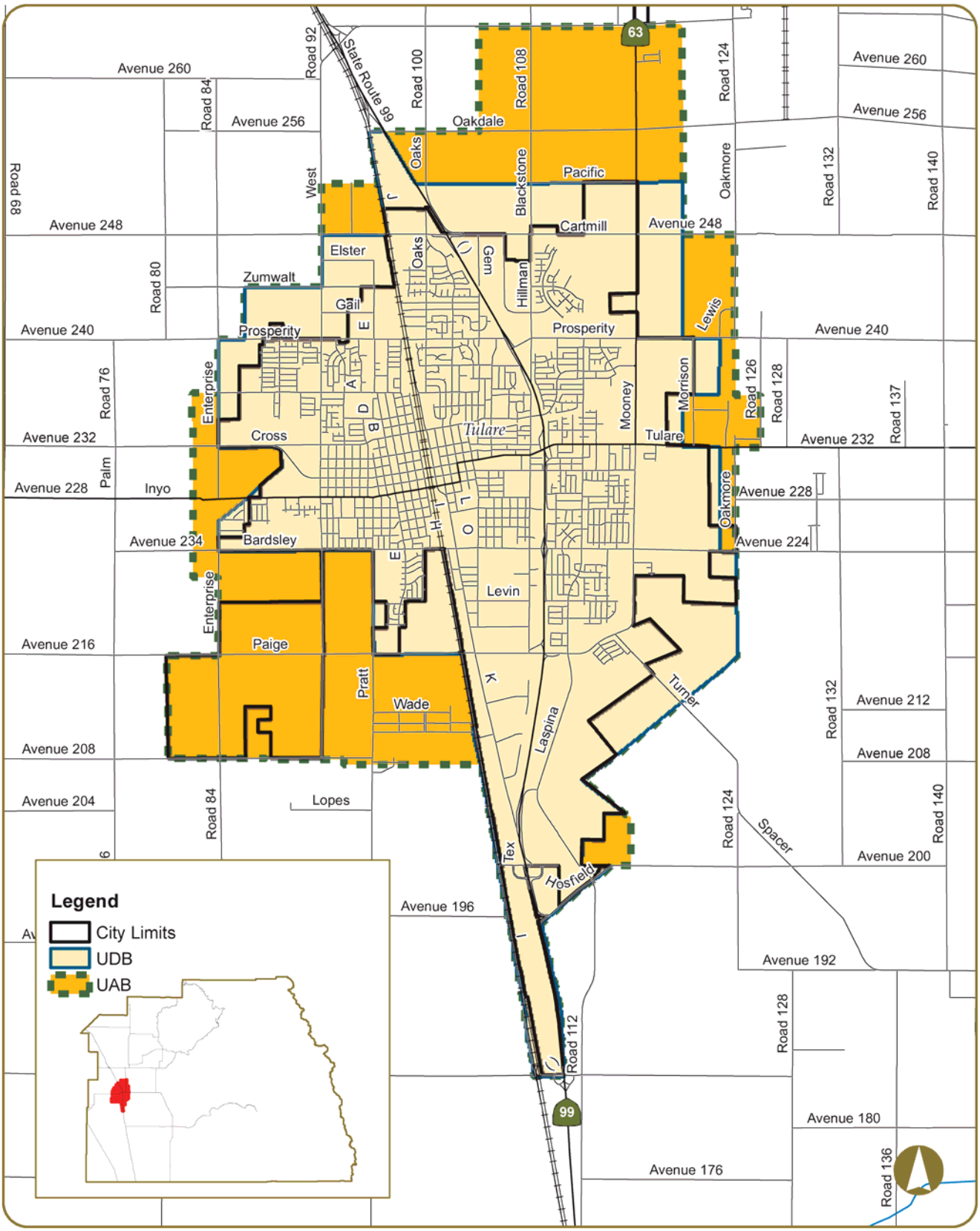
Miles
City of Lindsay
Figure 2.4-5



City of Porterville | Figure 2.4-6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Road 68
West
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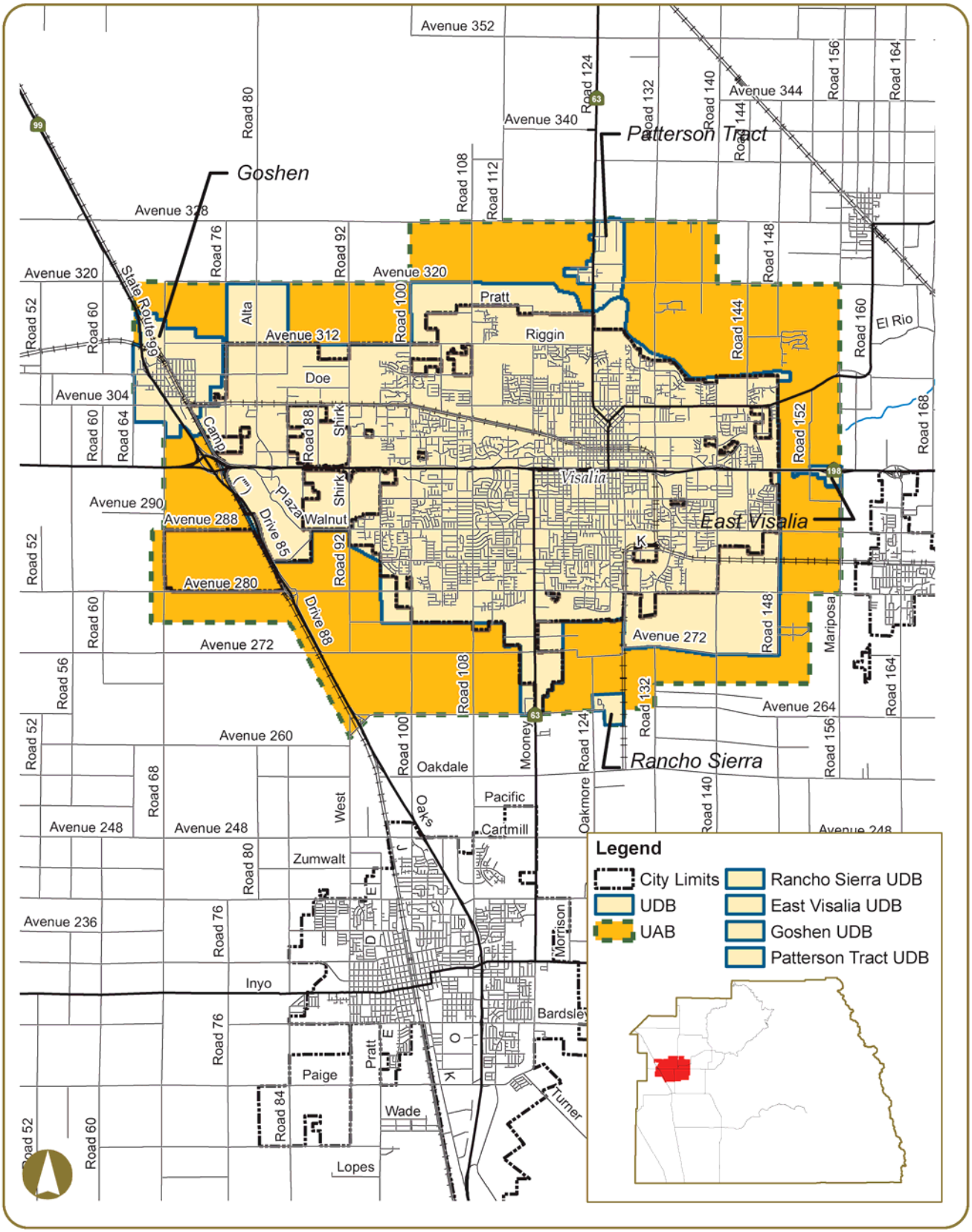
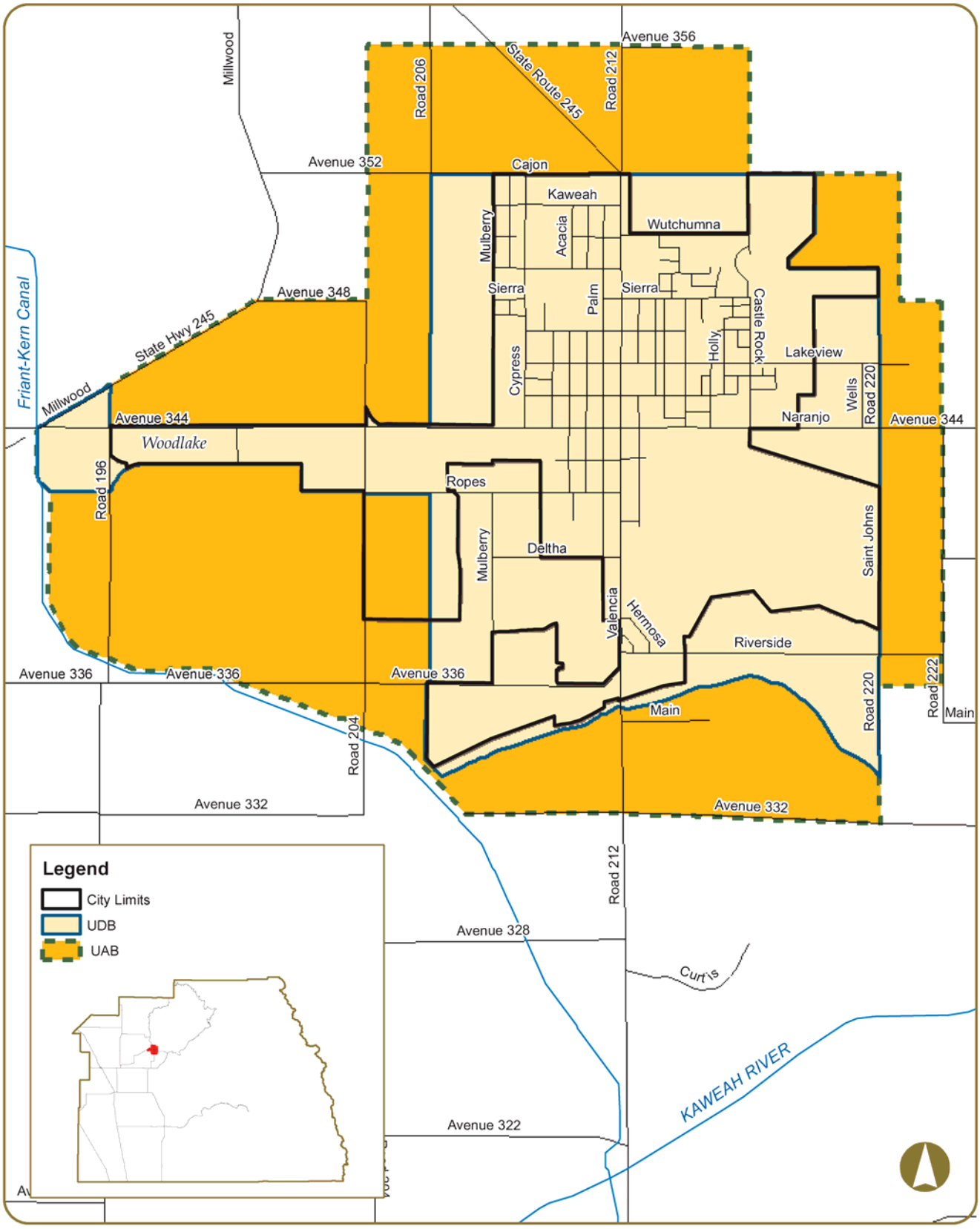
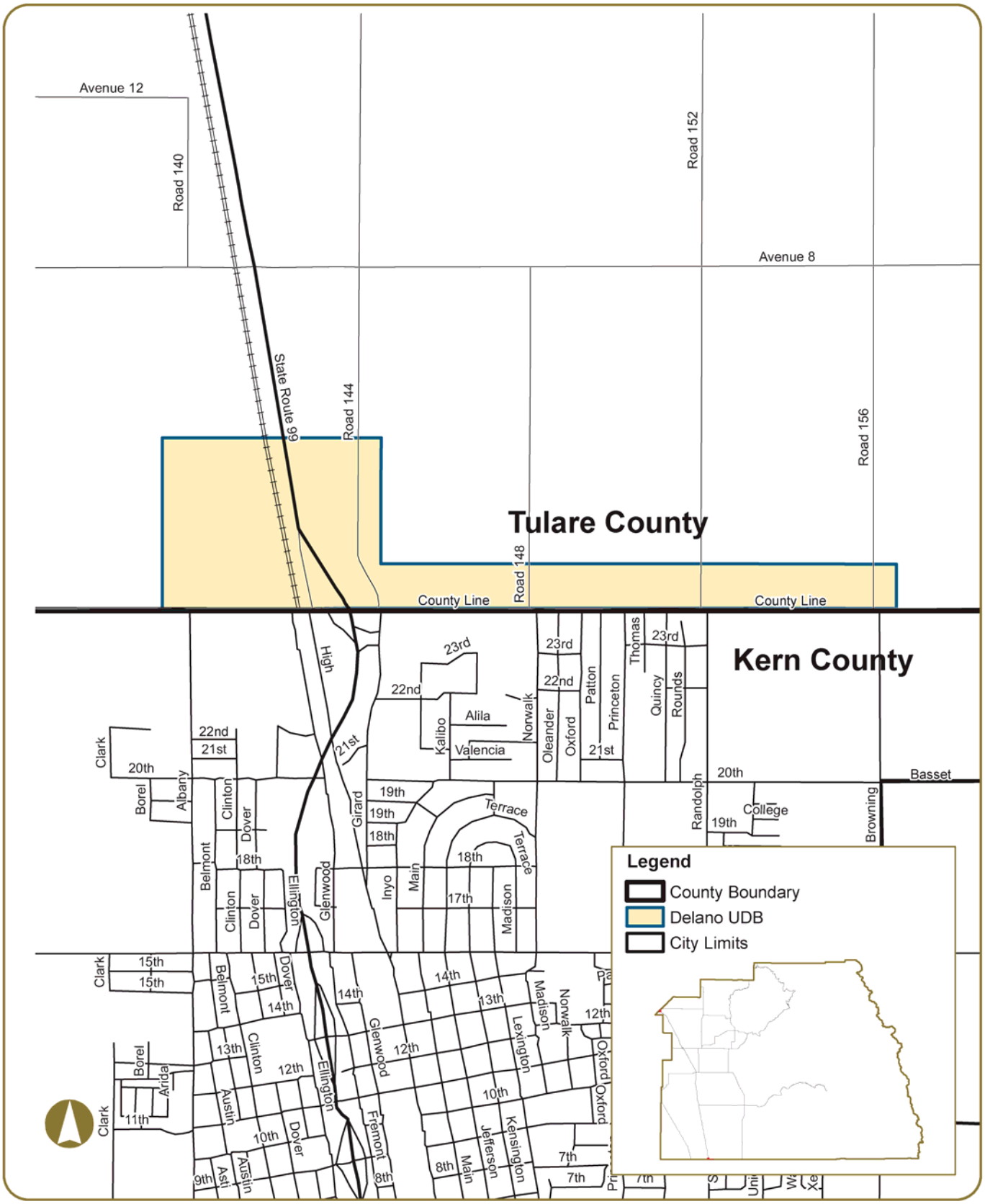
Cartmill
Elster
Zumwalt
Road 80
Gail
Hillman
Lewis
Avenue 240
Prosperity
Road 76
Enterprise
Cross
Tulare
Mooney
Morrison
Road 126
Road 128
Road 137
Avenue 232
Palm
Inyo
Avenue 228
Bardsley
Avenue 234
Avenue 224
Levin
Paige
Pratt
Wade
Avenue 216
Avenue 212
Avenue 208
Turner
Laspina
Avenue 204
Lopes
Spacer
Avenue 200
Tex
Hosfield
Avenue 196
Avenue 192
Road 112
Avenue 180
Avenue 176
Road 136
63
99
Legend
City Limits
UDB
UAB
0
1
2
Miles
City of Tulare
Figure 2.4-7



City of Visalia | **Figure 2.4-8**



City of Woodlake | **Figure 2.4-9**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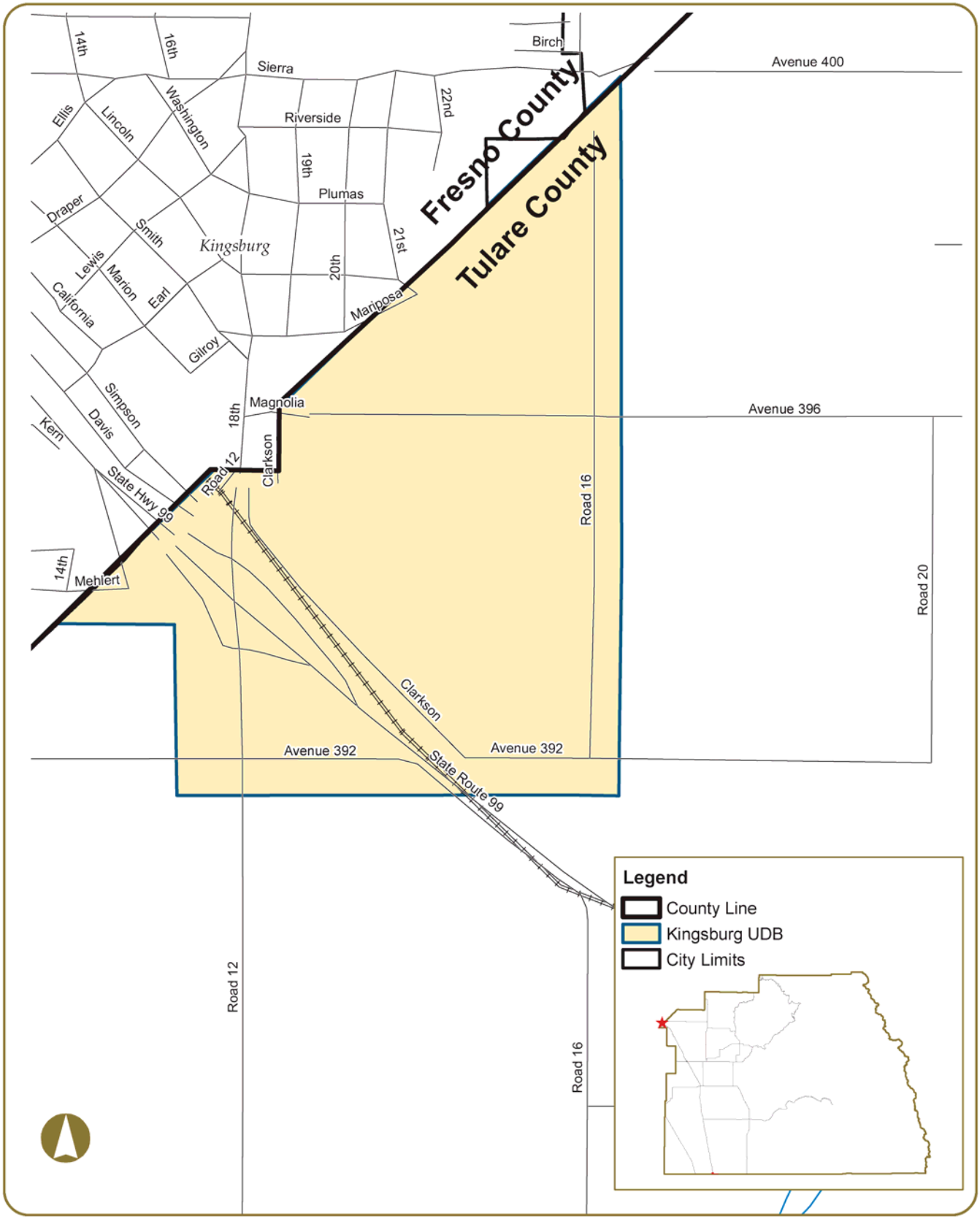
Road 140
Road 152
Avenue 8
State Route 99
Road 144
Road 156
Tulare County
Road 148
County Line
County Line
Kern County
Legend
County Boundary
Delano UDB
City Limits
0
0.5
Miles
1
City of Delano
Figure 2.4-10


Fresno County
Tulare County
Kingsburg
Sierra
Riverside
Plumas
Mariposa
Magnolia
Birch
Avenue 400
Avenue 396
Avenue 392
Avenue 392
14th
16th
Ellis
Lincoln
Washington
22nd
19th
21st
20th
18th
Draper
Smith
Lewis
Marion
Earl
California
Gilroy
Simpson
Davis
Kern
Clarkson
Road 12
State Hwy 99
Road 16
Road 20
Mehlert
Clarkson
State Route 99
Road 12
Road 16
Legend
County Line
Kingsburg UDB
City Limits
0
0.25
0.5
Miles
City of Kingsburg
Figure 2.4-11

2.5 New Towns

PF-5 To provide for orderly development of new areas within the County when appropriate to meet the social and economic needs of current and future residents, consistent with the goals and policies of the Tulare County General Plan.

PF-5.1 New Towns (Planned Communities)
The haphazard development of communities should be discouraged. However, should circumstances appear to justify development of a new or "planned" community with its own mix of residential, commercial, industrial, public use areas and related facilities, it should be judged on its individual merits and functions as it would affect the area as a whole and other policies and proposals of the General Plan.

PF-5.2 Criteria for New Towns (Planned Communities)
When evaluating proposals for New Town development, the County shall require all of the following:

1. That a New Town be a planned community as defined by the Tulare County Zoning Ordinance. The planned community may take the form of a Specific Plan, Community Plan, or Master Development Plan.
2. That a reimbursement agreement, memorandum of understanding, and investment agreement for the project be established prior to submittal of a planned community proposal.
3. That the applicant demonstrate the project will have a fiscally neutral or positive impact on the County and special districts impacted by the project.
4. That an infrastructure master plan for the installation, operation, management and funding, and ongoing maintenance and replacement of infrastructure required to support growth, including but not limited to: State, local, and private transportation; sewage; water quality and quantity; drainage; parks and open space; and any other infrastructure or public services, appropriate regulations, programs or public works projects, be prepared to ensure that each of the development projects "pay their fair share". That a water assessment be completed to evaluate the availability and sufficiency of water to meet anticipated demands. That funding mechanisms are set up to cover initial capital costs as well as long-term operations and maintenance for the facilities including but not limited to the ones listed above.
5. That an outreach and community involvement process be conducted as will be defined in the work program/memorandum of understanding for the project.
6. That the planning program include joint meetings with all stakeholder agencies involved in infrastructure or services provision for the project by forming an intergovernmental advisory committee, as well as one-on-one consultations, to help guide the process, including preparation of the environmental impact report (EIR), water supply assessment, and infrastructure master plan. Regular participants on this committee should include but not be limited to any: applicable local planning committee established by the Board of Supervisors or Planning Commission; redevelopment project advisory committee; special use district; TCAG; Caltrans District 6; and school districts. Other participants may, from time to time include: Fire Chief; Cal Fire; County Sheriff; water conservation district; Department of Conservation; Fish & Wildlife; Department of Fish & Game; California State Parks; phone company; and utility companies.

7. The applicant shall enter into a reimbursement agreement requiring deposits into a planning trust fund with Tulare County Resource Management Agency. The reimbursement agreement shall insure that the cost of all or an agreed upon portion of General Plan amendment, EIR preparation, infrastructure master plan, peer review, and all other technical studies and reports shall be paid by the developer or otherwise recovered by the County.
8. The preparation and approval of a Community Plan or Master Plan and a Specific Plan for the project.
9. That adequate and sustainable water supplies be documented.
10. That the project strives to provide a balance mix of land uses and densities, including residential, commercial, employment generating, and public facilities.
11. That the project provides a full range of needed infrastructure and public services, including:
    a. Appropriate on-site and off-site circulation and improvements,
    b. Adequate community water and sewer facilities, and
    c. Fire protection, law enforcement, parks, library, community center, and other necessary public facilities.
12. Planned communities should not cause any conversion of Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for development.
13. That the planned communities be consistent with the policies of the associated Area Plan (Part II).

2.6 Coordination and Cooperation

PF-6 To work with agencies, districts, utilities, and Native American tribes to promote consistency with the County's General Plan.

PF-6.1 Plans for Jurisdictions, Agencies, District, Utilities, and Native American Tribes
The County shall work with Tulare County cities; adjacent counties and cities; Federal, State, and regional agencies; local districts; utility providers; Native American tribes; and the military to ensure that their plans are consistent with Tulare County's General Plan to the greatest extent possible.

PF-6.2 Intergovernmental Coordination
The County shall work with Federal, State, and regional agencies; local districts; utility providers; Native American tribes; and the military to ensure that the County and the public are involved, as appropriate, throughout any planning process and that agency and public input is requested.

ⓘ *The California Military Land Use Compatibility Analyst is available from the California Governors Office of Planning and Research website.*

PF-6.3 Consultation on Annexation Proposals
The County shall promote consultation early in the planning process between the cities and the County at the staff level when cities are developing proposed annexation boundaries or proposed sphere of influence expansions. The desire is to provide ongoing coordination at a

point earlier than the minimum 30 day notice required by State law and consistent with LAFCo law.

PF-6.4 UDBs and Interagency Coordination
The County shall use UDBs to provide a definition of an urban area for other planning programs, such as:

1. The area within the UDB should be considered as the same area for which water and sewer system planning may be needed and to be a consideration in the determination of an area required to adequately assess the availability and sufficiency of water supplies.
2. UDBs should be used to define traffic analysis zones in the Regional Transportation Plan program.
3. The UDBs shall be used to provide a framework for inventories on growth and development, as well as socio-economic data.

PF-6.5 Regional Planning Coordination
The County shall coordinate with adjacent counties and their cities, regional councils of governments, and State agencies to ensure coordination on infrastructure efforts and funding in the region.

PF-6.6 Coordination of Private Development on Public Land
The County will work cooperatively with State and Federal agencies to coordinate private development on public lands.

PF-6.7 Public Outreach
The County shall continue its practice of effective citizen participation and outreach, using a variety of techniques with activities held at different times and days, and with language interpretation as necessary to involve as many people as possible in the outreach.

2.7 General Plan Maintenance

PF-7 To provide for the ongoing administration and implementation of the Tulare County General Plan.

PF-7.1 Annual Review
The County shall annually review the General Plan Goals and Policies Report, focusing primarily on reporting the actions taken in the previous year to carry out the implementation measures of the General Plan. The Planning Commission shall complete this review and report its findings to the Board of Supervisors as per Government Code §65400. The Planning Commission's report shall include, as the Planning Commission deems appropriate, recommendations for amendments to the General Plan. This annual report may also be used to satisfy the requirements of the Public Resources Code (§21081.6) for a mitigation monitoring program.

PF-7.2 Maintaining a Current General Plan
The County shall periodically (every 5 to 10 years) conduct a major review of the General Plan, including the General Plan Goals and Policies Report and Background Report to ensure the General Plan is addressing the needs of the County. Issues identified will be addressed as part of an amendment or update. The County shall maintain and shall collect a General Plan, Unincorporated Community Plan, and Code Maintenance fees at building

permit issuance as established by the Board of Supervisors, to insure that the resources are available to fund the required updates of the General Plan.

PF-7.3 Maintaining Planning Consistency
The County shall review and revise all applicable County documents to ensure consistency with the General Plan. The County shall maintain and shall collect a General Plan, Unincorporated Community Plan, and Code Maintenance fee at building permit issuance as established by the Board of Supervisors, to insure that the resources are available to fund the required updates of the General Plan.

PF-7.4 Providing Planning Information
The County shall ensure that the public has access to all public records in accordance with provisions of all State laws and conducts multi-lingual programs as required by State law.

Please see next page.

2.8 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall minimize potential land use conflicts at the interface between urban developments and existing developed rural-residential areas. Provision for a graduated transition in density/lot size from higher to lower density between the two respective areas shall generally be required unless significant buffers or other measures are determined adequate to protect established rural residential developments. The County, while recognizing the cities' need to optimize use of land within their sphere boundaries, shall encourage cities to require buffering measures when urban development is proposed adjacent to existing developed rural-residential areas within their spheres-of-influence.	PF-1.1 PF-1.2 PF-4.1	County				■
2. A proposal submitted under PF-2.2 (subsection 1) may be submitted in the form of an application for a general plan amendment, specific plan, change of zone, special use permit, tentative subdivision map, or the necessary entitlement for use. The proposal should be subject to appropriate environmental and fiscal review. Before making a decision on the proposal, the County should solicit and consider the input of any affected public entities.	PF-1.1 PF-1.2 PF-2.2	County				■
3. The County shall investigate techniques to provide enhanced local input into land use planning decisions. This may include the expansion of the authorized powers of existing community service districts or the establishment of local advisory committees or planning commissions in unincorporated communities and hamlets.	PF-1.9	County				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
4. Zoning other than A-1 may be applied to legally existing conforming uses established prior to January 11, 1973, regardless of other General Plan policies and designations, if the County finds that such zoning is not adverse to the public health, safety and welfare, or harmful to the environment. The application of zoning pursuant to this policy shall be a legislative action and the County shall not be compelled to arbitrarily grant such zone change requests.	PF-1.10	RMA, Planning				■
5. The County shall delineate and maintain UABs, HDBs, and UDBs on the County's General Plan Land Use Diagram for reference purposes.	PF-2.1 PF-2.3 PF-3.1 PF-4.1 PF-4.2 PF-4.3	RMA, Planning				■
6. The County shall define implementation standards for UDB and HDB expansions to avoid uncertainty, including developing criteria for evaluating when non-agricultural lands are not 'reasonably available' or 'suitable'.	PF-2.2 PF-3.2 PF-4.3	Planning Commission; RMA, Planning		■		
7. The County shall use the Rural Valley Lands Plan Parcel Evaluation Procedure within RVLP areas to evaluate changes to agricultural zoning as per RVLP Policy-1.1. For the establishment or expansion of UDBs, HDBs and PCAs only, the evaluation procedure shall be considered along with other relevant information.	AG-1.7 AG-1.8 AG-1.9 AG-1.10 PF-2.2 PF-3.2 PF-4.3 PF 5.2	RMA, Planning				■
8. The County shall continue to require a General Plan Initiation (GPI) and Rezoning Initiation (PZI) as a pre-application screening requirement for applicant initiated General Plan Amendments (GPA) or Rezoning to assess developer requests to modify community urban development boundaries, change land use designations, or modify the text of the General Plan.	PF-2.2	RMA, Planning				■
9. The County shall prepare a community plan program that	PF-2.3 PF-2.4	RMA, Planning	■			■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
prioritizes the order in which community plan updates and their associated environmental impact reports shall be programmed as part of the budget process. Annually, to address changing conditions, the Planning Commission shall review and recommend priorities for community plan updates to the Board of Supervisors.						
10. When prioritizing community plan updates, the County shall give weight to factors including the following to evaluate and establish the priority order for initiating/funding community plan updates: a. A community plan update has been initiated but the plan and EIR are not yet complete, b. The community plan and EIR are needed to help establish a redevelopment project area, c. The age of the community plan, d. 80% of the land within the existing UDB is developed, e. Existing or new water and wastewater infrastructure capacity is available with an inadequate supply of designated land to efficiently utilize such capacity, and f. A designated community does not yet have a community plan.	PF-2.3 PF-2.4	RMA, Planning	■			■
11. Performance measures shall be included in all community plans to be used to measure and evaluate the success of the plan in achieving its goals. Such measures may derive from Census data (percent ownership of housing, average household income, crime statistics), community service districts (CSD) statistics (average wastewater discharge per household as an indicator of occupancy rates), or land use parameters (acres of parkland or miles of sidewalk within the UDB per resident). Such data can be used in the annual General Plan review, as applicable, and will	PF-2.4	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
provide information to help the Board of Supervisors evaluate the effectiveness of the community plan program over the long term.						
12. Uniform Improvement Standards for communities will be developed for use in their community plans. These standards will reflect the level of improvements required for new development upgrades for community plans infrastructure improvements that should be programmed for the community, as funding allows.	PF-2.4 PF-2.7	RMA	■			■
13. The General Plan Initiation (GPI) and Rezoning Initiation (PZI) process shall be utilized for establishing private/public collaborative planning partnerships to update community plans.	PF-2.5	RMA, Planning				■
14. To the extent possible, the County shall require that developers apply city improvement standards, and require irrevocable offers of dedication for roadways, consistent with the city's General Plan Circulation Element, whenever a project within a city's UDB is approved.	PF-4.10 PF-4.12	RMA				■
15. Tulare County subdivision and parcel map regulations shall require that all subdivision and parcel maps within, UDBs, HDBs, PCAs, or MSCs be developed consistent with urban standards and densities.	PF-2.7 PF-3.5 PF-4.10	RMA, Planning				■
16. The conditions of approval of any specific plan, subdivision, or parcel map within a UDB, HDB, PCAs, or MSCs shall include the installation of improvements appropriate for the community, such as curbs, gutters, sidewalks, community sewer systems, community water systems, storm drainage systems, dedication of park and school sites, etc..	PF-2.7 PF-4.4	RMA, Planning				■
17. When implementing urban improvements in those valley communities which previously	PF-2.10	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
had a UAB, context sensitive standards may be used to not overly burden existing residents.						
18. The County, led by the Planning Commission, shall conduct a citizen outreach effort in Tulare County hamlets to prepare guidelines for the preparation of hamlet plans, considering such factors as: a. Alternative approaches to hamlet planning including application of mixed use designations and appropriate use of form-based codes, b. Content of hamlet plans, c. Sources of funding for hamlet plans, d. Criteria for preparing an implementation schedule, such as prioritizing plans for hamlets where demonstrated community leadership exists, e. Identification of appropriate means for securing public open space, recreational areas, and other public amenities, f. Coordination with capital improvement plans and identification of options for addressing infrastructure deficiencies, as applicable, g. Defining appropriate context sensitive improvement standards, and h. Determining feasible mechanisms to pay for new public amenities and services. These guidelines will be presented to the Board of Supervisors for their adoption.	PF-3.3	Planning Commission; RMA, Planning		■		
19. Upon adoption of guidelines for preparation of hamlet plans, the Planning Commission shall prepare an implementation schedule and budget that prioritizes the order in which hamlet plans and any associated environmental documents shall be programmed during the budget process. On an annual basis, or as may be needed, the Planning Commission shall review and recommend priorities	PF-3.3	Planning Commission; RMA, Planning		■		

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
for hamlet plan preparation to the Board of Supervisors.						
20. The County shall explore all available options to fund necessary improvements such as: establishment of redevelopment project areas, revenue sharing, formation of assessment districts, development agreements, Community Development Block Grant (CDBG) funds, grants, etc., as part of the plan development process.	PF-1.2 PF-3.3	RMA				■
21. The County shall amend its Zoning Ordinance to add mixed use zones based on smart growth and neo-urban principles.	PF-2.9 PF-3.4	RMA, Planning	■			
22. The County shall minimize potential land use conflicts at the interface between urban development, as well as upgrades that should be planned for the hamlet, as funding allows. The County shall continue to support community and hamlet efforts to secure State and Federal funding and pursue Community Development Block Grants.	PF-3.5	RMA, Planning				■
23. As part of the annual budget process the County shall place a priority on maintaining close consistency between city and County 20 year boundaries, provided boundary updates and materials are submitted to the County in a timely fashion.	PF-4.2	RMA, Planning				■
24. The County shall, when evaluating city General Plans for adoption, consider evidence provided that any proposed boundary expansion minimizes conversion of agricultural land by demonstrating that at least 80% of the non-Williamson Act Land within the existing UDB is developed with urban uses.	PF-4.6	RMA, Planning				■
25. The County shall work with the cities to develop a streamlined process for review of city General Plan updates and amendments.	PF-4.6	RMA, Planning		■		
26. To the extent possible, the	PF-4.7	RMA,				■

	Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
	County will assist cities in establishing assessment districts as a part of annexing unincorporated residential areas.		Planning				
27.	The County will consider exploration of processes for furthering revenue sharing with individual cities. If a revenue sharing agreement is entered into with an affected city, the County may limit development in a CACUDB, consistent with this General Plan.	PF-4.14 PF-7.2 PF-7.3	CAO; RMA				■
28.	The County shall send to all land management agencies, districts, utilities, and Native American tribes current copies of the County's General Plan and any subsequent amendments.	PF-6.1 PF-6.2	County	■			
29.	The County shall review the plans of land management agencies, districts, utility providers, and Native American tribes for consistency with the General Plan and related planning documents and provide comments and alternative solutions where inconsistencies exist.	PF-6.1 PF-6.2	RMA, Planning				■
30.	Due to the extensive State and Federal ownership in the County, it is noted that the management of these areas should include: provisions for continued and improved access through and within the County; continued provision of public recreational facilities and access; multi-use management where applicable; and interconnection or coordination of State, Federal, and local facilities and programs when possible.	PF-6.2 ERM-5.7 ERM-5.11 ERM-5.13	RMA			■	
31.	The County shall prepare a resolution to be sent to land management agencies in the County stating the County's desire to be involved in all steps of their planning processes.	PF-6.2	County	■			
32.	Coordinate with military agencies as required by SB1462 (2004) to refer actions to branches of the United States Armed Forces before	PF-6.2	RMA				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
substantially amending or adopting the General Plan.						
33. The County shall exercise its authority over private development on public land as may be provided in MOUs with Federal and State agencies.	PF-6.6	RMA, Planning				■
34. During periodic updates of the General Plan, the County shall ensure that community workshops are conducted throughout Tulare County. In order to ensure that the workshops are accessible to as many Tulare County residents as possible, non-English translation services will be provided as required by State law.	PF-7.2	RMA, Planning				■
35. The County shall periodically evaluate the fee assessed projects to support the maintenance of the General Plan.	PF-7.2 PF-7.3	RMA				■
36. The County shall bring the Zoning and Subdivision Ordinance and other County plans into conformity with the policies of this General Plan.	PF-7.3	RMA, Planning		■		
37. The County shall work with TCAG and other agencies to create a shared planning data base that maintains updated information about planning processes currently underway, as well as land use statistics such as acres of land designated for agriculture, housing, and commercial development.	PF-7.4	RMA				■
38. Standards for the placement of boundaries on diagrams shall adhere to the following rules: a. To the greatest extent possible, boundary lines shall be drawn on parcel lines, b. When a public right-of-way or railroad forms the boundary, the boundary line shall be drawn on the far edge of this right-of-way, so that all of the right-of-way is included on the more urban side of the boundary, c. If a boundary is drawn	PF-1.8 PF-2.2 PF-2.9 PF-3.2 PF-4.3 PF-4.16	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
parallel to a public right-of-way, and the source description does not specify "from the center line of the right-of-way", then the boundary shall be drawn at the specified distance from the edge of the right-of-way. If no distance is explicitly specified, then judgment may be used to place the boundary line such that it is an extension of the property line dividing 'near-by' parcels, d. When the Friant-Kern Canal forms the boundary, then the boundary is at the edge of the canal so that the canal is excluded from the smaller/more urban district, e. When a water course forms the boundary, then the boundary is the far edge of the river at the high water mark so that the river is included within the more urban side of the boundary, f. Whenever a UAB, UDB, HDB, or Regional Growth Corridors intersects a municipal services district (incorporated city, community service district, public utilities district, or County zone of benefit), then the planning area boundary shall be revised to include all of the municipal service district within the County boundary, and g. Whenever a County planning boundary intersects an area of developed lots that are smaller than 0.5 acres, the planning boundary shall be adjusted to include such development within the planning district.						
39. The County may work with any individual City to commence a review of the current land use designations and zoning districts applied in the CACUDBs with the goal of identifying, reviewing and possibly restricting, as appropriate and allowed by law,	PF-4.18 PF-4.20	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
any non-agricultural uses or non-agricultural supporting uses in the CACUDB. The goal of such work program may be to remove allowed or permitted uses from the current list of special uses within the CACUDB where such uses are more appropriately defined as urban or industrial uses, while still allowing the establishment of, or retaining, uses that are directly related to the agricultural industry and are important to be located in proximity to production agriculture.						
40. The County may work with any individual city to pursue possible adoption of urban development standards in the CACUDB to be applied to projects approved as "agricultural related" allowed or permitted uses within the CACUDB, and coordination of such development with any County adopted long-range urban infrastructure plans of the affected city.	PF-4.10 PF-4.18 PF-4.20	RMA, Planning				■
41. The County and any individual city may commence a review of the current land use designations and zoning districts applied in the CACUAB with the goal of identifying, reviewing and possibly restricting, as appropriate and allowed by law, non-agricultural uses or non-agricultural supporting uses in the CACUAB. The goal of such work program may be to remove, or possibly restricting, allowed or permitted uses in the current list of special uses within the CACUAB where such uses are more appropriately defined as urban or industrial uses, while still allowing the establishment of, or retaining, uses that are directly related to the agricultural industry and are important to be located in proximity to production agriculture.	PF-4.19 PF-4.21	RMA, Planning				■
42. The County may work with an individual city to pursue possible County adoption of any long-	PF-4.12 PF-4.17	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
range urban infrastructure plans of the city in order to provide for appropriate transportation and utility corridors in the CACUAB.						
43. If a city proposes, provides evidence to support, pays the County costs of consideration and adoption (including but not limited to staff time, notice and hearing costs) and agrees to hold harmless, defend and indemnify the County in any challenge to, the adoption or implementation of changed County regulations, land use, or boundaries under Policies PF-4.14, the County shall consider such proposals.	PF-4.17 PF-4.18 PF-4.19 PF-4.20 PF-4.21 PF-4.22 PF-4.23 PF-4.24 PF-4.25 PF-4.26 PF-4.27	RMA, Planning				■
44. If a city proposes, provides evidence to support (including the nexus study), pay the County costs of consideration and adoption (including but not limited to staff time, notice and hearing costs), negotiates and enters into a fee participation agreement with the County and agrees to hold harmless, defend and indemnify the County in any challenge to the County adoption and collection of Development Impact Fees within the CACUDB for city facilities, the County will consider such proposal. Under such a program: a. To the extent allowed by law, the impact fees imposed by the city in the city will be equal to or be consistent with the impact fees proposed by the city for collection by the County b. The city must agree to take all steps necessary to comply with, and assist the County in complying with, the Mitigation Fee Act. c. As required by the Mitigation Fee Act, Chapter 5, Government Code sections 66000 et seq., the city will provide a nexus study that identifies the purpose of the fee and identifies the use to which the fee will to be put,	PF-4.14 PF-4.27	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
including the public facilities to be financed. d. Reciprocally and under the same conditions, the city will consider the collection of Development Impact Fees within the city to offset the impact of development within the city on County facilities..						





B. Prosperity Component

The Tulare County General Plan, through its Component B-Prosperity, addresses the agricultural, land use, economic, and housing resources of the County. The General Plan uses communities and hamlets to accommodate new County growth while encouraging a majority of growth to occur within incorporated cities. Component B, Prosperity, is a long-range framework for public and private investment that will result in an agriculturally-rich and economically-viable County.

Prosperity Concepts

Concept 1: Agriculture
One of the most identified assets in Tulare County is the rich agricultural land on the Valley floor and in the foothills. The General Plan identifies agriculture not only as an economic asset to the County, but also as a cultural, scenic, and environmental resource to be protected.

Concept 2: Land Use
Tulare County's communities and hamlets will continue to grow and develop while natural resource lands (agriculture and open space) will be preserved. Projected population growth will require a range of housing choices, neighborhood support services, and employment-producing uses that are centrally located in communities. The County will also limit the conversion of agricultural and other natural resource lands to urban uses.

Concept 3: Economic Development
The County's economy will expand and diversify. Agriculture will remain the mainstay of the County's economy, while agriculturally-related industries and non-agricultural industries will play an increasingly larger role in the local economy. Many of the planning principles and policies in the General Plan protect existing agricultural lands and industries while providing support for advancement and diversification of agriculturally-related enterprises.

Concept 4: Housing
The purpose of the Housing Element is to identify the County's housing needs, state the counties goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the County will implement to achieve the stated goals and objectives.

Guiding Principles

Agriculture

Principle 1: Protect Agriculture
Protect valuable agricultural uses from urban encroachment *[New Principle].*

Principle 2: Maintain Separators
Maintain rural landscape separators between Tulare County's towns and cities *[New Principle].*

Land Use

Principle 1: Enhancing Communities and Hamlets
Promote land uses which improve the economic vitality and livability of Tulare County's communities and hamlets *[Board of Supervisors, November 2005].*

Principle 2: Urban-Rural Interface
Protect valuable agricultural and scenic natural lands from urban encroachment *[Board of Supervisors, November 2005].*

Principle 3: Self-Sustaining Communities
Provide a mix of land uses that promote self-sustaining communities and hamlets *[New Principle].*

Principle 4: Rural Separators
Maintain rural landscape separators between Tulare County's hamlets, communities, and cities *[Board of Supervisors, November 2005].*

Economic Development

Principle 1: Improve Quality of Life
Create and facilitate opportunities to improve the lives of all County residents *[New Principle].*

Principle 2: Private Investment
Create opportunities for private investment that improves the quality of life of County residents *[Board of Supervisors, November 2005].*

Principle 3: Economic Diversification
Diversify economic opportunities in the County's unincorporated communities, hamlets, and incorporated cities *[Board of Supervisors, November 2005].*

Principle 4: Protect Agricultural Economy
Protect, expand, and diversify the County's agricultural economy and diversify employment opportunities *[Board of Supervisors, November 2005].*

Housing

[*Not included in this document. Adopted as a separate document on a schedule designated by the State Legislature*.]



3. Agriculture

The Agriculture Element is divided into the following sections:

- Agriculture Preservation (Section 3.1)
- Agriculture Productivity and Employment (Section 3.2)
- Work Plan/Implementation Measures (Section 3.3)

Key Terms

The following terms are used throughout this Element to describe agriculture issues:

Agricultural Lands. Collective term for farmlands designated as Prime, Unique, Farmlands of Statewide Importance, Farmlands of Local Importance, or Grazing Land under the California Department of Conservation's Farmland Mapping and Monitoring Program.

- **Prime Farmland**. Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields.
- **Unique Farmland**. Farmland of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California.
- **Farmland of Statewide Importance**. Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture.
- **Farmland of Local Importance**. Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. For Tulare County, this is defined as "lands that produce dry-land grains (barley and wheat); lands that have physical characteristics that would quality for 'Prime' or 'Statewide Importance' Farmlands except for the lack of irrigation water; and lands that currently supply confined livestock, poultry and/or aquaculture operations".
- **Grazing Land**. Land on which the existing vegetation is suited for the grazing of livestock. Rangeland used for grazing serves an important function for environmental and habitat protection.

Agricultural Preserve. Designated areas that can be protected for agricultural use by either contract (such as a Williamson Act contract), easement (such as a conservation easement), or other mechanism designed to protect the agricultural use of land for 10 or more years renewed annually.

Agriculturally-Designated Lands. Land designated on the Tulare County General Plan Land Use Diagram for agriculture (Foothill Agriculture and Valley Agriculture).

Agriculturally-Related Uses. Uses that support the production of agricultural commodities (for example: agricultural supplies, commercial processing facilities, animal husbandry, or horticulture services).

California Land Conservation Act (Williamson Act) Contract. A contract between a landowner and a city or county to restrict land within an Agricultural Preserve or Farmland Security Zone to agricultural or open space uses in return for lower than normal property tax assessments. Contracts may only be executed on lands designated as agriculture preserve or farmland security zone by the Board of Supervisors. The minimum term for Williamson Act contracts are 10 years for a regular (Agricultural Preserve) contract and 20 years for a "super" (Farmland Security Zone) contract.

Under a set of specifically defined circumstances, a contract may be cancelled without completing the process of term non-renewal. Contract cancellation, however, involves a comprehensive review and approval process, and the payment of fees by the landowner equal to 12.5 percent of the full market value of the subject property.

Contracts may be terminated in full at the option of the landowner or local government by initiating the process of term non-renewal. Under this process, the remaining contract term (9 years in the case of an original term of 10 years) is allowed to lapse, with the contract null and void at the end of the term. Property tax rates increase during the non-renewal period, starting at approximately year 5 until they reach normal (i.e., non-restricted) levels upon termination of the contract.

A property owner may request a non-renewal of the contract for a portion of the land under Contract. The County must approve the "partial" non-renewal. The part of the Contract subject to the partial non-renewal continues to be in for the balance of the term.

Expired parcels are those parcels that have previously been subject to Williamson Act contract, and have since been removed from the contract through non-renewal, cancellation, or annexation.

An agricultural preserve defines the boundary of an area within which a city or county will enter into contracts with landowners. While the State typically requires that agricultural preserves include a minimum of 100 acres (Government Code (GC) §51230) Tulare County requires that preserves only include a minimum of 20 acres.

A Williamson Act Contract covers an area created within an Agricultural Preserve. To be eligible for a Williamson Act Contract, the land may be either 'prime agricultural land' (10 acre minimum) or 'non-prime agricultural land' (40 acre minimum) (GC §51222). The requirements for prime agricultural lands are included in Williamson Act, Title 5, Division 1, Chapter 7, Government Code §51201(c), and are based on soil type or allowed agricultural land uses. Non-prime land in Tulare County is generally grazing land and is limited to agricultural or agriculture-compatible uses as defined in Tulare Board of Supervisors Resolution 89-1275 (Uniform Rules for Agricultural Preserves). Farmland Security Zones (10 acre minimum) must be prime agricultural land within an eligibility zone (within three miles of the Sphere of Influence of an incorporated city). Tulare County requirements are identical to State requirements for these parcels (GC § 51296-51297.4

Agricultural Conservation Easement. A voluntary agreement between a landowner and public agency or non-profit conservation organization. The agreement legally restricts uses of the land, such as building houses on it that would reduce or destroy its potential for agricultural production. The principal objective of an agricultural conservation easement is to safeguard the productivity of farmland and the integrity of the agricultural operation. Easements may be dedicated by the landowner or purchased by the public agency or conservation organization.

Potentially-Productive Agricultural Land. Soils which within the realm of economic possibility can be altered using certain reclamation or modification practices to make them productive for essential food crops such as grain and vegetables. Included are certain Class IV soils and soils with a Storie Index of 60-80.

Williamson Act-Prime Agricultural Land. In order to be consistent with State statutes, such as California Government Code Sections 51201 and 56064, the following lands shall qualify as prime agricultural lands:

1. All land which qualifies for rating as Class I or Class II in the Natural Resource Conservation Services (NRCS) land use capability classifications.
2. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
4. Land planted with fruit or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the projection of unprocessed agricultural plan production not less than four hundred dollars ($400.00) per acre.
5. Land which has returned from the projection of unprocessed agricultural plant production an annual gross value of no less than four hundred dollars ($400.00) per acre for three of the previous five years.

Ranchette. Parcel typically 1.5 to 10 acres in size used primarily for residential use with small-scale agricultural activities as a secondary use.

Soil Quality. The capacity of a specific kind of soil to function, within natural or managed ecosystem boundaries, to sustain plant and animal productivity, maintain or enhance water and air quality, and support human health and habitation.

Urban Development Boundary (UDB). For cities, the County Adopted City UDB is an officially adopted and mapped County line delineating the area expected for urban growth over a 20-year period. This line may be coterminous to the Local Agency Formation Commissions Sphere of Influence. Land within a County Adopted City UDB may be appropriate for development.

For communities, hamlets, planned communities and other unincorporated areas, the UDB is a County adopted line dividing land to be developed from land to be protected for agricultural, open space, or rural uses. It serves as the official planning area for communities over a 20 year period. Land within an unincorporated UDB is assumed appropriate for development and is not subject to the Rural Valley Lands Plan or Foothill Growth Management Plan *[RVLP Policy 1-1].*

ⓘ *For a definition of UDBs, see Chapter 2-Planning Framework.*

Value-Added Agricultural Uses. Uses or facilities that increase the value of agricultural products over the cost of the raw agricultural inputs, such as canning, drying, freezing, or packaging agricultural produce for ultimate sale to consumers.

Existing Conditions Overview

Agriculture is the most important sector in Tulare County's economy. Agricultural lands (crop and commodity production and grazing) are also the County's most visible source of open space lands. As such, the protection of agricultural lands and continued growth and production of agriculture industries is essential to all County residents.

Tulare County is one of the two most productive agricultural counties in the United States according to the latest recent agriculture report values ($5.01 billion in 2008). The primary agricultural commodities in the County in 2008, based on total/gross value were milk, oranges, cattle, grapes, and alfalfa (source: 2008 Tulare County Annual Crop and Livestock Report prepared by the office of the Tulare County Agricultural Commissioner/Sealer). In 2006, over 1.3 million acres of land in Tulare County were classified as "agricultural land", according to the California Department of Conservation. Of this land, more than 379,762 acres were classified as "Prime Farmland". Due to conversion to other/non-agricultural uses, the amount of prime farmland in Tulare County has been declining since the Department started compiling such information in 1998. Similarly, the amount of land under Williamson Act Contracts has been declining in recent years.

ⓘ *The Animal Confinement Facilities Plan (ACFP) – Phase I (adopted by the Tulare County Board of Supervisors on April 11, 2000) contains policies and standards that specifically address the location and development of dairies and other bovine animal confinement operations in Tulare County. The adopted element is incorporated by reference into this General Plan Update document as Chapter 12 and is not being as part of the General Plan 2030 Update. A copy of the adopted element is available from the Tulare County Resource Management Agency and is also available on the internet at http://generalplan.co.tulare.ca.us/*

3.1 Agriculture Preservation

AG-1 To promote the long-term preservation of productive and potentially-productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that supports the viability of agriculture and further the County's economic development goals.

AG-1.1 Primary Land Use
The County shall maintain agriculture as the primary land use in the valley region of the County, not only in recognition of the economic importance of agriculture, but also in terms of agriculture's real contribution to the conservation of open space and natural resources.

AG-1.2 Coordination
The County shall coordinate its agricultural policies and programs with State and federal regulations to preserve agricultural lands.

AG-1.3 Williamson Act
The County should promote the use of the California Land Conservation Act (Williamson Act) on all agricultural lands throughout the County located outside established UDBs. However, this policy carries with it a caveat that support for the Williamson Act as a tax reduction component is premised on continued funding of the State subvention program that offsets the loss of property taxes.

AG-1.4 Williamson Act in UDBs and HDBs
The County shall support non-renewal or cancellation processes that meet State law for lands within UDBs and HDBs.

AG-1.5 Substandard Williamson Act Parcels
The County may work to remove parcels that are less than 10 acres in Prime Farmland and less than 40 Acres in Non-Prime Farmland from Williamson Act Contracts (Williamson Act key term for Prime/Non-Prime).

AG-1.6 Conservation Easements
The County shall consider developing an Agricultural Conservation Easement Program (ACEP) to help protect and preserve agricultural lands (including "Important Farmlands"), as defined in this Element. This program may require payment of an in-lieu fee sufficient to purchase a farmland conservation easement, farmland deed restriction, or other farmland conservation mechanism as a condition of approval for conservation of important agricultural land to non-agricultural use. If available, the ACEP shall be used for replacement lands determined to be of statewide significance (Prime or other Important Farmlands), or sensitive and necessary for the preservation of agricultural land, including land that may be a part of a community separator as part of a comprehensive program to establish community separators. The in-lieu fee or other conservation mechanism shall recognize the importance of land value and shall require equivalent mitigation.

AG-1.7 Preservation of Agricultural Lands
The County shall promote the preservation of its agricultural economic base and open space resources through the implementation of resource management programs such as the Williamson Act, Rural Valley Lands Plan, Foothill Growth Management Plan or similar types of strategies and the identification of growth boundaries for all urban areas located in the County.

AG-1.8 Agriculture within Urban Boundaries
The County shall not approve applications for preserves or regular Williamson Act contracts on lands located within a UDB and/or HDB unless it is demonstrated that the restriction of such land will not detrimentally affect the growth of the community involved for the succeeding 10 years, that the property in question has special public values for open space, conservation, other comparable uses, or that the contract is consistent with the publicly desirable future use and control of the land in question. If proposed within a UDB of an incorporated city, the County shall give written notice to the affected city pursuant to Government Code §51233.

AG-1.9 Agricultural Preserves Outside Urban Boundaries
The County shall grant approval of individual applications for agricultural preserves located outside a UDB provided that the property involved meets the requirements of the Williamson Act and the regulations of Tulare County.

AG-1.10 Extension of Infrastructure into Agricultural Areas
The County shall oppose extension of urban services, such as sewer lines, water lines, or other urban infrastructure, into areas designated for agriculture use unless necessary to resolve a public health situation. Where necessary to address a public health issue, services should be located in public rights-of-way in order to prevent interference with agricultural operations and to provide ease of access for operation and maintenance. Service capacity and length of lines should be designed to prevent the conversion of agricultural lands into urban/suburban uses.

AG-1.11 Agricultural Buffers
The County shall examine the feasibility of employing agricultural buffers between agricultural and non-agricultural uses, and along the edges of UDBs and HDBs. Considering factors include the type of operation and chemicals used for spraying, building orientation, planting of trees for screening, location of existing and future rights-of-way (roads, railroads, canals, power lines, etc.), and unique site conditions.

AG-1.12 Ranchettes
The County shall discourage the creation of ranchettes in areas designated Valley Agriculture and Foothill Agriculture.

ⓘ *Also see Chapter 4-Land Use, Policy LU-3.5: Rural Residential Designations.*

AG-1.13 Agricultural Related Uses
The County shall allow agriculturally-related uses, including value-added processing facilities by discretionary approvals in areas designated Valley or Foothill Agriculture, subject to the following criteria:

1. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics;
2. The use shall not be sited on productive agricultural lands if less productive land is available in the vicinity;
3. The operational or physical characteristics of the use shall not have a significant adverse impact on water resources or the use or management of surrounding agricultural properties within at least one-quarter (1/4) mile radius;
4. A probable workforce should be located nearby or be readily available; and
5. For proposed value-added agricultural processing facilities, the evaluation under criterion “1” above shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services.

ⓘ *Also see Chapter 4-Land Use, Policy LU-2.5: Agricultural Support Facilities.*

AG-1.14 Right-to-Farm Noticing
The County shall condition discretionary permits for special uses and residential development within or adjacent to agricultural areas upon the recording of a Right-to-Farm Notice (Ordinance Code of Tulare County, Part VII, Chapter 29, Section 07-29-1000 and following) which is an acknowledgment that residents in the area should be prepared to accept the inconveniences and discomfort associated with normal farming activities and that an established agricultural operation shall not be considered a nuisance due to changes in the surrounding area.

ⓘ *Tulare County Ordinance No. 2931, commonly known as the Right-to-Farm Ordinance, was adopted to promote a good neighbor policy between agriculturalists and other residents by making clear what rights each has when they live near one another. The ordinance is designed to protect agricultural land uses from conflicts with non-agricultural uses, as well as to help purchasers and residents understand the inconveniences that may occur as the natural result of living in or near agricultural areas.*

AG-1.15 Soil Productivity
The County shall encourage landowners to participate in voluntary programs that reduce soil erosion and increase soil productivity. To this end, the County shall promote coordination between the Natural Resources Conservation Service, Resource Conservation Districts, University of California (UC) Cooperative Extension, and other similar agencies and organizations.

AG-1.16 Schools in Agricultural Zones
The County shall discourage the location of new schools in areas designated for agriculture, unless the School District agrees to the construction and maintenance of all necessary infrastructure impacted by the project.

ⓘ *The County's authority regarding the location of schools is limited by Government Code §53094.*

AG-1.17 Agricultural Water Resources
The County shall seek to protect and enhance surface water and groundwater resources critical to agriculture.

ⓘ *For further information about water, see Chapter 11-Water Resources.*

AG-1.18 Farmland Trust and Funding Sources
The in-lieu fees collected by the County may be transferred to the Central Valley Farmland Trust or other qualifying entity, which will arrange the purchase of conservation easements. The County shall encourage the Trust or other qualifying entity to pursue a variety of funding sources (grants, donations, taxes, or other funds) to fund implementation of the ACEP.

3.2 Agriculture Productivity and Employment

AG-2 To support increased viability of agriculture production and promote high-value, employment-intensive, and diverse agricultural production and processing in Tulare County.

AG-2.1 Diversified Agriculture
The County shall support and encourage trends in agricultural production that shift suitable land into a variety of crops that can support a more diverse agricultural sector.

AG-2.2 Market Research
The County shall encourage agricultural agencies and marketing cooperatives to research global and domestic markets for high-value crops capable of being produced in Tulare County.

AG-2.3 Technical Assistance
The County shall support efforts of the UC Cooperative Extension, the Agricultural Commissioner/Sealer, and other entities to provide technical assistance to farmers attempting to shift to higher-value crops.

AG-2.4 Crop Care Education
The County shall encourage regional workforce training programs in crop care and other related agricultural support fields.

AG-2.5 High-Value-Added Food Processing
The County shall support accelerated development of high-value-added food processing industries.

AG-2.6 Biotechnology and Biofuels
The County shall encourage the location of industrial and research oriented businesses specializing in biotechnologies and biofuels that can enhance agricultural productivity, enhance food processing activities in the County, provide for new agriculturally-related products and markets, or otherwise enhance the agricultural sector in the County.

AG-2.7 Tourist-Related Agricultural Uses
The County shall support the expansion of agricultural tourism that helps maintain sites in agricultural production, provided these activities do not negatively impact on-going agricultural operations on adjacent lands.

ⓘ *Also see tourism policies included in Chapter 5-Economic Development.*

AG-2.8 Agricultural Education Programs
The County shall support and participate in on-going public education programs conducted by organizations such as the County Agricultural Commissioner/Sealer's Office, College of the Sequoias, UC Cooperative Extension, Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry.

AG-2.9 Global Marketing
The County shall support and participate in appropriate efforts to market Tulare County as a premier location for the production of globally-distributed food, fiber, and energy products.

AG-2.10 Regional Transportation
The County shall work to improve regional transportation systems to support the movement of agricultural products locally, nationally, and globally.

ⓘ *Also see Chapter 13-Transportation and Circulation and Corridor Framework Policy C-1.5: Agricultural Enterprises.*

AG-2.11 Energy Production
The County shall encourage and support the development of new agricultural related industries featuring alternative energy, utilization of agricultural waste, and solar or wind farms.

3.3 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall take the lead to work with cities and Tulare County Association of Governments (TCAG) to establish a comprehensive agricultural land mitigation program to offset impacts of agricultural land conversion to urban uses.	AG-1.1 AG-1.6 AG-1.7	RMA, Planning				■
2. The County shall review agricultural land preservation programs and assess their effectiveness in furthering the County's agricultural goals and policies as part of an annual report.	AG-1.3 AG-1.4 AG-1.5	RMA, Planning				■
3. The County shall maintain a comprehensive database of contracted agricultural preserves located within UDBs of unincorporated communities and review these preserves at regular intervals. The purpose of the review is to determine whether any unincorporated community in the County is unduly constrained or confined by land contracted under the Williamson Act. If this has occurred, the County shall encourage the land owner to file a notice of non-renewal so that the contract on the property could be terminated nine years from that date. The Williamson Act review shall be closely coordinated with the review of UDBs.	AG-1.3 AG-1.4 AG-1.5 AG-1.8	RMA, Planning				■
4. The County of Tulare shall serve Notices of Non-Renewal of Land Conservation Contracts in conformance with California Government Code § 51245 through 51246, for properties that do not meet the minimum parcels sizes set forth under § 51222 of the California Government Code, i.e. at least 10 acres in size in the case of prime agricultural land or at least	AG-1.5	RMA, Planning			■	

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
40 acres in size in the case of non prime agricultural land						
5. The County shall work with TCAG and the cities to establish criteria for the locations for agricultural conservation easements.	AG-1.6	RMA, Planning	■			■
6. The County shall continue to use the Rural Valley Lands Plan Parcel Evaluation Procedure to evaluate changes to agricultural zoning as per RVLP Policy-1.1: Development Intensity. The point total shall be considered along with other relevant information to determine the establishment and expansion of UDBs only.	AG-1.7 AG-1.8 AG-1.9 AG-1.10 PF-2.2 PF-3.2 PF-4-3	RMA, Planning				■
7. The County shall coordinate with Local Area Formation Commission (LAFCo) and TCAG to closely monitor the amount of agriculture lands converted annually to urban and other non-agricultural uses. This data will be reported as a feature of the Annual Report prepared pursuant to Policy PF-7.1: Annual Review, and shall be a comparative assessment of development efficiency, such as population per acre, for each community and hamlet.	AG-1.7 PF-7.1	RMA, Planning				■
8. The County shall request LAFCo to adopt rules which discourage extension of sewer and water services into agricultural areas.	AG-1.10	RMA, Planning		■		
9. The County shall consider implementing an Agricultural Buffer Program which will help stabilize edge conditions, protect agricultural operations, and moderate the untimely conversion of farmland to urban development. To do so, the County shall identify interested stakeholder groups, including the Tulare County Farm Bureau, the Building Industry Association, the Department of Pesticide Regulation, and others to conduct workshops to resolve the following types of implementation issues: a. Distance: to be determined, b. Stabilization of edge	AG-1.11	RMA, Planning; Agricultural Commissioner/Sealer	■			■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
condition, c. Types of operation, d. Types of land uses (i.e. schools, etc.) e. Building orientation, f. Planting of trees for screening, g. Location of existing and future rights-of-way, h. Types of uses allowed inside the buffer-zone, i. Unique site conditions, j. Responsibility for maintenance, k. Scale of development, l. Mechanism for exemptions, and m. Implementation targeted for 2010-2015. When implemented, all new discretionary development shall be required to provide an agricultural buffer transition area.						
10. Whenever new or updated community, hamlet, sub-area or redevelopment plans are contemplated, existing non-conforming uses shall be identified as a part of the planning effort.	AG-1.13 PF-1.10	RMA, Planning				■
11. The County shall compile and provide information to the local real estate industry to help make the public aware of the right-to-farm provisions in the County.	AG-1.14	RMA, Planning				■
12. During the General Plan referral (GPR) and California Environmental Quality Act (CEQA) processes for new schools in agricultural areas, the County shall indicate to the School District which roadways and other public facilities and services require further analysis and cost considerations.	AG-1.15	RMA: Planning, Roads, and Engineering				■
13. The County shall amend the Zoning Ordinance to provide for agriculturally related energy production industries.	AG-2.11	RMA, Planning				■
14. The County shall continue to use an Agricultural Advisory Committee as the formal advisory body for issues relating to agricultural zones and agriculture in Tulare County.	Chapter 3	Agricultural Advisory Committee				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
15. The County shall consider the implementation of an Agricultural Conservation Easement Program (ACEP) to help protect and preserve agricultural lands (including "Important Farmlands"), as defined in Policy AG-1.6.	AG 1.6	RMA, Planning		■		

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4. Land Use

The Land Use Element is divided into two major sections. The first major section describes the County's Land Use Diagram, the land use designations that are shown on the diagram, and related standards for development. The second major section sets out Goals, Policies, and Work Plan/ Implementation Measures organized under the following eight headings:

- Growth and Development (Section 4.1)
- Resource Uses (Section 4.2)
- Residential Uses (Section 4.3)
- Commercial Development (Section 4.4)
- Industrial Development (Section 4.5)
- Public/Institutional Development (Section 4.6)
- Community Design (Section 4.7)
- Work Plan/Implementation Measures (Section 4.8)

Key Terms

The following terms are used throughout this element to describe land use issues:

Agricultural Uses. The growing of food and fiber and the raising of livestock and poultry.

Agriculturally-Related Uses. Uses that support agricultural production or processing (e.g., agricultural supply firm, commercial processing facilities that serve the agricultural community, etc.).

Big Box Retail. Any large store format that is larger than a specified threshold of square footage in size and is an anchor for the smaller retail or services. Generally, this threshold ranges from as low as 60,000 square feet to 200,000 square feet. Big box retail stores may include discount department stores, grocery stores, warehouse clubs, outlet stores, or niche market stores offering a large selection of items in a particular category or any combination of retail or services.

Determination of Land Use Designation. When there is a need for interpretation of a land use designation due to multiple land use designations on a property as shown on the Land Use Diagram, the Planning Commission shall have interpretative authority. Where there is a disagreement over interpretation, the Board of Supervisors shall have final authority over interpretation of a land use designation.

Employee Housing. Any portion of any housing accommodation, or property upon which a housing accommodation is located, as defined in the California Health and Safety Code §17008.

Farmworker Housing. Any housing or living accommodation or camping facilities maintained in connection with any work or place where farm work is being performed, providing for the housing of five or more agricultural employees.

General Plan Amendments. State law limits amendments to the General Plan to four (4) times per calendar year, with certain exceptions as provided by State Law. The County has established an amendment schedule and process that is in compliance with State Law. The Resource Management Agency (RMA) – Planning Branch shall be responsible for the administration of this process.

Land Use Diagrams. A variety of diagrams that are a graphic expression of a general plan's goals and policies concerning the distribution of land uses, urban design, infrastructure, etc. A diagram must be consistent with the general plan text (§65300.5) and should have the same long-term planning perspective as the rest of the general plan. It is generally detailed enough so that various users of the general plan and its diagrams can come to the same general conclusion but also allow a degree of flexibility in decision-making as times change.

Land Use Designation. An applied policy on the General Plan Land Use Diagrams that defines allowable uses and development standards for agricultural, residential, commercial, industrial development, and other basic categories of land use.

Leadership in Energy and Environmental Design (LEED) Certification or Rating System. LEED certification is the recognized standard for measuring building sustainability, and provides developers with a way to demonstrate that a building project has achieved its environmental goals and the building is performing as designed. The LEED green building rating system, developed and administered by the U.S. Green Building Council (USGBC), is intended to promote design and construction practices that increase profitability while reducing the negative environmental impacts of buildings and improving occupant health and well-being. Getting certified allows developers to take advantage of a growing number of State and local government incentives.

The LEED rating system offers four certification levels for new construction that correspond to the number of credits accrued in five green design categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.

Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND). The U.S. Green Building Council, the Congress for the New Urbanism, and the Natural Resources Defense Council (NRDC) have developed a LEED-ND rating system. The LEED-ND rating system combines smart growth, new urbanism, and green building principles into the first national standard for neighborhood design.

Major Waterway. Any navigable body of water.

Mixed Use. Any combination of retail/commercial, service, office, residential, hotel, or other use in the same building or on the same site typically configured in one (1) of the following ways:

- **Vertical Mixed Use**. A single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses.
- **Horizontal Mixed Use – Attached**. A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.
- **Horizontal Mixed Use – Detached**. Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.

Natural Resource Lands. Lands generally designated and devoted to agriculture, grazing, resource extraction, and other open space uses.

Parcel (Lot). A lot, or continuous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

River-bank/River-edge. The lateral confines (channel margins) during all but flood stage of a river.

Shallow Soils. Soils which are 10 to 20 inches in depth, with a limited water holding capacity.

Slope. The rate of rise or fall of the natural terrain, expressed as a percentage, of an area with a single direction of slope. Simple slope is measured by the following formula: simple slope = (V/H) X 100 where V = vertical distance between the highest elevation and lowest elevation of a straight line drawn perpendicular to the sloping surface; H = horizontal distance of a straight line drawn perpendicular to the sloping surface.

Sprawl. An inefficient pattern of land use conversion in which the growth rate of urbanized land significantly exceeds the rate of population growth over a specified time period. Typically sprawl is an auto-dependent, single use, often discontinuous, low-density development pattern.

Supercenter. Supercenters typically average about 250,000 square feet in size and are considerably larger than big box outlets. Supercenters contain a full sized grocery store and full size discount retail store under the same roof. The average supercenter is approximately six acres with required parking spaces four to seven times larger.

Unstable Soils. Soils which have a greater potential for sediment yield.

Value-Added Agricultural Uses (Processing Facilities). Uses or facilities that increase the value of agricultural produce over the cost of raw produce, such as canning, drying, freezing, or packaging agricultural produce for ultimate sale to consumers.

Existing Conditions Overview

As of 2006, Tulare County encompasses over 4,839 square miles of land. Federal lands including wilderness, national forests, monuments, and parks make up approximately 52.2 percent, the largest percentage found in the County. Agricultural uses, which include row crops, orchards, dairies, and grazing lands on the valley floor and in the foothills total over 2,080.7 square miles or approximately 43 percent of the entire County. Other uses such as County parks, urban uses in incorporated cities, communities, hamlets, and infrastructure rights-of-way, etc. make up the remaining land in the County.

Land Use Diagram and Standards

The Tulare County Land Use Diagram consists of several diagrams. The diagram that is broadest in scope is the Countywide Land Use Diagram, which depicts designations for resource lands primarily on the San Joaquin Valley floor, in the western foothills and mountains (see Figure 4-1: Tulare County Planning Areas). The remainder of the County is covered by Land Use Diagrams for Community Plan Areas, the Kings River Plan, Mountain Sub-areas, and County Adopted City General Plan areas. The final component of the Land Use Diagrams consists of Land Use Designations. See Table 4-1: Land Use Designation Matrix and Table 4.2: Countywide Land Use Designation Matrix.

When there is a need for interpretation to the General Plan Land Use Designation and/or goals and policies of the General Plan, the Planning Commission will have interpretative authority. If there is a disagreement over interpretation, the Board of Supervisors will have final authority over interpretation. The various Land Use Diagrams in the Land Use Element, area plans, and Community Plans have generally employed a similar set of land use designations although not every Land Use Diagram uses every designation. Since the General Plan was originally adopted (1964), several regional and

Community Plans have been adopted, each with its own set of land use and development standards. The result is that by 2005 Tulare County was using over 60 separate land use designations. It is the intent of this Land Use Element to establish a common set of land use designations that will be utilized in all future County plans and future updates of existing plans. This uniform set of land use and development standards will be used in all updates and new planning efforts including the General Plan, Area Plans, Community Plans, Hamlet Plans, Corridor Plans, Sub-area Plans, Planned Community Areas, and County Adopted City General Plans.

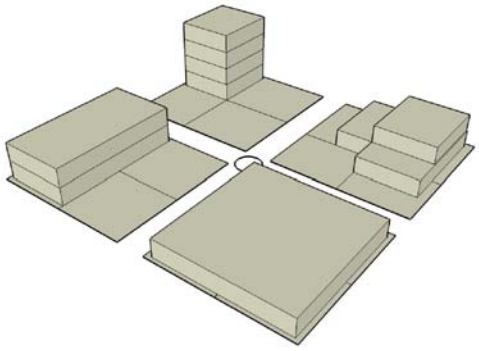
State planning law requires General Plans to establish "standards of population density and building intensity" for the various land use designations in the plan (Government Code § 65302(a)). To satisfy this requirement, the General Plan includes such standards for each land use designation appearing on the Land Use Diagram. Table 4-1 provides the land use designations and standards used in Tulare County. Following are explanations of how these standards operate.

- **Residential Development**
  Standards of development density for residential uses are stated as the allowable range of dwelling units per gross acre. The term acre refers to gross acre and includes all land (including streets and rights-of-way), streams, rivers, canals, and other geographical features, designated for a particular residential use, while net acreage excludes streets and rights-of-way and geographical features. In urban areas, net acreage is normally 20 to 25 percent less for a given area than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as five percent. Net acreage is the standard typically used in zoning, while gross acreage is more commonly used in General Plan designations.

  Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit assumed for the applicable residential designation. According to the California Department of Finance the average household size in Tulare County in 2006 was 3.27 persons per household.

- **Non-Residential Development**
  Standards of building intensity for non-residential uses such as commercial and industrial development are stated as maximum floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel).

  For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same 10,000-square-foot lot, an FAR of 0.50 would allow 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet. The diagram below shows graphically how various building configurations representing an FAR of 1.00 could cover a lot.



Text continued on Page 4-15.

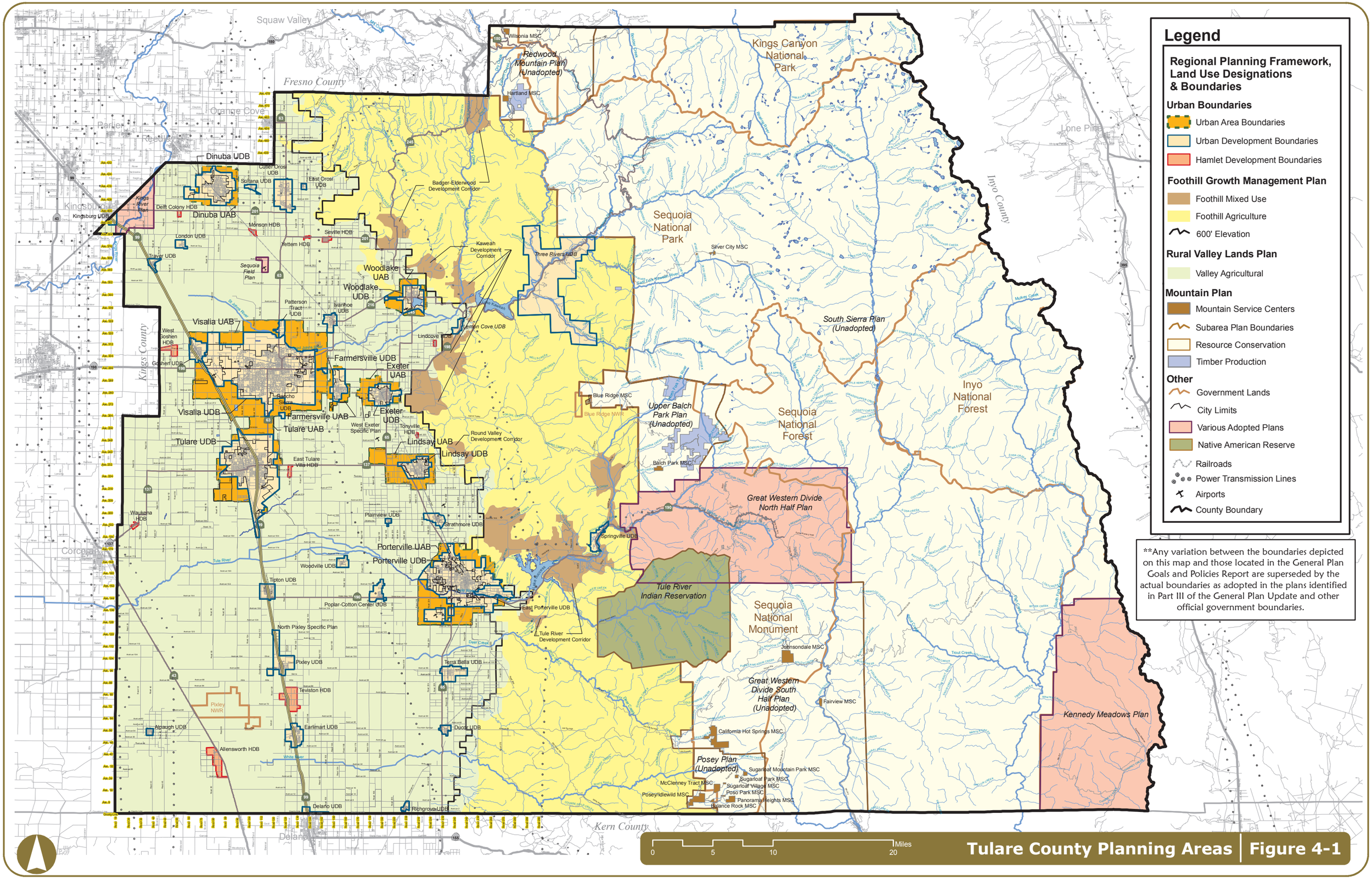

Legend
Regional Planning Framework, Land Use Designations & Boundaries
Urban Boundaries
Urban Area Boundaries
Urban Development Boundaries
Hamlet Development Boundaries
Foothill Growth Management Plan
Foothill Mixed Use
Foothill Agriculture
600' Elevation
Rural Valley Lands Plan
Valley Agricultural
Mountain Plan
Mountain Service Centers
Subarea Plan Boundaries
Resource Conservation
Timber Production
Other
Government Lands
City Limits
Various Adopted Plans
Native American Reserve
Railroads
Power Transmission Lines
Airports
County Boundary
**Any variation between the boundaries depicted on this map and those located in the General Plan Goals and Policies Report are superseded by the actual boundaries as adopted in the plans identified in Part III of the General Plan Update and other official government boundaries.
Tulare County Planning Areas | Figure 4-1
0 5 10 20 Miles
Squaw Valley
Fresno County
Orange Cove
Parlier
Reedley
Kingsburg
Kings County
Corcoran
Delano
Kern County
Lone Pine
Inyo County
Kings Canyon National Park
Sequoia National Park
Sequoia National Forest
Inyo National Forest
Sequoia National Monument
Tule River Indian Reservation
Pixley NWR
Blue Ridge NWR
Balch Park MSC
Wilsonia MSC
Hartland MSC
Silver City MSC
Johnsondale MSC
Fairview MSC
California Hot Springs MSC
Sugarloaf Mountain Park MSC
Sugarloaf Park MSC
Sugarloaf Village MSC
Poso Park MSC
Panorama Heights MSC
Balance Rock MSC
McClenney Tract MSC
Posey/Idlewild MSC
Redwood Mountain Plan (Unadopted)
Upper Balch Park Plan (Unadopted)
Great Western Divide North Half Plan
Great Western Divide South Half Plan (Unadopted)
Posey Plan (Unadopted)
South Sierra Plan (Unadopted)
Kennedy Meadows Plan
Three Rivers UDB
Dinuba UDB
Dinuba UAB
Cutler Orosi UDB
East Orosi UDB
Sultana UDB
Kingsburg UDB
Kings River Plan
Delft Colony HDB
Monson HDB
Seville HDB
London UDB
Traver UDB
Yettem HDB
Sequoia Field Plan
Woodlake UAB
Woodlake UDB
Ivanhoe UDB
Patterson Tract UDB
Lemon Cove UDB
Lindcove UDB
Visalia UAB
Visalia UDB
West Soshen HDB
Goshen UDB
Farmersville UDB
Exeter UAB
Exeter UDB
Sanchio Sierra UDB
Farmersville UAB
Tulare UAB
Tulare UDB
West Exeter Specific Plan
Tonyville HDB
Lindsay UAB
Lindsay UDB
Round Valley Development Corridor
East Tulare Villa HDB
Badger-Elderwood Development Corridor
Kaweah Development Corridor
Tule River Development Corridor
Waukena HDB
Plainview UDB
Strathmore UDB
Springville UDB
Porterville UAB
Porterville UDB
East Porterville UDB
Woodville UDB
Tipton UDB
Poplar-Cotton Center UDB
North Pixley Specific Plan
Pixley UDB
Teviston HDB
Alpaugh UDB
Allensworth HDB
Earlimart UDB
Ducor UDB
Terra Bella UDB
Richgrove UDB
Delano UDB
Kaweah River
Tule River
White River
Deer Creek
Trout Creek
Middle Fork Kaweah River
South Fork Kaweah River
Kings River

Figure 4-1: Planning Areas (11x17 fold out)

back of fold out.

