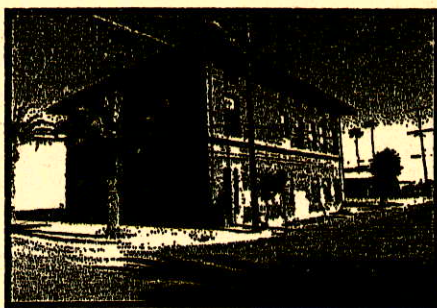
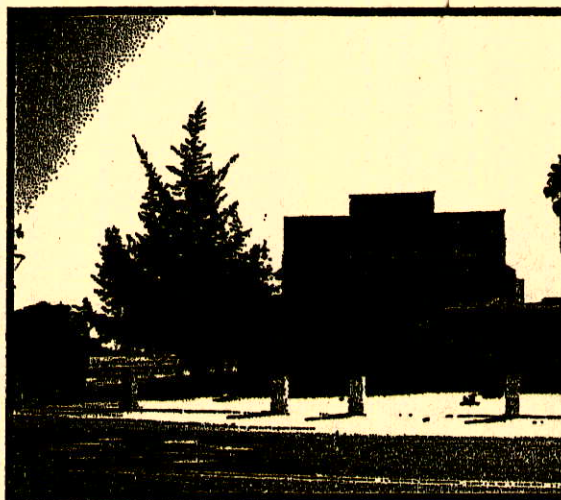


Terra Bella/Ducor Community Plan



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

Tulare County Resource Management Agency



GPA 01-005

Terra Bella/Ducor Community Plan

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

Prepared for:

Tulare County Resource Management Agency

Prepared by:

Collins & Schoettler
P L A N N I N G C O N S U L T A N T S

Urban Planning • Environmental Analysis • Design Review

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Appendix A: Draft Environmental Impact Report

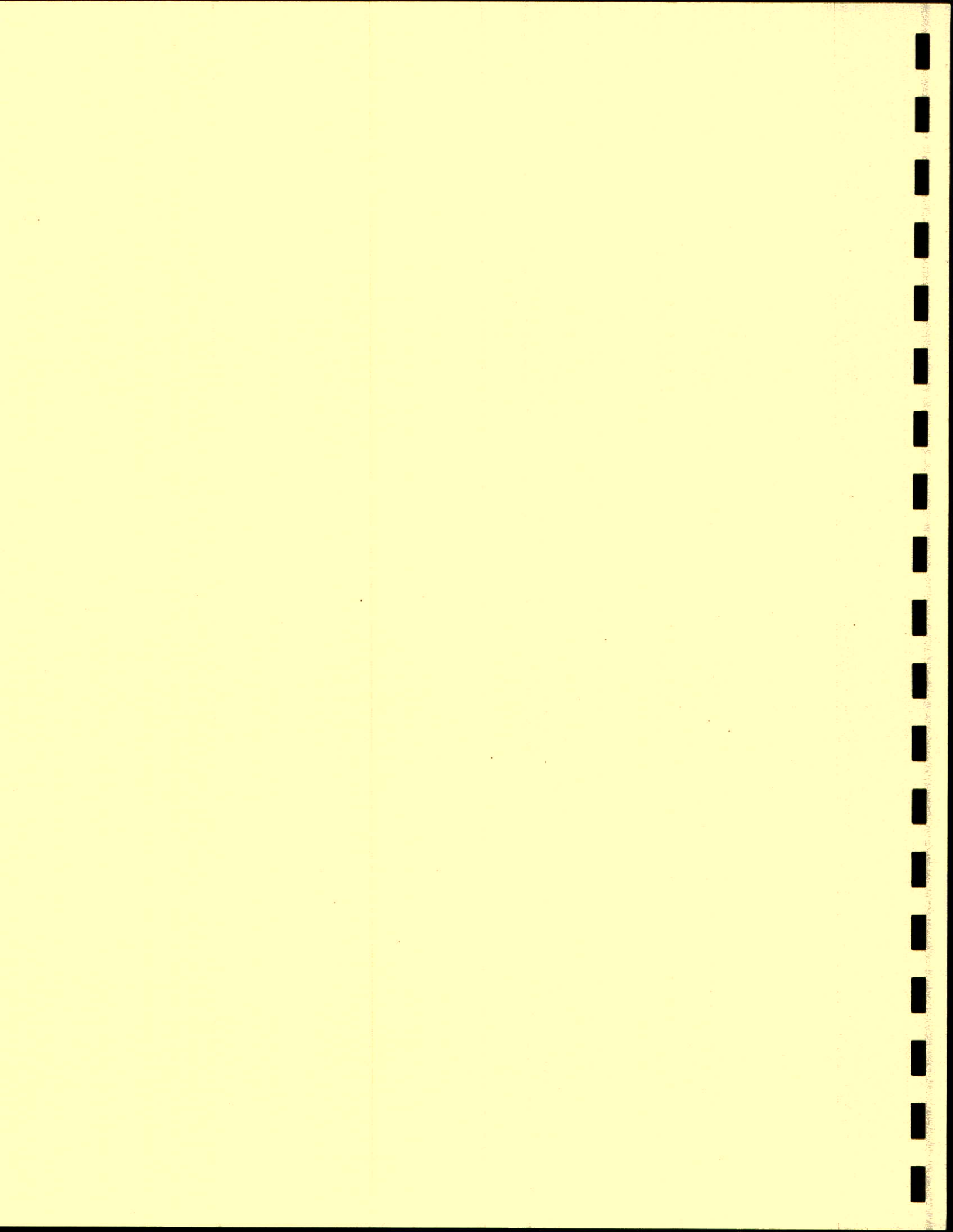
Appendix B: Adopted Land Use Designation Breakdown

Appendix C: Board of Supervisors/Planning Commission Resolutions

Appendix D: Notice of Determination/Certificate of Fee Exemption

Chapter 1: INTRODUCTION

This chapter explains the purpose of the Terra Bella/Ducor Community Plan and how the document is organized.



CHAPTER 1: INTRODUCTION

State law, Government Code Section 65300, requires every city and county to adopt a comprehensive, long-range general plan to guide its future physical, economic and social development. As the name implies, a general plan is not a detailed parcel-by-parcel statement of land use policy. It is a statement of generalized land use patterns, policies and recommendations which carry out the goals and objectives of the community.

Tulare County has chosen to fulfill this State planning law requirement by preparing a comprehensive general plan for the County, and through the preparation of a series of "community plans" for the larger unincorporated communities. Community plans allow the County to examine planning issues within a defined area and to tailor a planning program to fit the conditions present. These community plans will augment rather than supersede the Tulare County General Plan within these areas.

While State planning law establishes the issues a general plan must address, the responsibility of determining the contents of the community plans rests with the adopting agency, in this case, Tulare County. The *Terra Bella and Ducor Community Plan* examines the most critical issues facing the communities. These issues are:

Urban Boundaries - How much land will *Terra Bella and Ducor* need to accommodate their future growth? Where should future growth be located, and, how can growth and the county's policies regarding agricultural land preservation be reconciled?

Land Use - Within the planning area how can land uses be distributed in an efficient and environmentally conscious manner? What can be done to improve existing developed areas?

Circulation - What improvements are needed to implement the proposed land use pattern and to make the existing circulation system more efficient?

Public Facilities - Are existing public facilities capable of sustaining the amount of growth projected and if not, what improvements are needed to serve future residents?

While complying with State law is in itself sufficient reason to prepare planning documents, there are also other reasons to do so. The goals and policies of the plan establish the ground rules for land use decisions. As a result, residents will have a better idea about how land use decisions will be made. It also assures that everyone is dealing with the same understanding about the future of the community. Persons interested in investing or building in the community also benefit because it gives them a good idea of what the County will or will not allow. Additionally, since this plan covers territory of interest to several governmental agencies, it can serve as the basis to coordinate decisions.

Finally and most importantly, it provides an opportunity for residents of the community to participate in the land use planning process. Through the plan preparation and adoption process, residents have the opportunity to examine the planning issues of their community and can help determine the policies that will guide future development.

Planning Framework

To be meaningful, a planning document must be more than a land use map and policy statements. The Plan must provide descriptive data about the community, carefully analyze it, and discuss the significance of the findings in order to develop worthwhile goals and policies to guide new development. To meet these requirements, the remaining chapters of this plan are organized as follows:

Community Profile - The community profile chapter describes conditions in the planning area and can be used as the environmental setting section for the environmental impact document.

Urban Development Boundary (UDB) - This section examines Terra Bella and Ducor's original Urban Area Boundaries in order to determine what modifications are needed to accommodate future growth.

Development Suitability Analysis - This section examines physical constraints to future development in order to determine the best locations for future growth. Issues examined include prime farmland, flooding, agricultural contracts, existing urban patterns and infrastructure constraints.

Goals, Objectives and Policies - This section of the plan examines the problems and opportunities facing the communities. Examining these issues helps to determine how land use patterns can take advantage of an opportunity or rectify a problem. These issues are the result of analyzing the data contained in the Existing Conditions section. As each issue is reviewed, a set of policies and implementation measures is recommended.

Environmental Impact Report - This plan also includes an integrated Environmental Impact Report (EIR). This approach eliminates the repetition often found in planning documents and their corresponding EIRs. Combining the documents also improves the review procedure as reviewers have at their disposal both the community plan and the Draft EIR. Also preparation of the EIR will allow a reduced level of environmental analysis for future projects in the Plan areas, provided that those projects are consistent with the Plan. This mechanism is allowed by the California Environmental Quality Act (CEQA).

The Community Plan Process in Tulare County has historically developed a single plan and Urban Development Boundary for each community with a community plan. Due to the geographical proximity of Terra Bella and Ducor, the preparation of a single plan

provides a cost effective approach to include both communities in the same community plan and EIR. Each community will have a separate UDB, land use and circulation plan.

Project Description

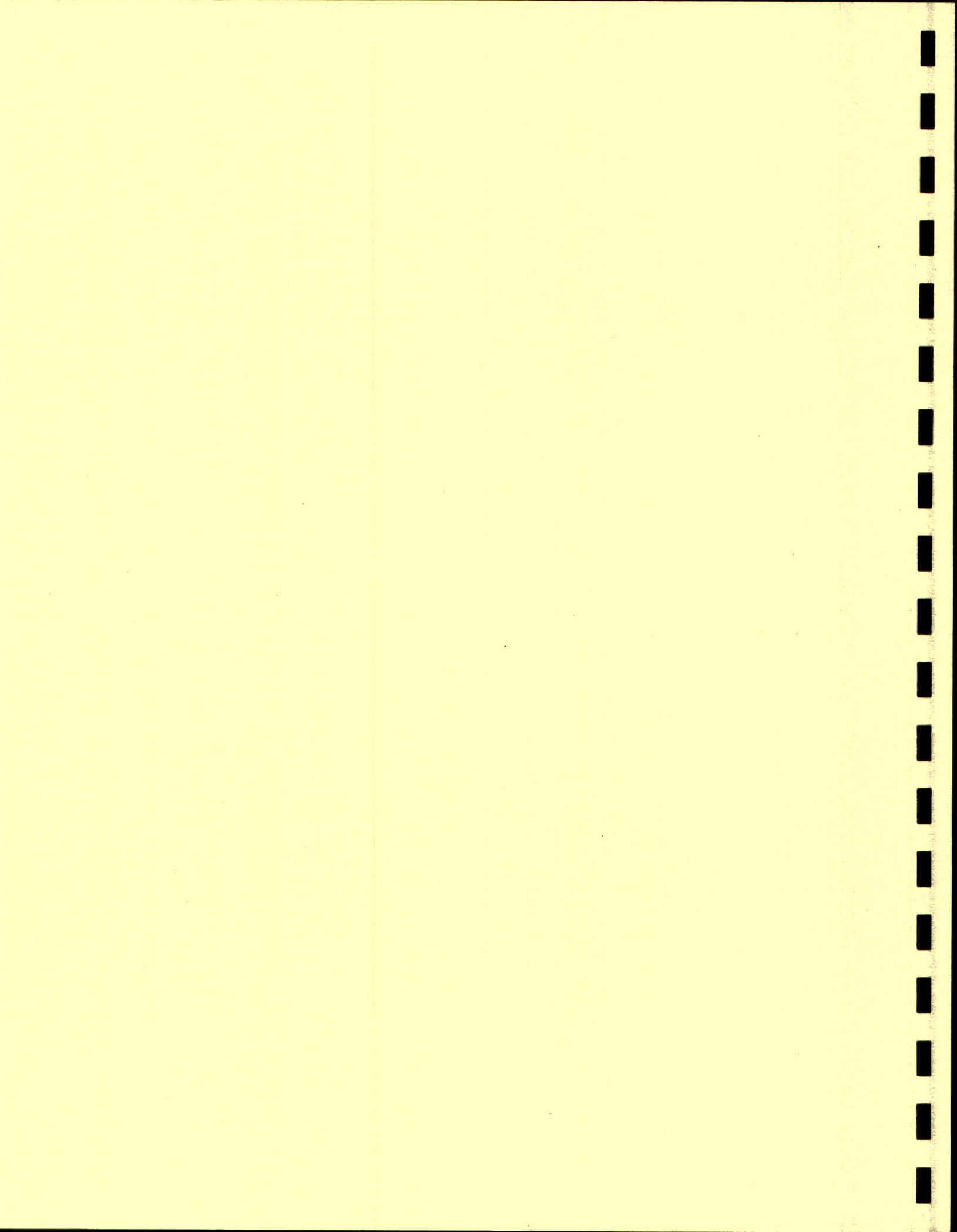
Adoption of the Terra Bella and Ducor Community Plan includes amendments to four elements of the Tulare County General Plan:

- 1. Amendment of the Land Use Element to incorporate the land use designations contained in the proposed Terra Bella and Ducor Community Plan;
2. Amendment of the Circulation Element to incorporate circulation plan designations contained in the proposed plan;
3. Amendment of the Urban Boundaries Element to establish an Urban Development Boundary for the communities of Terra Bella and Ducor and supersede the existing Urban Area and Urban Improvement Boundaries, as set forth in the Urban Boundaries Element, an element of the Tulare County General Plan, adopted by the Tulare County Board of Supervisors, July 2, 1974; and
4. Amendment of the Open Space Element to modify the "Urban Expansion Area" for the communities of Terra Bella and Ducor to reflect the new Urban Development Boundary.



Chapter 2: COMMUNITY PROFILE

This chapter includes all the necessary data for the preparation of the Terra Bella/Ducor Community Plan and also includes information that may be used in preparation of an environmental assessment of the Plan.



CHAPTER 2: COMMUNITY PROFILE

Location

Terra Bella and Ducor are two unincorporated communities located in south-central Tulare County. Terra Bella is approximately 7.5 miles south of Porterville and 26 miles southeast of Visalia, the County seat and largest city of the county. Ducor is approximately 4 miles south of Terra Bella (see Exhibit 1). Both communities are situated adjacent to State Highway 65. Road 236 is a north/south roadway that bisects both communities with Terra Bella at the intersection of Avenue 95 and Ducor at the intersection of Avenue 56. The Union Pacific railroad runs north-south through both communities and the Atchison/Topeka and Santa Fe railroad links in immediately north of Ducor.

The two communities are predominantly rural, agriculturally-related service centers. They not only serve as an area where agriculturally-oriented enterprises, such as packing houses and cold storage facilities are located, but also as a residential community where many of the area's farm workers reside.

Topography

Both communities are situated on relatively level terrain with a gentle slope falling to the west at about 25 feet per mile (Exhibit 2). A perennial stream channel (Fountain Spring Gulch) in the central portion of Terra Bella is steeper with 5% to 10% slopes. Deer Creek runs east-west approximately 1.5 miles north of Terra Bella. The Friant-Kern Canal runs north-south, parallel to State Highway 65, approximately 3 miles west of Terra Bella. The canal veers sharply to the west just south of Terra Bella and therefore is about 10 miles west of Ducor. The only other significant topographical features are the low-lying foothills rising slowly to the east of both communities.

Climate

The climate of the area, and of the San Joaquin Valley, is described as Mediterranean, and is characterized by hot, dry summers and mild winters. It is not uncommon for maximum temperatures to exceed 100 degrees during the summer, nor for temperatures to drop below freezing in winter.

The Mediterranean climate is limited to portions of California and is unique in the United States in that the majority of precipitation is received in the winter months. Approximately 90 percent of the rainfall in the Terra Bella/Ducor area occurs between November and April. Average rainfall in the area is about 10.5 inches per year.

A winter weather phenomenon common in Terra Bella, Ducor, and the San Joaquin Valley is the formation of radiation, or "tule", fog. This low lying ground fog is prevalent throughout the Valley during the months of November through February. Its presence usually prevents the temperature from dropping below freezing levels.

This has figured importantly in the citrus industry in that the fog serves to protect citrus trees from freezing temperatures. On the other hand, the fog creates a significant traffic hazard reducing visibility for motorists.

Land Use Planning

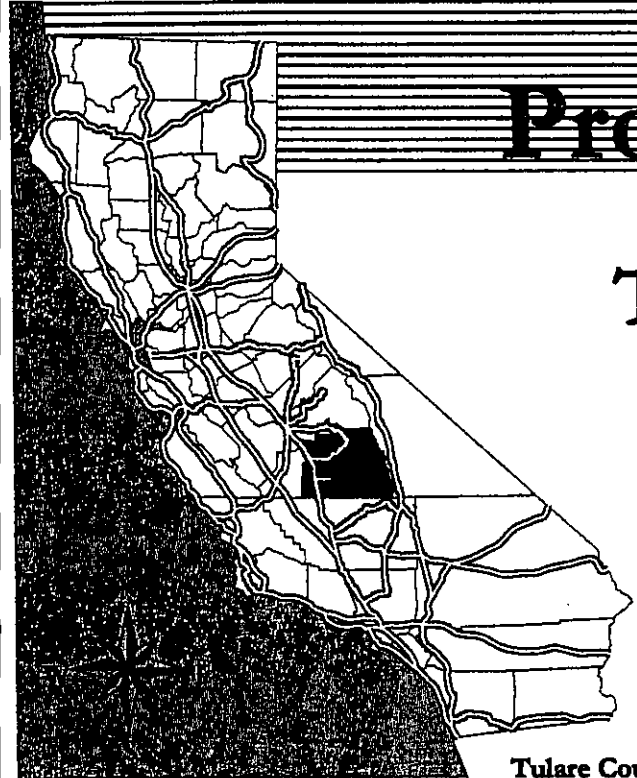
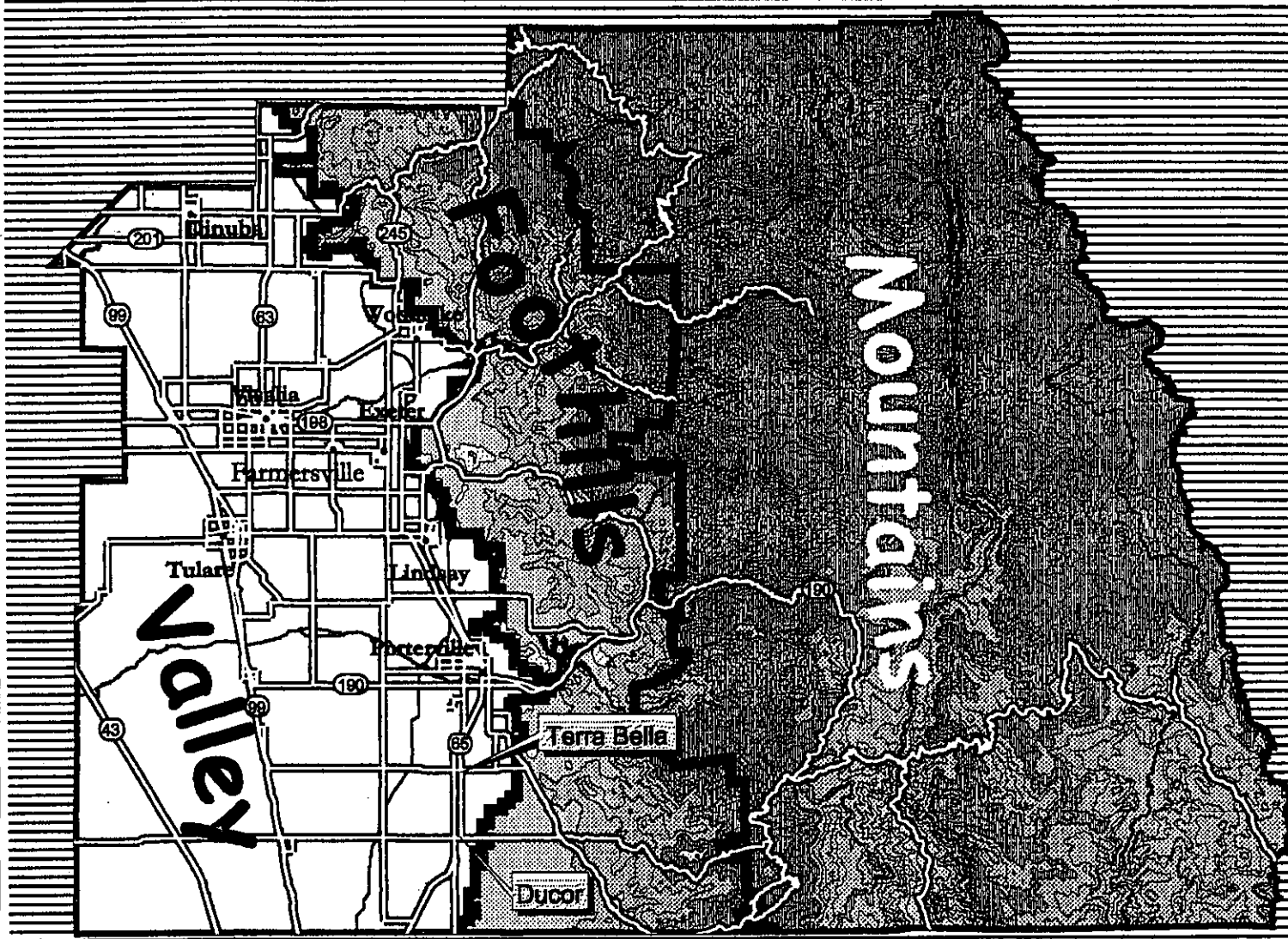
Ducor, in particular, has developed in a contiguous fashion and has remained relatively compact through infilling. Terra Bella has witnessed a significant amount of rural residential development with the creation of numerous 1/2-acre, 1, 2 and 5-acre "large lot" rural residential parcels. This type of development is counter to a number of Tulare County's policies regarding compact, contiguous urban development, designed to reduce impacts on agricultural land. This type of development can also make it difficult to prepare future growth plans, as low-density rural residential development can hamper the orderly expansion of a community.