Table 4.1 Land Use Designations

Land Use Designations	Land Use Label	Minimum Lot Size	Dwelling Units Per Acre (DU/Acre)[1]	Maximum Floor Area Ratio (FAR)[1]	Where Allowed			
					CAC UDB[2]	Community[3]	Hamlet[4]	Other Unincorporated
Resource[5]								
Valley Agricultural[6]	VA	10-80 Acres	1 Unit/10 Acres Max.	0.02				F/K/R/UABs
Foothill Agricultural	FA	160 Acres	1 Unit/80 Acres Max.	0.02[7]		Three Rivers		F/R
Resource Conservation	RC	160 Acres	1 Unit/40 Acres Max.	0.02	■	■	■[8]	All
Timber Production	TP	160 Acres	--	0.02				M
Native American Reserve	NAR	--	--	--				TRIR
Urban Reserve	UR	--	1 Unit/10 Acres Max.	0.02	■	■	■[8]	
Residential[9]								
Rural Residential[10]	RR	--	1 Unit/1 to 10 Acres	--	■	■		K/M
Mountain Residential[10]	MR	--	1 Unit/20,000 sq.ft. plus 1 Additional Unit for every 40 Acres	--				M
Low Density Residential[10]	LDR	--	1 – 4	--	■	■		
Low-Medium Density Residential	LMDR	--	1 – 8	--	■	■	■[8]	K
Medium Density Residential	MDR	--	4 – 14	--	■	■	■[8]	M
Medium-High Density Residential	MHDR	--	10 – 20	--		■		
High Density Residential	HDR	--	14 – 30	--	■	■	■[8]	

Table 4.1 Land Use Designations Continued

Land Use Designations	Land Use Label	Minimum Lot Size	Dwelling Units Per Acre (DU/Acre)[1]	Maximum Floor Area Ratio (FAR)[1]	Where Allowed			
					CAC UDB[2]	Community[3]	Hamlet[4]	Other Unincorporated
Commercial								
Neighborhood Commercial	NC	--	--	0.50		■		K/M
General Commercial	GC	--	--	0.50	■	■	■[8]	M
Community Commercial	CC	--	--	0.50		■		
Highway Commercial	HC	--	--	0.50	■	■	■[8]	C
Town Center	TC	--	10 – 30	2.00		■		
Service Commercial	SC	--	--	0.50	■	■	■[8]	
Office Commercial	OC	--	--	0.50		■		
Commercial Recreation	CR	--	--	0.50	■	■	■[8]	C/K/M
Mixed Use								
Mixed Use[4]	MU	--	1 – 30	0.50		■	■	C/M
Foothill Mixed Use[7]	FMU	--	--[7]	--[7]				F
Planned Community Area	PCA	TBD	1-30	2.00		■		C/F/R/M
Industrial								
Light Industrial	LI		--	0.50	■	■	■[8]	C/M
Heavy Industrial	HI		--	0.50	■	■	■	C/M
Public								
Public/Quasi-Public	P/QP	--	--	--	■	■	■	C/K/P[11]/M
Public Recreation	PR	--	--	--	■	■	■	K/M

C=Regional Corridor, F=Foothill Growth Management Plan, K=Kings River, M=Mountain Sub-area Plans, P= Sequoia Field Land Use and Public Buildings Element, R=Rural Valley Lands Plan, TRIR=Tule River Indian Reservation

1) *Increased density or intensity above that specified may be permitted pursuant to an adopted community plan, master development plan, or specific plan to achieve planning goals as set forth in this General Plan.*

2) *Urbanized uses under the Urban Reserve (UR), Rural Residential (RR), Low-Medium Density Residential (LMDR), Medium Density Residential (MDR), High Density Residential(HDR), Highway Commercial (HC), Service Commercial (SC), Commercial Recreation (CR), Light Industrial (LI), Heavy Industrial (HI), Public/Quasi-Public (P/QP), and Public Recreation (PR) designations inside County Adopted City Urban Development Boundary (UDBs) are only allowed as provided for in Chapter 2-Planning Framework.*

   Minimum lot sizes for residential uses: public water and onsite septic 12,500 square feet; onsite water and septic 1 acre; and well and sewer 8,000 square feet or 20,000 square feet of lot coverage, whichever is greater.

3) *Table 4.2: Countywide Land Use Designation Matrix, cross-references existing community plan land uses with the land uses defined in this table, however, these uses will not be in effect until a community plan is updated or prepared.*

4) *Mixed Use (MU) developments may include residential uses, as allowed by the designation, and commercial services that do not impact the provision of services to existing development.*

5) *For Resource designations, FAR is intended to represent the building intensity for the area so designated and not on a per parcel FAR basis. FAR does not apply to facilities necessary for resource production.*

6) *Except as Exempt by the RVLP Checklist.*

7) *Please see Part II, Area Plans, Foothill Growth Management Plan for allowed uses and development standards in the foothill development corridors. Maximum density and intensity are determined based on site capacity analyses conducted in accordance with the procedures and standards set forth in Part II, Chapter 3 (FGMP).*

8) *These uses may be used if a hamlet chooses a traditional plan approach in accordance with Policy PF-3.4: Mixed use Opportunities.*

9) *Increased density or intensity above that specified may be permitted pursuant to an adopted community plan or specific plan to achieve planning goals as set forth in this General Plan.*

10) *Exception for number of dwelling units on slopes greater than 30% (see written description of Land Use type).*

11) *In accordance with the PC Zone, not less than 200 contiguous acres.*

12) *Only as defined by the Sequoia Field Land Use and Public Buildings Element.*

Table 4.2 Countywide Land Use Designation Matrix

GP Update Land Use Designation	Framework Area	Existing Plan and Land Use Designation
Resource		
Valley Agriculture	KRP/ RVLP/ UAB/ UDB	Dinuba CACGP: Agriculture; Exeter CACGP: Agriculture; Farmersville CACGP: Agriculture/Open Space; FGMP: Valley Agriculture Extensions; Kings River AP: Agricultural; Lindsay CACGP: Agricultural; Porterville CACGP: Agriculture; RVLP: Agriculture; Tulare CACGP: Agriculture; Visalia CACGP: Agriculture; Woodlake CACGP: Agriculture.
Foothill Agriculture	FGMP/ UDB	FGMP: Extensive Agriculture, Foothill Extensions; Three Rivers CP: Agriculture.
Resource Conservation	KRP/ MFP/ UDB	Great Western Divide North Sub-AP: Resource Management/Conservation, Open Space; Kennedy Meadows Sub-AP: Resource Conservation; Kings River AP: Designated Floodway; Springville CP: Designated Floodway Overlay.
Timber Production	MFP	None
Native American Reserve	FGMP/ MFP	None
Urban Reserve	UDB	Culter-Orosi CP: Residential Reserve, Industrial Reserve; Dinuba CACGP: Residential Reserve, Industrial Reserve; Exeter CACGP: Urban Reserve; Goshen CP: Residential Reserve; Ivanhoe CP: Residential Reserve, Industrial Reserve; Pixley CP: Residential Reserve, Commercial Reserve, Industrial Reserve; Poplar/Cotton CP: Residential Reserve, Commercial Reserve, Industrial Reserve; Strathmore CP: Residential Reserve, Commercial Reserve, Industrial Reserve; Terra Bella-Ducor CP: Residential Reserve, Commercial Reserve, Industrial Reserve; Traver CP: Residential Reserve, Industrial Reserve; Woodlake CACGP: Residential Reserve, Industrial Reserve.
Residential		
Rural Residential	KRP/ UAB/ UDB	Dinuba CACGP: None; Exeter CACGP: Rural Residential; Farmersville CACGP: Residential; Kings River AP: Rural Residential/ Recreation Opportunity Area; Lindsay CACGP: Rural Residential; Porterville CACGP: Rural Density Residential; Springville CP: Low Density Residential; Three Rivers CP: Low Density Residential, Medium Density Residential, Individual Mobile Homes; Tulare CACGP: Large Lot Residential; Visalia CACGP: Rural Residential; Woodlake CACGP: Rural Residential.
Mountain Residential	MFP	Great Western Divide North Sub-AP: Mountain Residenital-5ac/min, Mountain Residential-20,000sq./min.; Kennedy Meadows Sub-AP: Mountain Residential-5ac/min.
Low Density Residential	KRP/ UDB	Dinuba CACGP: Low Density Residential; Farmersville CACGP: Low Density Residential; Kings River AP: Residential, Residential (A), Kings River Golf Course and Country Club; Three Rivers CP: High Density Residential.

Table 4.2 Countywide Land Use Designation Matrix Continued

GP Update Land Use Designation	Framework Area	Existing Plan and Land Use Designation
Low-Medium Density Residential	UDB	Culter-Orosi CP: Low Density Residential; Dinuba CACGP: Medium Density Residential; Earlimart CP: Low Density Residential; Exeter CACGP: Low Density Residential/Single Family Residential; Farmersville CACGP: Residential; Goshen CP: Residential; Ivanhoe CP: Low Density Residential; Lindsay CACGP: Low Density Residential; Pixley CP: Low Density Residential; Poplar/Cotton CP: Low Density Residential; Porterville CACGP: Low Density Residential; Richgrove CP: Residential; Springville CP: Medium Density Residential; Strathmore CP: Low Density Residential; Terra Bella-Ducor CP: Low Density Residential; Tulare CACGP: Low Density Residential; Visalia CACGP: Planned Residential; Woodlake CACGP: Low Density Residential.
Medium Density Residential	MFP/ UDB	Culter-Orosi CP: Medium Density Residential; Exeter CACGP: Medium Density Residential/Multifamily Residential; Goshen CP: Multifamily Residential, Mobile Homes Overlay in Multifamily Residential; Great Western Divide North Sub-AP: Multiple Family Residential; Ivanhoe CP: Medium Density Residential; Lindsay CACGP: Medium Density Residential; Pixley CP: Medium Density Residential; Poplar/Cotton CP: Medium Density Residential; Porterville CACGP: Medium Density Residential; Richgrove CP: Residential; Springville CP: Planned High Density Residential; Strathmore CP: Medium Density Residential; Terra Bella-Ducor CP: Medium Density Residential; Three Rivers CP: Multiple Family Residential; Traver CP: Medium Density Residential; Tulare CACGP: Multifamily Residential; Visalia CACGP: Planned Residential; Woodlake CACGP: Medium Density Residential.
Medium-High Residential	UDB	None
High Density Residential	UDB	Culter-Orosi CP: High Density Residential; Earlimart CP: High Density Residential; Ivanhoe CP: High Density Residential; Lindsay CACGP: High Density Residential; Pixley CP: High Density Residential; Poplar/Cotton CP: High Density Residential; Porterville CACGP: High Density Residential; Richgrove CP: Residential; Strathmore CP: High Density Residential; Terra Bella-Ducor CP: High Density Residential; Tulare CACGP: Multifamily Residential; Visalia CACGP: Planned Residential; Woodlake CACGP: High Density Residential.
Commercial		
Neighborhood Commercial	KRP/ MFP/ UDB	Culter-Orosi CP: Neighborhood Commercial; Dinuba CACGP: Neighborhood Commercial; Exeter CACGP: Neighborhood Commercial; Great Western Divide North Sub-AP: Neighborhood Commercial; Ivanhoe CP: Neighborhood Commercial; Kings River AP: Neighborhood Commercial; Lindsay CACGP: Neighborhood Commercial; Porterville CACGP: Neighborhood Commercial; Woodlake CACGP: Neighborhood Commercial.

Table 4.2 Countywide Land Use Designation Matrix Continued

GP Update Land Use Designation	Framework Area	Existing Plan and Land Use Designation[1]
General Commercial	MFP/ UDB	Earlimart CP: General Commercial; Exeter CACGP: General Commercial; Farmersville CACGP : General Commercial; Goshen CP: Community Commercial; Great Western Divide North Sub-AP: General Commercial; Ivanhoe CP: Commercial; Pixley CP: Commercial; Poplar/Cotton CP: Commercial; Richgrove CP: Commercial; Springville CP: Planned Community Commercial; Strathmore CP: General Commercial; Terra Bella-Ducor CP: Commercial; Three Rivers CP: Community Commercial; Traver CP: Commercial; Tulare CACGP: General Commercial; Visalia CACGP: Local Retail Commercial; Woodlake CACGP: Commercial Service.
Community Commercial	UDB	Culter-Orosi CP: General Commercial; Porterville CACGP: General Commercial; Visalia CACGP: Regional Retail Commercial.
Highway Commercial	UDB	Dinuba CACGP: Highway Commercial; Earlimart CP: Highway Commercial; Farmersville CACGP: Highway Commercial; Goshen CP: Highway Commercial; Lindsay CACGP: Highway Commercial; Strathmore CP: Highway Commercial; Woodlake CACGP: Highway Commercial.
Town Center	UDB	Dinuba CACGP: Central Commercial; Exeter CACGP: Central Commercial; Lindsay CACGP: Central Commercial; Woodlake CACGP: Central Commercial.
Service Commercial	UDB	Culter-Orosi CP: Service Commercial; Dinuba CACGP: Service Commercial; Earlimart CP: Service Commercial; Exeter CACGP: General Commercial; Farmersville CACGP: Service Commercial; Goshen CP: Service Commercial; Ivanhoe CP: Commercial; Lindsay CACGP: Service Commercial; Pixley CP: Commercial; Poplar/Cotton CP: Commercial; Porterville CACGP: Heavy Commercial; Strathmore CP: Service Commercial; Terra Bella-Ducor CP: Commercial; Traver CP: Commercial; Visalia CACGP: Service Commercial.
Office Commercial	UDB	Culter-Orosi CP: Office; Porterville CACGP: Professional and Office; Visalia CACGP: Professional Office.
Commercial Recreation	KRP/ MFP/ UDB	Goshen CP: Private Recreation; Great Western Divide North Sub-AP: General Commercial; Kennedy Meadows Sub-AP: Mountain Commercial; Kings River AP: Commercial-Recreation, Private Recreation; Springville CP: Planned Recreation Commercial; Three Rivers CP: Commercial Recreation; Visalia CACGP: Commercial Recreation.
Mixed Use		
Mixed Use	HDB/ MFP/ UDB	Allensworth HP; Alpaugh CP; Balance Rock MSC; Balch Park MSC; Blue Ridge MSC; California Hot Springs/Pine Flat MSC; Camp Nelson MSC; Coffee Camp MSC; Delft Colony HP; East Orosi CP; East Tulare Villa HP; Johnsondale MSC; Fairview MSC; Hart MSC; Lemon Cove CP; Lindcove HP; London CP; McClenney Tract MSC; Mineral King MSC; Monson HP; Panorama Park MSC.; Pine Flat MSC; Plainview CP; Ponderosa MSC; Posey/Idlewild MSC; Poso Park MSC; Seville HP; Silver City MSC; Sugerloaf Mountain Park MSC; Sugarloaf Park MSC; Sugarloaf Village MSC; Teviston HP; Tipton CP; Tonyville HP; Waukena HP; West Goshen HP; Wishon MSC; Wilsonia MSC; Woodville CP; Yettem HP.

Table 4.2 Countywide Land Use Designation Matrix Continued

GP Update Land Use Designation	Framework Area	Existing Plan and Land Use Designation
Foothill Mixed Use	FGMP	FGMP: Development Corridor.
Planned Community Area	UDB	None
Industrial		
Light Industrial	UDB	Culter-Orosi CP: Industry; Dinuba CACGP: Limited Industrial, General Industrial; Earlimart CP: Industry; Exeter CACGP: Industrial; Farmersville CACGP: Industrial; Goshen CP : Industrial, Low Intensity Commercial/Industrial; Ivanhoe CP: Industrial; Lindsay CACGP: Manufacturing, Service Commercial/ Light Manufacturing; Pixley CP: Planned Industrial/ Commercial, Industrial; Poplar/Cotton CP: Industrial; Porterville CACGP: Industrial; Richgrove CP: Industrial; Strathmore CP: Industrial; Terra Bella-Ducor CP: Industrial; Three Rivers CP: Light Industrial; Traver CP: Industrial; Tulare CACGP: General Industrial, Service Commercial; Visalia CACGP: Industrial, Light Industrial; Woodlake CACGP: General Industrial.
Heavy Industrial	UDB	Culter-Orosi CP : Industry (subject to a Special Use Permit); Dinuba CACGP: General Industrial; Earlimart CP: Industry (subject to a Special Use Permit); Exeter CACGP: Industrial; Farmersville CACGP: Industrial; Goshen CP: Industrial; Lindsay CACGP: Planned Manufacturing (subject to a Special Use Permit); Pixley CP: Industrial; Poplar/Cotton CP: Industrial (subject to a Special Use Permit); Porterville CACGP: Industrial; Terra Bella-Ducor CP: Industrial; Traver CP: Industrial (subject to a Special Use Permit); Tulare CACGP: General Industrial; Visalia CACGP: Industrial; Woodlake CACGP: General Industrial.
Public		
Public/Quasi-Public	KRP/ MFP/ UDB	Culter-Orosi CP: Quasi-Public Uses; Dinuba CACGP: Community Facilities; Earlimart CP: Quasi-Public Uses; Exeter CACGP: Public/Quasi-Public; Farmersville CACGP: Public/ Quasi-Public; Goshen CP: Schools and Parks; Great Western Divide North Sub-AP: Quasi-Public; Ivanhoe CP: Public; Kings River AP: Public; Lindsay CACGP: Parks and Schools, Public/Semi-Public; Pixley CP: Public/Quasi-Public; Poplar/Cotton CP: Public/Quasi-Public; Porterville CACGP: Public; Richgrove CP: Public/Quasi-Public; Springville CP: Public/Quasi Public; Strathmore CP: Public; Terra Bella-Ducor CP: Public/Quasi Public; Traver CP: Quasi-Public; Tulare CACGP: Public Facilities; Visalia CACGP: Quasi-Public; Woodlake CACGP: Public Facilities.
Public Recreation	UDB	Culter-Orosi CP: Parks/ Open Space; Earlimart CP: Parks/ Open Space; Exeter CACGP: Open Space; Juvenile Detention Facility-Sequoia Field Land Use and Public Buildings Element: Major Public and Semi-Public Facility; Porterville CACGP: Recreation and Open Space; Sequoia Field Land Use and Public Buildings Element: Major Public and Semi-Public Facilities; Three Rivers CP: Parks and Recreation; Tulare CACGP: Recreation; Visalia CACGP: Parks; Woodlake CACGP: Parks and Recreation.

[1.] CACGP=County Adopted City General Plan, AP=Area Plan, CP=Community Plan, MSC=Mountain Service Center, HP=Hamlet Plan, RVLP=Rural Valley Lands Plan, UDB=Urban Development Boundary, UAB=Urban Area Boundary, FGMP=Foothill Growth Management Plan, MFP=Mountain Framework Plan, KRP=Kings River Plan

Resource Land Use Designations

Valley Agriculture (VA)

This designation establishes areas for intensive agricultural activities on prime valley agricultural soils and other productive or potentially productive valley lands where commercial agricultural uses can exist without conflicting with other uses, or where conflicts can be mitigated. Uses typically allowed include irrigated crop production, orchards and vineyards; livestock; resource extraction activities and facilities that directly support agricultural operations, such as processing; and other necessary public utility and safety facilities. Allowable residential development includes one principal and one secondary dwelling unit per parcel for relative, caretaker/employee, or farm worker housing. This designation is located primarily outside UDBs on the valley floor. The RVLP generally applies to the central valley below the 600-foot elevation contour line outside the County's UDBs and HDBs *(see RVLP Part II page 1-1*). The following standards apply to all parcels designated as valley agriculture except those parcels deemed non-viable in accordance with the procedures set forth in Part II-Chapter 1 (RVLP). Maximum density, intensity, and parcel size for non-viable parcels is determined in accordance with the procedures set forth in Part II-Chapter 1 (RVLP).

Minimum Parcel Size: 10-80 Acres

Maximum Density: 1 dwelling unit per 10 acres

- One additional unit may be allowed for every 20 additional acres over the minimum parcel size

Maximum Intensity: 0.02 FAR

Foothill Agriculture (FA)

This designation establishes areas for agricultural activities primarily located in the foothill and mountain regions where extensive commercial agricultural uses can exist without conflicting with other uses, or where conflicts can be mitigated. Uses typically allowed include orchards and vineyards, grazing of cattle, horses, sheep, and goats on grazing lands, resource extraction activities, facilities that directly support agricultural operations, and other necessary public utility and safety facilities. Allowable residential development includes one principal and one secondary dwelling unit per 160 acres, for relative, caretaker/employee, or farm worker housing. This designation is located primarily outside UDBs and foothill development corridors, in the foothills. The Foothill Growth Management Plan applies to all lands designated Foothill Agriculture except those lands located in the Community Plan areas.

Minimum Parcel Size: 160 Acres

Maximum Density: 1 dwelling unit per 80 acres

- One additional unit may be allowed for every 40 additional acres over 160 acres

Maximum Intensity: 0.02 FAR

Resource Conservation (RC)

This designation is intended to identify and protect open space lands including State and National forests and parks, Bureau of Land Management lands, and other public lands specifically preserved for timberland protection (non-TP designated), watershed preservation, outdoor recreation, grazing, and wilderness or wildlife/environmental preserves. Uses typically allowed in this designation are those related to resource utilization and resource conservation activities and could include uses that provide a buffer between incompatible types of land use. Resource operations and other facilities such as grazing, hunting and fishing clubs, guest ranches, campgrounds and summer camps on private lands, require a Special Use Permit. Residential uses (1 dwelling unit per 40 acres), may be conditionally allowed. This designation is located primarily outside UDBs in the foothill and mountain regions. This

designation applies to those State and federally owned parks, forests, recreational and/or management areas of which the County has no land use jurisdiction.

Minimum Parcel Size: 160 Acres

Maximum Density: 1 Dwelling Unit per 40 acres

Maximum Intensity: 0.02 FAR (Special Use Permit required)

Timber Production (TP)
This designation is intended to identify and protect areas that demonstrate that the "highest and best use" is timber production and accompanying accessory uses. The designation is applied to lands that are zoned Timber Production Zone (TPZ) pursuant to the California Timberland Productivity Act of 1982. Public improvements and urban services are prohibited on TP lands except where necessary and compatible with ongoing timber production.

Minimum Parcel Size: 160 Acres

Maximum Intensity: 0.02 FAR (Special Use Permit required)

Native American Reserve (NAR)
This designation recognizes tribal trust and reservation lands managed by a Native American Tribe under the United States Department of the Interior's Bureau of Indian Affairs over which the County has no land use jurisdiction. The County encourages adoption of tribal management plans for these areas that consider compatibility and impacts upon adjacent area facilities and plans.

Minimum Parcel Size: Not Applicable

Maximum Intensity: Not Applicable

Urban Reserve (UR)
This designation establishes a holding zone whereby properties shall remain zoned for agriculture or open space use until such a time as conversion to urban uses is deemed appropriate. The UR designation shall be appended by the intended future land use designation, for example, Urban Reserve – Heavy Industrial (UR-HI). When a rezoning occurs without a General Plan amendment, the UR designation shall be removed from the parcel. This designation applies primarily within UDBs.

Minimum Parcel Size: 1 Dwelling Unit per 10 Acres

Maximum Intensity: 0.02 FAR

Residential Land Use Designations

Rural Residential (RR)

This designation establishes areas for single family dwellings and farm worker housing located away from cities and communities in agricultural or rural areas where dispersed residential development on 1-5 acre parcels is set forth in community or sub-area plans. Typical allowed uses include: detached single-family dwellings and secondary dwellings; agricultural uses such as crop production, orchards and vineyards, grazing, and animal raising; and necessary public utility and safety facilities. This designation is primarily located at the edges of UDBs in the lower foothill and valley regions.

Maximum Density:

- 1 Dwelling Unit/1 Acres if average slope is less than 30 percent.
- 1 Dwelling Unit/10 Acres if average slope is 30 percent or greater.

Mountain Residential (MR)

This designation establishes areas for single-family dwellings within the foothill and mountain regions where steep slopes and limited services provide for dispersed residential development on larger parcels. Typical uses allowed include: detached single-family homes and secondary dwellings; agricultural uses such as grazing or animal raising; and limited agricultural support businesses such as roadside produce stands, tourist-related lodging and activities; resource extraction; and public support uses such as churches, schools, libraries, medical facilities, parks, and other necessary public utility and safety facilities. This designation is generally found in Mountain Sub-Area Plans.

Maximum Density:

- 1 Dwelling Unit/20,000 square feet plus 1 additional Unit for each 40 Acres
- 1 Dwelling Unit/ 40 Acres if average slope is 30 percent or greater

Low Density Residential (LDR)

This designation establishes areas for single-family residences with individual homes on lots generally ranging from 12,500 square feet to one acre. Uses typically allowed include: detached single-family homes; secondary dwellings; and residential support uses such as churches, schools, and other necessary public utility and safety facilities. This designation is typically found inside communities or on the outside edge of UDBs.

Maximum Density: 1-4 Dwelling Units/Acre

- When areas in this designation are identified as primary recharge areas for a community's water system, acreage minimums should not be below 2 acres.
- Areas with 30 percent or higher average slopes should have acreage minimums in excess of 3 acres.

Low-Medium Density Residential (LMDR)

This designation establishes areas suitable for single-family neighborhoods at relatively low densities on lots ranging from generally 5,000 to 12,500 square feet in urbanized areas. Uses typically allowed include detached single-family homes; secondary dwellings; and residential support uses such as churches, schools, parks, medical facilities, and other necessary public utility and safety facilities. This designation is used only within UDBs.

Maximum Density: 1-8 Dwelling Units/Acre

Medium Density Residential (MDR)
This land designation establishes areas for single-family and low-density multi-family dwellings. Uses typically allowed include single-family dwellings, second units, townhomes, duplexes, triplexes, and mobile home parks. This designation is used only within UDBs.

Maximum Density: 4-14 Dwelling Units/Acre

Medium-High Density Residential (MHDR)
This designation establishes areas for compact single family and multi-family dwellings in urbanized areas. Uses typically allowed include a wide range of living accommodations, including single-family dwellings, duplexes, townhouses, and low-rise apartments. This designation is used only within UDBs. Dwelling Units are based on Gross Acreage and development shall be no less than that identified as the intensity per gross acreage for Medium-High Density Residential designated lands.

Maximum Density: 10-20 Dwelling Units/Acre

High Density Residential (HDR)
This designation established areas for multi-family dwellings in urbanized areas. Uses typically allowed include: duplexes, townhouses, and apartments located near schools, parks, and other public services. This designation is used only within UDBs. Dwelling Units are based on Gross Acreage and development shall be no less than that identified as the intensity per gross acreage High Density Residential designated lands.

Maximum Density: 14-30 Dwelling Units/Acre

Commercial Land Use Designations

Neighborhood Commercial (NC)
This designation establishes areas for small-scale, general retail, and service businesses that provide goods to the immediate surrounding area. Uses typically allowed include: food and beverage retail sales; limited personal, medical, professional, and repair services; and retail sales. This designation is found primarily within UDBs.

Maximum Intensity: 0.5 FAR

General Commercial (GC)
This designation establishes areas for small, localized retail, recreational, and service businesses that provide goods and services to the surrounding community. Uses typically allowed include: eating and drinking establishments; food and beverage retail sales; limited personal, medical, professional services; repair services; and retail sales. Such facilities may range from a single use to a cluster of uses such as a shopping center. This designation is found primarily within UDBs.

Maximum Intensity: 0.5 FAR

Community Commercial (CC)
This designation establishes areas for a full range of retail commercial establishments serving multiple neighborhoods or an entire community and surrounding area. Uses typically allowed include: big box retail, eating and drinking establishments; food and beverage sales; hardware stores; gasoline service stations; public buildings; general merchandise stores; and professional and financial offices. Such facilities are typically arranged as a cluster of uses such as a shopping center. This designation is found primarily within UDBs.

Maximum Intensity: 0.5 FAR

Highway Commercial (HC)
This designation establishes areas for retail, recreational, and service-based businesses which provide goods and services to tourists and commuters along major highways. Uses typically allowed include: big box retail; eating and drinking establishments; food and beverage retail sales; limited repair services; lodging (hotels and motels); and retail sales. Such facilities may range from a single use to a cluster of uses located at a freeway off ramp or major highway intersection. This designation is located primarily within UDBs and pursuant to regional growth corridor plans and policies.

Maximum Intensity: 0.5 FAR

Town Center (TC)
This designation establishes the commercial core of the community and provides for a concentration of businesses and a central gathering place for social activity, commonly formed around a pedestrian oriented "main street". Uses typically allowed include: eating and drinking establishments; retail sales; personal, medical and professional services; entertainment venues; civic uses; medium-high and high-density residential dwellings; and mixed use development. These areas may contain a combination of vacant or infill parcels and parcels with the potential to redevelop over time. This designation is found only within UDBs.

Maximum Intensity: 2.0 FAR

Maximum Density: 10-30 Dwelling Units/Acre

Service Commercial (SC)
This designation establishes areas for service commercial uses in urbanizing areas. Uses typically allowed include: automotive-related or heavy equipment sales and services; building maintenance services; construction sales and services; and warehousing. This designation is found primarily within UDBs.

Maximum Intensity: 0.5 FAR

Office Commercial (OC)
This designation establishes areas in communities that provide employment opportunities for medical and professional services and limited support retail sales. Uses typically allowed include: offices and office parks; and secondary support uses such as printing, supply stores; and eating establishments. This designation is found primarily within UDBs.

Maximum Intensity: 0.5 FAR

Commercial Recreation (CR)
This designation establishes areas for a mix of commercial uses oriented toward tourists and other visitors. Uses typically allowed include: recreation activities (e.g., golf courses, archery ranges, theme parks); dining; entertainment services; destination-resort hotels; motels; dude ranches; wineries; spas; and on-site employee residential uses. Residential uses would only be allowed in conjunction with resort uses as onsite caretaker or employee housing. This designation is found primarily within the foothill and mountain regions.

Maximum Intensity: 0.5 FAR

Mixed Use Land Use Designations

Mixed Use (MU)

This designation establishes areas appropriate for the planned integration of some combination of retail; office; single and multi-family residential; hotel; recreation; limited industrial; public facilities or other compatible use.

Mixed Use areas allow for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use on one parcel to a cluster of uses. These areas are intended to provide flexibility in design and use for contiguous parcels having multiple owners, to protect and enhance the character of the area. The consideration of development proposals in Mixed Use areas should focus on compatibility between land uses, and the development potential of a given area compared to the existing and proposed mix of land uses and their development impacts. Density bonuses for residential units of 25 % to 35% may be granted, according to the Density Bonus Ordinance or State law, to Mixed Use areas to encourage the development of affordable housing units, compact development in the implementation of development strategies that support the use of mass transit, reduction of air impacts, and implementation of measures that contribute to the reduction of global warming. Specific plans may be required to assist in the consideration of Mixed Use development proposals. This designation is found within UDBs, HDBs, PCAs, and MSCs and pursuant to regional growth corridor plans and policies.

Maximum Density: 1-30.0 Dwelling Units/Acre

Maximum Intensity: 0.5 FAR

Foothill Mixed Use (FMU)

This designation establishes areas within the foothill development corridors for residential, commercial recreation, and light industrial uses. Density bonuses for residential units of 25% to 35% may be granted, according to the Density Bonus Ordinance or State law, to Mixed Use areas to encourage the development of affordable housing units, compact development in the implementation of development strategies that support the use of mass transit, reduction of air impacts, and implementation of measures that contribute to the reduction of global warming. Specific plans, Planned Unit Developments, or Development Agreements may be required to assist in the consideration of Mixed Use development proposals. Uses typically allowed include: single-family and multi-family residential dwellings, eating and drinking establishments; food and beverage retail sales; limited personal, medical, professional services; repair services; retail sales; and agricultural-related industrial uses. Such facilities may range from a single use to a cluster of uses.

(Maximum Density and Intensity in the Foothill Region are determined based on site capacity and analysis conducted in accordance with the procedures and standards set forth in Part II-Chapter 3: Foothill Growth Management Plan).

> ⓘ *See Part II, Area Plans, Foothill Growth Management Plan for a description of the foothill development corridors.*

Planned Community Area (PCA)

This designation establishes areas suitable for comprehensive planning for long term community development on large tracts of land, typically under unified ownership or development control, and allows for master planning where a community plan typically does not currently exist. Planned communities have a balance of land uses that support economic growth and promote an exceptional quality of life. Planned communities accommodate mixed use developments that include residential; commercial; administrative; industrial; and other activity. Density bonuses for residential units of 25% to 35% may be granted, according to the Density Bonus Ordinance or State law, to Mixed Use areas to

encourage the development of affordable housing units, compact development in the implementation of development strategies that support the use of mass transit, reduction of air impacts, and implementation of measures that contribute to the reduction of global warming. Master Development Plans and Area Development Plans are required to assist in the consideration of Mixed Use development proposals. Furthermore, such communities must ensure provision of open space, infrastructure and public services needed to support growth. No PCA shall be established unless it includes a minimum of 200 continuous acres of land.

Maximum Density: 30.0 Dwelling Units/Acre

Maximum Intensity: 2.0 FAR

(Maximum Density and Intensity in the Foothill Region are determined based on site capacity and analysis conducted in accordance with the procedures and standards set forth in Part II-Chapter 3: Foothill Growth Management Plan).

Industrial Land Use Designations

Light Industrial (LI)
This designation establishes areas for a range of non-intensive business park, industrial park, and storage uses that do not have detrimental noise or odor impacts on surrounding urban uses. Uses typically allowed include: warehousing; welding and fabrication shops; manufacturing and processing; and business support uses such as retail or eating establishments that serve adjacent light industrial uses and employees. This designation is found primarily within UDBs and pursuant to regional growth corridor plans and policies.

Maximum Intensity: 0.5 FAR

Heavy Industrial (HI)
This designation establishes areas for the full range of industrial uses, which may cause noise or odor impacts on surrounding urban uses. Uses typically allowed include: manufacturing; processing; fabrication; ethanol plants; warehouses; asphalt batch plants; mills; wood processing yards; and support uses such as retail or eating establishments that support adjacent heavy industrial uses and employees. This designation is found both primarily within UDBs and pursuant to regional growth corridor plans and policies.

Maximum Intensity: 0.5 FAR

Public Facilities Land Use Designations

Public/Quasi-Public (P/QP)
This designation establishes areas for public and quasi-public services and facilities that are necessary to maintain the welfare of County residents and businesses. Uses typically allowed include: churches; schools; civic centers; hospitals; fire stations; sheriff stations; liquid and solid waste disposal sites; cemeteries; airports; and public utility and safety facilities. This designation is found primarily within UDBs and pursuant to regional growth corridor plans and policies.

Density/Intensity: None Specified

Public Recreation (PR)
This designation establishes areas for public recreational/tourist activities. Uses typically allowed include: large community/regional parks; historic sites; boat ramps/marinas; and other recreation related public utility and safety facilities operated by a County, State, or federal agency.

Density/Intensity: None Specified

4.1 Growth and Development

LU-1 To encourage the overall economic and social growth of the County while maintaining its quality of life standards and highly efficient land use.

LU-1.1 Smart Growth and Healthy Communities
The County shall promote the principles of smart growth and healthy communities in UDBs and HDBs, including:

1. Creating walkable neighborhoods,
2. Providing a mix of residential densities,
3. Creating a strong sense of place,
4. Mixing land uses,
5. Directing growth toward existing communities,
6. Building compactly,
7. Discouraging sprawl,
8. Encouraging infill,
9. Preserving open space,
10. Creating a range of housing opportunities and choices,
11. Utilizing planned community zoning to provide for the orderly pre-planning and long term development of large tracks of land which may contain a variety of land uses, but are under unified ownership or development control, and
12. Encouraging connectivity between new and existing development.

LU-1.2 Innovative Development
The County shall promote flexibility and innovation through the use of planned unit developments, development agreements, specific plans, Mixed Use projects, and other innovative development and planning techniques.

LU-1.3 Prevent Incompatible Uses
The County shall discourage the intrusion into existing urban areas of new incompatible land uses that produce significant noise, odors, or fumes.

LU-1.4 Compact Development
The County shall actively support the development of compact mixed use projects that reduce travel distances.

LU- 1.5 Paper Subdivision Consolidation
The County shall encourage consolidation of paper parcels/subdivisions, especially those lots that are designated Valley Agriculture (VA), Foothill Agriculture (FA), or Resource Conservation (RC), are irregular in shape, inadequate in size for proper use, or lack infrastructure.

LU-1.6 Permitting Procedures and Regulations
The County shall continue to ensure that its permitting procedures and regulations are consistent and efficient.

LU-1.7 Development on Slopes
The County shall require a preliminary soils report for development projects in areas with shallow or unstable soils or slopes in excess of 15 percent. If the preliminary soil report indicates soil conditions could be unstable, a detailed geologic/hydrologic report by a registered geologist, civil engineer, or engineering geologist shall be required demonstrating the suitability of any proposed or additional development.

LU-1.8 Encourage Infill Development
The County shall encourage and provide incentives for infill development to occur in communities and hamlets within or adjacent to existing development in order to maximize the use of land within existing urban areas, minimize the conversion of existing agricultural land, and minimize environmental concerns associated with new development.

LU-1.9 Specific Plans
The County shall require specific plans or equivalent plans for residential, commercial, or Mixed Use projects of 80 acres or larger, as described in Table 4.3. Specific plans or equivalent plans may also be required for projects that contain sufficient scale or complexity that are less than 80 acres.

LU-1.10 Roadway Access
The County shall require access to public roadways for all new development.

Polices continued on Page 4-26.

Table 4.3

Specific Plan Content (Policy LU-1.9: Specific Plans)

All specific plans prepared for projects in the unincorporated portions of the County shall, at a minimum comprise five planning frameworks. Within each framework, the specific plan must provide the goals and policies that will guide subsequent decisions on projects, permits, and approvals needed within the specific plan area. The frameworks will also include a detailed implementation plan that will identify responsibilities, financing requirements, and phasing/timing.

The **Land Use Framework** will include the proposed land use pattern, proposed development densities/intensities in each area, and development phasing. The framework will also include specifics on development standards.

The specific plan prepared will provide complete guidance on the land use provisions that will guide future development within the specific plan area. At a minimum, these provisions will address the following topics. The County may require that other topics be addressed, depending on site specific needs.

- **Land Use Classification**. A land use classification system that clearly identifies the uses that may be allowed in each area. The Specific Plan will provide further details on development standards for each area within the plan. This classification system will use clear terminology to define and further describe allowable uses. The classification system will employ up-to-date terminology and an appropriate combination of specific and generic land use types, instead of a lengthy "encyclopedic" list of allowed uses that can quickly become obsolete.

- **General Site Planning**. These standards will specify the requirements that would be applied to all development and land uses regardless of the applicable land use designation. These would address, as appropriate, site access requirements and entry statements; energy efficiency; water efficiency; fences, walls, sound walls, hedges, buffers, and other screening; noise regulations; outdoor lighting standards; performance standards (e.g., air quality, glare, vibration, etc.), undergrounding of utilities; and other similar topics.

- **Development Standards**. Development standards for each land use designation (e.g., building forms, design objectives, land use objectives, height limitations, setback requirements, site coverage requirements, etc.) will be organized in tables and graphically illustrated wherever possible. In this portion of the plan, integration of the project with the existing community will be a key.

- **Housing Mix**. The specific plan will discuss the proposed mix of housing types within the community. In keeping with the County's Housing Element, affordable housing requirements and bonus density provisions and related incentives will be incorporated, as appropriate. A key to the housing component will be incorporation of housing opportunities including a mix of housing types for households having a mix of income ranges, including a phasing strategy that ensures the development of this mix, including prioritizing construction of higher density housing as a part of each phase of the project.

Table 4.3

Specific Plan Content (Policy LU-1.9: Specific Plans) continued

The **Design Framework** will provide detailed design guidelines that will be used as the Specific Plan is implemented/developed. The purpose of these guidelines will be to establish the expected level of design within the Specific Plan area while still maintaining project flexibility and innovation. The objective of this framework is not to dictate a specific design, but to establish design expectations.

The design guidelines provided will be illustrated to help explain the intent and expectations. This part of the Specific Plan will also incorporate detailed landscaping standards, including specific requirements for preliminary and final landscape plan submittal and review.

The Design Framework will also provide guidance on the integration of the streetscape into the overall project design. The framework will define building type requirements of each area and define how buildings address the street and interact with public improvements and the public rights-of-way to define the overall character of the streetscape (e.g., new urbanism principles and smart growth concepts). The Design Framework shall also set out design concepts for the integration of new development with the existing adjacent community and future growth areas.

The **Circulation Framework** will include the proposed circulation network, system elements, connectivity on all sides of the project, design standards, and system phasing. This framework will address all components of the circulation system, including vehicular traffic, bicycles, pedestrian movement, transit, rail, air and inter-modal connectivity. The design of transportation systems will be included to discourage reliance on vehicular travel and focus increased opportunities for the provision of alternative modes of travel (public transit, bicycle, and pedestrian). This component will also address parking and loading standards if different from the standard County requirements.

The Infrastructure/Public Facilities Framework will cover infrastructure requirements (water, sewer, storm drainage, electricity, natural gas, communications, parkland, schools, libraries, law enforcement, fire suppression and other needed public facilities and services). For infrastructure, the framework will address the proposed trunk infrastructure system improvements and system phasing necessary to support implementation of the land use plan.

The Water Supply Availability Framework will cover the assessment requirements for availability and sufficiency of long-term water supplies for development projects that do not otherwise trigger California Water Code Section 10910 (et seq.).

4.2 Resource Uses

LU-2 To provide for the long-term conservation of productive and natural resource lands including agricultural, foothill, mountain, and riparian areas and to accommodate services and related activities that support the continued viability and conservation of resource lands.

LU-2.1 Agricultural Lands
The County shall maintain agriculturally-designated areas for agriculture use and by directing urban development away from valuable agricultural lands to cities, unincorporated communities, hamlets, and planned community areas where public facilities and infrastructure are available.

LU-2.2 Agricultural Parcel Splits
The County shall deny requests to create parcels less than the minimum allowed size in agricultural designated areas, unless specifically provided by Division of Land Exceptions in the Tulare County Zoning Ordinance, as may be adopted by the Board of Supervisors, based on concerns that these parcels are less viable economic farming units and that the resultant increase in residential density increases the potential for conflict with normal agricultural practices on adjacent parcels. Evidence that the affected parcel may be an uneconomic farming unit due to its current size, soil conditions, or other factors shall not alone be considered a sufficient basis to grant an exception. The RVLP shall be the tool to determine the viability of a given agricultural parcel in the valley and its ability to be subdivided, unless specifically provided by Division of Land Exceptions in the Tulare County Zoning Ordinance.

LU-2.3 Open Space Character
The County shall require that all new development requiring a County discretionary approval, including parcel and subdivision maps, be planned and designed to maintain the scenic open space character of open space resources including, but not limited to, agricultural areas, rangeland, riparian areas, etc., within the view corridors of highways. New development shall utilize natural landforms and vegetation in the least visually disruptive way possible and use design, construction and maintenance techniques that minimize the visibility of structures on hilltops, hillsides, ridgelines, steep slopes, and canyons.

LU-2.4 Residential Agriculture Uses
The County shall limit, to the extent allowed by law, residential development of lands designated for agricultural use. Only residences needed to support farming operations, agriculture, tourism, and agricultural support services shall be allowed.

LU-2.5 Agricultural Support Facilities
The County shall encourage beneficial reuse of existing or vacant agricultural support facilities for new businesses (including non-agricultural uses).

ⓘ *Also see Chapter 3-Agriculture, Policy AG-1.13: Agricultural Related Uses.*

LU-2.6 Industrial Development
Other than provided in Policy LU-2.5: Agricultural Support Facilities, the County shall, and the cities should, through their industrial development policies, approve only those agriculturally-oriented or related industries and uses that can demonstrate, whether by location and/or controlled methods of operation, that they will not adversely affect

agricultural production or the County's natural resources. These uses should be located inside UDBs, HDBs, PCAs and regional growth corridors unless necessary for the support of agricultural operations or as provided in Policy LU-2.5: Agricultural Support Facilities.

LU-2.7 Timing of Conversion from Urban Reserve
The following three criteria shall be used to determine when conversion of Urban Reserve designated properties to urban uses is appropriate:

1. The property is not subject to an agricultural preserve contract;
2. Full urban services, schools, and infrastructure sufficient to serve urban development either are available or can be made available; and
3. At least 30 percent of the property boundaries are contiguous to existing urban development.

LU-2.8 Merger of Sub Standard Agricultural Parcels
The County shall provide incentives to encourage the merger of sub-standard parcels of less than 10 acres in size located in agricultural areas, where such parcels are under common ownership.

4.3 Residential Uses

LU-3 To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in the County, and ensure a high quality of development.

LU-3.1 Residential Developments
The County shall encourage new major residential development to locate near existing infrastructure for employment centers, services, and recreation.

LU-3.2 Cluster Development
The County shall encourage proposed residential development to be clustered onto portions of the site that are more suitable to accommodating the development, and shall require access either directly onto a public road or via a privately-maintained road designed to meet County road standards.

LU-3.3 High-Density Residential Locations
The County shall encourage high-density residential development (greater than 14 dwelling units per gross acre) to locate along collector roadways and transit routes, and near public facilities (e.g., schools, parks), shopping, recreation, and entertainment.

LU-3.4 Mountain, Rural, and Low-Density Residential
The Mountain, Rural, and Low-Density Residential development located outside of a UDB shall be subject to the following requirements:

1. Able to meet the Rural Valley Lands Plan policies, Foothill Growth Management Plan policies, or Mountain Framework Plan policies and requirements,
2. Areas which qualify for minimum densities greater than 1 unit per 10 acres must meet the following characteristics (unless clustering is used):
    a. Average slopes must be below a 30 percent grade,

b. Not identified as a moderate-to-high landslide hazard area, and

c. Access to new development is provided via an existing publicly-maintained road or via a new road improved consistent with adopted County standards.

LU-3.5 Rural Residential Designations
The County shall not re-zone any new areas for residential development in the RVLP area, unless it can be shown that other objectives, such as buffers and the relationship of the development to surrounding uses, can be achieved.

Also see Chapter 3-Agriculture, Policy AG-1.12: Ranchettes.

LU-3.6 Project Design
The County shall require residential project design to consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be attained.

LU-3.7 Second Dwellings
The County shall allow second dwellings by ministerial permit in areas designated to allow single-family residential units. Such dwellings shall not be sold as independent units. Irrespective of the applicable maximum density limitation of the land use category, the second dwelling shall be clearly subordinate in size and similar in design to the primary dwelling.

LU-3.8 Rural Residential Interface
The County shall minimize potential land use conflicts at the interface between urban development and existing developed rural-residential areas.

4.4 Commercial Development

LU-4 To maintain economic vitality and promote the development of commercial uses that are compatible with surrounding land uses and meet the present and future needs of County residents, the regional community, and visitors.

LU-4.1 Neighborhood Commercial Uses
The County shall encourage the development of small neighborhood convenience and grocery facilities to meet the everyday shopping and personal needs of immediately surrounding residential land uses in communities and hamlets.

LU-4.2 Big Box Development
The County shall limit the size of large “big-box” retail businesses on a case-by-case basis to be consistent with the character of the area.

LU-4.3 Commercial Service Locations
The County shall provide for commercial service businesses such as warehouses, repair services, business support services, furniture sales, and building materials sales where they will not adversely affect surrounding properties, typically in areas serving occasional needs rather than day-to-day needs. Criteria to be used in siting commercial service areas are:

1. Provide good access to highways or major collectors,
2. Buffer existing or planned residential areas,
3. Develop in-depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, etc., and
4. Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

LU-4.4 Travel-Oriented Tourist Commercial Uses
The County shall require travel-oriented tourist commercial uses (for example, entertainment, commercial recreation, lodging, fuel) to be used in areas where traffic patterns are oriented to major arterials and highways. Exceptions may be granted for resort or retreat related developments that are sited based on unique natural features.

LU-4.5 Commercial Building Design
The County shall encourage that new commercial development is consistent with the existing design of the surrounding community or neighborhood by encouraging similar façades, proportionate scale, parking, landscaping, and lighting.

LU-4.6 Commercial Storage Facilities
The County shall require that commercial storage facilities, including "mini" storage, indoor and outdoor storage facilities, and contractor's materials storage be screened from view through landscape buffers or other natural landscapes.

4.5 Industrial Development

LU-5 To designate adequate land for, and promote development of, industrial uses to meet the present and future needs of County residents for jobs and to maintain economic vitality.

LU-5.1 Industrial Developments
The County shall encourage a wide range of industrial development activities in appropriate locations to promote economic development, employment opportunities, and provide a sound tax base.

LU-5.2 Industrial Park Developments
The County shall encourage the development of visually attractive, well-landscaped, and carefully-planned industrial parks in areas with suitable topography and adequate infrastructure.

LU-5.3 Storage Screening
The County shall require adequate landscaping and screening of industrial storage areas to minimize visual impacts and enhance the quality of the environment.

LU-5.4 Compatibility with Surrounding Land Use
The County shall encourage the infill of existing industrial areas and ensure that proposed industrial uses will not result in significant harmful impacts to adjacent land uses .

LU-5.5 Access
The County shall locate industrial development where there is access from collector or arterial roads, and where industrial/heavy commercial traffic is not routed through residential or other areas with uses not compatible with such traffic.

LU-5.6 Industrial Use Buffer
Unless mitigated, the County shall prohibit new heavy industrial uses to a minimum of 500 feet from schools, hospitals, or populated residential areas (more than 10 dwelling units within a quarter mile diameter area). The buffer area may be used for activities not creating impacts to adjoining sensitive land uses for uses accessory to the heavy industrial use. The establishment of a buffer may not be required when mitigated or may not apply to industrial uses that do not impact adjoining uses identified herein. The buffer area shall be landscaped and maintained.

LU-5.7 Industrial Uses Allowed on Resource Land
The County shall allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the site of the resource under the following criteria:

1. Any such site shall be developed under the Special Use Permit process, and
2. The Special Use Permit shall not permit any commercial or industrial uses that are not related to the processing of the resource.

4.6 Public/Institutional Development

LU-6 To provide for the development of public and institutional uses that support surrounding land uses and meet the present and future needs of County residents, the regional community, and visitors.

LU-6.1 Public Activity Centers
The County shall encourage the development of centrally located public activity centers that include parks, schools, libraries, and community centers in communities via accessible, multiple modes of travel.

LU-6.2 Buffers
The County shall ensure that residential and other non-compatible land uses are separated and buffered from major public facilities such as landfills, airports, and sewage treatment plants.

LU-6.3 Schools in Neighborhoods
The County shall encourage school districts to locate new schools in areas that allow students to safely walk or bike from their homes.

LU-6.4 Schools District Coordination
The County shall work with school districts to coordinate the location of new schools and responsibility for developing and maintaining associated infrastructure.

4.7 Community Design

LU-7 To preserve and enhance the character and scale of Tulare County's communities, hamlets, and rural areas, including their design heritage and historic character.

LU-7.1 Distinctive Neighborhoods
The County shall encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are responsive in their location and context and to the lifecycle needs of the residents.

LU-7.2 Integrate Natural Features
The County shall emphasize each community's natural features as the visual framework for new development and redevelopment.

LU-7.3 Friendly Streets
The County shall encourage new streets within UDBs to be designed and constructed to not only accommodate traffic, but also serve as comfortable pedestrian and cyclist environments. These should include, but not be limited to:

1. Street tree planting adjacent to curbs and between the street and sidewalk to provide a buffer between pedestrians and automobiles, where appropriate,
2. Minimize curb cuts along streets,
3. Sidewalks on both sides of streets, where feasible,
4. Bike lanes and walking paths, where feasible on collectors and arterials, and
5. Traffic calming devices such as roundabouts, bulb-outs at intersections, traffic tables, and other comparable techniques.

LU-7.4 Streetscape Continuity
The County shall ensure that streetscape elements (e.g., street signs, trees, and furniture) maintain visual continuity and follow a common image for each community.

LU-7.5 Crime Prevention Through Design
The County shall encourage design of open space areas, bicycle and pedestrian systems, and housing projects so that there is as much informal surveillance by people as possible to deter crime.

LU-7.6 Screening
The County shall require landscaping to adequately screen new industrial uses to minimize visual impacts.

LU-7.7 Parking Location
The County shall encourage automobile-oriented uses to locate parking in areas less visible from the street (e.g., reverse frontage commercial centers).

LU-7.8 Building Abatement
The County shall continue its abatement program of assisting private property owners who are looking to remove unsightly trailers, signage, and trash. The County shall also focus on abatement of dilapidated buildings and structures.

LU-7.9 Visual Access
The County shall require new development to maintain visual access to views of hillsides, creeks, and other distinctive natural areas by regulating building orientation, height, and bulk.

LU-7.10 Gateways/Entry-points
The County shall identify key entry points on the edges of the communities and support programs and projects that enhance gateways and transitional zones between communities to make each community more distinctive and inviting for residents and visitors.

LU-7.11 Adaptive Reuse
The County shall encourage and promote the adaptive reuse of historic structures in order to preserve the historic resources that are a part of Tulare County's heritage.

ⓘ *Also see Chapter 3-Agriculture, Policy AG-1.13: Agricultural Related Uses.*

LU-7.12 Historic Buildings and Areas
The County shall encourage preservation of buildings and areas with special and recognized historic, architectural, or aesthetic value. New development should respect architecturally and historically significant buildings and areas. Landscaping, original roadways, sidewalks, and other public realm features of historic buildings or neighborhoods shall be restored or repaired where ever feasible.

LU-7.13 Preservation of Historical Buildings
The County shall encourage and support efforts by local preservation groups to identify and rehabilitate historically significant buildings.

LU-7.14 Contextual and Compatible Design
The County shall ensure that new development respects Tulare County's heritage by requiring that development respond to its context, be compatible with the traditions and character of each community, and develop in an orderly fashion which is compatible with the scale of surrounding structures.

LU-7.15 Energy Conservation
The County shall encourage the use of solar power and energy conservation building techniques in all new development.

LU-7.16 Water Conservation
The County shall encourage the inclusion of "extra-ordinary' water conservation and demand management measures for residential, commercial, and industrial indoor and outdoor water uses in all new urban development.

LU-7.17 Shared Parking Facilities
The County shall encourage, where feasible, the use of shared parking facilities. Such areas could include developments with different day/night uses.

LU-7.18 Lighting

The County shall continue to improve and maintain lighting in park and recreation facilities to prevent nuisance light and glare spillage on adjoining residential areas.

LU-7.19 Minimize Lighting Impacts

The County shall ensure that lighting in residential areas and along County roadways shall be designed to prevent artificial lighting from reflecting into adjacent natural or open space areas unless required for public safety.

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4.8 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall update the Zoning Ordinance to be consistent with the land use standards set forth in this Land Use Element.	LU-1.3 LU-1.6	RMA	■			
2. The County shall prepare Land Development Regulations addressing lighting, landscaping, signage, fencing, walls, buffers, land use transitions, parking area improvements, street scaping, and other standards applicable to land development.	LU-1.1 ERM-4.2	RMA, Planning	■			
3. During preparation of the Zoning Ordinance and Land Development Regulations, the County shall consider appropriate incentives to encourage smart growth implementation, including but not limited to such factors as infill, densification, transportation alternatives, provision of public amenities, and commercial standards.	LU-1.1 LU-1.2 LU-1.4 LU-1.8	RMA, Planning	■			
4. During the review of all discretionary permit applications, the County shall ensure that smart growth and other urban design principles set forth in this Land Use Element are incorporated as conditions of project approval, as appropriate.	LU-1.1	Planning Commission				■
5. The County shall develop and maintain a database of paper lot subdivisions and pursue efforts to consolidate them into larger parcels.	LU-1.5	RMA		■		
6. The County shall develop and maintain a Geographic Information System (GIS) based database of identified potential unstable soils and slopes to evaluate proposed projects.	LU-1.7	RMA		■		
7. The County shall develop a set of criteria to determine whether proposed projects are infill developments and develop a set of incentive programs for infill projects located within UDBs.	LU-1.8	RMA		■		

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
8. The County shall develop and maintain a GIS based database of infill sites and encourage new development to occur on the identified sites.	LU-1.8	RMA		■		■
9. The County shall create a program to consolidate infill sites when permits are sought for development and shall require access to public roads be present or secured prior to development.	LU-1.8 LU-1.10	RMA	■			
10. The County shall require identification of infill sites in all new community plan updates, hamlet plans, and redevelopment project area plans as they are prepared over time.	LU-1.8	RMA, Planning; RDA				■
11. The County shall amend the Zoning Ordinance to strengthen minimum parcel size standards, with principle attention to increasing the minimum acreage requirement for land division from 5 to 10 acres or more.	LU-2.2 AG-1.12	RMA, Planning	■			
12. The County shall amend the Zoning Ordinance to increase the length of time that must lapse before existing homes qualify for divisions of land to create homesites in agricultural areas.	LU-2.4	RMA, Planning	■			
13. The County shall, in cooperation with property owners, reinstitute Open Space and Land Conservation contracts for all parcels on prime agricultural land meeting the minimum land area as required under State law.	LU-2.1 LU-2.8 AG-1.6 AG-1.7	RMA, Planning				■
14. The County shall work with Tulare County Association of Governments (TCAG) to explore implementation strategies to promote neighborhood convenience services in unincorporated communities.	LU-4.1	RMA, Planning	■			
15. GIS shall be used in evaluating the impacts of proposed industrial areas when community or hamlet plans are developed or updated.	LU-5.1 LU-5.2 LU-5.4	RMA, Planning				■
16. The County shall adopt an ordinance to facilitate reuse of	LU-2.5 LU-2.6	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
existing abandoned agricultural support facilities, considering the following factors: a. The use of site plan review, discretionary, or administrative use permit to change from one agricultural use to another; b. A requirement for a Special Use Permit to change from an agricultural use to a non-agricultural use; c. Upgrading of the site for consistency with all County standards; d. The timing of how long a property owner needs to wait before conversion of an agricultural-oriented business into a new business should be permitted in order to prevent abuse; e. Consideration of restrictions on re-use such as auto showcases or boat sales; and f. Provision of reclamation plans and financial assurances for future site restoration. Such a reclamation plan may include removal of the buildings.						
17. The County shall consider preparing an inventory of abandoned warehouses and other such agricultural support facilities to facilitate track conversion. Such survey would indicate infrastructure and services available to the site.	LU-2.5	RMA, Planning				■
18. Provision for a graduated transition in density/lot size from higher to lower density between the two respective areas shall generally be required unless significant buffers or other measures are determined adequate to protect established rural residential developments. The County, while recognizing the cities' need to optimize use of land shall encourage cities to require buffering measures when urban development is proposed adjacent to existing developed rural-residential areas.	LU-3.8 PF-1.1	RMA, Planning				■
19. The County shall prepare a cluster development ordinance, defining the process, incentives,	LU-3.2	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
and standards.						
20. The County shall work with TCAG, EDC, and the Redevelopment Agency to explore implementation strategies to promote and attract accessible neighborhood convenience services and jobs in unincorporated communities and hamlets.	LU-4.1	RMA, Planning	■			
21. The County shall establish a program for consulting annually with school districts regarding growth projections and proposed facility changes and additions.	LU-6.3 LU-6.4	RMA				■
22. The County shall work with the Sheriff's Department to research Crime Prevention through Environmental Design (CPTED) Guidelines and develop crime prevention design standards as an informational tool to developers of residential uses throughout the County.	LU-7.5	RMA		■		
23. The County shall cooperate with local preservation groups and community property owners who identify historic buildings that are representative of the historic visual character of an area, in order to encourage perpetuation of identified architectural characteristics in new proposed development that will be within the same view shed as the historic building.	LU-7.12 LU-7.13	RMA				■
24. The County shall review LEED and LEED-ND certification requirements and develop an implementation program.	LU-7.15 LU-7.16 AQ-3.5	RMA		■		



5. Economic Development

The Economic Development Element is divided into the following sections:

- General (Section 5.1)
- Business Attraction, Expansion, and Retention (Section 5.2)
- Diversified Economy (Section 5.3)
- Labor Force Development (Section 5.4)
- Tourism (Section 5.5)
- Commercial Development (Section 5.6)
- Work Plan/Implementation Measures (Section 5.7)

Key Terms

The following terms are used throughout this Element to describe economic development issues:

Economic Base. The portion of the local economy that primarily sells its goods and services to customers outside the County or local region. These industries draw income into the County that is then re-circulated in local-serving "Non-Basic" businesses such as retail and service establishments.

Economic Development Corporation (EDC). A private, Countywide organization that promotes economic development through informational packages, site tours of the region, and presentations to corporations in support of EDC members. The EDC is governed by a Board of Directors comprised of representatives from local communities, private sector leaders, and other organizations.

Emerging Industries. Industries that currently have low concentration in the County but are growing rapidly.

Industry. A term for the collective activities of a group of firms that produce the same kind of commodity or service or are engaged in the same type of operations. The auto industry and the steel industry are examples of industries within the manufacturing sector.

Labor Force. Persons that are either employed or are actively seeking work.

Value-Added. The increase in the value of products over the cost of their raw materials. Higher-value-added products support higher wages and generally return greater economic benefits to the locality in which they are produced.

Existing Conditions Overview

Tulare County, like many agricultural areas in the San Joaquin Valley, finds itself facing the first half of the Twenty-First Century coping with new growth and opportunities. While this may be said of nearly all of California, the challenge in Tulare County is compounded by an economy in transition.

Historically, agriculture drove Tulare County's economy. For most of the past 100 years, Tulare County has had one of the largest agricultural outputs of any County in the United States. Despite a strong agriculturally-based economy, Tulare County's unemployment rate has remained much higher than the State average because of the seasonal nature of agricultural employment.

Tulare County's long and short-term objectives are to work with cities, communities, and hamlets, the private sector, and other organizations to bring the County more in line with State employment and income growth averages. The first step in improving Tulare County's economy is to build upon the strong agricultural base. Tulare County has an opportunity to expand its agricultural economy through the advent of new technologies and marketing to international markets. It is essential for the County's agricultural economy to remain at the cutting edge in crop selection and growing practices.

Tulare County has several opportunities to diversify its economy both in existing and emerging industrial sectors. Newer business opportunities in areas such as ethanol production, value-added food processing, and dairy production have established a foothold in the County within the past twenty years and should be nurtured and expanded to serve as the economic base for the County and region.

Tulare County is also the gateway to Sequoia and Kings Canyon National Parks, Giant Sequoia National Monument, Sequoia National Forest, and other Sierra attractions, creating opportunities for recreational and resort development in the foothills, creating jobs, and increasing housing demand.

Training and education must also be expanded to build a base of skills that will attract firms locating or seeking to expand in the area. A quality work force is one key requirement for selecting a site, according to site location professionals. Efforts to create a highly skilled workforce must be made to attract industry into the area to ensure a diversified and vibrant economy.

5.1 General

ED-1 To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, and service needs of Tulare County residents.

ED-1.1 Economic Leadership
The County shall provide Countywide and regional leadership in economic development and coordination of economic development resources with attention to attraction of clean industries.

ED-1.2 Staff Resources
The County may allocate County staff resources to economic planning and coordinate with cities and regional organizations in related economic development and planning efforts.

ED-1.3 Economic Strategy
To the extent appropriate, the County shall maintain, monitor, and periodically update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals, policies, and programs of the General Plan, as well as fulfilling federal Economic Development Administration (EDA) requirements for a Comprehensive Economic Development Strategy (CEDS) to receive grant funding.

ED-1.4 Local and Regional Coordination
The County shall work with city, local, and regional agencies to develop a resource allocation program that efficiently and equitably distributes the cost and benefits of economic development to local government jurisdictions in the County. The program should include a Countywide capital improvement plan.

ED-1.5 Regional Cooperation
The County will work cooperatively with regional economic development activities to expand and improve the economic base of the County.

ED-1.6 Develop Public/Private Partnerships
The County shall pursue partnerships to encourage the development of public facilities and infrastructure improvements that benefit communities.

ED-1.7 Grant Funding
The County will research and pursue grant funding that will promote tourism, support community growth, and maintain the quality of life for its residents and businesses.

ED-1.8 Adequate Facilities and Services
The County shall encourage new industries to locate within communities that have or can acquire adequate infrastructure capacity to meet the needs of new development.

5.2 Business Attraction, Expansion, and Retention

ED-2 To promote business growth and industry diversification and maintain a favorable business climate and a supportive economic foundation.

ED-2.1 Business Retention
The County shall participate in regional business retention and expansion programs, such as the Rapid Response program to ensure that County services are accessible to businesses.

ED-2.2 Land Requirements
The County shall ensure there is capacity for new and expanding businesses by:

1. Reserving sufficient locations for industry, recognizing industry's need for greater land requirements;
2. Recognizing the need for a variety of locations to avoid creation of a monopoly of the industrial land market and to reflect varying requirements for transportation facilities and utility services; and
3. Reserving land for exclusive industrial use to encourage development of like industries that complement each other and to prevent encroachment on industrial areas by incompatible uses.

ED-2.3 New Industries
The County shall encourage new industries to locate within cities, unincorporated communities, hamlets, regional growth corridors, and other unincorporated County areas where appropriately zoned. The County, in cooperation with cities and communities will identify locations for industrial uses in unincorporated areas around cities consistent with the cities' economic development strategies, taking into account opportunities offered by variations in local environmental conditions.

ED-2.4 Job Quality – Diversify Jobs
The County shall focus its business expansion and industry attraction efforts on companies and institutions that bring quality jobs to the County and provide benefits and self-sufficiency wages for County residents.

ED-2.5 Small Business
Recognizing the powerful job creation potential of small businesses, the County shall support entrepreneurial development and small business expansion.

ED-2.6 Agency Support for Small Businesses
The County shall coordinate with other agencies to provide well-tailored services and job creation resources for small businesses, such as incubator zones.

ED-2.7 Home-Based Businesses
The County shall support the formation and operation of home-based businesses that maintain compatibility with surrounding uses.

ED-2.8 Jobs/Housing Ratio
The County shall strive to achieve a jobs-to-housing ratio of greater than one in areas planned for urban development.

ED-2.9 Regional Processing
The County shall encourage processing facilities that obtain raw materials regionally and locally, including those which have potential to expand into regional processing facilities, to locate in industrial parks within existing unincorporated communities or under city jurisdiction.

ED-2.10 Supporting Agricultural Industry
Recognizing that certain critical requirements of food processing industries, such as wastewater treatment, may require innovative solutions, the County shall support and encourage technology development programs in collaboration with research institutions, such as the College of the Sequoias, for use by industries to support expansion on agricultural processing facilities in UDBs.

ED-2.11 Industrial Parks
As part of new or updated community plans, the County shall designate sites for industrial development to meet projected demand.

ED-2.12 Intermodal Freight Connections
The County shall support the creation and enhancement of intermodal connections along major highways and thoroughfares for freight handling that supports existing and future industrial development.

ED-2.13 Airport Capacity
The County shall support the expansion of airport capacity for cargo, as well as passengers.

ED-2.14 Railways
The County shall encourage improvements to rail lines and services for cargo and passenger services in support of existing and future industrial and commercial development.

5.3 Diversified Economy

ED-3 To diversify the economic base of Tulare County through the expansion of non-agricultural industry clusters and through the development and expansion of recreation and visitor-serving attractions and accommodations.

ED-3.1 Diverse Economic Base
The County shall actively promote the development of a diversified economic base by continuing to promote agriculture, recreation services, and commerce, and by expanding its efforts to encourage industrial development including the development of energy resources.

ED-3.2 Industry Clusters
The County shall support an approach to economic development that targets the development of industry clusters through strategic partnerships with higher educational institutions, work force training agencies, business associations, financial institutions, and venture capital concerns.

ED-3.3 Non Agricultural Industries
The County shall encourage the development and expansion of non-agricultural industry clusters such as information technology and ethanol production within UDBs.

ED-3.4 Telecommunications
The County shall encourage the development of County-wide telecommunications infrastructure.

ED-3.5 High Speed Rail
The County shall support development of high speed rail through the Central Valley with service to Tulare County.

ED-3.6 Higher Learning
The County shall help facilitate, where possible, collaboration between institutions of higher learning and local and regional technology firms.

ED-3.7 Attractive Economy
The County shall support efforts to enhance the cultural and recreational amenities available in the County to attract business entrepreneurs and employees from other metropolitan areas in California and throughout the nation and the world.

ED-3.8 Business Technology
The County shall actively support the efforts of existing and new businesses to access and maintain the highest levels of technology available for their operations.

ED-3.9 Non-Agricultural Business Development
The County shall encourage major financial institutions, venture capital firms, and business finance agencies to provide access to capital and financing programs for non-agricultural businesses.

ED-3.10 Specialty Business Program
The County shall promote and support programs focused on specialty business and ethnically diverse enterprises.

5.4 Labor Force Development

ED-4 To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of an increasingly diverse business sector in the Twenty First Century global economy.

ED-4.1 Workforce Skills Development
The County shall develop programs and work with other agencies and organizations to support efforts that improve the skills of the County's workforce, which is needed to meet the requirements of new and expanding businesses.

ED-4.2 Workforce Education
The County shall work with school districts to prepare students for the Twenty First Century global economy. For example, school districts in the County should be encouraged to adopt the School-to-Work program as a model for K-12 education and focus on the requirements of those industries targeted for future growth.

ED-4.3 Specialized Training
The County shall encourage local colleges and industries to offer technical training and provide specialized training for employees.

ED-4.4 Workforce Programs
The County shall support programs that prepare the hard-to-serve unemployed for job readiness.

ED-4.5 Higher Education
The County shall encourage and support the development and expansion of higher education facilities, including community, State, and private college and university campuses.

ED-4.6 Vocational Training in Secondary Schools
The County shall serve as a catalyst, as well as an active participant, in bringing key organizations together to expand vocational and technical programs in secondary schools.

ED-4.7 Retain Local Graduates
The County shall actively support efforts to keep local graduates in the local workforce.

5.5 Tourism

ED-5 To take full advantage of the natural, cultural, and social opportunities available in the County for the enhancement of tourism.

ED-5.1 Development of a Recreation Industry
The County shall capitalize on the economic potential of recreation as a major industry in all ways consistent with other policies of the General Plan.

ED-5.2 Agricultural and Ecological Tourism
The County shall support the development of agri-tourism and eco-tourism activities that highlight the agricultural and natural resources of the County.

ED-5.3 Highway Tourism
The County shall support the development of welcome centers that promote agricultural-tourism along State Highway 99 and other State Highways within the County.

ED-5.4 Recreational Accommodations
The County shall support the development of visitor-serving attractions and accommodations in unincorporated areas near natural amenities and resources that would not be diminished by tourist activities.

ED-5.5 Rivers
The County shall encourage the development of recreational activities and promote tourism along the Kaweah, Tule, and Kings Rivers.

ED-5.6 Lakes
The County shall promote Lake Kaweah and Lake Success as major recreational areas that include camping, water sports, hiking, golf, conference/hotel facilities, and historic attractions.

ED-5.7 Foothills
The County shall encourage additional recreational and visitor-serving development in the Sierra and foothills in areas such as Three Rivers and Springville.

ED-5.8 Foothill Gateways
The County shall encourage the identification and development of additional recreational opportunities in the foothills and other areas where there are “gateway opportunities”.

ED-5.9 Bikeways
The County shall support the enhancement of the County's recreational bikeways and promote the bikeway network as a component of the County's tourism program.

ED-5.10 Visitor-Serving Business
The County shall encourage visitor-serving businesses to coordinate their advertising.

ED-5.11 Marketing Programs
The County shall regularly evaluate marketing programs and provide assistance to marketing campaigns that attract visitors to the County.

ED-5.12 Heritage Tourism
The County shall encourage agricultural, ecological, and heritage tourism by highlighting Tulare County's agricultural, historical, and cultural resources, such as Allensworth State Park and Sequoia Field.

ED-5.13 National Parks Tourism
The County shall work with Sequoia and Kings Canyon National Parks, Giant Sequoia National Monument, Sequoia National Forest, and others to market these areas of the County as tourist destinations.

ED-5.14 Interagency Cooperation
The County shall cooperate with federal land management agencies to develop and promote Three Rivers and Springville as gateway communities.

ⓘ Also see Chapter 7-Scenic Landscapes, Policy SL-2.2: Gateways to the Sequoias, for further information about gateway communities.

5.6 Commercial Development

ED-6 Address regional and local commercial needs by continuing to support downtowns, town centers, and neighborhood services.

ED-6.1 Revitalization of Community Centers
The County, through public and private collaboration, shall strive to strengthen the core areas of communities to serve as the center for public, financial, entertainment, and commercial activities.

ED-6.2 Comprehensive Redevelopment Plan
The County may promote private sector investment in community core areas through implementation of comprehensive redevelopment plans.

ED-6.3 Entertainment Venues
The County shall encourage the establishment of community and regional entertainment venues within community core areas.

ED-6.4 Culturally Diverse Businesses
The County shall promote and support the expansion of culturally diverse businesses in community core areas through the use of Small Business Administration (SBA), Community Development Block Grant (CDBG), and Redevelopment Funds .

ED-6.5 Intermodal Hubs for Community and Hamlet Core Areas
The County shall work with communities and transit providers to develop intermodal hubs that focus on both local and regional bus service.

ED-6.6 Core Area Beautification
The County shall promote the beautification of communities, hamlet core areas, and mountain service centers.

ED-6.7 Existing Commercial Centers
The County shall help protect the viability of community retail centers by promoting a business mix that responds to changing economic conditions and provides needed services to surrounding neighborhoods.

Text continued on Page 5-11.

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5.7 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall work with the EDC to update and adopt a strategy that supports the economic goals and policies of the General Plan.	ED-1.3	RMA		■		
2. The County shall coordinate a committee of representatives from the County, cities, and other local and regional agencies to develop a resource allocation program.	ED-1.4	CAO	■			
3. The County shall commit staff resources to engage in regional transportation initiatives, such as the TCAG's Tulare County Regional Blueprint and San Joaquin Partnership that encourage regional planning and economic development.	ED-1.5	RMA, Planning; TCAG				■
4. The County shall develop criteria for the location of value-added agricultural processing facilities that are compatible with an agricultural setting. Such criteria shall take into account the service requirements of facilities for processing agricultural products and the capability and capacity of the cities to provide the services required.	ED-2.3 ED-2.10	RMA, Planning; Agriculture Advisory Committee				■
5. The County shall work with the Tulare County EDC and agricultural interests to create agricultural enterprise zones with incentives to encourage agricultural support industry.	ED-2.10	RMA; EDC				■
6. The County shall continue to provide seed funding and training through the Micro Enterprise Program, the Small Business Development Center, and similar programs.	ED-3.10	RMA,				■
7. The County shall continue its collaborative planning and funding efforts with agencies such as the County Office of Education, State Employment Development Department (EDD), local school districts, post	ED-4.1 ED-4.2 ED-4.3 ED-4.4	RMA				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
secondary educational institutions, training agencies, and the cities. Such efforts may include education management services, employment placement services, relocation and retention programs, youth employment programs, jobs clubs, and neighborhood jobs services.						
8. The County, in conjunction with the Sequoia Valley Visitors Council, EDC, and local chambers of commerce, shall develop visitor and tourism marketing programs and provide funding assistance as appropriate to support effective marketing programs that attract business and recreational travelers to the County.	ED-5.1 ED-5.11	RMA,				■
9. The County shall conduct an evaluation of allocating transit occupancy tax revenues to programs that directly support tourism.	ED-5.1	CAO	■			
10. The County shall continue to partner with community leaders and organizations to promote beautification of unincorporated communities and hamlets. Such programs could include amnesty days, community clean up days, etc.	ED-6.6	RMA,				■

6. Housing

The County is required by State statute to review and update its Housing Element every five years. To meet the mandated State timelines, the Housing Element was prepared and adopted on a different, separate schedule from this General Plan Update. The Housing Element for the 2009-2014 planning period was approved (certified) by the State Department of Housing and Community Development (HCD) by letter dated January 3, 2012, after final adoption by the Board of Supervisors on May 8, 2012. The next review and update of the Housing Element is scheduled to occur in 2014.

The current adopted Housing Element is incorporated by reference into this General Plan Update document but is not being amended at this time. A copy is available from the Tulare County Resources Management Agency.

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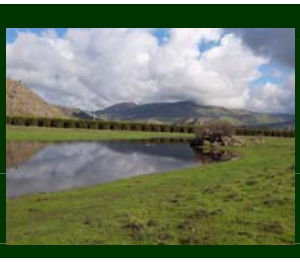


C. Environment Component

The Tulare County General Plan provides guidance for the protection of natural and cultural resources and the protection of the health and safety of County residents with an emphasis on enhancing scenic landscapes, reducing pollutants, minimizing the threats of man-made and natural hazards, and maintaining adequate water supplies.

Environmental Concepts

Concept 1: Scenic Landscapes
The scenic landscapes in Tulare County will continue to be one of the County's most visible assets. The Tulare County General Plan emphasizes the enhancement and preservation of these resources as critical to the future of the County. The County will continue to assess the recreational, tourism, quality of life, and economic benefits that scenic landscapes provide and implement programs that preserve and use this resource to the fullest extent.

Concept 2: Environmental Resources Management
As Tulare County develops its communities and hamlets, the County will ensure that development occurs in a manner that limits impacts to natural and cultural resources through proper site planning and design techniques. Development will be avoided in naturally and culturally sensitive areas wherever possible.

Concept 3: Air Quality
The air of Tulare County and its surrounding region will be incrementally cleaner as the implementation of improved transportation, agriculture, and industrial practices reduce pollutants.

Concept 4: Health and Safety
The provision of a responsive public health and safety system is critical to the County's future and the welfare of its residents. Development in unstable or hazard-prone areas (e.g., flood plains, slopes, etc.) will be limited to low-intensity uses. Police and fire services throughout the County will be expanded to serve growing communities, while noise sensitive land uses will be sited to avoid major noise generators, such as railroads, roadways, airports, and industrialized portions of the County.

Concept 5: Water
The long-term strategy for water in Tulare County centers on protecting and conserving existing water supplies and identifying new sources of water. As Tulare County continues to grow, new methods for conserving, treating, and supplying water will enable County residents and farmers to continue to have an adequate supply of quality water that limits long-term impacts on groundwater.

Guideline Principles

Scenic Landscapes

Principle 1: Scenic Resources
Protect the beauty of the County *[New Principle] [Board of Supervisors, November 2005]*.

Principle 2: Reinvestment
Promote reinvestment in existing communities in a way that enhances livability and image *[New Principle].*

Principle 3: Urban and Rural Interface
Encourage design and site planning of development adjacent to scenic landscapes that reflect the unique relationship between communities and rural lands *[New Principle].*

Principle 4: Rural Landscape Separators
Plan and design communities to maintain rural landscapes as visual and physical separators *[New Principle].*

Principle 5: New Town Impacts
Ensure that new towns or communities are planned and designed to limit their impact on scenic working and natural landscapes *[New Principle].*

Environmental Resources Management

Principle 1: Natural Resources
Provide for the appropriate utilization of natural resources in the County *[New Principle] [Board of Supervisors, November 2005].*

Principle 2: Reduce Impacts
Design and plan new development to reduce impacts to natural and cultural resources *[New Principle].*

Principle 3: Cultural Resources
Continue identifying significant cultural resources to ensure the preservation and maintenance of the heritage of Tulare County *[New Principle].*

Principle 4: Natural Lands
Support the continued preservation of natural lands *[New Principle].*

Air Quality

Principle 1: Air Quality
Pursue economic, land use, and transportation programs that improve air quality in the County *[New Principle] [Board of Supervisors, November 2005].*

Principle 2: Reduce Pollution
Encourage reduction in air polluting activities including industrial, agricultural, and transportation practices that contribute to poor air quality *[New Principle].*

Principle 3: Alternative Transportation Modes
Promote land use patterns that support alternative modes of transportation to reduce vehicle emissions and maintain air quality *[New Principle].*

Health and Safety

Principle 1: Noise Protection
Locate noise-generating uses in areas with compatible surrounding uses *[New Principle].*

Principle 2: Critical Facilities
Locate critical facilities in areas with minimal hazards and design facilities to withstand potentially hazardous events *[New Principle].*

Principle 3: Public Safety
Maintain an adequate public safety and emergency response system throughout the County *[New Principle].*

Principle 4: Health, Safety, and Welfare
Protect the health, safety, and welfare of County residents *[New Principle].*

Water

Principle 1: Protection
Protect the supply and quality of urban, agricultural, and environmental water serving the County *[New Principle] [Board of Supervisors, November 2005].*

Principle 2: New Sources
Identify and encourage the development of new sources for water that do not deplete or negatively impact groundwater *[New Principle].*

Principle 3: Recharge
Identify and encourage the development of locations where water recharge systems can be developed to replenish water supplies *[New Principle].*

Principle 4: Adequate Supply
Plan delivery systems to ensure adequate water is available to meet demand *[New Principle].*

Principle 5: Conservation
Encourage efficient use, conservation, and reuse of water *[New Principle].*

Animal Confinement Facilities Plan (ACFP) Phase I
[*Not included in this document, previously adopted*.]

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7. Scenic Landscapes

The Scenic Landscapes Element is organized into the following sections:

- Natural and Working Landscapes (Section 7.1)
- Scenic Corridors and Places (Section 7.2)
- Community Design (Section 7.3)
- Design of Infrastructure (Section 7.4)
- Work Plan/Implementation Measures (Section 7.5)

Key Terms

The following terms are used throughout this element to describe scenic landscapes issues:

Community Design. Community design considers the shape, patterns, and visual texture of development. It includes roads, blocks, buildings, land subdivision, and other types of historic and contemporary investment that contribute to the form and quality of communities and cities.

Compatible Development. This includes new public or private development, such as buildings and infrastructure, which is harmonious with natural features and historic structures.

Core Areas. These are traditional centers of communities that often include many cultural, governmental, economic, and residential activities that serve the surrounding area.

County Scenic Routes. These are highways and roads that have been identified by the County as important to tourism and the rural travel experience in valley, foothill, and mountain landscapes.

Cultural Landscapes. A cultural landscape is a geographic area that includes cultural and natural resources associated with a historic event, activity, person, or group of people. They provide scenic, economic, ecological, social, recreational, and educational opportunities.

Edge Conditions. This refers to the way urban uses interface with rural and agricultural landscapes.

Gateway Community. A community that is located along a major transportation route adjacent to a known destination (i.e., Three Rivers and Sequoia National Park). These communities must be passed through to access certain areas or destinations and act as gateways.

Historic Places. These are official National, State, and local historic preservation sites. These identify and acknowledge places of important historical, cultural, and/or architectural importance. A detailed description of these can be found in the Background Report.

Natural Landscapes. An expanse of naturally-formed scenery that contribute to the visual beauty of Tulare County.

Scenic Landscapes. Scenic landscapes include agricultural lands, woodlands, forestlands, watercourses, mountains, meadows, structures, communities, and other types of scenery that contribute to the visual beauty of Tulare County.

State Scenic Highways. Scenic highways exhibit unique natural beauty viewed by travelers. California Scenic Highways may be formally designated based on criteria established in Section 260 et seq. of the Streets and Highway Code. Benefits of "scenic highway" status include protecting environmental assets that encourage tourism and inclusion on travel maps produced by the State Division of Tourism.

State scenic highway nominations are evaluated by Caltrans using the following qualifications:

1. The proposed scenic highway is principally within an unspoiled native habitat and showcases the unique aspects of the landscape, showcase agriculture, or man-made water features,
2. Existing visual intrusions do not significantly impact the scenic corridor,
3. Strong local support for the proposed scenic highway designation is demonstrated, and
4. The length of the proposed scenic highway is not short or segmented.

If Caltrans determines that the highway qualifies for designation, the local government must prepare a scenic corridor protection plan including five minimum requirements, regulating elements such as land use, density, land and site planning, landscaping, and design.

Urban Separators. Urban separators maintain natural and working landscapes between urban areas. They are used to enhance definition of individual communities, hamlets and cities and maintain their identity.

Viewshed. An area of land, water, or other environmental features that is visible from a fixed vantage point. Viewsheds tend to be areas of particular scenic or historic value that are deemed worthy of preservation against development or other change. The preservation of viewsheds is typically the goal in the designation of open space areas, green belts, and urban separators.

Working Landscapes. These are landscapes shaped by human activities that produce economic commodities such as agricultural lands, ranch lands, and timber lands. They may also include picturesque commercial districts in communities, crops, orchards, agricultural structures, stands of timber, and canals.

Existing Conditions

Tulare County has a complex structure of scenic natural landscapes, agricultural landscapes, and urban and rural communities. It possesses many of California's most unspoiled places and is experiencing rapid population growth and the need to diversify its economy. Tulare County's natural and working landscapes include growing communities and cities with expanding urban edges.

7.1 Natural and Working Landscapes

SL-1 To protect and feature the beauty of Tulare County's views of working and natural landscapes.

SL-1.1 Natural Landscapes

During review of discretionary approvals, including parcel and subdivision maps, the County shall as appropriate, require new development to not significantly impact or block views of Tulare County's natural landscapes. To this end, the County may require new development to:

1. Be sited to minimize obstruction of views from public lands and rights-of-ways,
2. Be designed to reduce visual prominence by keeping development below ridge lines, using regionally familiar architectural forms, materials, and colors that blend structures into the landscape,
3. Screen parking areas from view,
4. Include landscaping that screens the development,
5. Limit the impact of new roadways and grading on natural settings, and
6. Include signage that is compatible and in character with the location and building design.

SL-1.2 Working Landscapes

The County shall require that new non-agricultural structures and infrastructure located in or adjacent to croplands, orchards, vineyards, and open rangelands be sited so as to not obstruct important viewsheds and to be designed to reflect unique relationships with the landscape by:

1. Referencing traditional agricultural building forms and materials,
2. Screening and breaking up parking and paving with landscaping, and
3. Minimizing light pollution and bright signage.

SL-1.3 Watercourses

The County shall protect visual access to, and the character of, Tulare County's scenic rivers, lakes, and irrigation canals by:

1. Locating and designing new development to minimize visual impacts and obstruction of views of scenic watercourses from public lands and right-of-ways, and
2. Maintaining the rural and natural character of landscape viewed from trails and watercourses used for public recreation.

7.2 Scenic Corridors and Places

SL-2 To protect the scenic views for travelers along the County's roads and highways.

SL-2.1 Designated Scenic Routes and Highways
The County shall protect views of natural and working landscapes along the County's highways and roads by maintaining a designated system of County scenic routes and State scenic highways by:

1. Requiring development within existing eligible State scenic highway corridors to adhere to land use and design standards and guidelines required by the State Scenic Highway Program,
2. Supporting and encouraging citizen initiatives working for formal designation of eligible segments of State Highway 198 and State Highway 190 as State scenic highways,
3. Formalizing a system of County scenic routes throughout the County (see Figure 7-1), and
4. Requiring development located within County scenic route corridors to adhere to local design guidelines and standards.

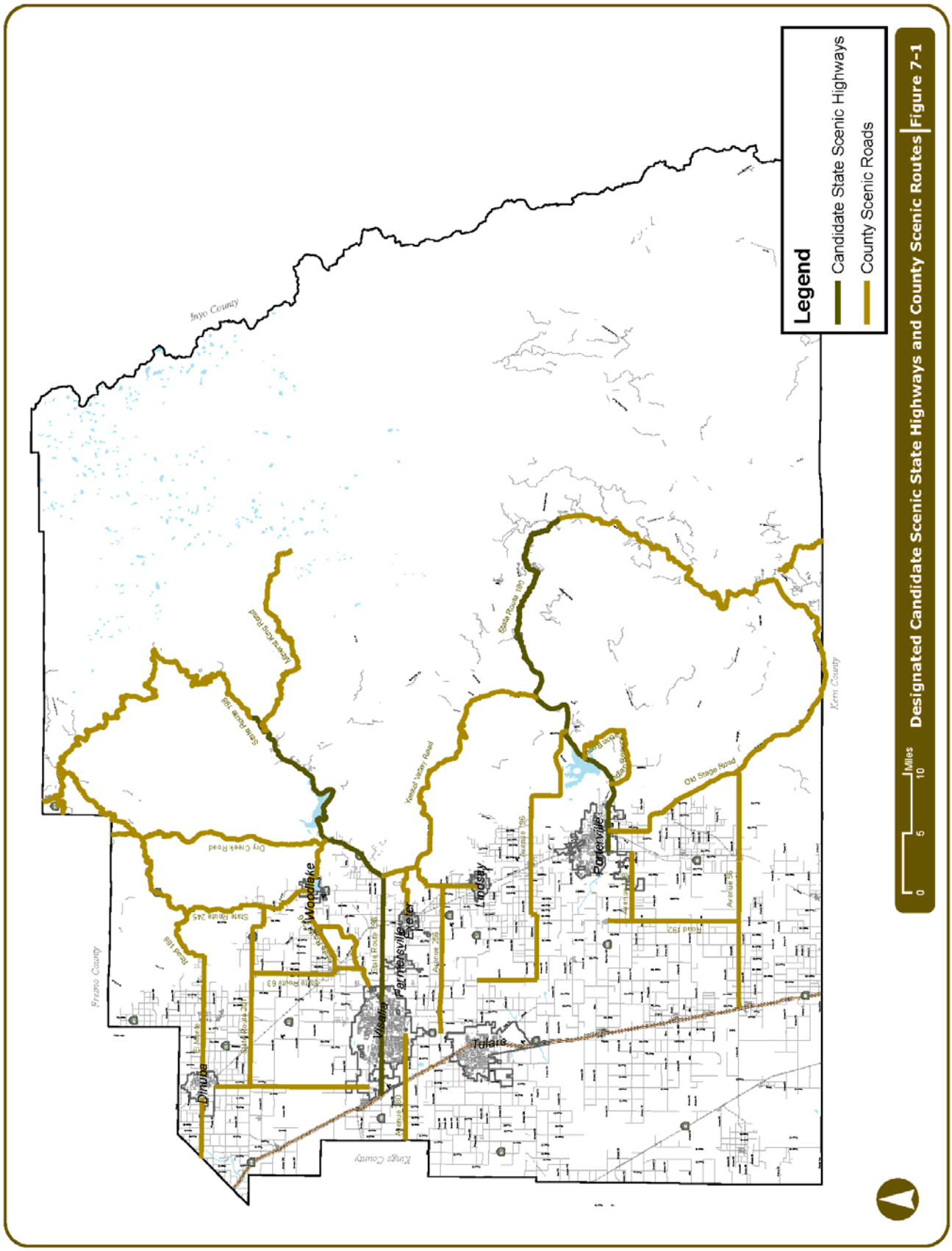
SL-2.2 Gateways to the Sequoias
The County shall ensure that the "gateway highways" (State Highway 190 and State Highway 198) to the Sequoias feature the County's unique history and scenery by:

1. Maintaining the rural character of roadway rights-of-ways, highway signage, and related roadway and structure design,
2. Protecting primary viewsheds from development,
3. Prohibiting development of highway commercial projects that do not respond to their physical or cultural context, and
4. Featuring the community centers/main streets of the gateway communities of Three Rivers and Springville.

SL-2.3 Historic and Cultural Landscapes
The County shall use the County's scenic routes and highways to connect cultural landscapes, historic landmarks and communities, and points of interest including:

1. Historic travel routes and trails,
2. Historic settlements,
3. Historic places, events, sites, buildings and structures,
4. Prehistoric and archeological features, and
5. Majestic trees, streetscapes, and parks.

SL-2.4 New Billboards
Unless superseded by State law, the County shall prohibit billboards and other forms of off-site advertising along State scenic highways, County scenic routes, and within areas designated for agriculture and open space.



Designated Candidate Scenic State Highways and County Scenic Routes | Figure 7-1

SL-2.5 Billboard Removal
The County shall seek to reduce the number of billboards along State scenic highways and County scenic routes.

SL-2.6 Billboard Placement
The County shall control the placement of billboards throughout the unincorporated County to preserve scenic qualities along major routes.

7.3 Community Design

SL-3 To provide distinctive communities, rural development patterns and character that is compatible with the best features of Tulare County's traditional community centers and agricultural landscapes.

SL-3.1 Community Centers and Neighborhoods
The County shall support investments in unincorporated communities and hamlets to improve the image, quality of urban infrastructure, amenities, and visual character by:

1. Encouraging restoration of existing historic buildings and developing new buildings that reflect the local culture and climate,
2. Creating or enhancing overall community design frameworks with a hierarchy of connected block and street patterns, open spaces, town centers, neighborhoods, and civic facilities,
3. Reducing the need for sound-walls and gated neighborhoods by having residential and non-residential uses interface along streets and open spaces (not adjoining property lines) and locating residential uses on local-serving streets,
4. Planning residential development as interconnected neighborhoods with definable social and physical centers that incorporate parks, schools, and commercial services,
5. Enhancing the comfort and scenic experience of transit riders, cyclists, and pedestrians, and
6. Developing open spaces, streets, and pedestrian facilities that include landscaping and streetscaping that improve the image of the community and make it a more comfortable pedestrian environment.

SL-3.2 Urban Expansion–Edges
The County shall design and plan the edges and interface of communities with working and natural landscapes to protect their scenic qualities by:

1. Maintaining urban separators between cities and communities,
2. Encouraging cities to master plan mixed-density neighborhoods at their edges, locating compatible lower density uses adjacent to working and natural landscapes, and
3. Protecting important natural, cultural, and scenic resources located within areas that may be urbanized in the future.

SL-3.3 Highway Commercial
The County shall require highway commercial uses to be located and designed to reduce their visual impact on the travel experience along State scenic highways and County scenic routes by:

1. Encouraging commercial development to locate in existing communities and hamlets,
2. Designing highway commercial areas as an extension of community street patterns and vernacular design traditions, allowing the individual personalities of each community to extend to the highway edge, and
3. Discouraging development of frontage roads consistent with commercial strips except when consistent with regional growth corridor and community plans.

SL-3.4 Planned Communities
If planned communities are allowed, the County shall require that they are designed to minimize visual impact on scenic working and natural landscapes by:

1. Avoiding development along ridgelines and other highly visible locations,
2. Siting development in a manner that reduces the visibility of new development,
3. Mitigating light pollution on night sky conditions,
4. Utilizing architectural and site planning concepts that appropriately reflect local climate and site conditions, and
5. Integrating cultural, architectural, and historic resources into their plans.

7.4 Design of Infrastructure

SL-4 To design infrastructure to visually enhance the built environment while minimizing visual impact on rural and natural places.

SL-4.1 Design of Highways
The County shall work with Caltrans and Tulare County Association of Governments (TCAG) to ensure that the design of State Highway 99 and other State Highways protects scenic resources and provides access to vistas of working and natural landscapes by:

1. Limiting the construction of sound walls that block views of the County's landscapes (incorporate setbacks to sensitive land uses to avoid noise impacts whenever feasible),
2. Using regionally-appropriate trees and landscaping and incorporating existing landmark trees,
3. Preserving historic and cultural places and vistas,
4. Avoiding excessive cut and fill for roadways along State scenic highways and County scenic routes, and along areas exposed to a large viewing area, and
5. Promote highway safety by identifying appropriate areas for traffic pull-outs and rest areas.

SL-4.2 Design of County Roads

The County's reinvestment in rural County roads outside urban areas should, in addition to meeting functional needs and safety needs, preserve the experience of traveling on the County's "country roads" by:

1. Maintaining narrow as possible rights-of-ways,
2. Limiting the amount of curbs, paved shoulders, and other "urban" edge improvements,
3. Preserving historic bridges and signage, and
4. Promote County road safety by identifying appropriate areas for traffic pull-out.

SL-4.3 Railroads and Rail Transit

The County shall encourage rail infrastructure for freight and passenger service to be planned and designed to limit visual impacts on scenic landscapes by:

1. Concentrating infrastructure in existing railroad rights-of-ways,
2. Avoiding additional grade separated crossings in viewshed locations, and
3. Using new transit stations supporting rail transit as design features in existing and future core community areas.

For information regarding communications systems, See Chapter 14-Public Facilities and Services, Section 13.6: Communication Systems.

Please see next page.

7.5 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall work with citizens groups to prepare nomination materials, inventories of visual and scenic resources, corridor protection plans and other documents required to support the adoption of State scenic highway designations for State Highways 190 and 198.	SL-2.1	RMA				■
2. The County shall adopt procedures criteria, formal nomination and designation procedures, and requirements for County scenic routes.	SL-1.1 SL-2.1	RMA	■			
3. The County shall establish site plan review and/or design review processes for development located along designated State scenic highways and County scenic routes.	SL-1.1 SL-2.1 SL-3.1	RMA	■			
4. The County shall prepare design guidelines for County scenic routes in the Valley areas (a scenic corridor overlay already exist for roads in the foothills). For communities, these guidelines will be used to maintain the scenic character of these corridors as they pass through the community.	SL-2.1 SL-3.1	RMA	■			
5. The County shall work with Caltrans on the preparation and maintenance of corridor protection plans that will be used to guide compatible development along designated State scenic highways.	SL-2.1 SL-2.4 SL-2.5 SL-3.3 SL-4.1	RMA				■
6. The County shall work with local communities to prepare "Sequoia Gateway Guidelines" for Three Rivers and Springville. This shall be carried out in conjunction with community plan updates for these areas.	SL-2.2	RMA	■			
7. The County shall work with the Sequoia Regional Visitors Center, the Sequoia Natural History Association, the Economic Development	SL-2.2	RMA, Eco.Dev. Corp.				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
Corporation and local interest groups in Three Rivers and Springville to prepare and distribute promotional materials detailing scenic routes, points of interest, and activities that will entice visitors to stay longer in the County's gateway communities and surrounding areas. Distribution locations for these articles, maps, and other materials might include visitor centers, the internet, safety rest stops, local cafes, and travel publications.						
8. The County shall work with the Tulare County Historical Society, State Parks, and the State Historic Preservation Officer to research historic sites along State scenic highways and County scenic routes and prepare a formal list of cultural and historic resources.	SL-2.3	RMA	■			
9. The County shall evaluate existing amortization rules and explore means to abate and remove billboards, in coordination with Caltrans, as appropriate.	SL-2.5	RMA			■	
10. The County shall create an inventory of existing billboards indicating any signs that are inconsistent with the County Zoning Ordinance.	SL-2.5	RMA			■	
11. The County shall update its Land Development Regulations and Zoning Ordinance consistent with the policies described herein.	SL-3.1 SL-3.2 SL-3.3 SL-3.4 SL-4.1 SL-4.2	RMA	■			
12. The County shall work with the Tulare County Redevelopment Agency, special districts, private developers, and local communities to add "design elements" to community plans and specific plans.	SL-3.1 SL-3.2 SL-3.3 SL-3.4 SL-4.1	RMA				■
13. Whenever new or updated community, hamlet, sub-area or corridor plans are created, the need for urban separators will be considered as part of the process.	SL-3.2	RMA, Planning				■
14. Development of design and	SL-4.2	RMA	■			

	Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
	improvement standards required in the Transportation & Circulation Element (Implementation Measure 4) shall include consideration of the aesthetic principles set forth in Policy SL-4.2: Design of County Roads.						
15.	The County shall work with railroads and transportation agencies to review rail planning for freight and passenger service in Tulare County for consistency with Scenic Landscapes Element.	SL-4.3	RMA				■

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8. Environmental Resources Management

The Environmental Resources Management Element is divided into the following sections:

- Biological Resources (Section 8.1)
- Mineral Resources - Surface Mining (Section 8.2)
- Mineral Resources - Other (Section 8.3)
- Energy Resources (Section 8.4)
- Recreation and Open Space Resources (Section 8.5)
- Cultural Resources (Section 8.6)
- Soil Resources (Section 8.7)
- Work Plan/Implementation Measures (Section 8.8)

> ⓘ *For water resource issues, see Chapter 11-Water Resources.*

Key Terms

The following terms are used throughout this element to describe natural and cultural resource issues.

Active Recreation. This term is used to refer to sites that have been modified with structures or facilities designed for their enjoyment, such as a playground or recreation center.

Agricultural. Agricultural activities are defined to include the production of food, feed, forage, fiber, and oilseed crops and are lands available for use as cropland, pastureland, rangeland, and commercial timber.

Cluster Development. Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open-space area.

Commercial Recreation Facilities. Facilities serving recreational needs but operated for private profit (for example, private campgrounds, riding stables, tourist attractions, amusement parks).

Critical Habitat. Critical habitat is the natural environment designated by the U.S. Fish and Wildlife Service (USFWS), as required for the conservation of a federally listed species. These habitats are specifically protected under the Federal Endangered Species Act (16 USC 1532, 50 CFR 424.02). The designation of a critical habitat is a formal process that involves the posting of a draft proposal in the federal register of the critical habitat designation, a public comment period, and a final determination.

Cultural Resources. Cultural resources consist of tangible or observable evidence of past human activity, found in direct association with a geographic location, including tangible properties possessing intangible, traditional cultural values. Cultural resources may include buildings, structures, objects, sites, areas, places, records, or manuscripts which are historically or archaeologically significant.

Extensive Agriculture. A larger minimum size farm, in extensive exclusive agricultural zoning, to preclude the intrusion of uses which conflict with agriculture and related agricultural-industrial uses, such as animal agriculture, tree crops, and related uses such as feed mills, stock feeding pens or resource oriented uses such as quarries and asphalt manufacture. These are uses which, by their nature, can conflict with adjacent land uses and would, with large surrounding acreages, have whatever nuisance factors that exist ameliorated by space and by minimal conditional controls.

Farmland Security Zone. An area created within an agricultural preserve by a board of supervisors (board) upon request by a landowner or group of landowners. An agricultural preserve defines the boundary of an area within which a city or County will enter into Williamson Act contracts with landowners. The boundary is designated by resolution of the board or city council having jurisdiction. Agricultural preserves are generally at least 100 acres in size.

Intensive Agriculture. An intensive exclusive agricultural district, not with the intent of large lot residential use, but to allow for intensive family-farm or corporate operations which require relatively small acreage, such as horticulture, vineyards, orchards, truck gardening, raising of flower stock or seeds and some animal raising with conditions established to preclude nuisance or hazard to adjoining land owners.

ⓘ *For agricultural terms and policies, see Chapter 3-Agriculture.*

Mineral Resources. Mineral resources are defined as naturally occurring materials in the earth that can be utilized for commercial purposes.

MRZ-2. Areas underlain by mineral deposits where geologic data indicate that significant mineral deposits are located or likely to be located. Defined by the State Geologist (also see SMARA).

Paleontological Resources. Paleontological resources are any fossilized remains, traces, or imprints of organisms, preserved in or on the earth's crust, that are of paleontological interest and that provide information about the history of life on earth, with the exception of materials associated with an archaeological resource [as defined in Section 3(1) of the Archaeological Resources Protection Act of 1979 (16 U.S.C. 470bb[1]), or any cultural item as defined in Section 2 of the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001)].

Passive Recreation. Areas used in their natural state with few structures or facilities other than parking and trails.

Recreation Area. Any public or private space set aside or primarily oriented to recreational use.

Ridgeline. A long narrow chain of hills or mountains.

Riparian. The interface between land and a flowing surface water body. They are typically characterized by hydrophilic vegetation and are often subject to flooding. Riparian zones are significant in ecology, environmental management, and civil engineering due to their role in soil conservation, their biodiversity, and the influence they have on aquatic ecosystems. Riparian zones occur in many forms including grassland, woodland, wetland, or even non-vegetative.

Sensitive Habitat. A sensitive habitat is especially diverse, regionally uncommon, or of special concern to local, State, and Federal agencies. Elimination or substantial degradation of such a community would constitute a significant impact under California Environmental Quality Act (CEQA). The California Department of Fish and Game (CDFG) monitors the condition of some sensitive natural communities in its Natural Diversity Database (NDDB).

Sensitive Natural Community. A sensitive natural community is a biological community that is regionally rare, provides important habitat opportunities for wildlife, or is of special concern to local, State, or Federal agencies. The CEQA identifies the elimination or substantial degradation of such communities as a significant impact (CERES 2004). Based on Federal and State regulations, wetlands and critical habitat are examples of sensitive natural communities.

Surface Mining and Reclamation Act (SMARA). The SMARA (Public Resources Code, Division 2, Chapter 9, Section 2710 et seq.) contains provisions for the inventory of mineral lands in the State of California. The State Geologist, in accordance with the State Board's Guidelines for Classification and Designation of Mineral Lands, must classify Mineral Resource Zones (MRZ).

Special-Status Species. Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to habitat loss or population decline, are recognized by Federal, State, or other agencies. Some of these species receive specific protection that is defined by Federal or State endangered species legislation. Others have been designated as "sensitive" on the basis of adopted policies and expertise of State resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. These species are referred to collectively as "special status species" in this report, following a convention that has developed in practice but has no official sanction. For the purposes of this assessment, the term "special-status" includes those species that are:

- Federally-listed or proposed under the Federal Endangered Species Act (50 CFR 17.11-17.12),
- Candidates for listing under the Federal Endangered Species Act (61 FR 7596-7613),
- State-listed or proposed under the California Endangered Species Act (14 CCR 670.5),
- Species listed by the USFWS or the CDFG as a species of concern or of special concern,
- Fully protected animals, as defined by the State of California (California Fish and Game Code § 3511, 4700, and 5050),
- Species that meet the definition of threatened, endangered, or rare under California Environmental Quality Act (CEQA Guidelines § 15380),
- Plants listed as rare or endangered under the California Native Plant Protection Act (California Fish and Game Code § 1900 et seq.), and
- Plants listed by the California Native Plant Society (CNPS) as rare, threatened, or endangered (List 1A and List 2 status plants in Skinner and Pavlik 1994).

Vernal Pools. Seasonally flooded depression found on soils with an impermeable layer such as hardpan, claypan, or volcanic basalts. While the pools are shallow enough to dry up each season, the unique soil characteristics allow water to remain in pools longer than surrounding uplands. Plant and animal life within these pools is characterized by species specifically adapted to the cycles of wetting and drying.

Viewshed. A viewshed is the area that can be seen from a given vantage point and viewing direction. A viewshed is composed of foreground items (items close to the viewer) that are seen in detail, and background items (items at some distance from the viewer) that frame the view. If a person is moving, as when traveling along a roadway (a view corridor), the viewshed changes as the person moves, with the foreground items changing rapidly and the background items remaining fairly consistent for a long period of time.

Watercourse. Any river, creek, stream, brook, wash, arroyo, or channel where water flows at least periodically.

Waters of the U.S. This is also a term defined in § 404 of the Clean Water Act, referring to those hydric features that are regulated by the Clean Water Act but are not defined as wetlands (33 CFR 328.4). Waters of the U.S. include lakes, rivers, and intermittent streams. To be considered under the jurisdiction of the Army Corp of Engineers (ACOE), these features must exhibit an identified bed and bank and an ordinary high-water mark. A permit from the ACOE is required under § 404 of the Clean Water Act for any action affecting other waters of the U.S. (33 USC 1344 and EPA 2004).

Waters of the State. This term is defined in the Porter-Cologne Act as "any surface or groundwater, including saline waters, within the boundaries of the State" (California Water Code § 13000 et seq.). Waters of the State includes all wetlands, including those not listed under the Clean Water Act, such as isolated wetlands. The Regional Water Quality Control Board enforces the Porter-Cologne Act and is charged with protecting waters of the State.

Wetlands. The Federal government defines wetlands in Section 404 of the Clean Water Act as “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support (and do support, under normal circumstances) a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3[b] and 40 CFR 230.3). The definition of wetlands requires three wetland identification parameters are present: wetland hydrology, hydric soils, and hydrophytic vegetation. The ACOE is the responsible agency for regulating wetlands under § 404 of the Clean Water Act, while the Environmental Protection Agency (EPA) has overall responsibility for the Act (ACOE, 2002).

Williamson Act. The Williamson Act, also known as the California Land Conservation Act, is a voluntary program that allows property owners to have their property assessed on the basis of agricultural production rather than current market value. The purpose of the Act is to encourage property owners to continue to use their property in agricultural activities to prevent their premature conversion to urban uses. Also see Farmland Security Zones.

Williamson Act Contract. A contract between a landowner and a city or county to restrict land to agricultural or open space uses in return for lower than normal property tax assessments. The minimum term for a Williamson Act contract is 10 years. Since the term automatically renews on each anniversary date of the contract, the actual term can be indefinite.

ⓘ *For more information on the Williamson Act, see Chapter 3-Agriculture.*

Existing Conditions Overview

Tulare County is located in a geographically diverse region with the majestic peaks of the Sierra Nevada framing its eastern region, while its western portion includes the San Joaquin valley floor, which is very fertile and extensively cultivated. Nestled among the scenic resources provided by its extensive topographic relief (elevations range from approximately 200 feet to the highest point in the

lower 48 States at 14,505 feet above sea level), Tulare County enjoys a varied landscape exhibiting diverse ecosystems and habitats including the Pacific Flyway. A broad-scale method of classifying the landscape is by eco-region. This method is used by the U.S. Forest Service (USFS) and relates to the California Manual of Vegetation and U.S. Geological Survey (USGS) Major Land Resources Area system. The eco-region approach evaluates the land from a wide range of interrelated environmental variables including topography, soils, hydrology, flora, and fauna.

Tulare County falls into three eco-regions that trend generally north-south. These sections apportion the County in a north-south pattern. The majority of the western portion of the County comprises the Great Valley Section, the majority of the eastern portion of the County falls in the Sierra Nevada Section, and a band between these two sections comprises the Sierra Nevada Foothill Area (USFS 2004).

Mineral Resources. In addition to biological resources, Tulare County also has important mineral resources. Economically, the most important minerals that are extracted in Tulare County are sand, gravel, crushed rock, and natural gas. Other minerals that could be mined commercially include tungsten and relatively small amounts of chromite, copper, gold, lead, manganese, silver, zinc, barite, feldspar, limestone, and silica.

Aggregate resources are the most valuable mineral resource in the County because it is a major component of the Portland Cement Concrete (PCC) and Asphaltic Concrete (AC). PCC and AC are essential to constructing roads, buildings, and providing for other infrastructure needs. There are three streams that have provided the main source of high quality sand and gravel in Tulare County to make PCC and AC. They include the Kaweah River, Lewis Creek, and the Tule River. The highest quality deposits are located at the Kaweah and Tule Rivers. Other sources of construction material are also mined in the hard rock deposits of the foothills.

Recreation Resources. For recreation, there are 13 parks that are owned and operated by Tulare County. These parks are quite diverse, ranging from 3 acres to 160 acres in size. In addition to County parks, the County has extensive recreation and open space resources from Sequoia National Forest and Giant Sequoia National Monument to the Sequoia and Kings Canyon National Parks. The only State Park in Tulare County is Colonel Allensworth State Historic Park, which contains a museum and visitor center. The Mountain Home State Forest consists of 4,807 acres of parkland containing a number of Giant Sequoias, and is located just east of the City of Porterville. The Forest is a Demonstration Forest, which is considered timberland that is managed for forestry education, research, and recreation. Two Federal recreational areas are also in Tulare County: Lake Kaweah and Lake Success.

Cultural Resources. Tulare County lies within a culturally rich province of the San Joaquin Valley. Studies of the prehistory of the area show inhabitants of the San Joaquin Valley maintained fairly dense populations situated along the banks of major waterways, wetlands, and streams. Tulare County was inhabited by aboriginal California Native American groups consisting of the Southern Valley Yokuts, Foothill Yokuts, Monache, and Tubatulabal. Of the main groups inhabiting the Tulare County area, the Southern Valley Yokuts occupied the largest territory.

California's coast was initially explored by Spanish (and a few Russian) military expeditions during the late 1500s. However, European settlement did not occur until the arrival into southern California of land-based expeditions originating from Spanish Mexico starting in the 1760s. Early settlement in the Tulare County area focused on ranching. In 1872, the Southern Pacific Railroad entered Tulare County, connecting the San Joaquin Valley with markets in the north and east. About the same time, valley settlers constructed a series of water conveyance systems (canals, dams, and ditches) across the valley. With ample water supplies and the assurance of rail transport for commodities such as grain, row crops, and fruit, a number of farming colonies soon appeared throughout the region.

The colonies grew to become cities such as Tulare, Visalia, Porterville, and Hanford. Visalia, the County seat, became the service, processing, and distribution center for the growing number of farms, dairies, and cattle ranches. By 1900, Tulare County boasted a population of about 18,000. New transportation links such as SR 99 (completed during the 1950s), affordable housing, light industry, and agricultural commerce brought steady growth to the valley. The California Department of Finance estimated the 2007 Tulare County population to be 430,167.

Basic Components of the Environmental Resources Management Element. ERME brings together two mandatory elements of the General Plan as specified by State Law in a single element correlated with other complementary elements of the County's General Plan, including the Agriculture, Scenic Landscapes, and Water Resources Elements. Since each of these components deal with various aspects of the natural environment, they work together to produce environmental policies for the Conservation and Open Space Elements of the General Plan. These plans for open space and conservation emphasize the approach of making use of existing land use trends, providing guides which will encourage land uses that will lead to achievement of these plans, and to use existing regulations, or only slightly adjusted regulations, to achieve the bulk of these plan requirements.

Open Space. Open space is an integral part of the Environmental Resources Management Plan. Open Space as a part of this Environmental Resource Management Element is an expression of the use of open space in conserving, protecting, and enhancing the environment of Tulare County. Open Space is presented in two ways: through narrative and through graphics. A compilation of those aspects of open space which can be graphically portrayed are shown on the map entitled "Plan for Open Space" (Figure 8-1: Plan for Open Space). This is a generalized system-plan which serves as a guide and draws attention to those areas discussed in the narrative section as areas necessary for protection and enhancement of the environment in Tulare County.

The Plan for Open Space locates proposed trail systems, airport clear zones, flood prone areas, agricultural lands, urban lands, State and Federally owned resource protection lands, suggested scenic corridor routes, important waterways, the Tule Indian Reservation, and areas designated as wind-sheds (within which uses should be carefully studied so as not to adversely affect the air resources within urban areas). At the scale of this map, it is impossible to designate precise boundary lines for the different areas; because of this, the map should be used as the beginning reference. Detailed designations are reflected through zoning ordinances which reflect the policies of this element.

Policies are important to the implementation of this plan. Such policies and recommendations should be regarded as a basic part of the Plan for Open Space. They are directly concerned with the protection, conservation, and enhancement of natural resources, agricultural, recreation, scenic, watershed, ground water recharge, and wildlife habitat lands.

The Plan for Open Space further recognizes and plans for implementation of the fundamental concepts that the preservation of open space lands is necessary not only for the maintenance of the economy of the State, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources. It also discourages premature and unnecessary conversion of open-space lands to urban uses as a matter of public interest and will benefit urban dwellers by discouraging noncontiguous development patterns which unnecessarily increase the costs of community services to community residents.

Conservation. There are many policies throughout this report which are designed to conserve resources through a system of careful development and appropriate utilization of these resources, integrated with multiple uses where possible. Protection and utilization of resources for recreation and open space will result in their conservation.

Figure 8-1: Plan for Open Space (11x17 fold out)

Back of fold out.

Conservation of species is provided for in the many recommendations for preservation of wildlife habitat, as well as provision for new areas for this use; the identification of endangered species and their special habitat areas, wildlife preserves, recommendations for controlled use of wildlands and other open space areas; and recommendations for conservation of the diversified life style environments and economic aspects of Tulare County.

Recreation. Another part of this General Plan addresses the recreational needs of the residents of Tulare County. This plan is provided for all socio-economic levels and in diverse locations so that everyone may have accessibility. Recreation and park sites are also open space so that they can be considered as implementation devices for a part of the Plan for Open Space. This reinforces the concept that the more related uses that can be found for a land parcel, the easier its preservation and conservation can be justified. Further, open land use for economically sound purposes has a higher probability of remaining in open space use. Recreational sites often provide wildlife habitat, vegetation to mitigate air pollution, and in some cases aquifer recharge areas or watershed protection, sometimes in addition to agricultural or forestry based economic returns.

Through designation of significant open space areas, which can be utilized for recreational purposes, and with the establishment of protective zoning, the recreational needs of the citizens of the County will be met.

8.1 Biological Resources

ERM-1 To preserve and protect sensitive significant habitats, enhance biodiversity, and promote healthy ecosystems throughout the County.

ERM-1.1 Protection of Rare and Endangered Species
The County shall ensure the protection of environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by State and/or Federal government, through compatible land use development.

ERM-1.2 Development in Environmentally Sensitive Areas
The County shall limit or modify proposed development within areas that contain sensitive habitat for special status species and direct development into less significant habitat areas. Development in natural habitats shall be controlled so as to minimize erosion and maximize beneficial vegetative growth.

ERM-1.3 Encourage Cluster Development
When reviewing development proposals, the County shall encourage cluster development in areas with moderate to high potential for sensitive habitat.

ERM-1.4 Protect Riparian Areas
The County shall protect riparian areas through habitat preservation, designation as open space or recreational land uses, bank stabilization, and development controls.

ERM-1.5 Riparian Management Plans and Mining Reclamation Plans
The County shall require mining reclamation plans and other management plans to include measures that protect, maintain, and restore riparian resources and habitats.

ERM-1.6 Management of Wetlands
The County shall support the preservation and management of wetland and riparian plant communities for passive recreation, groundwater recharge, and wildlife habitats.

ERM-1.7 Planting of Native Vegetation
The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation and wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.

ERM-1.8 Open Space Buffers
The County shall require buffer areas between development projects and significant watercourses, riparian vegetation, wetlands, and other sensitive habitats and natural communities. These buffers should be sufficient to assure the continued existence of the waterways and riparian habitat in their natural state.

ERM-1.9 Coordination of Management on Adjacent Lands
The County shall work with other government land management agencies (such as the Bureau of Land Management, US Forest Service, National Park Service) to preserve and protect biological resources, including those within and adjacent to designated critical habitat, reserves, preserves, and other protected lands, while maintaining the ability to utilize and enjoy the natural resources in the County.

ERM-1.10 Appropriate Access for Recreation
The County shall encourage appropriate access to resource-managed lands.

ERM-1.11 Hunting and Fishing
The County shall provide opportunities for hunting and fishing activities within the County pursuant to appropriate regulations of the California Fish & Game Code.

ERM-1.12 Management of Oak Woodland Communities
The County shall support the conservation and management of oak woodland communities and their habitats.

ERM-1.13 Pesticides
The Tulare County Agricultural Commissioner/Sealer will cooperate with State and Federal agencies in evaluating the side effects of new materials and techniques in pesticide controls to limit effects on natural resources.

ERM-1.14 Mitigation and Conservation Banking Program
The County shall support the establishment and administration of a mitigation banking program, including working cooperatively with TCAG, Federal, State, not-for-profit and other agencies and groups to evaluate and identify appropriate lands for protection and recovery of threatened and endangered species impacted during the land development process.

ERM-1.15 Minimize Lighting Impacts
The County shall ensure that lighting associated with new development or facilities (including street lighting, recreational facilities, and parking) shall be designed to prevent artificial lighting from illuminating adjacent natural areas at a level greater than one foot candle above ambient conditions.

ERM-1.16 Cooperate with Wildlife Agencies
The County shall cooperate with State and federal wildlife agencies to address linkages between habitat areas.

ERM-1.17 Conservation Plan Coordination
The County shall coordinate with local, State, and federal habitat conservation planning efforts (including Section 10 Habitat Conservation Plan) to protect critical habitat areas that support endangered species and other special-status species.

8.2 Mineral Resources – Surface Mining

ERM-2 To conserve protect and encourage the development of areas containing mineral deposits while considering values relating to water resources, air quality, agriculture, traffic, biotic, recreation, aesthetic enjoyment, and other public interest values.

ERM-2.1 Conserve Mineral Deposits
The County will encourage the conservation of identified and/or potential mineral deposits, recognizing the need for identifying, permitting, and maintaining a 50 year supply of locally available PCC grade aggregate.

ERM-2.2 Recognize Mineral Deposits
The County will recognize as a part of the General Plan those areas of identified and/or potential mineral deposits.

ⓘ *See Figure 8-2: Tulare County Mineral Resource Zones on the next page.*

ERM-2.3 Future Resource Development
The County will provide for the conservation of identified and/or potential mineral deposits within Tulare County as areas for future resource development. Recognize that mineral deposits are significantly limited within Tulare County and that they play an important role in support of the economy of the County.

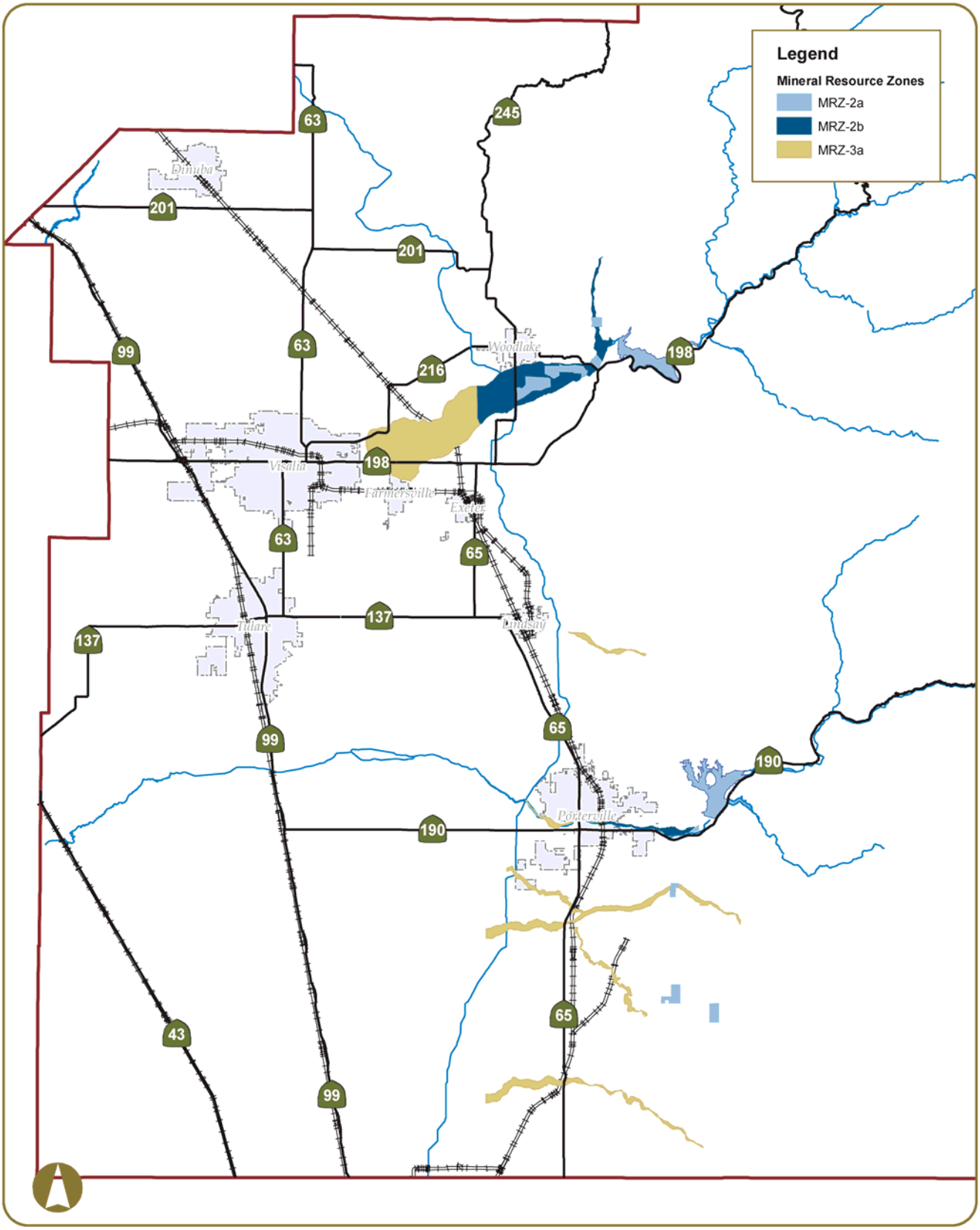
ERM-2.4 Identify New Resources
The County will encourage exploration, evaluation, identification, and development of previously unrecognized but potentially significant hard rock resources for production of crushed stone aggregate.

ERM-2.5 Resources Development
The County will promote the responsible development of identified and/or potential mineral deposits.

ERM-2.6 Streamline Process
The County will create a streamlined and timely permitting process for the mining industry, which will help encourage long-range planning and the reasonable amortization of investments.

ERM-2.7 Minimize Adverse Impacts
The County will minimize the adverse effects on environmental features such as water quality and quantity, air quality, flood plains, geophysical characteristics, biotic, archaeological, and aesthetic factors.

ERM-2.8 Minimize Hazards and Nuisances
The County will minimize the hazards and nuisances to persons and properties in the area during extraction, processing, and reclamation operations.



Tulare County Mineral Resource Zones | **Figure 8-2**

ERM-2.9 Compatibility
The County will encourage the development of mineral deposits in a manner compatible with surrounding land uses.

ERM-2.10 Incompatible Development
Proposed incompatible land uses in the County shall not be on lands containing or adjacent to identified mineral deposits, or along key access roads, unless adequate mitigation measures are adopted or a statement of overriding considerations stating public benefits and overriding reasons for permitting the proposed use are adopted.

ERM-2.11 Conditions of Approval
The County shall establish procedures to ensure compliance with conditions of approval on all active and idle mines.

ERM-2.12 Approved Limits
Tulare County will establish procedures to ensure that vested interest mining operations remain within their approved area and/or production limits.

ERM-2.13 SMARA Requirements
All surface mines in the County, unless otherwise exempted, shall be subject to reclamation plans that meet SMARA requirements. Reclamation procedures shall restore the site for future beneficial use of the land consistent with the Tulare County General Plan, subsequent to the completion of surface mining activities. Mine reclamation costs shall be borne by the mine operator, and guaranteed by financial assurances set aside for restoration procedures.

8.3 Mineral Resources – Other

ERM-3	To protect the current and future extraction of mineral resources that are important to the County's economy while minimizing impacts of this use on the public and the environment.

ERM-3.1 Environmental Contamination
All mining operations in the County shall be required to take precautions to avoid contamination from wastes or incidents related to the storage and disposal of hazardous materials, or general operating activity at the site.

ERM-3.2 Limited Mining in Urban Areas
Within the County UDBs and HDBs, new commercial mining operations should be limited due to environmental and compatibility concerns.

ERM-3.3 Small-Scale Oil and Gas Extraction
The County shall allow by Special Use Permit small-scale oil and gas extraction activities and facilities that can be demonstrated to not have a significant adverse effect on surrounding or adjacent land and are within an established oil and gas field outside of a UDB.

ERM-3.4 Oil and Gas Extraction
Facilities related to oil and gas extraction and processing in the County may be allowed in identified oil and gas fields subject to a special use permit. The extraction shall demonstrate that it will be compatible with surrounding land uses and land use designations.

ERM-3.5 Reclamation of Oil and Gas Sites
The County shall require the timely reclamation of oil and gas development sites upon termination of such activities to facilitate the conversion of the land to its primary land use as designated by the General Plan. Reclamation costs shall be borne by the mine operator, and guaranteed by financial assurances set aside for restoration procedures.

8.4 Energy Resources

ERM-4 To encourage energy conservation in new and existing developments throughout the County.

ERM-4.1 Energy Conservation and Efficiency Measures
The County shall encourage the use of solar energy, solar hot water panels, and other energy conservation and efficiency features in new construction and renovation of existing structures in accordance with State law.

ERM-4.2 Streetscape and Parking Area Improvements for Energy Conservation
The County shall promote the planting and maintenance of shade trees along streets and within parking areas of new urban development to reduce radiation heating.

ERM-4.3 Local and State Programs
The County shall participate, to the extent feasible, in local and State programs that strive to reduce the consumption of natural or man-made energy sources.

ERM-4.4 Promote Energy Conservation Awareness
The County should coordinate with local utility providers to provide public education on energy conservation programs.

ERM-4.5 Advance Planning
The County shall participate with energy providers in identifying long range energy strategies and facilities.

ERM-4.6 Renewable Energy
The County shall support efforts, when appropriately sited, for the development and use of alternative energy resources, including renewable energy such as wind, solar, bio-fuels and co-generation.

ERM-4.7 Reduce Energy Use in County Facilities
Continue to integrate energy efficiency and conservation into all County functions.

ERM-4.8 Energy Efficiency Standards
The County shall encourage renovations and new development to incorporate energy efficiency and conservation measures that exceed State Title 24 standards. When feasible, the County shall offer incentives for use of energy reduction measures such as expedited permit processing, reduced fees, and technical assistance.

8.5 Recreation and Open Space Resources

ERM-5 To provide a parks, recreation, and open space system that serves the recreational needs of County residents and visitors, with special emphasis on recreation related to Environmental Resources Management.

ERM-5.1 Parks as Community Focal Points
The County shall strengthen the role of County parks as community focal points by providing community center/recreation buildings to new and existing parks, where feasible.

ERM-5.2 Park Amenities
The County shall provide a broad range of active and passive recreational opportunities within community parks. When possible, this should include active sports fields and facilities, community center/recreation buildings, children's play areas, multi-use areas and trails, sitting areas, and other specialized uses as appropriate.

ERM-5.3 Park Dedication Requirements
The County shall require the dedication of land and/or payment of fees, in accordance with local authority and State law (for example the Quimby Act), to ensure funding for the acquisition and development of public recreation facilities.

ERM-5.4 Park-Related Organizations
The County shall consider the use of existing entities or the creation of assessment districts, landscape and lighting districts, County service areas, community facilities districts, homeowners associations, or other types of districts to generate funds for the acquisition and development of parkland and/or historical properties as development occurs in the County.

ERM-5.5 Collocated Facilities
The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric sites, and open space areas and shall encourage joint-use agreements whenever possible.

ERM-5.6 Location and Size Criteria for Parks
Park types used in Tulare County are defined as follows:

- **Neighborhood Play Lots (Pocket Parks)**. The smallest park type, these are typically included as part of a new development to serve the neighborhood in which they are contained. Typical size is one acre or less. If a park of this type is not accessible to the general public, it can not be counted towards the park dedication requirements of the County. Pocket Parks can be found in communities, hamlets, and other unincorporated areas.
- **Neighborhood Parks**. Neighborhood parks typically contain a tot lot and playground for 2-5 year olds and 5-12 year olds, respectively, one basketball court or two half-courts, baseball field(s), an open grassy area for informal sports activities (for example, soccer), and meandering concrete paths that contain low-level lighting for walking or jogging. In addition, neighborhood parks typically have picnic tables and a small group picnic shelter. These park types are typically in the range of 2 to 15 acres and serve an area within a ½ mile radius. Neighborhood parks can be found in communities, hamlets, and other unincorporated areas.

- **Community Parks**. Community parks are designed to serve the needs of the community as a whole. These facilities can contain the same facilities as the neighborhood park. In addition, these parks can contain sports facilities with night lighting, community centers, swimming pools, and facilities of special interest to the community. These parks are typically 15 to 40 acres in size and serve an area within a 2 mile radius. Community parks can be found in communities, planned community areas, and large hamlets.
- **Regional Parks**. Regional parks are facilities designed to address the needs of the County as a whole. These facilities may have an active recreation component (play area, group picnic area, etc.), but the majority of their area is maintained for passive recreation (such as hiking or horseback riding), and natural resource enjoyment. Regional parks are typically over 200 acres in size, but smaller facilities may be appropriate for specific sites of regional interest.

The following guidelines should be observed in creating and locating County parks:

1. The County shall strive to maintain an overall standard of five or more acres of County-owned improved parkland per 1,000 population in the unincorporated portions of the County,
2. Neighborhood play lots (pocket parks) are encouraged as part of new subdivision applications as a project amenity, but are not included in the calculation of dedication requirements for the project,
3. Neighborhood parks at three acres per 1,000 population, if adjoining an elementary school and six acres per 1,000 population if separate [ERME IV-C; Open Space; Policy 3; Pg. 101],
4. Community parks at one-acre per 1,000 population if adjoining a high school and two acres per 1,000 population if separate [ERME IV-C; Open Space; Policy 4; Pg. 101],
5. Regional parks at one-acre per 1,000 population,
6. Only public park facilities shall be counted toward Countywide parkland standards, and
7. A quarter mile walking radius is the goal for neighborhood parks.

ⓘ *See Chapter 14-Public Facilities, Section 14.1: General, for information on funding mechanisms for parks.*

ERM-5.7 Public Water Access

The County shall give a high priority to the acquisition of public access rights to water courses. Acquisition of multi-purpose sites, such as the protection of drainage ways, wildlife habitats, and scenic assets, shall be encouraged. In the lakefront areas of Lake Success and Lake Kaweah, special consideration should be given to matching recreational needs of the community with lake access.

ERM-5.8 Watercourse Development

The County, in approving recreational facilities along major watercourses, shall require a buffer of at least 100 feet from the high-water line edge/bank and screening vegetation as necessary to address land use compatibility issues. The establishment of a buffer may not be required when mitigated or may not apply to industrial uses that do not impact adjoining uses identified herein.

ERM-5.9 Encourage Development of Private Recreation Facilities
The County should encourage private interests to establish new commercial recreation opportunities in the County. The intensity of such development should not exceed the ability of the natural environment of the site and its surroundings to accommodate the new development and should be compatible with surrounding land uses.

Such facilities may include, but are not limited to, campgrounds, destination resorts, hotels, ball courts, skeet clubs and facilities, hunting and fishing clubs, equestrian facilities, and recreational camps.

ERM-5.10 Recreational Facilities for Special Use Groups
The County should encourage the provision of recreation facilities and activities for special use groups such as physically disabled, mentally handicapped, and senior citizens.

ERM-5.11 Cooperation with Federal and State Agencies
The County shall work with Federal and State agencies that manage land within the County, as appropriate.

ERM-5.12 Meet Changing Recreational Needs
The County shall promote the continued and expanded use of national and State forests, parks, and other recreational areas to meet the recreational needs of County residents.

ERM-5.13 Funding for Recreational Areas and Facilities
The County shall support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational facilities opportunities for County, State, and Federal lands. The County shall strive to obtain adequate funding to improve and maintain existing parks, as well as construct new facilities.

ERM-5.14 Park Design
The County shall make efforts to involve community members in the design and development of park facilities.

ERM-5.15 Open Space Preservation
The County shall preserve natural open space resources through the concentration of development in existing communities, use of cluster development techniques, maintaining large lot sizes in agricultural areas, discouraging conversion of lands currently used for agricultural production, limiting development in areas constrained by natural hazards, and encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production.

ERM-5.16 Regional Recreation Planning
Tulare County shall, on a cooperative, regionally planned basis, provide for regional recreation needs in fair proportion to the demand from each County, specifically Fresno, Kings, and Kern Counties.

ERM-5.17 Activity Prioritization
Where necessary, one or more conflicting recreational uses shall be restricted, or prohibited, and a priority of uses established. This is particularly important in water-oriented sports, where such uses as power-boating, swimming, sailing, canoeing, water skiing, skin diving, and fishing all compete for the same water and cannot safely co-exist if concentrations become too great.

ERM-5.18 Night Sky Protection
Upon demonstrated interest by a community, mountain service center, or hamlet the County will determine the best means by which to protect the visibility of the night sky.

ERM-5.19 Interagency Cooperation
The County shall cooperate with Federal land management agencies to develop and promote the establishment of Three Rivers and Springville as gateway communities.

ERM-5.20 Allowable Uses on Timber Production Lands
The County shall allow uses (not related to forest production) on lands designated Resource Conservation in forestry production areas, provided it is demonstrated that:

1. They are compatible with forestry uses,
2. Will not interfere with forest practices,
3. Consider forest site productivity and minimize the loss of productive forest lands,
4. Will meet standards relating to the availability of fire protection, water supply, and waste disposal, and
5. Will not degrade the watershed and/or water quality due to increased erosion.

8.6 Cultural Resources

ERM-6 To manage and protect sites of cultural and archaeological importance for the benefit of present and future generations.

ERM-6.1 Evaluation of Cultural and Archaeological Resources
The County shall participate in and support efforts to identify its significant cultural and archaeological resources using appropriate State and Federal standards.

ERM-6.2 Protection of Resources with Potential State or Federal Designations
The County shall protect cultural and archaeological sites with demonstrated potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Inventory of Historic Resources. Such sites may be of Statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values as determined by a qualified archaeological professional.

ERM-6.3 Alteration of Sites with Identified Cultural Resources
When planning any development or alteration of a site with identified cultural or archaeological resources, consideration should be given to ways of protecting the resources. Development can be permitted in these areas only after a site specific investigation has been conducted pursuant to CEQA to define the extent and value of resource, and mitigation measures proposed for any impacts the development may have on the resource.

ERM-6.4 Mitigation
If preservation of cultural resources is not feasible, every effort shall be made to mitigate impacts, including relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records.

ERM-6.5 Cultural Resources Education Programs
The County should support local, State, and national education programs on cultural and archaeological resources.

ERM-6.6 Historic Structures and Sites
The County shall support public and private efforts to preserve, rehabilitate, and continue the use of historic structures, sites, and parks. Where applicable, preservation efforts shall conform to the current Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. .

ERM-6.7 Cooperation of Property Owners
The County should encourage the cooperation of property owners to treat cultural resources as assets rather than liabilities, and encourage public support for the preservation of these resources.

ERM-6.8 Solicit Input from Local Native Americans
The County shall continue to solicit input from the local Native American communities in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.

ERM-6.9 Confidentiality of Archaeological Sites
The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.

ERM-6.10 Grading Cultural Resources Sites
The County shall ensure all grading activities conform to the County's Grading Ordinance and California Code of Regulations, Title 20, § 2501 et. seq..

8.7 Soil Resources

ERM-7 To preserve and protect soil resources in the County for agricultural and timber productivity and protect public health and safety.

ERM-7.1 Soil Conservation
The County of Tulare shall establish the proper controls and ordinances for soil conservation.

ERM-7.2 Soil Productivity
The County shall encourage landowners to participate in programs that reduce soil erosion and increase soil productivity. To this end, the County shall promote coordination between the Natural Resources Conservation Service, Resource Conservation Districts, UC Cooperative Extension, and other similar agencies and organizations.

ERM-7.3 Protection of Soils on Slopes
Unless otherwise provided for in this General Plan, building and road construction on slopes of more than 30 percent shall be prohibited, and development proposals on slopes of 15 percent or more shall be accompanied by plans for control or prevention of erosion, alteration of surface water runoff, soil slippage, and wildfire occurrence.

Other policies relating to slopes can be found in (Part I) Chapter 4-Land Use, Policy LU-1.7: Development on Slopes and (Part II) Chapter 3-Foothill Growth Management Plan, Policy FGMP-8.11: Development on Slopes.

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8.8 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall encourage and support public education that will alert citizens of the County to the types of plant and animal life which need protection and preservation. Methods of public education could include printed material, speakers, and displays, made available through the news media, local educators, County facilities (such as libraries), or the internet.	ERM-1.1	RMA	■			■
2. The County shall review development proposals against the California Natural Diversity Data Base, and other available studies provided by the California Department of Fish and Game, and consult, as appropriate, with the California Department of Fish and Game and U.S. Fish and Wildlife to assist in identifying potential conflicts with sensitive natural communities or special status species.	ERM-1.1 ERM-1.2	RMA, Planning				■
3. On project sites that have the potential to contain species of local or regional concern, sensitive natural communities or special-status species, the County shall require the project applicant to have the site surveyed and mapped by a qualified biologist. A report on the finding of this survey shall be submitted to the County as part of the application and environmental review process.	ERM-1.1 ERM-1.2	RMA, Planning				■
4. Where sensitive habitat for special status species is found to exist on a site and biological survey validates that such habitat does exist and there is the potential for occurrences of special status species to be found, the County shall require a plan to protect these areas, with	ERM-1.1 ERM-1.2	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
assurances to protect these areas to be submitted prior to the time of construction. Such plan shall first recommend avoidance where at all feasible. When avoidance is infeasible, the County shall consider a variety of optional measures to limit the loss of habitat, including modification of the proposal or other such acceptable practice as identified in a biological study conducted by an environmental professional.						
5. The County shall work cooperatively with the California Department of Fish and Game to develop a joint study which will identify in Tulare County the following: a. Significant habitat to be preserved in a natural state for the survival of rare and endangered species, b. Fish and game habitat desirable for meeting the quantity of demand for fishing and hunting, and c. Wildlife habitat needed for meeting the quantity of demand for recreational, educational and scientific observation, scenic enjoyment and appreciation of open space.	ERM-1.1 ERM-1.2 ERM-1.4 ERM-1.6 ERM-1.7 ERM-1.8 ERM-1.9 ERM-1.12	RMA, Planning	■			
6. On project sites with the potential to contain wetland resources, a wetland delineation study shall be prepared using the protocol defined by the Army Corps of Engineers. A report on the findings of this survey shall be submitted to the County as part of the application process and environmental review process.	ERM-1.1 ERM-1.2 ERM-1.6	RMA, Planning				■
7. The County shall utilize provisions within the Zoning Ordinance to designate Resource Conservation Areas designed to protect natural habitats as those areas are identified over time.	ERM-1.1 ERM-1.4 ERM-1.5 ERM-1.6	RMA, Planning		■		
8. If feasible and needed, the County shall develop and	ERM-1.14	RMA, Planning		■		

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
administer a mitigation banking program in conjunction with TCAG and other stake holders.						
9. The County shall incorporate into the Zoning Ordinance requirements for the dedication of buffers as public open space for riparian and wetland areas for development or other discretionary permits where the development or activity will impact a riparian area. Special attention should be given to preservation of trout habitat. Buffer requirements should be measured from the edge of the riparian area and set at distances recommended by biological studies of the site.	ERM-1.4 ERM-1.6 ERM-1.8	RMA, Planning	■			
10. The County shall actively pursue a program of acquisition or preservation of vernal pools. This can be done through a variety of mechanisms, including establishing a mitigation banking program, conservation easements, and trusts.	ERM-1.6	RMA, Planning		■		■
11. The County shall continue efforts to maintain and enlarge wetland preserves, which provide waterfowl habitat necessary to the maintenance of the flyway route through the valley. Such wetlands should also be protected through stormwater management programs, erosion control, and public education.	ERM-1.6	RMA, Planning	■			
12. The County shall develop a list of native vegetation to be used as a landscape pallet for use by citizens and developers.	ERM-1.7	RMA, Planning	■			
13. The County shall classify and preserve private lands which are prime timber lands and reserve them for that use, while at the same time, encouraging compatible recreation and open space uses.	ERM-1.10	RMA, Planning		■		■
14. The County shall ensure that the provisions of Public Resources Code § 21083.4 are followed when evaluating projects in areas containing oak woodlands.	ERM-1.12	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
15. The County shall work with stakeholders to determine the feasibility of adopting an oak woodlands management plan pursuant to the Oak Woodlands Conservation Act of 2001. The purpose will be to qualify for grant funding to support and encourage voluntary long term private stewardship and conservation of California's oak woodlands.	ERM-1.12	RMA, Planning		■		
16. The County shall establish a program to require the replacement planting of native oaks where oak woodlands are proposed for alteration by development projects.	ERM-1.12	RMA, Planning	■			
17. The County shall continue its enforcement program that provides consequences for the destruction of wildlife, natural biological control organisms, and other damages beyond the boundaries of the control area resulting from the inappropriate application of pesticides or herbicides. This should include damages caused by wind drift, also those caused by irrigation waters impregnated with pesticides or herbicides, which are ejected into waterways and public bodies.	ERM-1.13	Env. Health; Agricultural Commissioner/ Sealer	■			
18. The County shall promote a public relations program which will explain typical agricultural operations and the County's Right to Farm Ordinance.	ERM 1.13 AG-1.14	RMA, Planning	■			
19. Tulare County shall establish procedures to allow for the timely recognition of identified and/or potential mineral deposits to be recognized by the Board of Supervisors, so that said deposits may be protected from future incompatible land uses.	ERM-2.1 ERM-2.2 ERM-2.3	RMA, Planning		■		
20. RMA staff shall report annually to the Planning Commission and Board of Supervisors with updated information from the California Geological Survey on the following: 1) update annual production/consumption figures for construction grade rock,	ERM-2.1 ERM-2.2 ERM-2.3 ERM-2.4	RMA, Planning		■		

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
sand and gravel usage in Tulare County; 2) projected 50 year requirements for construction grade rock, sand and gravel in Tulare County; 3) update actual permitted reserves in Tulare County and the status of any pending applications for new mining permits or modification of existing permits; and 4) summary of projected remaining life of permitted reserves in Tulare County.						
21. The location of potential alluvial and hard rock mineral deposits shall be incorporated as part of the ERM Element of the Tulare County General Plan by amendment to the Mineral Resource Zones Map: Figure 8-1, with property specific overlays.	ERM-2.1 ERM-2.2 ERM-2.3 ERM-2.4 ERM-2.9	RMA, Planning		■		
22. The County shall coordinate with the Office of Mine Reclamation, California Department of Conservation, and the State Geological Survey on projects which may threaten the potential to extract mineral resources..	ERM-2.1 ERM-2.2 ERM-2.3 ERM-2.4 ERM-2.9	RMA, Planning				■
23. Tulare County shall establish procedures to provide for a thorough and comprehensive pre-application process that will allow for a more predictable surface mine and reclamation permitting process.	ERM-2.6	RMA, Planning		■		
24. Tulare County shall establish procedures to provide for minor modifications to surface mining permits and reclamation plans, provided the modifications do not materially affect the determination of the decision-making administrative approvals. Such modifications shall be noted on the approved plans and shall be initialed by the Resource Management Agency Director or designee. Any proposed modifications that change conditions of approval will require public notice.	ERM-2.6	RMA, Planning		■		
25. Tulare County shall establish procedures to bring a surface mining operation into	ERM-2.6	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
compliance in the event it fails to comply with any conditions of approval. Procedures shall be established to promptly abate illegal mining operations conducted without permits.						
26. Tulare County shall establish procedures to allow the Planning Commission to approve certain types of mining permits and reclamation plans.	ERM-2.6	RMA, Planning		■		
27. Tulare County shall devise procedures as part of the Zoning Ordinance update to mitigate significant conflicts arising from incompatible land uses.	ERM-2.7 ERM-2.8 ERM-2.9 ERM-2.10	RMA, Planning		■		
28. Conditions to minimize or eliminate the potential adverse impact of development on identified and/or potential mineral deposits and surrounding properties, covering such issues as access, traffic noise, air quality, water quality and quantity, public health and safety, aesthetics, natural resources, and the socioeconomic setting, pursuant to CEQA and SMARA, should be imposed as a part of the permit process.	ERM-2.8 ERM-2.9 ERM-2.10 ERM-2.11	RMA, Planning				■
29. Areas containing mineral springs and seeps, where such seeps and springs appear to be vital to the continuation of wildlife in the area, shall be protected. Protection techniques may include avoidance and or setback requirements.	ERM-2.7 ERM-2.8 ERM-3.1	RMA, Planning	■			
30. When considering developments proposed for areas adjacent to the Kaweah and Tule Rivers, Lewis Creek, and other waterways with aggregate potential, such development shall be planned to not hinder future extraction of these commercially important minerals.	ERM-2.9 ERM-2.10	RMA, Planning				■
31. Tulare County shall establish criteria for all new surface mining permits so as to guide mineral deposit development toward areas containing compatible land uses.	ERM-2.10	RMA, Planning		■		

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
32. The Planning staff shall periodically review the standard conditions of approval for surface mine and reclamation plans.	ERM-2.11	RMA, Planning				■
33. The County shall reference proposed conditions of approval recommended by the former members of the Mineral Resources Policy Advisory Committee (MRPAC) in June 2006, during permit review. Conditions should be imposed as a part of the permit application process which considers the potentially adverse environmental effects of surface mining operations, pursuant to CEQA. (1) When the initial study and/or scoping process indicates the possibility of adverse impacts to water resources, including surface and underground water, no surface mining permit or reclamation plan shall be approved until the applicant has provided: a. A geological-hydrological report prepared by a qualified and impartial consultant retained by the County, and paid for by the applicant which identifies all the hydrologic and geologic features pertinent to water resources and the potential adverse quality, quantity, and flood-related risks. The County shall provide for professional independent peer review of such reports. b. The geological-hydrological report shall identify mitigation measures necessary to achieve quality and quantity characteristics of water resources at levels deemed acceptable by State and Federal water regulatory agencies, and in line with local historical data and in conformance with water rights law.	ERM-2.11	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
34. Tulare County may enter into Memorandums of Understanding (MOUs), or develop other protocols for coordination with agencies of jurisdiction for the purposes of coordinating and simplifying the administration and processing of both SMARA and California Environmental Quality Act documents.	ERM-2.11 ERM-2.12	RMA, Planning				■
35. An initial review of compliance shall be conducted by the Tulare County Resource Management Agency Director or designee six months after the granting of a SMARA permit. Annual reviews shall be conducted throughout the life of the permit thereafter.	ERM-2.12	RMA, Planning				■
36. Tulare County shall include a statement of purpose in the Tulare County SMARA Ordinance describing the role of surface mining in the local economy, as well as the benefits of appropriate reclamation, as defined by SMARA regulations and guidelines.	ERM-2.13	RMA, Planning	■			
37. Tulare County shall establish procedures to assure compliance with State SMARA review requirements.	ERM-2.13	RMA, Planning				■
38. For all new mining operations or expansions requiring new or amended permits from the County, the County will require submittal and approval of a reclamation plan, in accordance with SMARA requirements. Reclamation should be done on a phased basis as extraction from phases are completed (as opposed to reclamation at the end closure of the mine).	ERM-2.11 ERM-2.13	RMA, Planning				■
39. Tulare County shall evaluate all new surface mining permits and/or reclamation plans through the CEQA process, focusing on water resources, air quality, agriculture, traffic, biotic, recreation, aesthetic enjoyment, and other public interest values.	ERM-3.1	RMA, Planning				■
40. The County shall encourage and assist community service districts (CSD), or similar local	ERM-5.1 thru ERM-5.18	RMA, Planning				■

	Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
	entities to assume parkland acquisition, development, operations, and maintenance functions in established areas.						
41.	When appropriate, based on the size of the development or if new park facilities are installed as part of an approved residential project, the County shall require the creation of a service district or landscaping and lighting district to maintain the park and its facilities.	ERM-5.1 thru ERM-5.17 ERM-5.4	RMA, Planning				■
42.	The County Board of Supervisors shall establish and adjust, as appropriate, a park development impact fee based on a level of service to provide for funding that meets the actual cost, park acquisition, and development.	ERM-5.3 ERM-5.6	RMA, Planning				■
43.	Access to suitable recreation land shall be obtained through various types of acquisition and public-private joint agreement arrangements, as applicable. Maximum efforts should be concentrated upon acquisition of recreation sites within one hour's travel time from urban concentrations throughout the County and sites that can be developed for intensive use.	ERM-5.6 ERM-5.10	RMA, Planning				■
44.	The County shall develop shoreline development standards regulating uses along water courses and waterways, such as well drilling, location of septic tanks, building setbacks, lot sizes, public access, and encouragement of protection of scenic and recreational assets in conformance with Government Code § 66478(a).	ERM-5.8	RMA, Planning	■			
45.	Developers of new subdivisions who propose to build public recreation facilities shall be required to post adequate bonds or cash deposits to assure completion of the entire facility to ensure long term maintenance.	ERM-5.13	RMA, Planning				■
46.	Tulare County should initiate the development of a park master plan to cover facilities needed to	ERM-5.10	RMA, Planning; Parks	■			

	Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
	serve the unincorporated communities, hamlets, and regional park needs in the County. Emphasis should be given to classifying and quantifying the present and future needs of all socio-economic groups and visitors, with special emphasis on deficiencies in recreation for low-income residents. An inventory of potential park and recreation areas should be made and a program of priorities established with proposed methods of financing.						
47.	Scenic and open space easements shall be acquired through subdivision and development approvals including, but not limited to, wooded areas, flood plains, scenic and historic sites, shorelines, and other recreation areas.	ERM-5.15	RMA, Planning				■
48.	The County should consider other tools in addition to the continued implementation of the Williamson Act program as part of its open space and protection program, such as transfer of development rights.	ERM-5.15	RMA, Planning				■
49.	The County shall incorporate provisions into development regulations that in the event archaeological and/or buried historic resources are discovered during site excavation, grading, or construction, work on the site will be suspended until the significance of the features can be determined by a qualified archaeologist. If significant resources are determined to exist, the archaeologist shall make recommendations for protection or recovery of the resource.	ERM-6.1 ERM-6.2 ERM-6.3 ERM-6.4 ERM-6.9	RMA, Planning	■			
50.	The County should establish and maintain a Historic Site Preservation Committee. This committee should include representatives from each community that have an interest	ERM-6.2 ERM-6.6 ERM-6.8	RMA, Planning	■			

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
in and knowledge of historic preservation. Activities of the committee include: a. Inventory historical sites and buildings worthy of preservation. b. Advisory group to the Board of Supervisors and the Planning Commission. c. Review and comment on development proposals that threaten to encroach on historical assets. d. Determine appropriate locations for potential status as a Certified Local Government (CLG).						
51. The County shall maintain Countywide coverage of soil resources (Soil Conservation Service) in order to assure detailed and up-to-date mapping. Mapping should identify areas of: a. Soil and rock units that will support large structures without costly and special engineering design, b. Soils that present foundation problems because of excess plasticity, high shrink-swell properties, saturation with large volumes of water, or subsidence danger resulting from either too much or too little water, c. Highly corrosive soil and rock units, d. Highly acid or alkaline soils, and e. Location of oil and mining resources.	ERM-7.1 ERM-7.2	RMA, Planning		■		
52. The County shall adopt standards applicable to all types of man-made disruption, including drainage alternations of soils and subsurface geological features in order to minimize erosion and sedimentation problems.	ERM-7.1 ERM-7.3	RMA, Planning	■			
53. Groundwater and soil conditions shall be identified prior to subdividing and/or road and building construction. Such development shall be properly engineered to control potential	ERM-7.1 ERM-7.2 ERM-7.3	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
landslides in areas of unstable soils as well as substantial amounts of soil erosion.						
54. The County shall work with funding sources and organizations such as the Sierra Nevada Conservancy, land trusts, and private foundations to provide resources to implement the plans and programs of the Environmental Resources Management Element.	ERM-Chapter 8-Policies as applicable.	County				■
55A. Archaeological Resource Surveys. Prior to approval (for any project involving ground disturbing or demolition of a potentially historic building), the County shall determine the need for a project applicant to have a qualified archeologist conduct the following activities: (1) conduct a record search at the Regional Archaeological Information Center and other appropriate historical repositories, (2) conduct field surveys where appropriate, (3) prepare technical reports, where appropriate, meeting California Office of Historic Preservation Standards (Archeological Resource Management Reports).	ERM 6.2 ERM 6.3	County				■
55B. Discovery of Archaeological Resources. In the event that archaeological or paleontological resources are discovered during site excavation, the County shall require that grading and construction work on the project site be suspended until the significance of the features can be determined by a qualified archaeologist or paleontologist. The County will require that a qualified archeologist / paleontologist make recommendations for measures necessary to protect any site determined to contain or constitute an historical resource, a unique archaeological resource, or a unique paleontological resource or to undertake data recovery,	ERM 6.2 ERM 6.3	County				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
excavation, analysis, and curation of archaeological or paleontological materials. County staff shall consider such recommendations and implement them where they are feasible in light of project design as previously approved by the County.						
55C. Discovery of Human Remains. Consistent with Section 7050.5 of the California Health and Safety Code and (CEQA Guidelines) Section 15064.5, if human remains of Native American origin are discovered during project construction, it is necessary to comply with State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Public Resources Code Sec. 5097). In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken: 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: a. The Tulare County Coroner/Sheriff must be contacted to determine that no investigation of the cause of death is required; and b. If the coroner determines the remains to be Native American: i. The coroner shall contact the Native American Heritage Commission within 24 hours. ii. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native	ERM 6.2 ERM 6.3	County				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
American. iii. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or 2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. a. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. b. The descendant fails to make a recommendation; or c. The landowner or his authorized representative rejects the recommendation of the descendent.						