As the communities are separated by a distance of approximately four miles, land use planning for each community does not appear to have influenced the growth and development of the other community.

Land Use

Land use patterns in Terra Bella and Ducor are typical of other Valley communities. Both communities have developed along the railroad and within the context of the grid pattern of roads prevalent throughout the county. Commercial development and multi-family residential developments are situated on the more heavily traveled streets, industrial development is located along railroads, schools and parks are integrated with residential districts, and both communities are surrounded by agriculture.

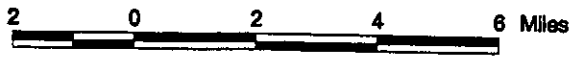
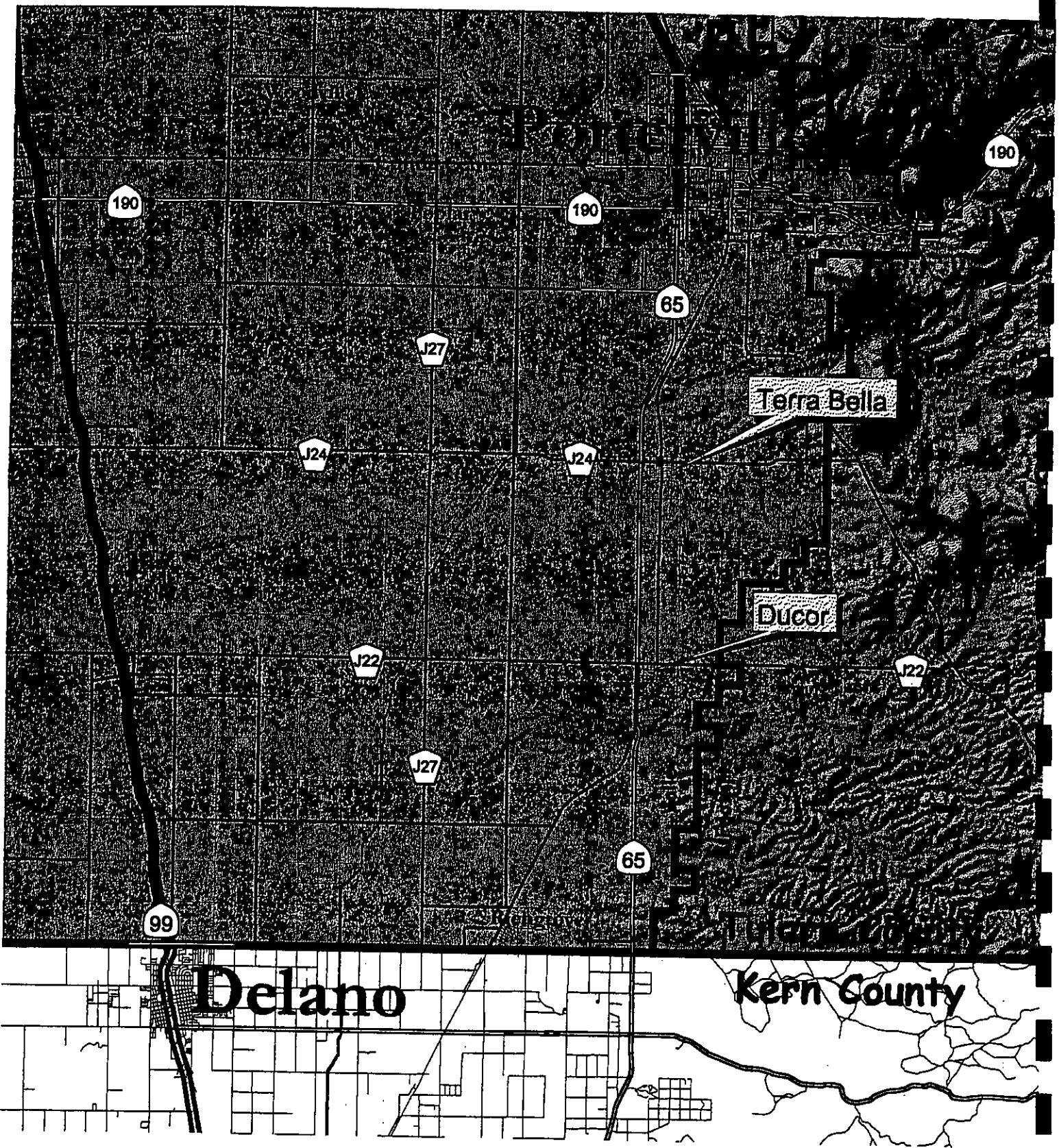
Exhibits 3a and 3b show the distribution of land uses within both Terra Bella and Ducor. Table 1 shows a break down of land uses within the original Urban Area Boundaries. Exhibits 4a and 4b display the use surveys for the Terra Bella and Ducor areas. Exhibits 5a and 5b show the historical development patterns in Terra Bella and Ducor. Exhibits 6a and 6b reveal existing land uses in the two communities. Exhibits 7a and 7b present the existing zone districts found in Terra Bella and Ducor.



Project Vicinity

Tulare County California

Terra Bella / Ducor Community Plan



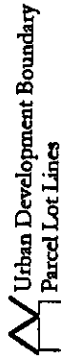
Terra Bella / Ducor Project Location Community Plan

Tulare County Resource Management Agency

Exhibit 2

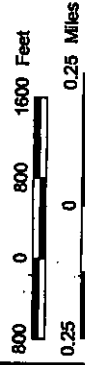
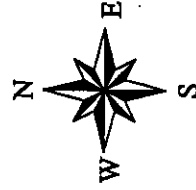
Terra Bella

Aerial Photo - 1997

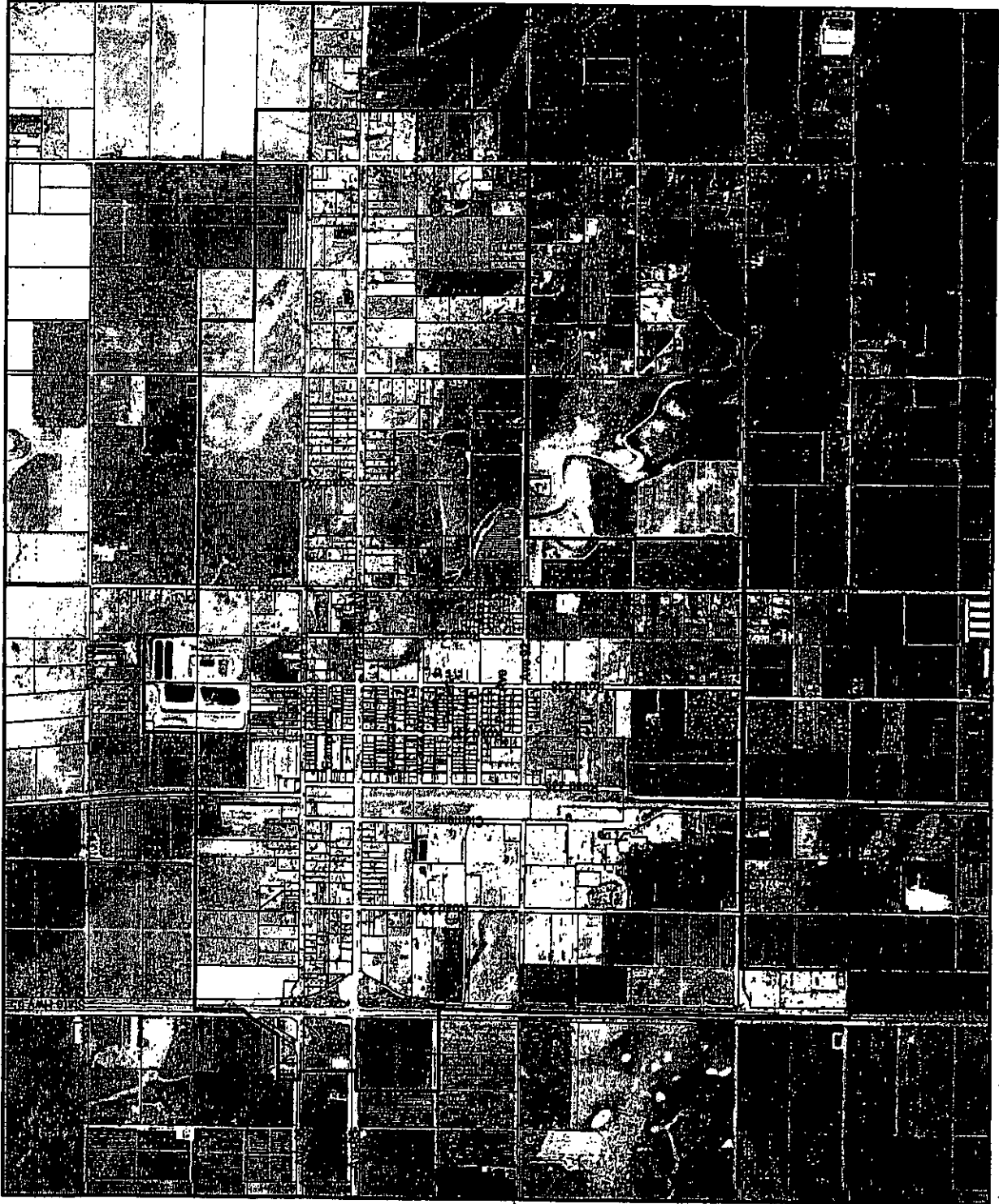


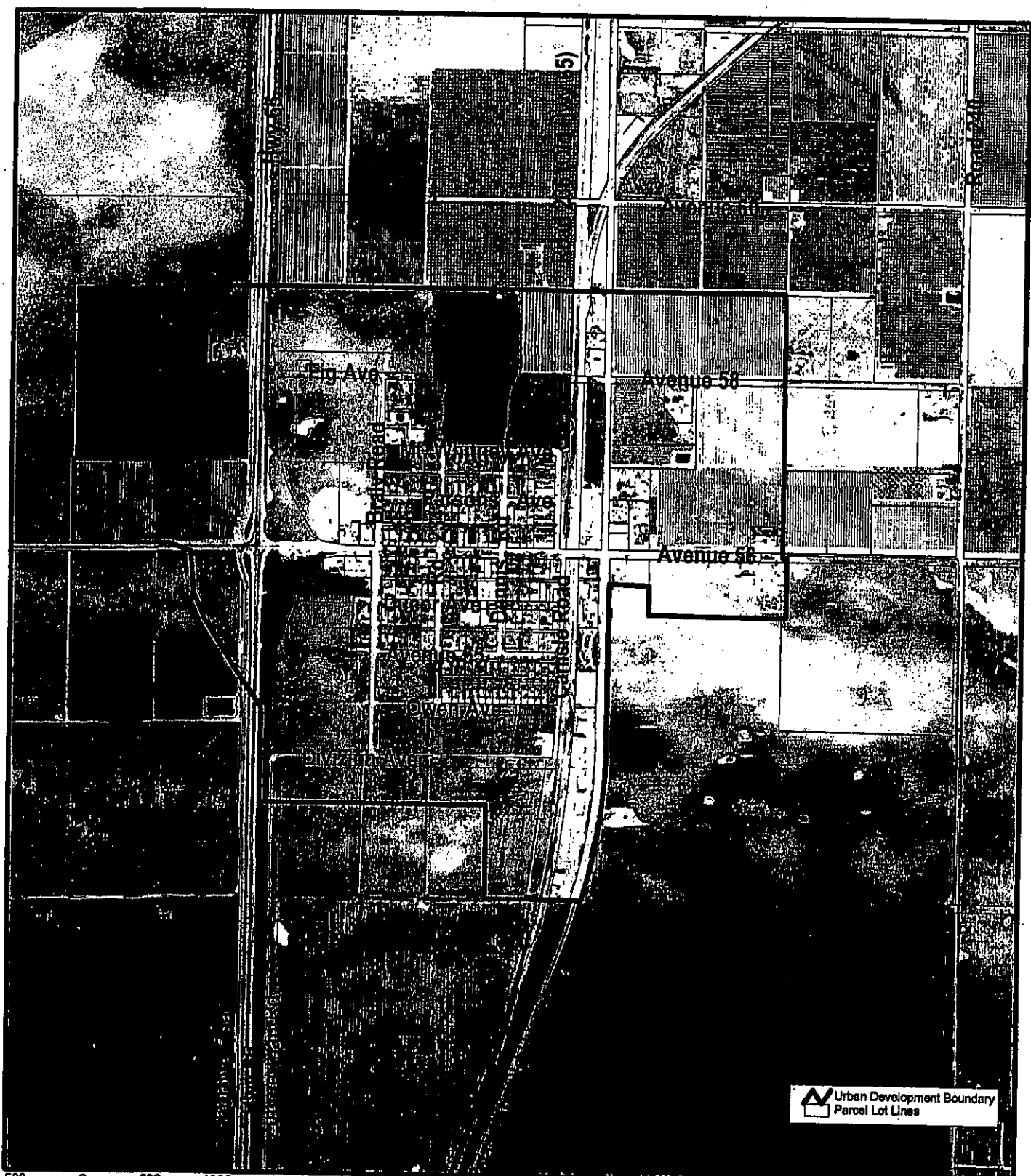
Terra Bella / Ducor Community Plan

Exhibit 3a



Tulare County Resource Management Agency





500 0 500 1000 1500 2000 Feet

0.25 0 0.25 Miles



Ducor

**Terra Bella / Ducor
Community Plan**

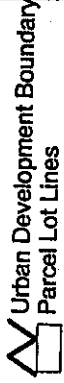
Aerial Photo - 1997

Tulare County Resource Management Agency

Exhibit 3b

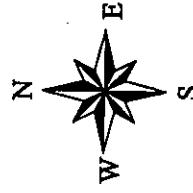
Terra Bella USGS Map

This map displays a portion of the Ducor USGS Quad Sheet (original survey 1952, revised 1969) and the current (2002) parcel lot lines at the same scale.

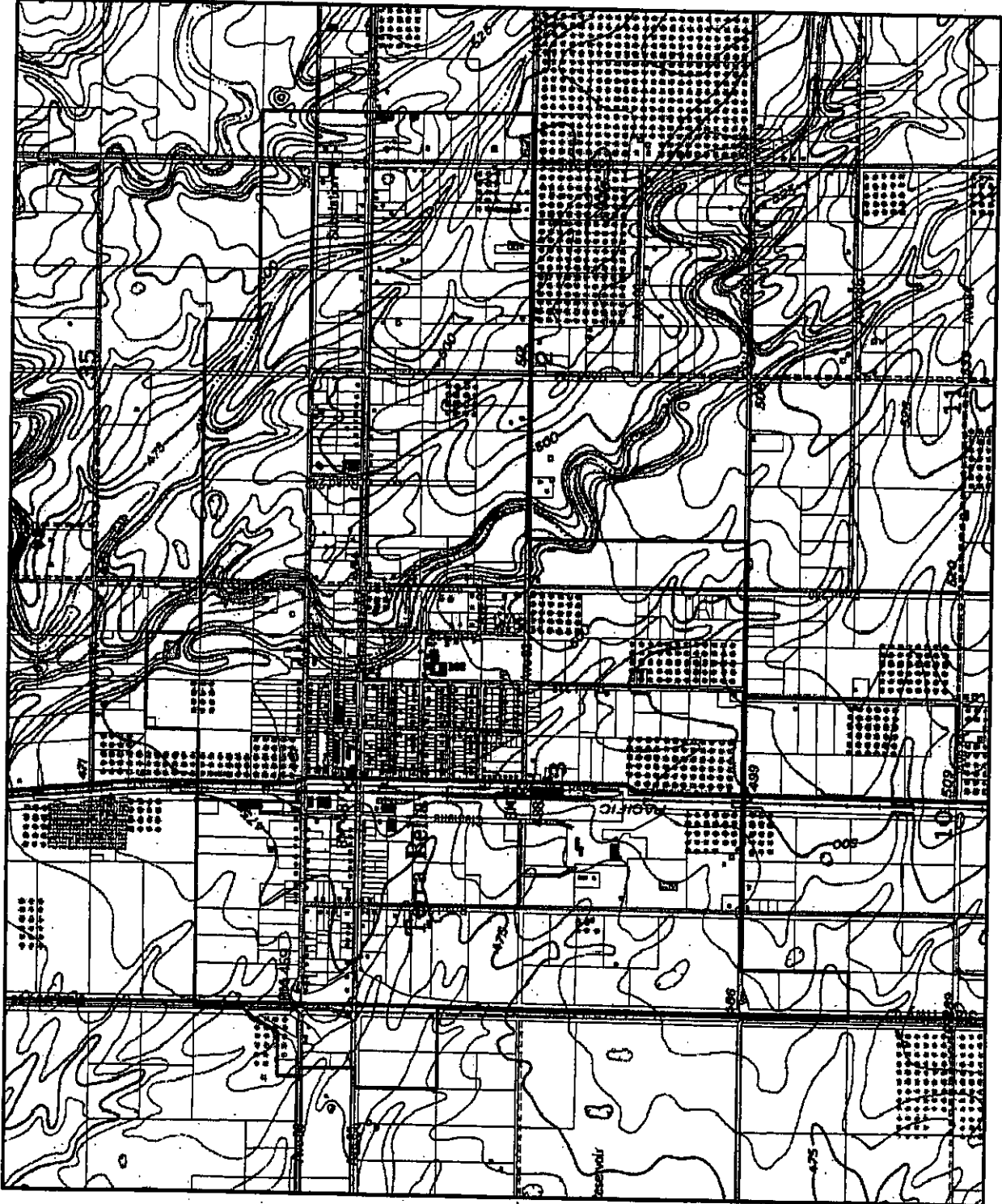


Terra Bella / Ducor Community Plan

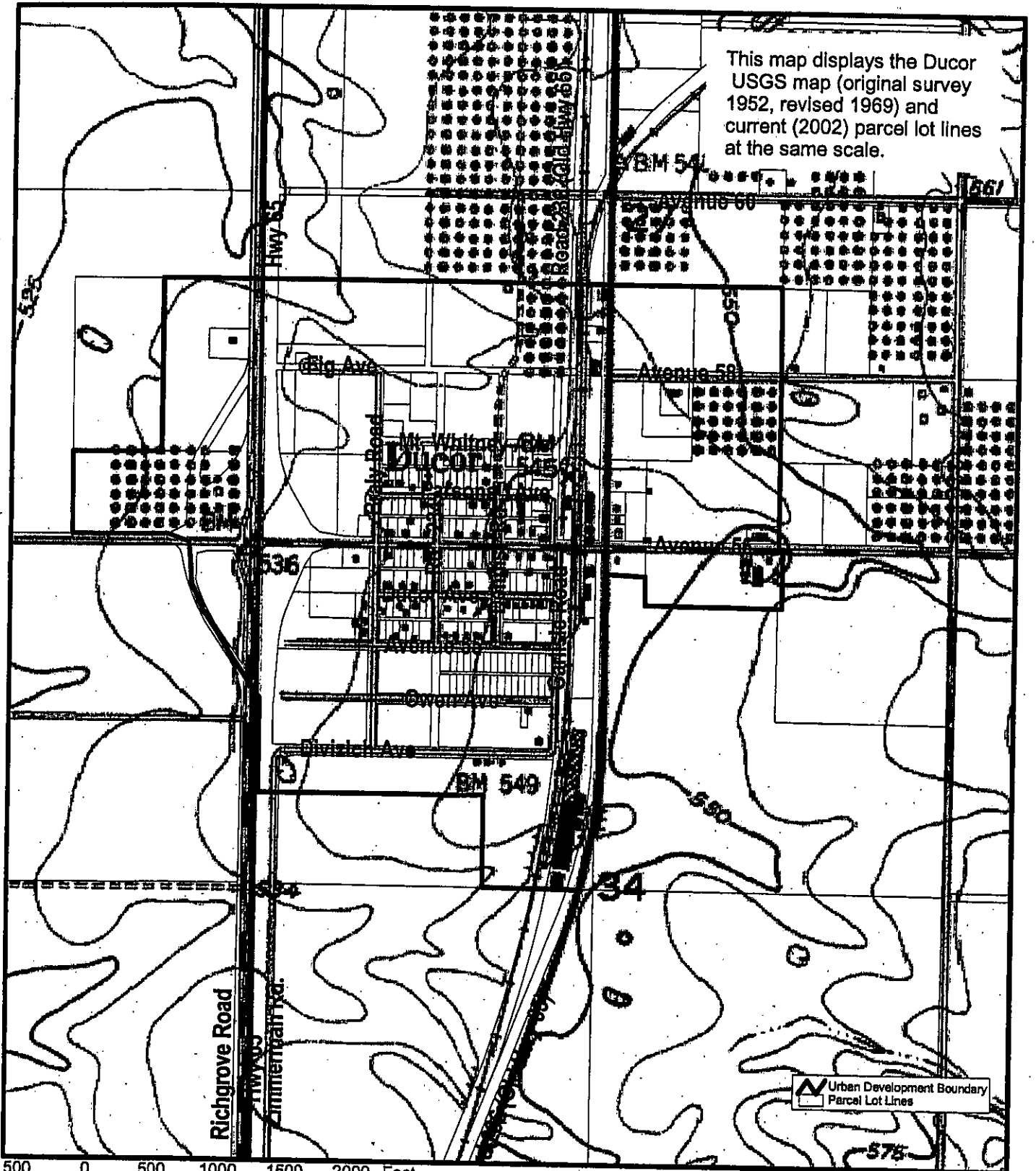
Exhibit 4a



Tulare County Resource Management Agency



This map displays the Ducor USGS map (original survey 1952, revised 1969) and current (2002) parcel lot lines at the same scale.



500 0 500 1000 1500 2000 Feet

0.25 0 0.25 Miles



Ducor

Terra Bella / Ducor
Community Plan





USGS Map

Tulare County Resource Management Agency

Exhibit 4b

Terra Bella

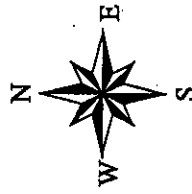
Historic Development Pattern

-  Urban Development Boundary
-  Railroad
-  Parcel Lot Lines
- 
 - Developed: before 1952
 - Developed: 1952 - 1969
 - Developed: 1969 - 1999
 - Demolished prior to 1999

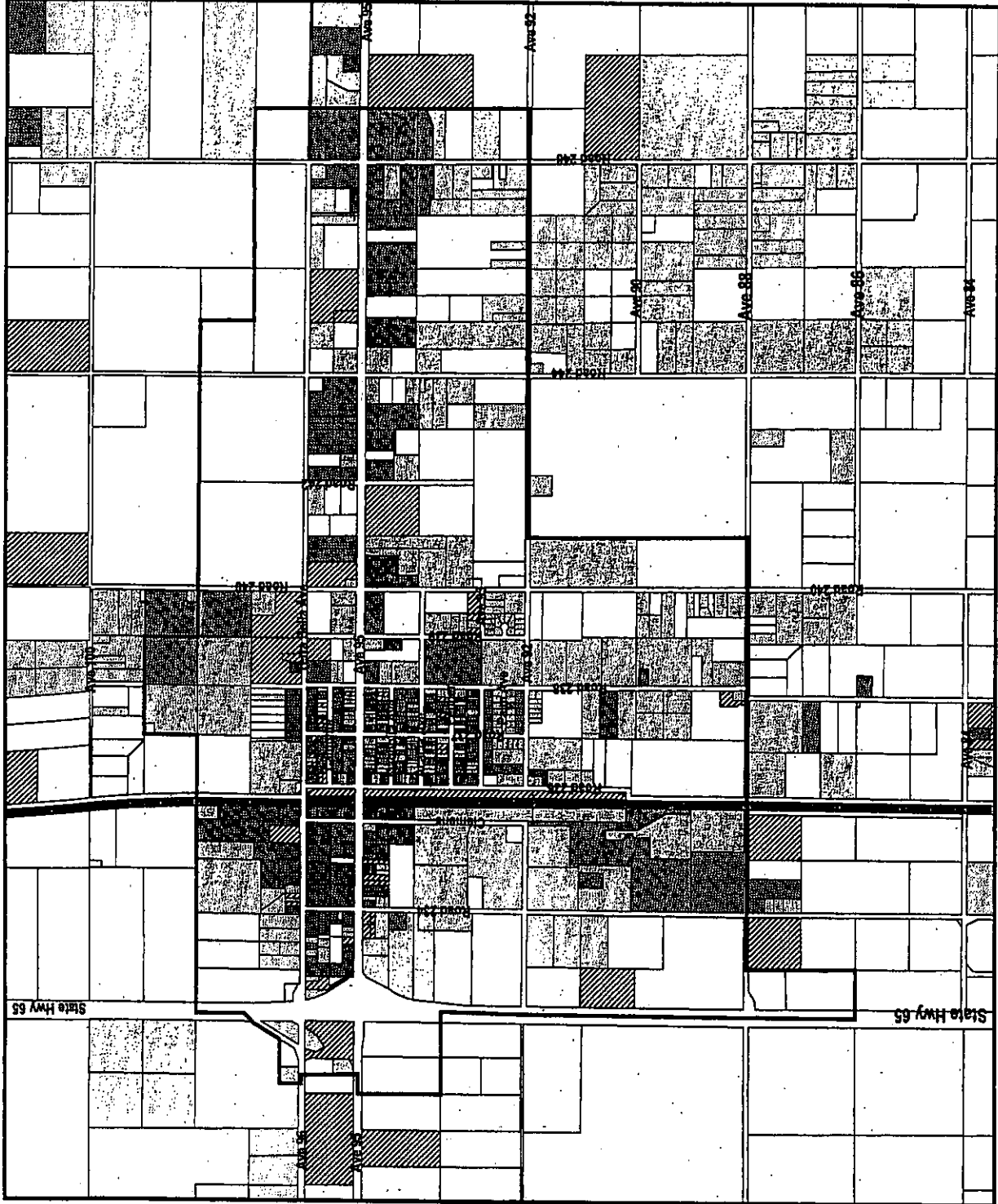
Note:
Data developed by comparing USGS map with existing land use. Buildings developed by 1952 are black dot on USGS map. Buildings developed by 1969 are purple. Existing buildings not on USGS map are assumed to have been built after 1969. Buildings noted on USGS map and not on existing land use map are assumed to have been demolished.

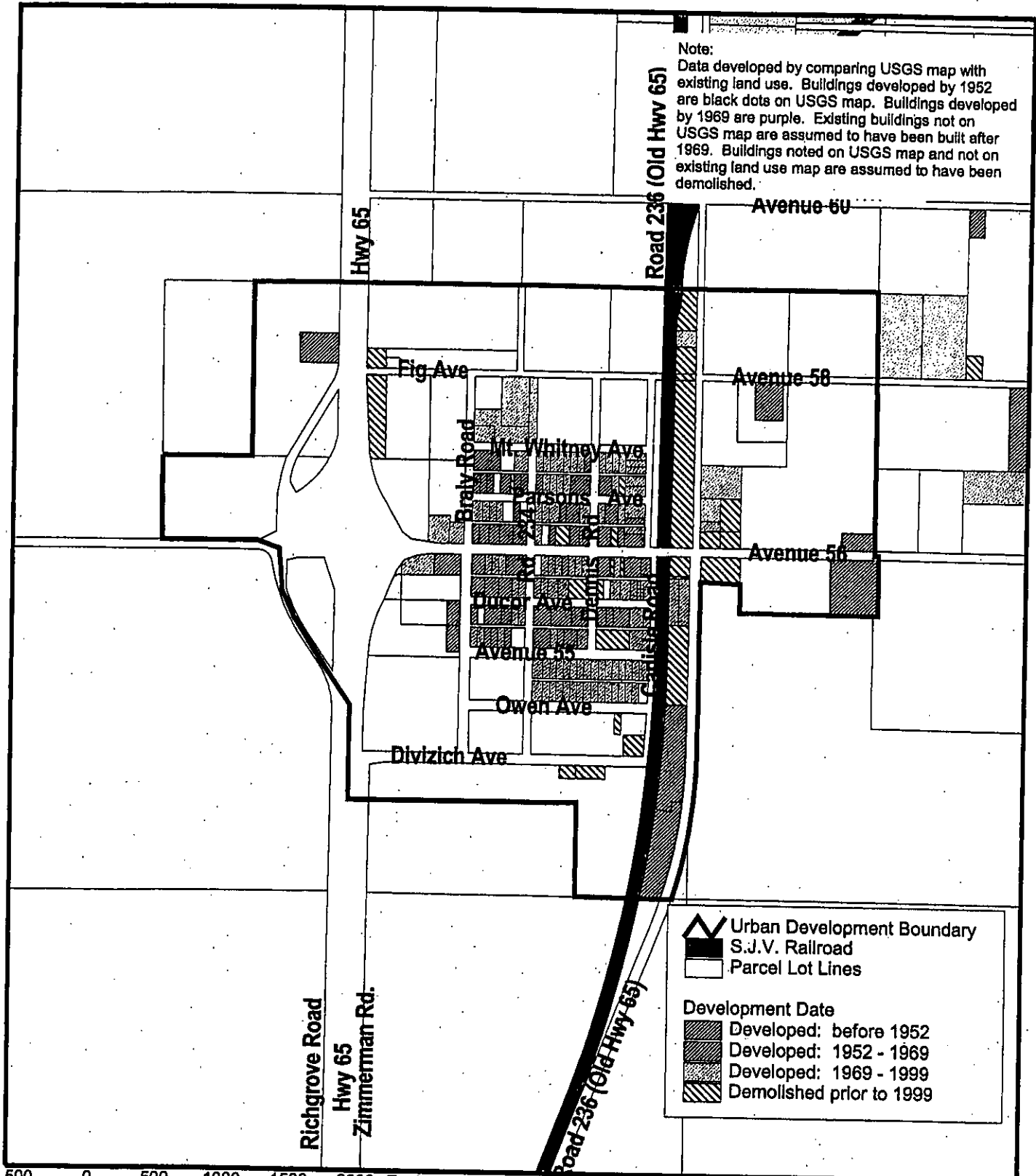
Terra Bella / Ducor Community Plan

Exhibit 5a










Tulare County Resource Management Agency





Note:
 Data developed by comparing USGS map with existing land use. Buildings developed by 1952 are black dots on USGS map. Buildings developed by 1969 are purple. Existing buildings not on USGS map are assumed to have been built after 1969. Buildings noted on USGS map and not on existing land use map are assumed to have been demolished.

 Urban Development Boundary
 S.J.V. Railroad
 Parcel Lot Lines

Development Date
 Developed: before 1952
 Developed: 1952 - 1969
 Developed: 1969 - 1999
 Demolished prior to 1999

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0.25 0 0.25 Miles

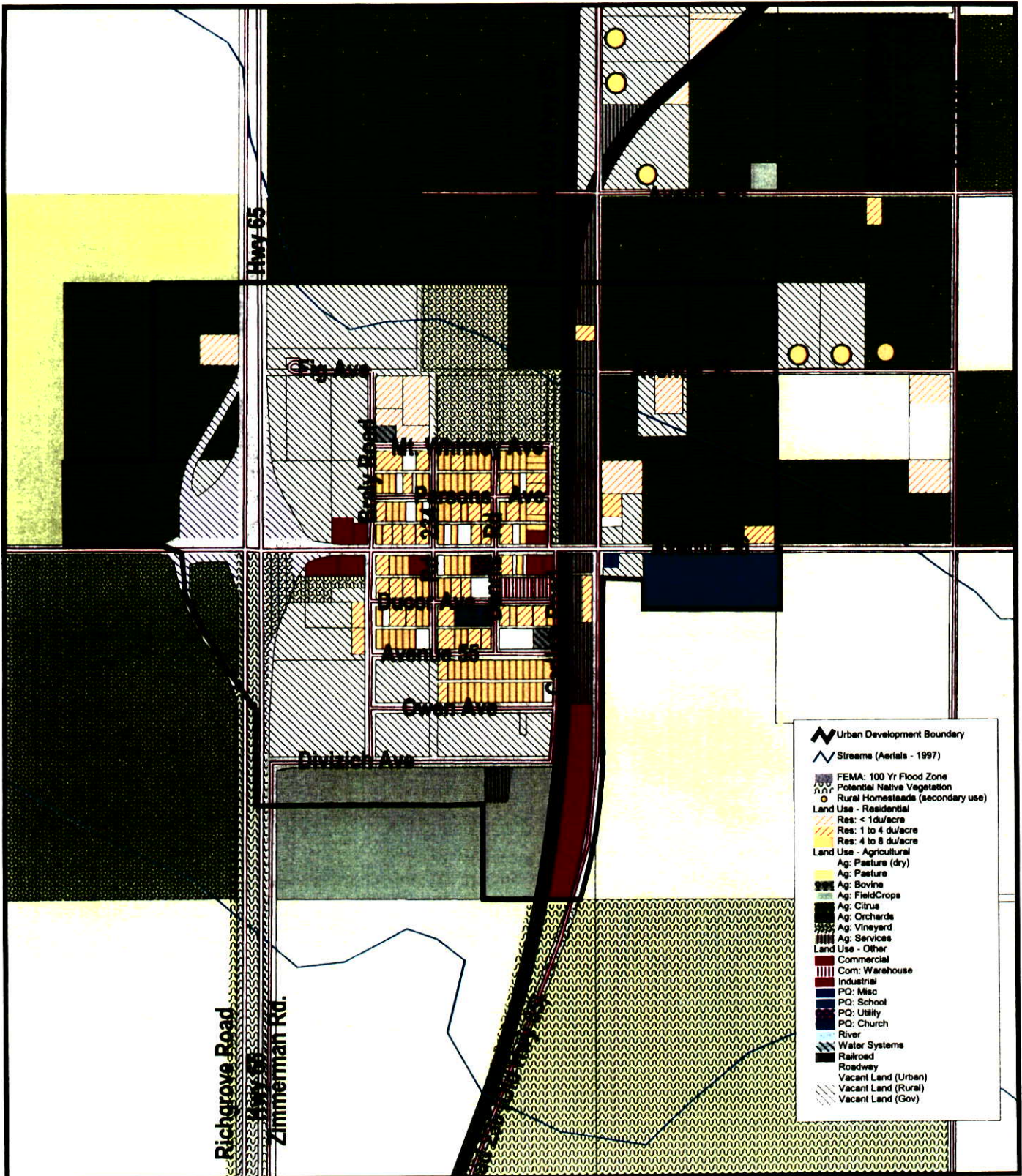


Ducor Terra Bella / Ducor Community Plan
Historic Development Pattern

Tulare County Resource Management Agency

Exhibit 5b





500 0 500 1000 1500 2000 Feet

0.25 0 0.25 Miles



Ducor

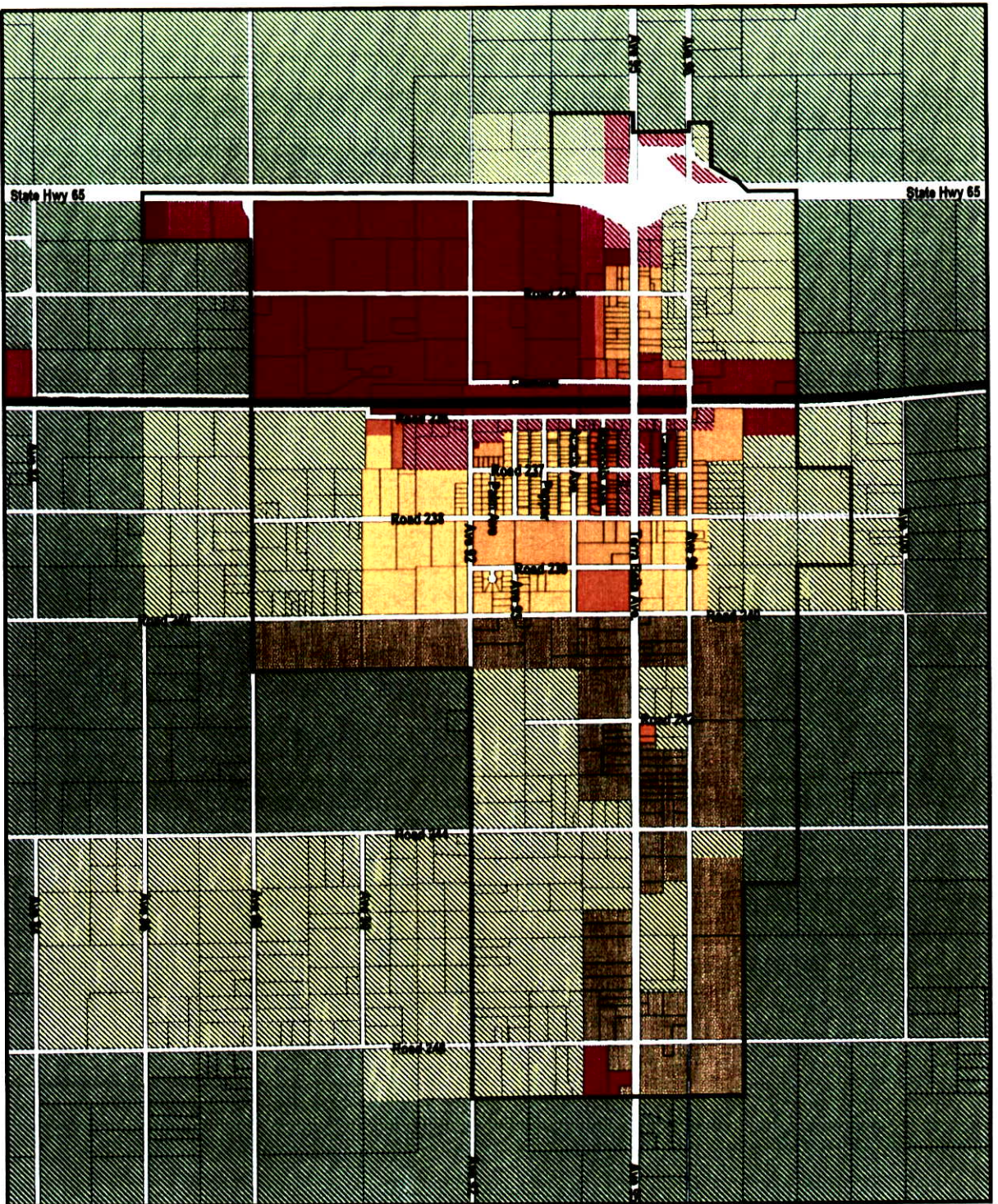
**Terra Bella / Ducor
Community Plan**

Existing Land Use

Tulare County Resource Management Agency

Exhibit 6b





Terra Bella

Existing Zoning

Urban Development Boundary

- Zoning Districts**
- Rural/Ag: A-1
 - Rural/Ag: AE-10
 - Rural/Ag: AE-40
 - Res/Rural: R-4
 - Res/Urban: R-1
 - Res/Urban: R-2
 - Res/Urban: R-3
 - Urban/Com: C-2
 - Urban/Ind: M-1
 - Urban/Ind: M-2

Note: This map depicts the base zoning of the Terra Bella community. Various zoning overlays are NOT depicted.

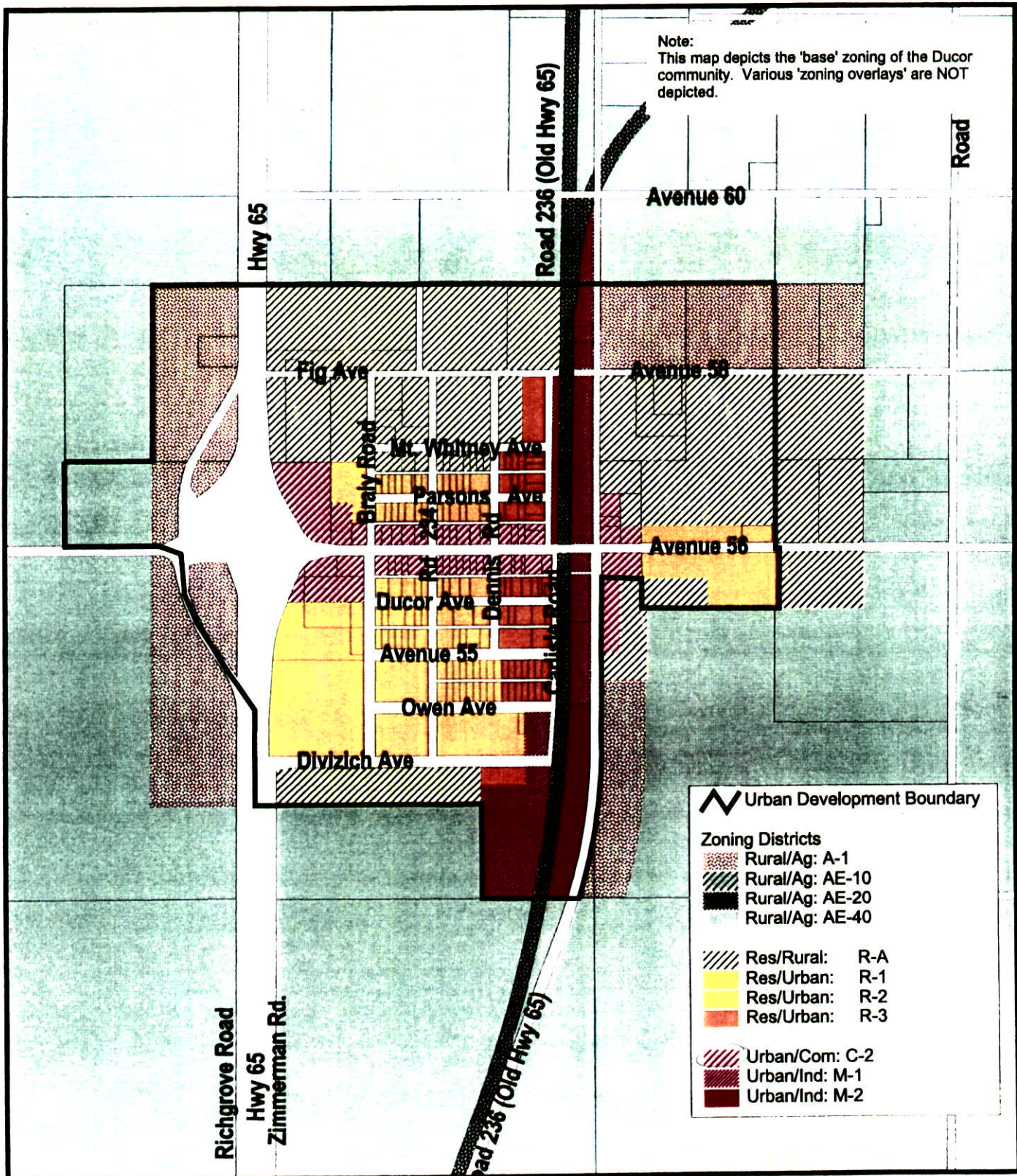
Terra Bella / Ducor Community Plan

Exhibit 7a



Tulare County Resource Management Agency





Note:
This map depicts the 'base' zoning of the Ducor community. Various 'zoning overlays' are NOT depicted.