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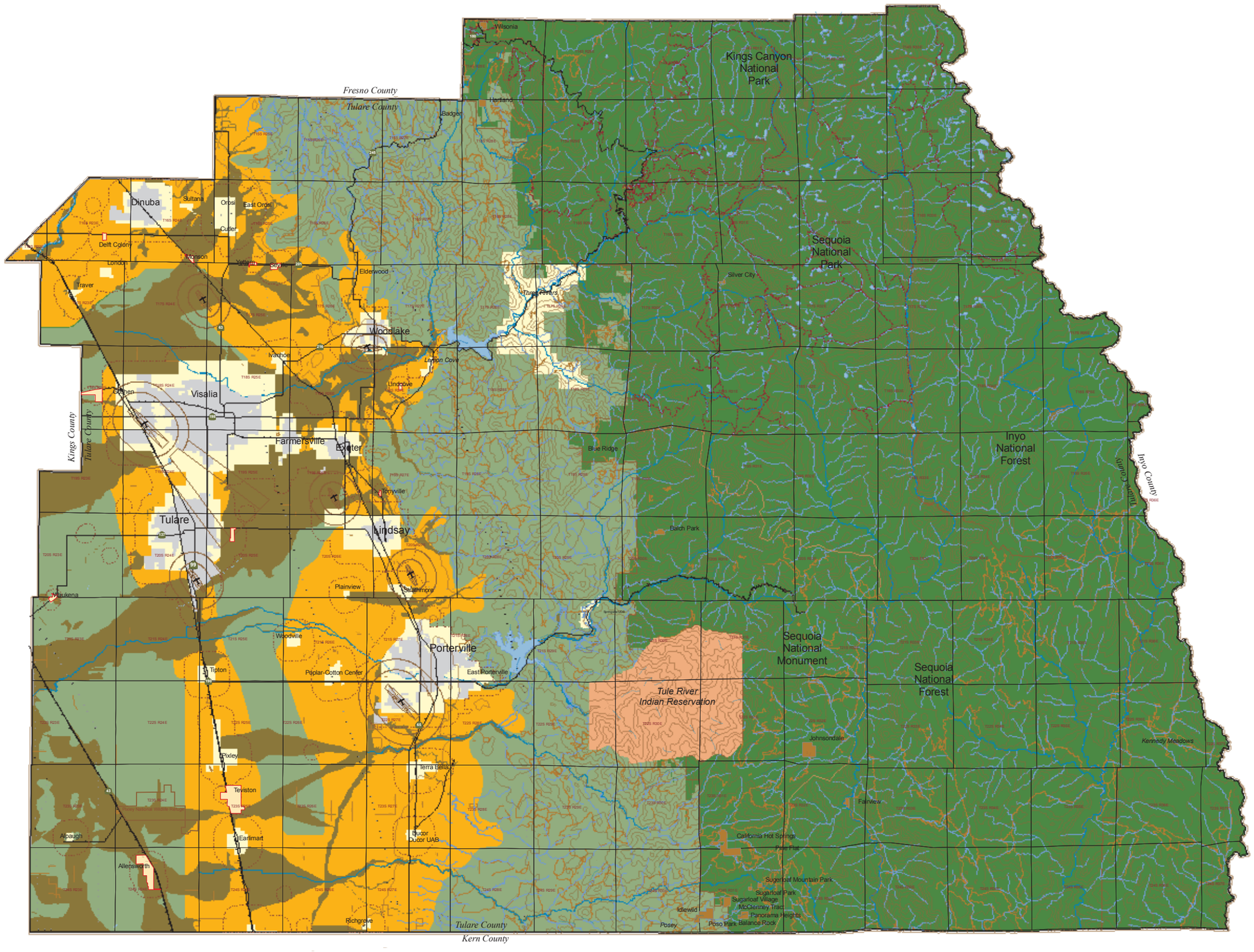

Legend

- Extensive Agriculture
- National and State Open Space Land
- Intensive Agriculture
- Urban Expansion
- Flood Plains
- Mountain Service Centers
- Tule River Indian Reservation
- Cities
- Lakes
- Airport Zones
- Streams
- Trails
- Townships
- Windsheds
- Railroads
- Power Transmission Lines
- Airports

N

Scale

0 2.5 5 Miles

0 2.5 5 Kilometers

Sources:

Tulare County and City Planning Staffs
United States Geological Survey
U.S. Bureau of Reclamation
U.S. Army Corps of Engineers
State of California, Division of Highways

Content:

Open Space for Urban Use
Water Preservation
Recreation
Scenic Corridors
Agriculture
Public Safety
Water Recharge Areas

0 5 10 20 30 Miles

Tulare County Plan For Open Space | Figure 8-1



9. Air Quality

The Air Quality Element is divided into the following sections:

- Regional Perspective (Section 9.1)
- Transportation Design (Section 9.2)
- Land Use/Design (Section 9.3)
- Air Pollution Control (Section 9.4)
- Work Plan/Implementation Measures (Section 9.5)

Key Terms

The following terms are used throughout this element to describe air quality issues:

Ambient Air Quality Standards. These standards measure outdoor air quality. They identify the maximum acceptable average concentrations of air pollutants during a specified period of time. These standards have been adopted at a State and federal level.

Best Available Control Measures (BACM). A set of programs that identify and implement potentially best available control measures affecting local air quality issues.

Beat Available Control Technologies (BACT). The most stringent emission limitation or control technique of the following:1.) Achieved in practice for such category and class of source 2.) Contained in any State Implementation Plan approved by the Environmental Protection Agency for such category and class of source. A specific limitation or control technique shall not apply if the owner of the proposed emissions unit demonstrates to the satisfaction of the APCO that such a limitation or control technique is not presently achievable 3.) Contained in an applicable federal New Source Performance Standard or 4.) Any other emission limitation or control technique, including process and equipment changes of basic or control equipment, found by the APCO to be cost effective and technologically feasible for such class or category of sources or for a specific source.

Carbon Dioxide (CO_2). A naturally occurring gas, and also a by-product of burning fossil fuels and biomass, as well as land-use changes and other industrial processes. It is the principal anthropogenic greenhouse gas that affects the Earth's radiative balance. It is the reference gas against which other greenhouse gases are measured and therefore has a Global Warming Potential of 1.

Carbon Monoxide (CO). Carbon monoxide is an odorless, colorless gas that is highly toxic. It is formed by the incomplete combustion of fuels and is emitted directly into the air (unlike ozone).

Climate Change. Climate change refers to a statistically significant variation in either the mean state of the climate or in its variability, persisting for an extended period (typically decades or longer). Climate

change may be due to natural internal processes or external forcings, or to persistent anthropogenic changes in the composition of the atmosphere or in land use.

Global Warming. Global warming is an average increase in the temperature of the atmosphere near the Earth's surface and in the troposphere, which can contribute to changes in global climate patterns. Global warming can occur from a variety of causes, both natural and human induced. In common usage, "global warming" often refers to the warming that can occur as a result of increased emissions of greenhouse gases from human activities.

Greenhouse Effect. Trapping and build-up of heat in the atmosphere (troposphere) near the Earth's surface. Some of the heat flowing back toward space from the Earth's surface is absorbed by water vapor, carbon dioxide, ozone, and several other gases in the atmosphere and then reradiated back toward the Earth's surface. If the atmospheric concentrations of these greenhouse gases rise, the average temperature of the lower atmosphere will gradually increase.

Greenhouse Gas. Any gas that absorbs infrared radiation in the atmosphere. Greenhouse gases include, but are not limited to, water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrochlorofluorocarbons (HCFCs), ozone (O_3), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6).

Hydrogen Sulfide (H_2S). Hydrogen sulfide is a highly toxic flammable gas. Because it is heavier than air, it tends to accumulate at the bottom of poorly ventilated spaces.

Lead (Pb). Lead is the only substance which is currently listed as both a criteria air pollutant and a toxic air contaminant. Smelters and battery plants are the major sources of the pollutant "lead" in the air. The highest concentrations of lead are found in the vicinity of nonferrous smelters and other stationary sources of lead emissions. The EPA's health-based national air quality standard for lead is 1.5 micrograms per cubic meter (æg/m_3) [measured as a quarterly average].

Metropolitan Planning Organization (MPO). Tulare County Association of Governments (TCAG) is the MPO for Tulare County. MPO's are responsible for developing reasonably available control measures (RACM) and best available control measures (BACM) for use in air quality attainment plans and for addressing Transportation Conformity requirements of the federal Clean Air Act.

Mobile Source. A mobile emission source is a moving object, such as on-road and off-road vehicles, boats, airplanes, lawn equipment, and small utility engines.

Nitrogen Oxides (Oxides of Nitrogen, NO_x). NO_x are compounds of nitric oxide (NO) and nitrogen dioxide (NO_2). NO_x are primarily created from the combustion process and are a major contributor to ozone smog and acid rain formation. NOx also forms ammonium nitrate particulate in chemical reactions that occur when NOx forms nitric acid and combines with ammonia. Ammonium nitrate particulate is an important contributor to PM10 and PM2.5.

Ozone (O_3). Ozone is a pungent, colorless, toxic gas created in the atmosphere rather than emitted directly into the air. O_3 is produced in complex atmospheric reactions involving oxides of nitrogen, reactive organic gases (ROG), and ultraviolet energy from the sun in a photochemical reaction. Motor vehicles are the major sources of O_3 precursors.

Ozone Precursors. Chemicals such as non-methane hydrocarbons, also referred to as ROG, and oxides of nitrogen, occurring either naturally or as a result of human activities, which contribute to the formation of ozone. A major component of smog.

Photochemical. Some air pollutants are direct emissions, such as the CO produced by an automobile's engine. Other pollutants, primarily O_3, are formed when two or more chemicals react (using energy from the sun) in the atmosphere to form a new chemical. This is a photochemical reaction.

Particulate Matter 2.5 Micrometers (PM2.5). The federal government has recently added standards for smaller dust particulates. PM2.5 refers to dust/particulates/aerosols that are 2.5 microns in diameter or smaller. Particles of this size can be inhaled more deeply in the lungs and the chemical composition of some particles is toxic and have serious health impacts.

Particulate Matter 10 Micrometers (PM10). Dust and other particulates exhibit a range of particle sizes. Federal and State air quality regulations reflect the fact that smaller particles are easier to inhale and can be more damaging to health. PM10 refers to dust/particulates that are 10 microns in diameter or smaller. The fraction of PM between PM2.5 and PM10 is comprised primarily of fugitive dust. The particles between PM10 and PM2.5 are primarily combustion products and secondary particles formed by chemical reactions in the atmosphere.

Reactive Organic Gas (ROG). A photo chemically reactive chemical gas, composed of non-methane hydrocarbons that may contribute to the formation of smog. Also sometimes referred to as Volatile Organic Compounds (VOCs).

Reasonable Available Control Measures (RACM). A broadly defined term referring to technologies and other measures that can be used to control pollution. They include Reasonably Available Control Technology and other measures. In the case of PM10, RACM refers to approaches for controlling small or dispersed source categories such as road dust, woodstoves, and open burning. Regional Transportation Planning Agencies are required to implement RACM for transportation sources as part of the federal ozone attainment plan process in partnership with the SJVAPCD.

Reasonable Available Control Technologies (RACT): Devices, systems, process modifications, or other apparatus or techniques that are reasonably available, taking into account: the necessity of imposing such controls in order to attain and maintain a national ambient air quality standard; the social, environmental, and economic impact of such controls; and alternative means of providing for attainment and maintenance of such a standard.

San Joaquin Valley Air Basin (SJVAB). An air basin is a geographic area that exhibits similar meteorological and geographic conditions. California is divided into 15 air basins to assist with the statewide regional management of air quality issues. The SJVAB extends in the Central Valley from San Joaquin County in the north to the valley portion of Kern County in the south.

San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAPCD is the regulatory agency responsible for developing air quality plans, monitoring air quality, developing air quality regulations, and permitting programs on stationary/industrial sources and agriculture and reporting air quality data for the SJVAB. The SJVAPCD also regulates indirect sources and has limited authority over transportation sources through the implementation of transportation control measures (TCM).

Sensitive Receptors. Sensitive receptors are defined as land uses that typically accommodate sensitive population groups such as long-term health care facilities, rehabilitation centers, retirement homes, convalescent homes, residences, schools, childcare centers, and playgrounds.

Sensitive Population Groups. Sensitive population groups are a subset of the general population that are at greater risk than the general population to the effects of air pollution. These groups include the elderly, infants and children, and individuals with respiratory problems, such as asthma.

Sulfur Dioxide (SO_2). Sulfur dioxide belongs to the family of SOx. These gases are formed when fuel containing sulfur (mainly coal and oil) is burned, and during metal smelting and other industrial processes.

Stationary Source. A stationary emission source is a non-mobile source, such as a power plant, refinery, or manufacturing facility.

Sulfates. Sulfates occur as microscopic particles (aerosols) resulting from fossil fuel and biomass combustion. SOx can form sulfuric acid in the atmosphere that in the presence of ammonia forms ammonium sulfate particulates, a small but important component of PM10 and PM2.5. Sulfates increase the acidity of the atmosphere and form acid rain.

Transportation Conformity. A federal requirement for transportation plans and projects to demonstrate that they will not result in emissions that exceed attainment plan emission budgets or exceed air quality standards.

Transportation Control Measures (TCMs). Any measure that is identified for the purposes of reducing emissions or concentrations of air pollutants from transportation sources by reducing vehicle use or changing traffic flow or congestion conditions.

Transportation Management Agencies. Transportation Management Agencies are private, non-profit, member-controlled organizations that provide transportation services in a particular area, such as a commercial district, mall, medical center, or industrial park. Transportation Management Agencies are appropriate for any geographic area where there are multiple employers or businesses clustered together that can benefit from cooperative transportation management or parking brokerage services. Regional and local governments, business associations, and individual businesses can all help establish Transportation Management Agencies.

Transportation Management Associations (TMAs). Groups of employers uniting together to work collectively to manage transportation demand in a particular area.

Tulare County Association of Governments (TCAG). TCAG is the Transportation Planning Agency (TPA) for Tulare County. TCAG is also designated as a Metropolitan Planning Organization (MPO), the agency responsible for preparing long range Regional Transportation Plans and demonstrating Transportation Conformity with air quality plans.

Wood-burning Devices. Wood-burning devices are designed to burn “solid fuels” such as cordwood, pellet fuel, manufactured logs, or any other non-gaseous or non-liquid fuels.

Existing Conditions Overview

Unlike other air basins in California, the pollution in the San Joaquin Valley Air Basin (SJVAB) is not produced by large urban areas. Instead, emissions are generated by many moderate sized communities and rural uses. Emission levels in the Central Valley have been decreasing overall since 1990. This can be primarily attributed to motor vehicle emission controls that reduce the amount of vehicle emissions and controls on industrial/stationary sources. In spite of these improvements, the San Joaquin Valley is still identified as having some of the worst air quality in the nation.

The main source of CO and NO_x emissions is motor vehicles. The major contributors to ROG emissions are mobile sources and agriculture. ROG emissions from motor vehicles have been decreasing since 1985 due to stricter standards, even though the vehicle miles have been increasing. Stationary source regulations implemented by the SJVAPCD have also substantially reduced ROG emissions. ROG from

natural sources (mainly from trees and plants) is the largest source of this pollutant in Tulare County. Atmospheric modeling accomplished for recent ozone planning efforts has found that controlling NOx is more effective at reducing ozone concentrations than controlling ROG. However, controls meeting RACT and BACT are still required for SJVAPCD plans.

The SJVAB has been ranked the 2nd worst in the United States for O_3 levels, even though data shows that overall O_3 has decreased between 1982 and 2001.

Direct PM10 emissions have decreased between the years 1975 and 1995 and have remained relatively constant since 2000. The main sources of PM10 in the SJVAB are from vehicles traveling on unpaved roads and agricultural activities. Regional Transportation Planning Agencies must implement BACM for sources of fine particulate matter (PM10) to comply with federal attainment planning requirements for PM10.

Attainment status is based on air quality measurements throughout the entire SJVAB. A violation at a single air monitoring station anywhere in the air basin leads to a non-attainment designation for the entire air basin. In summary, the attainment status of Tulare County is as follows:

- **O_3. 1-hour Ozone**. In 2005 EPA revoked the 1-hour ambient air quality standard so there is no federal designation. Although the standard was revoked, the SJVAPCD was required to continue to implement many of the 1-hour planning requirements. The SJVAB is currently classified as non-attainment/severe for the State standard. The California Air Resources Board submitted the 2004 Extreme Ozone Attainment Demonstration Plan to the EPA on November 15, 2004. On August 21, 2008, the District adopted Clarifications for the 2004 Extreme Ozone Attainment Demonstration Plan for 1-hour Ozone. On June 30, 2009, EPA proposed approval and partial disapproval of San Joaquin Valley's 2004 Extreme Ozone Attainment Plan for 1-hour ozone

  8-hour Ozone. Attainment status is designated non-attainment for the State. On April 30, 2007 the Governing Board of the San Joaquin Valley Air Pollution Control District voted to request the EPA to reclassify the San Joaquin Valley Air Basin as nonattainment/extreme for the federal 8-hour ozone standard. The California Air Resources Board, on June 14, 2007, approved this request and forwarded it to the EPA for action on November 16, 2007. The reclassification would become effective upon EPA final rule making after a notice and comment process and is not yet in effect..

- **PM10**. Federal attainment status for the County is Attainment as of September 28, 2008. The SJVAB and the County are designated nonattainment for the State.

- **PM2.5**. The County is classified as non-attainment for both State and federal standards.

- **Carbon Monoxide: CO**. Tulare County is in attainment/unclassified for both State and federal standards.

- **Nitrogen Dioxide: NO_2**. Tulare County is attainment/unclassified at the federal level and classified attainment at the State level.

- **Sulfur Dioxide: SO_2**. Tulare County is in attainment/unclassified at the federal level, and classified attainment at the State level.

- **Sulfates (no federal standard)**. Tulare County is classified attainment at the State level.

- **Lead (no federal designation)**. Tulare County is classified attainment at the State level.

- **Hydrogen Sulfide: H_2S (no federal standard)**. Unclassified by the State.

- **Visibility Reducing Particles (no federal standard)**. Unclassified by the State.

- **Vinyl Chloride (no federal standard)**. Tulare County is classified attainment at the State level.

The County is subject Assembly Bill (AB) 170, Section 65302.1 of the California Government Code, which requires all 59 cities and 8 counties within the boundaries of the San Joaquin Valley Air Pollution Control District to include Air Quality Elements or air quality goals, policies, and implementation strategies in other elements of their General Plans. Tulare County has opted to provide a separate Air Quality Chapter in the General Plan as a means to highlight the importance of this issue to County residents and to convey the interconnectedness of land use, transportation, and air quality in a single location in the General Plan. AB 170 also requires a Background Report describing local air quality conditions including air quality monitoring data, emission inventories, lists of significant source categories, attainment status and designations, and applicable State and Federal air quality plans and transportation plans. This information is provided in Section 6 of the General Plan Background Report.

In addition, at the time of preparation of this General Plan update, there is growing concern regarding indications of global climate changes due to greenhouse gases (such as CO_2, N_2O, CH_4, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) emissions. On June 1, 2005, Governor Schwarzenegger issued Executive Order S-3-05 recognizing global warming and its impacts, establishing targets for greenhouse gas emissions, requiring a biennial assessment of climate change impacts and the development of impact mitigation/adaptation plans, and requiring the formation or an interagency team to implement the Order. Additionally, the State of California adopted the Global Warming Solutions Act of 2006 (commonly referred to as Assembly Bill (AB) 32), Health and Safety Code Sections 38501 et seq., directing the California Air Resources Control Board (CARB) to develop and adopt statewide greenhouse gas emission limits designed to achieve statewide emission levels equivalent to those in 1990 by 2020, along with regulations to require reporting and verification of greenhouse gas emissions and to monitor and enforce compliance with this program. CARB adopted the Climate Change Scoping Plan in December 2008. The Scoping Plan proposes a set of actions designed to reduce overall carbon emissions in California to meet the target emission levels. The Scoping Plan states that local governments are “essential partners” in the effort to reduce greenhouse gas emissions, and that they have “broad influence and, in some cases, exclusive jurisdiction” over activities that contribute to greenhouse gas emissions.

It is the County’s intention to comply with State law requirements and to pursue goals and policies that enhance the quality of life and public welfare of County residents. To this end, a number of the goals and policies in this Element, as well as other elements including Chapter 2-Planning Framework, Chapter 4-Land Use, Chapter 5-Economic Development, Chapter 8-Environmental Resources Management, Chapter 13-Transportation and Circulation, and Chapter 14-Public Facilities and Services, seek to reduce the impacts of air pollution, air pollution sources, and greenhouse gas emissions. Some of the featured policies and implementation measures direct growth into compact areas such as urban development boundaries or corridors, incorporate smart growth and healthy community principles, encourage energy efficiency, promote development of renewable energy sources, and use of energy conservation measures. Additional Policies and Implementation Measures include promoting green building practices in design, construction and renovation, and incorporating efficiency in transportation and circulation design to reduce or minimize vehicle trips.

9.1 Regional Perspective

AQ-1 To improve air quality through a regional approach and interagency cooperation.

AQ-1.1 Cooperation with Other Agencies
The County shall cooperate with other local, regional, Federal, and State agencies in developing and implementing air quality plans to achieve State and federal Ambient Air Quality Standards. The County shall partner with the SJVAPCD, Tulare County Association of Governments (TCAG), and the California Air Resource Board to achieve better air quality conditions locally and regionally.

AQ-1.2 Cooperation with Local Jurisdictions
The County shall participate with cities, surrounding counties, and regional agencies to address cross-jurisdictional transportation and air quality issues.

AQ-1.3 Cumulative Air Quality Impacts
The County shall require development to be located, designed, and constructed in a manner that would minimize cumulative air quality impacts. Applicants shall be required to propose alternatives as part of the State CEQA process that reduce air emissions and enhance, rather than harm, the environment.

AQ-1.4 Air Quality Land Use Compatibility
The County shall evaluate the compatibility of industrial or other developments which are likely to cause undesirable air pollution with regard to proximity to sensitive land uses, and wind direction and circulation in an effort to alleviate effects upon sensitive receptors.

AQ-1.5 California Environmental Quality Act (CEQA) Compliance
The County shall ensure that air quality impacts identified during the CEQA review process are consistently and reasonable mitigated when feasible.

AQ-1.6 Purchase of Low Emission/Alternative Fuel Vehicles
The County shall encourage County departments and agencies to replace existing vehicles with low emission/alternative fuel vehicles as appropriate.

AQ-1.7 Support Statewide Climate Change Solutions
The County shall monitor and support the efforts of Cal/EPA, CARB, and the SJVAPCD, under AB 32 (Health and Safety Code §38501 et seq.), to develop a recommended list of emission reduction strategies. As appropriate, the County will evaluate each new project under the updated General Plan to determine its consistency with the emission reduction strategies.

AQ-1.8 Greenhouse Gas Emissions Reduction Plan/Climate Action Plan
The County will develop a Greenhouse Gas Emissions Reduction Plan (Plan) that identifies greenhouse gas emissions within the County as well as ways to reduce those emissions. The Plan will incorporate the requirements adopted by the California Air Resources Board specific to this issue. In addition, the County will work with the Tulare County Association of Governments and other applicable agencies to include the following key items in the regional planning efforts.

1. Inventory all known, or reasonably discoverable, sources of greenhouse gases in the County,

2. Inventory the greenhouse gas emissions in the most current year available, and those projected for year 2020, and
3. Set a target for the reduction of emissions attributable to the County's discretionary land use decisions and its own internal government operations.

AQ-1.9 Support Off-Site Measures to Reduce Greenhouse Gas Emissions
The County will support and encourage the use of off-site measures or the purchase of carbon offsets to reduce greenhouse gas emissions.

AQ-1.10 Alternative Fuel Vehicle Infrastructure
County shall support the development of necessary facilities and infrastructure needed to encourage the use of low or zero-emission vehicles (e.g. electric vehicle charging facilities and conveniently located alternative fueling stations, including CNG filling stations.

9.2 Transportation Design

AQ-2 To improve air quality by reducing air emissions related to transportation.

AQ-2.1 Transportation Demand Management Programs
The County shall coordinate and provide support for County Transportation Demand Management programs with other public and private agencies, including programs developed by the TCAG and the SJVAPCD.

AQ-2.2 Indirect Source Review
The County shall require major development projects, as defined by the SJVAPCD, to reasonably mitigate air quality impacts associated with the project. The County shall notify developers of SJVAPCD Rule 9510 – Indirect Source Review requirements and work with SJVAPCD to determine mitigations, as feasible, that may include, but are not limited to the following:

1. Providing bicycle access and parking facilities,
2. Increasing density,
3. Encouraging mixed use developments,
4. Providing walkable and pedestrian-oriented neighborhoods,
5. Providing increased access to public transportation,
6. Providing preferential parking for high-occupancy vehicles, car pools, or alternative fuels vehicles, and
7. Establishing telecommuting programs or satellite work centers.

AQ-2.3 Transportation and Air Quality
When developing the regional transportation system, the County shall work with TCAG to comprehensively study methods of transportation which may contribute to a reduction in air pollution in Tulare County. Some possible alternatives that should be studied are:

1. Commuter trains (Light Rail, Amtrak, or High Speed Rail) connecting with Sacramento, Los Angeles, and San Francisco, with attractive services scheduled up and down the Valley,

2. Public transportation such as buses and light rail, to serve between communities of the Valley, publicly subsidized if feasible,
3. Intermodal public transit such as buses provided with bicycle racks, bicycle parking at bus stations, bus service to train stations and airports, and park and ride facilities, and
4. Community transportation systems supportive of alternative transportation modes, such as cycling or walking trails, with particular attention to high-density areas.

AQ-2.4 Transportation Management Associations
The County shall encourage commercial, retail, and residential developments to participate in or create Transportation Management Associations (TMAs) that may assist in the reduction of pollutants through strategies that support carpooling or other alternative transportation modes.

AQ-2.5 Ridesharing
The County shall continue to encourage ridesharing programs such as employer-based rideshare programs.

9.3 Land Use/Design

AQ-3 To improve air quality and minimize impacts to human health and the economy of the County through smart land use planning and design.

AQ-3.1 Location of Support Services
The County shall encourage the location of ancillary employee services (including, but not limited to, child care, restaurants, banking facilities, convenience markets) near major employment centers for the purpose of reducing midday vehicle trips.

AQ-3.2 Infill Near Employment
The County shall identify opportunities for infill development projects near employment areas within all unincorporated communities and hamlets to reduce vehicle trips.

AQ-3.3 Street Design
The County shall promote street design that provides an environment which encourages transit use, biking, and pedestrian movements.

AQ-3.4 Landscape
The County shall encourage the use of ecologically based landscape design principles that can improve local air quality by absorbing CO_2, producing oxygen, providing shade that reduces energy required for cooling, and filtering particulates. These principles include, but are not limited to, the incorporation of parks, landscaped medians, and landscaping within development.

AQ-3.5 Alternative Energy Design
The County shall encourage all new development, including rehabilitation, renovation, and redevelopment, to incorporate energy conservation and green building practices to maximum extent feasible. Such practices include, but are not limited to: building orientation and shading, landscaping, and the use of active and passive solar heating and water systems.

AQ-3.6 Mixed Land Uses
The County shall encourage the clustering of land uses that generate high trip volumes, especially when such uses can be mixed with support services and where they can be served by public transportation.

9.4 Air Pollution Control

AQ-4 To implement the best available controls and monitoring necessary to regulate air emissions.

AQ-4.1 Air Pollution Control Technology
The County shall utilize the BACM and RACM as adopted by the County to support SJVAPCD air quality attainment plans to achieve and maintain healthful air quality and high visibility standards. These measures shall be applied to new development approvals and permit modifications as appropriate.

AQ-4.2 Dust Suppression Measures
The County shall require developers to implement dust suppression measures during excavation, grading, and site preparation activities consistent with SJVAPCD Regulation VIII – Fugitive Dust Prohibitions. Techniques may include, but are not limited to, the following:

1. Site watering or application of dust suppressants,
2. Phasing or extension of grading operations,
3. Covering of stockpiles,
4. Suspension of grading activities during high wind periods (typically winds greater than 25 miles per hour), and
5. Revegetation of graded areas.

AQ-4.3 Paving or Treatment of Roadways for Reduced Air Emissions
The County shall require that all new roads be paved or treated to reduce dust generation where feasible as required by SJVAPCD Regulation VIII, Rule 8061- Paved and Unpaved Roads. For new projects with unpaved roads, funding for roadway maintenance shall be adequately addressed and secured.

AQ-4.4 Wood Burning Devices
The County shall require the use of natural gas where service is available or the installation of low-emission, EPA-certified fireplace inserts in all open hearth fireplaces in new homes as required under the SJVAPCD Rule 4901– Woodburning Fireplaces and Woodburning Heaters. The County shall promote the use of natural gas over wood products in space heating devices and fireplaces in all existing and new homes.

AQ-4.5 Public Awareness
The County shall promote public awareness of the seriousness and extent of the existing air quality problems.

AQ-4.6 Asbestos Airborne Toxic Control and Dust Protection

Asbestos is of concern to Tulare County because it occurs naturally in surface deposits of several types of ultramafic materials (materials that contain magnesium and iron and a very small amount of silica). Asbestos emissions can result from the sale or use of asbestos-containing materials, road surfacing with such materials, grading activities, and surface mining.

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9.5 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall work with TCAG to develop an enhanced public information program aimed at reducing trips and improving air quality awareness.	AQ-1.1 AQ-4.5	RMA	■			
2. The County shall investigate the feasibility of providing financial or other incentives to hamlets and communities in the County that practice air quality sensitive development.	AQ-1.1 AQ-1.2 AQ-1.3	RMA		■		
3. The County shall review all discretionary permit applications to consider cumulative air impacts through the CEQA process, and require the preparation of an EIR with alternatives if a fair argument can be made that there will be significant impacts on air quality.	AQ-1.3	RMA, Planning				■
4. The County, in coordination with the SJVAPCD, shall consider standard methods for determining and mitigating project air quality impacts and related thresholds of significance for use in environmental documents.	AQ-1.3 AG-1.4 AQ-1.5	RMA, Planning	■			
5. The County shall continue to provide services for the removal of debris/materials after wind and/or rain runoff as per Regulation VIII of the SJVAPCD.	AQ-1.3 AQ-4.2	RMA				■
6. The County shall continue to provide water trucks at its refuse sites to stabilize unpaved access roads to prevent fugitive dust emissions and shall conduct a periodic review of the effectiveness of this measure to reduce dust and other air pollution impacts.	AQ-4.1 AQ-4.2 AQ-4.3	RMA				■
7. The County shall conduct a periodic review of the performance and maintenance records of its existing hybrid and alternative fuels vehicles fleet to the Board of Supervisors.	AQ-1.6	RMA				■
8. The County shall continue to increase expansion and enhancement of existing public transit services.	AQ-2.2 AQ-2.3	RMA; Transit				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
9. The County shall develop and implement an outreach program to inform major employers (100 or more employees) of the Commuter Choice Program, a federal law that compliments parking cash-outs and SJVAPCD Rule 9410 – Employer Based Trip Reduction. The Commuter Choice Program provides for benefits that employers can offer to employees to commute to work by certain methods and Rule 9410 requires employers to implement a Trip Reduction Implementation Plan.	AQ-2.2 AQ-2.3 AQ-2.4 AQ-2.5	RMA				■
10. The County shall continue to evaluate and implement flextime programs (non-traditional work hour programs) for County employees to limit County staff commuting during peak hours.	AQ-2.2 AQ-2.4 AQ-2.5	RMA				■
11. The County shall identify opportunities for infill sites in all new community updates, hamlet plans, and redevelopment project area plans as they are prepared over time.	AQ-3.2	RMA				■
12. The County shall encourage LEED and LEED- ND certification for new development or similar rating system that promotes energy conservation and sustainability.	AQ-3.5 LU-7.15	RMA				■
13. The County will work with TCAG in refining and maintaining a current set of RACM and BACM that can be used in reviewing and conditioning transportation and circulation projects with air emissions.	AQ-4.1	RMA, Planning				■
14. In order to reduce the dust impacts of new development on adjoining residences, the County shall require adequate watering and dust control measures to prevent visible emissions exceeding 20 percent opacity from construction sites and roads as a condition of approval.	AQ-4.3	RMA, Dev. Services				■
15. The County shall require the following regulated activities including construction or digging on a site containing naturally occurring asbestos in rock or soils and the sale or use of serpentine	AQ-4.6	RMA, Planning				■

	Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
	material or rock containing asbestos materials for surfacing to conform with the asbestos-related regulations and programs, including implementation of Title 17, Section 93105 and 93106 of the California Code of Regulations (Asbestos Airborne Toxic Control Measure-Asbestos-Containing Serpentine) and Rule 4002 and Rule 7050 as implemented and enforced by the SJVAPCD.						
16.	The County shall develop and maintain a climate action plan. The climate action plan shall include the following elements: an emissions inventory, emission reduction targets, applicable greenhouse gas control measures, and monitoring and reporting plan.	AQ 1.8	RMA, Planning	■			■
17.	The County may inspect County facilities to evaluate energy use, the effectiveness of water conservation measures, production of GHGs, use of recycled and renewable products and indoor air quality to develop recommendations for performance improvement or mitigation. The County shall update the audit periodically and review progress towards implementation of its recommendations.	AQ 1.9	RMA, Planning	■			■

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10. Health and Safety

The Health and Safety Element is divided into the following sections:

- General (Section 10.1)
- Geologic and Seismic Hazards (Section 10.2)
- Airport Hazards (Section 10.3)
- Hazardous Materials (Section 10.4)
- Flood Hazards (Section 10.5)
- Urban and Wildland Fire Hazards (Section 10.6)
- Emergency Response (Section 10.7)
- Noise (Section 10.8)
- Healthy Communities (Section 10.9)
- Work Plan/Implementation Measures (Section 10.10)

Key Terms

The following terms are used throughout this Element to describe health and safety issues:

"A" Weighted Sound Level. Means a sound level in decibels as measured with a sound level meter using the "A" weighted network (scale) at slow meter response. The unit of measurement is referred to herein as dB. The "A" weighted network responds to the frequency content of noise in a manner similar to the human ear.

CNEL. Means Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after addition of ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m. Nighttime and evening penalties are intended to compensate for the increased potential for annoyance during these more sensitive times of the day or night.

Critical Facilities. Facilities housing or serving many people, that are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

Decibel (dB). A unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure (which is 20 micronewtons per square meter).

Equivalent Energy Level, "L_{eq}". Means the sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8, and 24-hour sample periods.

Fault. A fault is a fracture in the Earth's crust that is accompanied by displacement between the two sides of the fault. An active fault is defined as a fracture that has shifted in the last 10,000 to 12,000 years (Holocene Period). A potentially active fault is one that has been active in the past 1.6 million years (Quaternary Period). A sufficiently active fault is one that shows evidence of Holocene displacement on one or more of its segments or branches.

Floodplain. Land adjacent to a stream, slough, or river that is subject to flooding or inundation from a storm event. Federal Emergency Management Administration (FEMA) defines the floodplain to be the area inundated by a 100-year flood.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Hazardous Materials. A hazardous material is defined by the California Code of Regulations (CCR) as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or deposed of (*CCR, Title 22, Division 4.5, Chapter 10, Article 2, § 66260.10*).

L_{dn}. Means Day/Night Average Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m. to account for increased human sensitivity during these hours.

L_{max}. Means the maximum A-weighted noise level recorded during a noise event.

Noise Sensitive Land Use. Noise sensitive receptors that include residential areas, hospitals, convalescent homes and facilities, schools, and other similar land uses.

Existing Conditions

Tulare County has many health and safety concerns, both human-made and naturally occurring, from noise, airport hazards, and hazardous materials, to flooding, and fires.

Tulare County is divided into two major physiographic and geologic provinces: the Sierra Nevada Mountains and the Central Valley. There are no known active faults in Tulare County. Tulare County rarely feels the effects of even the largest earthquakes from the nearest major fault line, the San Andreas Fault.

Tulare County also has human-made hazards such as airports, hazardous materials, and noise. Tulare County utilizes the Comprehensive Airport Land Use Plan (CALUP) to minimize danger to the public while still providing aviation services for public use airports in the County. Hazardous wastes are handled according to State and Federal law and the County's Hazardous Waste Management Plan.

Tulare County's noise producers include highways and roads, railroads, manufacturing plants, airports, and agricultural operations.

Land use, the built environment, and transportation options can also effect communities and contribute to the health, safety, and quality of life. One of the many means of preventing premature death is through crime prevention and promoting healthy lifestyles by means of community design.

Tulare County has a long history of flooding along its major rivers: the Kings, Kaweah, and Tule Rivers. In 1997, flooding occurred in Three Rivers, Springville, Lindsay, and Earlimart. In 2006, flooding occurred in Cutler-Orosi. Recent improvements to raise the elevation of the spillway at Terminous Dam and planned improvements to the Lake Success Dam will help to minimize future flood risk.

Tulare County has both urban and wildland fire hazards, creating the potential for injury, loss of life, and property damage.

Tulare County is served by several public safety and emergency response agencies. The County works closely with these agencies to ensure emergency preparedness.

Assembly Bill 162 (2007 Ca.Stats. 369) and Senate Bill 5 (2007 Ca.Stats. 364)

Assembly Bill 162 (AB 162), adopted in 2007, amended Government Code Section 65302(d)(3) and (g)(2)) to require cities and counties to identify information regarding flood hazards upon revision of the jurisdiction's housing element on or after January 1, 2009. The requirements of Government Code Section 65302 (d)(3) and (g)(2)(A) are addressed in this General Plan Update as follows:

Figure 10-1 (Flood Hazards and Faults) displays information based on historic and current data regarding flood waters. Figure 10-1 shows:

1) The flood hazard zones (i.e. 100 and 500 Year Flood Zones) from the National Flood Insurance Rate maps published by Federal Emergency Management Agency (FEMA);
2) The dam failure inundation maps prepared pursuant to Section 8589.5 that are available from California Emergency Management Agency;
3) The California Department of Water Resources (DWR) Awareness Floodplain Mapping Program maps.

Figure 10-2 (Fire Threat) shows:

1) Data on areas vulnerable to wildfire; and,
2) Urban development boundaries, hamlet development boundaries, and mountain service centers where existing and planned development will occur including structures, roads, utilities, and essential public facilities.

Used in conjunction, Figures 10-1 and 10-2 show areas where FEMA flood zones and fire threats overlap to identify areas vulnerable to flooding after wildfires; The Figures also show where flood hazard zones are within these urban boundaries.

Furthermore, Figure 10-1, along with Figure 8-1 (Tulare County Plan For Open Space) in Chapter 8, the Environmental Resource Management Element, Part I, identifies rivers, creeks, streams, flood corridors, and all open space land, including riparian habitat, that may accommodate floodwater for the purposes of groundwater recharge and stormwater management.

Senate Bill 5 (SB 5), also adopted in 2007, authorized the State Department of Water Resources (DWR) to develop the Best Available Maps (BAM) displaying 100- and 200-year floodplains for areas located within the Sacramento-San Joaquin (SAC-SJ) Valley watershed. SB 5 requires that these maps contain the best available information on flood hazards and be provided to cities and counties in the SAC-SJ Valley watershed. This effort was completed by DWR in 2008. Tulare County is not in the SAC-SJ Valley watershed, and 200-year floodplains for Tulare County were not included as a part of that study. The DWR has two Levee Flood Protection Zone (LFPZ) maps within the Sacramento River

Basin and the San Joaquin River Basin. According to the San Joaquin River Basin map there is no LFPZ for the Tulare County area. Furthermore, the County has not designated any levee protection zones. Areas subject to inundation in the event of the failure of the levees or floodwalls in proximity to the City of Visalia are included in the FEMA information set forth in Figures 10-1 and 8-1, "FEMA 100 Year Flood Zone" and "FEMA 500 Year Flood Zone."[1]

The designated floodway maps from the former Reclamation Board, a predecessor to the Central Valley Flood Protection Board with a larger study area, were used to establish the Tulare County Flood Prevention Ordinance (Ordinance Code of Tulare County, Part VII, Chapter 27) Flood Plain zones. The Ordinance defines "floodway" as:

"FLOODWAY" means the channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. The floodway is delineated on the Flood Boundary Floodway Map, on maps adopted by the State Reclamation Board when acting within its jurisdiction, and/or on the County Zoning Map (signified by the F-1, Primary Flood Plain Zone). The designated floodway maps are provided in General Plan Figure 10-3.

In addition, the Tulare County Flood Control Master Plan (FCMP) was adopted by the Tulare County Board of Supervisors in 1972 upon the recommendations of the Tulare County Flood Control District. This Element of the General Plan addresses issues particularly related to flood control along natural watercourses in Tulare County. This adopted Element is incorporated into this General Plan Update document as Chapter 15 but is not being amended at this time.

The Tulare County Flood Control Master Plan also contains historical date on flooding, including locally prepared maps of areas subject to flooding, and sites that have been repeatedly damaged by flooding. Historical information about flood hazards from the United States Army Corps of Engineers (USACE) is also included in the Flood Control Master Plan as noted in its selected bibliography on page 58. According to the Army Corp of Engineers Cal EMA now controls authorship of any studies used to process flood information from the USACE by 1986. Furthermore, information from the Cal EMA website included in Figure 10-1, states that its information is based upon information from the USACE.[2] In July 2012 the County contacted the USACE by phone and by email, but has received no additional relevant information.

In accordance with 65302 (g) (2) (B and C) the County has included Policies (Section 10.5 Flood Hazards and 10.6 Urban and Wildland Fire Hazards) and Implementation Measures in sections 10.10 based upon the above information. The General Plan Policies and implementation measures used in conjunction with the County's zoning and flood ordinances provide a reasonable protection of county uses from unreasonable risk of flooding.

Existing and planned development in flood hazard zones can be viewed by comparing Figures 10-1 and Figure 4-1. Local, state, and federal agencies with responsibility for flood protection include; California Department of Water Resources, US Department of Interior, Geological Survey, Corp of

[1] The levees in the Visalia area were not certified at the time of publication of the updated Visalia area Flood Insurance Rate Maps (FIRMs) in 2008. Uncertified levees are therefore not relied upon in mapping flood information, as discussed under 44 CFR § 65.10 or the previous freeboard policy in place since February 10, 1981 (51 Fed. Reg. 30305 (August 25, 1986)). FEMA guidance also notes that "Decertified and uncertified levees will not be depicted on flood maps as providing the required level of protection. The areas behind these levees will be mapped as a high-risk areas and flood insurance will be required for buildings behind the levee with a federally backed mortgage." (FEMA, The NFIP and Levees Frequently Asked Questions, October 2006, page 3.)

[2] See http://myplan.calema.ca.gov/ under "Flood/CA Specific" noting that "100-Year Floodplains" information is based in part upon "USACE Comprehensive Study."

Engineers, Department of the Army, Tulare County Flood Control District, Tulare County Planning Division, Three Rivers Soil Conservation District, Natural Resource Soil Conservation Service Department of Agriculture, Division of Soil Conservation State of California, Bureau of Reclamation, Southern San Joaquin Valley Flood Control and Water Conservation Association, California Regional Water Quality Control Board, Central Valley Region, California Department of Conservation, Kings River Conservation District, California Water Resources Control Board, and the Kaweah Delta Water Conservation District.

Additional Groundshaking and Landslide Information Resources

Tulare County is characterized as Severity Zone "Nil" and "Low" groundshaking with zero (no) declared landslides according to the updated report "State of California Multi‐Hazard Mitigation Plan Chapter 6 - Other Hazards: Risks and Strategies" (published in October 2010) by the California Geological Survey, Department of California. This report does provide very general statewide maps of both "Landslide Hazard Potential" and "Declared Landslide (1950 to 2009) Events" and so is an additional resource for information that can be used in site specific project analysis in addition to Figure 10-4 Ground Shaking and Landslide Potential for Tulare County in this chapter. The referenced mapping specific to ground shaking and earthquake shaking potential within Tulare County taken from the Department of Conservation website indicate that Tulare County is located some distance from known, active faults and will experience lower levels of shaking less frequently. In most earthquakes, only weaker, masonry buildings would be damaged. However, very infrequent earthquakes could still cause strong shaking within Tulare County.

10.1 General

HS-1 To protect County residents and visitors from injury and damage resulting from natural catastrophes, man-made events, and hazardous conditions.

HS-1.1 Maintain Emergency Public Services
The County shall ensure that during natural catastrophes and emergency situations, the County can continue to provide essential emergency services.

HS-1.2 Development Constraints
The County shall permit development only in areas where the potential danger to the health and safety of people and property can be mitigated to an acceptable level.

HS-1.3 Hazardous Lands
The County shall designate areas with a potential for significant hazardous conditions for open space, agriculture, and other appropriate low intensity uses.

HS-1.4 Building and Codes
Except as otherwise allowed by State law, the County shall ensure that all new buildings intended for human habitation are designed in compliance with the latest edition of the California Building Code, California Fire Code, and other adopted standards based on risk (e.g., seismic hazards, flooding), type of occupancy, and location (e.g., floodplain, fault).

HS-1.5 Hazard Awareness and Public Education
The County shall continue to promote awareness and education among residents regarding possible natural hazards, including soil conditions, earthquakes, flooding, fire hazards, and emergency procedures.

HS-1.6 Public Safety Programs
The County shall promote public safety programs, including neighborhood watch programs, child identification and fingerprinting, public awareness and prevention of fire hazards, and other public education efforts.

HS-1.7 Safe Housing and Structures
The County shall continue to seek grant funding for the rehabilitation of deteriorated and dilapidated structures and provide available information regarding housing programs and other public *services.*

HS-1.8 Response Times Planning in GIS
The County shall utilize its Geographic Information Systems (GIS) technology to track fire and law enforcement responses times and provide technical assistance to fire and law enforcement agencies.

HS-1.9 Emergency Access
The County shall require, where feasible, road networks (public and private) to provide for safe and ready access for emergency equipment and provide alternate routes for evacuation.

HS-1.10 Emergency Services Near Assisted Living Housing
In approving new facilities, such as nursing homes, housing for the elderly and other housing for the mentally and physically infirm, to the extent possible, the County shall ensure that such facilities are located within reasonable distance of fire and law enforcement stations.

ⓘ *See also Chapter 14-Public Facilities and Services, Policy PFS-7.5: Fire Staffing and Response Time Standards and Policy PFS -7.9: Sheriff Response Time.*

HS-1.11 Site Investigations
The County shall conduct site investigations in areas planned for new development to determine susceptibility to landslides, subsidence/settlement, contamination, and/or flooding.

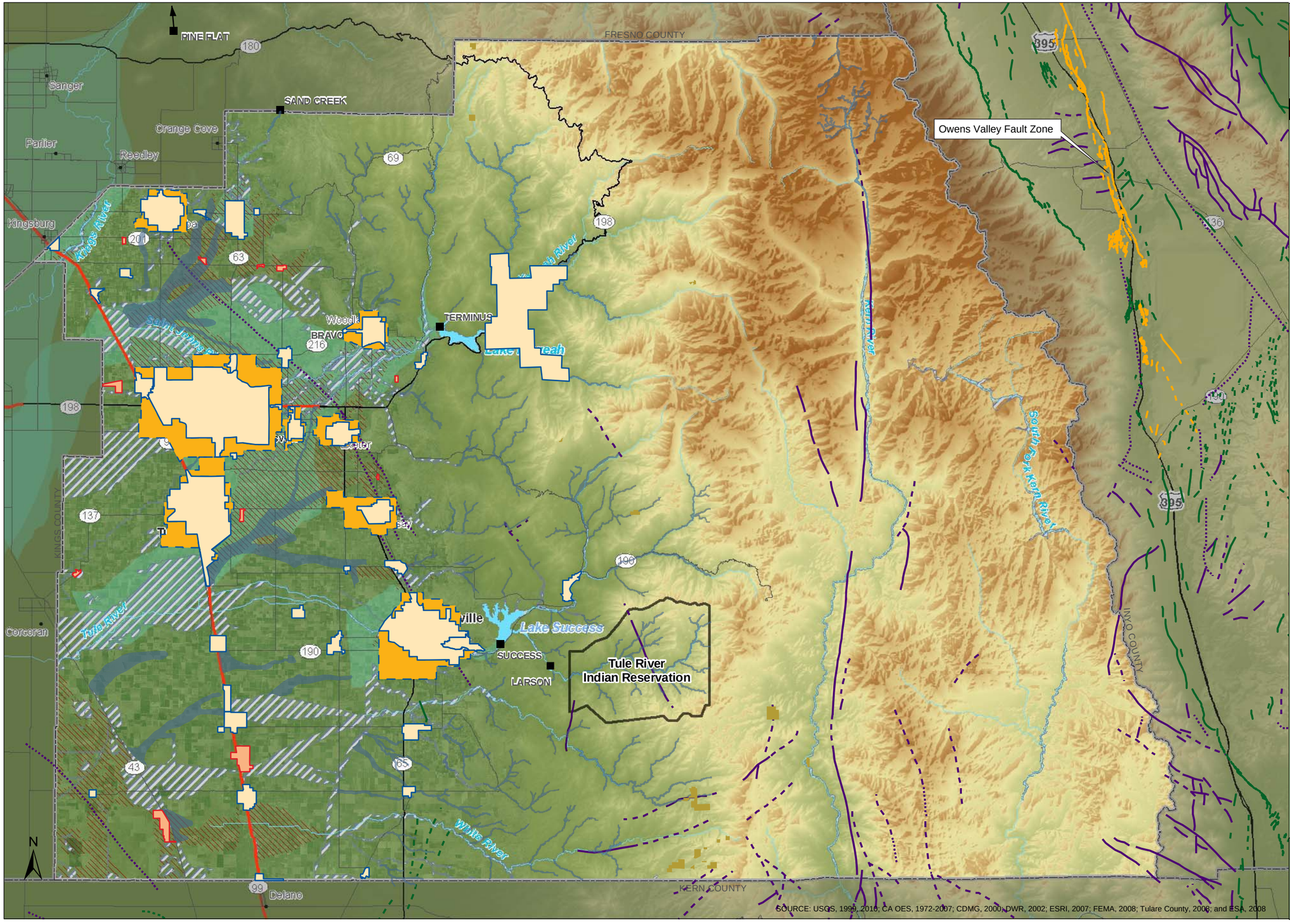
HS-1.12 Addressing
The County shall seek to expand the Street Names and House Numbering Ordinance to all areas of the County, including private roads, for emergency 911 purposes.

10.2 Geologic and Seismic Hazards

HS-2 To reduce the risk to life and property and governmental costs from seismic and geologic hazards.

HS-2.1 Continued Evaluation of Earthquake Risks
The County shall continue to evaluate areas to determine levels of earthquake risk.

ⓘ *See Figure 10-4 Ground Shaking and Landslide Potential for Tulare County and Figure 10-5: Seismic/Geologic Hazard and Microzones Map.*



Tulare County General Plan Update

0 2.5 5 Miles

LEGEND

- Cities
- Limited Access Highway
- State or County Highway
- Rivers and Streams
- Lakes
- County boundary

Hazards

- Dams
- Dam Failure Inundation Zone
- FEMA 100 Year Flood Zone
- FEMA 500 Year Flood Zone
- DWR Awareness Floodplain Boundary

Faults

Quaternary Faults

- Moderately Constrained (>150 Yr)
- Well Constrained (>150 Yr)
- Inferred (>150 Yr)
- Moderately Constrained (<150 Yr)
- Well Constrained (<150 Yr)
- Inferred (<150 Yr)

Pre-Quaternary Faults

- Well Located
- Approximately Located
- Concealed

Urban Boundaries

- Urban Area Boundaries
- Urban Development Boundaries
- Hamlet Development Boundaries

MOUNTAIN PLAN

- Mountain Service Centers

SOURCE: USGS, 1999, 2010; CA OES, 1972-2007; CDMG, 2000; DWR, 2002; ESRI, 2007; FEMA, 2008; Tulare County, 2008; and ESA, 2008

Figure 10-1

Flood Hazards and Faults

Figure 10-1: Flood Hazards and Faults (11x17 fold out)

Back of fold out

Tulare County General Plan Update

0 2.5 5 Miles

LEGEND

- Cities
- Limited Access Highway
- State or County Highway
- Rivers and Streams
- Lakes
- County Boundary

Fire Threat

- High
- Very High

Urban Boundaries

- Urban Area Boundaries
- Urban Development Boundaries
- Hamlet Development Boundaries

MOUNTAIN PLAN

- Mountain Service Centers

FRESNO COUNTY
KERN COUNTY
KINGS COUNTY
INYO COUNTY
Sanger
Orange Cove
Parlier
Reedley
Kingsburg
Kings River
Selma
Fowler
Caruthers
Wonder
Dinuba
Traver
Exeter
Lindsay
Porterville
Corcoran
Tule River
Lake Success
Tule River Indian Reservation
Delano
White River
Kern River
South Fork Kern River
Lake Isabella
180
69
198
201
63
216
137
190
43
65
99
136
395
N

SOURCE: USGS, 1999; CDF, 2005; ESRI, 2007; Tulare County, 2008; and ESA, 2008

Figure 10-2

Fire Threat

Figure 10-2: Fire Threat (11x17 fold out)

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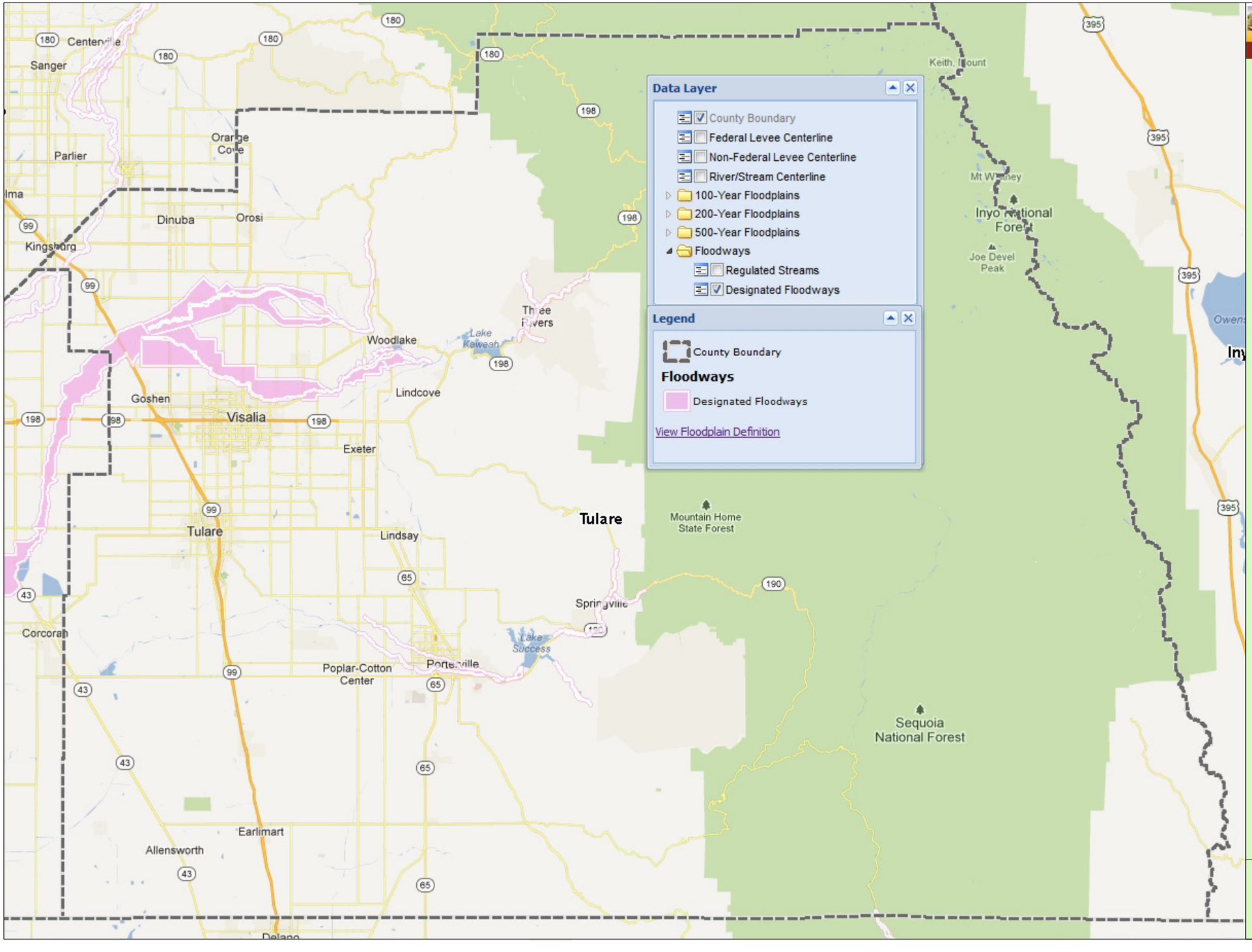


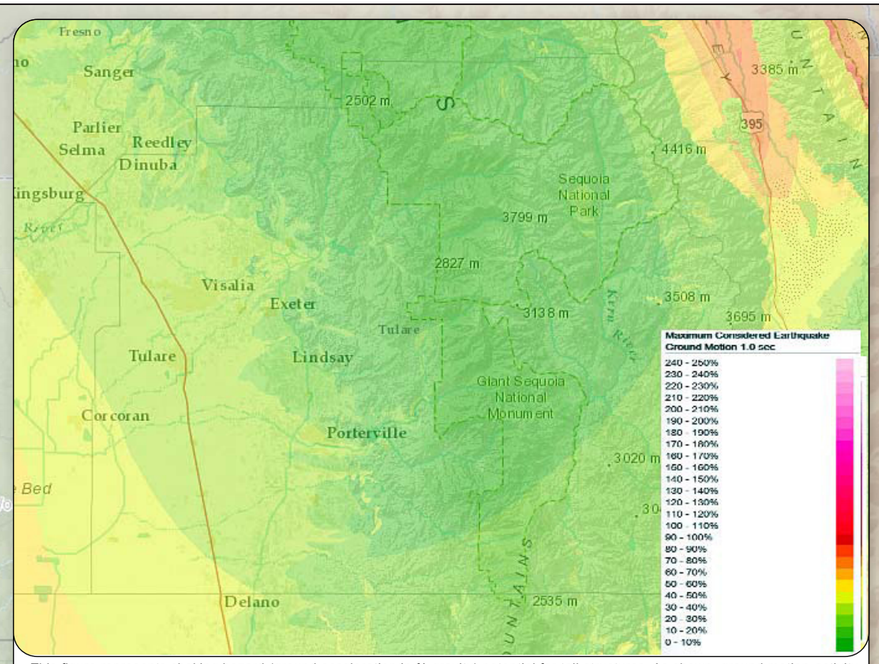
Tulare County General Plan Update

Figure 10-3

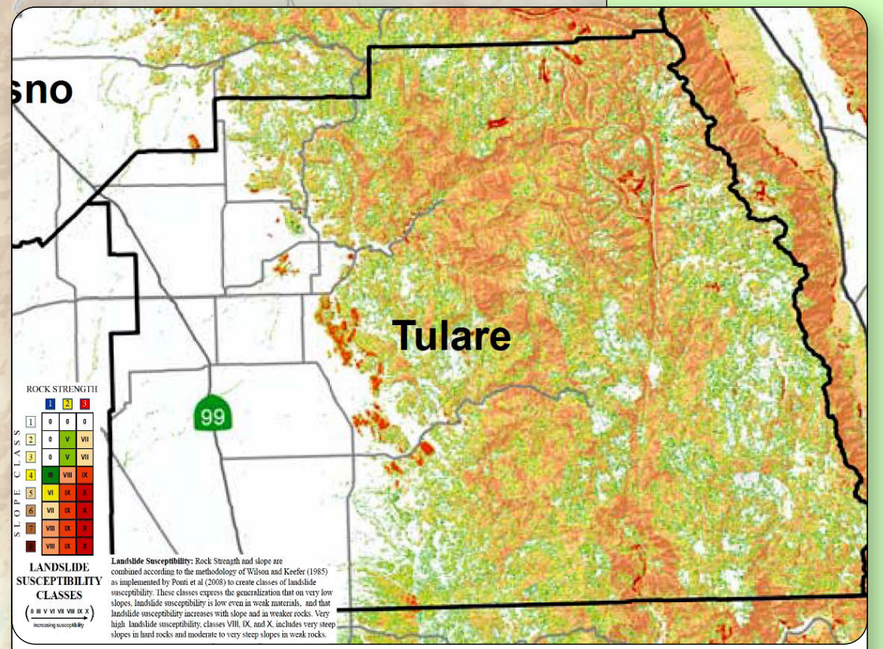
Designated Floodways

Figure 10-3 Designated Floodway Map (11x17 fold out)

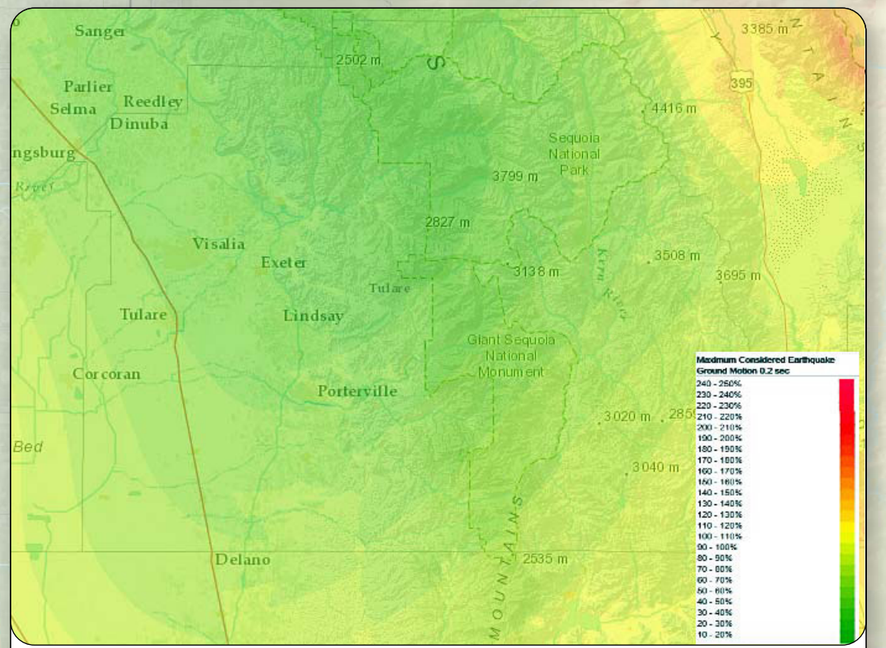
Back of fold out



This figure represents shaking hazard (ground acceleration in % gravity) potential for tall structures. As shown, ground motion activity in the County ranges from 0-50%, which is on the low end of the motion spectrum. More detailed information is provided by the California Geological Survey at http://myplan.calema.ca.gov/



A combinatin of rock strength and slope data is used to create classes of landslide susceptibility. Tulare County's susceptibility ranges from 0 (no susceptibility) to IX (very high susceptibility) depending on the topography of a given area. As expected, areas considered to be highly susceptible are in the mountanous eastern portion of the County. More detailed information is provided at http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS58.pdf



This figure represents shaking hazard (ground acceleration in % gravity) for low structures. Tulare County ranges between 0-110%, which is low to medium on the ground motion spectrum. More detailed information is provided by the California Geological Survey at http://myplan.calema.ca.gov/

N

SOURCE: USGS, 1999, 2010; CA OES, 1972-2007; CDMG, 2000; DWR, 2002; ESRI, 2007; FEMA, 2008; Tulare County, 2008; and ESA, 2012

Figure 10-4

Ground Shaking and Landslide Potential for Tulare County

Figure 10-4 Ground Shaking and Landslide Potential for Tulare County (11x17 fold out)

Back of fold out

PLATE 4

TITLE: SEISMIC/GEOLOGIC HAZARD AND MICROZONE MAP
FRESNO, KINGS, MADERA, MARIPOSA AND TULARE COUNTIES

SCALE: 1:250,000

PREPARED BY: CITYVIEW CORPORATION - SHERMAN OAKS, CALIF.
PHYSICAL GEOLOGICAL AND SOILS SCIENCE CONSULTANTS

GRAPHICS BY TULARE COUNTY PLANNING DEPARTMENT
VISALIA, LOCATED IN SOUTH END TULARE COUNTY COURTHOUSE, VISALIA, CALIF.

LEGEND

BASE: U.S.G.S. 1959
DATE: 1976

Seismic Study Area Boundary

Historically Active Faults

Subsidence Contours: Lines of equal land subsidence during period 1920-32 to 1970 in San Joaquin Valley (after Calif. Area (from Poland, Green and Iwatsubo 1975) and during period 1926-70 in Tulare Lake area (from Johnson, Moston and Riley, 1973).

Area of observed shallow subsidence (from inter-agency committee on land subsidence).

Eastern limit of soils subject to hydro-consolidation and subsidence due to groundwater withdrawal.

Boundary of Seismic Microzone of major physiographic type.

Boundary of Seismic Microzone (dashed where gradational)

Location of near-surface amplification analysis
(See Technical Report Section II-C-4-a-3)

Control characteristics and typical soils encountered in the Tulare basin as follows:

Zone	Control Characteristics	Typical Depth
V1	Typical	0-2
V1		2-5
V1		5-10
V1		10-20
V1		20-30
V1		30-40
V1		40-50
V1		50-60
V1		60-70
V1		70-80
V1		80-90
V1		90-100

Groundwater Contours: Lines of equal depth to groundwater for various periods between 1969 and 1972. Depth shown is for most recent available data, and is to nearest water level if present.

Groundwater shallower than 30'

Dams and Lakes

Near Zone
(See Technical Report Section II-C-2-c-1)

Landslide risk appraisal
(See Technical Report Section II-C-3-a-)
Areas of low relative risk

Areas of competent igneous and metamorphic rocks and sedimentary rocks with favorable bedding and cementation - low risk

Areas of marginal stability (gypsiferous, moderate fracturing, etc.) - moderate risk

Areas of weak rocks subject to failure, including alluvial lacustrian - high risk

Notes: Plate was base from regional soil/zoning data and extrapolation of available groundwater information in the basin and is approximately 2" = 1 mile. The analysis and mapping of seismic/geologic hazards and the assessment of risk are basic, if necessarily, qualified generalizations. Local and local conditions may require modification of the information and local verification may be required.

Source: Technical Reference Schedule

This document was prepared with technical assistance from the Council on Intergovernmental Relations utilizing a comprehensive planning assistance grant from the U. S. Department of Housing and Urban Development under the provisions of Sec. 701 of the Housing Act of 1968 as amended. (CIR/1502.77)

Hartland
Badger
Orosi
Easton
Cutler
Monson
Yettem
Seville
Elderwood
Kaweah
Hammond
Three Rivers
Silver City
Mineral King
Ivanhoe
Lemoncove
Lindcove
Goshen
Rocky Hill
Woodlake
Lindsay
Strathmore
Plainview
Waukena
Woodville
Cotton Center
Poplar
Porterville
Tipton
Pixley
Terra Bella
Ducor
Earlimart
Alpaugh
Allensworth
Tulare Lake
Springville
Globe
Camp Nelson
Cedar Slope
Tule River Indian Reservation
Delft Colony
London
Traver
Gosher
Visalia
Farmersville
Exeter
Lindsay
Porterville
Tulare
Corcoran
Kingsburg
Selma
Fowler
Sanger
Reedley
Orange Cove
Dinuba
Parlier
Kerman
Caruthers
Riverdale
Laton
Kingsburg
Armona
Hanford
Lemoore
Corcoran
Avenal
Kettleman City
Lemoore Naval Air Station
Huron
Coalinga
Lost Hills
Wasco
Shafter
Delano
McFarland
Famoso
Buttonwillow
Taft
Maricopa
Fellows
Derby Acres
Arvin
Lamont
Edison
Bakersfield
Oildale
Rosedale
Greenfield
Oildale
Rio Bravo
Kern River Oil Field
Tupman
Wasco
Semitropic
Shafter
Wasco

Figure 10-4: Seismic /Geologic Hazards and Microzone (11x17 fold out)

Back of foldout

HS-2.2 Landslide Areas
The County shall not allow development on existing unconsolidated landslide debris.

HS-2.3 Hillside Development
The County shall discourage construction and grading on slopes in excess of 30 percent.

HS-2.4 Structure Siting
The County shall permit development on soils sensitive to seismic activity permitted only after adequate site analysis, including appropriate siting, design of structure, and foundation integrity.

HS-2.5 Financial Assistance for Seismic Upgrades
The County shall request Federal and State financial assistance to implement corrective seismic safety measures required for existing County buildings and structures.

HS-2.6 Seismic Standards for Dams
The County shall continue to address seismic standards of dam safety as promulgated by the State Division of Safety of Dams, as applicable to all new and existing structures.

HS-2.7 Subsidence
The County shall confirm that development is not located in any known areas of active subsidence. If urban development may be located in such an area, a special safety study will be prepared and needed safety measures implemented. The County shall also request that developments provide evidence that its long-term use of ground water resources, where applicable, will not result in notable subsidence attributed to the new extraction of groundwater resources for use by the development.

HS-2.8 Alquist-Priolo Act Compliance
The County shall not permit any structure for human occupancy to be placed within designated Earthquake Fault Zones (pursuant to and as determined by the Alquist-Priolo Earthquake Fault Zoning Act; Public Resource code, Chapter 7.5) unless the specific provision of the Act and Title 14 of the California Code of Regulations have been satisfied.

10.3 Airport Hazards

HS-3 To minimize the possibility of the loss of life, injury, or damage to property as a result of airport hazards.

HS-3.1 Airport Land Use Compatibility Plan
The County shall require that development around airports is consistent with the safety policies and land use compatibility guidelines contained in the adopted Tulare County Comprehensive Airport Land Use Plan (CALUP).

ⓘ *Complete rules and regulations for ensuring airport land use compatibility are found in the Tulare County Comprehensive Airport Land Use Plan (PUC Section 21675(a)).*

HS-3.2 Compliance with Federal Aviation Administration (FAA) Regulations
The County shall ensure that development within the airport approach and departure zones is in compliance with Part 77 of the FAA Regulations *(FAA regulations that address objects affecting navigable airspace).*

10.4 Hazardous Materials

HS-4 To protect residents, visitors, and property from hazardous materials through their safe use, storage, transport, and disposal.

HS-4.1 Hazardous Materials
The County shall strive to ensure hazardous materials are used, stored, transported, and disposed of in a safe manner, in compliance with local, State, and Federal safety standards, including the Hazardous Waste Management Plan, Emergency Operations Plan, and Area Plan.

HS-4.2 Establishment of Procedures to Transport Hazardous Wastes
The County shall continue to cooperate with the California Highway Patrol (CHP) to establish procedures for the movement of hazardous wastes and explosives within the County.

HS-4.3 Incompatible Land Uses
The County shall prevent incompatible land uses near properties that produce or store hazardous waste.

HS-4.4 Contamination Prevention
The County shall review new development proposals to protect soils, air quality, surface water, and groundwater from hazardous materials contamination.

HS-4.5 Increase Public Awareness
The County shall work to educate the public about household hazardous waste and the proper method of disposal.

HS-4.6 Pesticide Control
The County shall monitor studies of pesticide use and the effects of pesticide on residents and wildlife and require mitigation of the effects wherever feasible and appropriate.

HS-4.7 Coordination of Materials on Public Lands
The County shall work jointly with State and Federal land managers to coordinate the handling and disposal of hazardous materials on public lands *[New Policy].*

HS-4.8 Hazardous Materials Studies
The County shall ensure that the proponents of new development projects address hazardous materials concerns through the preparation of Phase I or Phase II hazardous materials studies for each identified site as part of the design phase for each project. Recommendations required to satisfy federal or State cleanup standards outlined in the studies will be implemented as part of the construction phase for each project.

HS-4.9 Pesticide Use
The County shall support an integrated pest management program which includes the biological control methods overseen by the Tulare County Agricultural Commissioners Office.

10.5 Flood Hazards

HS-5 To minimize the possibility for loss of life, injury, or damage to property as a result of flood hazards.

HS-5.1 Development Compliance with Federal, State, and Local Regulations
The County shall ensure that all development within the designated floodway or floodplain zones conforms with FEMA regulations and the Tulare County Flood Damage Prevention Ordinance.

New development and divisions of land, especially residential subdivisions, shall be developed to minimize flood risk to structures, infrastructure, and ensure safe access and evacuation during flood conditions.

HS-5.2 Development in Floodplain Zones
The County shall regulate development in the 100-year floodplain zones as designated on maps prepared by FEMA in accordance with the following:

1. Critical facilities (those facilities which should be open and accessible during emergencies) shall not be permitted.
2. Passive recreational activities (those requiring non-intensive development, such as hiking, horseback riding, picnicking) are permissible.
3. New development and divisions of land, especially residential subdivisions, shall be developed to minimize flood risk to structures, infrastructure, and ensure safe access and evacuation during flood conditions.

ⓘ *See also the Tulare County Flood Control Master Plan (Chapter 15).*

HS-5.3 Participation in Federal Flood Insurance Program
The County shall continue to participate in the National Flood Insurance Program (NFIP).

HS-5.4 Multi-Purpose Flood Control Measures
The County shall encourage multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of the County's streams, creeks, and lakes. Where appropriate, the County shall also encourage the use of flood and/or stormwater retention facilities for use as groundwater recharge facilities.

HS-5.5 Development in Dam and Seiche Inundation Zones
The County shall review projects for their exposure to inundation due to dam failure. If a project presents a direct threat to human life, appropriate mitigation measures shall be taken, including restriction of development in the subject area.

HS-5.6 Impacts to Downstream Properties
The County shall ensure that new County flood control projects will not adversely impact downstream properties or contribute to flooding hazards.

HS-5.7 Mapping of Flood Hazard Areas
The County shall require tentative and final subdivision maps and approved site plans to delineate areas subject to flooding during a 100-year flood event.

HS-5.8 Road Location
The County shall plan and site new roads to minimize disturbances to banks and existing channels and avoid excessive cuts and accumulations of waste soil and vegetative debris near natural drainage ways.

HS-5.9 Floodplain Development Restrictions
The County shall ensure that riparian areas and drainage areas within 100-year floodplains are free from development that may adversely impact floodway capacity or characteristics of natural/riparian areas or natural groundwater recharge areas.

HS-5.10 Flood Control Design
The County shall evaluate flood control projects involving further channeling, straightening, or lining of waterways until alternative multipurpose modes of treatment, such as wider berms and landscaped levees, in combination with recreation amenities, are studied.

HS-5.11 Natural Design
The County shall encourage flood control designs that respect natural curves and vegetation of natural waterways while retaining dynamic flow and functional integrity.

ⓘ *See also Figures 10-1 Flood Hazards and Faults and Figure 10-2 Fire Threat*

10.6 Urban and Wildland Fire Hazards

HS-6 To minimize the exposure of County residents, visitors, and public and private property to the effects of urban and wildland fires.

HS-6.1 New Building Fire Hazards
The County shall ensure that all building permits in urban areas, as well as areas with potential for wildland fires, are reviewed by the County Fire Chief.

HS-6.2 Development in Fire Hazard Zones
The County shall ensure that development in extreme or high fire hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable State and County fire standards. This shall include promoting the use of fire resistant materials designed to reduce fire vulnerability within high or extreme fire hazard areas through use of Article 86-A of the 2001 California Fire Code and other nationally recognized standards, as may be updated periodically. Special consideration shall be given to the use of fire-resistant-materials and fire-resistant-construction in the underside of eaves, balconies, unenclosed roofs and floors, and other similar horizontal surfaces in areas with steep slopes.

HS-6.3 Consultation with Fire Service Districts
The County shall consult the appropriate fire service district in areas identified as subject to high and extreme fire hazard, for particular regulations or design requirements prior to issuance of a building permit or approval of subdivisions.

HS-6.4 Encourage Cluster Development
The County shall encourage cluster developments in areas identified as subject to high or extreme fire hazard, to provide for more localized and effective fire protection measures

such as consolidations of fuel build-up abatement, firebreak maintenance, fire fighting equipment access, and water service provision.

HS-6.5 Fire Risk Recommendations
The County shall encourage the County Fire Chief to make recommendations to property owners regarding hazards associated with the use of materials, types of structures, location of structures and subdivisions, road widths, location of fire hydrants, water supply, and other important considerations regarding fire hazard that may be technically feasible but not included in present ordinances or policies.

HS-6.6 Wildland Fire Management Plans
The County shall require the development of wildland fire management plans for projects adjoining significant areas of open space that may have high fuel loads.

HS-6.7 Water Supply System
The County shall require that water supply systems be adequate to serve the size and configuration of land developments, including satisfying fire flow requirements. Standards as set forth in the subdivision ordinance shall be maintained and improved as necessary.

HS-6.8 Private Water Supply
The County shall require separately developed dwellings with individual private water supply to provide an acceptable guaranteed minimum supply of water for fire safety, in addition to the amount required for domestic needs.

HS-6.9 Fuel Modification Programs
The County shall actively support fuel modification and reduction programs on public and private lands throughout the County.

HS-6.10 Fuel Breaks
In the Foothill and Mountain Plan Areas, the County shall require fuel breaks of at least 100 feet around structures that are in a wildland fire area to limit the risk of fires and property loss. Secondary fuel breaks up to 200 feet in width shall be required when the County Fire Chief finds that additional precautions are necessary.

HS-6.11 Fire Buffers
The County shall strive to maintain fire buffers along heavily traveled roads within high and extreme hazard zones by thinning, disking, or controlled burning. Parks, golf courses, utility corridors, roads, and open space areas shall be encouraged to locate so they serve a secondary function as a fuel break.

HS-6.12 Weed Abatement
The County shall continue to encourage weed abatement programs throughout the County in order to promote fire safety.

HS-6.13 Restoration of Disturbed Land
The County shall support the restoration of disturbed lands resulting from wildfires.

HS-6.14 Coordination with Cities
The County shall coordinate with cities to develop cohesive fire safety plans with overlapping coverage.

HS-6.15 Coordination of Fuel Hazards on Public Lands
The County shall work with local and Federal agencies to support efforts to reduce fuel related hazards on public lands.

10.7 Emergency Response

HS-7 To provide effective emergency response to natural or human-made hazards and disasters.

HS-7.1 Coordinate Emergency Response Services with Government Agencies
The County shall coordinate emergency response with local, State, and Federal governmental agencies, community organizations, volunteer agencies, and other response partners during emergencies or disasters utilizing SEMS and NIMS.

HS-7.2 Mutual Aid Agreement
The County shall participate in established local, State, and Federal mutual aid systems. Where necessary and appropriate, the County shall enter into agreements to ensure the effective provision of emergency services, such as mass care, heavy rescue, hazardous materials, or other specialized function.

HS-7.3 Maintain Emergency Evacuation Plans
The County shall continue to create, revise, and maintain emergency plan for the broad range of natural and human-made disasters and response activities that could foreseeably impact Tulare County. This shall include, but not be limited to, flooding, dam failure, extreme weather, evacuation/transportation, mass care and shelter, and animal evacuation and sheltering. Emergency Planning projects shall be in line with the County's Strategic Plan and Emergency Operations Plan, and incorporate current guidance and initiatives from State and Federal Emergency Management Agencies.

HS-7.4 Upgrading for Streets and Highways
The County shall evaluate and upgrade vital streets and highways to an acceptable level for emergency services.

HS-7.5 Emergency Centers
The County shall require emergency backup systems to enable uninterrupted continuous operations as required by the California Essential Facilities Act.

HS-7.6 Search and Rescue
The County should continue to provide search and rescue operation capabilities for the Tulare County Sheriff's Department in mountainous areas, including those areas on the eastern side of the Sierra Nevada that are not served by all weather roads.

HS-7.7 Joint Exercises
The County shall encourage fire, law enforcement, emergency medial services, resource management, public health, and other governmental and non-governmental response partners to periodically conduct joint training exercises with the goal of developing the best possible coordinated action in the event of a natural or human-made disaster across all local jurisdictions.

10.8 Noise

HS-8 To protect County residents and visitors from the harmful effects of excessive noise while promoting the County economic base.

HS-8.1 Economic Base Protection
The County shall protect its economic base by preventing the encroachment of incompatible land uses on known noise-producing industries, railroads, airports, and other sources.

HS-8.2 Noise Impacted Areas
The County shall designate areas as noise-impacted if exposed to existing or projected noise levels that exceed 60 dB Ldn (or Community Noise Equivalent Level (CNEL)) at the exterior of buildings.

HS-8.3 Noise Sensitive Land Uses
The County shall not approve new noise sensitive uses unless effective mitigation measures are incorporated into the design of such projects to reduce noise levels to 60 dB Ldn (or CNEL) or less within outdoor activity areas and 45 dB Ldn (or CNEL) or less within interior living spaces.

HS-8.4 Airport Noise Contours
The County shall ensure new noise sensitive land uses are located outside the 60 CNEL contour of all public use airports.

HS-8.5 State Noise Standards
The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (UBC). Title 24 requires that interior noise levels not exceed 45 dB Ldn (or CNEL) with the windows and doors closed within new developments of multi-family dwellings, condominiums, hotels, or motels. Where it is not possible to reduce exterior noise levels within an acceptable range the County shall require the application of noise reduction technology to reduce interior noise levels to an acceptable level.

HS-8.6 Noise Level Criteria
The County shall ensure noise level criteria applied to land uses other than residential or other noise-sensitive uses are consistent with the recommendations of the California Office of Noise Control (CONC).