Urban Development Boundary

Zoning Districts

- Rural/Ag: A-1
- Rural/Ag: AE-10
- Rural/Ag: AE-20
- Rural/Ag: AE-40
- Res/Rural: R-A
- Res/Urban: R-1
- Res/Urban: R-2
- Res/Urban: R-3
- Urban/Com: C-2
- Urban/Ind: M-1
- Urban/Ind: M-2

500 0 500 1000 1500 2000 Feet

0.25 0 0.25 Miles



Ducor Terra Bella / Ducor
Community Plan

Existing Zoning

Tulare County Resource Management Agency

Exhibit 7b



DRAFT Terra Bella and Ducor Community Plan
Chapter 2: Community Profile

Table No. 1
Existing Land Use
Terra Bella and Ducor Original Urban Area Boundaries

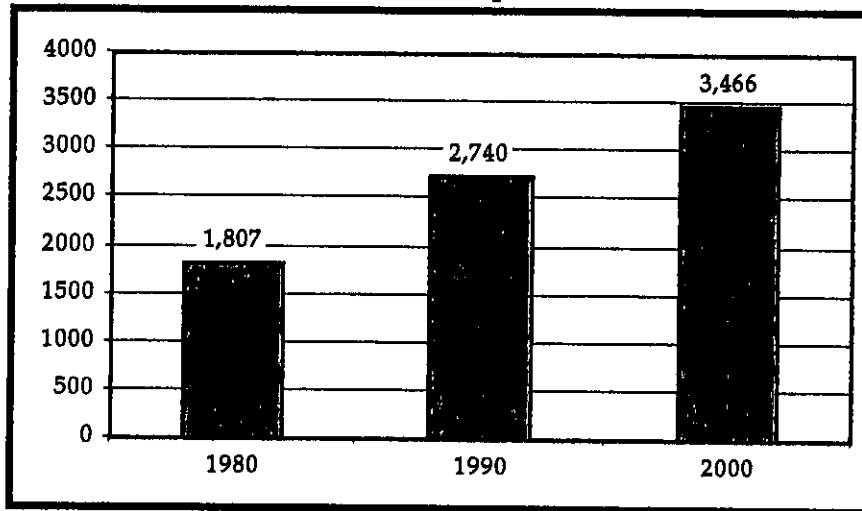
<u>Land Use Category</u>	<u>Terra Bella</u>	<u>Ducor</u>
Agriculture	391 acres	192 acres
Single Family Residential	305	49
Multi-Family Residential	7	0
Mobile Homes	23	1
Commercial	15	4
Industrial	149	6
Public/Quasi-Public	85	12
Vacant	70	82
Rights-of-way	169	84
Total	1,215 acres	430 acres

Source: Tulare County Resource Management Agency, 2002

Population

The U.S. Census showed that from 1990 to 2000, the population of Terra Bella grew at an average annual growth rate of 2.38 percent. The 2000 Census population for Terra Bella is 3,466 persons. The 2000 Census count for Ducor was 504. During the 1990's Ducor's population grew at an average rate of 4.1%, making it one of the fastest growing communities in Tulare County.

Figure No. 1
Terra Bella Population



Source: U.S. Census Bureau, 2000

Projected Population

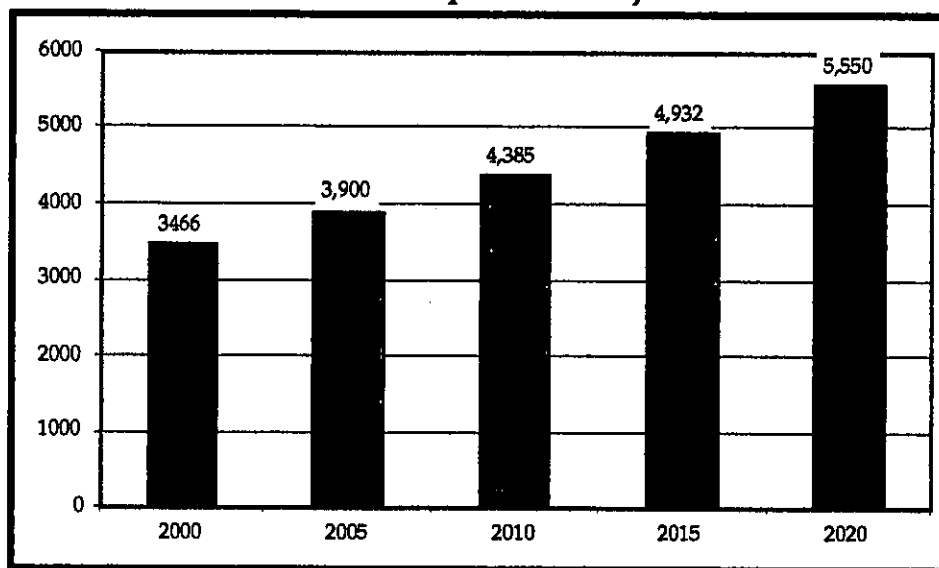
Population projections for Terra Bella are based on historical growth patterns as observed for the time period 1980 - 2000. Prior to 1980, the Census Bureau did not recognize Terra Bella as a community distinct from the surrounding rural area and did not report population statistics for the town. In fact, only three reliable population figures are available for the community - the 1980, 1990 and 2000 Census figures, as discussed in the previous section.

The growth rate from 1990 to 2000 averaged 2.38% per year. This rate is applied to the plan period 2000 - 2020 as shown in Figure 2. By 2020, assuming that current growth rates continue, Terra Bella is expected to grow to a population of approximately 5,550 persons.

Ducor's growth rate during the 1990's was 4.4% per year, significantly higher than the countywide average of about two percent. It is felt that the two percent growth rate will be more realistic during the planning period, particularly given the fact that Ducor does not have a community sewer system. Based on an annual growth rate of two percent, Ducor's population is projected to increase to 750 by 2020.

A significant component of both communities population is the seasonal migration of farm workers. This increase in workers is estimated to swell the local population by about 1,000 persons during harvest season.

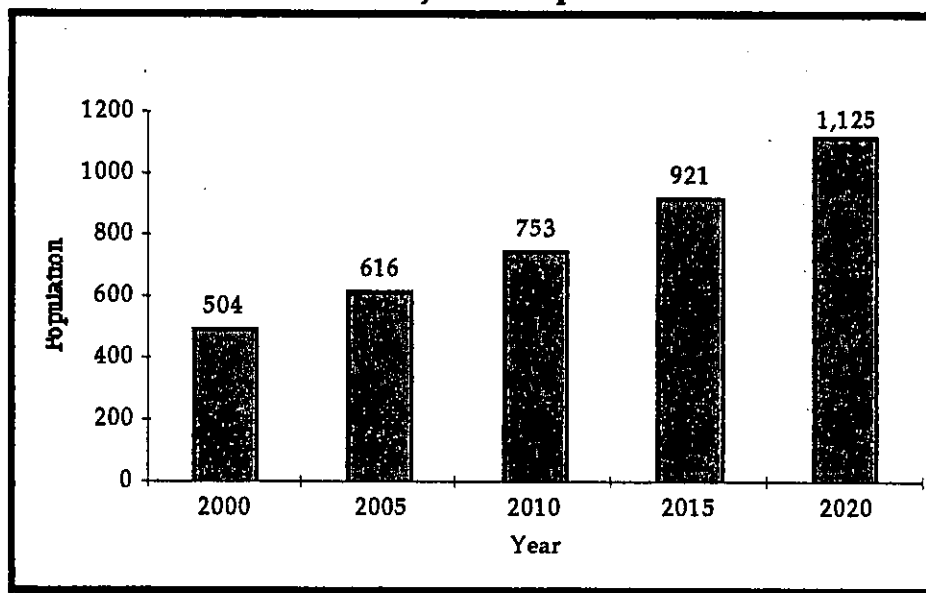
Figure No. 2
Terra Bella Population Projection



Source: Collins & Schoettler, 2002

During the decade of the 1990's, Ducor witnessed one of the highest growth rates of all unincorporated communities in Tulare County - 4.1%. Applying this rate to the plan period 2000 - 2020 results in a year 2020 population of 1,125.

Figure No. 3
Ducor Projected Population

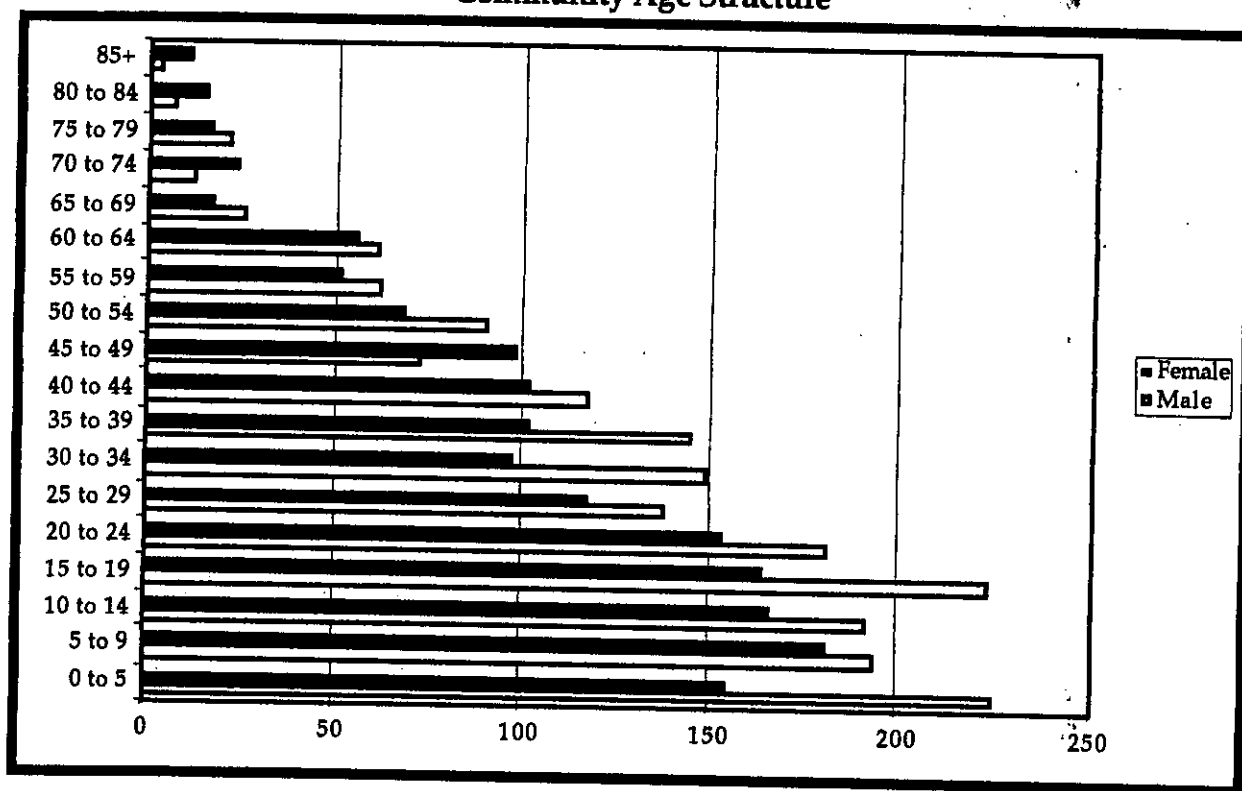


Source: Collins & Associates, 2002

Age Structure

An analysis of age of the local population is an important indicator of what impact that population will have on the community's services and infrastructure in the future. For example, if the number of women in the child-bearing years, 15-44, is substantial, it can have a marked impact on natural growth (births). This increase in births will create a demand for services like day-care centers, lower grade elementary classrooms, parks and pediatric health care. Figure 4 depicts the age structure in Terra Bella, derived from the 1990 Census.

Figure No. 4
 Community Age Structure

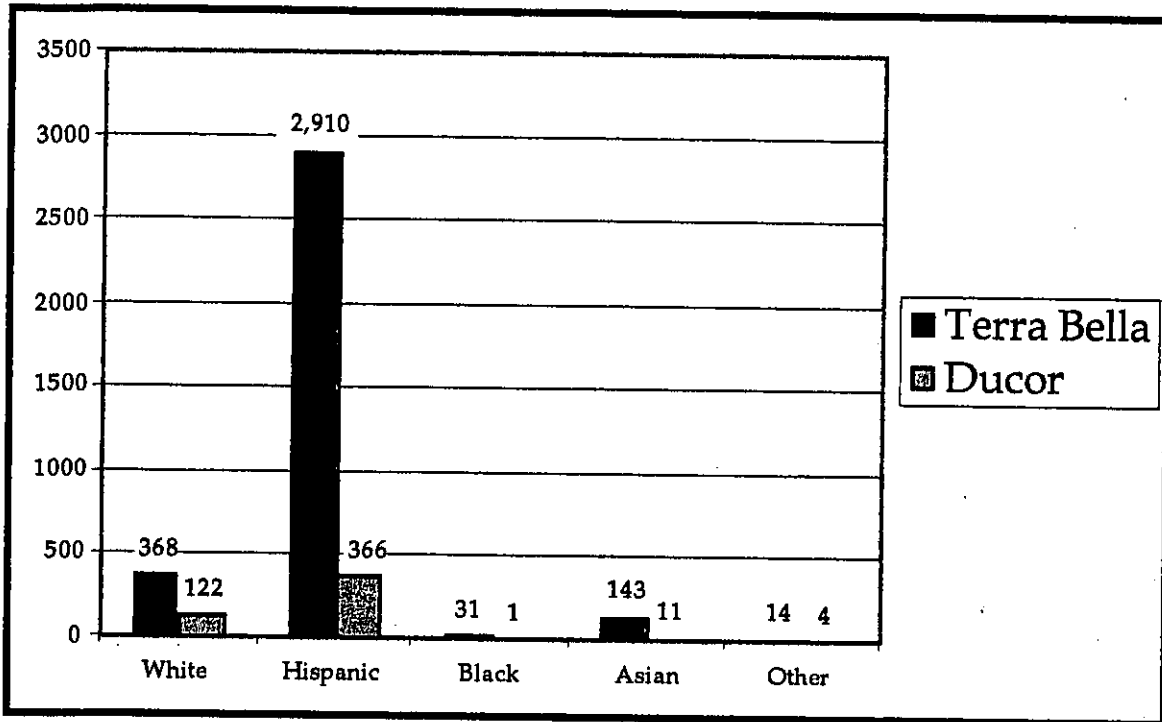


Source: U.S. Census Bureau, 2000

Ethnicity

Figure 5 displays the ethnic makeup of Terra Bella. The table shows that the population is predominantly Hispanic. People listed as "White" comprise approximately one-quarter of the population.

Figure No. 5
 Ethnicity



Source: U.S. Census Bureau, 2000.

HOUSING

Type

According to the 2000 Census there were 817 housing units in the Terra Bella Census Designated Place (CDP). Of these, 779 were occupied and 38 were vacant. Of the occupied units, 531 (65%) were single family dwellings, 139 (17%) were multiple family dwellings and 147 (18%) were mobile homes.

Ducor had 123 housing units in 2000. Of these, 120 were occupied and three were vacant. Specific information from the 2000 Census on dwelling unit type was not available.

Tenure

Tenure refers to whether is dwelling is occupied by its owner or is rented by its owner to another party. Table 2 displays housing tenure in the planning area.

Table No. 2
Housing Units by Type and Tenure

	Owner-Occupied	Renter-Occupied
Terra Bella	407 (52%)	381 (48%)
Ducor	102 (78%)	28 (22%)

Source: U.S. Census Bureau, 2000

Housing Conditions

The health or viability of a community can often be measured by the condition of its housing stock. According to the Tulare County Housing Element, 71% of Terra Bella's housing stock is deteriorated/dilapidated. Ducor's housing stock is in somewhat better condition with only 30% of its housing stock judged as deteriorated/dilapidated.

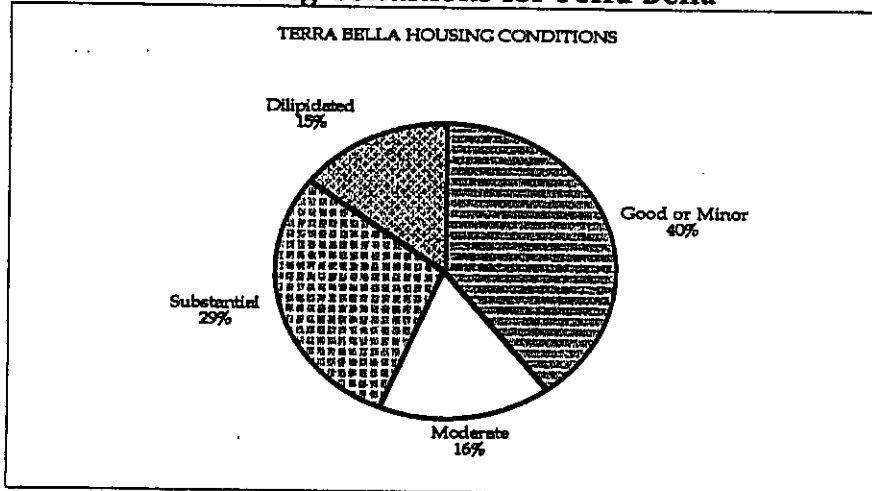
In order to gain a clearer understanding of the communities, a housing conditions survey was conducted as part of the community plan preparation. Each housing unit was rated on a four-point scale as listed below:

Rating **Description**

- 1) **Good or Minor:** Structure is in good condition, may need minor roof repair, patching, or painting.
- 2) **Moderate:** Structure needs upgrading or repair of major structural systems.
- 3) **Substantial:** Structure needs reconstruction of basic structural systems.
- 4) **Dilapidated:** A structure in need of more than two major repairs and/or a high number of minor repairs which makes the rehabilitation of the structure economically infeasible.

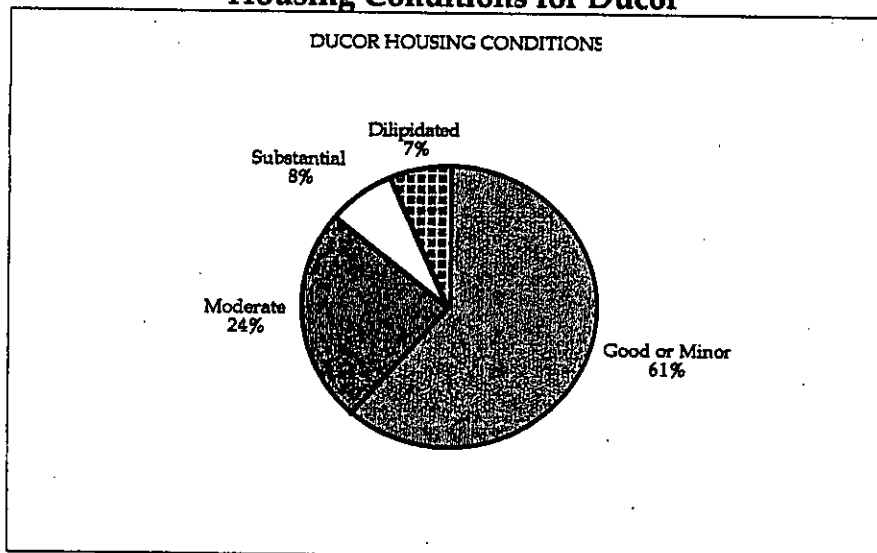
The survey revealed that a significant number of dwelling units in both communities are in substandard condition. Approximately 60% of the housing stock in Terra Bella is substandard while approximately 39% of the housing stock in Ducor is substandard.

Figure No. 6
Housing Conditions for Terra Bella



Source: Collins & Schoettler, 2002

Figure No. 7
Housing Conditions for Ducor



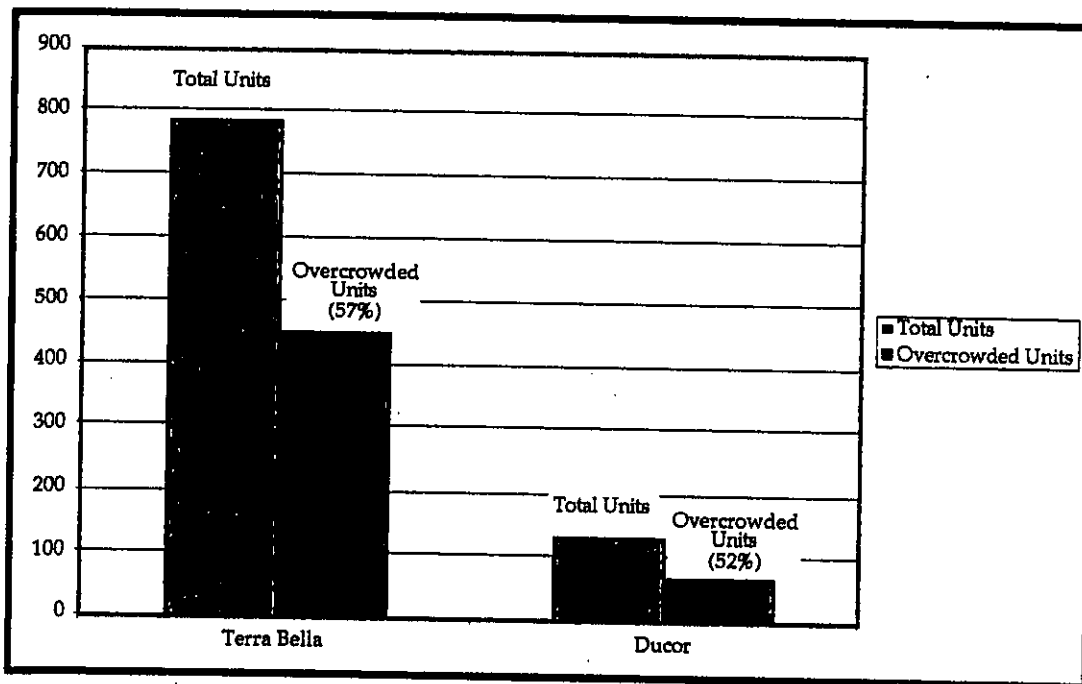
Source: Collins & Schoettler, 2002

It should be stressed that the rating system used is subjective and that the figures above are not exact. The subjective nature also accounts for the slight discrepancy between the County assessment and this survey. However, the survey does give a general indication of housing conditions in the community and points towards a need to improve the condition of the local housing stock.