ⓘ *Table 10.1: Land Use Compatibility for Community Noise Environments (see next page), is provided as a reference concerning the sensitivity of different land uses to their noise environment. It is intended to illustrate the range of noise levels which will allow the full range of activities normally associated with a given land use.*

HS-8.7 Inside Noise
The County shall ensure that in instances where the windows and doors must remain closed to achieve the required inside acoustical isolation, mechanical ventilation or air conditioning is provided.

HS-8.8 Adjacent Uses
The County shall not permit development of new industrial, commercial, or other noise-generating land uses if resulting noise levels will exceed 60 dB Ldn (or CNEL) at the boundary of areas designated and zoned for residential or other noise-sensitive uses, unless it is determined to be necessary to promote the public health, safety and welfare of the County.

HS-8.9 County Equipment
The County shall strive to purchase equipment that complies with noise level performance standards set forth in the Health and Safety Element.

HS-8.10 Automobile Noise Enforcement
The County shall encourage the CHP, Sheriff's office, and local police departments to actively enforce existing sections of the California Vehicle Code relating to adequate vehicle mufflers, modified exhaust systems, and other amplified noise.

HS-8.11 Peak Noise Generators
The County shall limit noise generating activities, such as construction, to hours of normal business operation (7 a.m. to 7 p.m.). No peak noise generating activities shall be allowed to occur outside of normal business hours without County approval.

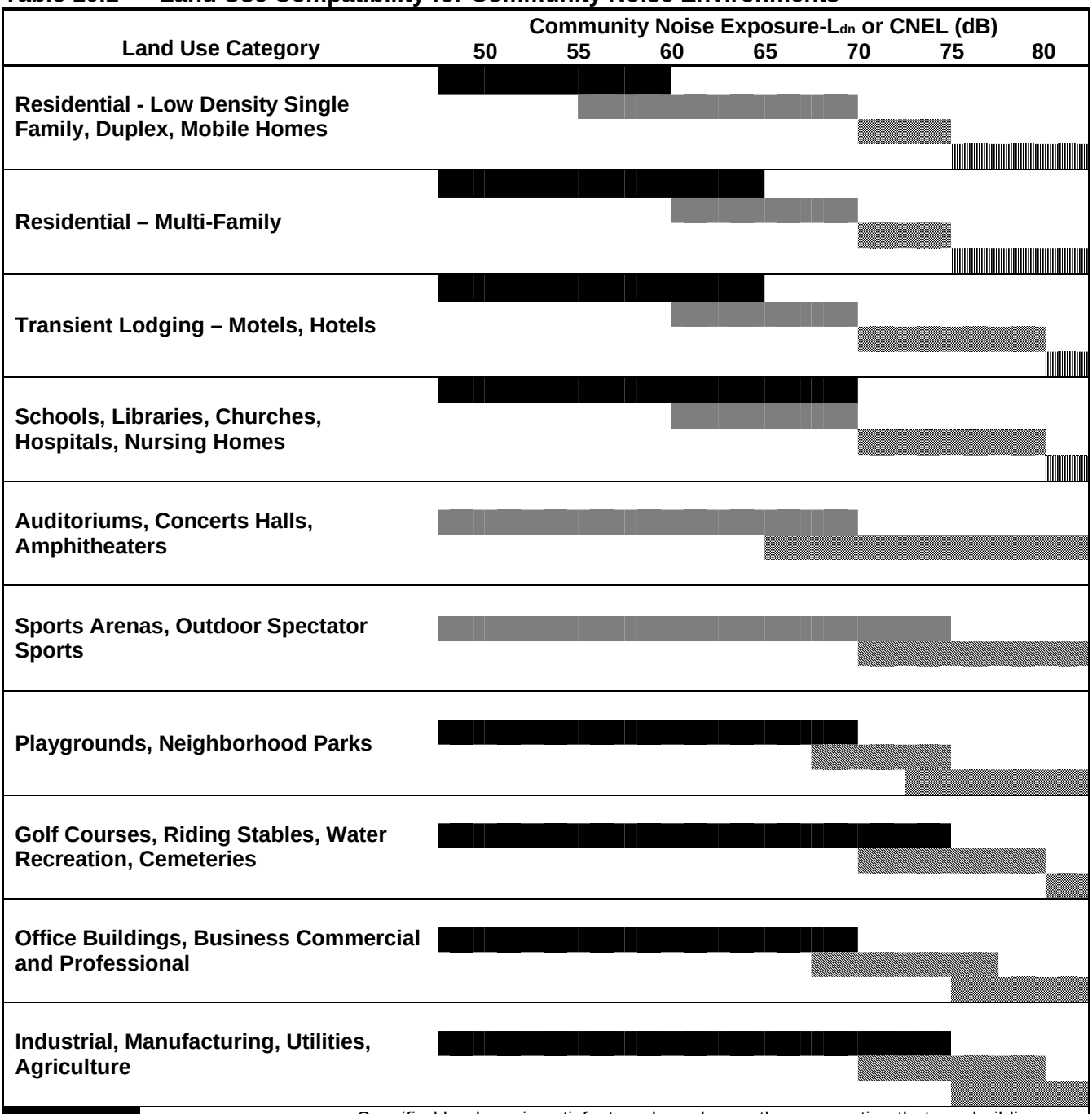
HS-8.12 Foothill and Mountain Noise
For areas designated by Tulare County as being within Foothill and Mountain Planning Areas and outside Foothill Development Corridors, the hourly Leq resulting from the development or new noise-sensitive land uses or new noise-generating sources shall not exceed 50 dB during the day (7:00 a.m.-10:00 p.m.) or 40 dB during the night (10:00 p.m.-7:00 a.m.) when measured at the boundary of areas containing or planned and zoned for residential or other noise-sensitive land uses. For these same areas and under the same circumstances, the maximum A-weighed noise level (Lmax) shall not exceed 70 dB during the day or 60 dB during the night.

HS-8.13 Noise Analysis
The County shall require a detailed noise impact analysis in areas where current or future exterior noise levels from transportation or stationary sources have the potential to exceed the adopted noise policies of the Health and Safety Element, where there is development of new noise sensitive land uses or the development of potential noise generating land uses near existing sensitive land uses. The noise analysis shall be the responsibility of the project applicant and be prepared by a qualified acoustical engineer (i.e., a Registered Professional Engineer in the State of California, etc.). The analysis shall include recommendations and evidence to establish mitigation that will reduce noise exposure to acceptable levels (such as those referenced in Table 10-1 of the Health and Safety Element).

HS-8.14 Sound Attenuation Features
The County shall require sound attenuation features such as walls, berming, heavy landscaping, between commercial, industrial, and residential uses to reduce noise and vibration impacts.

HS-8.15 Noise Buffering
The County shall require noise buffering or insulation in new development along major streets, highways, and railroad tracks.

Table 10.1 Land Use Compatibility for Community Noise Environments



	Normally Acceptable	Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
	Conditionally Acceptable	New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
	Normally Unacceptable	New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable	New construction or development generally should not be undertaken.

[Source: Figure Noise-1. State Land Use Compatibility Standards for Community Noise Environment: California Governor's Office of Planning and Research, October 2003]

HS-8.16 State Noise Insulation
The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code.

HS-8.17 Coordinate with Caltrans
The County shall work with Caltrans to mitigate noise impacts on sensitive receptors near State roadways, by requiring noise buffering or insulation in new construction.

HS-8.18 Construction Noise
The County shall seek to limit the potential noise impacts of construction activities by limiting construction activities to the hours of 7 am to 7pm, Monday through Saturday when construction activities are located near sensitive receptors. No construction shall occur on Sundays or national holidays without a permit from the County to minimize noise impacts associated with development near sensitive receptors.

HS-8.19 Construction Noise Control
The County shall ensure that construction contractors implement best practices guidelines (i.e. berms, screens, etc.) as appropriate and feasible to reduce construction-related noise-impacts on surrounding land uses.

10.9 Healthy Communities

HS-9	To support healthy lifestyles among residents of Tulare County through the built environment and land use decisions that play an important role in shaping the pattern of community development, in either promoting or discouraging good health for its citizens.

HS-9.1 Healthy Communities
To the maximum extent feasible, the County shall strive through its land use decisions to promote community health and safety for all neighborhoods in the County by encouraging patterns of development that are safe and influence crime prevention, promote a high-quality physical environment and encourage physical activity by means such as sidewalks and walking and biking paths that discourage automobile dependency in existing communities.

HS-9.2 Walkable Communities
The County shall require where feasible, the development of parks, open space, sidewalks and walking and biking paths that promote physical activity and discourage automobile dependency in all future communities.

10.10 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall maintain a program for training County staff in disaster preparedness and response.	HS-1.1	OES				■
2. The County shall review and update the Public Health All Hazards Preparedness and Response Plan at least every 5 years.	HS-1.1	HHSA; PHEP				■
3. The County shall maintain an Emergency Services Program. The program shall perform comprehensive Emergency Management for the Tulare Operational Area, in the major categories of: a. Preparedness (Including grants, planning, training and exercises), b. Response (including coordination with all local, State Federal, non-governmental, and volunteer agencies through the Emergency Operations Center), c. Recovery (including cost recovery, and other disaster assistance programs), d. Mitigation (including Local Hazard Mitigation Programs) The Emergency Services Program shall perform additional functions as prescribed by State (SEMS/CalEMA) and Federal (NIMA/FEMA) guidelines, including monitoring the adoption of NIMA by local jurisdictions.	HS-1.1 HS-1.5	OES				■
4. The County shall create a program that trains volunteers to assist police, fire, and County sheriff personnel how to perform effectively after a natural or human-made disaster.	HS-1.1 HS-1.5 HS-1.6	RMA; CAL FIRE; County Fire Department				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
5. The County shall actively maintain the Emergency Council, as defined by County Ordinance (Part 1, Chapter 15). The Emergency Council shall perform various functions, including but not restricted to: a. Reviewing the preparation and progress of the cities and County in carrying out disaster and emergency services plan and functions. b. Coordination public agencies for efficiency in protection of public safety.	HS-1.1 HS-7.7	CAO HHSA				■
6. The County shall monitor and continue to seek funding to rehabilitate unsafe and dilapidated structures.	HS-1.7	RMA; CAL FIRE; County Fire Department; HHSA				■
7. The County shall develop standards for numbering buildings on private driveways to assist emergency service personnel in locating structures.	HS-1.4 HS-1.12	RMA		■		
8. The County shall develop a public education program to foster public awareness about fire hazards to reduce injury and loss of life and damage to property and degradation of the natural environment, particularly in conjunction with the public school system and "critical facility" personnel.	HS-1.5 HS-1.6	RMA; CAL FIRE; County Fire; County Sheriff	■			
9. The County shall pre-identify and periodically review evacuation routes in anticipation of an emergency. During an emergency requiring and evacuation, the County shall cooperatively select and publicize evacuation routes with the assistance of all involved agencies, based on the best – available information regarding the situation, in order to ensure a safe, orderly, and well-managed evacuation.	HS-1.5 HS-1.6 HS-1.9	RMA; OES; CAL FIRE; County Fire Department				■
10. The County shall work with other local agencies, including cities within the County, to develop coordinated GIS planning that identifies and maps the location of all public facilities and	HS-1.8	RMA		■		

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
emergency response agencies. Contingency plans for emergency response and recovery should be incorporated into this mapping system.						
11. The County shall maintain a fire hazard severity map based on inputs from the Cal Fire and local fire districts within the County. The County shall use this map to determine if additional fire safety conditions should be applied as conditions of approval. If inside a fire hazard area, the County will consult with County Fire Department personnel, Cal Fire, and the U.S. Forest Service to determine appropriate protections. The County's fire hazard map will combine the following information: a. Number of fires by activity and area, b. Number of users in the area, c. Number of fires by ignition index in State responsibility areas, and d. Any other information request by the Emergency Council of the Tulare Operational Area as necessary.	HS-1.8 HS-6.6	RMA; CAL FIRE; County Fire Department				■
12. The County shall maintain its Hazardous Waste Management Plan and develop regulations for the placement of hazardous waste sites and develop standards for types of uses which would be compatible. Existing hazardous waste development requirements shall be enforced.	HS-4.1 HS-4.2 HS-4.3	RMA; HHSA, Env. Health			■	
13. The County shall develop standards for the type, location, and intensity of development adjacent to sites and facilities for the production, use, storage, and disposal of toxic and hazardous materials..	HS-4.3	RMA; CAL FIRE; County Fire Department			■	
14. The County shall maintain and annually update a Countywide database of FEMA flood plain maps to evaluate projects and provide to County residents, businesses, and developers.	HS-5.1 HS-5.2	RMA				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
15. The County shall adopt the following standards for use and development in areas of varying fire hazards and using the Fire Hazard Severity Scale as indicated below to review developments or uses within wildlands. The following minimum requirements should be met in relation to the three classes of Fire Hazard Severity as discussed within the context of the Health and Safety Element: a. Extreme Hazard – Extreme caution should be used in allowing development, particularly critical facilities. b. Moderate Hazard – Strict compliance with existing State statutes and local ordinances should provide adequate fire protection. c. Minimum Hazard – Development should be allowed, with recommendations for mitigation of hazard by Fire Warden.	HS-6.1 HS-6.2	RMA; CAL FIRE; County Fire Department	■			
16. The County shall work with the Fire Chief to develop a natural hazard disclosure statement for wildland fires to be recorded along with all development approvals in all moderate and extreme hazard areas.	HS-6.1 HS-6.2 HS-6.3	RMA; CAL FIRE; County Fire Department		■		
17. OES shall continue to conduct periodic emergency response exercises to ensure that all County departments respond efficiently and that emergency communications and other systems are to be properly maintained by RMA.	HS-7.1	OES; RMA				■
18. The County shall prepare and periodically update a set of measures and actions to comply with national and State Homeland Security standards for facility security.	HS-7.1	RMA; County Sheriff; CAL FIRE; County Fire Department				■
19. The County shall periodically update the Emergency Operations Plan to meet current Federal and State emergency requirements.	HS-7.3	OES				■
20. The County shall develop and implement procedures for	HS-8.5	RMA				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
acoustical analysis of development proposals.						
21. The County shall adopt the Tulare County Noise Ordinance to incorporate standards set forth in the Health and Safety Element.	HS-8.3	RMA		■		
22. The County should develop and adopt a peak noise standards ordinance to regulate the operation and use of peak noise generating uses throughout the County and ensure residents and visitors are not subject to excessive peak noise nuisances.	HS-8.11	RMA	■			
23. The County shall work with the Tulare County Redevelopment Agency, special districts, private developers, and local communities to add health elements to community plans that promote physical activity.	HS-9.1	RMA; HHSA				■
24. Tulare County shall develop a healthy community checklist for new residential, commercial, office, and public developments that lists standards for land use, transportation, street design, parks, and open space.	HS-9.2	RMA; HHSA; Public Health Department				■
25. The County is to consider the preparation of a Healthy Communities Element in the General Plan.	HS-9.1	RMA; HHSA; Public Health Dept.		■		
26. The County shall maintain and periodically update the Hazardous Waste Management Plan, Emergency Operations Plan, and Area Plan as required by State and local regulations.	HS-4.1	HHSA				■

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11. Water Resources

The Water Resources Element is divided into the following sections:

- General (Section 11.1)
- Water Quality (Section 11.2)
- Water Supply (Section 11.3)
- Work Plan/Implementation Measures (Section 11.4)

Policies in this Element discussing the management of water resources are relative to the areas of water usage that the County has regulatory control, such as the approval of new land use development. The policies in this Element should not be construed to insert the County into the allocation or management of water resources. This is a complicated system over which the County does not have direct regulatory control.

Key Terms

The following terms are used throughout this Element to describe water resource issues.

Acre-foot. The amount of water needed to cover one acre with one foot of water, or approximately 325,851 gallons. In the course of a year the average three-person household uses 0.538 acre-feet of water based on the national average daily per capita water usage of 160 gallons.

Appropriated Right. The right to put to reasonable beneficial use, a quantity of water subordinate to the use thereof by prior appropriators and defined riparian diverters.

Aquifer. A geologic formation that stores water underground and yields significant quantities of water to wells or springs.

Central Valley Project (CVP). Authorized in 1933, the CVP, operated by the United States Bureau of Reclamation, is the largest water storage and delivery system in California, comprising 29 of the State's 58 counties. The project's features include 18 federal reservoirs and 4 additional reservoirs jointly owned with the State Water Project.

Class 1 Water. That supply of water stored in or flowing through Millerton Lake which, subject to defined contingencies, is available for delivery from Millerton Lake and the Friant-Kern and Madera Canals as a dependable water supply during each year.

Class 2 Water. That supply of water which can be made available, subject to defined contingencies, for delivery from Millerton Lake and Friant-Kern and Madera Canals in addition to the supply of Class 1 Water. Because of its uncertainty as to availability and time of occurrence, such water is undependable

in character and is furnished only if, as, and when it can be made available as determined by the Department of the Interior, Bureau of Reclamation.

Confined Aquifer. A water-bearing subsurface stratum that is bounded above and below by formations of impermeable, or relatively impermeable, soil or rock.

Groundwater Basin. A groundwater reservoir, defined by an overlying land surface and the underlying aquifers that contain water stored in the reservoir. In some cases, the boundaries of successively deeper aquifers may differ and make it difficult to define the limits of the basin.

Groundwater Export. An export of groundwater is defined as the extraction and transfer of groundwater, through natural waterways or man-made conveyance, of one (1) or more acre-feet per year of water to a use outside of Tulare County.

Groundwater Overdraft. The condition of a groundwater basin in which the amount of water withdrawn (by pumping) exceeds the amount of water that recharges the basin.

Groundwater Recharge. The natural or intentional infiltration of surface water into the zone of saturation (for example, into groundwater).

Non-Point Source Pollution (NPS). NPS is water pollution affecting a water body from diffuse sources, such as polluted runoff from agricultural areas draining into a river, or wind-borne debris blowing out to sea. Non-point source pollution can be contrasted with point source pollution, where discharges occur to a body of water at a single location, such as discharges from a chemical factory, urban runoff from a roadway storm drain, or from ships at sea.

Non-Transient System. A water system serving customers who will be exposed to the water supply for an extended period of time.

Reasonable Beneficial Use. This is the measure and limit of an appropriative right.

Safe Yield. The maximum dependable draft that can be made continuously on a source of groundwater supply during a period of years during which the probable driest period or period of greatest deficiency in water supply is likely to occur.

Transient System. A water system serving customers who will be exposed to the water supply for only a short period of time.

Safe Drinking Water Act (SDWA). The SDWA, administered by the U.S. Environmental Protection Agency (U.S. EPA) in coordination with the states, is the chief federal legislation regulating drinking water quality.

State Water Project (SWP). Authorized in 1960, the SWP facilities include 20 dams, 662 miles of aqueduct, and 26 power and pumping plants. Major facilities include the multi-purpose Oroville Dam and Reservoir on the Feather River, the California Aqueduct, South Bay Aqueduct, North Bay Aqueduct, and a share of the State-Federal San Luis Reservoir.

Tulare Lake Basin. The State Department of Water Resources (DWR) subdivides the State into ten hydrologic regions for planning purposes, corresponding to the State's major drainage basins. Tulare County is located entirely within the Tulare Lake Basin. This basin is closed in that it does not discharge into the ocean.

Unconfined Aquifer. An aquifer without an upper confining layer of impermeable soil or rock material. The water table is exposed to the atmosphere through a series of interconnected openings in the overlying permeable soil and/or rock layers and is in equilibrium with atmospheric pressure. Therefore, the groundwater is not under pressure, and the water level in a well is the same as the water table outside the well.

Existing Conditions Overview

Demands for water resources within Tulare County are met from four major sources: groundwater, local streams and rivers, imported surface water, and imported surface water by exchange.

Tulare County is located entirely within the Tulare Lake Basin, the closed drainage basin at the south end of the San Joaquin Valley, south of the San Joaquin River watershed, encompassing basins draining to Kern, Tulare, and Buena Vista Lakes.

Groundwater in the Valley portions of Tulare County occurs in an unconfined state throughout areas containing alluvial fans, and in a confined state beneath its western portion. Extensive alluvial fans associated with the Kings, Kaweah, and Tule Rivers provide highly permeable areas in which groundwater in the unconfined aquifer system is readily replenished. Interfan areas between the streams contain less permeable surface soils and subsurface deposits, impeding groundwater recharge and causing well yields to be relatively low. The mineral quality of groundwater in Tulare County is generally satisfactory for all uses.

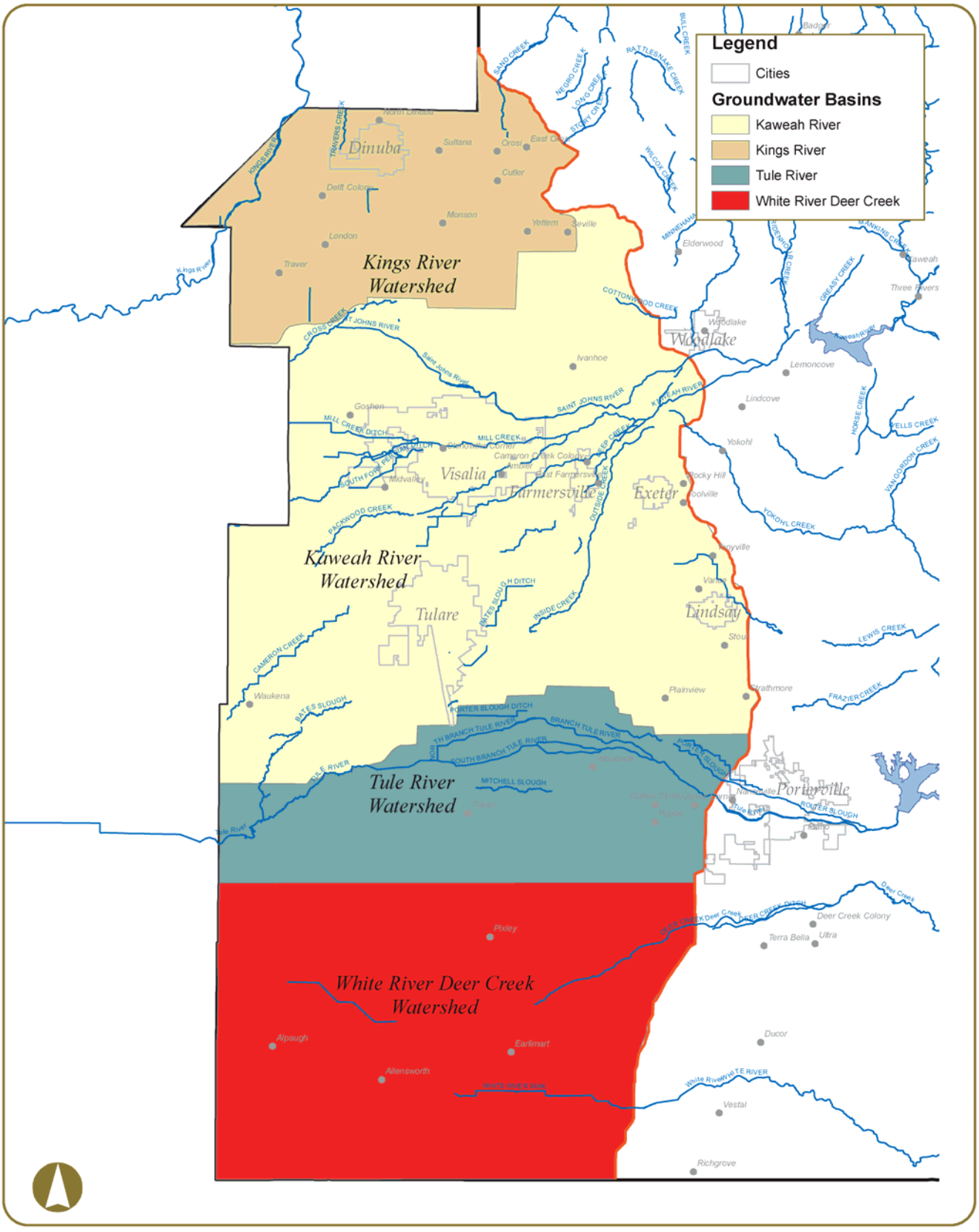
The DWR has estimated the groundwater overdraft by hydrologic region. For the Tulare Lake Basin, the total overdraft is estimated at 820,000 acre-feet per year, the greatest overdraft projected in the State, and 56 percent of the Statewide total overdraft. This overdraft is due to many factors including reductions of surface supplies in recent years by Delta export restrictions, Endangered Species Act requirements, and other factors.

The groundwater overdraft is most pronounced along the western boundary of the County, as manifested by a lowering of pressure levels in the confined aquifers. There is also a progressive lowering of ground water levels along the easterly margins of the Valley basin, particularly in the southerly part of the Kern-Tulare Water District. There are 19 entities in Tulare County with active programs of groundwater management.

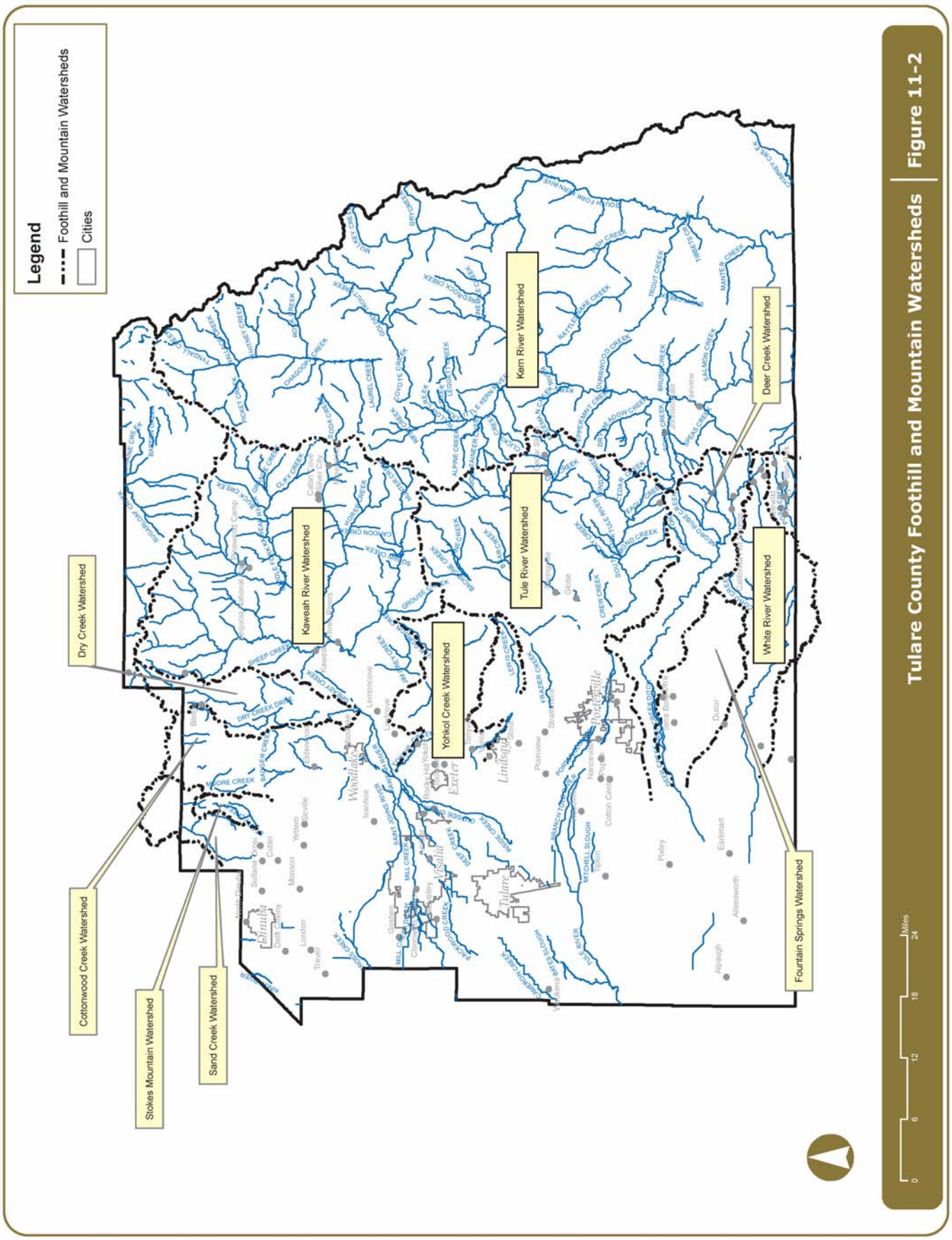
Surface water supplies for the Tulare Lake Basin include developed supplies from the CVP, the SWP, rivers, and local projects. In addition to water from the San Joaquin River delivered by the Friant-Kern Canal, other significant rivers and streams serving Tulare County are the Kings, Kaweah, Tule, Kern (mountain areas only), White River, and Deer Creek (see Figure 11-1: Tulare County Valley Watersheds and Figure 11-2:Tulare County Foothill and Mountain Watersheds).

The predominant water supply system providing service to the foothill and mountain regions of the County are individual systems. Principal among these systems are those which utilize groundwater which is, in most cases, untreated. There exist, however, some limited treatment systems, which are typically maintained by a commercial service contract.

The mineral quality of groundwater extracted for use in Tulare County is generally satisfactory for crop irrigation. The salinity of groundwater typically increases in a westward direction across the San Joaquin Valley. For the Kings River watershed, groundwater along the foothill fringe tends to be high in nitrates, reducing in intensity as the flow extends into the valley floor. The Kaweah River watershed tends to be high in chloride and nitrate concentrations, which also dilute as the groundwater flows into the valley area. The east side of the valley floor in the Tule River watershed contains the highest population of individuals impacted by lower quality groundwater of any area in the County. In the Deer



Tulare County Valley Watersheds | **Figure 11-1**


Legend
Foothill and Mountain Watersheds
Cities
Kaweah River Watershed
Kern River Watershed
Tule River Watershed
Yokhol Creek Watershed
Deer Creek Watershed
White River Watershed
Fountain Springs Watershed
Dry Creek Watershed
Cottonwood Creek Watershed
Stokes Mountain Watershed
Sand Creek Watershed
Tulare County Foothill and Mountain Watersheds
Figure 11-2
Miles
0
6
12
18
24

Creek/White River watershed, water quality along the foothills is characterized by diminished quality from nitrates, phenols, and salts. Like other areas, this impact decreases moving west from the foothills (General Plan Background Report 2010).

Responsible Agencies

The Environmental Health Services Division (EHSD) of the Tulare County Health and Human Services Agency (HHSA) works closely with the California Department of Public Health (CDPH) and the California Regional Water Quality Control Board (RWQCB) regarding water quality issues in Tulare County.

The California Department of Public Health (CDPH) provides direct regulatory oversight of all public water systems having 200 or more service connections. CDPH has delegated direct regulatory oversight of public water systems having less than 200 service connections to the Environmental Health Services Division (EHSD). The EHSD's water program provides a periodic inspection of the water source, usually a well, and the water storage components of a public water system. The water program oversees the sampling and analysis of water for bacteriological, inorganic, and organic chemical contamination. Sustainability factors such as source water protection and adequate storage capacity are also evaluated in this program.

Additionally, the EHSD requires sampling and analysis of all new individual domestic water wells in the county. Analysis for bacteria, nitrates, and DBCP are required for wells installed on the valley floor. Analysis for bacteria, nitrates, and radiological constituents are required for wells installed in foothill or mountain locations.

The Regional Water Quality Control Board (RWQCB) provides direct regulatory oversight of all activities that are deemed to have contaminated, or have the potential to contaminate, the waters of the state. The RWQCB has delegated direct regulatory oversight of activities pertaining to the storage of petroleum products to the EHSD. This program oversees the investigation and remediation of confirmed leaks from either underground or above ground storage tanks at gas stations and bulk gasoline storage facilities. A component of this program is designed to prevent storage tank leaks from occurring and minimizing the environmental impact should leakage occur.

11.1 General

WR-1 To provide for the current and long-range water needs of the County and for the protection of the quality and quantity of surface and groundwater resources.

WR-1.1 Groundwater Withdrawal
The County shall cooperate with water agencies and management agencies during land development processes to help promote an adequate, safe, and economically viable groundwater supply for existing and future development within the County. These actions shall be intended to help the County mitigate the potential impact on ground water resources identified during planning and approval processes.

WR-1.2 Groundwater Monitoring
The County shall support the collection of monitoring data for facilities or uses that are potential sources of groundwater pollution as part of project approvals, including residential and industrial development.

WR-1.3 Water Export Outside County
The County shall regulate the permanent export of groundwater and surface water resources allocated to users within the County to cities and service providers outside the County to the extent necessary to protect the public health, safety and welfare. The County shall strive for a "no net loss" where there may be water exchanges serving a public purpose.

WR-1.4 Conversion of Agricultural Water Resources
For new urban development, the County shall discourage the transfer of water used for agricultural purposes (within the prior ten years) for domestic consumption except in the following circumstances:

1. The water remaining for the agricultural operation is sufficient to maintain the land as an economically viable agricultural use,
2. The reduction in infiltration from agricultural activities as a source of groundwater recharge will not significantly impact the groundwater basin.

WR-1.5 Expand Use of Reclaimed Wastewater
To augment groundwater supplies and to conserve potable water for domestic purposes, the County shall seek opportunities to expand groundwater recharge efforts

WR-1.6 Expand Use of Reclaimed Water
The County shall encourage the use of tertiary treated wastewater and household gray water for irrigation of agricultural lands, recreation and open space areas, and large landscaped areas as a means of reducing demand for groundwater resources.

WR-1.7 Collection of Additional Groundwater Information
The County shall support additional studies focused on furthering the understanding of individual groundwater source areas and basins.

WR-1.8 Groundwater Basin Management
The County shall take an active role in cooperating in the management of the County's groundwater resources.

WR-1.9 Collection of Additional Surface Water Information
The County shall support the additional collection of water quality and flow information for the County's major drainages as part of project approvals.

WR-1.10 Channel Modification
Channel modification shall be discouraged in streams and rivers where it increases the rate of flow, rate of sediment transport, erosive capacity, have adverse effect on aquatic life or modify necessary groundwater recharge.

WR-1.11 Groundwater Overdraft
The County shall consult with water agencies within those areas of the County where groundwater extraction exceeds groundwater recharge, with the goal of reducing and ultimately reversing groundwater overdraft conditions in the County.

11.2 Water Quality

WR-2 To provide for the current and long-range water needs of the County and for the protection of the quality of surface water and groundwater resources.

WR-2.1 Protect Water Quality
All major land use and development plans shall be evaluated as to their potential to create surface and groundwater contamination hazards from point and non-point sources. The County shall confer with other appropriate agencies, as necessary, to assure adequate water quality review to prevent soil erosion; direct discharge of potentially harmful substances; ground leaching from storage of raw materials, petroleum products, or wastes; floating debris; and runoff from the site.

WR-2.2 National Pollutant Discharge Elimination System (NPDES) Enforcement
The County shall continue to support the State in monitoring and enforcing provisions to control non-point source water pollution contained in the U.S. EPA NPDES program as implemented by the Water Quality Control Board.

WR-2.3 Best Management Practices (BMPs)
The County shall continue to require the use of feasible BMPs and other mitigation measures designed to protect surface water and groundwater from the adverse effects of construction activities, agricultural operations requiring a County Permit and urban runoff in coordination with the Water Quality Control Board.

WR-2.4 Construction Site Sediment Control
The County shall continue to enforce provisions to control erosion and sediment from construction sites.

WR-2.5 Major Drainage Management
The County shall continue to promote protection of each individual drainage basin within the County based on the basins unique hydrologic and use characteristics.

WR-2.6 Degraded Water Resources
The County shall encourage and support the identification of degraded surface water and groundwater resources and promote restoration where appropriate.

WR-2.7 Industrial and Agricultural Sources
The County shall work with agricultural and industrial concerns to ensure that water contaminants and waste products are handled in a manner that protects the long-term viability of water resources in the County.

WR-2.8 Point Source Control
The County shall work with the Regional Water Quality Control Board to ensure that all point source pollutants are adequately mitigated (as part of the California Environmental Quality Act review and project approval process) and monitored to ensure long-term compliance.

WR-2.9 Private Wells
The County shall ensure that private wells are adequately constructed to provide protection from bacteriological and chemical contamination and do not provide a hazard as to contaminate the aquifer.

11.3 Water Supply

WR-3 To provide a sustainable, long-term supply of water resources to meet domestic, agricultural, industrial, and recreational needs and to assure that new urban development is consistent with available water resources.

ⓘ *Please see Chapter 2-Planning Framework, under Key Terms for the definition of Urban Development.*

WR-3.1 Develop Additional Water Sources
The County shall encourage, support and, as warranted, require the identification and development of additional water sources through the expansion of water storage reservoirs, development of groundwater banking for recharge and infiltration, and promotion of water conservation programs, and support of other projects and programs that intend to increase the water resources available to the County and reduce the individual demands of urban and agricultural users.

WR-3.2 Develop an Integrated Regional Water Management Plan
The County will participate with other agencies and organizations that share water management responsibilities in the County to enhance modeling, data collection, reporting and public outreach efforts to support the development and implementation of appropriate Integrated Regional Water Management Plans (IRWMP) within the County.

WR-3.3 Adequate Water Availability
The County shall review new development proposals to ensure the intensity and timing of growth will be consistent with the availability of adequate water supplies. Projects must submit a Will-Serve letter as part of the application process, and provide evidence of adequate and sustainable water availability prior to approval of the tentative map or other urban development entitlement.

WR-3.4 Water Resource Planning
The County shall continue participation in State, regional, and local water resource planning efforts affecting water resource supply and quality.

WR-3.5 Use of Native and Drought Tolerant Landscaping
The County shall encourage the use of low water consuming, drought-tolerant and native landscaping and emphasize the importance of utilizing water conserving techniques, such as night watering, mulching, and drip irrigation.

WR-3.6 Water Use Efficiency
The County shall support educational programs targeted at reducing water consumption and enhancing groundwater recharge.

WR-3.7 Emergency Water Conservation Plan
The County shall develop an emergency water conservation plan for County operated water systems to identify appropriate conservation policies that can be implemented during times of water shortages caused by drought, loss of one or more major sources of supply, contamination of one or more sources of supply, or other natural or man-made events.

WR-3.8 Educational Programs
The County shall encourage the development of educational programs, both by water purveyors and public agencies, in order to increase public awareness of water conservation

opportunities and the potential benefits of implementing conservation measures and programs including water quality.

WR-3.9 Establish Critical Water Supply Areas
The County shall designate Critical Water Supply Areas to include the specific areas used by a municipality or community for its water supply system, areas critical to groundwater recharge, and other areas possessing a vital role in the management of the water resources in the County, including those areas with degraded groundwater quality.

WR-3.10 Diversion of Surface Water
Diversions of surface water or runoff from precipitation should be prevented where such diversions may cause a reduction in water available for groundwater recharge.

WR-3.11 Policy Impacts to Water Resources
The County shall monitor actions taken at the federal and State level which impact water resources in order to evaluate the effects of these actions on the County's resources.

WR-3.12 Joint Water Projects with Neighboring Counties
Tulare County will work with neighboring counties to promote development of joint water projects, such as a cross-valley canal, and other efforts to expand water supply.

WR-3.13 Coordination of Watershed Management on Public Land
The County shall work cooperatively with State and federal land managers to coordinate watershed management on public land.

Please see next page.

11.4 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. County staff shall develop an ordinance that will regulate the permanent extraction and exportation of groundwater from Tulare County. The ordinance will set up a permit process for groundwater export. Conditions considered for this permit will include: a. Find and determine that the extraction will not substantially increase the overdraft of the groundwater underlying the County; b. Will not adversely affect the long-term ability for storage or transmission of groundwater within the aquifer; c. Will not (together with other extractions) exceed the safe yield of the groundwater underlying the County unless the safe yield is exceeded only by extractions in connection with a conjunctive use program approved by the County; d. Will not otherwise operate to the injury of the reasonable and beneficial uses of overlying groundwater users; e. Will not result in an injury to a water replenishment, storage, or restoration project operating in accordance with statutory authorization; and f. Find that the applicant has provided for mitigation which will offset any adverse effect that is determined to exist.	WR-1.1 WR-1.2 WR-1.3	BOS, RMA, Planning	■			
2. Solid waste disposal areas shall not be located where there is possibility of ground or surface water contamination. Solid waste facilities shall be sited in accordance with the Tulare County Siting Element and California Code of Regulations Titles 14 & 27, Division 2.	WR-1.1 WR-1.2 WR-1.8	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
3. The County shall assure that all watershed planning is done on a complete regional and watershed basis, and that such planning considers a balance between urban and agricultural demands.	WR-1.1 WR-1.7 WR-2.5 WR-3.2 WR-3.4 WR-3.7 WR-3.13	RMA, Planning				■
4. Where feasible, the County shall participate in coordinated local, regional, and Statewide groundwater monitoring and planning programs.	WR-1.2 WR-3.13	Tulare County				■
5. The County shall encourage active participation by local stakeholders and develop groundwater-monitoring partnerships with local groundwater users and developers.	WR-1.2	Water Commission; RMA; HHSA, Env. Health				■
6. The County shall avoid destruction of established recharge sites through such means as clustering development to leave such areas in open space, avoidance of lining channels and streams, alteration of existing agricultural practices, or substitutions made of drainage methods that will transport polluted waters away from such sites.	WR-1.10 WR-2.5 WR-2.7 WR-2.8 WR-3.10	RMA				■
7. The County shall work with federal, State, local and regional agencies to improve local groundwater pollution detection and monitoring.	WR-1.2 WR-1.7	RMA; HHSA, Env. Health				■
8. The County shall encourage responsible agencies and organizations to install and monitor additional groundwater monitoring wells in areas where data gaps exist.	WR-1.2 WR-1.7	RMA	■			
9. The County will research the development of an education program to inform homeowners in the Valley and Mountain areas regarding water quality concerns.	WR-1.7	RMA; HHSA, Env. Health	■			
10. The County shall incorporate provisions, including evaluating incentives, for the use of reclaimed wastewater, water conserving appliances, drought tolerant landscaping, and other water conservation techniques into the County's building, zoning,	WR-1.5 WR-3.1 WR-3.5 WR-3.6 WR-3.8	RMA, Planning; UC Cooperative Extension				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
and subdivision ordinances.						
11. The County shall identify and evaluate conditions within established watersheds which are causing deterioration of the water quality, water supply, or declining water yields. The County shall institute the necessary revisions to regulatory documents (Zoning Ordinance, Subdivision Ordinance, etc.) to mitigate these issues.	WR-1.7 WR-1.8	RMA, Planning	■			
12. Development projects involving drainage alterations shall be constructed to minimize soil erosion and silt transport.	WR-1.10 WR-2.1 WR-2.2 WR-2.3 WR-2.4	RMA, Planning				■
13. During preliminary and final road location surveys, roads (excluding bridges and culverts) shall be planned away from natural drainage channels. Stream crossing points should involve a minimum disturbance to banks and existing channels and excessive cuts and accumulations of waste soil near natural drainages avoided.	WR-1.10	RMA, Planning				■
14. Groundwater and soil conditions shall be identified prior to subdividing or road and building construction and such development properly engineered to control or avoid potential land slides in areas of unstable soil, as well as to prevent unnecessary substantial amounts of soil erosion.	WR-2.1 WR-2.2 WR-2.3 WR-2.4	RMA, Planning				■
15. Designs, which respect natural topography and vegetation, can usually achieve effective flood control while retaining the dynamic flow and functional integrity of a natural waterway. Further channeling, straightening and lining waterways should be evaluated until alternative multipurpose modes of treatment such as wider berms and landscaped levees in combination with recreation amenities are provided.	WR-1.10	RMA, Planning				■
16. The County shall consider expanding the role of the Water Commission to examine	WR-2.7	BOS				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
contaminant management in cooperation with the agricultural community and industrial interests.						
17. The County shall amend the well ordinance to require deeper seals in areas of known contaminants. The County shall also oversee the proper abandonment of unused wells.	WR-1.2 WR-2.6 WR-2.9 WR-3.1 WR-3.2 WR-3.4 WR-3.9 WR-3.12 WR-3.13	RMA, Planning; HHSA, Env. Health	■			
18. The County will participate in Integrated Regional Water Management Plans.	WR-3.2 WR-3.4	CAO; RMA; HHSA, Env. Health;	■			
19. The County shall adopt an ordinance to require new development proposals to provide a Will-Serve letter as part of the application process and suitable evidence of long-term water availability prior to approval of the tentative map or other entitlement. For subdivisions proposing to use well water, the new ordinance shall evaluate current waiver provisions and evaluate well pump test requirements to demonstrate water supply capabilities.	WR-3.3	RMA, Planning	■			
20. The County will support TCAG's Regional Blueprint efforts to provide an adequate, cost-efficient, and realizable water supply to sustain a high quality of life.	WR-3.4	BOS	■			
21. The County shall maintain and implement its water efficient landscape ordinance consistent with the Department of Water Resources Model Water Efficient Landscape Ordinance.	WR-3.5	RMA, Planning	■			
22. As part of the County's Emergency Water Conservation Plan, a priority of consumptive uses for various water sources shall be developed to ensure availability of adequate supplies to meet public health and safety needs, and for resource protection. Suggested priority: a. Potable water supply, fire protection, domestic uses,	WR-3.7	RMA; HHSA, Env. Health				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
b. Resource protection and preservation, c. Industrial, irrigation, and commercial uses, d. Water oriented or water enhanced recreation, and e. Air conditioning.						
23. The County shall develop an education program to inform residents of water conservation techniques and the importance of water quality and adequate water supplies. Programs may include informational flyers, community workshops, technology transfer fairs, and other various means of education and information dissemination.	WR-3.6 WR-3.8	RMA, Planning; UC Cooperative Extension	■			
24. The County shall protect groundwater recharge areas (including those identified as Critical Water Supply Areas) in the County by carefully regulating the type of development within these areas. Regulations may include, but are not limited to, the limitation of structural coverage and impervious surfaces and prohibition of uses with the potential to discharge harmful pollutants, increase erosion, or create other impacts degrading water quality or affecting groundwater supply.	WR-2.1 WR-3.9	RMA, Planning				■
25. The County shall amend County ordinances to include development standards which protect groundwater basins and surface water drainage areas and provide incentives for use of conservation techniques.	WR-3.9	RMA, Planning	■			
26. The County shall establish development or design standards for the protection of groundwater recharge areas, such as placing limitation on the amount of impervious surfaces, or other planning and zoning techniques.	WR-3.9	RMA, Planning	■			
27. The County shall identify a system of critically inadequate water supply, water transfer facilities, and groundwater recharge areas on a map, incorporating existing canals, creeks and rivers, groundwater	WR-3.9	Water Commission; RMA; HHSA, Env. Health		■		

	Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
	recharge basins; proposed sites for regional recharge basins; and needed water transfer facilities. The County shall, in conjunction with stakeholders, draft an ordinance relating to the care and maintenance of this system, such as: discouragement of piping or alteration; encouraging of multi-use as trails and recreational facilities, etc., wherever feasible.						
28.	The County shall work with other local/regional agencies, water purveyors, and interest groups to seek funding sources to implement a variety of surface and groundwater restoration activities.	WR-3.4	RMA; HHSA, Env. Health				■

12. Animal Confinement Facilities Plan

The Animal Confinement Facilities Plan (ACFP) – Phase I (adopted by the Tulare County Board of Supervisors on April 11, 2000) contains policies and standards that specifically address the location and development of dairies and other bovine animal confinement operations in Tulare County. The adopted element is incorporated into this General Plan Update document as Chapter 12 and is not being amended as part of the General Plan 2030 Update. A copy of the adopted element is available through the Tulare County Resource Management Agency and is also available on the internet at http://generalplan.co.tulare.ca.us/

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D. Infrastructure Component





The Tulare County General Plan infrastructure section provides for the development and expansion of public services throughout the County. Transportation and public services are addressed through its Goals, Policies, and Implementation Measures to provide the County's urbanized and developing areas with adequate services to function and grow.

Infrastructure Concepts

Concept 1: Transportation and Circulation
The overall transportation and circulation pattern in the Tulare County General Plan focuses on enhancing the connections between cities, communities, and hamlets through existing highways and roadways. Coupled with this is the improvement of bike and pedestrian facilities along with public transportation facilities and services that will enable efficient movement throughout the County and region.

Concept 2: Public Facilities & Services
Long-range planning anticipates the improvement and development of public facilities in urbanized areas of the County. Communities and hamlets will have more opportunity to grow and develop with added water, wastewater, and drainage capacity while the safety of County residents and property will be ensured through the placement and services of adequate law enforcement and fire safety facilities.

Guiding Principles

Transportation and Circulation

Site planning and land use planning for developments in Tulare County's communities and hamlets will support transit and pedestrian modes of travel. Improvement to existing services and development of new facilities will dictate the success of the County's transportation and circulation system through the orderly movement of goods and people.

Principle 1: Countywide Collaboration
Support Countywide transportation plans that provide choices in travel modes.

Principle 2: Connectivity
Emphasize connectivity among cities, communities, and hamlets to ensure County residents have access to jobs and services.

Principle 3: Community Circulation
Anticipate and provide transit, traffic, and roadway connections that support the interconnectivity of all communities.

Principle 4: Pedestrian and Bicycle Facilities
Plan for the development and expansion of pedestrian paths and bicycle facilities that provide residents with alternative modes of travel.

Public Facilities and Services

Infrastructure facilities and the services they provide are the backbone of Tulare County's communities. The continued maintenance and adequate capacity are crucial to the continued growth and development of communities. Public buildings, schools, parks, and other facilities are the "centers of communities", and their distribution, design, and funding of these facilities make them visible and accessible community features.

Principle 1: Enhance Infrastructure Facilities

Enhance and expand infrastructure facilities in communities that are at or above capacity.

Principle 2: Plan and Develop Infrastructure

Plan infrastructure and provide assurance for new infrastructure and develop infrastructure facilities prior to new development occurring.

Principle 3: Parallel Investments

Plan facilities as parallel investments to growth and integrate them into community, social, cultural, and commercial places.

Flood Control Master Plan

[*Not included in this document, previously adopted*.]



13. Transportation & Circulation

The Transportation and Circulation Element is divided into the following sections:

- Roadways and Highways (Section 13.1)
- Rail Transportation (Section 13.2)
- Aviation (Section 13.3)
- Public Transportation (Section 13.4)
- Other Transportation Modes (Section 13.5)
- Work Plan/Implementation Measures (Section 13.6)
- Implementation Program - Roadway Standards (Section 13.7)

Key Terms

The following terms are used throughout this Element to describe transportation and circulation issues:

Intermodal Freight Village. A location that provides an intermodal transfer point for freight. Can include a U.S. Custom's facility for processing incoming shipments, storage of goods, and transfer of goods to local or regional users.

Level of Service (LOS). Operational analyses typically focus on intersections rather than road segments since the capacity of the intersections is usually more critical than the capacity of the roadway. LOS is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions.

Mode. Refers to a means of transportation: automobile, bus, train, airplane, pedestrian, or bicycle. Different modes of travel may require minimum facilities to meet their unique needs. In addition, there is a significant amount of overlap in facilities required for surface transportation modes.

Multimodal Transportation Networks. Multimodal Transportation networks allow for all modes of travel including walking bicycling, and transit to be used to reach key destinations in a community and region safely and directly.

Peak Hour. The a.m. and p.m. peak hour volumes of adjacent street traffic are the highest hourly volumes of traffic on the adjacent streets during the morning and evening, respectively.

Right-of-way. A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Transit Dependent. Dependency upon public or private transportation services by persons that are either unable to operate a vehicle, or do not have access to a vehicle. Generally, the elderly (seniors), youth (children), and persons with disabilities.

Existing Conditions Overview

Tulare County is served by highway, rail, aviation, public transportation, and bicycle and pedestrian circulation modes. The safe and efficient transport of people and goods within the County is of crucial importance to the well being of residents and the economic viability of the County. The mobility of people and goods will continue to be one of the important issues the County has to face in the future.

Tulare County has two major regional highways, State Highway 99 and 198. State Highway 99 connects Tulare County to Fresno and Sacramento to the north and Bakersfield to the south. State Highway 198 connects from U.S. Highway 101 on the west and continues eastward to Tulare County, passing through the City of Visalia and into Sequoia National Park. The highway system in the County also includes State highways, County-maintained roads, and local streets within each of the eight cities.

Tulare County is served by freight and passenger rail service. Union Pacific (UP), Burlington Northern and Santa Fe (BN&SF), and San Joaquin Valley Railroad (SJVRR) all provide freight service to Tulare County, connecting the County with major markets within California and to other destinations north and east. Passenger rail service (six round trips daily) is provided by AMTRAK on its San Joaquin service, with the nearest rail stations located in the cities of Corcoran and Hanford in Kings County. A bus connection to Amtrak's Hanford station runs out of the Visalia Transit Center. The California High Speed Rail Authority is currently in the process of studying the potential for a high-speed rail system that would provide passenger transportation and goods movement services throughout much of California, including the Central Valley.

There are nine public use airports in Tulare County. These include six publicly owned and operated facilities (Porterville Municipal, Sequoia Field, Tulare Municipal [Mefford Field], Visalia Municipal, Woodlake, and Harmon Field [currently closed]) and three privately owned and operated airports (Alta Airport [currently closed], Thunderhawk Field, and Eckert Field). Badger Field is under consideration for Federal Aviation Administration (FAA) recertification as a restricted private airfield (as of August 2006).

The General Plan 2030 Update amendment includes planning objectives, policies, and standards to reduce green house gas emissions, make the most of efficient use of urban land and transportation infrastructure, and improve public health by encouraging physical activity. The Transportation and Circulation element contains programmatic policies that provide a guide for a balanced, multimodal transportation network that meets the needs of all uses of County streets, roads, and highways for safe and convenient travel manner that is suitable for all users, including bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors. These planning objectives, policies and standards reflect the rural, suburban, and urban contexts of each of the individual planning areas within the County.

13.1 Roadways and Highways

TC-1 To promote an efficient roadway and highway system for the movement of people and goods, which enhances the physical, economic, and social environment while being safe, environmentally friendly, and cost-effective.

TC-1.1 Provision of an Adequate Public Road Network
The County shall establish and maintain a public road network comprised of the major facilities illustrated on the Tulare County Road Systems to accommodate projected growth in traffic volume.

ⓘ *See Figure 13.1: Tulare County Road System.*

TC-1.2 County Improvement Standards
The County's public roadway system shall be built and maintained consistent with adopted County Improvement Standards, and the need and function of each roadway, within constraints of funding capacity.

TC-1.3 Regional Coordination
The County shall continue to work with State, regional, and local agencies to assess transportation needs and goals and support coordinated transportation planning and programming with the Tulare County Association of Governments (TCAG) and other local agencies.

TC-1.4 Funding Sources
The County shall work to enhance funding available for transportation projects. This includes:

1. Working with TCAG, Federal and State agencies, and other available funding sources to maximize funding available to the County for transportation projects and programs, and
2. Enhance local funding sources, including assessment of transportation impact fees to pay for appropriate construction, enhancement, and maintenance of transportation facilities.

TC-1.5 Public Road System Maintenance
The County shall give priority for maintenance to roadways identified by the Tulare County Pavement Management System (PMS) and other inputs relevant to maintaining the safety and integrity of the County roadway system.

TC-1.6 Intermodal Connectivity
The County shall ensure that, whenever possible, roadway, highway, and public transit systems will interconnect with other modes of transportation. Specifically, the County shall encourage the interaction of truck, rail, and air-freight/passenger movements.

TC-1.7 Intermodal Freight Villages
The County shall consider the appropriate placement of intermodal freight villages in locations within the Regional Growth Corridors.

TC-1.8 Promoting Operational Efficiency
The County shall give consideration to transportation programs that improve the operational efficiency of goods movement, especially those that enhance farm-to-market connectivity

TC-1.9 Highway Completion
The County shall support State and Federal capacity improvement programs for critical segments of the State Highway System. Priority shall be given to improvements to State Highways 65, 99, and 198, including widening and interchange projects in the County.

TC-1.10 Urban Interchanges
The County shall work with TCAG to upgrade State highway interchanges from rural to urban standards within UDBs.

TC-1.11 Regionally Significant Intersections
To enhance safety and efficiency, the County shall work to limit the frequency of intersections along regionally-significant corridors.

TC-1.12 Scenic Highways and Roads
The County shall work with appropriate agencies to support the designation of scenic highways and roads in the County.

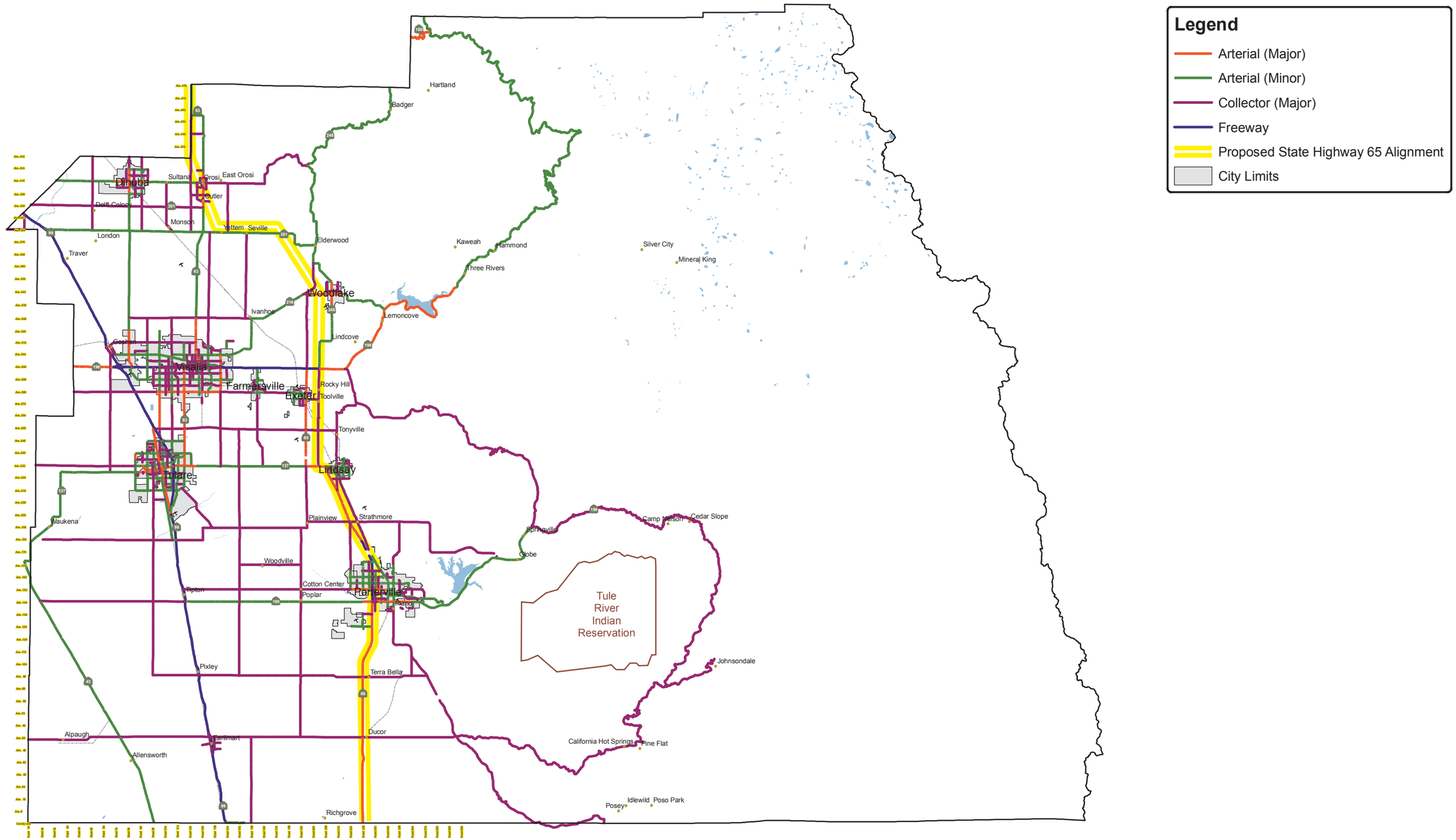
For additional policies concerning scenic highways and routes, please see Chapter 7-Scenic Landscapes.

TC-1.13 Land Dedication for Roadways and Other Travel Modes
As required to meet the adopted County Improvement Standards, the County shall require, where warranted, an irrevocable offer of dedication to the right-of-way for roadways and other travel modes, as part of the development review process.

TC-1.14 Roadway Facilities
As part of the development review process, new development shall be conditioned to fund, through impact fees, tonnage fees, and/or other mechanism, the construction and maintenance of roadway facilities impacted by the project. As projects or locations warrant, construction or payment of pro-rata fees for planned road facilities may also be required as a condition of approval.

TC-1.15 Traffic Impact Study
The County shall require an analysis of traffic impacts for land development projects that may generate increased traffic on County roads. Typically, applicants of projects generating over 100 peak hour trips per day or where LOS “D” or worse occurs, will be required to prepare and submit this study. The traffic impact study will include impacts from all vehicles, including truck traffic.

TC-1.16 County Level Of Service (LOS) Standards
The County shall strive to develop and manage its roadway system (both segments and intersections) to meet a LOS of “D” or better in accordance with the LOS definitions established by the Highway Capacity Manual.


Legend
Arterial (Major)
Arterial (Minor)
Collector (Major)
Freeway
Proposed State Highway 65 Alignment
City Limits
Hartland
Badger
Dinuba
Sultana
Orosi
East Orosi
Cutler
Delft Colony
Monson
Yettem
Seville
London
Traver
Elderwood
Kaweah
Hammond
Three Rivers
Silver City
Mineral King
Woodlake
Ivanhoe
Lemoncove
Lindcove
Exeter
Visalia
Farmersville
Rocky Hill
Toolville
Tonyville
Tulare
Lindsay
Naukena
Plainview
Strathmore
Springville
Camp Nelson
Cedar Slope
Globe
Woodville
Cotton Center
Poplar
Porterville
Rocky Hill
Tipton
Tule River Indian Reservation
Johnsondale
Pixley
Terra Bella
Ducor
Alpaugh
Earlimart
Allensworth
California Hot Springs
Pine Flat
Posey
Idlewild
Poso Park
Richgrove
0
5
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Miles
Tulare County Road System
Figure 13-1

Insert Figure 13.1. Tulare County Road System 11x17. (Fold Out)

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ⓘ *See Tables 13.1 and 13.2: Traffic Flow Facilities below.*

Table 13.1 Uninterrupted Traffic Flow Facilities LOS

LOS A	Represents free flow. Individual vehicles are virtually unaffected by the presence of others in the traffic stream.
LOS B	Is in the range of stable flow, but the presence of other vehicles in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver.
LOS C	Is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual vehicles becomes significantly affected by interaction with others vehicles in the traffic stream.
LOS D	Is a crowded segment of roadway with a large number of vehicles restricting mobility and stable flow. Speed and freedom to maneuver are severely restricted and the driver experiences a generally poor level of comfort and convenience.
LOS E	Represents operating conditions at or near level capacity. All speeds are reduced to a low, but relatively uniform value. Small increases in flow will cause breakdowns in traffic movement.
LOS F	Is used to define forced or breakdown flow (stop and go gridlock). This condition exists wherever the amount of traffic approaches a point where the amount of traffic exceeds the amount that can travel to a destination. Operations within queues are characterized by stop-and-go waves and they are extremely unstable.

Source: 2004/05 Regional Transportation Plan, Tulare County Association of Governments

Table 13.2 Interrupted Traffic Flow Facilities LOS

LOS A	Describes operations with average intersection stopped delay of ten seconds or less (how long a driver must wait at a signal before the vehicle can begin moving again).
LOS B	Describes operations with average intersection stopped delay in the range of 10.0 to 20.0 seconds per vehicle and with reasonably unimpeded operations between intersections.
LOS C	Describes operations with higher average stop delays at intersections (in the range of 20.0 to 35.0 seconds per vehicle). Stable operations between locations may be more restricted due to the ability to maneuver and change lanes at mid-block locations can be more restrictive than LOS B. Further, longer queues and/or adverse signal coordination may contribute to lower average speeds.
LOS D	Describes operations where the influence of delay is more noticeable (35.0 to 55.0 seconds per vehicle). Intersection stopped delay is longer and the range of travel speeds are about 40 percent below free flow speed. This is caused by inappropriate signal timing, high volumes, and some combinations of these.
LOS E	Is characterized by significant approach stopped delay (55.0 to 80.0 seconds per vehicle) and average travel speeds of one-third the free flow speed or lower. These conditions are generally considered to represent the capacity of the intersection or arterial.
LOS F	Is characterized arterial flow at extremely low speeds with high intersection stopped delay (greater than 80.0 seconds per vehicle). Poor progression, long cycles lengths, and high traffic demand volumes may be major contributing factor to this condition. Traffic may be characterized by frequent stop-and-go conditions.

Source: 2004/05 Regional Transportation Plan, Tulare County Association of Governments

TC-1.17 Level of Service Coordination
The County shall work with cities and neighboring jurisdictions to provide acceptable and compatible levels of service and encourage joint funding of the roadway improvement projects benefiting cities and the unincorporated areas.

TC-1.18 Balanced System
The County shall strive to meet transportation needs and maintain LOS standards through a balanced Multimodal Transportation Network that provides alternatives to the automobile.

TC-1.19 Balanced Funding
The County shall promote a balanced approach to the allocation of transportation funds to optimize the overall County transportation system.

13.2 Rail Transportation

TC-2 To improve and enhance current rail services that stimulate economic growth and meet the needs of freight and human transportation.

TC-2.1 Rail Service
The County shall support improvements to freight and expanding passenger rail service throughout the County.

TC-2.2 Rail Improvements
The County shall work with cities to support improvement, development, and expansion of passenger rail service in Tulare County.

TC-2.3 Amtrak Service
The County shall encourage Amtrak to add passenger service to the Union Pacific corridor in the County.

TC-2.4 High Speed Rail (HSR)
The County shall coordinate with TCAG and the California High Speed Rail Authority in efforts to locate the HSR corridor with a passenger stop and maintenance facility in Tulare County.

ⓘ *See also Chapter 5-Economic Development, Policy ED-3.5: High Speed Rail.*

TC-2.5 Railroad Corridor Preservation
The County shall work with other agencies to plan railroad corridors to facilitate the preservation of important railroad rights-of–way for future rail expansion or other appropriate transportation facilities.

TC-2.6 Rail Abandonment
The County shall coordinate with the Public Utilities Commission and TCAG to evaluate possible impacts of rail line abandonment proposals and consider alternatives uses for abandoned facilities, such as light rail, bike trails, utility corridors, or transit facilities.

TC-2.7 Rail Facilities and Existing Development
The County will work with the California Public Utilities Commission (CPUC) to ensure that new railroads rights-of-ways, yards, or stations adjacent to existing residential or commercial areas are screened or buffered to reduce noise, air, and visual impacts. Similarly, the County should coordinate with the CPUC and railroad service providers to address railroad safety issues as part of all future new development that affects local rail lines. Specific measures to be considered and incorporated into the design of future projects affecting rail lines include, but are not limited to, the installation of grade separations, warning signage, traffic signaling improvements, vehicle parking prohibitions, installation of pedestrian-specific warning devices, and the construction of pull out lanes for buses and vehicles.

13.3 Aviation

TC-3 To enhance airports in the County to meet the County's changing needs and demands while minimizing adverse airport related environmental impacts and safety hazards. .

TC-3.1 Enhancement of Countywide Airport System
The County shall coordinate with TCAG and the cities to support the enhancement of the Countywide airport system, including the potential expansion of commercial airline passenger service.

TC-3.2 Airport System Development
The County shall direct operations and maintenance toward servicing as much of forecasted aviation demand as possible within reasonable fiscal constraints. However, publicly-owned and operated airports shall not be expected to satisfy all anticipated demand for aviation facilities and related services in the County.

TC-3.3 Airport Enhancement
The County shall encourage and facilitate development of the County's public airports in conformance with the Tulare County Comprehensive Airport Land Use Plan (CALUP).

TC-3.4 Airport Compatibility
Protect existing and future airport operations from encroachment by potentially incompatible land uses and require developers to file an aviation easement with the County if a proposed development or expansion of an existing use is located within the approach or approach transition zones designation in the Tulare County Comprehensive Airport Land Use Plan.

TC-3.5 Private Ownership
The County shall consider the development and maintenance of privately-owned and operated airport facilities in the County provided such development and operation does not conflict with established land use or other public policies and does not result in adverse impacts on the operation, maintenance, and long term viability of existing airport facilities.

TC-3.6 Airport Encroachment
The County shall seek to avoid encroachment on airports by incompatible urban land uses.

TC-3.7 Multi-modal Development
The County shall support the development of multi-modal terminal facilities at County airports.

13.4 Public Transportation

TC-4 To support the development of a public transportation system that provides an alternative to the private automobile and meets the needs of those considered "transit dependent".

TC-4.1 Transportation Programs
The County shall support the continued coordination of transportation programs provided by social service agencies, particularly those serving elderly and/or handicapped.

TC-4.2 Determine Transit Needs
The County will continue to work with TCAG, cities, and communities in the County to evaluate and respond to public transportation needs.

TC-4.3 Support Tulare County Area Transit
The County shall request the support of TCAG for development of transit services outlined in the County's Transit Development Plan (TDP). Efforts to expand Tulare County Area Transit should be directed towards:

1. Encouraging new and improving existing transportation services for the elderly and disabled, and
2. Providing intercommunity services between unincorporated communities and cities.

TC-4.4 Nodal Land Use Patterns that Support Public Transit
The County shall encourage land uses that generate higher ridership including; high density residential, employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another.

TC-4.5 Transit Coordination
The County shall encourage regional coordination to facilitate improved connectivity between County and city operated transit systems and other transportation modes.

TC-4.6 San Joaquin Valley Intelligent Transportation System Strategic Deployment Plan
The County shall utilize the San Joaquin Valley Intelligent Transportation System Strategic Deployment Plan to facilitate public transportation services.

TC-4.7 Transit Ready Development
The County shall promote the reservation of transit stops in conjunction with development projects in likely or potential locations for future transit facilities.

13.5 Other Transportation Modes

TC-5 To encourage the development of safe, continuous, and easily accessible bicycle and trail systems that facilitate the use of viable transportation alternatives in a safe and financially feasible manner.

TC-5.1 Bicycle/Pedestrian Trail System
The County shall coordinate with TCAG and other agencies to develop a Countywide integrated multi-purpose trail system that provides a linked network with access to recreational, cultural, and employment facilities, as well as offering a recreational experience apart from that available at neighborhood and community parks.

TC-5.2 Consider Non-Motorized Modes in Planning and Development
The County shall consider incorporating facilities for non-motorized users, such as bike routes, sidewalks, and trails when constructing or improving transportation facilities and when reviewing new development proposals. For developments with 50 or more dwelling units or non-residential projects with an equivalent travel demand, the feasibility of such facilities shall be evaluated.

TC-5.3 Provisions for Bicycle Use
The County shall work with TCAG to encourage local government agencies and businesses to consider including bicycle access and provide safe bicycle parking facilities at office buildings, schools, shopping centers, and parks.

ⓘ *See Figure 13-1: Regional Bicycle Transportation Plan on the next page.*

TC-5.4 Design Standards for Bicycle Routes
The County shall utilize the design standards adopted by Caltrans and as required by the Streets and Highway Code for the development, maintenance, and improvement of bicycle routes.

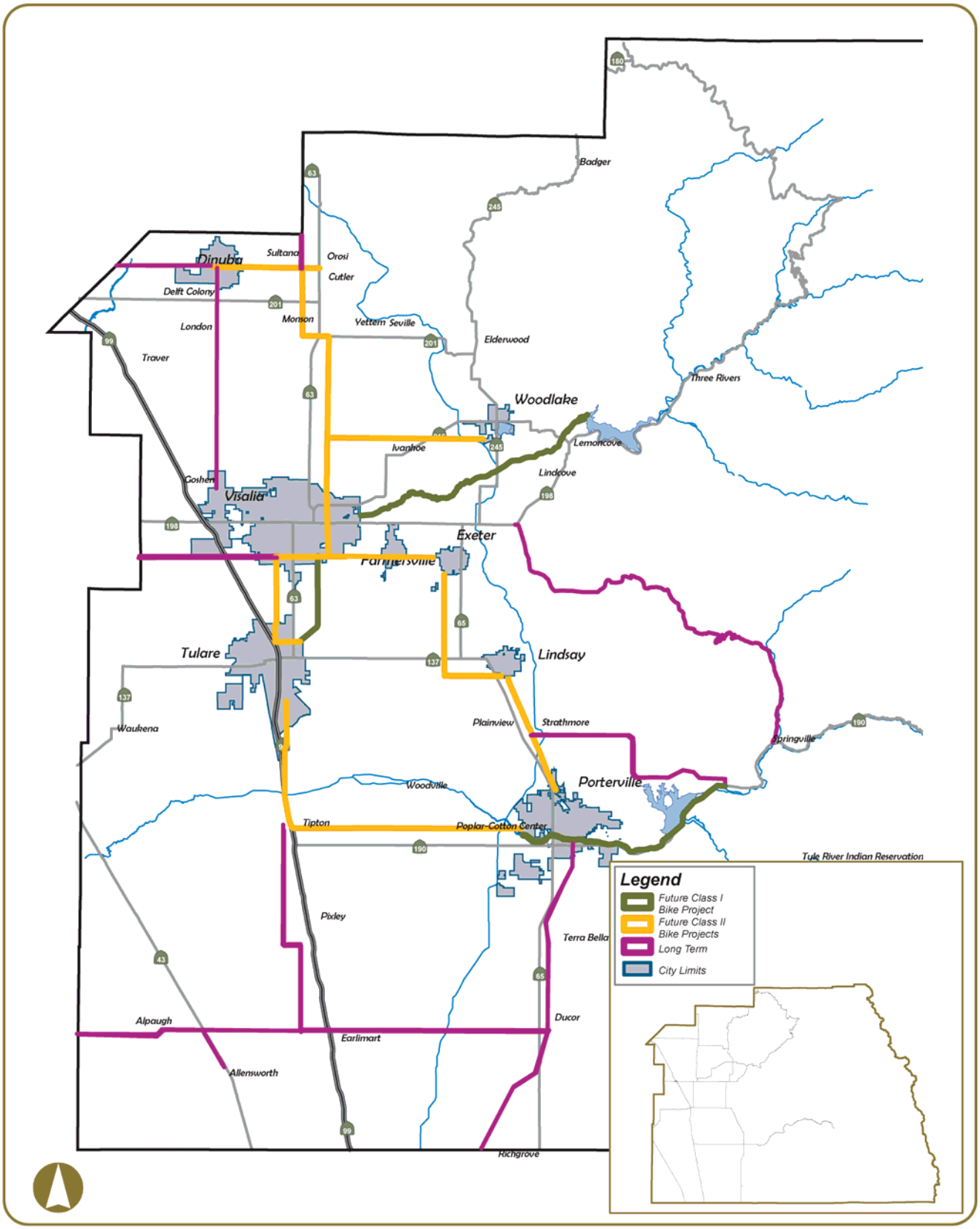
TC-5.5 Facilities
The County shall require the inclusion of bicycle support facilities, such as bike racks, for new major commercial or employment locations.

TC-5.6 Regional Bicycle Transportation Plan
The County shall identify Countywide recreational and commuter bicycle routes and update the Tulare County Regional Bicycle Transportation Plan as appropriate.

TC-5.7 Designated Bike Paths
The County shall support the creation and development of designated bike paths adjacent to or separate from commute corridors.

TC-5.8 Multi-Use Trails
The County shall encourage the development of multi-use corridors (such as hiking, equestrian, and mountain biking) in open space areas, along power line transmission corridors, utility easements, rivers, creeks, abandoned railways, and irrigation canals.

TC-5.9 Existing Facilities
The County shall support the maintenance of existing bicycle and pedestrian facilities.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Sultana
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Cutler
Delft Colony
London
Monson
Yettem
Seville
Traver
Badger
Elderwood
Three Rivers
Woodlake
Ivanhoe
Lemoncove
Lindcove
Goshen
Visalia
Exeter
Farmersville
Tulare
Lindsay
Waukena
Plainview
Strathmore
Springville
Porterville
Woodville
Tipton
Poplar-Cotton Center
Tule River Indian Reservation
Pixley
Terra Bella
Alpaugh
Earlimart
Ducor
Allensworth
Richgrove
Legend
Future Class I Bike Project
Future Class II Bike Projects
Long Term
City Limits
0 3 6 9 12 Miles
Regional Bicycle Transportation Plan
Figure 13-2

13.6 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. Through the Pavement Management System (PMS), the County shall continue to maintain a database of all County maintained roadways to determine which roadways should no longer be maintained and allowed to return to rural/agricultural roads.	TC-1.1 TC-1.3	RMA	■			■
2. The County shall develop an impact fee program to offset the cost of development and maintenance of the County roadway system as necessitated by new development.	TC-1.1 TC-1.3 TC-1.5 TC-1.14	RMA	■			■
3. The County shall utilize local community road improvement funds under Measure R to upgrade local community roads and farm to market roads.	TC-1.1 TC-1.5	RMA; TCAG				■
4. Prior to approval of Special Use Permits and/or site plan review for any new facility with truck traffic generating characteristics, the County shall require the applicant to demonstrate an adequate on-site truck parking/staging/maneuvering facility that precludes the need for truck queuing and parking on adjacent public roadways.	TC-1.8	RMA				■
5. The County shall require new subdivisions to join or create an assessment district for maintaining public roads installed with the development.	TC-1.2	RMA				■
6. The County shall update the County Improvement Standards for roadways to: a. Reflect urban improvement standards for projects inside UDBs, HDBs and/or UABs, b. Reflect standards to be used outside of UDBs, HDBs and UABs, c. Reduce air emissions related to construction and operations, d. Enhance public safety, and e. Accommodate smart growth design principles by developing standards for pedestrian facilities, bike paths, cycle shoulder lanes, and traffic calming devices such as bulb-outs at intersections, etc..	TC-1.2 SL-4.2 LU-7.3	RMA				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
7. The County shall coordinate with TCAG during their update to the Regional Transportation Plan (RTP).	TC-1.3 TC-1.4	RMA				■
8. The County shall maintain efforts to seek Federal and State funding for roadway construction, transit services, alternative modes, and capital improvements at public airports.	TC-1.4	RMA				■
9. To decrease deterioration of County maintained roadways or State highways, the County shall amend the Zoning Ordinance to require that the access apron between the existing road and new driveways and other access points are paved, as a condition of approval for private development projects affecting the County road system.	TC-1.5	RMA	■			
10. The County shall regularly review and update the Pavement Management System as part of the annual budget process.	TC-1.5 TC-1.6	RMA, Engineering				■
11. During development or maintenance of a regional growth corridor plan, the County shall evaluate appropriate locations for an intermodal freight village.	TC-1.7	RMA, Planning				■
12. The County shall coordinate with Caltrans and TCAG on planning, engineering, and advanced design of State highway projects including future routes, such as the Highway 65 extension.	TC-1.9	RMA				■
13. The County shall promote cooperative City-County-State efforts to protect existing and future alignments of major streets, highways, and interchanges from encroachment. Three legal devices may be used to protect future highway alignments: a. The precise thoroughfare plan (official plan lines), which can be used either for entirely new sections of highway or to protect areas required for the widening of existing highways, b. Building line setbacks along existing highways, and c. Conditions of approval on discretionary approvals.	TC-1.13	RMA				■
14. The County shall investigate a formal system for collecting a pro-rata share of roadway improvements	TC-1.13 TC-1.14	RMA				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
to address project impacts and future regional needs.						
15. The County shall evaluate its LOS standards and road standards every five (5) years in coordination with the five year General Plan review.	TC-1.16 TC-1.17	RMA				■
16. The County shall work with new subdivision proposals or other development to protect rail corridors for future linear uses, such as rail reuse or new trails.	TC-2.5	RMA				■
17. The County shall ensure the compatibility of the CALUP with the General Plan.	TC-3.3 TC-3.4 TC-3.6	RMA, Planning				■
18. The County shall encourage agencies and organizations to pursue available Federal and State funding, grants, and other funds that can be applied to transportation and transit projects.	TC-1.4	County				■
19. The County shall work annually with TCAG to program transit projects through the Federal Transportation Improvement Program (FTIP) and Regional Transportation Improvement Program (RTIP).	TC-4.2	RMA				■
20. The County shall work with transit system operators to develop a “Fast Pass” type system that allows for seamless transfers between transit systems within the County.	TC-4.5	RMA				■
21. As part of the development review process, projects will be conditioned to incorporate appropriate trail facilities in keeping with plans for a Countywide trail system.	TC-5.1	RMA				■
22. The County shall evaluate the need for facilities for non-motorized users (e.g., bicycles, pedestrians) in new development projects.	TC-5.1 TC-5.2	RMA				■
23. The County shall evaluate the Tulare County Regional Bicycle Plan every five (5) years in coordination with the five year General Plan review.	TC-5.3 TC-5.5	RMA; TCAG				■
24. The County shall coordinate with TCAG to develop and implement a trails master plan.	TC-5.3	RMA; TCAG		■		
25. The County shall ensure implementation of the Tulare County Regional Bicycle Plan during the project entitlement process.	TC-5.6	RMA, Planning				■
26. The County shall work with TCAG to update the Regional Bicycle Plan to connect the core areas of the unincorporated communities and	TC-5.6	RMA, Planning	■			

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
prioritize provision of those portions of the regional routes within the UDBs of these communities.						
27. The County shall seek funding sources to acquire and consolidate properties comprising old rail corridors if beneficial to future transportation use, including trails, and will encourage regional and local transportation agencies to assist as a partner in this effort.	TC-5.2 TC-5.8 TC-5.9	RMA				■
28. The County shall develop and maintain a database of roadways and railways that are no longer in service to be used as pedestrian and equestrian trails.	TC-5.8 TC-5.9	RMA	■			■

Please see next page.