Overcrowding

Overcrowding is defined by the State Department of Housing and Community Development as units that have more than one person per room (excluding bathrooms, kitchen, hallways, and closets). Figure 8 shows the number of units in Terra Bella and Ducor that were overcrowded, according to the 2000 Census.

Figure No. 8
Residential Overcrowding



Source: U.S. Census Bureau, 2000

It is likely that the actual overcrowding rates are much higher, particularly during harvest season when migrant workers swell the communities' population. The 2000 Census revealed that Terra Bella has 4.44 persons per dwelling unit and Ducor has 4.18. This is significantly higher than the Tulare County average of 3.12 persons per unit.

Vacancy

In 2000 Terra Bella had 38 units that were vacant - a vacancy rate of 4.7%. In Ducor, there were only three vacant units, a rate of 2.4%.

Affordability

Spending too much of one's income on housing does not leave enough for life's other requirements. For many years, the standard maximum figure for housing cost as a

percent of total income has been 25 percent. More recently this figure has surpassed 30 percent. Lower-income households that exceed the 25 percent figure find themselves in a difficult position in that less money is available for other necessities, such as food, utilities and transportation.

The median household income in Terra Bella, determined by the 2000 Census (the most recent year for which data were available), was \$25,313. This compares with the median for Tulare County of \$33,983. Households with incomes less than 80 percent of the County's median income (or \$27,186 in 2000) that pay more than 25 percent of their monthly income towards housing, fall into the "low-income overpayment" category, as established by the State Department of Housing and Community Development. In 2000, approximately 43% of the Terra Bella's owner-occupied households were overpaying for housing while 52% of renter-occupied households were overpaying.

ECONOMY

Employment

Not surprisingly, employment of the residents of Terra Bella/Ducor is dominated by persons working in the agricultural sector. About 43% of the Terra Bella workforce is employed in this sector. This compares with about 15.2% for Tulare County as a whole.

Figure No. 6
Employment in Terra Bella and Ducor

	<u>Terra Bella</u>	<u>Ducor</u>
Agriculture	52.2%	34.5%
Construction	2.5%	1.9%
Manufacturing	7.7%	4.9%
Wholesale	7.3%	9.7%
Retail	9.0%	6.8%
Educ. & Social Serv.	12.5%	14.6%
Hotels/restaraunts	4.1%	8.3%
Professional Services	2.6%	3.4%
Other	10.4%	15.9%

Source: U.S. Census Bureau, 2000

It should be noted that the Agricultural figure includes those persons employed by the Sierra Forest Products sawmill, Terra Bella's major employer.

Income

The 2000 Census showed Terra Bella's median household income at \$25,313 and Ducor's at \$33,125 - both lower than Tulare County's median household income of \$33,983. As a comparison, the figure for the City of Visalia (the County seat) was \$41,349.

The community's low median income is likely related to employment patterns mentioned previously. Since many agricultural jobs are seasonal and the wages for agricultural labor jobs have traditionally remained low, incomes in Terra Bella/Ducor are correspondingly low.

Because of the lower income levels, about 39.6 percent of the population in Terra Bella, and 30% of the population of Ducor was living below the poverty level in 2000. For Tulare County as a whole, the figure was 24 percent.

The low income levels are probably a major reason for the high rate of deteriorated and dilapidated housing in the communities. It is also a reason for the number of illegal second and third units on single family lots, since they provide low cost housing for which there is a large market, due to the low incomes of the area.

PUBLIC SERVICES

Police Protection

Police protection is provided to the community by the Tulare County Sheriff's Department operating out of the Porterville substation located at 379 North Third Street. The station handles police services in southeastern Tulare County, including the communities of Poplar, Cotton Center, Richgrove, Woodville, Plainview, Strathmore and unincorporated urban areas around Porterville.

Fire Protection

Fire protection and emergency medical services are provided for both communities by the Tulare County Fire Department/California Division of Forestry.

Terra Bella is served by Station 21 at 23658 Avenue 95 in Terra Bella. Crews at this station can respond to calls from anywhere in the Terra Bella planning area within two minutes.

The Terra Bella Station is staffed by three full time firefighters with one on duty at any given time. These personnel have training as Emergency Medical Technicians. The station also has a volunteer crew with 10 to 15 positions. The station operates a 1,250 gallons per minute (gpm) pumper truck and a 250 gpm "fast-response" light engine (currently out-of-service).

DRAFT Terra Bella and Ducor Community Plan
Chapter 2: Community Profile

Ducor is served by a volunteer crew of five to six people from the community. This volunteer team is based at Station 33 in Ducor. The station operates a 1,250 gpm pumper truck. Due to the volunteer nature of the station, response times vary. The station is supported by the stations in Terra Bella and Richgrove.

Schools

The Terra Bella Union School District serves the community of Terra Bella, the small community of Ultra, and the surrounding rural area. Ducor Union School District serves the communities of Ducor, White River and Fountain Springs, the smaller communities of Orris and Vestal, and the surrounding rural area. Both school districts provide K-8 education. Terra Bella has recently added the Carl Smith Middle School to provide education for Grades 7 and 8 for the surrounding communities, including Ducor. High school students in both districts attend Porterville Union High School for Grades 9 to 12. Please see Exhibits 8a and 8b for school district areas

According to records from the Tulare County Department of Education, enrollment in the Terra Bella Union School District has declined from 889 students in 1994 to 853 in 2001. The lowest enrollment occurred in 1997 with 815 students. Ducor Union School District enrollment has also witnessed an enrollment decline, from a high of 278 students in 1995 to 205 students in 2001.

Libraries

The Tulare County Public Library operates a branch in Terra Bella. The branch is located at the Carl Smith Middle School and is structured to provide service primarily for school children. As such, the library has a relatively large children's collection. The library is open Monday, Wednesday, and Friday from 10am to 1:00pm and 2pm to 6pm.

Parks

Presently, there are no public parks in either Terra Bella or Ducor. However, local residents make use of school athletic grounds after school hours. The closest public County park to either community is Bartlett County Park in Porterville, about ten miles north of Terra Bella. This County-operated park is located on 110 acres just west of Lake Success. A number of parks are located within the city limits of Porterville and are operated by the City.

INFRASTRUCTURE

Sewer

Terra Bella

Sewer service is provided to Terra Bella by the Terra Bella Sewer Maintenance District, which is operated by Tulare County Resource Management Agency (RMA). The waste water treatment plant and collection system was constructed in the early 1970's. Expansion of the treatment plant was completed in February 1997. According to Tulare County RMA, the plant is currently operating at approximately 70% of capacity. Please see Exhibit 9a and 9b for the location of utility systems in Terra Bella and Ducor

Ducor

Parcels in Ducor are dependent on septic tanks for sewage disposal. The lack of a community sewage system is a factor in the limited growth of Ducor. The County does not have any current plans for construction of a waste water treatment plant, as there are no federal funds currently available for such a project.

Water

Terra Bella

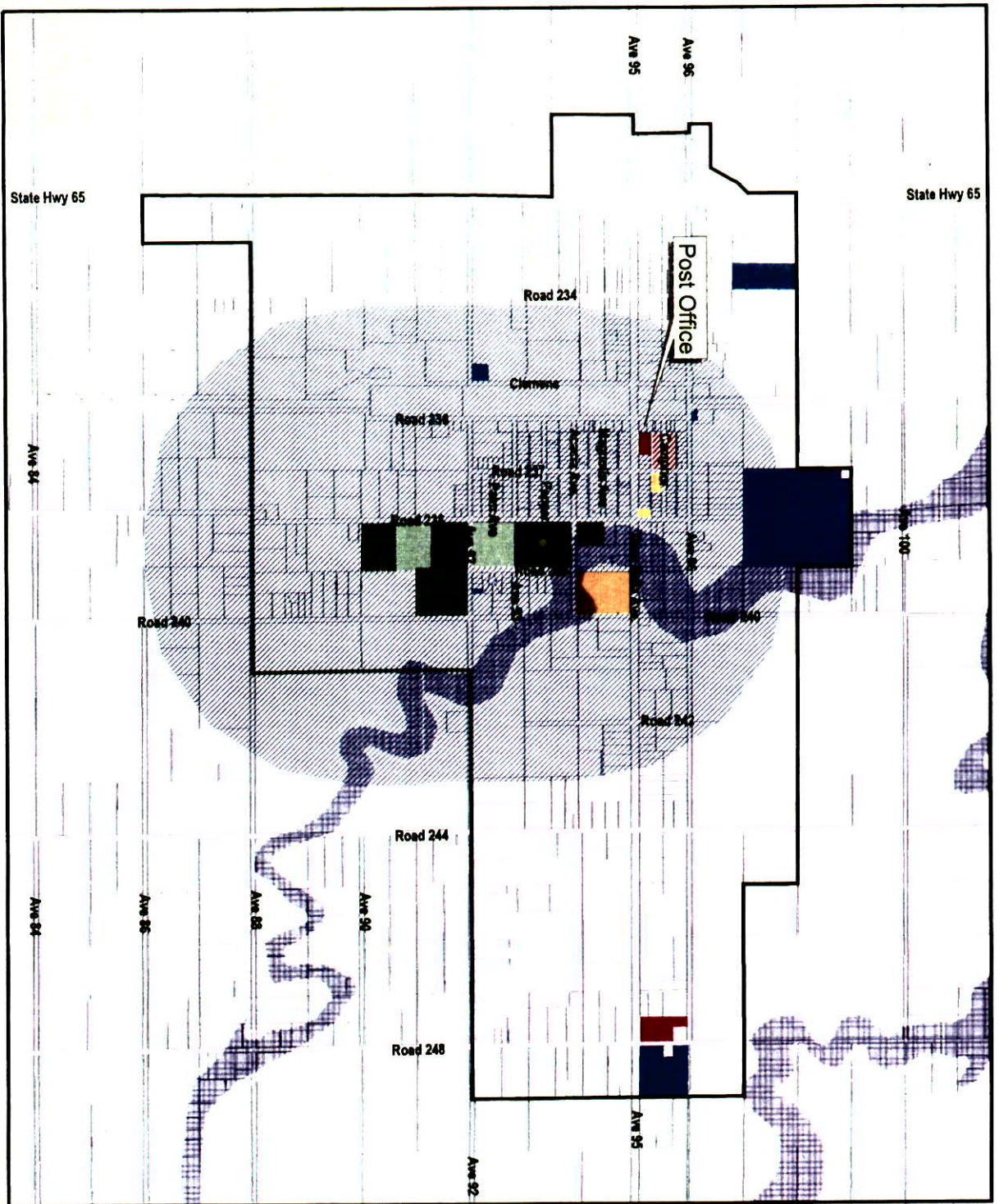
Water in Terra Bella is provided by the Terra Bella Irrigation District. This agency also provides irrigation water to farms in the area surrounding Terra Bella. Domestic water for the community is obtained from the Friant-Kern Canal. The District recently constructed a water pumping and treatment station that draws water from the canal. The station has a design capacity of one million gallons per day. Recent water demand has averaged 500,000 gallons per day - about half of the treatment plant's capacity.

Ducor

The Ducor Community Service District provides water to that part of the community that is within its Service Area Boundary (Exhibit 5). The district boundary is not coterminous with the Urban Area Boundary, however, it does include all existing developed areas as well as some outlying areas.

According to officials at the District, the two operating water wells have adequate capacity to meet the demands of infill development within existing district boundaries, but would not be able to provide service to future development areas outside of the district.

The water quality of the wells is considered acceptable for domestic use, although residents have complained of a sulfur odor.



Terra Bella Schools and Community Facilities

- Urban Development Boundary
- FEMA 100 Yr Flood
- Government Lands in Terra Bella
- County - Flood Control
- County - Road Service Yard
- County - Aged Building
- Housing Authority of Tulare County (Farm Worker Housing)
- WYRPS (Pump Discharge Station)
- Terra Bella Memorial District
- TB Irington District
- TB Sewer Maintenance District
- State Future Highway Right of Way
- School Site
- School Playfield
- School Reserve (Terra Bella Union School District)
- elementary school (K-6)
- middle school (7-8)
- Land within 0.5 mile of School

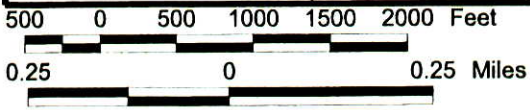
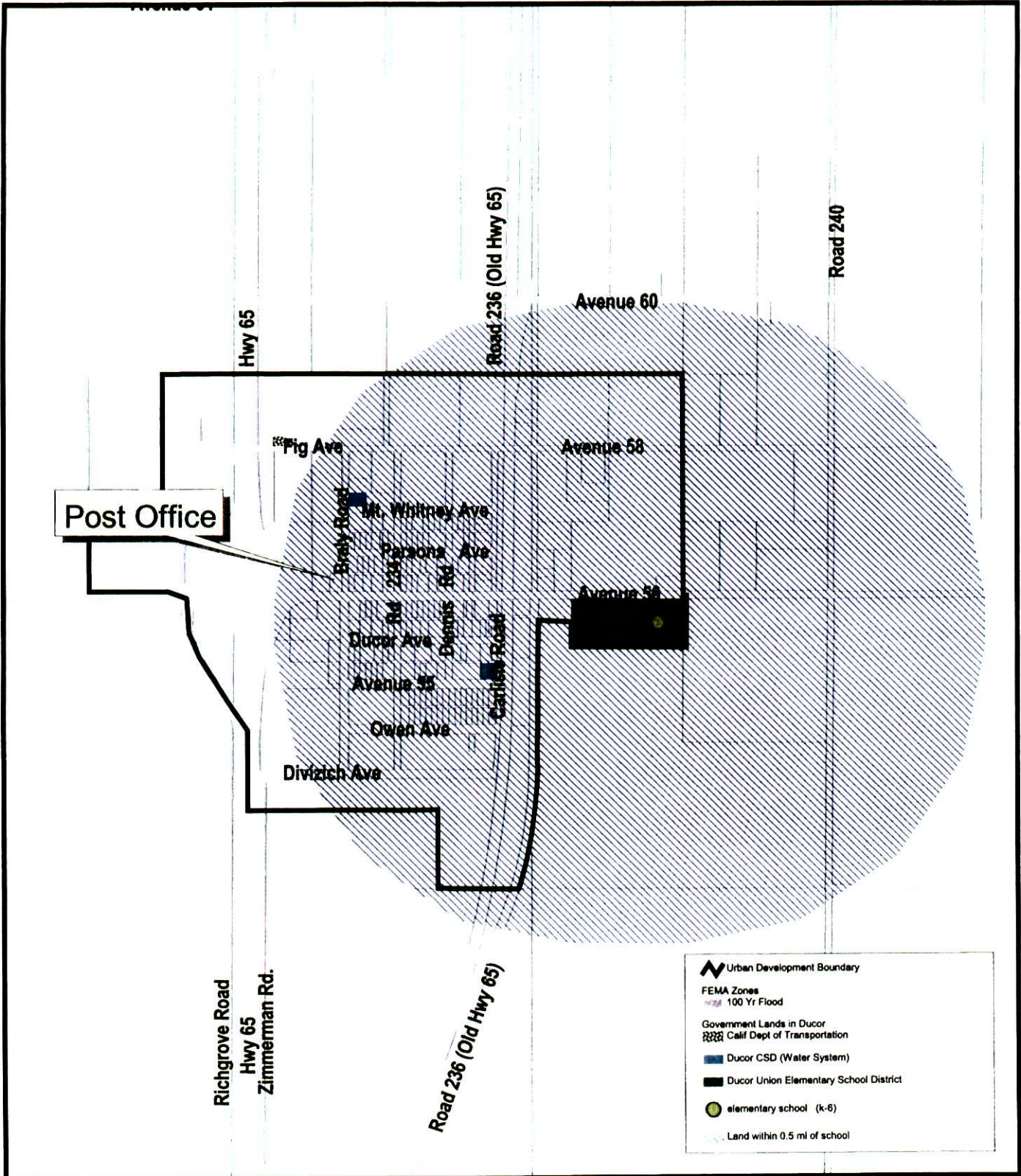
Terra Bella / Ducor
Community Plan

Exhibit 8a



Tulare County Resource Management Agency





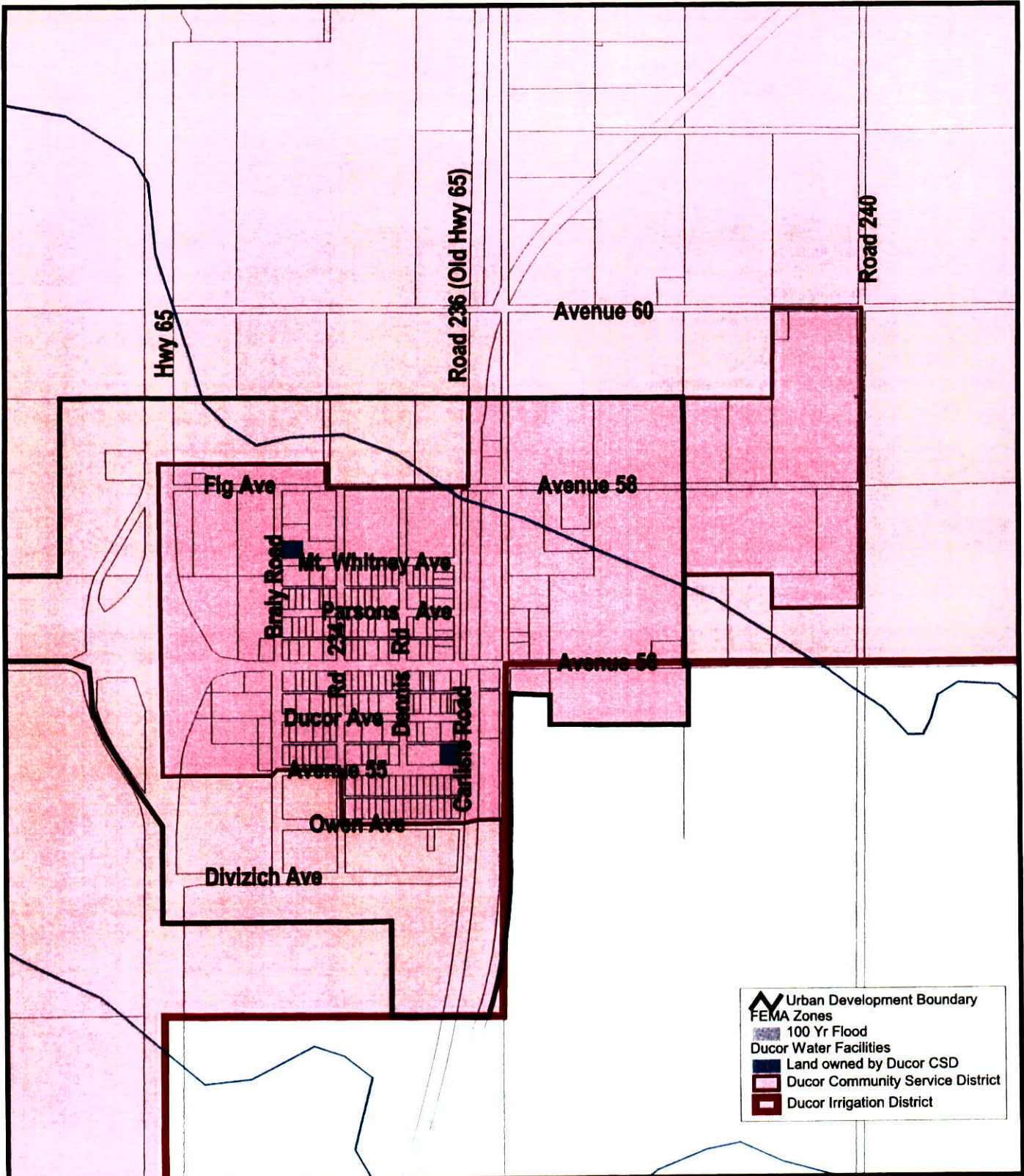
Ducor **Terra Bella / Ducor
Community Plan**

School & Community Facilities

Exhibit 8b







500 0 500 1000 1500 2000 Feet

0.25 0 0.25 Miles



Ducor

**Terra Bella / Ducor
Community Plan**

Water Facilities

Exhibit 9b



CIRCULATION

Description

For a land use plan to operate effectively, it is imperative that a comprehensive circulation system be planned. Existing roadways must have the capacity to expand as traffic demands increase, and new roads must be planned so that one part of the community can be connected another.

Terra Bella and Ducor have developed within the grid of major county roads in Tulare County. These roads are generally oriented to the cardinal points of the compass: north and south, east and west (see Exhibit 10a and 10b).

Regional access is afforded by State Highway 65. This highway connects Terra Bella and Ducor with Porterville, four miles to the north. To the south, Highway 65 eventually connects with Bakersfield and Kern County, at State Highway 99.

Road 236 provides another important north-south road for the two communities. The road parallels the Southern Pacific Railroad north to central Porterville.

Avenue 95 bisects Terra Bella and is an east-west roadway. To the east the road connects with the Old Stage Road (M109), and provides access to Fountain Springs. It also links Terra Bella to Pixley approximately 10 miles to the west, where Avenue 96 intersects State Highway 99.