13.7 Implementation Program – Roadway Standards

Roadway Functional Classification System

Roadways serve two necessary but conflicting functions: mobility and property access. High and constant speeds, with few interruptions and limited conflicting traffic, are desirable for mobility. A functional classification system provides for specialization in meeting the access and mobility requirements of the development permitted under the General Plan. Local streets emphasize property access; freeways, and arterials emphasize high mobility for through-traffic; and collectors attempt to achieve a balance between both functions.

An efficient transportation system is an important component of a strong and dynamic economy. Access control is the greatest single correlative to traffic safety and regional mobility. Good access management practices will ensure that the transportation system will continue to serve the needs of Tulare County and the regional economy far into the future by insuring safe, efficient, and convenient mobility.

The Circulation Diagram represents the official functional classification of existing and proposed streets, roadways, and highways in Tulare County (see Figure 13.1: Tulare County Road System). This diagram depicts the State highways, arterial, and collector roadway system in Tulare County. All other roadways are classified as local streets. The County's functional classification system recognizes differences in roadway functions and standards between urban/suburban areas and rural areas. The following paragraphs define the linkage and functions provided by each class of roadways. Furthermore, streets and highways as written in the County's Ordinance Code is represented by all classifications.

Freeways provide for the ability to carry large traffic volumes at high speeds for long distances. Access points are fully controlled. Freeways connect points within the County and link the County to other parts of the State.

Arterials provide for mobility within the County and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, and other arterials. Access to abutting private property and intersecting local streets shall generally be restricted.

Collectors provide for internal traffic movement within communities, and connect local roads to arterials. Direct access to abutting private property shall generally be permitted.

Local Roads provide direct access to abutting property and connect with other local roads, collectors, and arterials. Local roads are typically developed as two-lane undivided roadways. Access to abutting private property and intersecting streets shall be permitted.

Program 1

Right-of-way (ROW) standards for each functional roadway classification shall be as follows:

- Major Urban and Major Rural Arterials – Desirable ROW = 110 feet.
- Other Urban and Rural Arterials – Desirable ROW = 84 feet.
- Urban and Rural Collectors – Desirable ROW = 60 feet.
- Local Roads – Desirable ROW = 60 feet; however, Tulare County improvement standards allow 56 foot rights-of-way in certain circumstances.

- All Classes – Additional right-of-way may be required in the vicinity of some intersections for all functional roadway classifications.

Program 2
Access and parking policies for each functional roadway classification within the County shall be as follows:

- Freeways: Freeway access shall be limited to grade separated interchanges. Only emergency parking is allowed,
- Major Urban Arterials: Access from abutting parcels shall be discouraged. Consolidation of driveways shall be encouraged. Parking may be prohibited if additional capacity is needed,
- Major Rural Arterials: Access from abutting parcels shall be discouraged. Consolidation of driveways shall be encouraged,
- Other Urban Arterials: Access from abutting parcels shall be discouraged. Consolidation of driveways shall be encouraged. Parking may be allowed but should be discouraged,
- Other Rural Arterials: Access from abutting parcels shall be discouraged. Consolidation of driveways shall be encouraged, and
- Urban Collectors, Rural Collectors, and Local Roads: Access shall be permitted from abutting parcels.

Parking restrictions along facilities in unincorporated urban areas shall be determined from roadway classification policies described herein or, in situations where variations are desired, as determined by the RMA and Development Services Department.

Program 3
Each functional roadway classification, pavement widths, lane configurations, and where applicable to the specific functional classification of road, medians and/or shoulder widths shall be based on acceptable design standards of the agency having jurisdiction over the facility.

Program 4
Requirements for frontage improvements on each functional roadway class shall be as follows:

- Major Urban Arterials, Other Urban Arterials, Urban Collectors Within Urban Improvement Boundaries (Urban Development Boundaries): urban improvement standards shall be required, including curb and gutter, sidewalks, and street lights;
- Major Rural Arterials, Other Rural Arterials: Rural improvement standards (emphasizing higher profile grades and all weather shoulders) shall be applied. Curb and gutter shall not be provided;
- Rural Collectors: Rural improvement standards shall be applied to include all weather shoulders; and
- Rural Local Roads: County rural facility standards shall be applied.



14. Public Facilities and Services

The Public Facilities and Services Element is divided into the following sections:

- General (Section 14.1)
- Water Supply (Section 14.2)
- Wastewater (Section 14.3)
- Storm Drainage (Section 14.4)
- Solid Waste (Section 14.5)
- Communications Systems (Section 14.6)
- Fire Protection and Law Enforcement (Section 14.7)
- Schools and Community Facilities (Section 14.8)
- Energy Facilities (Section 14.9)
- Work Plan/Implementation Measures (Section 14.10)

Key Terms

The following terms are used in this Element to describe the issues related to public facilities and services:

Capital Improvement Program (CIP). Typically a five year program by which an agency schedules permanent improvements to public facilities to fit the projected fiscal capability of the local service area. The program generally is reviewed annually for conformance to and consistency with the General Plan and the Strategic Business Plan.

Community Service District (CSD). CSDs are independent districts established in accordance with the CSD Law. CSDs are formed for a specific geographic sub-area of a County and used for the planning and delivery of water and wastewater treatment, parks, recreation, and other human services based on an assessment of the service needs of the population in that sub-area. A CSD is a taxation district with independent administration.

County Service Area (CSA). CSAs are a special taxing area which bears a special assessment or service charge for particular types of extended services. Services may be expanded with Local Agency Formation Commission (LAFCo) approval at any time following formation, allowing County service areas to provide virtually every service. County service areas may annex contiguous or non-contiguous territory. County service areas are managed by the Board of Supervisors, which sits as a Board of Supervisors, not as an ex-officio governing board. Under the Board of Supervisor's direction, County service areas may levy taxes, establish zones of benefit, incur bonded indebtedness and enter into contracts.

Detention. The temporary storage of storm runoff to attenuate peak runoff and to provide water quality treatment benefits.

Groundwater. Water that flows or seeps downward and saturates soil or rock, supplying springs and wells. The upper surface of the saturate zone is the water table.

Groundwater Recharge. Inflow of water to a ground water reservoir from the surface. Infiltration of precipitation and its movement to the water table is one form of natural recharge.

Hazardous Waste. Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.

Internet. A system of linked computer networks, international in scope, that facilitates data communication services such as remote log-in, file transfer, electronic mail, and newsgroups.

Local Agency Formation Commission (LAFCo). The agency in each County with the authority and responsibility to establish procedures for local government changes of organization, including city incorporation, annexation to a city or special district, and consolidation of cities or special districts. The primary power of LAFCo is to act on local agency boundary changes and to adopt spheres of influence (SOIs) for local agencies.

Potable Water. Water that is safe to be consumed by humans. Water of sufficient quality to serve as drinking water is called potable water, whether it is used as such or not. Although most fresh water sources are drinkable by humans, they can be a disease vector or cause long-term health problems if they do not meet certain water quality guidelines.

Public Utility District (PUD). PUDs are independent special districts established in accordance with the PUD Act, [Public Utilities Code Section 15501, et seq]. A PUD is a public agency that provides water service, wastewater collection, treatment, export, and other public services to residents and businesses within its district.

Retention Basin. Longer-term water storage with no outlet provided. Retained water would infiltrate into the soil or evaporate.

Sewage. See definition of wastewater.

Solid Waste. Unwanted or discarded material that is neither a liquid nor a gas. Organic wastes and paper products account for about 75 percent of the typical urban solid waste stream.

Storm Drainage. A system to convey storm water runoff from public and private property to a retention or detention facility.

Transfer Station. Facilities where municipal solid waste is unloaded from collection vehicles and briefly held while it is reloaded onto larger long-distance transport vehicles for shipment to landfills or other treatment or disposal facilities.

Wastewater. Water that carries wastes from homes, businesses, and industries; a mixture of water and dissolved or suspended solids.

Water Quality. A term used to describe the chemical, physical, and biological characteristics of water, usually in respect to its suitability for a particular purpose. Water quality criteria establish standards necessary to protect and ensure that beneficial uses are attained. Criteria may be numeric or narrative

standards that are designed to restore and maintain the chemical, physical, and biological integrity of a water body.

Zone of Benefit. A zone established by the Board of Supervisors, within any County service area with tax rates, service charges, and benefit assessments varying with the extent of benefit to each zone derived from services provided to the property within each zone or with the availability of other funds within a zone.

Existing Conditions Overview

Tulare County and special districts provide many important services to County residents and businesses in unincorporated communities and hamlets such as water, wastewater, storm drainage, solid waste removal, utilities, communications, fire protection, law enforcement, and a number of other community facilities and services (schools, community centers, etc.).

Water districts supply water to communities and hamlets throughout the County. Most communities and some hamlets have wastewater treatment systems; however, several communities including Three Rivers, Plainview, Alpaugh, and Ducor rely on individual septic systems. Storm drainage facilities are generally constructed and maintained in conjunction with transportation improvements or new subdivisions in communities. Solid waste collection in the County is divided into service areas, as determined by the Board of Supervisors, with one license for each area. Southern California Edison provides electric service to the south and central areas of Tulare County while PG&E provides electric service in the north. The Gas Company is the primary provider of natural gas throughout the County.

In 2006, the Tulare County Sheriff's Department had 450 officers serving the unincorporated County. Tulare County also has a Countywide fire department run jointly by the County and California Fire (CF). The County manages fire protection in the valley portions of the County, with continued support by CF in the foothill portions of the County.

Other community facilities such as parks, libraries, and schools are located throughout the County, mostly in communities and hamlets.

14.1 General

PFS-1 To establish and maintain acceptable levels of service, minimize costs, and provide criteria for determining the location, capacity, and timing of existing and future public facilities and services.

PFS-1.1 Existing Development
The County shall generally give priority for the maintenance and upgrading of County-owned and operated facilities and services to existing development in order to prevent the deterioration of existing levels-of-service.

PFS-1.2 Maintain Existing Levels of Services
The County shall ensure new growth and developments do not create significant adverse impacts on existing County-owned and operated facilities.

PFS-1.3 Impact Mitigation
The County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required

to serve the project to the extent permitted by State law. The lack of available public or private services or adequate infrastructure to serve a project, which cannot be satisfactorily mitigated by the project, may be grounds for denial of a project or cause for the modification of size, density, and/or intensity of the project.

PFS-1.4 Standards of Approval

The County should not approve any development unless the following conditions are met:

1. The applicant can demonstrate all necessary infrastructure will be installed and adequately financed,
2. Infrastructure improvements are consistent with adopted County infrastructure plans and standards, and
3. Funding mechanisms are provided to maintain, operate, and upgrade the facilities throughout the life of the project.

PFS-1.5 Funding for Public Facilities

The County shall implement programs and/or procedures to ensure that funding mechanisms necessary to adequately cover the costs related to planning, capital improvements, maintenance, and operations of necessary public facilities and services are in place, whether provided by the County or another entity.

PFS-1.6 Funding Mechanisms

The County shall use a wide range of funding mechanisms, such as the following, to adequately fund capital improvements, maintenance, and on-going operations for publicly-owned and/or operated facilities:

1. Establishing appropriate development impact fees,
2. Establishing assessment districts, and
3. Pursuing grant funding.

PFS-1.7 Coordination with Service Providers

The County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate public facilities and to plan/coordinate, as appropriate, future utility corridors in an effort to minimize future land use conflicts.

PFS-1.8 Funding for Service Providers

The County shall encourage special districts, including community service districts and public utility districts to:

1. Institute impact fees and assessment districts to finance improvements,
2. Take on additional responsibilities for services and facilities within their jurisdictional boundaries up to the full extent allowed under State law, and
3. Investigate feasibility of consolidating services with other districts and annexing systems in proximity to promote economies of scale, such as annexation to city systems and regional wastewater treatment systems.

PFS-1.9 New Special Districts
When feasible, the County shall support the establishment of new special districts, including community service districts and public utility districts, to assume responsibility for public facilities and services.

PFS-1.10 Homeowner Associations
The County shall support the creation of homeowner associations, condominium associations, or other equivalent organizations to assume responsibility for specific public facilities and services.

PFS-1.11 Facility Sizing
The County shall ensure that publicly-owned and operated facilities are designed to meet the projected capacity needed in their service area to avoid the need for future replacement to achieve upsizing. For facilities subject to incremental sizing, the initial design shall include adequate land area and any other elements to easily expand in the future.

PFS-1.12 Security
The County shall seek to minimize vulnerability of public facilities to natural and man-made hazards and threats.

PFS-1.13 Municipal Service Reviews (MSRs)
The County shall use MSRs adopted by LAFCo and Urban Water Management Plans, as tools to assess the capacity, condition, and financing of various public utility services provided by special districts and cities, most commonly, domestic water and sanitary sewer.

PFS-1.14 Capital Improvement Plans
Pursuant to California Government Code §65401, annually, the County shall receive and review all proposed public works projects proposed by the County, its departments, boards, and commissions, and any school or special district in the County, and shall prepare a coordinated program of proposed public works for the ensuing fiscal year, for review by the Planning Commission as to conformity with the County General Plan.

PFS-1.15 Efficient Expansion
The County shall provide incentives for infill projects where an efficient expansion of the infrastructure delivery system is fully funded.

PFS-1.16 Joint Planning Efforts
The County will promote joint planning efforts between communities, hamlets, and cities within proximity of each other so that services and infrastructure planning can be complementary.

14.2 Water Supply

PFS-2 To ensure the provision of a reliable, safe, and adequate supply of high quality water as well as effective distribution and storage facilities to meet the existing and future needs in the County.

PFS-2.1 Water Supply
The County shall work with agencies providing water service to ensure that there is an adequate quantity and quality of water for all uses, including water for fire protection, by, at a minimum, requiring a demonstration by the agency providing water service of sufficient and reliable water supplies and water management measures for proposed urban development.

PFS-2.2 Adequate Systems
The County shall review new development proposals to ensure that the intensity and timing of growth will be consistent with the availability of adequate production and delivery systems. Projects must provide evidence of adequate system capacity prior to approval.

ⓘ *See also Chapter 11-Water Resources, Policy WR-3.3: Adequate Water Availability.*

PFS-2.3 Well Testing
The County shall require new development that includes the use of water wells to be accompanied by evidence that the site can produce the required volume of water without impacting the ability of existing wells to meet their needs.

PFS-2.4 Water Connections
The County shall require all new development in UDBs, UABs, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, Area Plans, existing water district service areas, or zones of benefit, to connect to the community water system, where such system exists. The County may grant exceptions in extraordinary circumstances, but in these cases, the new development shall be required to connect to the water system when service becomes readily available.

PFS-2.5 New Systems or Individual Wells
Where connection to a community water system is not feasible per PFS-2.4: Water Connections, service by individual wells or new community systems may be allowed if the water source meets standards for quality and quantity.

ⓘ *See also Chapter 11-Water Resources.*

14.3 Wastewater

PFS-3 To ensure the provision of adequate wastewater collection, treatment, and disposal within the County.

PFS-3.1 Private Sewage Disposal Standards
The County shall maintain adequate standards for private sewage disposal systems (e.g., septic tanks) to protect water quality and public health.

PFS-3.2 Adequate Capacity
The County shall require development proposals to ensure the intensity and timing of growth is consistent with the availability of adequate wastewater treatment and disposal capacity.

PFS-3.3 New Development Requirements
The County shall require all new development, within UDBs, UABs, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, Area Plans, existing wastewater district service areas, or zones of benefit, to connect to the wastewater system, where such systems exist. The County may grant exceptions in extraordinary circumstances, but in these cases, the new development shall be required to connect to the wastewater system when service becomes readily available.

PFS-3.4 Alternative Rural Wastewater Systems
The County shall consider alternative rural wastewater systems for areas outside of community UDBs and HDBs that do not have current systems or system capacity. For individual users, such systems include elevated leach fields, sand filtration systems, evapotranspiration beds, osmosis units, and holding tanks. For larger generators or groups of users, alternative systems, including communal septic tank/leach field systems, package treatment plants, lagoon systems, and land treatment, can be considered.

PFS-3.5 Wastewater System Failures
The County shall require landowners to repair failing septic tanks, leach field, and package systems that constitute a threat to water quality and public health or connect to an existing community system through applicable County and/or Regional Water Quality Control Board standards and requirements.

PFS-3.6 Care of Individual Systems
The County shall promote and support programs to educate homeowners on the care and maintenance of private sewage disposal systems.

PFS-3.7 Financing
The County shall cooperate with special districts when applying for State and federal funding for major wastewater related expansions/upgrades when such plans promote the efficient solution to wastewater treatment needs for the area and County.

14.4 Storm Drainage

PFS-4 To ensure the management of stormwater in a safe and environmentally sensitive manner through the provision of adequate storm drainage facilities that protect people and property.

PFS-4.1 Stormwater Management Plans
The County shall oversee, as per Community Plan Content Table PF-2.1 and Specific Plan Content, Hamlet Plans Policy PF-3.3, and Table LU-4.3, the preparation and adoption of stormwater management plans for communities and hamlets to reduce flood risk, protect soils from erosion, control stormwater, and minimize impacts on existing drainage facilities, and develop funding mechanisms as a part of the Community Plan and Hamlet Plan process.

PFS-4.2 Site Improvements
The County shall ensure that new development in UDBs, UABs, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, and Area Plans includes adequate stormwater drainage systems. This includes adequate capture, transport, and detention/retention of stormwater.

PFS-4.3 Development Requirements
The County shall encourage project designs that minimize drainage concentrations and impervious coverage, avoid floodplain areas, and where feasible, provide a natural watercourse appearance.

PFS-4.4 Stormwater Retention Facilities
The County shall require on-site detention/retention facilities and velocity reducers when necessary to maintain existing (pre-development) storm flows and velocities in natural drainage systems. The County shall encourage the multi-purpose design of these facilities to aid in active groundwater recharge.

PFS-4.5 Detention/Retention Basins Design
The County shall require that stormwater detention/retention basins be visually unobtrusive and provide a secondary use, such as recreation, when feasible.

PFS-4.6 Agency Coordination
The County shall work with the Army Corps of Engineers and other appropriate agencies to develop stormwater detention/retention facilities and recharge facilities that enhance flood protection and improve groundwater recharge.

PFS-4.7 NPDES Enforcement
The County shall continue to monitor and enforce provisions to control non-point source water pollution contained in the U.S. Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) program.



Policies related to flood control are covered in Chapter 10-Health & Safety, Section 10.5: Flood Hazards.

14.5 Solid Waste

PFS-5 To ensure the safe and efficient disposal and recycling of solid and hazardous waste generated in the County.

PFS-5.1 Land Use Compatibility with Solid Waste Facilities
The County shall ensure that solid waste facility sites (for example, landfills) are protected from the encroachment by sensitive and/or incompatible land uses.

PFS-5.2 Notification
The County shall provide notification to proposed development within one-mile of a solid waste facility of the existence of the solid waste facility and any proposed changes to the facility.

PFS-5.3 Solid Waste Reduction
The County shall promote the maximum feasible use of solid waste reduction, recycling, and composting of waste, strive to reduce commercial and industrial waste on an annual basis, and pursue financing mechanisms for solid waste reduction programs.

PFS-5.4 County Usage of Recycled Materials and Products
The County shall encourage all industries and government agencies in the County to use recycled materials and products where economically feasible.

PFS-5.5 Private Use of Recycled Products
The County shall work with recycling contractors to encourage businesses to use recycled products and encourage consumers to purchase recycled products.

PFS-5.6 Ensure Capacity
The County shall require evidence that there is adequate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving new development.

PFS-5.7 Provisions for Solid Waste Storage, Handling, and Collection
The County shall ensure all new development adequately provides for solid waste storage, screening, handling, and collection prior to issuing building permits.

PFS-5.8 Hazardous Waste Disposal Capabilities
The County shall require the proper disposal and recycling of hazardous materials in accordance with the County's Hazardous Waste Management Plan.

PFS-5.9 Agricultural Waste
The County shall investigate waste disposal and reuse needs for agricultural wastes for energy and other beneficial uses and shall change County plans accordingly.

14.6 Communications Systems

PFS-6 To expand the use of information technology in order to increase the County's economic competitiveness, develop a more informed citizenry, and improve personal convenience for residents and businesses in the County.

PFS-6.1 Telecommunications Services
The County shall work with telecommunication providers to ensure that all residents and businesses have access to telecommunications services, including broadband internet service. To maximize access to inexpensive telecommunications services, the County shall encourage marketplace competition from multiple service providers.

PFS-6.2 Communication Technologies to Improve Citizen Participation
The County shall strive to expand opportunities for all citizens to participate in County governance through use of communication technologies, including the County website and cable television.

PFS-6.3 Siting of Telecommunications Infrastructure
To minimize the visual and locational impact of wireless telecommunications facilities, the County shall encourage the siting of telecommunications infrastructure to meet the following conditions:

1. Located away from residential and open space areas,
2. When possible, are located or collocated on existing buildings, existing towers, or other existing support structures,
3. Painted, camouflaged, textured, or otherwise designed to better integrate into existing conditions adjacent to the installation site,
4. Located in conformance with the Comprehensive Airport Land Use Plan to avoid vertical obstructions around public use airports in the County, and
5. Located to avoid vertical obstruction and frequency spectrum conflicts in military Special Use Airspace (SUA) and Military Operations Areas (MOA).

ⓘ *Additional policy concerning visual impacts can be found in Chapter 7-Scenic Landscapes.*

14.7 Fire Protection and Law Enforcement

PFS-7 To provide adequate fire and law enforcement facilities and services to ensure the safety of County residents and the protection of County property.

PFS-7.1 Fire Protection
The County shall strive to expand fire protection service in areas that experience growth in order to maintain adequate levels of service.

PFS-7.2 Fire Protection Standards
The County shall require all new development to be adequately served by water supplies, storage, and conveyance facilities supplying adequate volume, pressure, and capacity for fire protection.

PFS-7.3 Visible Signage for Roads and Buildings
The County shall strive to ensure all roads are properly identified by name or number with clearly visible signs.

PFS-7.4 Interagency Fire Protection Cooperation
The County shall continue to promote cooperative fire protection agreements with municipal and special district fire departments, State and federal forest agencies, and adjacent County fire departments to provide added fire protection on a year round basis.

PFS-7.5 Fire Staffing and Response Time Standards
The County shall strive to maintain fire department staffing and response time goals consistent with National Fire Protection Association (NFPA) standards.

Fire Staffing and Reponses Time Standards			
	Demographics	**Staffing/Response Time**	**% of Calls**
Urban	> 1,000 people/sq.mi.	15 FF/9 min.	90
Suburban	500-100 people/sq.mi.	10 FF/10 min.	80
Rural	< 500 people/sq.mi.	6 FF/14 min.	80
Remote*	Travel Dist.>8 min.	4 FF/no specific response time	90
*Upon assembling the necessary resources at the emergency scene, the fire department should have the capacity to safety commence an initial attach within 2 minutes, 90% of the time. FF: fire fighters			

ⓘ *Additional policy concerning fire safety can be found in Chapter 10-Health & Safety, Section 10.6: Urban and Wildland Fire Hazards.*

PFS-7.6 Provision of Station Facilities and Equipment
The County shall strive to provide sheriff and fire station facilities, equipment (engines and other apparatus), and staffing necessary to maintain the County's service goals. The County shall continue to cooperate with mutual aid providers to provide coverage throughout the County.

PFS-7.7 Cost Sharing
The County shall require new development to pay public facility fees associated with new sheriff/fire station facilities and equipment necessary to maintain the County's service standards in that area. New development may also be required to create or join a special assessment district, or other funding mechanism, to pay the costs associated with the operation of a sheriff/fire station.

PFS-7.8 Law Enforcement Staffing Ratios
The County shall strive to achieve and maintain a staffing ratio of 3 sworn officers per 1,000 residents in unincorporated areas.

PFS-7.9 Sheriff Response Time
The County shall work with the Sheriff's Department to achieve and maintain a response time of:

1. Less than 10 minutes for 90 percent of the calls in the valley region; and
2. 15 minutes for 75 percent of the calls in the foothill and mountain regions.

PFS-7.10 Interagency Law Enforcement Protection Cooperation
The County shall continue to promote cooperative law enforcement protection agreements with the Sheriff's Department, California Highway Patrol (CHP), local city police, and adjacent County law enforcement agencies to provide added public protection on a year round basis.

PFS-7.11 Locations of Fire and Sheriff Stations/Sub-stations
The County shall strive to locate fire and sheriff sub-stations in areas that ensure the minimum response times to service calls.

PFS-7.12 Design Features for Crime Prevention and Reduction
The County shall promote the use of building and site design features as means for crime prevention and reduction.

14.8 Schools and Community Facilities

PFS-8 To ensure adequate schools and community facilities are provided and are conveniently located for County residents.

PFS-8.1 Work with Local School Districts
The County shall work with local school districts to develop solutions for overcrowded schools and financial constraints of constructing new facilities.

PFS-8.2 Joint Use Facilities and Programs
The County shall encourage the development of joint school facilities, recreation facilities, and educational and service programs between school districts and other public agencies.

PFS-8.3 Location of School Sites
The County shall work with school districts and land developers to locate school sites consistent with current and future land uses. The County shall also encourage siting new schools near the residential areas that they serve and with access to safe pedestrian and bike routes to school.

PFS-8.4 Library Facilities and Services
The County shall encourage expansion of library facilities and services as necessary to meet the needs (e.g., internet access, meeting rooms, etc.) of future population growth.

PFS-8.5 Government Facilities in Community Centers
The County shall actively support development and expansion of federal, State, County, districts, and other governmental offices and facilities where infrastructure exists within community core areas.

PFS-8.6 School Funding
To the extent allowed by State law, the County may require new projects to mitigate impacts on school facilities, in addition to the use of school fees. The County will also work with school districts, developers, and the public to evaluate alternatives to funding/providing adequate school facilities.

14.9 Energy Facilities

PFS-9 To ensure all areas of the County are provided with gas and electric service.

PFS-9.1 Expansion of Gas and Electricity Facilities
The County shall coordinate with gas and electricity service providers to plan the expansion of gas and electrical facilities to meet the future needs of County residents.

PFS-9.2 Appropriate Siting of Natural Gas and Electric Systems
The County shall coordinate with natural gas and electricity service providers to locate and design gas and electric systems that minimize impacts to existing and future residents.

PFS-9.3 Transmission Corridors
The County shall work with the Public Utilities Commission and power utilities so that transmission corridors meet the following minimum requirements:

1. Transmission corridors shall be located to avoid health impacts on residential lands and sensitive receptors, and
2. Transmission corridors shall not impact the economic use of adjacent properties.

PFS-9.4 Power Transmission Lines
The County shall work with the Public Utilities Commission and power utilities in the siting of transmission lines to avoid interfering with scenic views, historic resources, and areas designated for future urban development.

ⓘ *Policies concerning visual impacts can be found in Chapter 7-Scenic Landscapes. Policies concerning energy conservation can be found in Chapter 8-Environmental Resources Management, Section 8.4: Energy Resources.*

Text continued on Page 14-15.

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14.10 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall prepare capital improvement programs for all County-owned and operated facilities and services to ensure consistency with the General Plan in order to maintain an adequate level of service.	PFS-1.2	CAO; RMA				■
2. The County shall annually review fees related to County-owned and operated facilities and County-provided services to ensure funding levels are both affordable and adequate to sustain these facilities/services long-term.	PFS-1.5 PFS-1.6	CAO; RMA				■
3. The County shall develop and adopt an impact fee program for new development to provide financing mechanisms to ensure the provision, operation, and on-going maintenance of appropriate public facilities and services (including, but not limited to, fire stations and equipment, police stations and equipment, utility infrastructure, recreational and library facilities). .	PFS-1.6 PFS-4.2 PFS-7.5 PFS-7.9 PFS-8.4 PFS-8.5 ERM-5.6	CAO; RMA	■			
4. For infill projects which include improvements to infrastructure, the County shall offer incentives including but not limited to density bonuses, CEQA exemptions, and financial assistance through redevelopment or Community Development Block Grants.	PFS-1.15	RMA,				■
5. The County shall conduct a study to evaluate alternatives for rural wastewater systems. Alternatives that could be evaluated include elevated leach fields, sand filtration systems, evapotranspiration beds, osmosis units and holding tanks. For larger generators or group of users, alternative systems include communal septic tank/leach field systems, package treatment plants, lagoon systems, and land treatment.	PFS-3.4	RMA		■		
6. The County shall prepare and	PFS-3.1	HHSA,				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
distribute information on the care and maintenance of private sewage disposal systems.	PFS-3.6	Env. Health				
7. The County shall consider amendments to the Subdivision Ordinance to restrict the number of lots allowed with septic tank and leach line systems, and review and upgrade the standards for such systems.	PFS-3.1	HHSA, Env. Health	■			
8. The County shall consider financial tools to prepare and implement drainage plans such as drainage acreage fees pursuant to Government Code § 66483, impact fees, Redevelopment Agency assistance and Community Development Block Grants, etc..	PFS-4.1	RMA				■
9. The County shall work with local agencies to prepare an update to the County's Integrated Waste Management Plan and Siting Element to determine existing and projected waste disposal needs, methods of disposable land characteristics suited for disposable sites, and anticipated locations.	PFS-5.1 PFS-5.2 PFS-5.6 PFS-5.7	RMA	■			
10. The County shall prepare and distribute educational materials to inform residents about reuse, recycling, and composting of solid waste materials.	PFS-5.4	RMA, Engineering	■			
11. The County shall prepare and adopt an ordinance for siting and design of telecommunication facilities.	PFS-6.3	RMA, Planning	■			
12. The County shall review and incorporate, as appropriate, the recommendations provided by the California Department of Forestry and Fire Protection and the Tulare County Fire Department Review Committee relative to fire protection.	PFS-7.2	RMA; CAL FIRE County Fire Department				■
13. For streetlights beyond those provided by the County for traffic safety, the County shall provide a mechanism to form lighting and landscaping assessment districts if communities, hamlets or developers are willing to participate.	PFS-7.13	RMA				■
14. The County shall maintain a map	PFS-7.5	RMA	■			

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
identifying the urban, suburban, rural and remote areas set forth in Policy PFS-7.5: Fire Staffing and Response Time Standards.						
15. The County shall work with power companies, communications companies, and the Public Utilities Commission to review power transmission plans and communication/cell tower needs for Tulare County for consistency with the Scenic Landscapes Element.	PFS-9.4 PFS-6.3	RMA; AT&T; Public Utilities Commission				■

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15. Flood Control Master Plan

The Flood Control Master Plan (FCMP) for Tulare County was adopted by the Tulare County Board of Supervisors in 1972 upon the recommendations of the Tulare County Flood Control District. This element addresses issues particularly related to flood control along natural watercourses in Tulare County. This adopted element is incorporated into this General Plan Update document as Chapter 15 and is not being amended at this time. A copy of the adopted element is available through the Tulare County Resource Management Agency and is also available on the internet at http://generalplan.co.tulare.ca.us/

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Tulare County General Plan

Part II
Area Plan Policies

August 2012

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Part II-Chapter 1. Rural Valley Lands Plan

The Rural Valley Lands Plan is divided into the following sections:

- Rural Valley Lands Plan Policies (Section 1.1)
- Work Plan/Implementation Measure (Section 1.2)
- Rural Valley Lands Plan Criteria and Evaluation Matrix and Checklist (Section 1.3)

Rural Valley Lands Plan (RVLP)

This chapter incorporates the RVLP adopted by the County in 1975. The RVLP applies to the Central Valley generally below the 600-foot elevation contour line along the foothills of the Sierra Nevada (including Valley Agricultural Extensions as described in Part II-Chapter 3) outside the County's Urban Development Boundaries (UDBs), Hamlet Development Boundaries (HDBs), Urban Area Boundaries (UABs) for cities, and other adopted land use plans which may include urban corridors, planned communities, and the Kings River Plan. Scenic and regional corridor plans may retain the RVLP subject to the policies developed in those plans (Part II-Figure 1-1: Rural Valley Lands Plan).

The RVLP was initiated in order to establish minimum parcel sizes for areas zoned for agriculture and to develop a policy that is fair, logical, legally supportable, and which consistently utilizes resource information to determine the suitability of rural lands for non-agricultural uses. The policies in this chapter will act as a guide to the Planning Commission and Board of Supervisors in determining appropriate minimum parcel sizes and areas where non-agricultural use exceptions in the rural areas of the County may be allowed.

Tulare County Annual Crop and Livestock Report

Tulare County is the third largest producer of agricultural products in the nation. In the 2008 Tulare County Annual Crop and Livestock Report, the gross production value of all agricultural products was listed as $5,018,022,800.00. Of a total of 120 commodities produced in the agricultural sector, the dairy industry is the leading commodity, with a total value of $1,796,425,000.00, followed by fruit and nut commodities ($1,835,198,000.00), field crops ($630,631,000.00) and nursery products ($85,413,000.00). In addition, agriculture produces income for other areas of the economy, including farm equipment assembly, maintenance and sales, as well as the banking and building industries.

It is important that land to be developed for non-agricultural uses be programmed in a gradual outward extension of present non-agricultural areas such that agricultural lands will not be unnecessarily fragmented and that service costs will be kept at an economic level. Where possible, non-agricultural uses should be directed to less desirable soils where conflicts with agriculture and impacts on the County's future agricultural productivity can be minimized. In addition, such uses should be directed to areas where groundwater level and soil suitability permit building without substantial public safety hazards or critical environmental disturbances.

Policy Analysis

Policy RVLP-1.3: Tulare County Agriculture Zones, permits the County to establish minimum parcel sizes (for example, 20, 40, 80 acres) that are necessary to preserve agricultural lands in increments large enough to support commercial agriculture and discourage the generation of urban land uses in predominantly agricultural areas. This policy will have the effect of slowing the dilution of required public services and diminish land use incompatibilities associated with non-agricultural uses interspersed with agricultural operations.

Policy RVLP-1.4: Determination of Agriculture Land, permits the County to zone parcels of land in an agricultural zone (for example: A-1, AE, AE-20, AE-80) to non-agricultural zoning classifications (for example: R-A, R-O, R-1, R-2, R-3, O, P-O, R-1, C-1, C-2, M-1, M-2) if it is found that the parcel is better suited for a non-agricultural zone classification by means of the system of selection set forth in the policy.

Policy RVLP-1.6: Checklist, permits the County to apply the system of selection set forth in the policy to rezoning applications which change the zoning classification from one agricultural zone to another agricultural zone and which have the effect of reducing the minimum parcel size limitation below those set forth in the Williamson Act.

Such a policy does away with the need to amend the General Plan each time a proposed zone change comes before the Planning Commission and Board of Supervisors. This policy allows for a more orderly and efficient review of those parcels zoned for agriculture which are proposed for a zone other than agriculture, because it eliminates the need to prepare specific plans for many small geographic areas.

Policy Statement

It is recognized that exceptions to the general policy described above are necessary and desirable. In order to determine in a consistent and logical fashion when such exceptions should apply, the following method shall be used to judge the relative agricultural or non-agricultural suitability of rural valley lands for zoning purposes.

Pursuant to this policy, all lands found to be more suitable for non-agricultural zoning by means of this system may be zoned for urban/suburban types of uses. The application of zoning to implement this policy, however, is discretionary and the County is not compelled to grant such zoning.

County Adopted City General Plans land use plans shall be adopted for incorporated cities within Urban Area Boundaries. The point exception system shall be used in an advisory capacity to evaluate the relative agricultural or non-agricultural suitability of lands located between the Urban Development Boundaries or Urban Area Boundaries for which a general plan amendment is proposed to expand or establish an Urban Development Boundary. The point total shall be considered along with other relevant information when approving or denying a proposed general plan amendment.

Fifteen (15) factors will be used to evaluate a parcel's suitability for non-agricultural zoning. (See Section 1.3: Rural Valley Lands Plan Criteria and Evaluation Matrix for factors, their value categories, definitions, justifications, and weighting criteria.)

In employing this method, a parcel of land is "surveyed". The two "Restricted to Agriculture" factors are applied initially. If a "Restricted to Agriculture" criteria is met for either of these factors, the parcel is to remain agriculturally zoned and no further point ratings need to be applied. If none of the "Restricted to Agriculture" criteria are met, the factors from the point value categories are applied. If a factor meets the "Highest Relative Suitability" criteria, it is assigned the number of points listed for that category. If a factor meets the "Lowest Relative Suitability" criteria, it receives no points.

ⓘ *Valley Agriculture Extensions are subject to the RVLP. See (Part II) Chapter 3-FGMP, Page 3-1.*

1.1 Rural Valley Lands Plan Policies

RVLP-1 To sustain the viability of Tulare County's agriculture by restraining division and use of land which is harmful to continued agricultural use of non-replaceable resources.

RVLP-1.1 Development Intensity

The County shall limit non-agricultural development in the unincorporated portions of the valley area designated for agriculture, outside of established UDBs, UABs, HDBs, and other adopted land use plans which may include urban corridors, planned communities, and the Kings River Plan. The County shall maintain a minimum parcel size large enough to sustain agricultural use.

The County's rules for parcel sizes shall be based on zoning, slope, local agricultural conditions, and the need to ensure the viability of agricultural operations. Residential uses in support of agricultural operations are allowed if appropriate buffers from agricultural uses are provided.

RVLP-1.2 Existing Parcels and Approvals

The County shall consider the re-zoning of existing parcels less than the minimum required by agricultural zoning, if found to not be viable for agricultural purposes as per the RVLP checklist and if such re-zoning would not impinge upon current or future agricultural uses in the area.

RVLP-1.3 Tulare County Agriculture Zones

In order to protect and maintain the agricultural viability of the valley area, the County shall maintain several exclusive agricultural zones, each containing a different minimum parcel size. The County shall apply such zones to lands located outside adopted UDBs and HDBs, where such boundaries have been adopted, generally below and west of the 600-foot elevation contour line as it occurs in Tulare County, except where otherwise designated by the Land Use Element of the Tulare County General Plan (Part II-Figure 1-1). The County recognizes that there may be unique circumstances under which parcels as small as ten (10) acres in size may be agricultural in nature. The County further recognizes that twenty (20) acre, forty (40) acre, and eighty (80) acre minimum parcel sizes are necessary to maintain and protect the agricultural viability of significant portions of the County. A determination as to the most appropriate minimum parcel size for a particular area shall be made on the basis of factors relevant to the protection and maintenance of existing and/or potential agricultural uses of land including, but not limited to, factors such as existing land use patterns, land capability ratings for agriculture, and the occurrence of agricultural preserves. Nothing herein is intended to prevent the application of exclusive agricultural zones developed pursuant to this policy to lands located outside the above described area.

RVLP-1.4 Determination of Agriculture Land

The County shall not allow re-zoning of parcels that accumulate 17 or more points according to the RVLP Development Criteria (contained in Section 1.3 of this chapter). If the number of points accumulated is 11 or less, the parcel may be considered for non-agricultural zoning. A parcel receiving 12 to 16 points shall be determined to have fallen within a "gray" area in which no clear cut decision is readily apparent. In such instances, the Planning Commission

and Board of Supervisors shall make a decision based on the unique circumstances pertaining to the particular parcel of land, including factors not covered by this system.

RVLP-1.5 Non Conforming Uses

Irrespective of other policies or designations contained in the various elements of the Tulare County General Plan, zoning necessary to make a use conforming, which legally existed in the A-1 (Agricultural) Zone before January 11, 1973, is deemed to be consistent with the General Plan for purposes of Section 65860 of the Government Code. This opportunity will expire five years from the adoption date of this General Plan.

RVLP-1.6 Checklist

The RVLP checklist shall also be applicable to re-zoning applications which change the zoning classification from one agricultural zone to another agricultural zone and which have the effect of reducing the minimum parcel size in the following manner:

1. Less than ten (10) acres in the case of prime agricultural land, or
2. Less than forty (40) acres in the case of land which is not prime agricultural land.

The RVLP checklist is not required for existing parcels which do not meet the minimum parcel size as set forth in (1) and (2) above prior to the adoption of this policy.

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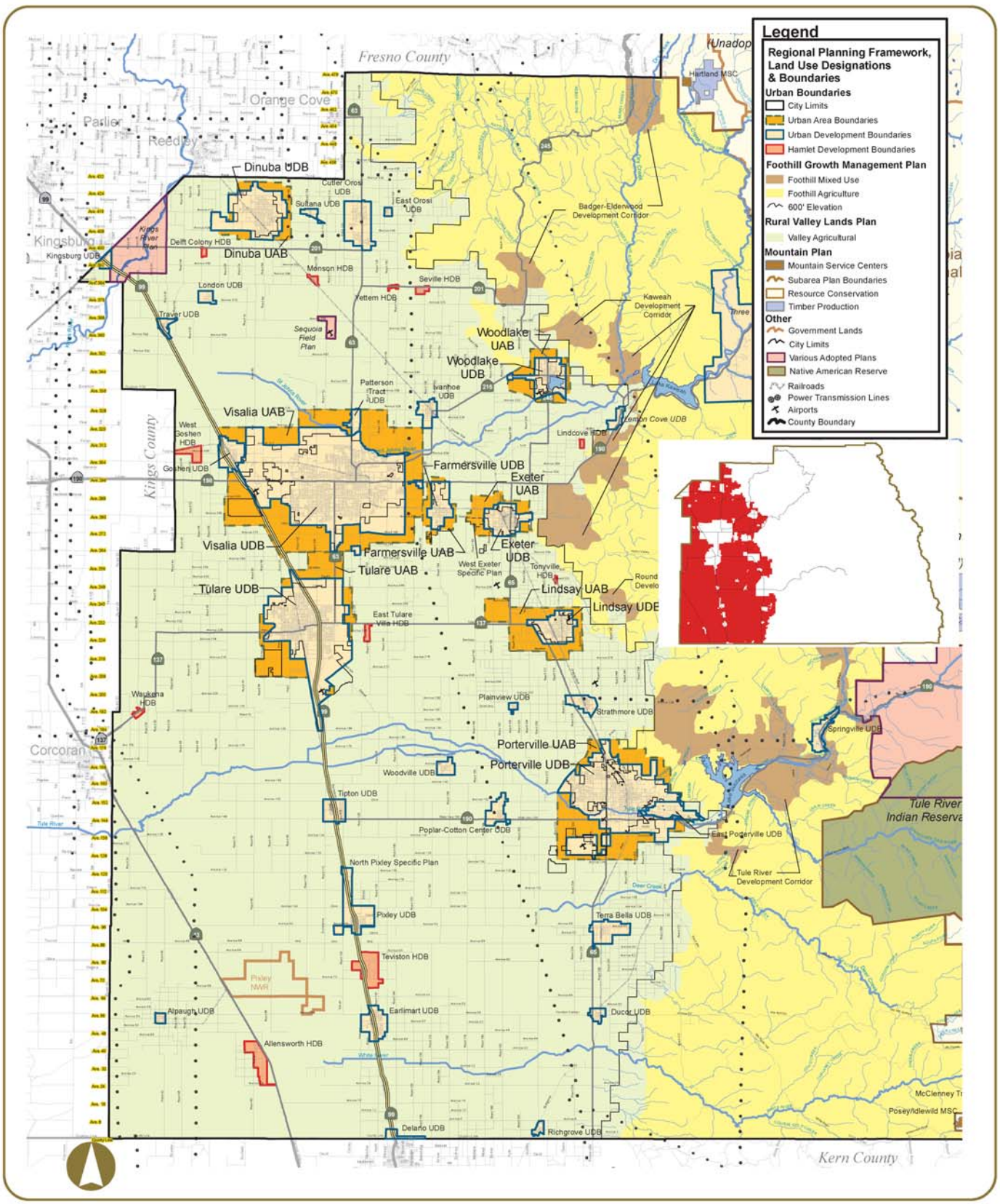

Rural Valley Lands Plan | **Part II Figure 1-1**

1.2 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Chapter.

	Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1.	The County shall continue to work with the Agricultural Advisory Committee or successor to ensure maintenance of the RVLP Criteria and Evaluation Procedures to identify parcels appropriate for non-agricultural zoning or development in areas designated as "agricultural" (see Land Use Diagram). The County shall periodically review the criteria and evaluation procedures and revise them as necessary.	RVLP-1.4	RMA; Agricultural Advisory Committee				■
2.	The County shall maintain zoning to conform with the RVLP and shall consider initiating re-zoning actions where necessary to correct inadvertent application of exclusive agricultural zoning to areas that qualify for non-agricultural zoning under the exception procedure (16 points or less).	RVLP-1.5	RMA				■

Please see next page.

1.3 Rural Valley Lands Plan Criteria and Evaluation Matrix

Definitions, Justifications, and Weighting of Factors

A. RESTRICTED TO AGRICULTURE VALUES

1. Agricultural Preserve Status

   a. Definition
   Determine if the site is within an agricultural preserve.

   b. Justification
   To prevent conflict between agricultural preserve rules and regulations and use of the land.

   c. Weighting Criteria

      1) Restricted to Agriculture - site is within an agricultural preserve.

         a) Importance - the Board of Supervisors has determined that these lands should be maintained in commercial agricultural production.

      2) Not Restricted to Agriculture - site is not within an agricultural preserve.

         a) Importance - these lands have other land use alternatives available to them.

2. Limitations for Individual Waste Disposal Facilities

   a. Definition
   Determine by conferring with the Tulare County Health Department if individual waste disposal facilities can be permitted on the parcel under review.

   b. Justification
   The Tulare County Health Department may determine that employing an individual waste disposal facility for the disposal of liquid waste will be in violation of County ordinances and/or State and federal laws or regulations.

   c. Weighting Criteria

      1) Restricted to Agriculture - employing an individual waste disposal facility is prohibited by law or regulation.

         a) Importance - prevent the contamination of the groundwater table.

      2) Not Restricted to Agriculture - employing an individual waste disposal facility is not prohibited by law.

         a) Importance - to direct non-agricultural development into areas where employing an individual waste disposal system will not result in the contamination of the groundwater table.

B. VARIABLE POINT VALUE

1. Land Capability

   a. Definition
   Determine the predominant land capability of the site for agricultural purposes.

   b. Justification
   To preserve prime agricultural lands for agricultural production.

c. Weighting Criteria

1) Highest Relative Suitability - lands which are of a Class I, II, III, or IV land capability. Their point values are as follows:

Class I, II, or III – 4 point value

Class IV – 2 point value

a) Importance - to preserve lands with agricultural capability by discouraging non-agricultural development.

2) Lowest Relative Suitability - lands which are not of Class I, II, III, or IV capability.

a) Importance - direct non-agricultural development into areas that are not suited for agricultural purposes.

C. FOUR POINT VALUES

1. Existing Parcel Size

a. Definition
Determine the parcel size of the applicant's entire contiguous ownership.

b. Justification
To provide for development of non-agricultural uses on those parcels which are less than five acres (gross) in size. This will prevent the division of lands into smaller parcels.

c. Weighting Criteria

1) Highest Relative Suitability - the site is five acres (gross) or larger in size.

a) Importance - to prevent further division of large agricultural parcels into smaller parcels, thus limiting their value for agricultural purposes.

2) Lowest Relative Suitability - the site is less than five acres (gross) in size.

a) Importance - to allow development of non-agricultural uses to occur on those parcels where most agricultural uses would be economically infeasible.

2. Existing Land Use/Suitability for Cultivation

a. Definition
Determine present use of the site and its suitability for the commercial cultivation, growing and harvesting of field crops, fruit and nut trees, vines, vegetables, and horticultural specialties.

b. Justification
To identify and protect existing and potential agricultural lands, while also allowing non-agricultural uses to locate on those lands not suitable for agriculture.

c. Weighting Criteria

1) Highest Relative Suitability - the land is in agricultural use or has the potential for cultivation. Things to be considered are as follows: Is the site presently being used for commercial agriculture? What is the land's cropping history? Is the site suitable for cultivation? Have adjacent properties been successfully farmed? (For factors to consider in judging suitability see lowest relative suitability.)

a) Importance - to preserve land in agricultural use and to discourage non-agricultural use of land with the potential for cultivation.

2) Lowest Relative Suitability - the land is not in agricultural use and is not suitable for cultivation as determined by a professional agronomist. Examples of conditions to take into consideration in determining that the site is not suitable for cultivation are as follows: cold spots in thermal areas, sand streaks covering a majority of the site, high concentration of salts or alkali, and areas of extremely rocky soil. The opinion of the appropriate professional, such as testing by a soil scientist, may be required as proof of the existence of any impeding condition.

a) Importance - to encourage non-agricultural development to occur on lands which are not in agricultural use or are less suitable for cultivation.

D. THREE POINT VALUE CATEGORY

1. Surrounding Parcel Size (Do not evaluate if the site received "0" points for "Existing Land Use/Suitability for Cultivation". Enter a "0" for this factor in such cases.)

a. Definition
Determine the percentage of final subdivision lots in the area devoted to parcels less than five acres (gross) in size within one-quarter mile (1,320 feet) of the perimeter of the subject site.

b. Justification
To provide for development of non-agricultural uses in areas where there is already a high percentage of parcels that are less than five acres (gross) and to protect large-parcel areas from further breakdown.

c. Weighting Criteria

1) Highest Relative Suitability - within one-quarter mile (1,320 feet) of the perimeter of the site, 35 percent or less of the area is devoted to parcels smaller than five acres (gross) in size.

a) Importance - to discourage non-agricultural land uses in areas where land is essentially in agriculture.

2) Lowest Relative Suitability - within one-quarter mile (1,320 feet) of the perimeter of the site, more than 35 percent of the area is devoted to parcels smaller than five acres (gross) in size.

a) Importance - allow non-agricultural development on the site, if within the surrounding area a high percentage of the area is devoted to parcels of less than five acres.

2. Surrounding Land Use

a. Definition
Determine the various land uses that are abutting and within one-quarter mile (1,320 feet) of the site. In determining land use, non-agricultural uses shall include schools and farm labor camps. Right-of-ways, including irrigation canals, rivers, roads and transmission lines, should not be included in the calculations described below. Agricultural uses include land that is fallow and has been under cultivation and shall also include uses that are compatible in agricultural areas, such vacant lands (improved or unimproved) and open space lands (including parks and golf courses). Tentative subdivision or parcel map approval shall not be considered a non-agricultural use until the final map has been recorded.

b. Justification
To prevent the close association of agricultural uses and non-agricultural uses, which may have the potential to adversely affect one another and to not encourage the establishment of non-agricultural uses in agricultural areas.

c. Weighting Criteria

1) Highest Relative Suitability - none of the standards that have been set for non-agricultural value have been met. However, for proposed heavy industrial zone changes, the lowest relative suitability criterion set forth below shall not consider residential uses to be non-agricultural uses.

a) Importance - to eliminate conflicts with adjacent land uses and protects agricultural land uses (and residential land uses, in the case of proposed heavy industrial zone changes) from intrusion of inharmonious uses.

2) Lowest Relative Suitability

2.1) The site is not abutted by non-agricultural uses, but within one-quarter mile (1,320 feet) of the perimeter of the site, at least 35 percent of the area is devoted to non-agricultural uses.

2.2) The site is abutted on one side with non-agricultural uses and within one-quarter mile (1,320 feet) of the perimeter of the site; at least 25 percent of the area is devoted to non-agricultural uses.

2.3) The site is abutted on two sides with non-agricultural uses and within one-quarter mile (1,320 feet) of the perimeter of the site; at least 20 percent of the area is devoted to non-agricultural uses.

2.4) The site is abutted on three sides with non-agricultural uses and within one-quarter mile (1,320 feet) of the perimeter of the site; at least 15 percent of the area is devoted to non-agricultural uses.

2.5) The site is abutted on four sides with non-agricultural uses.

2.6) Importance - to allow non-agricultural development in those areas where such development has already occurred.

3. Proximity to Inharmonious Uses

a. Definition
Determine if any dairies, feed lots, concentrated animal raising operations, sand and gravel operations, waste disposal sites, airports and/or agricultural chemical research stations are located within one-half mile (2,640 feet) of the site.

b. Justification
To prevent the establishment of inharmonious uses that may jeopardize the continued operation or future expansion of these activities, and to discourage non-agricultural uses in areas where dust, flies, odors, noise, and hazardous chemicals may be a problem.

c. Weighting Criteria

1) Highest Relative Suitability - the site is within one-half mile (2,640 feet) of any of the above types of uses.

a) Importance - to prevent uses which may be inharmonious with the above-mentioned activities.

2) Lowest Relative Suitability - the site is more than one-half mile (2,640 feet) from any of the uses mentioned above.

3) Flexible Point Value - for proposed commercial or industrial zone changes, the following formula may be used in place of the criteria contained in (1) and (2) above:

- 3 points - If any of the above types of operations are located adjacent to the site.

- 2 points - If any of the above types of operations are located within one-eighth mile (660 feet) of the site.
- 1 point - If any of the above types of operations are located within one-quarter mile (1,320 feet) of the site.
- 0 points - If none of the above types of operations is located within one-quarter mile (1,320 feet) of the site.

a) Importance - to recognize that, while residential uses may be inharmonious with the activities mentioned above, commercial and industrial uses might not be inharmonious.

4. Proximity to Lands within Agricultural Preserves

a. Definition
Determine the amount of area within one-quarter mile (1,320 feet) of the perimeter of the site that is in agricultural preserves.

b. Justification
To protect those areas which have been set aside by official action of the County for commercial agricultural use from adjacent conflicting land uses.

c. Weighting Criteria
(If the site meets any of the criteria listed under the highest relative suitability, award this factor 3 points. If the site does not meet any of the highest relative suitability criteria, award the factor "0" points.)

1) Highest Relative Suitability

1.1) The site is not abutting an agricultural preserve, but within one-quarter mile (1,320 feet) of the perimeter of the site at least 64 percent of the area is land that is in agricultural preserves.

1.2) The site is abutted on one side with an agricultural preserve, and within one-quarter mile (1,320 feet) of the perimeter of the subject site at least 50 percent of the area is land that is in agricultural preserves.

1.3) The site is abutted on two sides with agricultural preserves, and within one-quarter mile (1,320 feet) of the perimeter of the site at least 35 percent of the area is land that is in agricultural preserves.

1.4) The site is abutted on three sides with agricultural preserves, and within one-quarter mile (1,320 feet) of the perimeter of the site at least 20 percent of the area is land that is in agricultural preserves.

1.5) The site is abutted on four sides with agricultural preserves.

a) Importance - to eliminate conflicts with adjacent land uses and to protect agricultural land uses from intrusion of inharmonious uses.

2) Lowest Relative Suitability - none of the above criteria have been met.

a) Importance - to encourage non-agricultural uses to develop in those areas where such uses will not conflict with lands committed to long-term agricultural uses.

E. TWO POINT VALUE CATEGORY

1. Level of Groundwater and Soil Permeability

   a. Definition
   Determine the groundwater level and the soil permeability rating for the site. Highly permeable is defined as a percolation rate greater than five inches per hour. Groundwater shall be the highest recorded groundwater level in unrestricted aquifers as shown on the U.S.D.I. Bureau of Reclamation "Lines of Equal Depth to Ground Water" map or the California Department of Water Resources "Lines of Equal Depth to Water in Wells" or "Lines of Equal Elevation of Water in Wells" maps, provided that the groundwater maps to be used are based on data that is not more than 25 years old.

   b. Justification
   To preserve in agriculture or open space those areas characterized by a high groundwater table and highly permeable soil.

   c. Weighting Criteria

      1) Highest Relative Suitability - site has highly permeable soil and a groundwater table within twenty (20) feet of the ground surface.

         a) Importance - those lands that have highly permeable soil and a water table higher than twenty feet should be maintained in agriculture or open space because such lands are not suitable for the installation of domestic, commercial, and industrial waste disposal systems.

      2) Lowest Relative Suitability - site has a water table lower than twenty (20) feet from the ground surface and does not have highly permeable soil.

         a) Importance - such lands are more suitable for installation of domestic, commercial, and industrial waste disposal systems.

F. ONE POINT VALUE CATEGORY

1. Proximity to Fire Protection Facilities

   a. Definition
   Determine the distance to the nearest fire protection facilities from the site.

   b. Justification
   To enable fire protection facilities to provide adequate services for all non-agricultural land uses in the County within the requirements of established Fire Code Standards and to protect the County's Insurance Services Office (I.S.O.) ratings.

   c. Weighting Criteria

      1) Highest Relative Suitability - site is not within a five-mile response distance from fire protection facilities. For proposed industrial or commercial zone changes, three (3) points shall be awarded for highest relative suitability.

         a) Importance - this land should be maintained in agriculture in order to conform to fire safety standards.

      2) Lowest Relative Suitability - site is within a five-mile response distance from fire protection facilities.

         a) Importance - land which has accessibility to fire protection facilities is more suitable for non-agricultural uses.

2. Access to a Paved County and/or State Maintained Road

   a. Definition
   Determine if the site has access to a paved County and/or State maintained road.

   b. Justification
   Protect agriculture from problems of dust and pollution created by increased vehicular traffic on unpaved minor roads, and to discourage the creation of new roads that may have to be maintained by the County or State.

   c. Weighting Criteria

      1) Highest Relative Suitability - the site does not have direct access to a paved road.

         a) Importance - those areas that do not have accessibility to paved roads may be better suited for agricultural uses.

      2) Lowest Relative Suitability - the site has access to a paved road.

         a) Importance - those areas that have accessibility to a paved road may be better suited for non-agricultural uses than areas that do not have such access.

3. Historical, Archaeological, Wildlife Habitat, and Unique Natural Features

   a. Definition
   Determine if within the boundaries of the subject site there are any historical, archaeological, wildlife habitat, and/or unique natural features (as defined in ERME) which should be preserved.

   b. Justification
   To preserve and protect historical and archaeological sites, wildlife habitats, and unique natural features.

   c. Weighting Criteria

      1) Highest Relative Suitability - located on the site is a historical or archaeological site, wildlife habitat, and/or unique natural feature.

         a) Importance - to discourage encroachment of non-agricultural development, which could seriously damage or alter historical or archaeological sites, wildlife habitats, and/or unique natural features.

      2) Lowest Relative Suitability - no historical or archaeological site, wildlife habitat, and/or unique natural features exist on the site.

         a) Importance - to direct non-agricultural uses into those areas in which there exists no historical or archaeological sites, wildlife habitats, and/or unique natural features, which may be destroyed by such activity.

4. Flood Prone Areas

   a. Definition
   Determine if the site is subject to 100-year frequency floods.

   b. Justification
   To preserve in open space or agricultural use those areas subject to flooding.

   c. Weighting Criteria

      1) Highest Relative Suitability - site is subject to 100-year frequency floods.

         a) Importance - to prevent non-agricultural uses from establishing in areas where severe flooding presents a hazard to public health, safety, or welfare.

2) Lowest Relative Suitability - site is not subject to 100-year frequency floods.

a) Importance - to direct non-agricultural uses into areas where flooding is not a problem.

5. Availability of Community Domestic Water

a. Definition
For residential zone changes, determine if community domestic water can be obtained. In the case of proposed industrial or commercial zone changes, determine instead if the requirements of the Tulare County Fire Flow Ordinance can be met.

b. Justification
To consolidate non-agricultural development where water services are already available in order to maximize use of existing systems and prevent proliferation of new systems in rural areas.

c. Weighting Criteria

1) Highest Relative Suitability - for residential zone changes, site does not have accessibility to community domestic water. In the case of proposed industrial or commercial zone changes, the requirements of the Tulare County Fire Flow Ordinance cannot be met.

a) Importance - to discourage the creation of additional community domestic water systems in agricultural areas and assure that the requirements of the Tulare County Fire Flow Ordinance are met.

2) Lowest Relative Suitability - for residential zone changes, site has access to community domestic water. In the case of proposed industrial or commercial zone changes, the requirements of the Tulare County Fire Flow Ordinance can be met.

a) Importance - to encourage non-agricultural uses to locate in areas where community domestic water systems have already been established and assure that the requirements of the Tulare County Fire Flow Ordinance are met.

6. Surface Water Irrigated Lands

a. Definition
Determine if the site has rights to surface irrigation water.

b. Justification
To preserve in agriculture those lands irrigated by surface water sources.

c. Weighting Criteria

1) Highest Relative Suitability - site has rights to surface irrigation water.

a) Importance - to maintain in-agriculture those lands that can be irrigated by surface water sources and are not totally dependent on groundwater for irrigation.

2) Lowest Relative Suitability - site does not have rights to surface irrigation water.

a) Importance - such lands are less suitable for agricultural use since their only source of irrigation water would be groundwater.

7. Groundwater Recharge Potential (Do not evaluate if the site received “0” points for “Surface Water Irrigated Lands”. Enter a “0” for this factor in such cases.)

a. Definition
Determine the soil permeability rating for the site. For highest groundwater recharge potential, the site should be irrigated by surface water sources and onsite soils should be in

a permeability class that is rated at least moderately slow (have a projected vertical conductivity/percolation rate of at least 0.20 inch of water per hour) and must lack a restrictive layer (a soil or rock layer that inhibits the movement of water and/or roots through the soil) so as to provide continuity to groundwater. Groundwater shall be the highest recorded groundwater level in unrestricted aquifers as shown on the U.S.D.I. Bureau of Reclamation "Lines of Equal Depth to Ground Water" map, or the California Department of Water Resources "Lines of Equal Depth to Water in Wells", or "Lines of Equal Elevation of Water in Wells" maps, provided that the groundwater maps to be used are based on data that is not more than 25 years old.

b. Justification
To preserve in agriculture (or open space) those lands with the highest potential for groundwater recharge.

c. Weighting Criteria

1) Highest Relative Suitability - site has soils that are of at least moderately slow permeability (percolation rate of at least 0.20 inch per hour) and lack a restrictive layer (a soil or rock layer that inhibits the movement of water and/or roots through the soil).

a) Importance - to maintain in agriculture those lands irrigated by surface water sources and containing permeable soils, as they account for significant amounts of groundwater recharge from irrigation water that percolates below the crop root zone and into the unconfined aquifer.

2) Lowest Relative Suitability - site does not contain permeable soils or contains an impediment to recharge, such as a restrictive layer that would inhibit the movement of water and/or roots through the soil (the latter factor to be determined by the opinion of the appropriate professional, such as a soil scientist, engineer, or geologist).

a) Importance - such lands are less suitable for groundwater recharge.

Rural Valley Lands Plan – Parcel Evaluation Checklist

Applicant's Name: _____

A. RESTRICTED TO AGRICULTURE VALUES

If a following factor meets the "restricted to Agriculture" criteria, place an "R" in the value column and stop the evaluation. If the factor meets the "non-agricultural" criteria, place a "0" in the value column and continue the evaluation.

Value

1. Agricultural Preserve Status _____ [ ]
2. Limitations for Individual Waste Disposal Facilities _____ [ ]

B. VARIABLE POINT VALUE

Each of the following land capability ratings (as per U.S.D.A. Soil Conservation Service data) have been awarded a number value as follows:

Land Capability	Point Value
Class I, II, or III	4 Points
Class IV	2 Points
Class V, VI, or VII	0 Points

For the following factor, determine the land capability rating(s) of the parcel under review and award its corresponding point value.

Class I, II, or III (4 points) _____ [ ]

Class IV (2 points) _____ [ ]

Class V, VI, or VII (0 points) _____ [ ]

C. POINT VALUES

If the following factor meets the highest relative suitability criteria, award the factor the number of points listed for the category. If the factor meets the lowest relative suitability criteria, award it a "0".

FOUR POINT VALUE CATEGORY

1. Existing Parcel Size (use gross acreage figure) _____ [ ]
2. Existing Land Use/Suitability for Cultivation _____ [ ]

THREE POINT VALUE CATEGORY

1. Surrounding Parcel Size _____ [ ]
   Note: Do not evaluate this factor if the site received "0" points for "Existing Land Use/ Suitability for Cultivation". Enter a "0" in such case.
2. Surrounding Land Use _____ [ ]
3. Proximity to Inharmonious Uses _____ [ ]
   Note: Flexible Point Value applicable in some cases.
4. Proximity to lands in Agricultural Preserves _____ [ ]

TWO POINT VALUE CATEGORY

1. Level of Ground Water and Soil Permeability _____ [ ]

ONE POINT VALUE CATEGORY

1. Proximity to Fire Protection Facilities _____ [ ]
   Note: Three Point Value applicable in some case.
2. Access to Paved Roads _____ [ ]
3. Historical Sites, Archaeological Sites, Wildlife Habitats, and/or Unique Natural Features [ ]
4. Flood Prone Areas _____ [ ]
5. Availability of Community Domestic Water/ Fire Flow Requirements _____ [ ]
6. Surface Irrigation Water _____ [ ]
7. Groundwater Recharge Potential _____ [ ]
   Note: Do not evaluate this factor if the site received "0" points for "Surface Irrigation Water". Enter a "0" in such cases.

TOTAL POINTS [ ]

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Part II-Chapter 2. Corridors Framework Plan

The Corridors Framework Plan is divided into the following sections:

- Corridor Policies (Section 2.1)
- Work Plan/Implementation Measure (Section 2.2)

This chapter sets out area plan policies for development within corridors adjacent to transportation routes in the County. While many of the goals and policies of Part I of the General Plan are applicable to all regions, the policies contained in this chapter are specific to the County's corridors (see Figure 2-1: Corridors).

Corridors

The Corridors chapter provides guidance in the unincorporated portions of the County that are adjacent to transportation routes. There are three types of corridors: Regional Corridors, Urban Corridors and Scenic Corridors. This chapter provides framing policies for future corridor plans to be adopted. This chapter also provides for an interim policy for development of a Regional Corridor until a Plan is in place.

2.1 Corridor Policies

C-1	To provide an economically viable and balanced land use pattern along major transportation corridors in Tulare County.

C-1.1 Corridor Plans – Defined

The County may adopt corridor plans for the corridor types and locations identified below:

- **Urban Corridors** along major transportation routes within urban boundaries, such as Mooney Boulevard,
- **Scenic Highway Corridors** along eligible State Highways, such as State Highways 190 198, and throughout the County,
- **Regional Growth Corridors**, along the major regional transportation arterials in the County, such as State Highways 99 and 65, and throughout the County.

C-1.2 Urban Corridor Plans

The County shall support the development and adoption of urban corridor plans that include goals, policies, and implementation measures that encourage the development of commercial and industrial uses within an adopted UAB, UDB, or planned community.

C-1.3 Scenic Corridor Protection Plans
The County shall support the development and adoption of scenic corridor protection plans that protect and enhance the scenic qualities of major transportation routes.

C-1.4 Regional Growth Corridor Plans
The County shall support the development and adoption of regional growth corridor plans to maximize the economic development potential of areas located along major transportation routes for uses such as: intensive agricultural related industrial employers, major industrial employers, regional retail, office parks, and highway commercial.

C-1.5 Agricultural Enterprises
The County shall support the development of agricultural enterprise zones along rural arterials in the County to encourage agriculturally related industries to cluster near transportation and shipping routes.

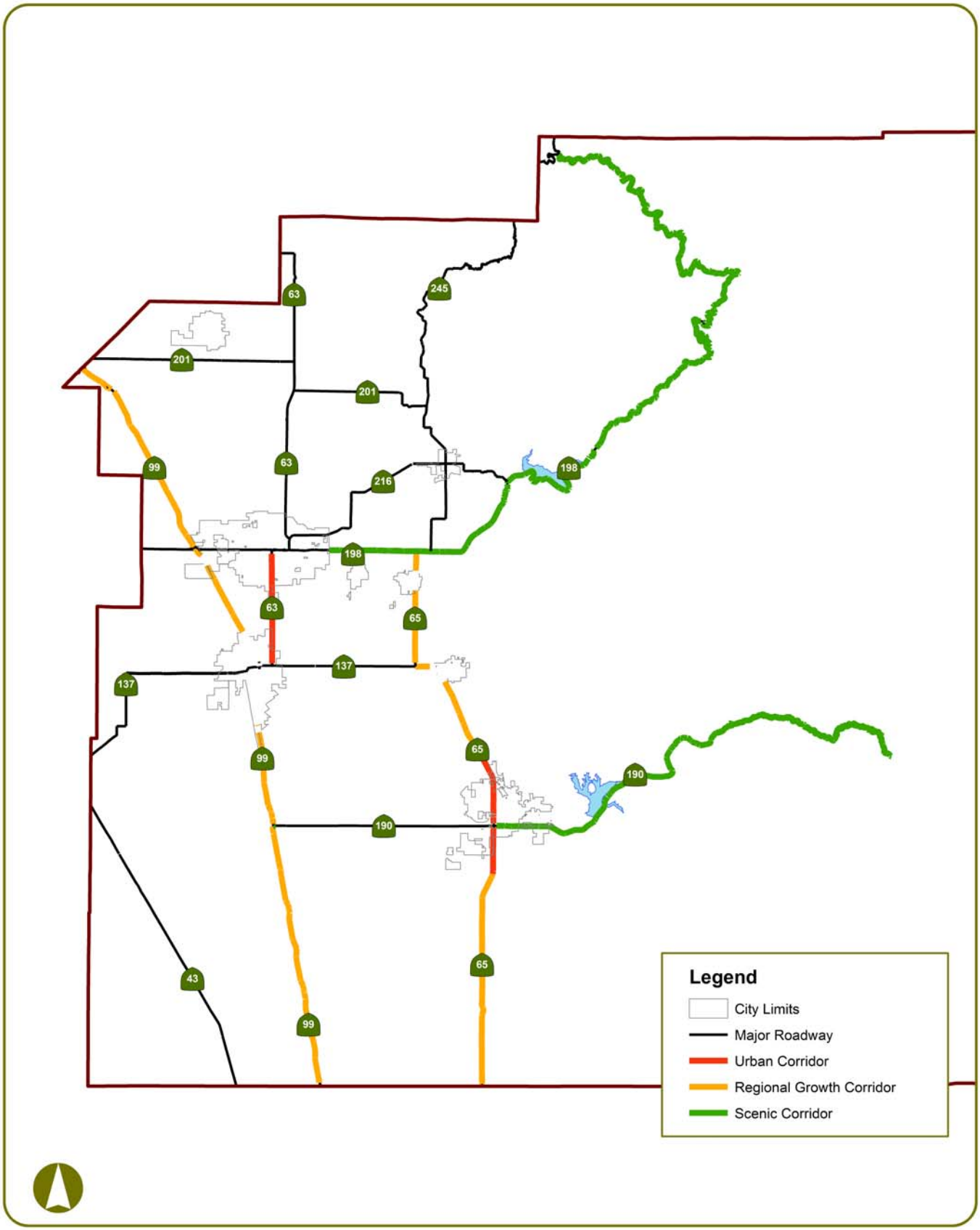
C-1.6 Regional Growth Corridor Opportunity Areas – Interim Policy
Pending adoption of regional growth corridor plans, the County may approve highway oriented commercial, industrial, and mixed use development if all of the following criteria are met:

1. The development runs along a major collector within one-quarter mile of a rail stop or intersection (ingress/egress) of State Highways 65 and 99. The development must have access to a publicly maintained road and be located within 1/8 mile of the major collector mentioned above.
2. More than 50% of the site has soils with an agricultural capability of Class III or lower,
3. The Rural Valley Lands Plan (RVLP) point evaluation, the property is determined to not meet the values that would render the property "restricted to agriculture", and
4. The property must not have been used for commercial agriculture for the last five years.

This policy shall be applicable until such time as a regional growth corridor plan is adopted for those segments of State Highways 99 and 65 located outside an HDB, UDB, UAB, or planned community.

C-1.7 Highway 99 Valley Corridor
The County shall support and participate in regional efforts to develop and implement corridor plans for State Highways 65 and 99. These plans shall incorporate an appropriate strategy for maximizing industrial, commercial, and tourism opportunities.

C-1.8 Commercial and Industrial Highway Growth
The County shall encourage commercial and industrial growth to locate within, UDBs, HDBs, and designated regional growth corridors along State Highways 65 and 99.



Corridors | **Part II: Figure 2-1**

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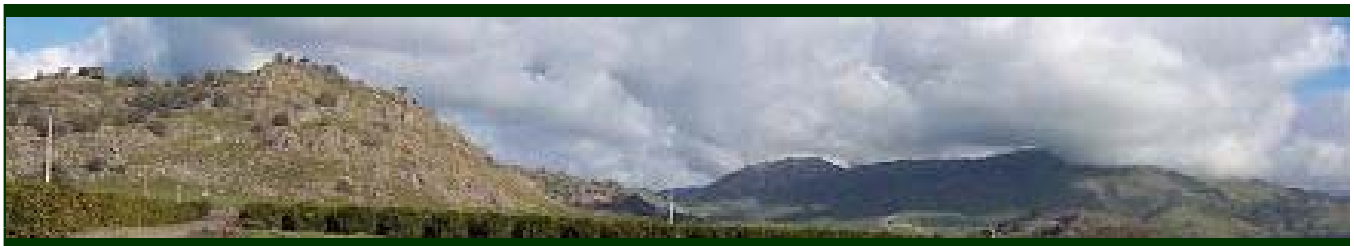
2.2 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Chapter.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall establish a committee of community residents, businesses, TCAG, and County staff to develop corridor plans, including phasing and financing measures that is coordinated with valley-wide efforts by Caltrans and the Great Valley Center.	C-1.2 C-1.7 C-1.8	RMA	■			
2. When preparing regional growth corridor plans or an interim development proposal in accordance with Policy-1.6: Regional Growth Corridors Opportunity Areas-Interim Policy, the following shall be considered and addressed: a. Corridors may be identified as part of existing community plans or be qualified exceptions to the RVLP, b. Urban separators between communities will be maintained, c. Corridors shall be located at or near highway interchanges that meet specified criteria. These criteria could be met with new investment, d. A Special Use Permit would be required, e. Address any infrastructure that is lacking in a corridor area, f. Prohibit new frontage roads, like the Golden State Highway in Fresno, within half a mile of freeways, g. Establish separation criteria for appropriate spacing of gas stations and other uses at commercial interchanges, h. Provide a circulation plan demonstrating arterial road access, a cohesive and integrated access road network, and the potential for future transit service, i. Ensure reasonable proximity to police and fire protection, j. Corridors will run perpendicular, not parallel to the adjacent	C-1.4 C-1.6	RMA	■			

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
highway, k. Maintain nodal concentrations as part of existing communities and include open space and agriculture community separators, l. Build on valley-wide efforts by Caltrans and the Great Valley Center, m. Implement best management practices for highway oriented development, n. Ensure quality development, o. Ensure that business frontages are showing; not backyard storage areas, and p. Develop outdoor storage and landscaping requirements.						
3. A proposal submitted under C-1.6: Regional Growth Corridor Opportunity Areas – Interim Policy, may be submitted in the form of an application for a specific plan, change of zone, use permit, tentative subdivision map, or the necessary entitlement for use. The proposal should be subject to appropriate environmental and fiscal review; and before making a decision on the proposal, the County should solicit and consider the input of any affected public entities.	C-1.6	County				■



Part II-Chapter 3. Foothill Growth Management Plan

The Foothill Growth Management Plan is divided into the following sections:

- Foothill Growth Management Plan Policies (Section 3.1)
- Existing Foothill Area Communities (Section 3.2)
- Development (Section 3.3)
- Recreation/Open Space (Section 3.4)
- Foothill Agriculture (Section 3.5)
- Scenic Corridors (Section 3.6)
- Historical and Archeological Sites (Section 3.7)
- Environmental Protection (Section 3.8)
- Water and Sewer Facilities (Section 3.9)
- Public Services (Section 3.10)
- Work Plan/Implementation Measure (Section 3.11)
- Development Standards (Section 3.12)

This chapter sets out area plan policies for the Foothill Growth Management Plan. While many of the goals and policies of Part I of the General Plan are applicable to all regions, the policies contained in this chapter are specific to the foothills.

Foothill Growth Management Plan

The Foothill Growth Management Plan (FGMP) was originally adopted in 1981 and includes a comprehensive statement of the development policies and standards that prescribe land use and circulation patterns for the foothills of Tulare County, generally above the 600-foot elevation line (Part II-Figure 3-1: Foothill Growth Management Plan). The FGMP covers approximately 675,641 acres of land bounded on the east by the federally-owned parks in the Sierra Nevada Mountains and on the west by privately-owned lands on the San Joaquin Valley floor. The plan's policies set out guidelines for community identity, new development, recreation/open space, agriculture, environmental protection, scenic corridors protection, history/archaeology, infrastructure facilities, and public services. The communities of Springville and Three Rivers, each with their own community plans, lie within the FGMP boundaries. The FGMP identifies lands outside the communities of Three Rivers and Springville. These lands include the following:

- **Development Corridors.** Areas in the foothills where development may occur provided it meets or demonstrates that it will meet the development standards of the FGMP. Lands identified as development corridors are designated on the Land Use Diagram as Foothill Mixed Use or are

located within a Planned Community Area pursuant to Policy FGMP-1.13: Identity of Foothill Places.

- **Extensive Agriculture.** Areas in the foothills where development may not occur due to access constraints, emergency response time, slope, and other biological or archeological factors that prohibit safe development. Lands identified as extensive agriculture are designated Foothill Agriculture on the Land Use Diagram.
- **Foothill Extensions.** Areas that would be considered a part of the valley where extensions of the foothills (buttes, mountains, foothill extensions) warrant identifying the land as part of the FGMP. Lands identified as Foothill Extensions are designated Foothill Agriculture on the Land Use Diagram.
- **Planned Community Area (PCA).** This designation establishes areas suitable for comprehensive planning for long term community development on large tracts of land, typically under unified ownership or development control, and allows for master planning where a community plan typically does not currently exist. Planned communities have a balance of land uses that support economic growth and promote an exceptional quality of life. Planned communities accommodate mixed use developments that include residential; commercial; administrative; industrial; and other activity. Density bonuses for residential of 25% to 35% shall be granted to mixed use areas to encourage the development of affordable housing units, compact development in the implementation of development strategies that support the use of mass transit, reduction of air impacts, and implementation of measures that contribute to the reduction of global warming. Master Development Plans and Area Development Plans are required to assist in the consideration of Mixed Use development proposals. Furthermore, such communities must ensure provision of open space, infrastructure and public services needed to support growth. No PCA shall be established unless it includes a minimum of 200 continuous acres of land.
- **Valley Agriculture Extensions.** Areas that would be considered a part of the FGMP where extensions of the valley (small inlet-valleys, hollows, or other flat shallow inclusions into the foothills) warrant identifying the land as part of the valley. Lands identified as Valley Agriculture Extensions are designated Valley Agriculture on the Land Use Diagram.

Background

The objectives of the FGMP are to:

1. Rationally direct urban/suburban growth into specific areas of the foothills in order to protect the fragile environment and preserve important agricultural land;
2. Maintain the agricultural viability of the foothills by identifying areas to be maintained or encouraged for intensive and extensive agricultural uses; and
3. Accommodate urban/rural growth in the areas serviceable by the State and/or County agencies in a manner which is cost efficient, safe, and consistent with the environmental constraints.

The Plan

To achieve the above objectives, a four level planning strategy was developed. This methodology is a strategy whereby analysis continues to focus on multiple areas (and level of detail) of the foothills.

The Corridor Areas

The **First Level** involves the designation of lands that are potentially suitable for development. These areas are designated as development corridors. Inclusion of properties in a development corridor is generally dependent upon meeting all of the following requirements:

1. The property has reasonable access to a publicly maintained road or highway (for example, within one mile),
2. The property is within a reasonable "response time" (15 minute attack time) of a Tulare County fire station,
3. The property has a slope less than 30 percent, and
4. The property does not contain any unique physical, biological, archaeological or land use factors, which, if included in a development corridor, would be inconsistent with certain policies of the FGMP. For the purpose of this plan, Rocky Hill is considered unique. The consideration of unique for future projects will be evaluated on a case by case basis as documented through the environmental review process.

The original corridor lines were established in 1977 by the Foothill Growth Management Study. Present corridor lines include less area than the 1977 lines, because many of the properties did not meet the level one criteria. In the future, should the service area of a County fire station expand or a County road be extended, properties that are presently outside of a designated development corridor may be appropriate for inclusion where it can be demonstrated that the four criteria either are or can be met. In total, four development corridors were identified in 1977: 1) Badger/Elderwood (Figure 3-2); 2) Kaweah River (Figure 3-3); 3) Tule River (Figure 3-4); and 4) Round Valley (Figure 3-5).

Also contained in the 1977 FGMP Study **First Level** analysis, was the identification of those areas that had land use and topographic characteristics similar to valley floor agriculture, yet extended into the foothills. These areas are termed "valley agricultural extensions". This plan addresses these agricultural areas differently than typical foothill lands in that agricultural zones to be applied to these lands are similar to those applied to adjacent valley floor agriculture, as determined by the Rural Valley Lands Plan (RVLP). Should a valley agriculture extension be proposed for rezoning to a non-agricultural zone, the RVLP point system will be used to evaluate the agricultural value of the property. If the property receives a non-agricultural evaluation and is within the development corridor, it shall be re-designated Foothill Mixed Use and zoned to the Planned Development-Foothill Combining-Special Mobile Home Zone (PD-F-M) Zone. If the parcel is outside a development corridor, zones other than the PD-F-M may be utilized. Foothill lands which extend onto the valley floor are labeled "foothill extensions" and are treated in a manner similar to foothill lands and may be considered for inclusion in a development corridor if they meet FGMP first level criteria.

The **Second Level** of analysis is an assessment of factors of special concern. These factors generally fall into five basic categories: physical (soil, water, topography), biological (wildlife habitat, Rare and Endangered Species), aesthetic (vistas), cultural (land use, archaeological/historical sites), and governmental (zoning, governmental jurisdiction, agricultural preserves). The objective of this process is to determine which areas should be maintained for open space and agricultural uses, and which areas should be considered for uses other than open space or agriculture. For example, physical factors which would preclude development include areas that have slopes greater than 30 percent, lands inside a 100-year floodplain, soils with rock outcrops, soils that exhibit a very slow percolation rate or soils with very rapid percolation rate and a corresponding shallow water table where well and septic are proposed.

Reference maps which depict the information gathered in the First and Second Level analysis are utilized in the **Third Level** analysis. These reference maps identify the location of each development corridor and the locations of agriculture and open space land uses. Land use and circulation patterns are shown for the remaining lands within the development corridor. Development on these lands is to be in accordance with the PD-F-M Zone or the PC Zone of the Tulare County Zoning Ordinance. The FGMP policies, in conjunction with the PD-F-M Zone or the PC Zone, will be used to determine the location and intensity of various permitted development types and uses in the development corridors.

Accordingly, a developer proposing a project in the foothills will be required to provide the County with detailed information regarding the proposed project in context to the Third Level reference maps as well as a detail assessment of the project regarding the factors of the Second Level analysis. Utilizing the information, the County can determine compliance of the project. For example, FGMP policies preclude some land uses from locating in the PD-F-M Zone. In addition, for example, it is the policy of the FGMP to strengthen the community identities of Springville, Lemon Cove, and Three Rivers; therefore, most retail commercial has been directed to these existing and new planned communities rather than areas outside these communities.

The circulation system for each corridor is also provided on the reference maps. For Planned Communities, the circulation system will be delineated within the Master Development Plan. This circulation system identifies roads and highways which have scenic significance and proposed primary road systems which are necessary to serve future development lands. The primary road system for properties contained in the development corridors: 1) connects various properties slated for potential development both to each other and to a publicly maintained road system; 2) ensures adequate access to each property both for the benefit of the property owner and public service vehicles; and 3) is designed to consider existing natural and physical features in order to minimize the environmental hazards associated with road building activities.

The **Fourth Level** of analysis provides standards for development in the foothills. In the foothills, topography can change abruptly, water availability and safe and efficient disposal of liquid waste are always a concern, and the danger of fire increases during the dry season. Because of these factors, each development proposal will be required to undergo an preliminary (Project Review Committee (PRC)) review process to determine if: 1) sufficient water is available for domestic and fire fighting purposes, 2) soil conditions are appropriate for liquid waste disposal, 3) the property is free of geological hazards, and 4) the development proposal is consistent with the General Plan and the policies of the FGMP. Once the project has received preliminary review and the required conditions and consistency determinations have been made, the final step of the review procedure is to meet the development standards outlined in Section 3.12 of this Chapter or for planned communities, those standards established through the project approval process. These standards pertain to erosion protection, grading and landscaping requirements, setbacks, etc. It is at this step that the developer will be working in close cooperation with the Project Review Committee to arrive at a project plan that meets the goals and policies of the FGMP.

The preliminary review process is a critical component to the implementation of the FGMP. It is through this process that problems associated with the project will be solved by alternative project designs and/or mitigation measures. It is anticipated that the project resulting from the site plan review process will address environmental and design problems and therefore, a better development product. This process will reduce the amount of time spent at the Planning Commission both by staff and decision-makers.

The Non-Corridor Areas

Non-corridor areas of the foothills represent lands which do not have development potential at this time because of factors such as physical features, lack of access, or service response times. Non-corridor areas are used primarily for livestock grazing, open space, wildlife habitat, watershed protection and intensive agricultural uses. It is the intent of the FGMP to employ a zoning designation which will ensure that these properties be maintained in agricultural operations and open space uses.

Regarding existing non-agricultural uses outside established development corridors, it shall be the policy of the FGMP to recognize such uses as existing, nonconforming uses, as defined in Part I, Chapter 2-Planning Framework, Policy PF-1.10: Non-Conforming Uses. (Formally General Plan Amendment 74-1B).

Valley Agricultural and Foothill Extensions

Contained within the study area of the FGMP are lands that are more closely associated with the San Joaquin Valley floor than the foothills. These lands are relatively level, have a Class I, II, III soil, contain an intensive agricultural use, and are located adjacent to the valley floor, as defined by the RVLP. In most cases, they are simply an extension of the valley floor. Rather than treat these lands differently than properties on the valley floor, the FGMP specifies that they be treated as if they are a part of the RVLP. For example, there are properties that contain citrus groves which are adjacent to valley agriculture, but are located within the FGMP area. It is the intent of the FGMP that these lands be identified as valley agricultural extensions and be zoned consistently with the agricultural zones found on the adjacent valley floor. In the case of a parcel containing orange groves, the appropriate zoning would probably be AE-20 or AE-40 (Exclusive Agriculture, minimum parcel size 20 or 40 acres).

Conversely, there are lands with typical foothill characteristics which extend out onto the valley floor. These lands are identified as foothill extensions, proposed uses on these lands will be processed as Foothill Agriculture under the FGMP.

Plan Discussion

The establishment of development corridor lines sets aside land outside these lines, but within the foothills, for foothill agriculture. The FGMP reserves approximately 80 percent of the region for such activities, and within these areas traditional agricultural land use activities will be encouraged and strengthened by the FGMP. Land use controls will be of a variety which makes it possible for foothill agriculture activities to function and prosper without undue interference. County land use regulations which do not allow for agriculture activities to function and prosper without undue interference will be considered inconsistent with the purposes of the FGMP.

The development corridor concept is consistent with the primary objectives of the FGMP. It is recognized that some currently viable agricultural lands within development corridors will eventually be lost to non-agricultural uses. However, it is also recognized that planned growth is necessary and desirable, and that in the context of Tulare County, land located in the development corridors is less significant to agriculture than land that might otherwise be lost without such a plan. The FGMP recognizes that there is a continuing demand for rural residential development as well as other more dense forms of development in the foothills. The FGMP attempts to direct that growth in such a manner that the total County region benefits. The objectives of the FGMP may also be met by locating development corridors within planned communities that provide for the comprehensive planning and development of large tracts of land which direct growth into specific area of the foothills and thereby preserve important agricultural land and fragile resources.

Within each development corridor there are lands which are under an agricultural preserve contract or are presently located in a non-agricultural zone on the County Zoning Map. Lands in agricultural preserves must be zoned to an exclusive agricultural zone in order to maintain consistency with the requirements of the Williamson Act. When a preserve within a development corridor is disestablished, it should be zoned to the PD-F-M Zone, unless within a PCA.

After adoption of the FGMP in 1981, non-agriculturally zoned land within development corridors were zoned to the PD-F-M Zone unless the property was duly developed. If development existed, the zoning on the property remained unchanged unless the County found that retention of the zoning was adverse to the public health, safety and welfare, or harmful to the environment.

The FGMP concept will retain and strengthen community identity in Springville, Lemon Cove, and Three Rivers though Lemon Cove is not within the FGMP boundary, it is adjacent to the FGMP area and may benefit from the FGMP policies. It is readily apparent that development should and will occur as logical infilling within the Urban Development Boundaries (UDB) of these three communities.

State Highways 190, 198 and 245 serve as the major arterials for the Tule River, Kaweah River and Badger/Elderwood Development Corridors, respectively. For the circulation of traffic in these development corridors to flow effectively it is critical that the State Highways continue to serve as arterial routes free of future unnecessary intersections and traffic overloads. In order to assure that the overall circulation of the foothills operates efficiently, the FGMP ensures that the collector routes of each corridor intersects with the arterials and that the minor roads intersect with the collectors. This hierarchy of roads allows the traveler to drive from a smaller and shorter thoroughfare with slower speed limits and narrower pavement standards to a larger thoroughfare with faster speed limits, greater pavement widths and destination points of greater distances.

Summary

The reference map for each development corridor, along with the policies, development standards, and site plan review process, constitute the FGMP. These three elements should be viewed as a package – each functioning in concert with the others. A complete picture of the FGMP can only be gained after thorough reading of the policies which direct and shape development inside and outside the development corridors. The preliminary review process and development standards will control development on a site-specific basis. The implementation measures will give the County the tools needed to guide development in a manner consistent with the FGMP.

This section sets out policies for unincorporated lands outside Urban Development Boundaries (UDBs) within the County's foothills, as defined on Part II-Figure 3-1:Foothill Growth Management Plan.

3.1 Foothill Growth Management Plan Policies

FGMP-1 To maintain the natural beauty of the foothills while allowing focused growth in identified growth areas.

ⓘ *For descriptions of land use designations applicable to the FGMP, see Chapter 4-Land Use, Table LU-4.1: Land Use Designations, and the descriptions following the table.*

FGMP-1.1 Identity of Foothill Places
The County shall assure the existing values and identity of unincorporated areas in the foothills are properly addressed as development proceeds.

FGMP-1.2 Grading
The County shall ensure that new development is designed in a manner that minimizes grading, vegetation disturbance, and intrusion onto natural watercourses, canyons and prominent landmarks, or rare and endangered species sites.

FGMP-1.3 Preparation of Community Plans, Master Development Plans, Specific Plans, Area Development Plans, and Hamlet Plans
When circumstances warrant, Community Plans, Master Development Plans, Specific Plans, Area Development Plans, and Hamlet Plans, shall be undertaken for identifiable community areas

FGMP-1.4 Establish Citizens Advisory Committee
A citizen's advisory committee representative of residents of the affected area shall be utilized in any Community Plans, Master Development Plans, Specific Plans, Area Development Plans, and Hamlet Plans undertaken which impacts an established community where the project boundary is coterminous with an existing HDB, UDB, or PCA.

FGMP-1.5 Preserving Visual Resources
The County shall encourage new development be designed in a manner that preserves the visual quality of the foothill setting by encouraging the use of curvilinear streets, vegetation reestablishment on cuts and fills, cluster development, and housing site locations that blend into the landscape rather than becoming a focal point.

FGMP-1.6 Neighborhood Commercial Centers
The County shall allow neighborhood commercial centers in designated areas of a development corridor and shall only include uses that provide neighborhood-related services (for example, grocery store, laundromat, real estate office, etc.). Criteria for location and design of this type of commercial use are as follows:

1. The architectural and landscaping design of the neighborhood center shall be compatible with surrounding residential uses,
2. The major tenant of the complex shall be a grocery store,
3. The maximum size of the commercial center shall be 10 acres,
4. The commercial center may be included as a part of a planned residential development,
5. The center shall meet the policies and development standards of the FGMP,

6. The center shall not have direct access from State Highway 190 and 198,
7. The general areas where neighborhood commercial centers should be located because of distance from existing shopping areas and future supporting populations are the Globe Drive/Pleasant Valley, Upper Balch Park Road, and Frazier Valley areas, and
8. Uses proposed for a neighborhood commercial center shall be consistent with uses outlined in the Planned Development-Foothill Zone.
9. Within a planned community area, neighborhood commercial centers shall be subject to the requirements of the adopted PC Zone.

FGMP-1.7 Commercial Recreation

The County shall encourage commercial recreation uses near unique natural features, thus enabling the visiting public to enjoy the recreational and visual amenities the area has to offer. Criteria for the location and approval of commercial recreation are as follows:

1. The use shall have access from a State Highway,
2. The use shall meet the policies and development standards of the FGMP,
3. The use shall not detract from the visual amenities of the foothills. Landscaping, sufficient setback distances, and well designed buildings and signs are tools that shall be used to protect the visual environment, and
4. Proposed commercial recreation shall be consistent with uses outlined in the Planned Development-Foothill Zone.

FGMP-1.8 Mobile Homes

The County shall encourage mobile home projects to locate and be designed in a manner that is compatible with existing development patterns and does not detract from the visual amenities of the foothill environment.

FGMP-1.9 Light Industrial Uses

The County shall allow light industrial uses in a development corridor subject to a special use permit, planned development, or other equivalent plan. A decision on these uses shall be based on, but not limited to, criteria such as land use conflicts, water requirements, design/location and liquid waste disposal.

FGMP-1.10 Development in Success Valley

The County shall limit residential development densities within the development corridor areas of Success Valley in order to avoid conflicts with intensive agricultural uses in the Valley.

FGMP-1.11 Hillside Development

The County shall require that hillside development be designed so as to preserve the skyline and maintain an unobstructed scenic panorama of the foothills *[.*

FGMP-1.12 Legally Conforming Commercial Uses

The County shall designate existing, legally conforming commercial uses not located in the communities of Springville and Three Rivers with an appropriate land use designation, providing the use is consistent with other policies in this FGMP.

FGMP-1.13 Land Use and Zoning
Planned development within the foothills may be located within development corridors on lands designated Foothill Mixed Use (FMU) and zoned Planned Development-Foothill Combining-Special Mobile Home Zone (PD-F-M), or within development corridors delineated on a Master Development Plan, established in compliance with the FGMP first and second level planning criteria, where an area has been designated as a Planned Community Area (PCA) in the FGMP and zoned Planned Community (PC) pursuant to requirements of the Tulare County Planned Community (PC) Zoning Ordinance. PCA land uses shall included equivalent General Plan land use designation allowed within UDBs.

FGMP-1.14 Planned Community Areas
For Planned Community Areas within the foothills, the Planned Community (PC) Zone shall be used. Development corridors shall be delineated through the Master Development Plan (MDP) process. The MDP shall clearly demonstrate how "First and Second Level" FGMP planning criteria are or can be met. Lands that fail to meet these criteria for development will be protected for open space uses.

FGMP-1.15 Development Corridor Linkages
For Planned Community Areas and Development Corridors within the foothills, road linkages may be used to provide for continuity of otherwise discontinues development corridors, provided that new road construction is consistent with all other requirements of the General Plan *[New Policy].*

FGMP-1.16 Applicable Development Standards
Unless it can be demonstrated that an alterative standard will result in attainment of a superior environment, when preparing Specific Plans, Master Development Plans, or Area Development Plans and standards therein for areas within the foothills, at a minimum, the development standards within the FGMP Section 3.12 shall apply.

3.2 Existing Foothill Area Communities

FGMP-2 To strengthen and ensure the existing community values and identity in Springville, Three Rivers, Lemon Cove and the Badger Development Corridor, as development proceeds .

FGMP-2.1 Community Commercial Development
The County shall encourage new commercial development to first consider the communities of Springville, Three Rivers, and Lemon Cove, which are suitable for commercial development. For Planned Community Areas within the foothills, commercial areas will be designated within the development corridors through the Master Development Plan.

FGMP-2.2 Badger Development Corridor
The County shall maintain appropriate zoning within the Badger Development Corridor in order to promote residential densities compatible with established land use patterns.

FGMP-2.3 Badger Density
The County shall limit the maximum residential density of areas within the Badger Development Corridor to one (1) dwelling unit per five (5) acres.

3.3 Development

FGMP-3 To ensure that new development be designed in a manner which minimizes impact to foothill areas including grading, vegetation disturbance, and intrusion onto natural watercourses, canyons, and prominent landmarks, or rare and endangered species sites

FGMP-3.1 Innovative Residential Design
The County shall encourage innovatively-designed residential development in the foothills, such as planned unit or cluster development that conserves and preserves surrounding open space from unnecessary disturbances.

FGMP-3.2 Excavation Operations
The County shall allow rock, sand, and gravel excavation operations in the foothills upon approval of a Surface Mining Permit. A decision on said use shall be based on, but not limited to, criteria such as irreversible environmental impacts, reclamation measures and procedures that mitigate the environmental impacts as identified in the ERM Section 8.2: Mineral Resources-Surface Mining and Section 8.3: Mineral Resources-Other.

FGMP-3.3 Development Compliance
The County shall ensure that development proposals conform to all standards related to the Foothill Mix Use designation and the FGMP Development Standards.

3.4 Recreation/Open Space

FGMP-4 To provide recreational and open space opportunities both for local residents and for the visiting public

FGMP-4.1 Identification of Environmentally Sensitive Areas
The County shall identify and protect those environmentally sensitive areas in the foothill development corridors which should be maintained as open space, such as areas characterized by floodplains, steep slopes (30 percent or greater), unstable geology, unique archaeological/historical sites, habitat of special status species, and scenic vistas.

FGMP-4.2 Private Recreational Uses
The County shall encourage private recreational uses in the foothills to help meet future demand for recreational activities, provided they meet the development standards of this FGMP and other County policies.

FGMP-4.3 Common Open Space Areas
The County shall not require common open space areas in the foothills to maintain access for the general public except as provided by the developer or owners of the property or where otherwise required by the General Plan.

3.5 Foothill Agriculture

FGMP-5 To maintain and preserve extensive and intensive agricultural uses in the foothill area.

FGMP-5.1 Protect Agricultural Lands
The County shall maintain and preserve extensive and intensive agricultural uses in the foothills, whenever possible.

3.6 Scenic Corridors

FGMP-6 To provide local protection of scenic highways and routes within the foothills.

FGMP-6.1 Preservation of Scenic Highways
The County shall ensure that the visual qualities of State Highways 190 and 198 and County scenic routes are maintained and protected against obtrusive development improvements.

FGMP-6.2 Identification of Scenic Highways
The County shall continue to seek and identify County routes, which due to their scenic and rural characteristics, should receive a County "scenic routes" designation.

FGMP-6.3 Development Along Scenic Highways
The County shall require that development along all scenic highways and routes meet the development standards of the FGMP.

FGMP-6.4 Development Within Scenic Corridors
The County shall require that projects located within a scenic corridor be designed in a manner, which does not detract from the visual amenities of that thoroughfare. The County shall support through the use if its authority and police powers, the design of infrastructure that minimizes visual impacts to surrounding areas by locating roadways in areas that minimize the visual impact on rural and natural places whenever feasible.

FGMP-6.5 Cluster Development
The County shall encourage projects proposed on lands within a scenic corridor with a non-agricultural or non-open space land use designation, to use a cluster development concept. Appropriate land uses for the open space areas shall include, but will not be limited to, public or private open space, wildlife habitat or agriculture.

3.7 Historical and Archeological Sites

FGMP-7 To protect Historical/Archaeological sites located in the Foothill Area.

FGMP-7.1 Information on Historical Sites
The County may require the developer to provide information at time of application submittal regarding any historical site and/or building that occupies the project area that is worthy of historical preservation.

FGMP-7.2 Information on Archaeological Sensitive Areas
The County may require the developer to provide information at time of application submittal regarding possible archeological sites if a project is located in proximity to archeological sensitive areas such as hilltops, buttes, watercourses, etc.

FGMP-7.3 Protection of Historical or Archaeological Sites
The County shall protect significant historical or archaeological sites, such as the one located on Rocky Hill, from development through maintenance of the site in open space. This policy shall not preclude development on adjacent property even though such property may be under the same ownership as the site to be protected.

3.8 Environmental Protection

FGMP-8 To protect the natural features of the foothills by directing development to selected areas.

FGMP-8.1 Riparian Area Development
The County shall discourage the location of development and improvements that are in close proximity to watercourse areas and riparian habitat, and prevent actual encroachment into those habitats.

FGMP-8.2 Development Drainage Patterns
The County shall assure that drainage patterns of foothill developments are designed to prevent contamination and sedimentation due to soil erosion.

FGMP-8.3 Development in the Floodplain
The County shall prohibit development of residences or permanent structures within the 100-year floodway.

FGMP-8.4 Development of Wastewater Systems
The County shall ensure that new wastewater systems meet the standards of the Regional Water Quality Control Board and Tulare County Health & Human Services.

FGMP-8.5 Protection of Lakes
The County shall protect Lake Kaweah and Lake Success from contamination due to runoff from development, underground seepage of waste effluent, or intrusion of incompatible land uses by utilizing appropriate design and engineering concepts and adequately separating the project from the lake environment.

FGMP-8.6 Development in the Frazier Valley Watershed
The County shall ensure that projects proposed in the Frazier Valley watershed portion of the Tule River Development Corridor do not aggravate the downstream flooding problem by generating additional runoff from the project site.

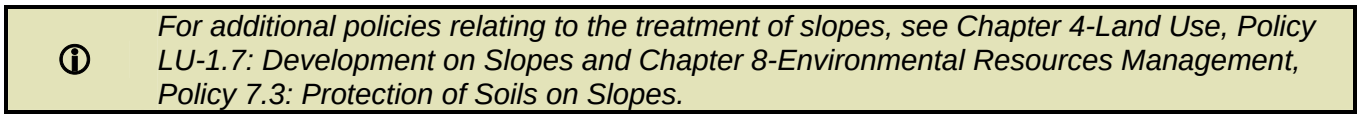
FGMP-8.7 Minimize Soil Disturbances
The County shall encourage cluster-type development, narrower road widths, and minimized cut and fill projects to minimize soil disturbances. New roads in the foothills should, whenever possible, conform to the natural contours of the existing foothill landscape.

FGMP-8.8 Erosion Mitigation Measures
The County shall require erosion mitigation measures in new developments to prevent soil loss.

FGMP-8.9 Removal of Natural Vegetation
The County shall restrict the removal of natural vegetation, except for wildland fire prevention purposes.

FGMP-8.10 Development in Hazard Areas
The County shall prohibit development in areas that are considered to be geologically hazardous (slides, earthquake faults, etc.).

FGMP-8.11 Development on Slopes
The County shall not allow development on slopes 30 percent or greater, unless the applicant can sufficiently mitigate the inherent problems associated with developing on steep slopes.


For additional policies relating to the treatment of slopes, see Chapter 4-Land Use, Policy LU-1.7: Development on Slopes and Chapter 8-Environmental Resources Management, Policy 7.3: Protection of Soils on Slopes.

FGMP-8.12 Vegetation Removal
The County shall prohibit unnecessary removal of native trees on development sites prior to approval of development plans to control erosion, preserve wildlife habitat, and maintain the natural character of developing areas.

FGMP-8.13 Use of Native Landscaping
The County shall encourage developers to use landscaping plant materials that are compatible with the surrounding native foothill vegetation.

FGMP-8.14 Identification of Wildlife
Where special status species have been identified, the County shall protect their habitat against encroachment by development.

FGMP-8.15 Development in Chaparral
The County shall restrict development in chaparral since these areas present extreme wildland fire potential.

FGMP-8.16 Proximity to Transportation
The County shall encourage the concentration of development along major travel routes to allow for future public transportation services and minimize travel distances to frequently used facilities.

FGMP-8.17 Reduce Vehicle Emissions
The County shall discourage the scattering of development throughout the foothills to reduce vehicular emissions by decreasing home to destination distances.

FGMP-8.18 Maintenance of Scenic Vistas
The County shall ensure that hilltop development is designed to preserve the skyline and maintain an unobstructed scenic panorama of the foothills for residents and visitors to enjoy.

FGMP-8.19 Preservation of Unique Features
The County shall encourage maintenance and protection of unique open space areas such as riparian woodlands, oak woodlands, interesting rock formations, and scenic vistas.

3.9 Water and Sewer Facilities

FGMP-9 To ensure that water and sewer facilities are constructed in a manner that protects the public health and safety and that the disposal of wastewater is done in a manner that does not degrade ground and/or surface waters.

FGMP-9.1 Infrastructure Capacity
In reference to water needs (domestic and fire fighting) and wastewater generation, the County shall not allow new development to exceed the maximum physical holding capacity (based on water availability and soils) of the parcel in question.

FGMP-9.2 Provision of Adequate Infrastructure
The County shall require evidence, prior to project approval, which (1) describes a safe and reliable method of wastewater treatment and disposal; and (2) substantiates an adequate water supply for domestic and fire protection purposes.

FGMP-9.3 Maintenance of Infrastructure
The County shall delegate the maintenance and operation of water and/or wastewater treatment facilities to a responsible entity, which shall be established prior to approval of the final subdivision map.

FGMP-9.4 Soil Conditions and Development Density
Based on existing soil conditions, types of land uses, effluent yield per land use, and the density of the proposed project, the County shall work with the Regional Water Quality Control Board and the Tulare County Health and Human Services Agency to review the adequacy of wastewater disposal areas.

FGMP-9.5 Alternate Sewage Disposal
The County may allow unconventional methods of disposing of sewage effluent, provided the system meets the performance standards of the Water Quality Control Board and the Tulare County Health and Human Services Agency. Such systems may include, but are not limited to common leach field, soil absorption mounds, aerobic septic tanks, or evapotranspiration systems.

3.10 Public Services

FGMP-10 To accommodate development in the foothills that is serviceable by the various public agencies in a manner that does not become an economic burden on the County

FGMP-10.1 Compliance with Planning Policies
To provide for the integration of efficient road systems, existing community values, infrastructural improvements, and open space patterns, the County shall encourage

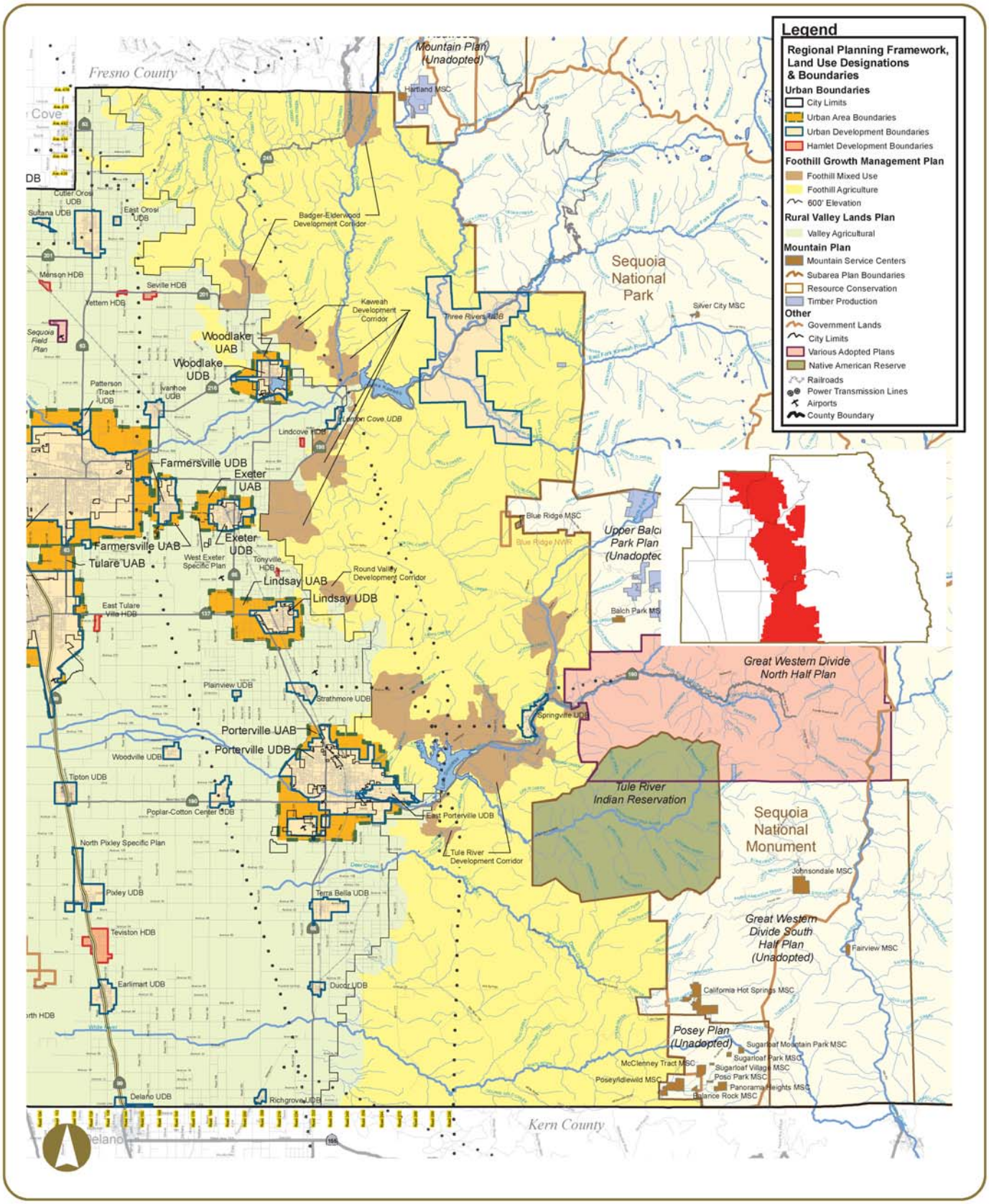
development projects within a definable geographic area of a development corridor to comply with a common development or specific plan designed for that area.

FGMP-10.2 Provision of Safety Services
The County shall ensure that development is located in areas of the foothills that can be adequately served by existing Tulare County fire stations and the Sheriff's Department unless new facilities are proposed or required for the development.

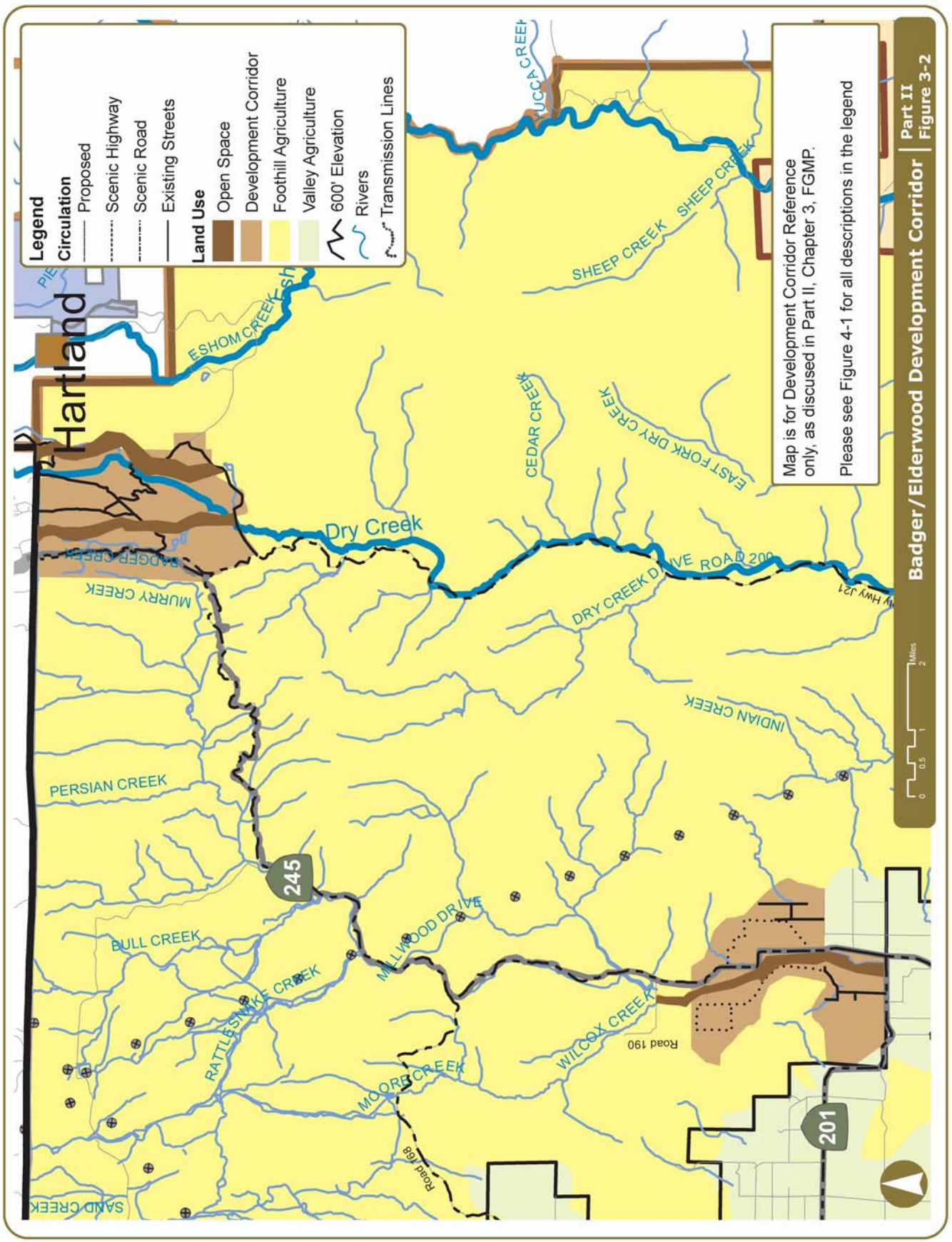
FGMP-10.3 Fire and Crime Protection Plan
The County shall require that fire and crime protection plan considerations, including financing, be incorporated into all proposed developments to ensure adequate emergency services are available and able to serve new development.

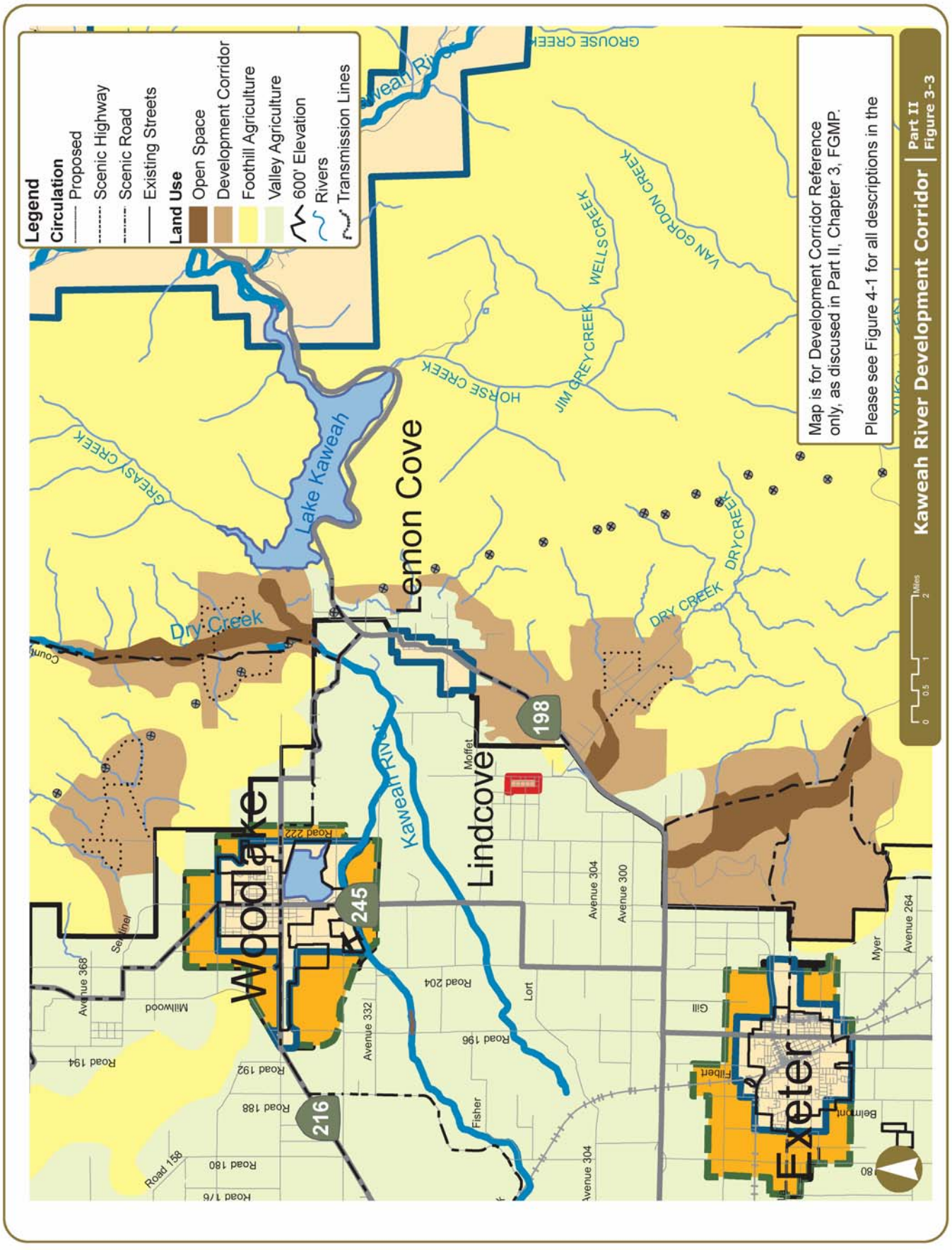
FGMP-10.4 Financing Plan
Where a specific plan is to be prepared for a sub-area of a development corridor, the County shall require a financing plan for the installation, operation, and ongoing maintenance of infrastructure resources to support growth in the specific plan area. The plan shall demonstrate no net cost to the County.

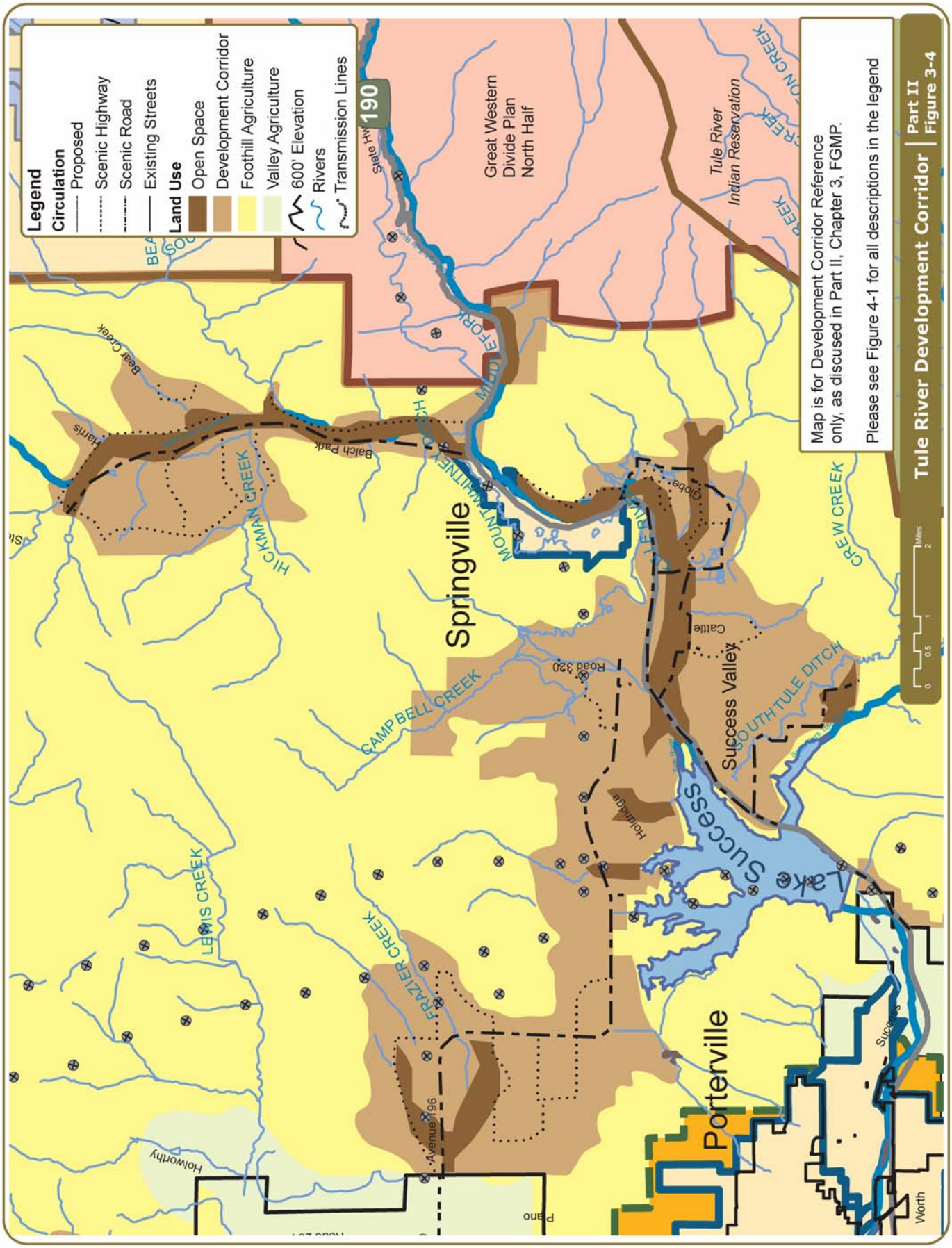
Please see next page.

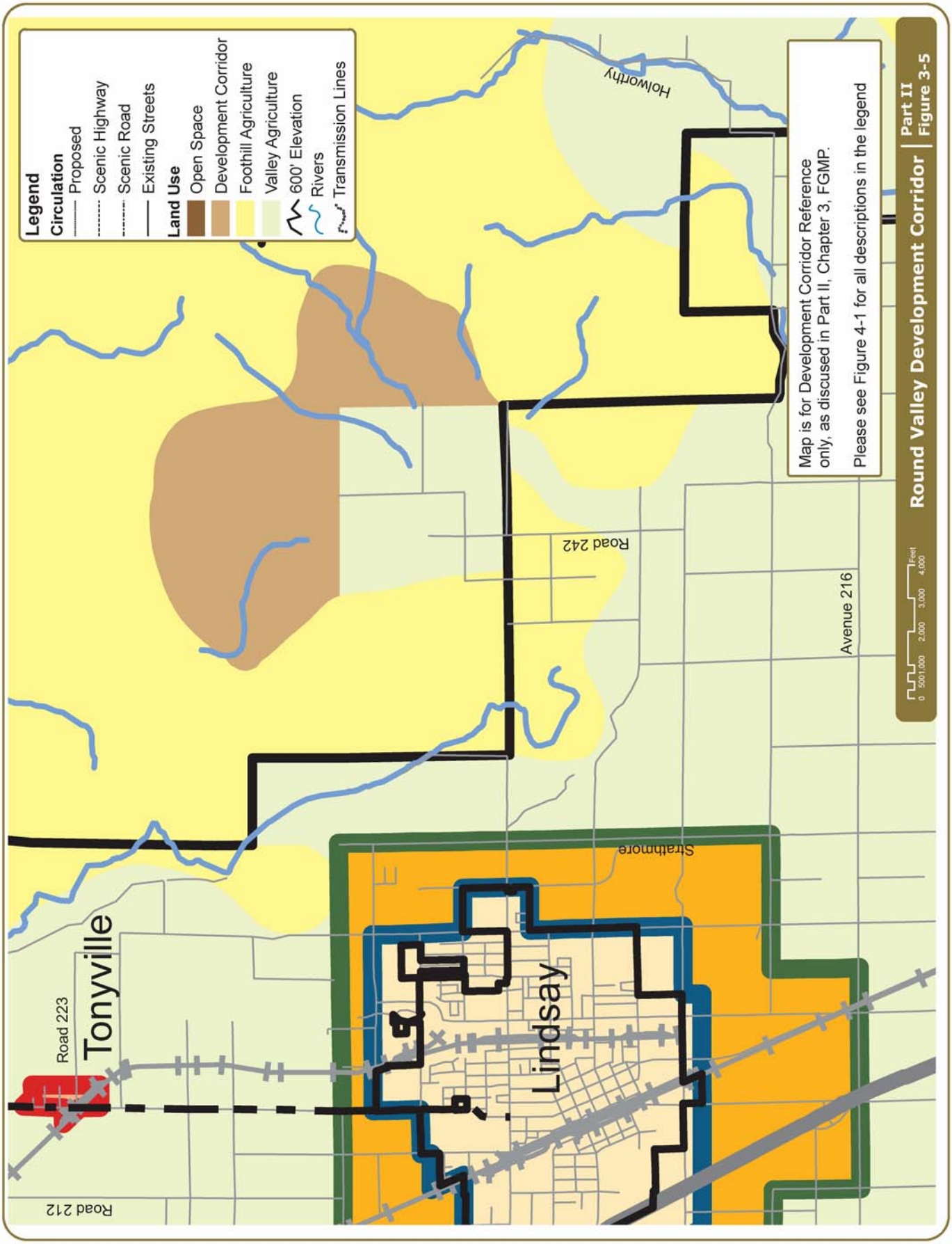


Foothill Growth Management Plan | **Part II Figure 3-1**


Legend
Circulation
Proposed
Scenic Highway
Scenic Road
Existing Streets
Land Use
Open Space
Development Corridor
Foothill Agriculture
Valley Agriculture
600' Elevation
Rivers
Transmission Lines
Map is for Development Corridor Reference only, as discussed in Part II, Chapter 3, FGMP.
Please see Figure 4-1 for all descriptions in the legend
Badger/Elderwood Development Corridor
Part II
Figure 3-2
Hartland
Dry Creek
ESHOM CREEK
SHEEP CREEK
CEDAR CREEK
EAST FORK DRY CREEK
MURRY CREEK
DRY CREEK DRIVE
ROAD 200
INDIAN CREEK
PERSIAN CREEK
BULL CREEK
RATTLESNAKE CREEK
MILLWOOD DRIVE
WILCOX CREEK
MOORE CREEK
Road 190
Road 168
SAND CREEK
245
201
Miles


Legend
Circulation
Proposed
Scenic Highway
Scenic Road
Existing Streets
Land Use
Open Space
Development Corridor
Foothill Agriculture
Valley Agriculture
600' Elevation
Rivers
Transmission Lines
Map is for Development Corridor Reference only, as discused in Part II, Chapter 3, FGMP.
Please see Figure 4-1 for all descriptions in the
Kaweah River Development Corridor
Part II
Figure 3-3
Lemon Cove
Lindcove
Woodlake
Exeter
Lake Kaweah
Dry Creek
Kaweah River
GROUSE CREEK
VAN GORDON CREEK
WELLS CREEK
JIM GREY CREEK
HORSE CREEK
GREASY CREEK
DRY CREEK
198
245
216
Road 222
Road 204
Road 196
Road 192
Road 188
Road 180
Road 194
Road 158
Avenue 368
Avenue 332
Avenue 304
Avenue 300
Avenue 264
Millwood
Sentinel
Moffet
Lort
Fisher
Gill
Myer
Filbert
Belmont


Legend
Circulation
Proposed
Scenic Highway
Scenic Road
Existing Streets
Land Use
Open Space
Development Corridor
Foothill Agriculture
Valley Agriculture
600' Elevation
Rivers
Transmission Lines
Great Western Divide Plan North Half
Tule River Indian Reservation
Map is for Development Corridor Reference only, as discused in Part II, Chapter 3, FGMP.
Please see Figure 4-1 for all descriptions in the legend
Tule River Development Corridor
Part II Figure 3-4
Springville
Porterville
Success Valley
Lake Success
Bear Creek
Harris
Balch Park
Globe
Cattle
Road 320
Holdridge
Avenue 196
Holworthy
Plano
Success
Worth
HICKMAN CREEK
CAMPBELL CREEK
LEWIS CREEK
FRAZIER CREEK
MOUNT WHITNEY DITCH
MIDDLE FORK
CREW CREEK
SOUTH TULE DITCH
State Hwy 190


Legend
Circulation
Proposed
Scenic Highway
Scenic Road
Existing Streets
Land Use
Open Space
Development Corridor
Foothill Agriculture
Valley Agriculture
600' Elevation
Rivers
Transmission Lines
Map is for Development Corridor Reference only, as discused in Part II, Chapter 3, FGMP.
Please see Figure 4-1 for all descriptions in the legend
Round Valley Development Corridor | Part II Figure 3-5
Holworthy
Road 242
Avenue 216
Stratmore
Lindsay
Tonyville
Road 223
Road 212
0 500 1,000 2,000 3,000 4,000 Feet

3.11 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Chapter.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall concentrate rural and urban development in the development corridors or within development corridors delineated on a Master Development Plan.	FGMP-1.1 FGMP-8.17	RMA				■
2. The County shall amend the Tulare County's Improvement Standards to reflect changes in foothill, street and grading standards.	FGMP-1.2	RMA				■
3. The County shall require a grading and slope stabilization plan for that portion of the development exceeding slopes of greater than 15 percent.	FGMP-1.2 FGMP-8.7 FGMP-8.8	RMA				■
4. The County shall require information in the preliminary review process to delineate slopes 30 percent or greater on the development site. Review of the proposal by the Committee (PRC) will prescribe a project design that will maintain 30 percent slopes generally free of improvements, unless the problems associated with steep slopes are sufficiently mitigated.	FGMP-1.2 FGMP-8.11	RMA				■
5. The County shall appoint a committee of interested community residents when the Board of Supervisors determines a Community Plan, Master Development Plan, Specific Plan, Area Development Plan, or Hamlet Plan is necessary for an identifiable community area where the project boundary is coterminous with an existing HDB, UDB, or PCA.	FGMP-1.3 FGMP-1.4	RMA				■
6. The County shall use the Project Review Committee to ensure that the new development adjacent to scenic highways and roads meets the requirements set	FGMP-6.1 FGMP-6.3	RMA				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
forth in the development standards.						
7. The PRC shall review the consistency of the project with the location, type of design criteria of the County's policies for projects that only require PRC. Should the project not meet the County's policies, findings to that effect shall be forwarded to the appropriate decision-making body.	FGMP-1.5 FGMP-1.6 FGMP-1.7 FGMP-3.1 FGMP-6.5 FGMP-8.1 FGMP-8.12 FGMP-8.19 FGMP-9.1	RMA				■
8. Substantial improvement or expansion to commercial uses not located in Three Rivers, Springville, and Lemon Cove shall conform to the development standards contained in the FGMP.	FGMP-1.12 FGMP-1.16	RMA				■
9. The County shall ensure that the land use and circulation plan for a development corridor will limit retail commercial development designations outside Three Rivers, Springville, and Lemon Cove unless determined to be appropriate and acceptable as included in a Master Development Plan.	FGMP-2.1	RMA				■
10. The County shall maintain appropriate zoning within the Badger Development Corridor which requires a 5-acre minimum parcel size.	FGMP-2.2 FGMP-2.3	RMA				■
11. The County may initiate changes in the FGMP specifically for the Badger Development Corridor to accommodate uses of property and densities not presently reflected in this FGMP, so long as specific plans for development and densities have been prepared and are available for review at the time the Commission initiates consideration of the plan change	FGMP-2.2	RMA				■
12. The County shall assure that the Tulare County Zoning Ordinance maintains agricultural zones that will protect and enhance the viability of foothill agriculture	FGMP-5.1	RMA				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
through the provisions of adequate minimum parcel sizes.						
13. The County shall ensure that the design of subdivisions is reviewed by the PRC to assure the visual impact to the foothills is minimal.	FGMP-1.11 FGMP-8.18	RMA				■
14. The County shall promote the use of cluster development, greater setback distances, landscaping, and innovative lot design to protect scenic corridors within the County. Provisions for the use of these tools shall be incorporated into the County's land development ordinances.	FGMP-6.3 FGMP-6.4 FGMP-6.5 FGMP-8.7	RMA				■
15. Unauthorized encroachment in environmentally or archeologically sensitive areas on a project site which are to remain in common open space shall be prohibited.	FGMP-4.3	RMA				■
16. The County shall explore the options for voluntary Williamson Contract cancellation on lands that are within a development corridor and under a Planned Development-Foothill Zone.	FGMP-10.1	RMA				■
17. The County shall ensure the Tulare County Zoning Ordinance maintains a zone that protects extensive agriculture. This zone shall ensure that the minimum parcel size is adequate to protect foothill grazing. The zone shall also be flexible enough to allow for intensive agricultural uses to be divided from larger extensive agricultural uses.	FGMP 5.1	RMA				■
18. The County shall identify and maintain extensive and intensive agricultural areas, as identified by the FGMP through the use of large lot exclusive agricultural zoning to reduce encroachment of non-agricultural uses.	FGMP-5.1	RMA				■
19. The County may require agricultural lands that are in a development corridor and the	FGMP-5.1	RMA				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
Planned Development-Foothill Zone to remain in agricultural use, if, under the site plan review process, an inadequate amount of water or improper soils for waste water disposal exists.						
20. The County shall ensure the Zoning Ordinance maintains the Planned Development-Foothill (PD-F-M) Zone which will be applied to properties in a development corridor that are suited for development.	FGMP-3.3	RMA				■
21. The County shall maintain the two areas within Success Valley of the Tule River development corridor on the Land Use/Circulation Plan to a classification (zone), which prohibits any residential densities greater than one unit per five acres.	FGMP-1.10	RMA				■
22. The developer shall provide the appropriate fees for review of a project area by the California Archaeological Inventory Information Center if the project site and affected areas are located in proximity to hilltops, buttes, watercourses, etc. which might have archeological value. A more thorough on-site investigation by a qualified archeologist should be undertaken if deemed necessary by the District Archeologist.	FGMP-7.1 FGMP-7.2	RMA				■
23. The County shall ensure environmentally sensitive and riparian areas within development corridors are designated as open space on the FGMP reference maps.	FGMP-8.1	RMA				■
24. Drainage plans shall be required for all projects within the “Foothill Mixed Use” areas of Frazier Valley. The Planning Commission shall not approve any project within Frazier Valley until the Resource Management Agency has reviewed said drainage plan and certified that the proposed	FGMP-8.6	RMA				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
drainage facilities will prohibit any additional storm water discharge from the project that would aggravate downstream flooding problems.						
25. The developer will be required to phase road construction to correspond with the phases of the development proposal.	FGMP-8.7	RMA				■
26. The County shall review landscaping plans through the PRC process to ensure that areas to be landscaped are compatible with surrounding native vegetation.	FGMP-8.13	RMA				■
27. The Tulare County Health and Human Services Agency and the Fire Department shall determine the minimum water requirement for projects to ensure that the magnitude of the project does not exceed the amount of water available to the subject site.	FGMP-9.1	RMA				■
28. The County shall appoint a registered civil engineer or sanitarian along with a representative of the Tulare County Health Department to ensure that the magnitude of proposed projects do not exceed the physical holding capacity of the on-site soils to accept the estimated waste effluent.	FGMP-9.4	RMA				■
29. The County shall require submission of a drainage plan with development projects in conjunction with the site plan review.	FGMP-8.2	RMA				■
30. The County shall require a properly designed wastewater disposal system to prevent surface or groundwater contamination and a drainage plan which minimizes sedimentation and/or contamination of the lake environment by engineering measures capable of meeting the intent of this policy. Should there be some question regarding the reliability of the engineered systems, the Planning Commission shall	FGMP-8.5	RMA				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
condition the project to provide an adequate separation between the body of water and the development site.						
31. The County shall ensure that unconventional disposal methods will be reviewed by the Tulare County Health and Human Services Agency to ensure that the standards of the Water Quality Control Board are met.	FGMP-8.4 FGMP-9.5	RMA				■
32. The County shall work with landowners and developers to promote coordinated master plans for multiple purposes.	FGMP-10.1	RMA				■
33. The Planning Commission and the Board of Supervisors shall consider the financing plan during their review and consideration of the specific plan, Master Development Plan, or Area Development Plan. The financing plan shall be used as a basis for establishing programs and standards within the specific plan, Master Development Plan, or Area Development Plan which mitigate or avoid the adverse fiscal impact of development upon local public service agencies and County agencies.	FGMP-10.4	RMA				■

3.12 Development Standards

Unless it can be demonstrated that an alterative standard will result in attainment of a superior environment, when preparing Specific Plans, Master Development Plans, or Area Development Plans and standards therein for areas within the foothills, at a minimum, the development standards within the FGMP-Section 3.12 shall apply.

The following standards and conditions, as well as all applicable policies, standards, and conditions from the various agencies, shall be met by new development.

Residential Densities:

1. The residential density of a new development shall be initially limited by the amount of water available for domestic and fire fighting purposes based on water demand specifications provided by the Tulare County Health Department and the County Fire Department. A more specific residential density shall be determined in the site plan review process. The final allowable density shall correspond to how well the proposed project meets the goals and policies of the FGMP.
2. As a guideline, the maximum density for land with slopes between 15 percent and 29 percent shall be one (1) residential unit per two and one half (2 ½) acres unless it can be demonstrated that site-specific lot design and innovative waste water disposal can overcome the inherent problems of steep slopes and thin soils.
3. Development shall generally be precluded on slopes 30 percent or greater, unless the applicant can sufficiently mitigate the inherent problems associated with developing on steep slopes.
4. The residential density of any development within the Success Valley areas of the Tule River development corridor on the Land Use/Circulation Plan shall not exceed one (1) unit per five (5) acres.

Open Space Requirements:

5. Those portions of the site which are adjacent to a watercourse area, contain undeveloped slopes 30 percent or greater or encompass environmental, archaeological, or historically sensitive areas shall remain in common open space.

Land Alteration Grading:

6. All graded slopes are to be contoured and blended to harmonize with the natural slopes on and around the site.
7. The maximum steepness of exposed cuts and fills shall meet the standards established in the Improvement Standards of Tulare County.
8. Graded slopes consisting primarily of soil shall be planted with vegetation to stabilize slopes and prevent erosion. Native plant materials or similar climactically adapted vegetation shall be used wherever possible.
9. Slope stabilization and erosion prevention shall be completed before the winter months after grading has been completed.
10. Lots shall be designed to fit the natural landscape in a manner that does not require extensive grading.
11. Where two cut or fill slopes intersect, the intersection shall be horizontally rounded and blended. (This standard does not pertain to slopes composed of rock.)

12. Where a cut or fill slope intersects the natural grade, the intersection shall be horizontally rounded and blended. (This standard does not pertain to slopes composed of rock.)
13. Fills shall not encroach on natural watercourses or constructed channels. Excavated materials shall not be stored in watercourses.
14. Grading and excavation shall be phased with the development.

Erosion Control:

15. Sediment shall be retained on site by measures such as sediment basins and sediment traps as outlined in the Drainage Plan.
16. Temporary mulching, seeding, or other suitable stabilization measures shall be used to protect exposed critical areas after the completion of grading.
17. Exposed slopes shall be planted with native plant materials or similar climactically adapted vegetation that protects exposed slopes from erosion.

Drainage:

18. For projects located in areas containing steep slopes or tightly packed soils, the Drainage Plan shall be designed to detain as much water as possible on site to prevent potential sedimentation and flooding.
19. The drainage plan required for all projects within the Frazier Valley watershed area shall be designed to retain all storm water runoff caused by the development on the project site.

Vegetation Removal:

20. Removal or grading around native trees (with a trunk of 6" or larger in diameter or 3' above ground surface) which may disturb the root system shall not be allowed during the construction process unless the Project Review Committee deems it necessary because of road alignments or infrastructure improvements. Any trees to be removed shall be indicated on the submitted site plan.
21. Removal of native trees in areas restricted to open space shall not be allowed unless the health, safety or welfare of residents associated with the development is endangered. Any trees proposed for removal must be indicated on the submitted site plan with accompanying information stating why the tree must be removed.

Land Improvements: Building Standards

22. The maximum building height measured at foundation ground level shall be 35 feet.
23. Properties located along a scenic highway or road shall have a minimum property width of 150 feet with side yard setbacks of 10 percent of the width of the property.
24. In newly developing areas, those properties that are located along a scenic highway shall have a minimum front yard building setback of 100 feet from the right-of-way line while scenic roads shall have a setback of 100 feet from the centerline of the road.
25. The minimum lot width and front yard setback requirement for property along a scenic highway or road and inside the Springville Urban Development Boundary may be waived by the Project Review Committee if it is deemed inappropriate because of existing development patterns.
26. Building improvements (homes, fences, etc.) and septic tank/leach line systems or other activities associated with construction (grading) shall not be permitted within 50 feet of intermittent watercourses or 100 feet of perennial watercourses.

Land Improvements: Well Systems

27. Each residential or planned unit development in the development corridor shall join or form an association or community organization, private or mutual water company, or establish an equivalent financing/maintenance mechanism acceptable to the County for purpose of monitoring and maintaining the water system. This section shall not apply to newly created parcels that are 10 acres or larger. The Planning Commission shall have the discretion to recommend a waiver of a common water system based on circumstances such as size or number of lots, topography, existing water systems, or other overriding conditions.
28. Each well system shall meet the requirements of, and have a permit with, the Tulare County Health Department.

Land Improvements: Community Waste Water System

29. Each residential or planned unit development which uses a waste water disposal system other than an individual system shall join or form an association or community organization, or establish an equivalent financing/maintenance mechanism acceptable to the County for purposes of monitoring and servicing the waste water disposal system.
30. The waste water disposal system shall be designed to meet the requirements of the Tulare County Health Department and the Regional Water Quality Control Board.
31. Application for waste discharge shall be made with a permit received from the Water Quality Control Board.

Land Improvements: Streets

32. All streets, walkways, and bike path improvements shall conform to the Tulare County Improvement Standards document unless otherwise modified by the standards contained in this document. Each residential or planned unit development shall provide for a financing and maintenance mechanism acceptable to the County for street maintenance and replacement.
33. The following table will serve as a guide for minimum street standards for public streets permitted within a residential subdivision or planned unit development. Street widths or right-of-way standards are subject to modification during the site plan review process based on factors such as topography, soils, location of watercourses, or development density. One way streets shall be considered for private maintenance only.
34. Privately maintained streets may be developed to lesser street and right-of-way standards depending upon the location and type of development. In these cases, minimum standards will be determined by the Planning Commission.

			Unpaved Shoulder Width			Right-Of-Way Width
Type of Street	**Street Characteristics**	**Pavement Width***	**Flat Width (0-5% slopes)**	**Rolling (6-20%)**	**Mountainous (20% and above)**	**Desirable ****
One Way Street	Projected Average Daily Traffic (ADT) not to exceed 400; on-street parking prohibited; guest parking required	16’	8’	3’	2.5’	50’
One Way Street	Projected ADT not to exceed 400; on-street parking prohibited.	26’	8’	3’	2.5’	60’
Two-Way Access Road (adjacent development prohibited)	Projected ADT not to exceed 400; on-street parking prohibited.	28’	8’	3’	2.5’	60’
	ADT greater than 400	28’	8’	3’	2.5’	
Two-Way Residential Street	Projected ADT 400 or less, on-street parking prohibited; guest parking required.	28’	8’	4’	3’	60’
Two-Way residential street and minor roads	Projected ADT not to exceed 1,000; on-street parking permitted.	32’	As required by RMA.			60’

*Pavement width may be increased by the Project Review Committee when on-site parking is likely to occur based upon the characteristics of the development (lot size or configuration, the existence of natural or man-made amenities adjacent to the roadway which would serve as an attractive force etc.). In addition, increased pavement width may be required when curb and gutter or asphalt concrete dikes are utilized.

**Reduced right-of-way widths may be considered acceptable by the Project Review Committee in cases where utilities are underground, when small cut and fill slopes are required, and other similar circumstances where the full right-of-way width is not deemed necessary.

Land Improvements: Parking

35. For residential uses located in areas where on-street parking is permitted, off-street parking shall be provided on the basis of two (2) spaces per dwelling unit.
36. For residential uses located in areas where on-street parking is prohibited, off-street guest parking shall be provided on the basis of one (1) space per dwelling unit (driveways not included), in addition to the two (2) spaces per dwelling unit.
37. Off-street parking and loading facilities for commercial, industrial and other types of uses shall be determined by the Planning Commission.

Scenic Highway Corridor

38. No new off-premises outdoor advertising signs shall be allowed in scenic corridors.
39. All new utility improvement shall be located underground if the property lies in a scenic corridor.
40. Grading and cut and fill operations shall be kept to a minimum in scenic corridors. All exposed slopes are to be planted with native materials.
41. Existing vegetation and unique land forms (rock outcrops, etc.) shall be retained and protected from any unnecessary grading or other development related activities.
42. Individual businesses in scenic corridors with on-site signs pertaining to the identification of the permitted use shall be flat to the primary building façade.
43. In scenic corridors, on premise, free-standing signs identifying the use of the property shall require discretionary approval by the Planning Commission based on design, setbacks, size, architectural compatibility, traffic safety, and visibility.

Fire Protection

44. Each new residential subdivision or planned unit development occurring in a development corridor shall be reviewed by the County Fire Warden or his/her agent to insure fire protection measures and standards set forth in the Tulare County Subdivision Ordinance are met.
45. New development within established development corridors shall be located within a 15-minute attack time of a County fire station. However, this standard shall not apply to the Badger Development Corridor, where attack times may exceed 15 minutes. This limited exception is justified based upon established residential density limitations and unique fire protection service facilities and capabilities existing in the Badger area. [General Plan Amendment (GPA) 83-03, 5/17/83].
46. Water for fire protection shall be available in sufficient quantity and pressure to serve the project in question.
47. Fire retardant roofing materials shall be used in new foothill developments.
48. Fire resistive construction elements shall be incorporated into stilt or cantilevered construction buildings.
49. Street house numbers shall be clearly visible from the main traveled roadway.
50. Sufficient clearance of flammable vegetation around buildings shall be maintained.
51. Fuel breaks and greenbelts shall be used to protect both developing areas and adjacent wildlands.
52. Where possible, take maximum advantage of planned or existing parks, golf courses, tennis courts, or other recreational areas to provide for a buffer zone between development and the wildland.

53. Road systems, either public or private, shall provide for a safe evacuation of residents and adequate access for fire and other emergency equipment.
54. Bridges shall have a minimum load limit of 40,000 lbs. (20 tons).
55. A fire protection plan shall be submitted on all new developments.

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Part II-Chapter 4. Mountain Framework Plan

The Mountain Framework Plan is divided into the following sections:

- Mountain Framework Plan Policies (Section 4.1)
- Work Plan/Implementation Measure (Section 4.2)

This Chapter sets out area plan policies for the Sierra Nevada region. While many of the goals and policies of Part I of the General Plan are applicable to all regions, the policies contained in this Chapter are specific to the County's mountain areas.

Key Terms:

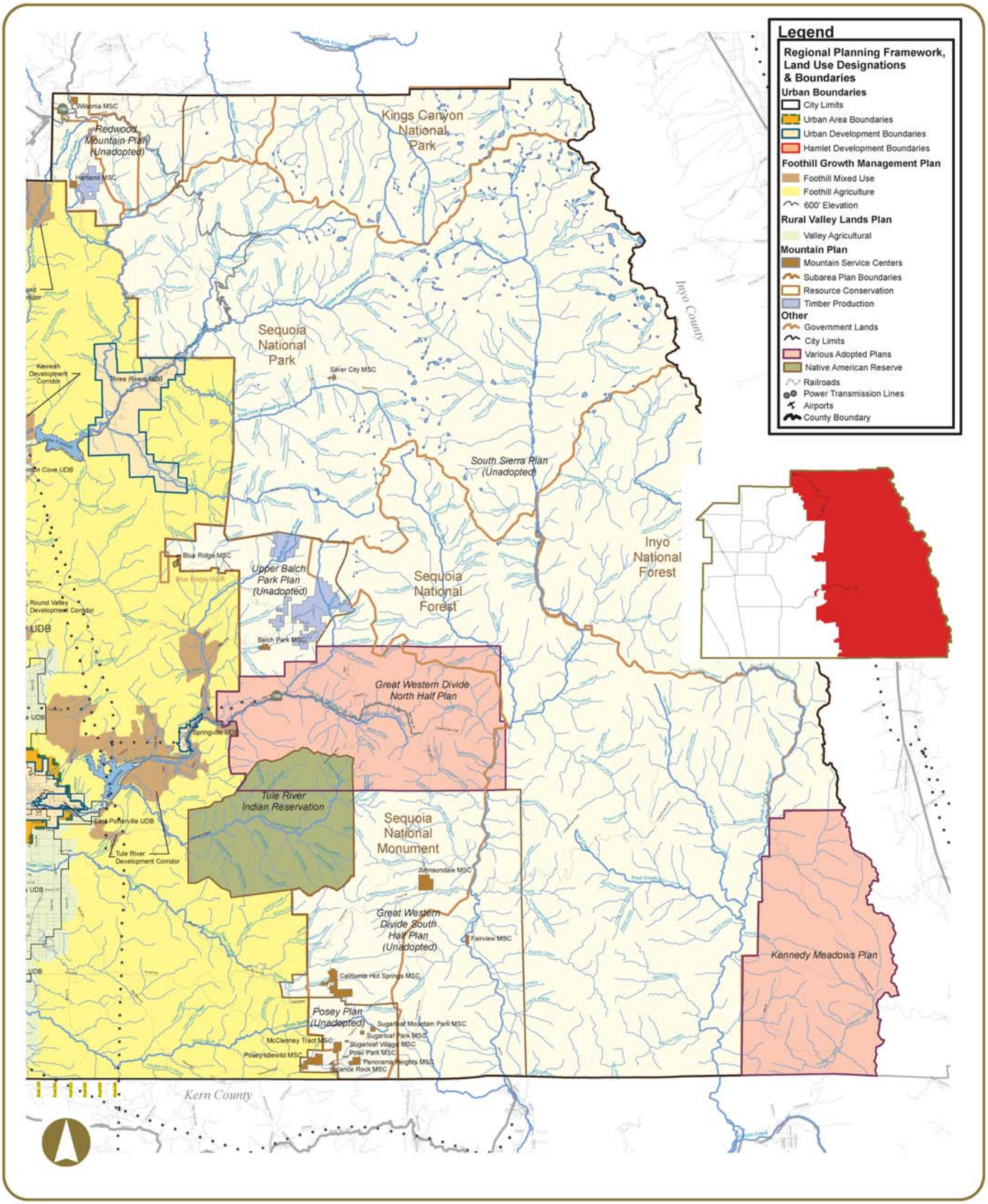
Mountain Service Areas. Private in-holdings and remote properties located outside of mountain service centers primarily located in unadopted areas of the Mountain Framework Plan.

Mountain Service Centers. Areas designated for development in existing communities or in areas adjacent to existing communities located in the Mountain Framework Plan. The Mountain Framework Plan identifies existing communities in the unadopted sub-areas as "Mountain Service Centers". These areas are designated as mixed use until such time as a sub-area plan is adopted. Upon update and adoption of existing and future sub-area plans, existing communities will be designated as Mountain Service Centers and traditional land use designations may be applied (see Figures 4-2 thru 4-17).

Planned Community Area (PCA). This designation establishes areas suitable for comprehensive planning for long term community development on large tracts of land, typically under unified ownership or development control, and allows for master planning where a community plan typically does not currently exist. Planned communities have a balance of land uses that support economic growth and promote an exceptional quality of life. Planned communities accommodate mixed use developments that include residential; commercial; administrative; industrial; and other activity. Density bonuses for residential of 25% to 35% shall be granted to Mixed Use Areas to encourage the development of affordable housing units, compact development in the implementation of development strategies that support the use of mass transit, reduction of air impacts, and implementation of measures that contribute to the reduction of global warming. Master Development Plans and Area Development Plans are required to assist in the consideration of Mixed Use development proposals. Furthermore, such communities must ensure provision of open space, infrastructure and public services needed to support growth. No PCA shall be established unless it includes a minimum of 200 continuous acres of land.

Mountain Framework Plan

The Mountain Framework Plan chapter provides policy guidance in the unincorporated mountain area on the eastern side of the County (Part II-Figure 4-1: Mountain Framework Plan). This area includes all land located east of the foothills, which generally coincides with the westerly boundary of federal lands. This includes lands under the jurisdiction of the National Park Service (Sequoia National Park), the U.S. Forest Service {USFS} (Giant Sequoia National Monument), and the Bureau of Land Management (BLM). The County has never adopted an overall plan for the mountain area. The private lands in this region amount to about 40,000 acres identified in the following seven separate geographical locations or "sub-areas":



Mountain Framework Plan | **Part II Figure 4-1**

- Kennedy Meadows (1986)
- Great Western Divide - North ½ (1990)
- Great Western Divide - South ½ (unadopted)
- Redwood Mountain (unadopted)
- Posey (unadopted)
- Upper Balch Park (unadopted)
- South Sierra (unadopted)

Of the seven sub-areas identified above, only the Kennedy Meadows and Great Western Divide (North ½) Sub-areas have adopted plans. These two plans use unique land use designations that provide for the future growth of each sub-area. These two plans collectively cover about 50 percent of the privately held land in the mountain area.

4.1 Mountain Framework Plan Policies

M-1 To provide for a balanced and orderly land use pattern within the County's mountain area and within individual places consistent with the mountain-forest setting and environment of the region.

M-1.1 Sub-area Plans
The County shall prepare, adopt, and maintain land use plans for the following sub-areas within the Mountain Framework Plan:

- Kennedy Meadows
- Great Western Divide - North ½
- Great Western Divide - South ½
- Redwood Mountain
- Posey
- Upper Balch Park
- South Sierra

The County shall develop and adopt a land use plan for each sub-area specifying desired densities and land use designations (as defined in the Land Use Element in Part I of the General Plan-Chapter 4), defining suitable areas for a full range of urban and suburban development, and recognizing the short and long term ability for the County to provide necessary services to each community. Theses sub-area plans should be reviewed and updated as necessary every five years.

M-1.2 Plan Guidance
Given the environmental sensitivities and lack of infrastructure in the mountains, the County shall allow, as necessary, only limited residential, commercial, and industrial growth in this area. New residential development in the area shall:

1. Not be located on a ridgeline or otherwise disrupt the visual setting of the area,
2. Be located on or near existing roadways, but not visible from the roadway where lot configurations allow, and

3. Be clustered whenever possible to minimize the footprint of development.

M-1.3 Mountain Area Zoning
Until such time as a sub-area plan is adopted for each of the areas, the County shall rezone all lands to reflect existing land uses that are consistent with the policies of this Mountain Framework Plan chapter.

M-1.4 Citizens Advisory Group
The County shall establish a citizen's advisory committee, comprised of representatives from affected areas, appointed by the Board of Supervisors, to review and comment on each draft sub-area plan in the Mountain Framework Plan.

M-1.5 Mountain Service Area Designations
Until such time as a Mountain Framework Plan sub-area plan is adopted, the County shall maintain in-holdings and remote properties outside of Mountain Service Centers as Resource Conservation uses.

M-1.6 Establishing Mountain Service Areas
The County shall ensure that the land use plan for each Mountain Framework Plan sub-area establishes areas for resource conservation on properties which exhibit one or more of the following criteria:

1. The land is subject to an agricultural preserve contract,
2. The land exhibits characteristics which makes it unsuitable for intense development, including but not limited to steep slopes (generally 30% or greater), soils poorly suited to intense road, riparian, and wetland habitats and/other development construction,
3. The land is isolated and surrounded by federal lands, and/or
4. The land is forested private land with an approved Timber Harvesting Plan.

M-1.7 Mountain Service Centers
The County shall designate areas identified in sub-area plans for development as mountain service centers. Mountain service centers shall be located in existing developed communities or in areas adjacent to existing communities provided they meet the following criteria:

1. The general area has a concentration of developed smaller parcels already existing,
2. Topography consists of natural slopes that average less than 30%,
3. Dependable domestic water supply is available or can be made available,
4. Soils are suitable for individual sewage disposal system or served sewer system, and
5. The area has existing developed publicly-maintained roads.

M-1.8 Existing Mountain Service Centers
The County designates the following communities as mountain service centers: Balance Rock, Balch Park, Blue Ridge, California Hot Springs/Pine Flat, Fairview, Hartland, Johnsondale, McClenney Tract, Panorama Heights, Posey/Idlewild, Poso Park, Silver City, Sugarloaf Mountain Park, Sugarloaf Park, Sugarloaf Village, and Wilsonia.

M-1.9 Agricultural Preserves
The County has designated lands within mountain service centers that are within agricultural preserves or Williamson Act Contracts as Resource Conservation in order to maintain

consistency with the requirements of the Williamson Act or preserve. When a preserve is disestablished, it could be considered for a non-agricultural designation appropriate for the area.

M-1.10 Mix of Uses
The County shall include, within a designated mountain service area, a mix of land uses that reflect the individual housing, business, open space, recreation and other types of public and private development needs of new or updated sub-area plans.

M-1.11 Resource Conservation Criteria
The County shall require that lands identified in mountain sub-areas be designated as Resource Conservation when the one or more of the following factors are present:

1. The land is subject to an agricultural preserve contract, Timber Production Zone (TPZ), or has an approved Timber Harvesting Plan,
2. The land exhibits physical characteristics which makes it unsuitable for intense development such as steep slopes (generally 30% or greater slope) and soils are poorly suited for intense road and other development construction,
3. The land is isolated and surrounded by federal lands,
4. There is lack of access, and/or
5. Services cannot be reasonably provided to the area.

The Resource Conservation designation is also intended to apply to areas that would not be used for development purposes and should be reserved for extensive agricultural uses, watershed protection, and other open space and resource conservation purposes.

M-1.12 Resource Conservation Uses
The County shall allow a variety of open space and resource management uses, with the approval of a Special Use Permit, on lands designated Resource Conservation, including growing and harvesting of timber, livestock grazing, game preserves, and recreational uses such as outdoor educational activities, public and private hunting and fishing clubs, guest ranches, camp grounds, and summer camps. Other special uses include: mineral exploration and mining, commercial energy resource development, public utility transmission stations, and other similar uses.

M-1.13 Mountain Residential Areas
The County shall ensure that mountain residential areas that are identified in the sub-area plan as unique and environmentally-sensitive are preserved and protected by limiting the potential land use and land division opportunities.

M-1.14 Minimum Parcel Sizes
The County shall evaluate proposals for projects with minimum parcel sizes smaller than the allowed minimum based on a detailed evaluation of the property, such as the availability of water, on-site soil types, and other physical site-specific characteristics which may have a bearing on the project.