The major east-west roadway in Ducor is Avenue 56. This road links Ducor to the foothill communities of Fountain Springs and California Hot Springs and continues to the surrounding mountains to the east. Avenue 56 runs west through to the community of Earlimart where it intersects State Highway 99.

Levels of Service

The Transportation Research Board (1985) has developed a capacity rating system that determines how well a street is functioning. This system refers to a Level of Service (LOS) rating which divides the actual traffic volume into the capacity of the roadway operating at LOS "E", the most congested operating conditions. Level of Service "A" is the best operating condition while LOS "F" is the worst. Caltrans has an adopted LOS of "C" as the minimum desirable operating level for traffic impact study purposes. Table 3 below provides LOS descriptions.

Table No. 3
Level of Service Table

<u>LOS</u>	<u>Description</u>
"A"	Free flow: Users are unaffected by other traffic, freedom of speed and movement, level of comfort, convenience and safety is excellent.
"B"	Stable Operation: Users Begin to notice other traffic, freedom of speed continues, but freedom to maneuver declines slightly.
"C"	Stable Operation: Users are affected by other traffic, freedom of speed and maneuver are greatly affected. Traffic signals operate at maximum efficiency.
"D"	Approaching Unstable: Users are greatly affected by traffic, comfort, convenience and safety significantly affected. Users wait one signal cycle to pass through an intersection.
"E"	Unstable Operation: Traffic volumes at or near capacity, users wait several signals to pass through intersections.
"F"	Forced Flow. Traffic volumes exceed the capacity of the street and traffic queues develop. Stop and go traffic conditions.

Source: 1994 Highway Capacity Manual, Special Report 209, Transportation Research Board

A traffic impact study was undertaken by the Transportation Planning Group (TPG) in 1996 in support of an application to expand the Deer Creek and Bluestone Quarries, east of the planning area. This study included assessments of the intersections of Avenue 95 and Avenue 56 with State Highway 65 and with Road 236.

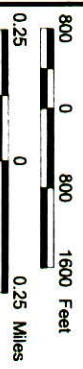
Traffic counts from the TPG study are presented in Table 4. The table also shows the selected street's current Level of Service rating based on the Peak-Hour Volume capacities shown in Table 3, above.



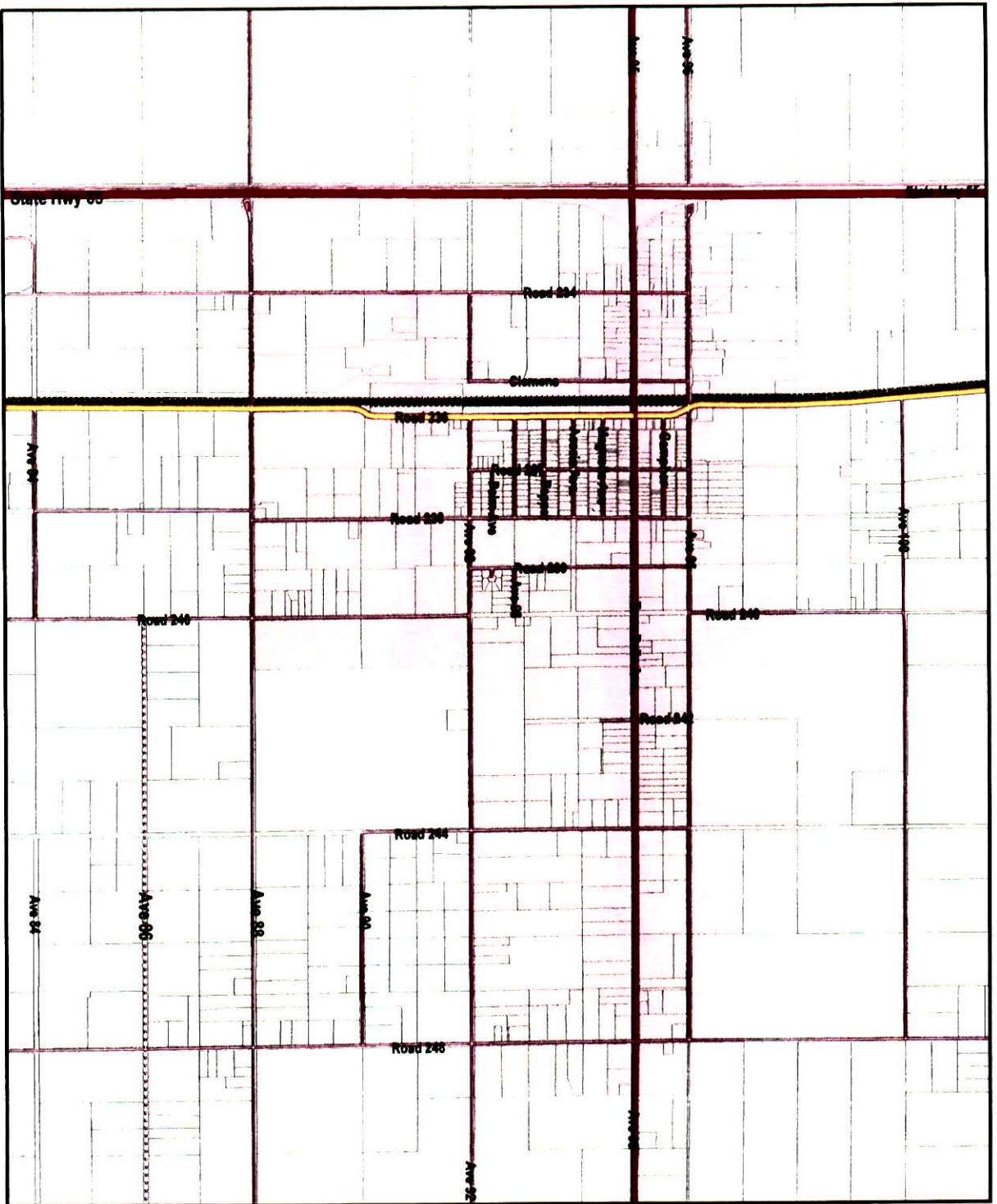
Terra Bella Existing Circulation

- Streets (Functional Classification)
- Arterial (Major)
 - Collector (Major)
 - Collector (Minor)
 - Local (Rural)
 - Local (Urban)
 - Local (Private)
 - Railroad ROW
 - Urban Development Boundary

Terra Bella / Ducor
Community Plan
Exhibit 10a



Tulare County Resource Management Agency



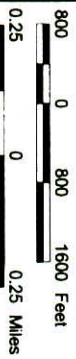
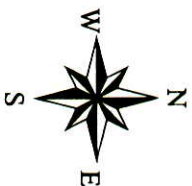
Terra Bella Existing Circulation

Streets (Functional Classification)

-  Arterial (Major)
-  Collector (Major)
-  Collector (Minor)
-  Local (Rural)
-  Local (Urban)
-  Local (Private)
-  Railroad ROW

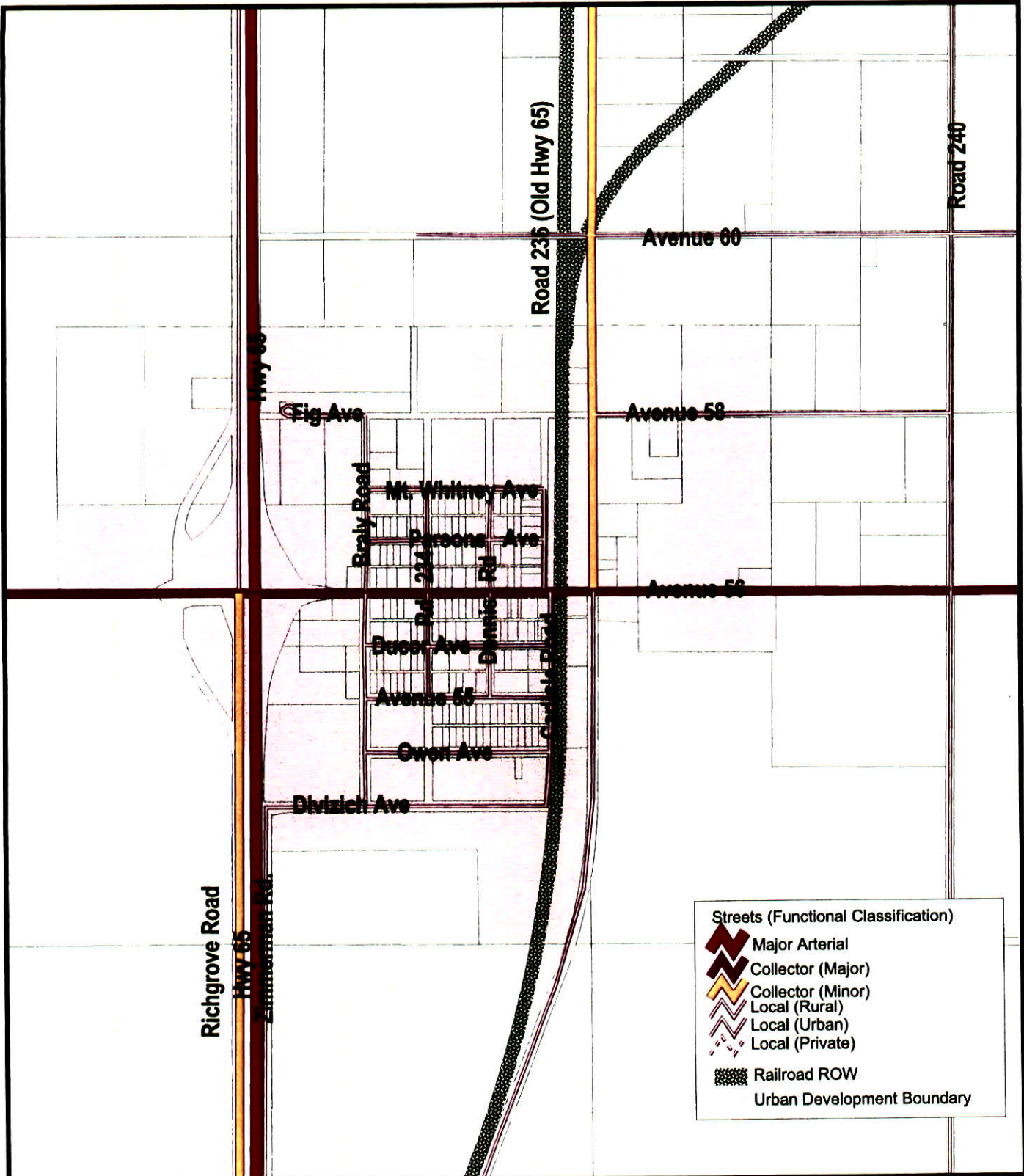
Urban Development Boundary

Terra Bella / Ducor Community Plan Exhibit 10a



Tulare County Resource Management Agency





500 0 500 1000 1500 2000 Feet

0.25 0 0.25 Miles



Ducor

**Terra Bella / Ducor
Community Plan**

Existing Circulation

Tulare County Resource Management Agency

Exhibit 10b



Table No. 4
Traffic Counts

Location	Peak AM Hour 1996 Traffic Count*	LOS
<u>Avenue 56</u>		
at State Highway 65	599	A
at Road 236	201	B
<u>Avenue 95</u>		
at State Highway 65	838	B
at Road 236	451	A

Source: Transportation Planning Group, 1996

* - Traffic counts are for peak morning hour and assume completed expansion of both quarries.

According to the traffic study, the two intersections at State Highway 65 will be operating at an LOS of "F" by the year 2020 because the high volumes of traffic projected for Highway 65 are expected to exceed the capacity of the two-lane undivided highway. The TCAG RTIP has programmed improvements on Highway 65 between Ducor and Porterville. The conversion of Highway 65 from a two-lane conventional highway to a four-lane expressway is programmed into two phases. Phase one between Avenue 95 and State Route 190 is scheduled to begin construction in 2005. Phase two between Avenue 56 and Avenue 95 is scheduled for construction in 2010.

Truck Routes

Residents of the Ducor community have expressed concerns regarding the impact of heavy truck traffic on their quality of life. Residents complain that the 40 miles-per-hour speed limit through town is too fast and that the trucks pose a safety hazard.

To mitigate these problems, the TPG traffic impact study recommended that the quarry attempt to schedule the truck arrivals/departures in such a manner as to avoid peak travel periods on local streets. In addition, it was recommended that the quarry encourage their drivers to avoid using Avenue 56, adjacent to Ducor School, during peak school drop-off and pick-up times.

NATURAL RESOURCES

Soils

According to the United States Department of Agriculture, Soil Conservation Service, the following soils are found within the Terra Bella and Ducor areas (see Exhibits 11a and 11b):

Terra Bella

Centerville clay
San Joaquin loam
Havala loam
Honcut sandy loam
Greenfield sandy loam

Ducor

Exeter loam
San Joaquin loam

All of the soils in the planning area are alluvial, derived primarily from granitic sources within the Sierra Nevada range. The following descriptions are provided for the above soil types (see Exhibits 12a and 12b):

Centerville clay, 2 to 9 percent slopes, is moderately deep and well drained. The soil is suitable for orchards, cultivated crops and rangeland. It is not considered suitable for buildings, roads and septic tanks due to the high clay content, slow permeability and inability to support heavy loads

Exeter loam, 0 to 2 percent slopes, is moderately deep to hardpan and well drained. The soil is suited to orchards, vineyards, and cultivated crops. The soil is moderately suitable for building sites, but poorly suited to roads and streets. The slow permeability and hardpan cause problems for septic tank absorption fields.

Exeter loam, 2 to 9 percent slopes, is moderately deep to hardpan and well drained. Most of this soil area is used for rangeland for which use is slightly limited by erosion hazards. The soil is also suitable for orchards. The main limitation for this use are the hardpan and erosion on the steeper slopes. Both of these limitations can be mitigated by importing more suitable soils. The soil is moderately suitable for building and poorly suited to roads and streets for the previously mentioned reasons.











Greenfield sandy loam, 2 to 5 percent slopes, is very deep and well drained. Most of this soil is used for rangeland although erosion can be a moderate, though controllable, problem. The soil is well suited for urban development with few limitations for buildings, streets and septic tanks.

Havala loam, 2 to 5 percent slopes, is very deep, well drained and gently sloping. Most of this soil area is used for rangelands with a few orchards. The soil is suited for both uses with erosion slightly to moderately limiting. The soil is moderately suited to building sites and roads because of a moderate clay content. The main problem for



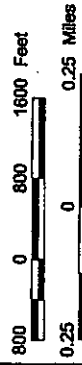
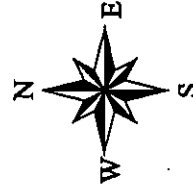


Terra Bella Soils Attributes

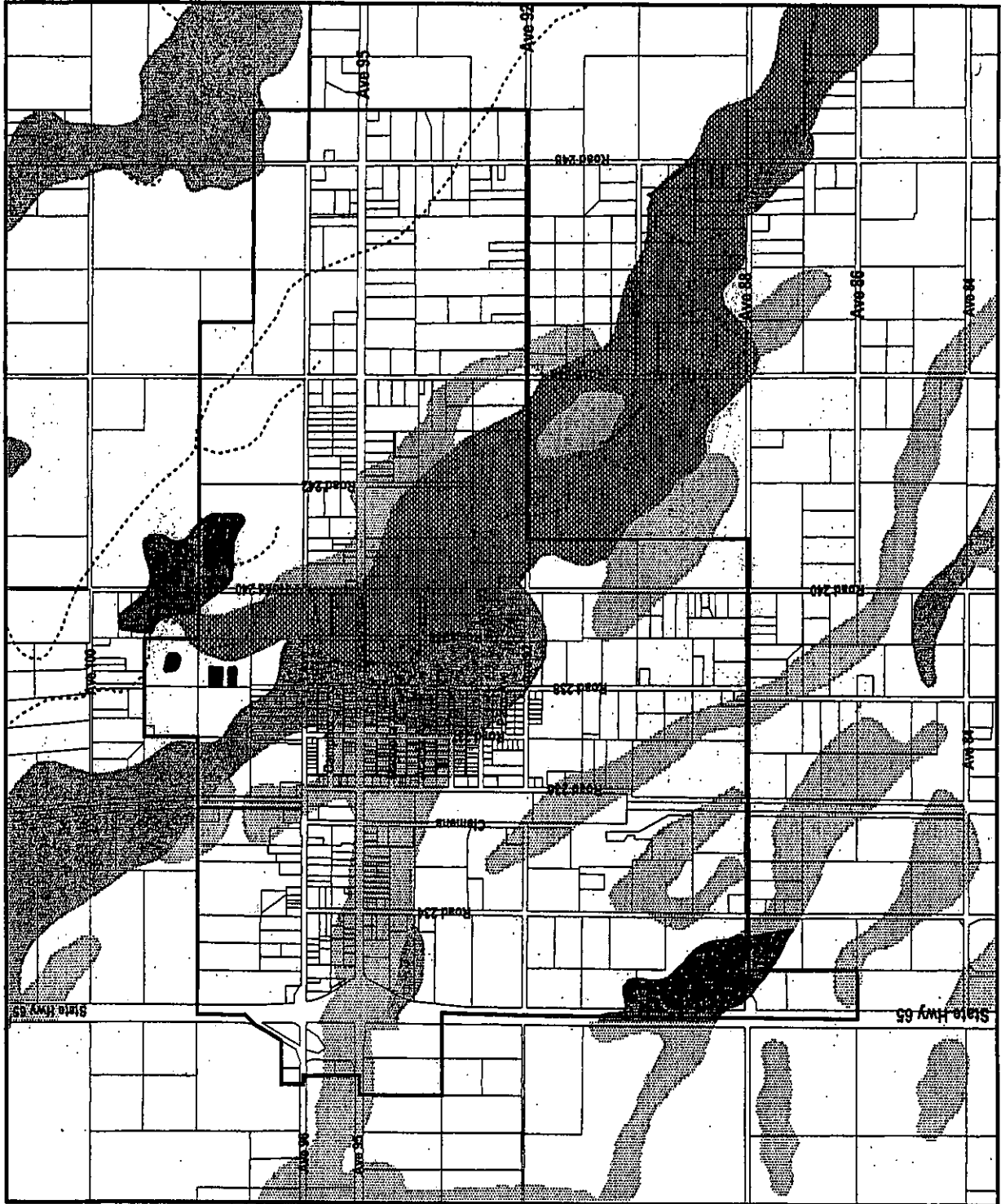
-  Urban Development Boundary
-  Streams (1997 Aerial Photo)
-  Parcel Lot Lines
- Soils (Permeability)**
-  Rapid
-  Moderate
-  Slow
- Soils (Primeness)**
-  Prime (P1)
-  Prime (P3)
-  Non Prime
-  Water

Note: The boundary between the western and central USDA's soil maps of Tulare County is Highway 65. Along this boundary there are soil classification inconsistencies, which may be resolved when the final soil maps are released, circa 2002.

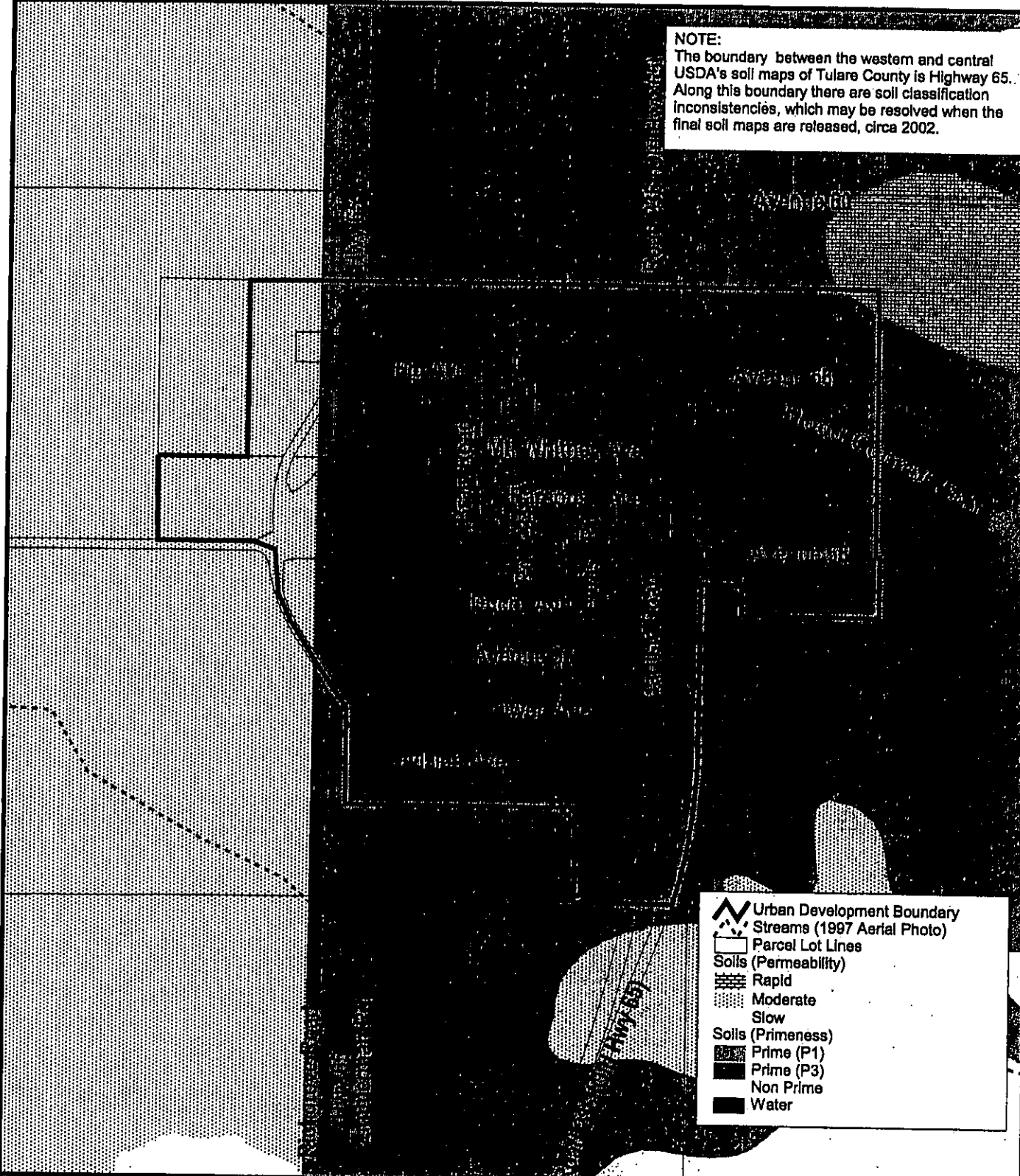
Terra Bella / Ducor Community Plan Exhibit 12a



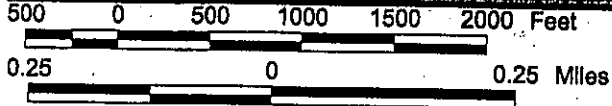
Tulare County Resource Management Agency



NOTE:
 The boundary between the western and central USDA's soil maps of Tulare County is Highway 65. Along this boundary there are soil classification inconsistencies, which may be resolved when the final soil maps are released, circa 2002.



- Urban Development Boundary
- Streams (1997 Aerial Photo)
- Parcel Lot Lines
- Soils (Permeability)**
- Rapid
- Moderate
- Slow
- Soils (Primeness)**
- Prime (P1)
- Prime (P3)
- Non Prime
- Water



Ducor Terra Bella / Ducor Community Plan

Soils Attributes

DRAFT *Terra Bella and Ducor Community Plan*
Chapter 2: Community Profile

septic tank absorption fields is the moderately slow permeability of the subsoil.

Honcut sandy loam, 2 to 5 percent slopes, is very deep, well drained and gently sloping. The soil is used as rangeland, although erosion is a slight limitation. The soil is well suited to urban development with few limitations for building sites, roads and septic tank absorption fields.

San Joaquin loam, 0 to 2 percent slopes, is moderately deep to a hardpan, well drained and nearly level. This soil is suitable for orchards, vineyards, and cultivated crops but is somewhat limited by the presence of hardpan which restricts root growth. This problem can be alleviated by ripping and shattering the hardpan. The soil is poorly suited to urban uses because of a high clay content, very slow permeability and a cemented hardpan. Septic tank filter fields are severely limited for these reasons.

San Joaquin loam, 2 to 9 percent slopes, is moderately deep to hardpan, well drained and gently rolling. The soil is suited to cultivated crops and orchards. The main limitations are hardpan and a moderate erosion risk on steeper slopes. The soil is also suited for rangeland with erosion a slight limitation. The soil is unsuitable for building sites, roads and septic tank filter fields due to high clay content, very slow permeability and the cemented hardpan. This problem can be overcome by the importation of more suitable soils

Agriculture

Within the planning area there are a number of parcels that are entered into agricultural preserve contracts (Williamson Act contract) (see Exhibits 13a and 13b). Ag preserve contracts are designed to keep productive farmland in agricultural use and prevent premature conversion to urban use. When a landowner enters into a contract, they receive a lower property tax rate. They must agree to keep their land in agricultural use for a ten year period. Contracts can be canceled before the ten year period ends, however, the property owner must pay a penalty equal to 12.5% of the unrestricted value of the property. Property owners may elect to file for a notice of non-renewal which phases out the Williamson Act contract over a ten year period. Property taxes increase of the ten year phase-out period.

Air Quality

Terra Bella and Ducor are located in the San Joaquin Valley Air Basin. This basin comprises the southern portion of the Central Valley and is bounded on the west by the Coastal Range, on the east by the Sierra Nevada Mountains, on the south by the Tehachapi Mountains, and on the north by the Sacramento Valley Air Basin.

The San Joaquin Valley Air Basin has failed to attain National Ambient Air Quality Standards for two pollutants: ozone and particulates (PM-10). As such, the valley has been designated a "non-attainment area". Accumulation of high concentrations of these pollutants has been attributed to the basin-like topography of the Southern San

Joaquin Valley and the presence of a low-level inversion layer for much of the year.

Significant sources of air pollution include motor vehicles, local industry, fireplace smoke, and farming activities, which generates dust and smoke. On a more local level, persons living adjacent to agricultural fields are the most likely to be exposed to chemical spraying, smoke from the burning of agricultural waste, and dust from plowing and harvesting operations.

Ground Water

Ground water serves as a major source of water in the San Joaquin Valley. Water moving down-gradient from the Sierra Nevada streams and rivers, including Deer Creek, is the major source of groundwater recharge in the area. Application of imported irrigation water in the surrounding agricultural lands is another source of groundwater recharge, as is percolation from irrigation canals. Rainfall in the Terra Bella/Ducor area is about 10 inches annually and provides only a minor percentage of total groundwater recharge in the area.

According to California Department of Water Resources maps (1995), the groundwater table currently lies about 200 feet below the surface at Terra Bella and 500 feet below Ducor.

Flooding

According to maps prepared by the Federal Emergency Management Agency (FEMA), most of the Terra Bella planning area, and all of Ducor, is located in Zone C, considered an area of minimal flooding. Fountain Spring Gulch, a perennial tributary of Deer Creek, runs north-south through the eastern portion of Terra Bella. The corresponding flood plain is designated Zone A3 by FEMA, meaning an area of 100-year shallow flooding where depths are between one and three feet. The 100-year flood line is shown in Exhibits 14a and 14b.

Drainage

Drainage in Terra Bella is generally to the west and north of the community. A 700 to 800 foot drainage line runs under Avenue 95 and drains into Fountain Spring Gulch. Two other minor systems, both approximately 300 feet long, also drain into the gulch. A small ponding basin is situated next to the pistachio processing plant along Road 235-1/2.

Storm water in Ducor generally drains toward the west. There are no existing storm water facilities in the Ducor area.

The Tulare County Resource Management Agency has indicated that neither community has any significant drainage problems.

Terra Bella

Streams and FEMA Zones

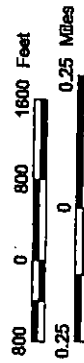
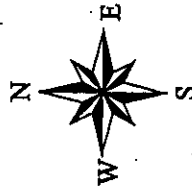
- Urban Development Boundary Streams (1952 USGS Map)
- Streams (1997 Aerial Photo)
- FEMA Zones
- 100 Yr Flood
- 500 Yr Flood
- No Flood

Note: The information for streams and FEMA Zones are approximations (+/- 50 ft) that do not exactly match parcel lot lines theme - or each other.

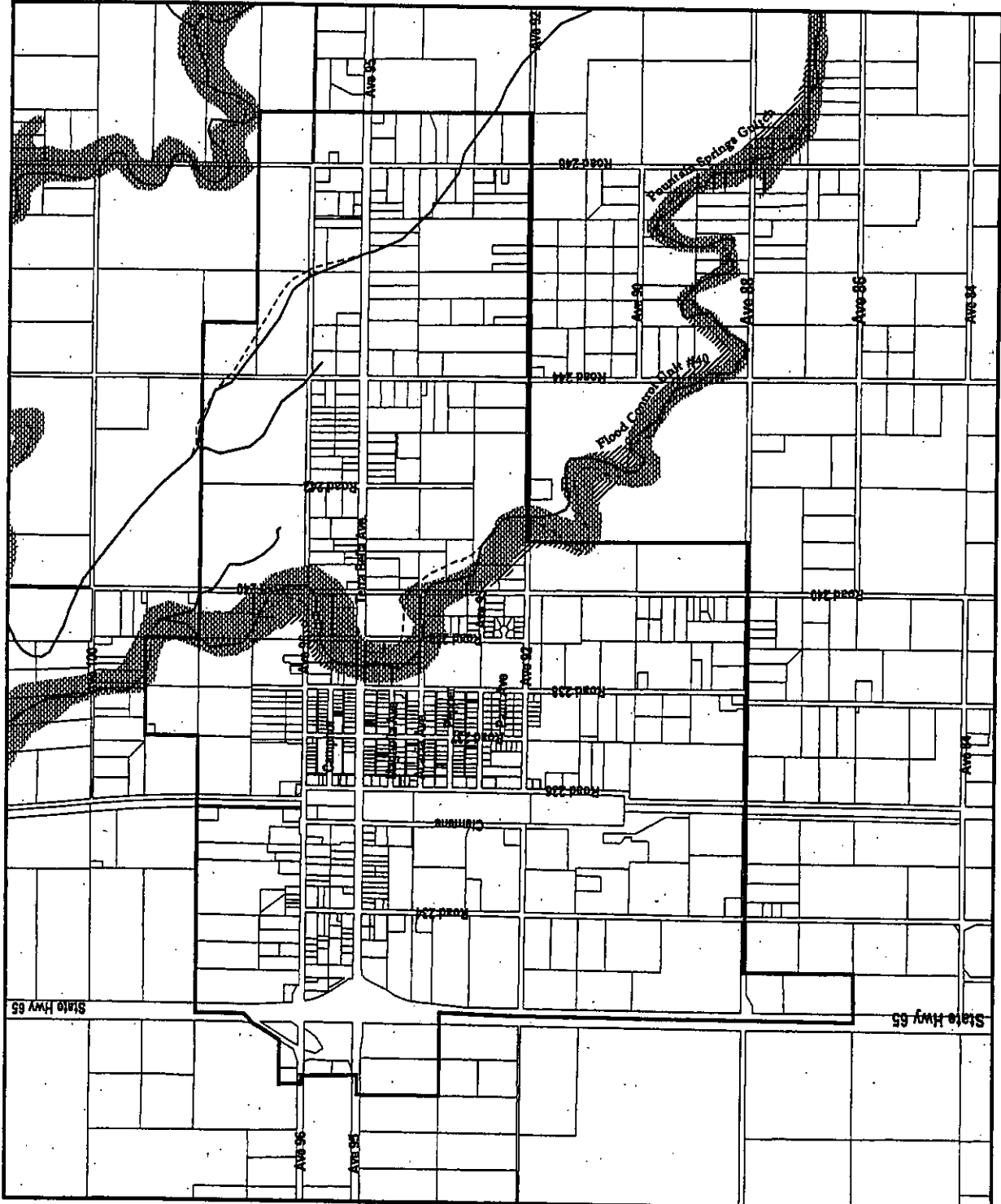
The Flood Control Units are from the "Flood Control Master Plan" (1971)

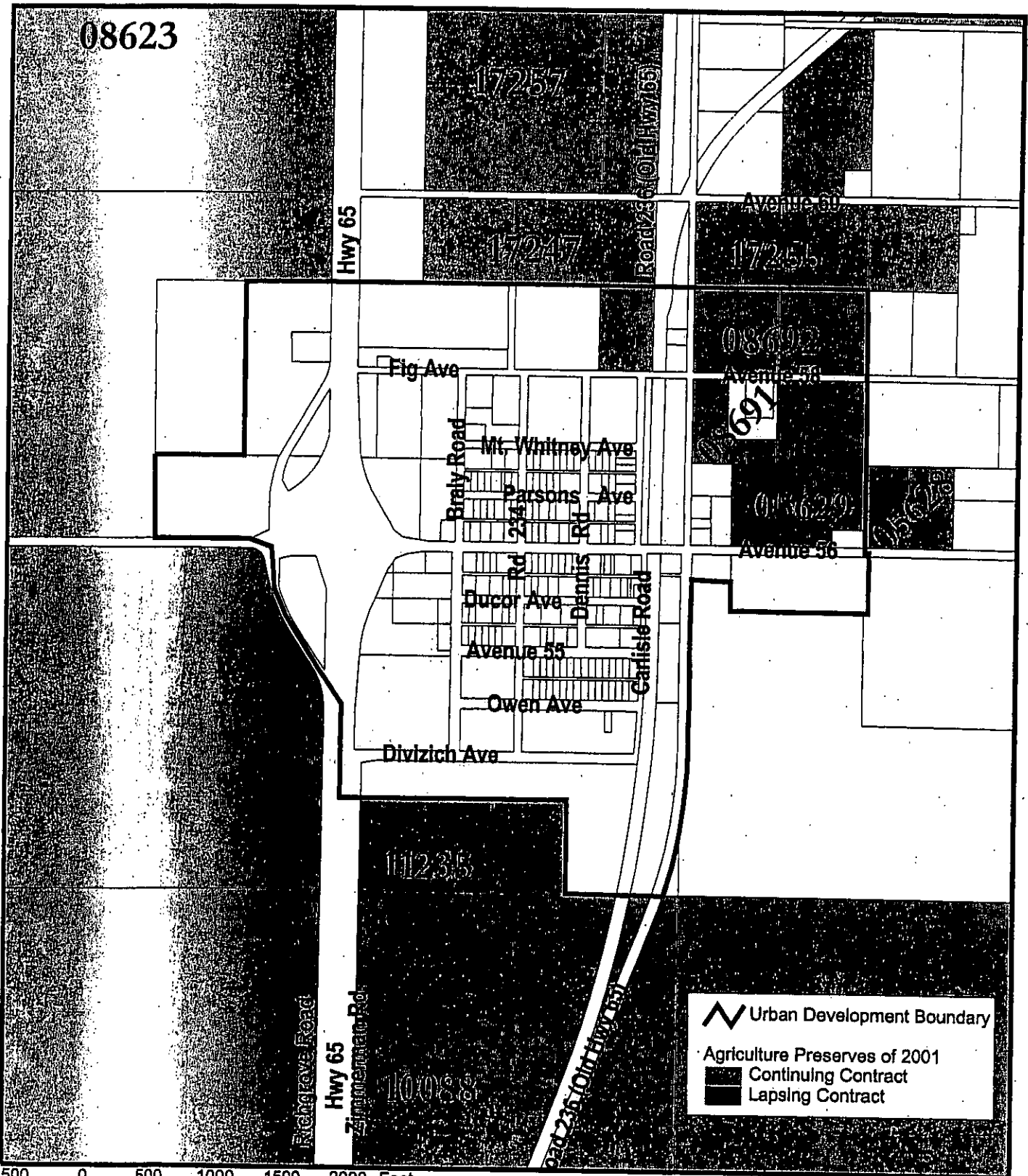
Terra Bella / Ducor Community Plan




Exhibit 14a



Tulare County Resource Management Agency





 Urban Development Boundary
 Agriculture Preserves of 2001
 Continuing Contract
 Lapsing Contract

500 0 500 1000 1500 2000 Feet

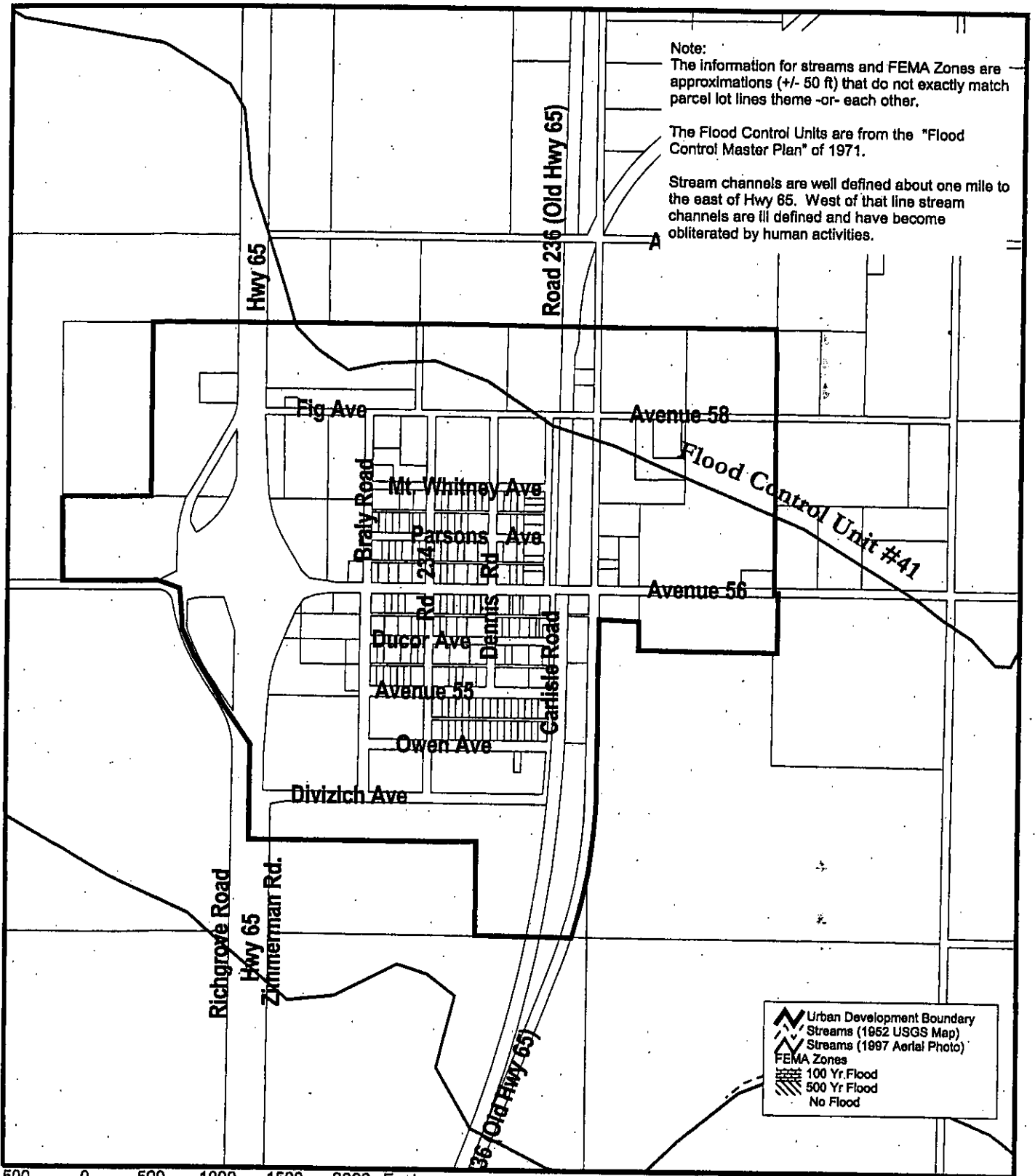
0.25 0 0.25 Miles



Ducor Terra Bella / Ducor Agriculture Preserves Community Plan

Tulare County Resource Management Agency

Exhibit 13b

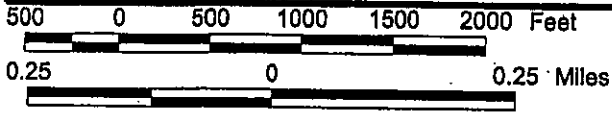


Note:
 The information for streams and FEMA Zones are approximations (+/- 50 ft) that do not exactly match parcel lot lines theme -or- each other.

The Flood Control Units are from the "Flood Control Master Plan" of 1971.

Stream channels are well defined about one mile to the east of Hwy 65. West of that line stream channels are ill defined and have become obliterated by human activities.

Urban Development Boundary
 Streams (1962 USGS Map)
 Streams (1997 Aerial Photo)
 FEMA Zones
 100 Yr Flood
 500 Yr Flood
 No Flood



Ducor Terra Bella / Ducor
Community Plan
Streams and FEMA Zones

Noise

The County of Tulare has adopted two county wide goals regarding noise. They are: 1) Protect the citizens of Tulare County from the harmful effects of exposure to excessive noise; and 2) Protect the economic base of Tulare County by preventing the encroachment of incompatible land uses near known noise-producing industries, railroads, airports and other sources.

Tulare County adopted a new Noise Element in 1988. The Element modeled noise contours for lands adjacent to freeways, airports, local industries and railroads for the base year (1986) and provides projected contours for the year 2010. The noise contours were prepared in terms of either the community noise equivalent level (CNEL) or day-night average decibel level (Ldn), which are descriptive of the total noise exposure at a given location for an annual average day.

The Noise Element identifies noise-impacted areas throughout Tulare County. These areas include lands which have existing or projected noise levels exceeding 60 decibels (dB) Ldn. This decibel level is considered to be the maximum normally acceptable noise level for single family residential areas. In Terra Bella and Ducor, the primary noise source is highway traffic along State Route 65.

By 2010, the Noise Element projects that the 60dB Ldn noise contour will widen along State Route 65 in both communities. In addition, contours along Avenue 56 in Ducor will exceed the 60dB Ldn limit. There are presently a number of single family homes located within the existing 60dB Ldn contour. Although residential uses within this noise contour are acceptable, noise attenuation measures must be included as part of their design and construction to attenuate ambient noise to interior levels not to exceed 45dB. Ideally, uses that are less noise-sensitive such as commercial or service businesses should be directed to locate in high traffic/noise areas.

The Noise Element includes performance standards for new residential or other noise-sensitive land uses that locate in noise-impacted areas. The Element indicates that these uses will not be permitted unless effective design measures can be integrated into the development to mitigate the impact of noise.

Seismic/Geologic Hazards

The Five County Seismic Safety Element prepared for Tulare County and other Valley counties shows that the Terra Bella/Ducor area is located in the V1 zone - described as an area of low seismic risk. This indicates that the risk of ground shaking is minimal and the likelihood of soil liquefaction and subsidence is low. The closest active seismic area is the San Andreas Fault Zone, located about 65 miles to the west.

BIOTIC

Vernal Pools

Several potential vernal pool habitats have been identified in the Ducor and Terra Bella areas (refer to Exhibit 9). However, none of these areas have been identified as vernal pool habitat by the Department of Fish and Game Natural Diversity Database or by Tulare County Habitat Conservation Plan studies. A reconnaissance check performed for this plan did not reveal the presence of any vernal pools within the plan area.