M-1.15 Commercial Services
The County shall encourage retail and recreation-oriented commercial uses that provide for low intensity service related uses that serve the needs of both local residents and visitors in the mountain area.

M-1.16 Outlying Commercial Uses
The County shall review developments for general and recreation commercial uses planned outside of a mountain service center only if the physical characteristics of the site do not prohibit development, the site has direct access to a publicly maintained road adequate to serve the proposed development, the property can be developed without adversely impacting surrounding environmental features, and the property can be developed without conflict of use with existing development or adjacent parcels.

M-1.17 Commercial Design Review
The County shall require for all proposals, including expansions of minor retail uses and more intense commercial uses, site plan/design review. More intense commercial uses will also be required to obtain the approval of a Special Use Permit.

M-1.18 Low Intensity Recreation Uses
The County shall designate areas suitable for low intensity recreation commercial uses such as campgrounds, cross country skiing facilities, hiking or pack stations, etc. in the sub-area plans away from major publicly maintained roads provided the site or characteristics of the use justify a location away from a publicly maintained road.

M-1.19 United States Forest Service Support
The County shall continue to support federal agencies in the management of USFS lands for multiple uses (for example, wildlife habitat, watershed management, timber harvesting, range land, wilderness recreational pursuits).

M-1.20 Adjacent Federal Use Compatibility
The County shall ensure that the use of private lands adjacent to and within Sequoia National Park, Sequoia National Forest, BLM, State Home Forest, and Tule River Indian Reservation are compatible with existing and planned land uses designated by said agencies.

M-1.21 Federal Process Streamlining
The County shall support efforts to streamline and shorten the federal land exchange procedures in the mountains to ensure mutually beneficial consolidations are more attractive.

M-1.22 Federal Real Estate Consolidation
The County shall support federal agency real estate consolidation efforts in the mountains provided the following results are accomplished:

1. Efficient and productive management of public lands,
2. County is consulted and negative effects adequately mitigated,
3. County revenues, including a long term 25% payment, are enhanced or where no harvesting takes place, a per acre payment will be made to the County,
4. Areas slated for disposal or exchanges are included in the County General Plan and classified as to probable use, and
5. Land for land exchanges enhances the County.

M-1.23 Federal and State Purchase Payment
The County shall support the California State Association of Counties continued efforts to ensure the federal and State agencies meet their statutory obligation to annually pay local agencies full in-lieu fees for State and federal purchased properties in the mountains.

M-1.24 Acquire Federal and State Lands
The County shall support legislation and land management policies to enable the County to acquire State and federal lands in the mountains for public purpose.

M-1.25 Low Density Areas
Privately-owned land adjacent to areas identified as mountain service centers may be designated for low density residential uses. Factors to be analyzed when determining the location of low density uses includes the following:

1. The property is not subject to agricultural preserve,
2. The property is contiguous to existing urban development, and
3. Urban service and infrastructure sufficient to serve a special development project that is either available or can be made available.

M-1.26 Recreation-Oriented Uses
The County shall ensure that general and recreation-oriented commercial uses are located in mountain service centers. General and recreational commercial uses (for example, private guest ranches, camp grounds, RV parks) may be established outside mountain service centers if the property under consideration exhibits the following characteristics:

1. The physical characteristic of the site do not prohibit development of the site,
2. The property has direct access to a publicly maintained road adequate to serve the development,
3. The property can be developed without adversely impacting surrounding environmental features, and
4. The property can be developed without conflicts of use with existing development or adjacent parcels (per use permit findings).

M-1.27 Commercial Strips
The County shall discourage development of commercial strips along major roads. Grouping of commercial uses into compact well organized and accessible centers shall be encouraged within mountain service centers.

M-1.28 Mountain Service Areas Compatibility
The County shall ensure that new commercial uses are compatible with adjacent areas through adequate design features, established County site plan/design review, and Special Use Permit procedures, as needed.

M-1.29 Privately-Owned Forest Lands
The County shall protect and maintain the County's privately-owned forest land by encouraging the State to implement existing policies or adopt new policies which accomplish the following:

1. Provide new and innovative incentives that will encourage good management practices and timberland retention, and
2. Require continued reforestation on private timberlands.

M-1.30 Existing MSC Land Use Designation

Until such time as a sub-area plan is adopted, the land use designation for existing MSCs shall be mixed use which promotes the integration of a compatible mix of residential types and densities, commercial uses, public facilities and services, and employment opportunities.

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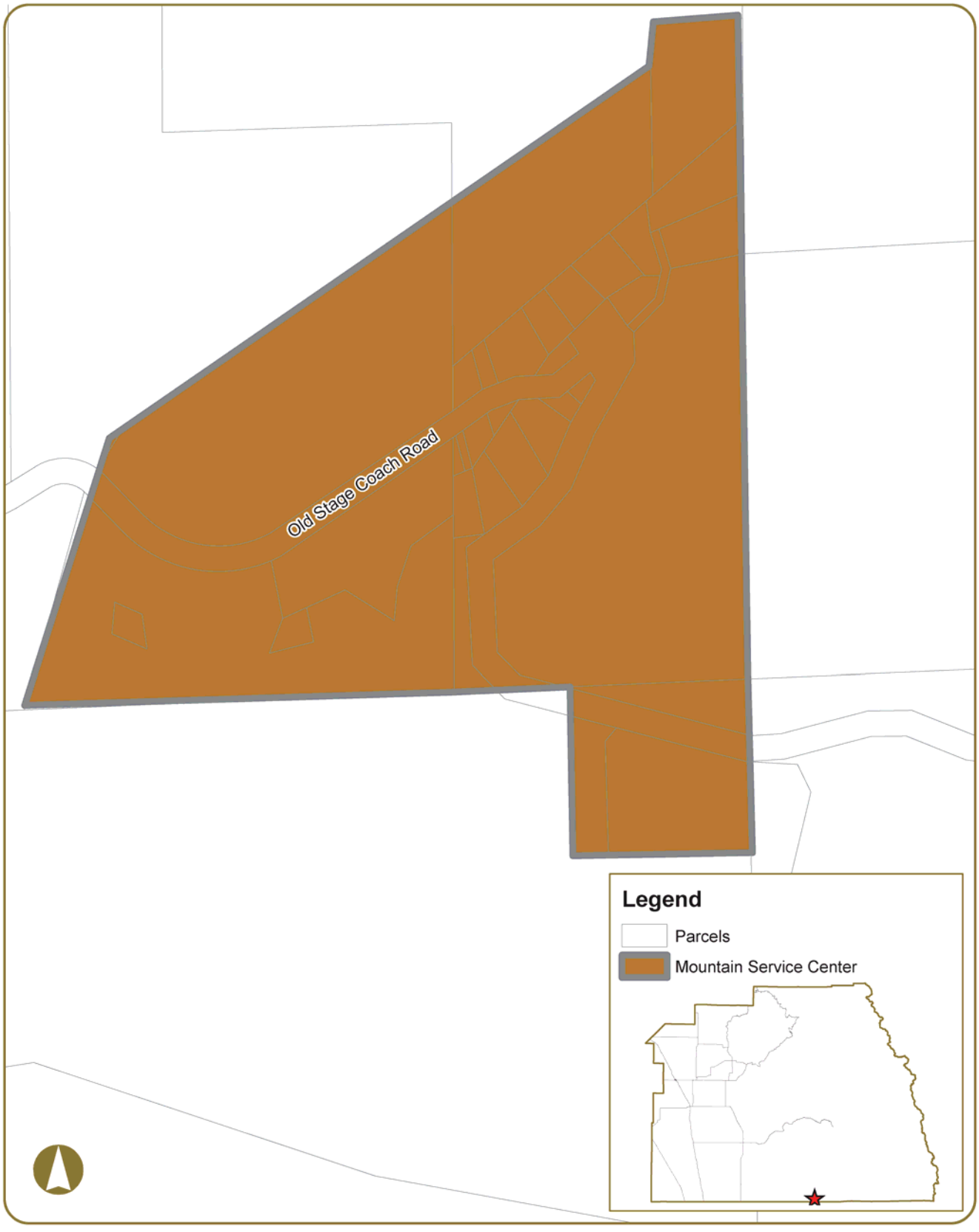
4.2 Work Plan/Implementation Measures

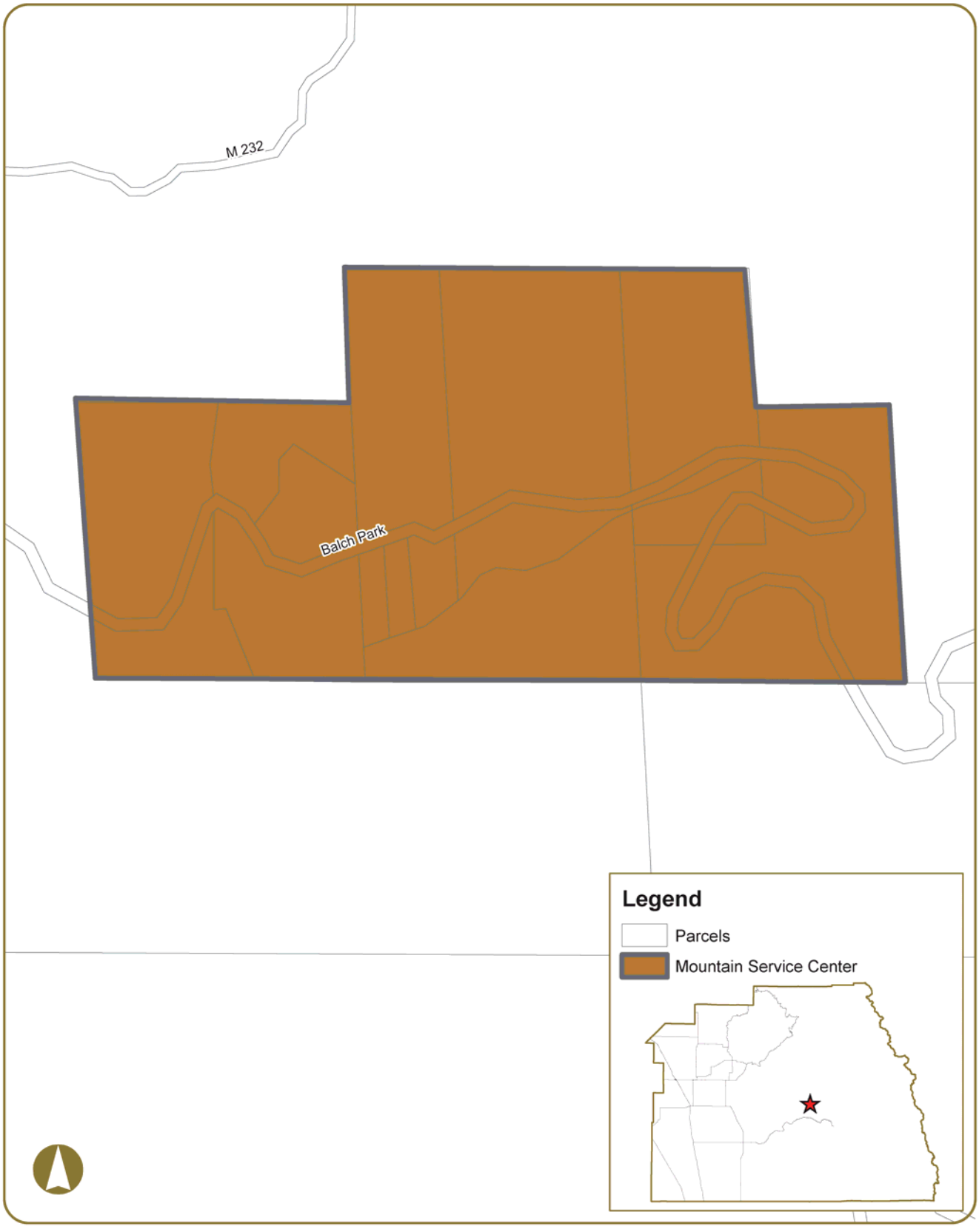
The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Chapter.

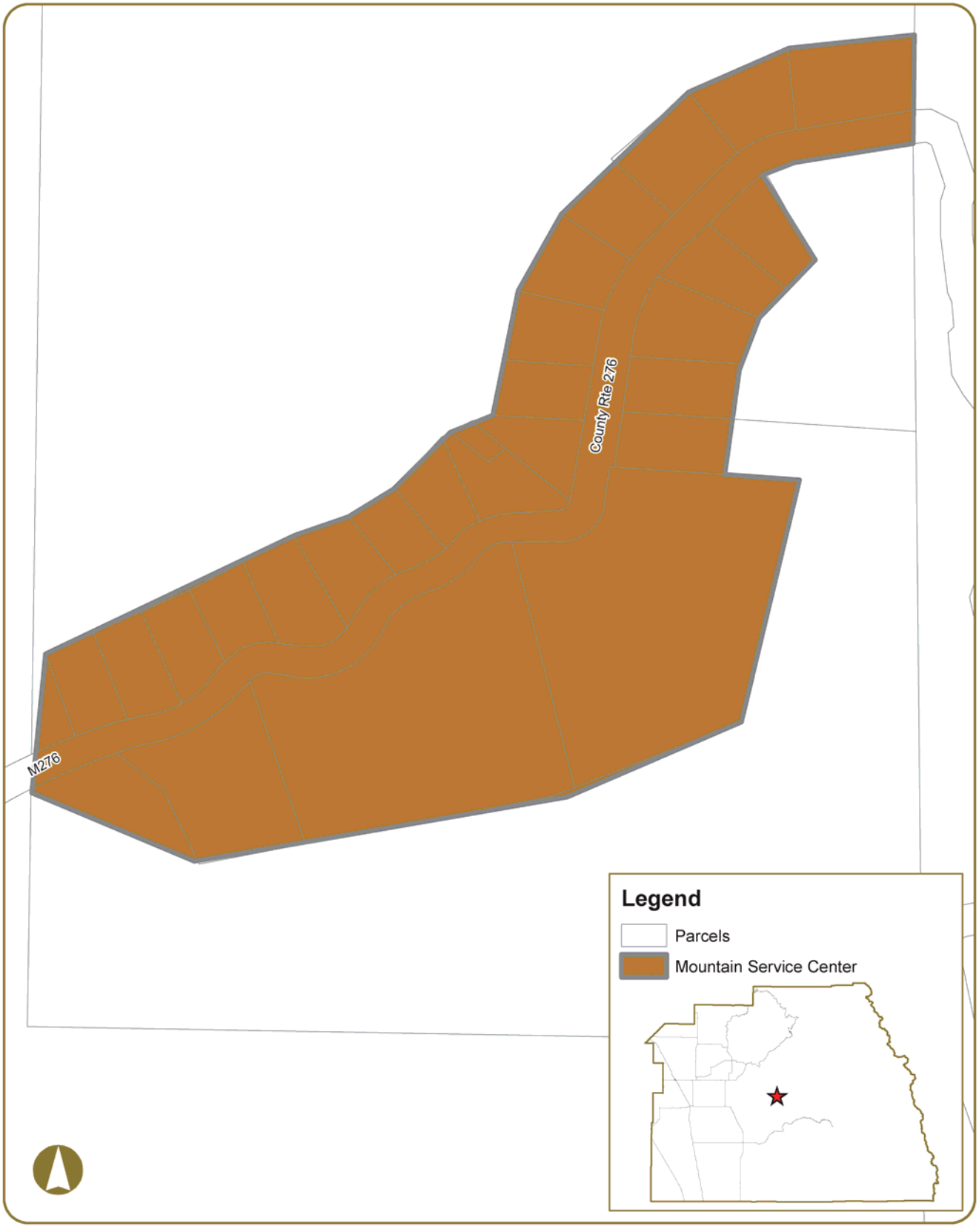
Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall prepare, adopt, and maintain sub-area plans within the Mountain Framework Plan. These plans shall be reviewed and updated as necessary every five years to ensure that appropriate land is designated and available for single and multiple family residential, commercial, recreation, and open space uses to meet the needs of existing and future residents and tourists.	M-1.1	RMA				■
2. The County shall establish appropriate zoning within the Mountain Framework Plan that accurately reflects characteristics unique to the mountains.	M-1.3	RMA		■		
3. The County shall establish and maintain large minimum parcel zoning similar to the County's Foothill Agricultural Zone to protect those areas that exhibit characteristics suitable for grazing activities.	M-1.3	RMA		■		
4. The County shall adopt fencing standards consistent with those the State Department of Fish and Game recommends to permit deer movement: "Fences that have a high ground wire distance, 18" to 24" off the ground, or low top sire distance, 36" to 42", utilizing barbed-less wire on top or bottom wires (chain link fencing is extremely detrimental to deer movement)".	M-1.3	RMA		■		
5. The County shall require electric generators to be equipped with appropriate muffling devices and shall be housed or enclosed in a sound attenuating structure.	M-1.3	RMA	■			

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
6. The County shall establish appropriate conditions of approval in conjunction with those uses which are significant noise generators that establish standards for setbacks, hours of operation, landscaping, and other types of buffers.	M-1.3	RMA	■			
7. The County shall amend the site plan review procedures as set forth in the Tulare County Zoning Ordinance to include "mountain area design review", which will be used to evaluate the architectural and aesthetic qualities of commercial, multiple family, and other high intensity land uses in the mountain environment. Design review considerations shall include but not necessarily be limited to the following: a. Architectural, b. Exterior finishes (for example, materials), c. Landscaping, and d. Aesthetic compatibility in the environment.	M-1.3 M-1.17	RMA		■		
8. The County shall monitor the adequacy of the existing snow removal practices and, if appropriate, modify such practices to provide additional services to areas in need.	M-1.4	RMA	■			

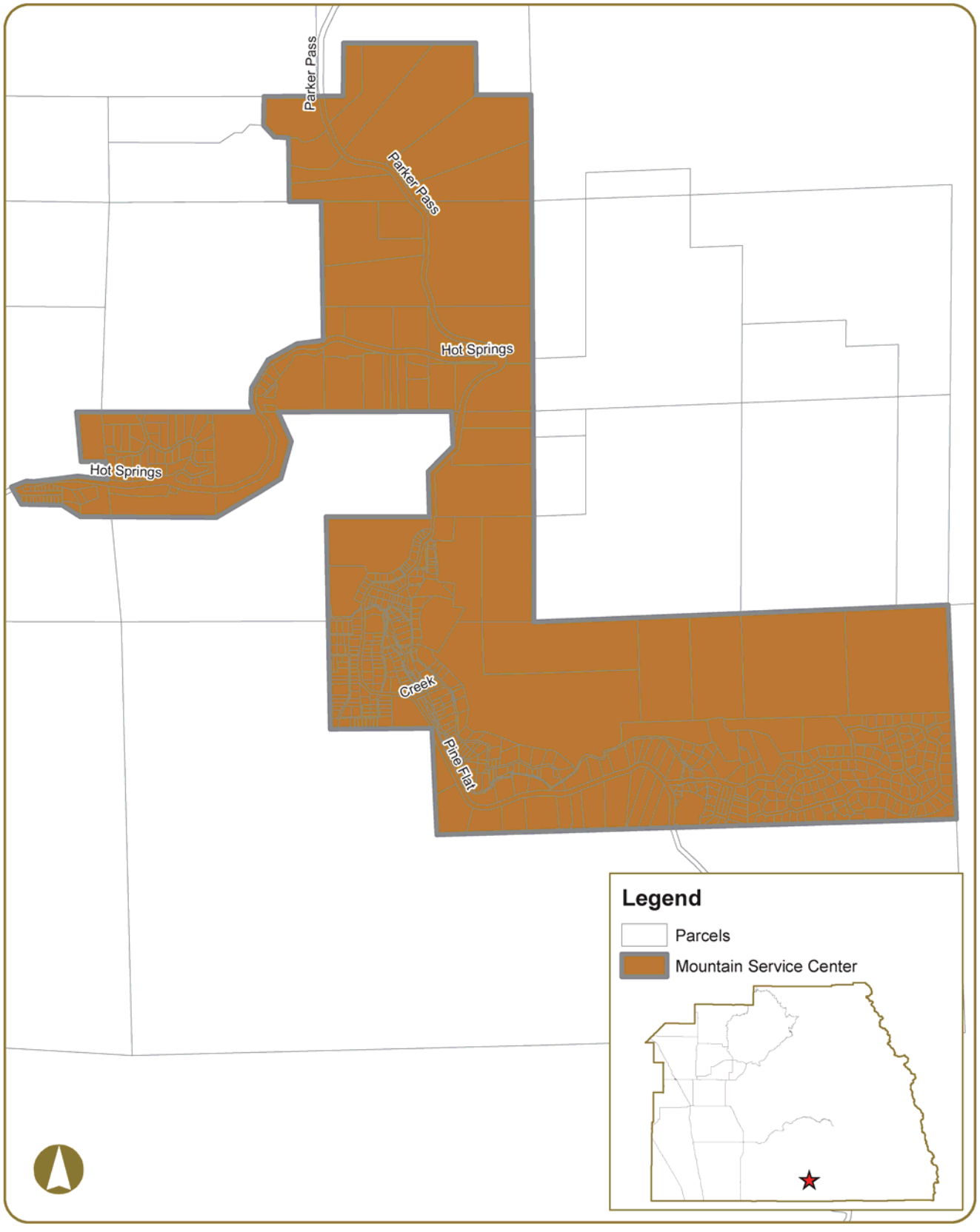


Balance Rock Mountain Service Center | **Part II Figure 4.1-2**

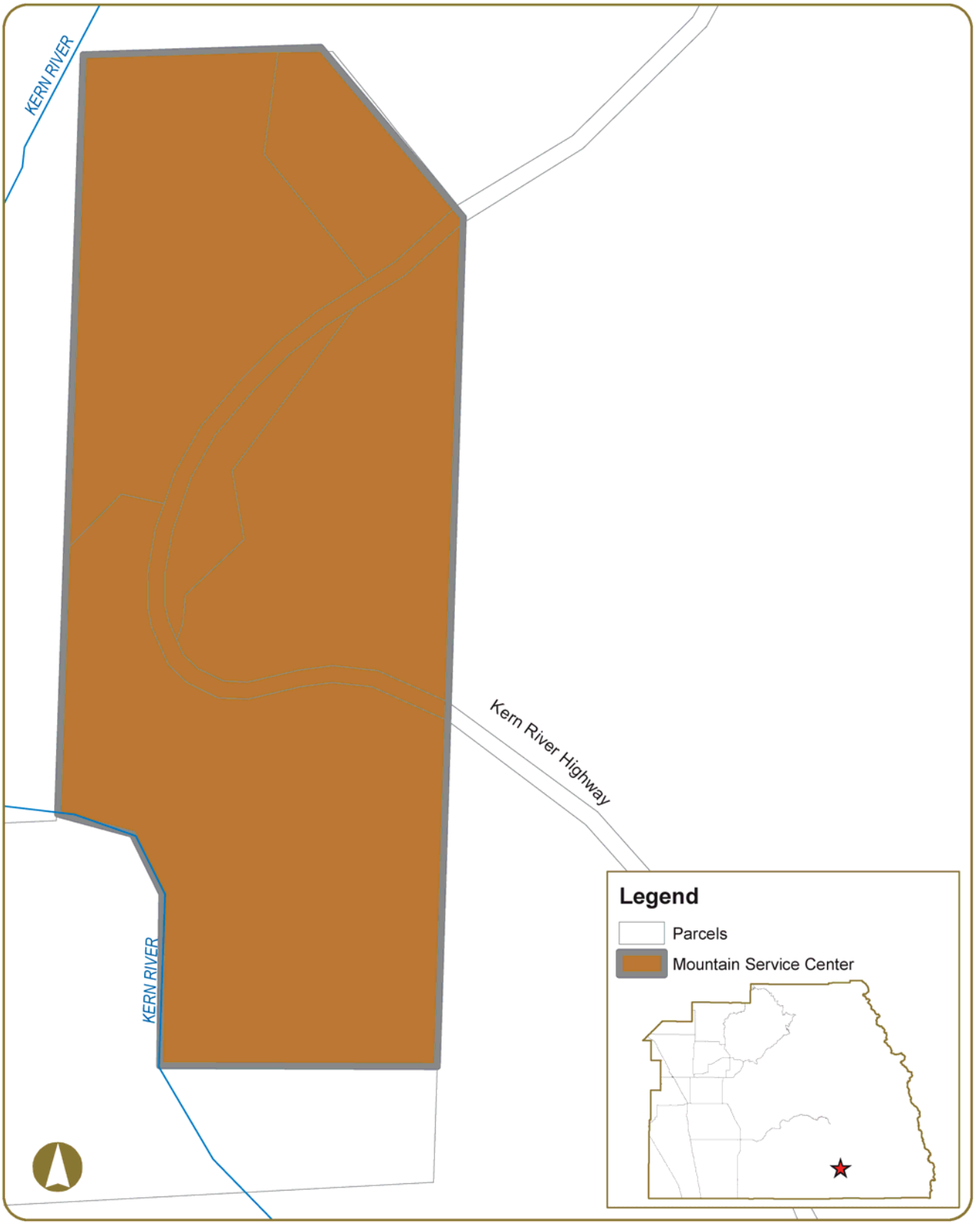

M 232
Balch Park
Legend
Parcels
Mountain Service Center
0
500
1,000
1,500
Feet
Balch Park Mountain Service Center
Part II
Figure 4.1-3



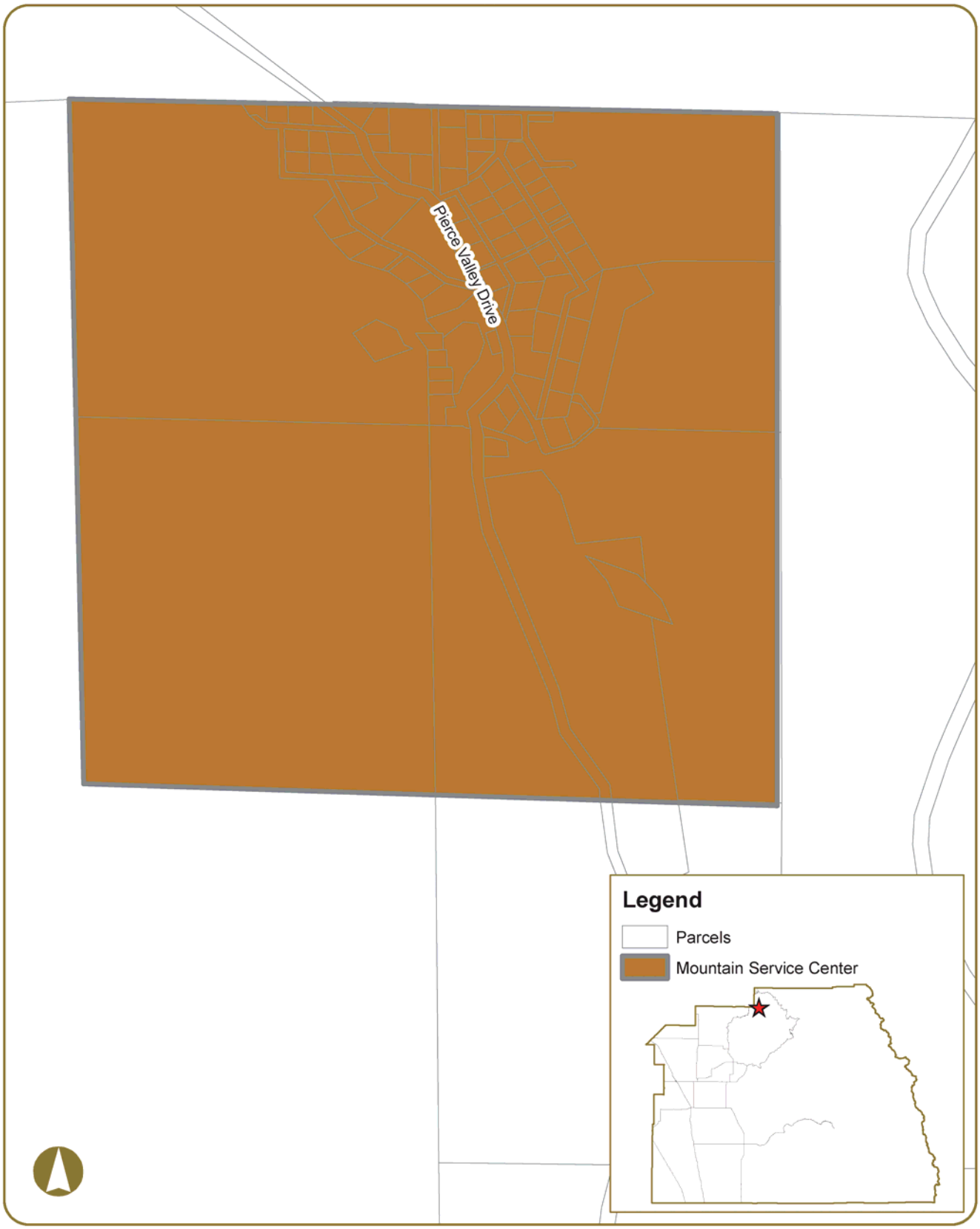
Blue Ridge Mountain Service Center | **Part II Figure 4.1-4**



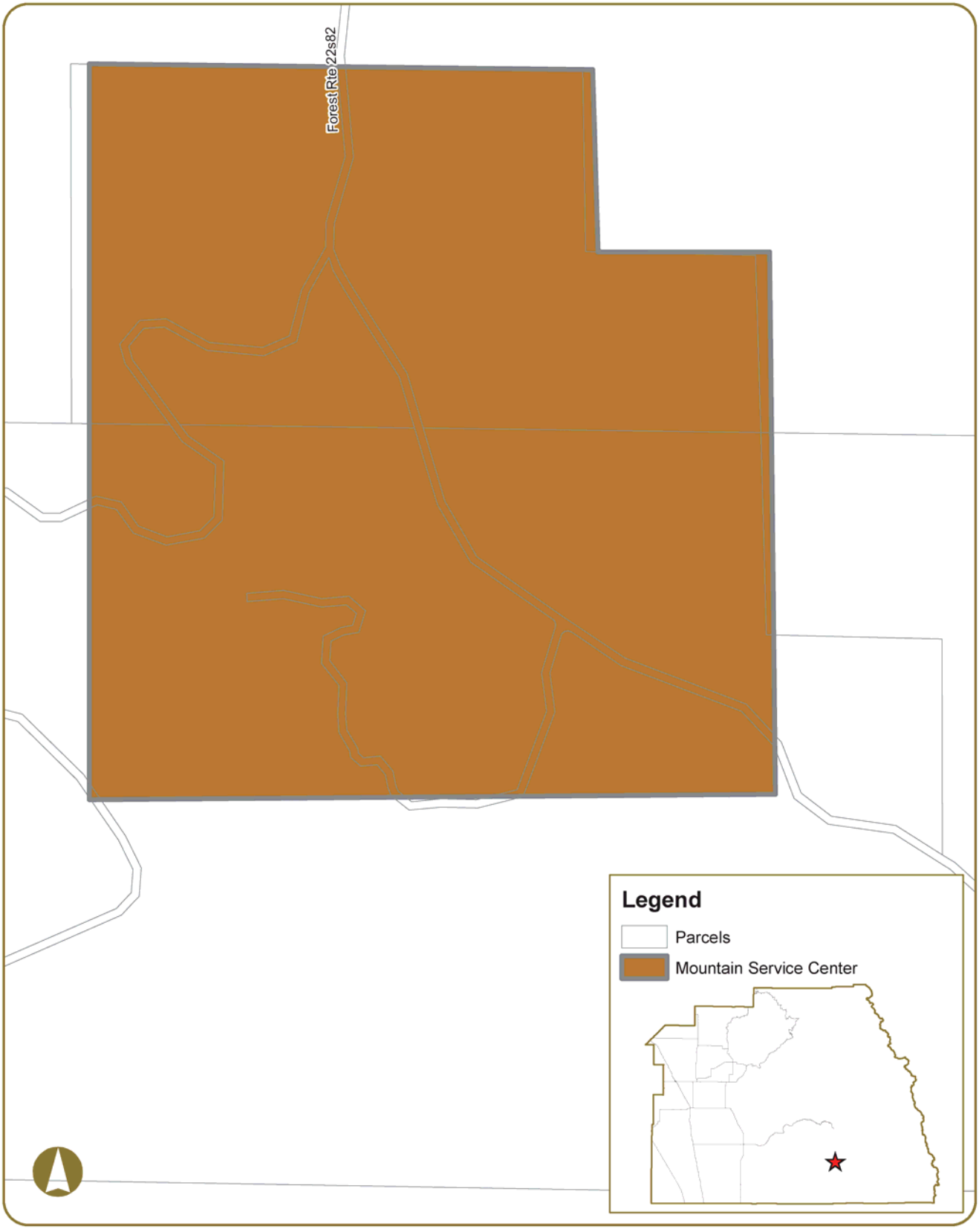
California Hot Springs/Pine Flat Mountain Service Center | **Part II Figure 4.1-5**



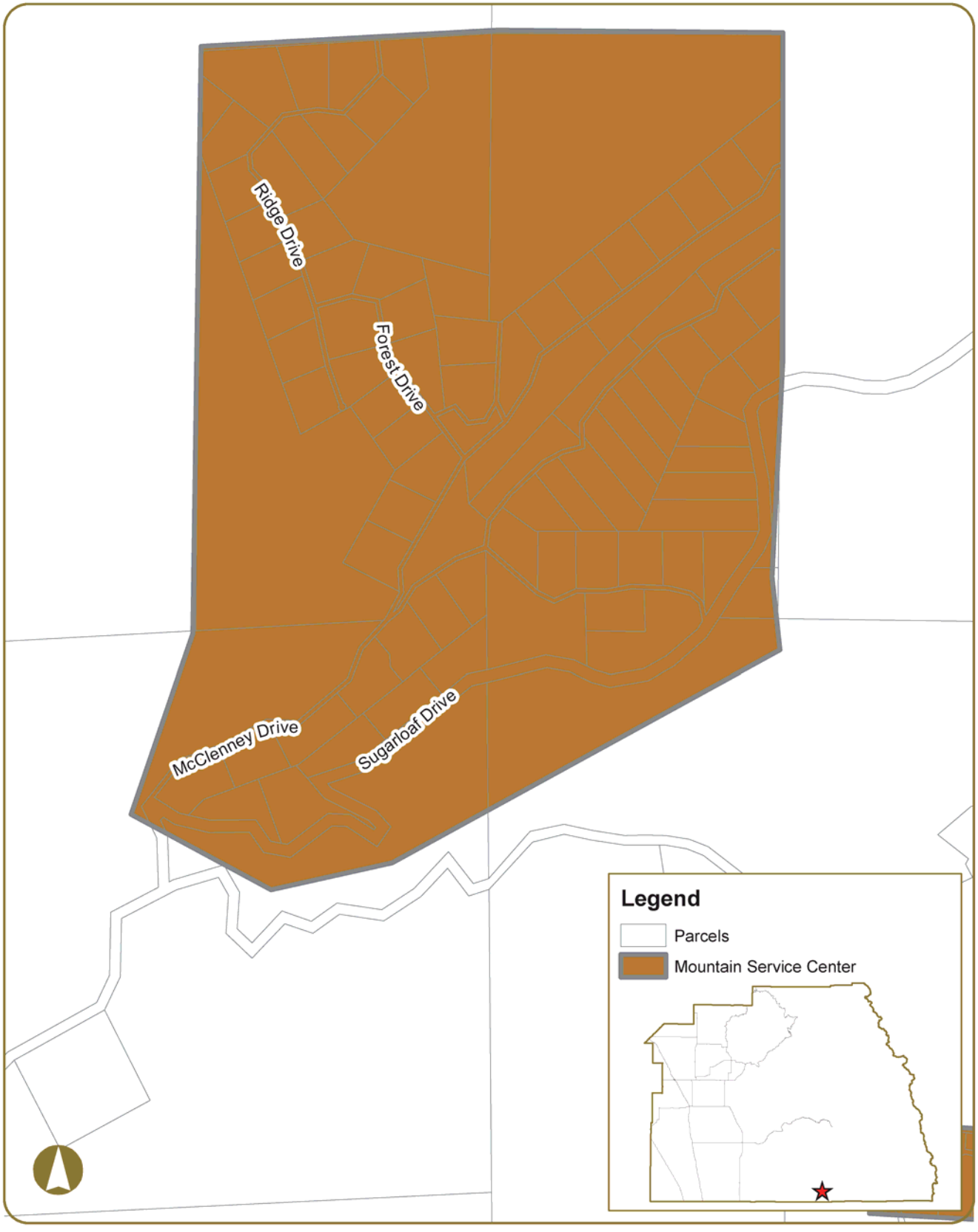
Fairview Mountain Service Center | **Part II Figure 4.1-6**



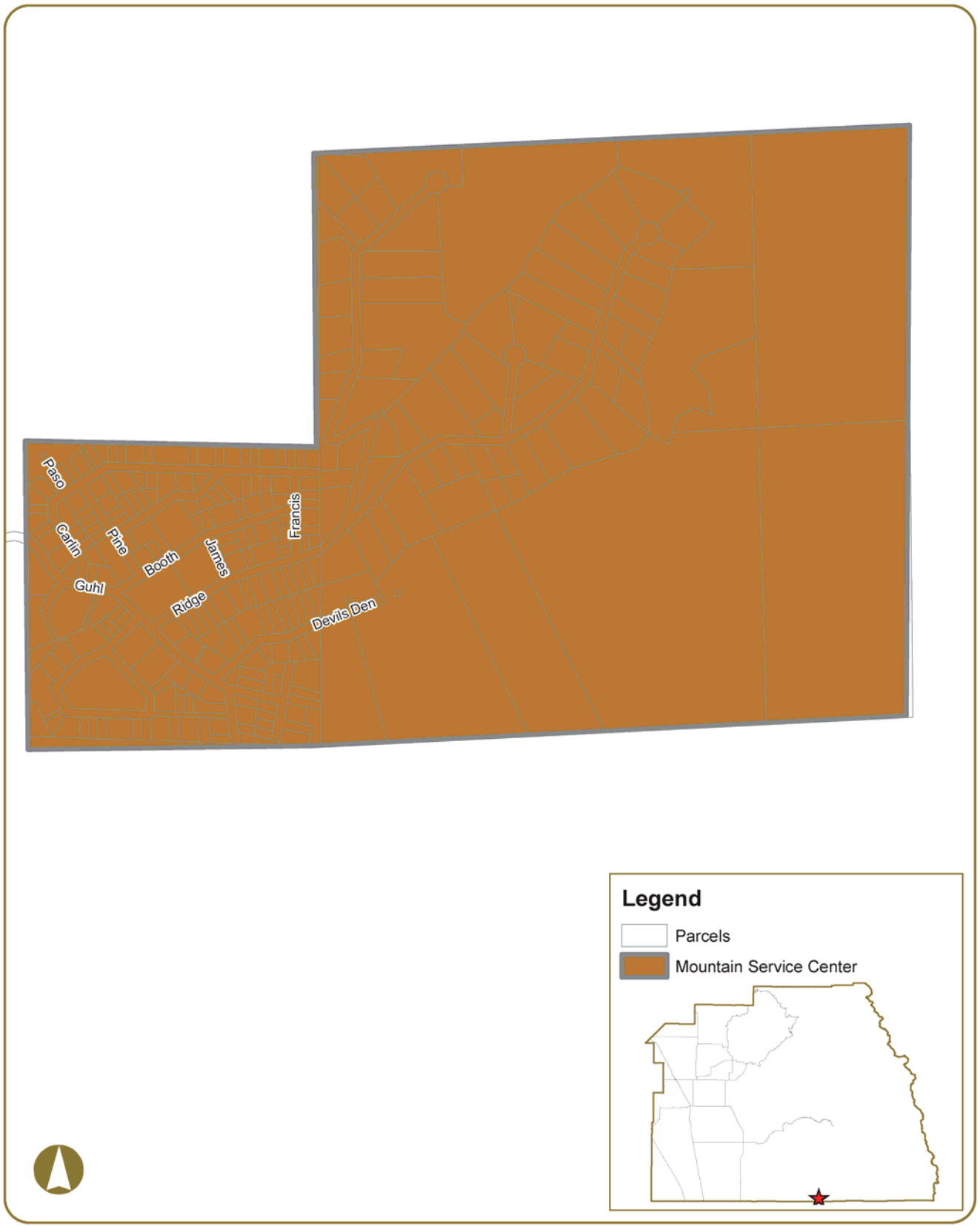
Hartland Mountain Service Center | **Part II Figure 4.1-7**



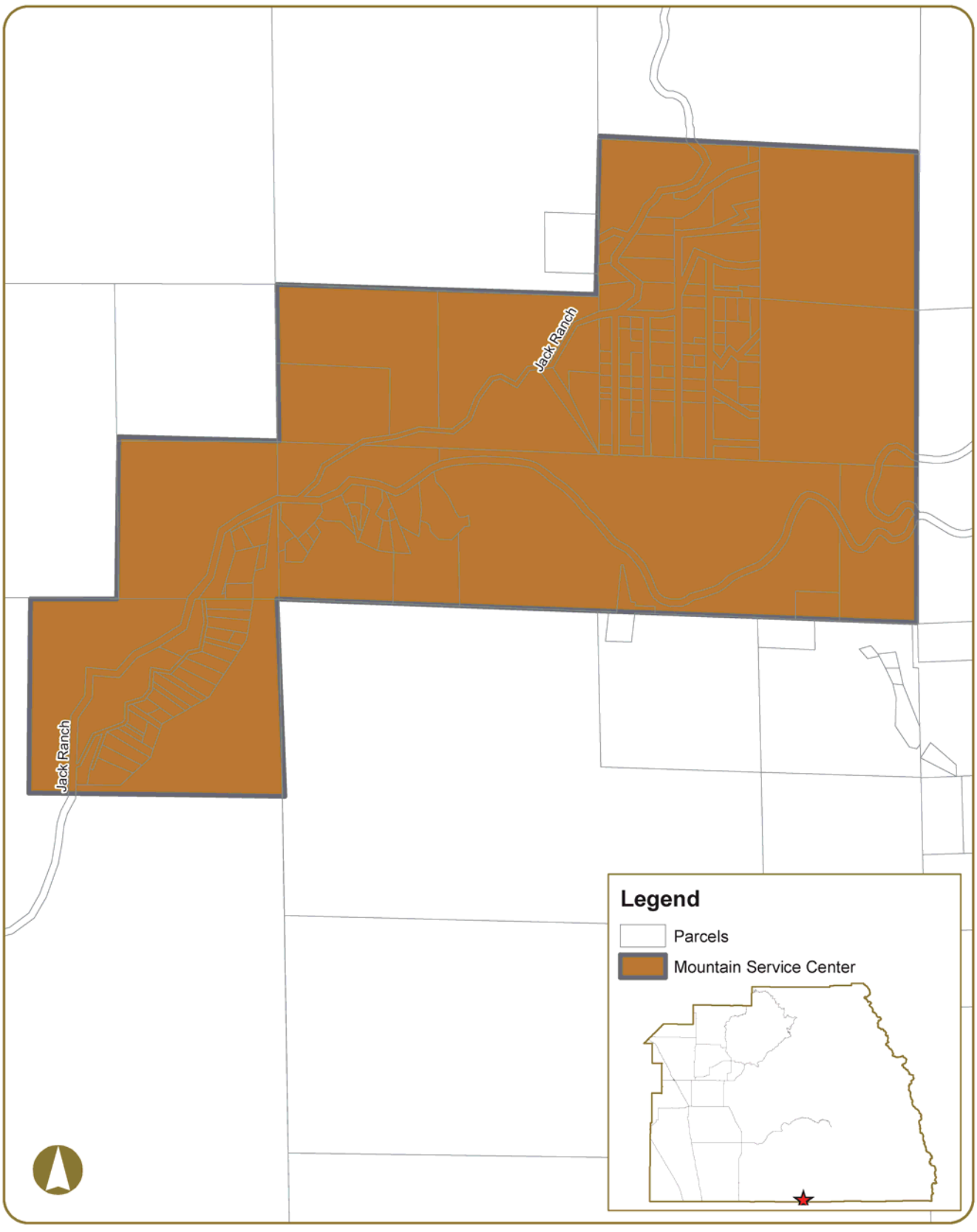
Johnsondale Mountain Service Center | **Part II Figure 4.1-8**



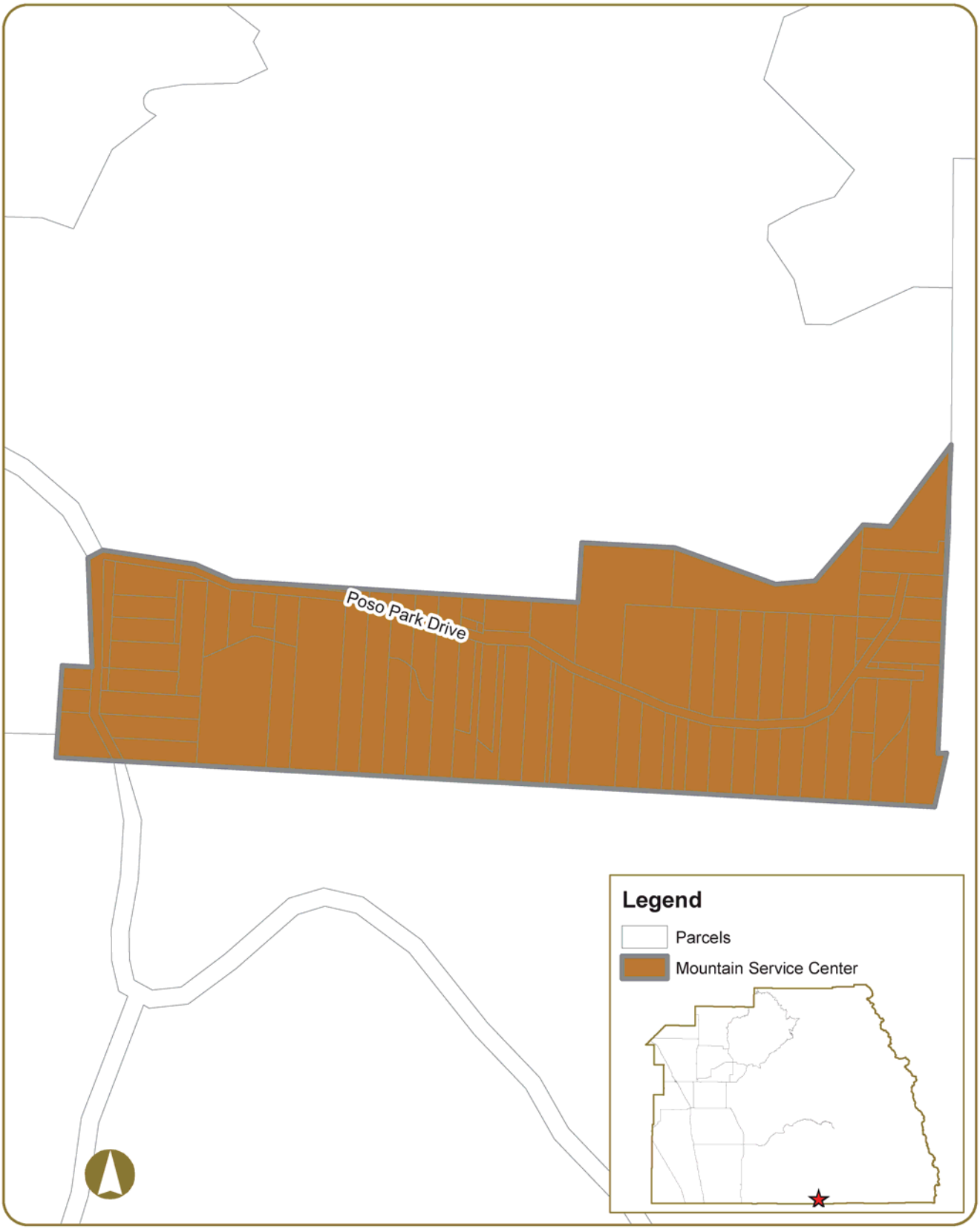
McClenney Tract Mountain Service Center | Figure 4.1-9

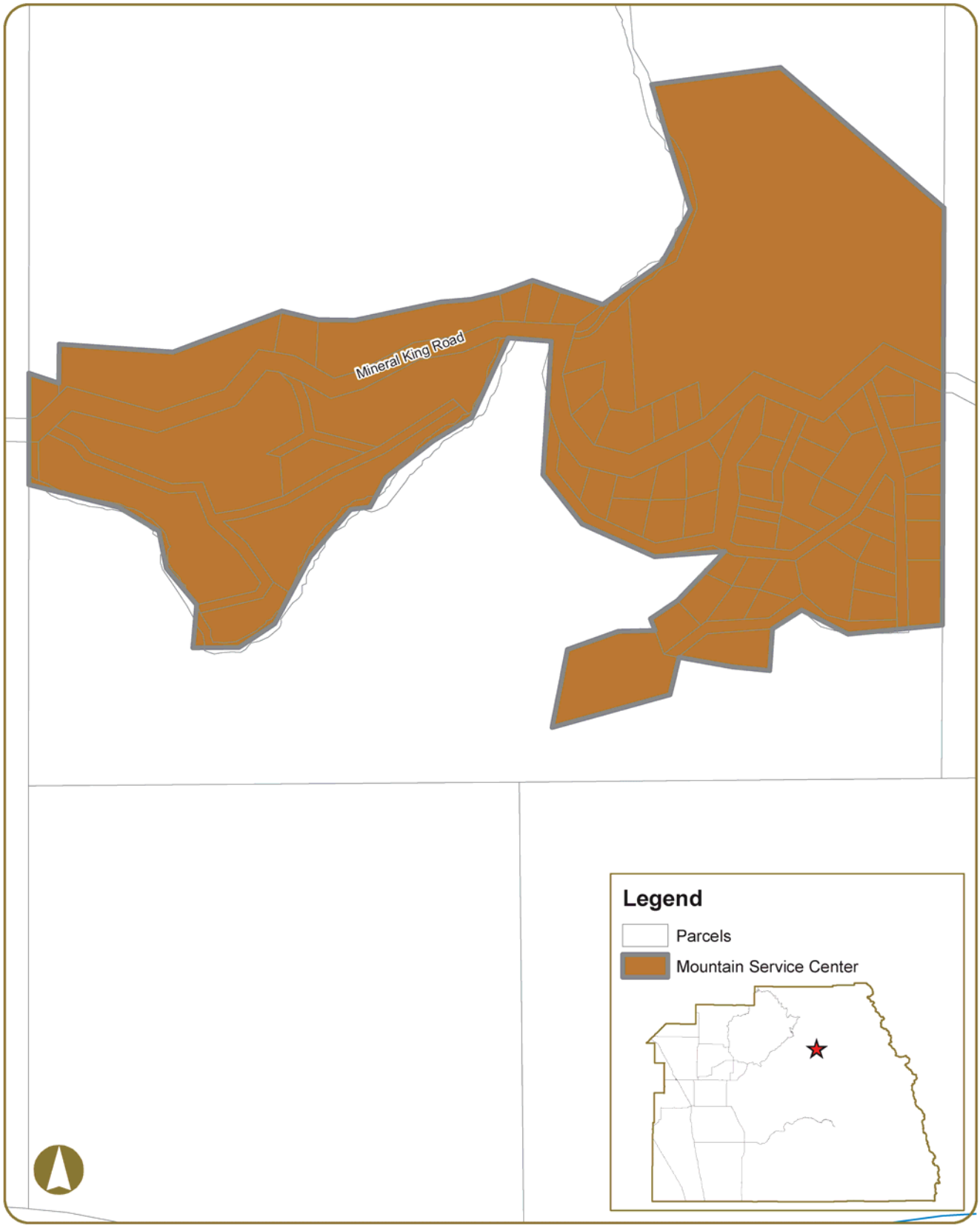


Panorama Heights Mountain Service Center | **Part II Figure 4.1-10**

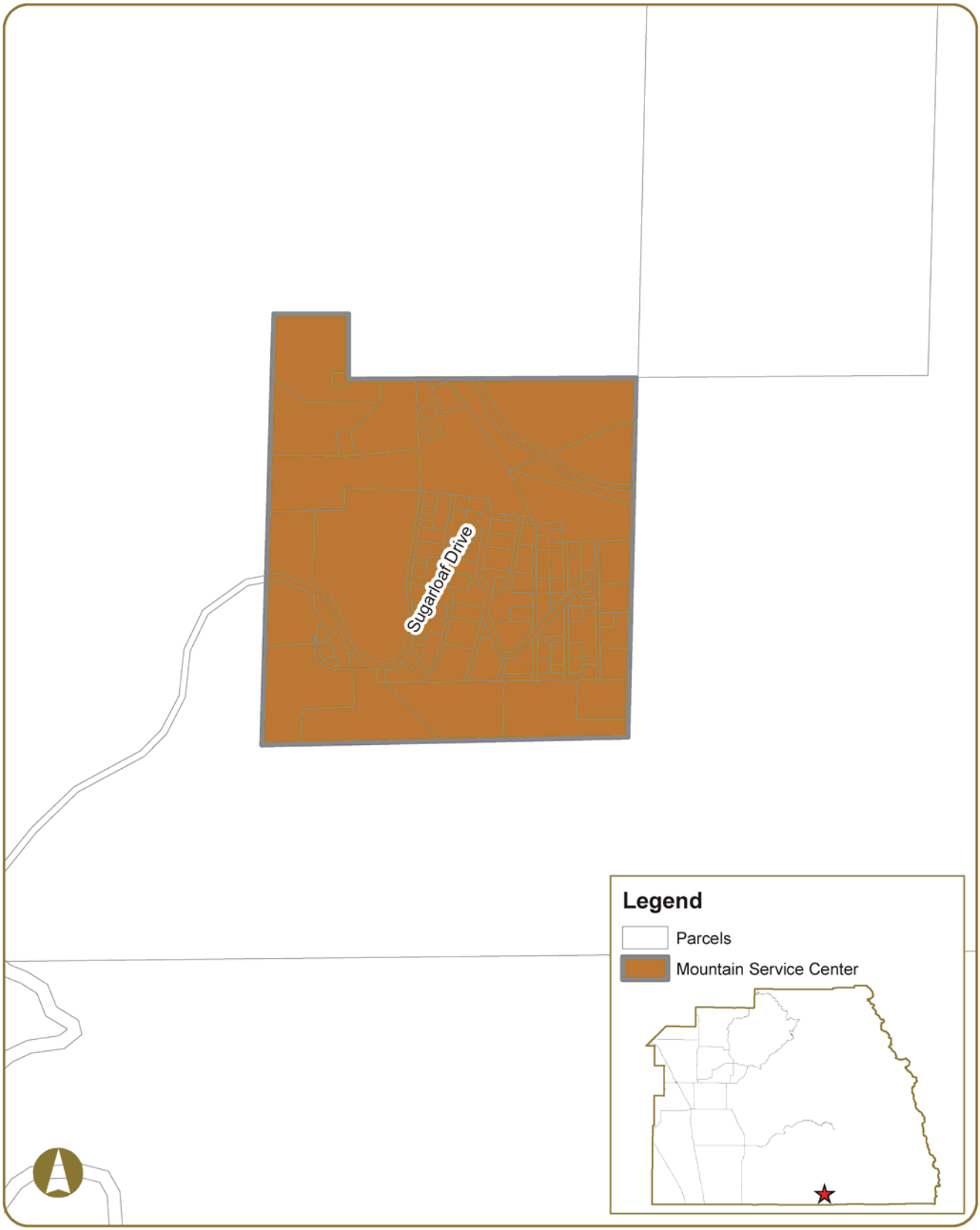


Posey/Idlewild Mountain Service Center | **Part II Figure 4.1-11**

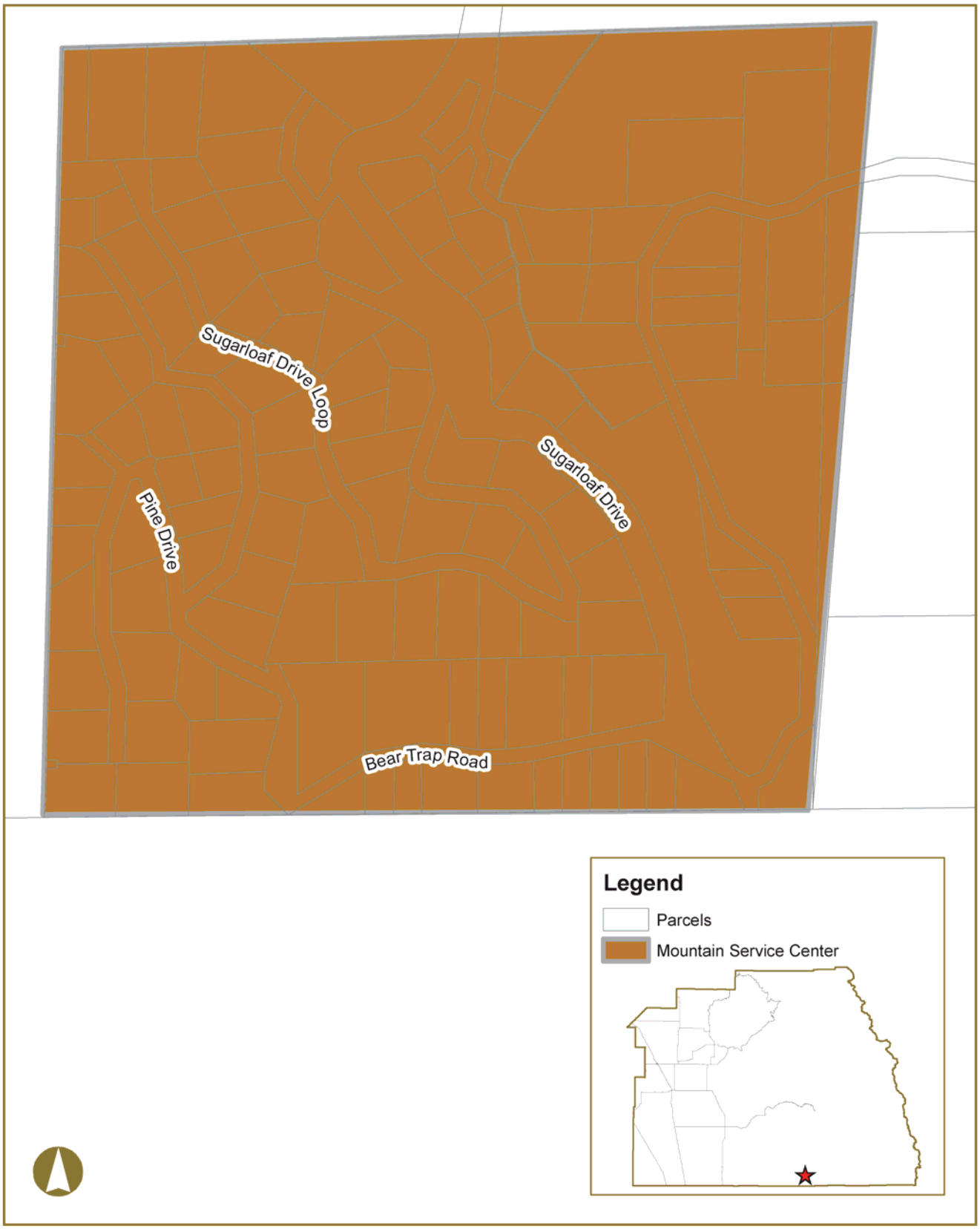

Poso Park Drive
Legend
Parcels
Mountain Service Center
0 100 200 300 400 500 600 Feet
Poso Park Mountain Service Center
Part II
Figure 4.1-12

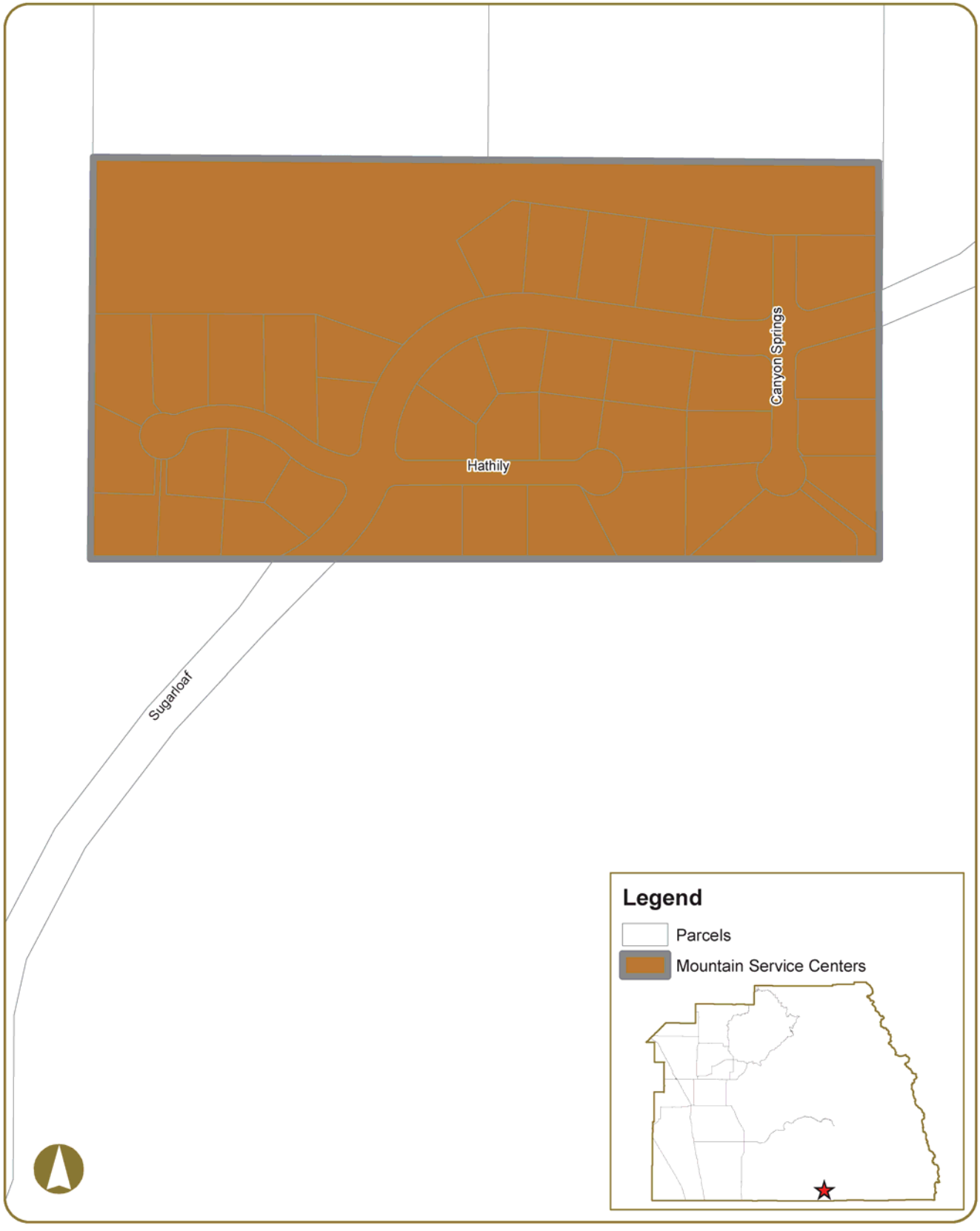


Silver City Mountain Service Center | **Part II Figure 4.1-13**

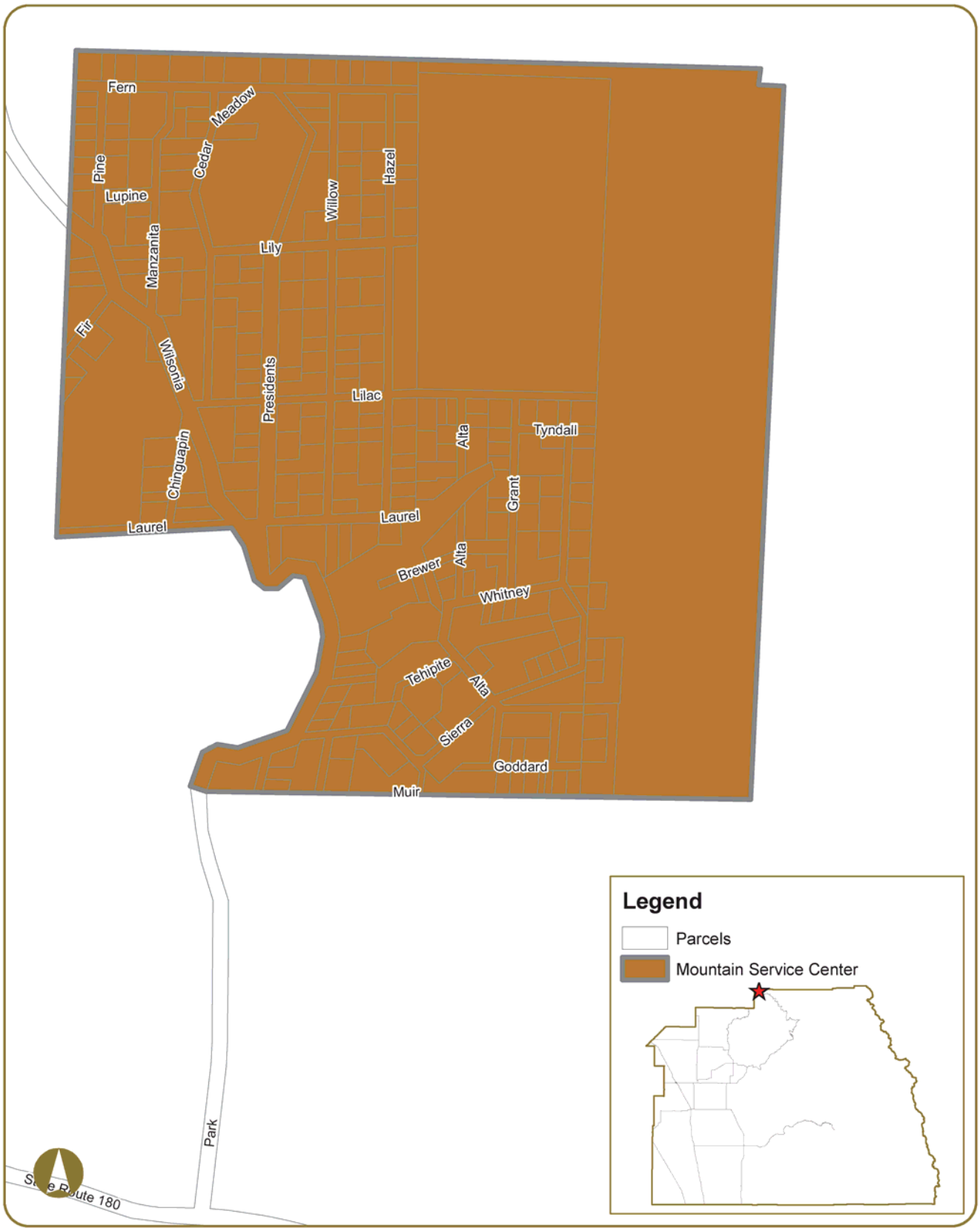


Sugarloaf Mountain Park Mountain Service Center | **Figure 4.1-14**


Sugarloaf Drive Loop
Sugarloaf Drive
Pine Drive
Bear Trap Road
Legend
Parcels
Mountain Service Center
0
100
200
300
400
Feet
Sugarloaf Park Mountain Service Center
Part II
Figure 4.1-15



Sugarloaf Village Mountain Service Center | **Part II Figure 4.1-16**



Wilsonia Mountain Service Center | **Part II Figure 4.1-17**

Tulare County General Plan

Part III

Community Plans
Hamlet Plans
County Adopted City General Plans
Valley Sub-Area Plans
Corridor Sub-Area Plans
Foothill Sub-Area Plans
Mountain Sub-Area Plans

August 2012

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Tulare County General Plan

Appendix A

Policies by Alphabetical Subject

August 2012

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Policies by Alphabetical Subject

Access ……LU-5.5
Acquire Federal and State Lands ……M-1.24
Activity Prioritization ……ERM-5.17
Adaptive Reuse ……LU-7.11
Addressing ……HS-1.12
Adequate Capacity …… PFS-3.2
Adequate Facilities and Services …… ED-1.8
Adequate Systems …… PFS-2.2
Adequate Water Availability …… WR-3.3
Adjacent Federal Use Compatibility……M-1.20
Adjacent Uses ……HS-8.8
Advance Planning……ERM-4.5
Agency Coordination …… PFS-4.6
Agency Support for Small Businesses …… ED-2.6
Agricultural and Ecological Tourism …… ED-5.2
Agricultural Buffers ……AG-1.11
Agricultural Education Programs …… AG-2.8
Agricultural Enterprises…… C-1.5
Agricultural Preservation (Farmland Trust and Funding Sources…… AG-1.18
Agricultural Lands …… LU-2.1
Agricultural Parcel Splits ……LU 2.2
Agricultural Preserves……M-1.9
Agricultural Preserves Outside Urban Boundaries ……AG-1.9
Agricultural Related Uses …… AG-1.13
Agricultural Support Facilities ……LU-2.5
Agricultural Waste …… PFS-5.9
Agricultural Water Resources …… AG-1.17
Agriculture Within Urban Boundaries ……AG-1.8
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Air Quality Land Use Compatibility …… AQ-1.4
Airport Capacity …… ED-2.13
Airport Compatibility …… TC-3.4
Airport Encroachment …… TC-3.6
Airport Enhancement ……TC-3.3
Airport Land Use Compatibility Plan …… HS-3.1
Airport Noise Contours ……HS-8.4
Airport System Development ……TC-3.2
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Alternative Fuel Vehicle Infrastructure……AQ-1.10
Alternative Rural Wastewater Systems …… PFS-3.4
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Appropriate Land Uses by Location PF-1.6
Appropriate Siting of Natural Gas and Electric Systems PFS-9.2
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Avoiding Isolating Unincorporated Areas PF-4.7
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Balanced System TC-1.18
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Billboard Removal SL-2.5
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Commercial Design Review M-1.17
Commercial Recreation FGMP-1.7
Commercial Service Locations LU-4.3
Commercial Services M-1.15

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Commercial Strips ……M-1.27
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Construction Site Sediment Control …… WR-2.4
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Conversion of Agricultural Water Resources …… WR-1.4
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Cooperation of Property Owners ……ERM-6.7
Cooperation with Federal and State Agencies …… ERM-5.11
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Coordination of Management on Adjacent Lands …… ERM-1.9
Coordination of Materials on Public Lands ……HS-4.7
Coordination of Private Development on Public Land ……PF-6.6
Coordination of Watershed Management on Public Land …… WR-3.13
Coordination with Caltrans…… HS-8.17
Coordination with Cities …… HS-6.14
Coordination with Cities in Adjacent Counties …… PF-4.16
Coordination with Cities on Development Proposals ……PF-4.13
Coordination with Service Providers ……PFS-1.7
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County LOS Standards TC-1.16
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Crop Care Education AG-2.4
Cultural Resources Education Programs ERM-6.5
Culturally Diverse Businesses ED-6.4
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Degraded Water Resources WR-2.6
Design Features for Crime Prevention and Reduction PFS-7.12
Design of County Roads SL-4.2
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Design Standards for Bicycle Routes TC-5.4
Designated Bike Paths TC-5.7
Designated Scenic Routes and Highways SL-2.1
Detention/Retention Basins Design PFS-4.5
Determination of Agriculture Land RVLP-1.4
Determine Transit Needs TC-4.2
Develop Additional Water Sources WR-3.1
Develop an Integrated Regional Water Master Plan WR-3.2
Develop Public/Private Partnerships ED-1.6
Development Along Scenic Highways FGMP-6.3
Development Compliance FGMP-3.3
Development Compliance with Federal, State, and Local Regulations HS-5.1
Development Constraints HS-1.2
Development Corridor Linkages FGMP-1.15
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Development in Chaparral FGMP-8.15
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Development in Fire Hazard Zones HS-6.2
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Emergency Access HS-1.9
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Encourage Cluster Development HS-6.4
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Expand Use of Reclaimed Water WR-1.6
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Foothills ED-5.7
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Funding for Service Providers PFS-1.8
Funding Mechanisms PFS-1.6
Funding Sources TC-1.4
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Groundwater Monitoring WR-1.2
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Hamlet Development Boundaries - Hamlets PF-3.1
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Hazard Awareness and Public Education HS-1.5
Hazardous Lands HS-1.3
Hazardous Materials HS-4.1
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Hazardous Waste Disposal Capabilities PFS-5.8
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Higher Education ED-4.5
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Maintain Emergency Public Services HS-1.1
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Tulare County General Plan

Appendix B
Policy Glossary by Subject

June 2012

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Part I Policy Glossary by Subject

(For ease of use, the concepts and goals directing the County's approach to these concerns are reviewed here and a list of relevant policies spread through the General Plan 2030 Elements are compiled and listed herein.)

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Tulare County General Plan

Appendix C
Goals & Policies Report Acronyms

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GENERAL PLAN ACRONYMS

AB	Assembly Bill
AC	Asphaltic Concrete
ACFP	Animal Confinement Facilities Plan
ACOE	Army Corps of Engineers
aeg/m3	Micrograms Per Cubic Meter
BACM(s)	Best Attainment Control Measures
BLM	Bureau of Land Management
BMPs	Best Management Practices
BN&SF	Burlington Northern & Santa Fe Railroad
BOS	Board of Supervisors
CACUAB	County Adopted City Urban Area Boundary
CACUDB	County Adopted City Urban Development Boundary
CalEMA	California Emergency Management Agency
CAO	County Administrative Officer
CARB	California Air Resources Control Board
CC	Community Commercial
CDBG	Community Development Block Grant
CDF	California Department of Forestry and Fire Protection
CDP	Census Designated Places
CDFG	California Department of Fish and Game
CDP	Census Designated Places
CEDS	Comprehensive Economic Development Strategy
CEQA	California Environmental Quality Act
CLG	Certified Local Government
CNPS	California Native Plant Society
CALUP	Comprehensive Airport Land Use Plan
CCR	California Code of Regulations
CF	California Fire (Cal Fire)
CEQA	California Environmental Quality Act
CH_4	Methane
CHP	California Highway Patrol
CIP	Capital Improvement Program
CNEL	Community Noise Equivalent Level
CO	Commercial Office
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CONC	California Office of Noise Control
CPTED	Crime Prevention Through Environmental Design
CR	Commercial Recreation
CSA	County Service Area
CSD	Community Service District
CVP	Central Valley Project
dBA	Decibel
DBCP	Dibromochloropropane
DU/Acre	Dwelling Units Per Acre
EDA	Economic Development Administration
EDC	Economic Development Corporation
EDD	Employment Development Department
EIR	Environmental Impact Report

EPA	Environmental Protection Agency
ERME	Environmental Resource Management Element
FA	Foothill Agriculture
FAA	Federal Aviation Administration
FARs	Floor-area Ratios
FEMA	Federal Emergency Management Administration
FGMP	Foothill Growth Management Plan
FMU	Foothill Mixed Use
FTIP	Federal Transportation Improvement Program
GC	General Commercial
GIS	Geographic Information Systems
GPA	General Plan Amendment
GPI	General Plan Initiation
GPR	General Plan Referral
H_2S	Hydrogen Sulfide
HC	Highway Commercial
HCFCs	Halogenated Fluorocarbons
HDB(s)	Hamlet Development Boundary(ies)
HDR	High Density Residential
HFCs	Hydrofluorocarbons
HHSA	Health and Human Service Agency
HI	Heavy Industrial
HMU	Hamlet Mixed Use
HSR	High Speed Rail
ISO	Insurance Service Office
ITE	Institute of Transportation Engineers
JPA	Joint Power Agreements
LAFCO	Local Agency Formation Commission
LAFCo	Local Agency Formation Commission
Ldn	Day/Night Average Noise Level
LDR	Low Density Residential
LEED	Leadership in Energy and Environmental Design
LEED-ND	Leadership in Energy and Environmental- Neighborhood Design
LEEND	Leadership in Energy and Environmental Neighborhood Development
LI	Light Industrial
LMDR	Low-Medium-Density Residential
LOS	Level of Service
LU	Land Use
MDR	Medium Density Residential
MHDR	Medium-High-Density Residential
MOA	Military Operations Area
MOUs	Memorandum of Understanding
MR	Mountain Residential
MRPAC	Mineral Resources Policy Advisory Committee
MRZ	Mineral Resource Zones
MSRs	Municipal Service Reviews
MU	Mixed Use
N_2O	Nitrous Oxide
NAR	Native American Reserve
NC	Neighborhood Commercial
NDDB	National Diversity Database
NFIP	National Flood Insurance Program

NIMS	National Incident Management System
NO	Nitric Oxide
NO_2	Nitrogen Dioxide
NOx	Nitrogen Oxides (Oxides of Nitrogen)
NPDES	National Pollution Discharge Elimination System
NRCS	Natural Resource Conservation Services
NRDC	Natural Resources Defense Council
O_3	Ozone
OC	Office Commercial
OES	Office of Emergency Services
P/QP	Public/Quasi Public
Pb	Lead
PCA	Planned Community Development
PCC	Portland Cement Concrete
PFCs	Perfluorinated Carbons
PG&E	Pacific Gas and Electric
PHD	Public Health Department
PM10	Particulate Matter 10 Micrometers
PM2.5	Particulate Matter 2.5 Micrometers
PMS	Pavement Management System
ppm	Parts Per Million
PR	Public Recreation
PUC	Public Utilities Commission
PUD	Public Utility District
RACM(s)	Reasonably Available Control Measures
RC	Resource Conservation
RDA	Redevelopment Agency
REC	Recreation Commercial
ROG	Reactive Organic Gases
ROW	Right of Way
RR	Rural Residential
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
RVLP	Rural Valley Lands Plan
SBA	Small Business Administration
SC	Service Commercial
SDWA	Safe Drinking Water Act
SEMS	Standardized Emergency Management System
SJVAB	San Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SJVRR	San Joaquin Valley Railroad
SMARA	Surface Mining and Reclamation Act
SO_2	Sulfur Dioxide
SOI(s)	Sphere(s) of Influence
SOx	Sulfur Oxide Gases
SPRC	Site Plan Review Committee
SUA	Special Use Airspace
SWP	State Water Project
TAC	Technical Advisory Committee
TC	Town Center
TCAG	Tulare County Association of Governments
TDP	Transit Development Plan

TMAs	Transportation Management Associations
TP	Timber Production
TPZ	Timber Production Zone
UAB(s)	Urban Area Boundary(ies)
UC	University of California
UIAs	Urban Improvement Areas
UR	Urban Reserve
UR HI	Urban Reserve – Heavy Industrial
USFS	U.S. Forest Service
USFWS	U.S. Fish and Wildlife Service
USGBC	U.S. Green Building Council
USGS	U.S. Geological Survey
VA	Valley Agriculture
UABs	Urban Area Boundaries
UBC	Uniform Building Code
UAB	Urban Area Boundary
UDBs	Urban Development Boundaries
UP	Union Pacific Railroad

Tulare County Board of Supervisors

Allen Ishida – District 1 (Chairman)

Pete Vander Poel – District 2 (Vice Chairman)

Phillip Cox – District 3

Steve Worthley – District 4

Mike Ennis – District 5

Tulare County Planning Commission

John F. Elliott – District 1

Nancy Pitigliano – District 2

Bill Whitlatch – District 3 (Vice Chair)

Melvin K. Gong – District 4

Wayne O. Millies – District 5

Ed Dias – At Large

Charlie Norman – At Large (Chair)

Gil Aguilar – District 2 (Alternate)

Tulare County Resource Management Agency
Planning Branch
Project Staff

Jake Raper Jr., Director

Michael C. Spata, Assistant Director, Planning Branch

Fred Brusuelas, Countywide Planning – Chief Planner

Dave Byrant, Planner IV – Project Planner

*George Finney, Assistant Director, Planning Branch

*Theresa Syzmanis, Countywide Planning, Chief Planner

Tulare County Resource Management Agency
Planning Branch
Project Staff cont.

*Keith Woodcock, Planner IV

*Jason Waters, Planner

*Amy Lizarraga, Planner

Tulare County Counsel

Kathleen Bales-Lange, County Counsel

Julia Roberts, Chief Deputy County Counsel

Clinton O. Sims II, Deputy County Counsel

*Denotes resigned, retired or transferred position.