CULTURAL RESOURCES

History

Historical records of the two communities have been provided by the Tulare County Historical Society and Annie R. Mitchell in her classic historical account of Tulare County, *The Way It Was*.

Terra Bella

Terra Bella was first called Deer Creek Switch, and then "Terrabella" until 1909. The Deer Creek area attracted sheep and cattlemen long before grain was planted in the area. Before the Southern Pacific Railroad came through in 1888, grain from the area had to be hauled to shipping platforms at Pixley, Tipton, and Alila. In 1890, the McNear Warehouse Company constructed warehouses in Terra Bella and Ducor, allowing grain to be shipped from both points.

Land colonization and real estate promotions brought citrus to Terra Bella. In 1908 a group incorporated the Terra Bella Development Company. The next year, a group from Southern California took control of the company. These men included George and Phillip Hart, Marco Hellman, F.J. Thomas, and Frank Ensign. They planned a townsite and built streets, sidewalks, and a water system. The Hart brothers also built a large hotel, a bank, and a depot. Seven thousand surrounding acres were divided into small farms. Excursion trains from Southern California brought in hundreds of prospective buyers.

Although Lindsay became the region's major center of olive processing, the first olive processing plant was built in Terra Bella in 1907 by A. Adams of the Sunland Processing Company of Southern California. Olives were originally shipped in as the first record of an olive grove planted in Terra Bella was 1911. That same year "STOMA", the Southern Tulare County Olive Marketing Association, was established in Terra Bella.

In 1909 a tract of land north east of Terra Bella was subdivided and sold to local German settlers. The Lutheran Colony grew and prospered over the years. The Zion Lutheran Church and the Zion School were built in 1909.

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In the early 1900's, Terra Bella suffered from a lack of water for irrigation. The Terra Bella Irrigation District was formed in 1915 but a series of dry years in the 1920's, followed by the Depression, brought bankruptcy to many investors. Land was sold for unpaid taxes and many people were forced to move away.

Ducor

Ducor was founded by four German settlers in 1885 at a spot known as Dutch Corners approximately one half mile north of the present downtown. The original name of the townsite, Dutch Corners, was shortened by the Southern Pacific Railroad to "Ducor". The surrounding plains were used as rangeland for cattle and sheep. Those settlers who had the courage to plant grain were known as "skyfarmers" because their crops were entirely dependent on rainfall.

In 1888, a line of the Southern Pacific Railroad was completed, bringing economic development to Ducor. By 1907, Ducor had developed into an important agricultural service center with the Rochdale Store, a blacksmith's shop, a livery stable, post office and a 32-room hotel. The Rochdale Store was owned at one time by Mike Mitchell, father of Tulare County historian, Annie Mitchell.

By 1909, the community had added a grain warehouse, a Baptist Church, and the two classroom Ducor school. The existing Ducor elementary school is located on the original school site. Another event of 1909 was the formation of the Ducor Land Company, composed of local residents. The large, stately palms lining the streets of Ducor were planted by these hopeful land promoters.

Cultural Resources

According to the California Historical Resources Information System, there are no recorded cultural resources within Terra Bella or Ducor. No cultural resources surveys or historic resources inventories have been conducted in either community.

The Information Center recommends that a qualified professional archaeologist should conduct a field survey of all vacant, unimproved land within the planning areas in order to determine the possible existence of cultural resources. In addition, a qualified professional architectural historian should conduct an evaluation of all buildings, structures and/or objects that are more than 50 years old within the communities. A formal report regarding the findings should be submitted by these authorities to the lead agency and to the appropriate historic or cultural agency.

Based on the historical records provided by the Tulare County Historical Society, several existing structures in both communities are expected to be over 50 years old. Some of these structures could have historical significance.

ADOPTED COUNTY POLICY

The County of Tulare has adopted a Comprehensive Policy Plan which lists all adopted planning and development-related policies contained in the County's general plan. Within this document each community and city has a separate section devoted to policies which specifically affect that area. Policies which refer to Terra Bella and Ducor (listed separately) and the corresponding reference number in the Comprehensive Policy Plan, are as follows:

Terra Bella

1. Urban Development Boundaries (UDB) are established around the following unincorporated communities in the county to serve as official urban planning areas for these communities (Terra Bella included) (427.501).
2. Some of the more important subjects requiring attention in a county ordinance are:
 - Residential, commercial and industrial zones recognizing the special land use development patterns and problems of small unincorporated communities such as (Terra Bella included) are also needed. (427.502)
3. New or greatly improved sewer systems and facilities should be constructed for (Terra Bella included) as feasible, subject to recommendation No. 1-B concerning allocation of county resources. (427.503)
4. Detailed studies of the Terra Bella-Ducor drainage should consider zoning and/or land development controls adjacent to defined channels, detention storage, and channel dedication and improvement. There are several sites for detention storage in and upstream of the area inundated in 1969 which should be examined in detailed studies. (427.505)

Ducor

1. Urban Development Boundaries (UDB) are established around the following unincorporated communities in the county to serve as official urban planning areas for these communities (Ducor included) (424.701).
2. Some of the more important subjects requiring attention in a county ordinance are:
 - Residential, commercial and industrial zones recognizing the special land use development patterns and problems of small unincorporated communities such as (Ducor included) are also needed. (424.702)

DRAFT Terra Bella and Ducor Community Plan
Chapter 2: Community Profile

3. Detailed studies of the Terra Bella-Ducor drainage should consider zoning and/or land development controls adjacent to defined channels, detention storage, and channel dedication and improvement. There are several sites for detention storage in and upstream of the area inundated in 1969 which should be examined in detailed studies. (424.703)
4. The distribution system should also be improved to provide a more adequate system by which to distribute the water. (424.705)

In addition to the above policies, there are other policies which have been adopted which serve to guide development and planning in the County. While not all of these policies can be listed, it is important to get a sense of the County's attitude towards planning and development prior to preparing the Plan. The most important policy statements concerning the two communities are summarized below:

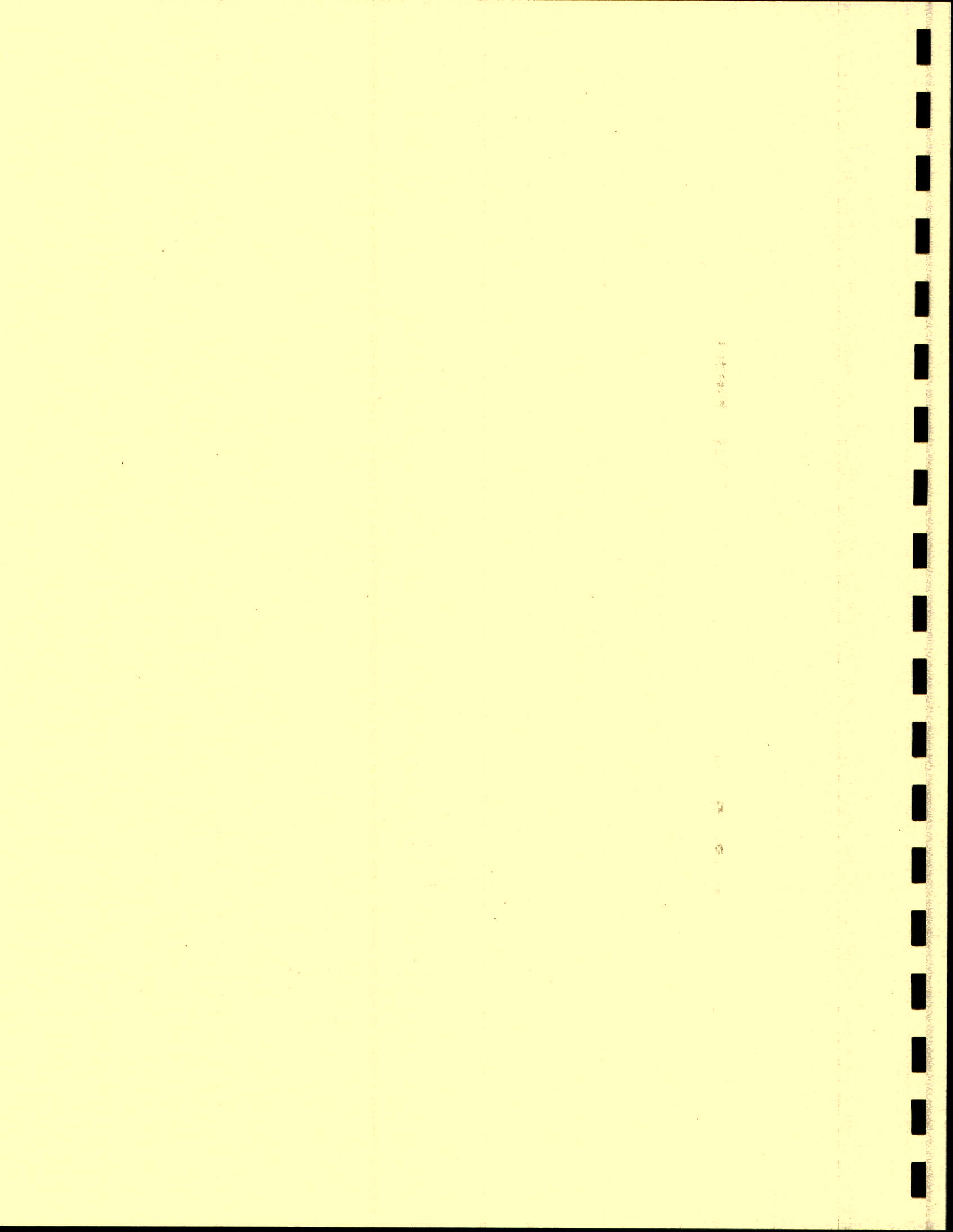
- Retain community identity (211.201)
- Control urban sprawl (211.107)
- New development should be an extension of existing development (211.106)
- Urban development boundaries (20-year planning area) shall be prepared for Terra Bella and Ducor (211.109)
- Modification of Terra Bella and Ducor Urban Development Boundaries shall place a high priority on preserving prime agricultural land (211.132)
- UDB's shall identify areas for urban land uses which benefit from urban services (211.137)
- Communities shall develop a land use plan, specifying densities and land use categories (211.137)
- Community water systems should be extended in a manner which will promote orderly development (211.153)
- Special districts should extend trunk lines in reasonable anticipation of new development (211.154)
- Residential densities less than one dwelling per acre should not benefit from urban services (211.168)
- Flood prone locations shall be avoided when planning urban development unless flood-proofing can be applied (211.175)

DRAFT *Terra Bella and Ducor Community Plan*
Chapter 2: Community Profile

- Protect the citizens of Tulare County from the harmful effects of exposure to excessive noise (322.123)
- Protect the economic base of Tulare County by preventing the encroachment of incompatible land uses near known noise-producing industries, railroads, airports and other sources (322.124)
- New development of industrial, commercial or other noise-generating land uses will not be permitted if resulting noise levels will exceed 60 dB Ldn (or CNEL) at the boundary of areas planned and zoned for residential or other noise-sensitive land uses, unless determined to be necessary to promote the public health, safety and welfare of the County (322.314)
- Urban development should be discouraged on class I soils (211.190)
- Urban uses should only be permitted on class I, II or III soils when these uses are within a community's sphere of influence (211.408)
- Promote development of "skipped-over" vacant lands (211.408)
- Adopt community plans which designate adequate sites for residential development (211.409)
- Provide housing opportunities for farm-related employment (211.213)
- Develop a strategy to address substandard housing, including code enforcement, housing rehabilitation and public facility improvements (211.437)

Chapter 3: URBAN DEVELOPMENT BOUNDARY

This chapter delineates the planning area, also known as the Urban Development Boundary (UDB), for the Terra Bella/Ducor Community Plan. To determine the UDB for the planning area, a suitability analysis was employed to identify lands appropriate for urbanization.



CHAPTER 3: URBAN DEVELOPMENT BOUNDARY

Although State planning law does not define specific requirements for establishing planning area boundaries, it is generally agreed that the planning boundaries should include the territory within a community's probable ultimate physical boundaries and service area. In 1974, Tulare County added an Urban Boundaries Element to its General Plan. The element required the designation of an urban boundary for every "viable" unincorporated community in the county. At that time, Urban Area Boundaries (ultimate growth area) were established for Terra Bella and Ducor. The Terra Bella UAB currently includes 1,215 acres while the Ducor UAB currently includes 430 acres.

In 1983, the Urban Boundaries Element was amended to create Urban Development Boundaries (UDB) and to change the Urban Area Boundary concept to a comment area around incorporated cities. Urban Area Boundaries are thus no longer established around unincorporated communities.

The UDBs, as adopted in this Chapter, establish 20-year growth lines for Terra Bella and Ducor. Over the years, services will be extended into these areas which will accommodate new growth.

Benefits of Establishing An Urban Boundary

Besides defining the areas in which Terra Bella and Ducor will eventually grow, designation of a UDB for the communities provides local agencies and citizens with other benefits including:

- Encouraging coordination between land use planning and the provision of governmental services.
- Identifying and resolving potential interagency conflicts regarding service area.
- Encouraging efficient, economical and effective delivery of public services.
- Allowing property owners to identify the type and level of service their lands presently receive or may receive in the future.
- Assisting in the County's efforts to preserve open space and productive agricultural land.

Methodology For Establishing Urban Boundary

Establishing an Urban Development Boundary is a complex task. Many factors must be individually and cumulatively applied and analyzed. Additionally, UDB's must respect and support local and regional plans, take into account special local situations and result in growth patterns which will be sensitive to the environment. The delineation of UDBs

for the Terra Bella and Ducor Community Plan considered the following factors:

- **Population Projections**

Population projections give an indication of the number of people that must be planned for. They also provide County officials with a basis to estimate the future land needs of a community.

- **County Policies**

State planning law requires that plans must be internally consistent. Since this Plan is a part of the Tulare County General Plan it must carry out adopted county policies. Therefore, these policies must be considered in establishing the UDB and in planning land use within the community.

- **Development Suitability Analysis**

By examining the physical features of the planning area, lands best suited for new development can be identified. In addition, constraints to development can be identified, such as flooding, noise and traffic. Furthermore, strategies can be devised which will minimize, remove or avoid constraints.

POPULATION PROJECTIONS

Population projections are the building blocks of planning. They provide a glimpse into the future and a basis for making land use decisions. However, population projections must be viewed for what they are - estimates of what will probably happen - not exact specifications of what will actually occur. Population projections are based on past trends and how existing and probable future trends will affect them.

As mentioned in Chapter 2, the U.S. Census population counts from 1980 through 2000 revealed a growth rate for Terra Bella of 2.38% per year. This rate places Terra Bella about average of other unincorporated Tulare County communities for recent historical growth trends (see Table No. 5).

The growth rate for Ducor during the 1990's was determined to be 4.1% per year - among the highest for unincorporated communities in Tulare County. In terms of projecting population, a more moderate annual rate of 2% percent per year has also been utilized as a "low" growth rate.

**DRAFT Terra Bella and Ducor Community Plan
Chapter 3: Urban Development
Boundary**

**Table No. 5
1980-1990 Growth Rates of Selected Unincorporated Communities**

Community	1980	1990	2000	1980 - 2000 Growth Rate	1990 - 2000 Growth Rate
Terra Bella	1,807	2,740	3,466	3.3%	2.4%
Poplar-Ctr. Ctr.	1,295	1,901	1,496	0.7%	-2.4%
Cutler-Orosi	7,225	9,936	11,809	2.5%	1.7%
Richgrove	1,398	1,899	2,723	3.4%	3.7%
London	1,257	1,638	1,848	2.0%	1.2%
Earlimart	4,578	5,881	6,583	1.8%	1.1%
Ivanhoe	2,684	3,293	4,474	2.6%	3.1%
Strathmore	1,955	2,353	2,584	1.4%	0.9%
Tipton	1,185	1,383	1,790	2.1%	2.6%
Goshen	1,809	2,002	2,394	1.4%	1.8%
Pixley	2,488	2,457	2,596	0.2%	0.5%

Source: U.S. Census Bureau, 2000.

Population projections for both communities are detailed in the following subsections.

Terra Bella

Projecting the 2.38% per year growth rate for Terra Bella into the future over the plan period (2000-2020) yields the results shown on Table No. 6. The average annual rate (3.3%) from 1980 - 2000 is also provided as a "high" population estimate. Figure 7 graphically illustrates these projections.

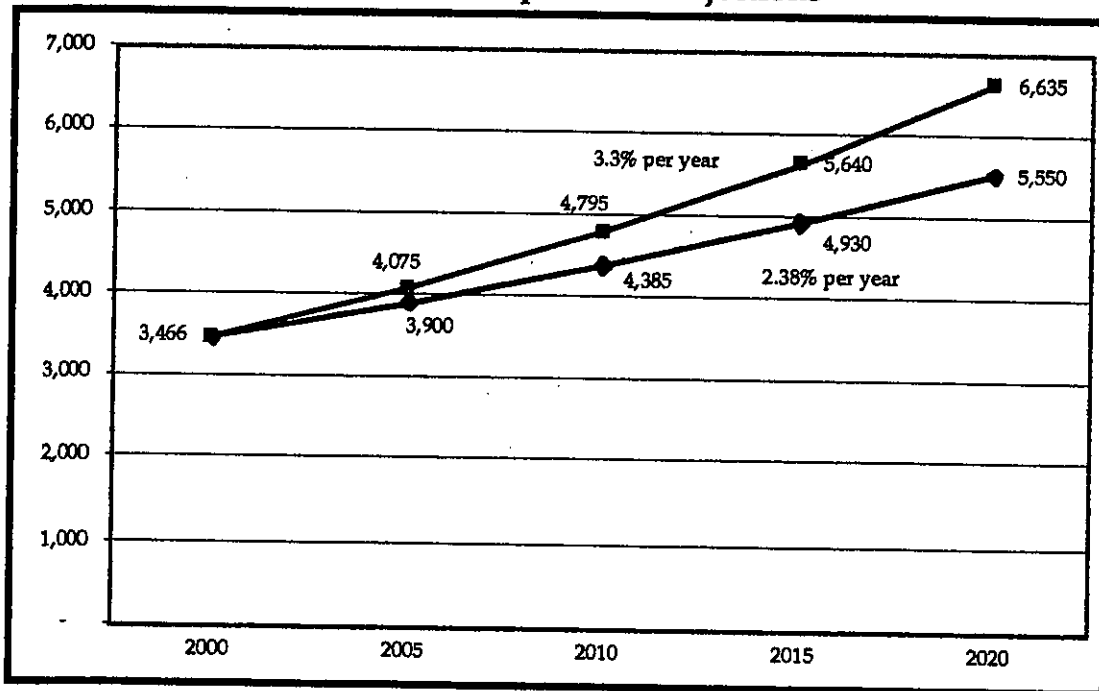
DRAFT Terra Bella and Ducor Community Plan
Chapter 3: Urban Development
Boundary

Table No. 6
Terra Bella Projected Population

Year	Population Projection	Percentage Increase	Increase Over 2000
2000	3,466	-	-
2005	3,900	2.38	434
	4,075	3.3	609
2010	4,385	2.38	919
	4,795	3.3	1,329
2015	4,930	2.38	1,464
	5,640	3.3	2,174
2020	5,550	2.38	2,084
	6,635	3.3	3,169

Source: Collins & Schoettler, 2002

Figure No. 7
Terra Bella Population Projections



Source: Collins & Schoettler, 2002

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Boundary

Ducor

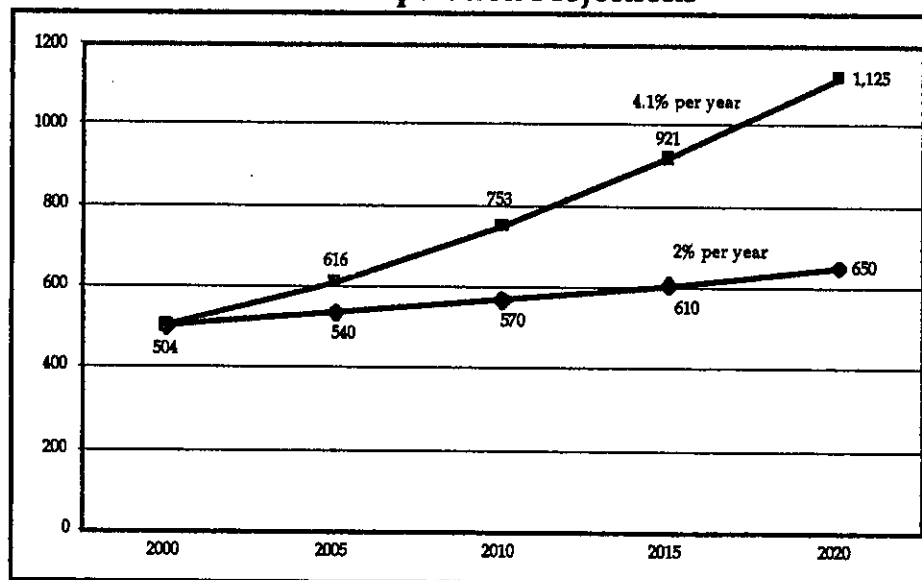
Projecting the 2.0% ("low") and 4.1% ("high") per year growth rate for Ducor into the future over the plan period (2000-2020) yields the results shown on Table No. 7. Figure 8 graphically illustrates these projections.

Table No. 7
Ducor Projected Population

Year	Population Projection	Percentage Increase	Increase Over 2000
2000	504	-	-
2005	555	2.0	51
	616	4.1	112
2010	615	2.0	111
	753	4.1	249
2015	680	2.0	176
	921	4.1	417
2020	750	2.0	246
	1,125	4.1	621

Source: Collins & Schoettler, 2002

Figure No. 8
Ducor Population Projections



Source: Collins & Schoettler, 2002

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Chapter 3: Urban Development
Boundary

The implications of population growth are obvious. More people moving into an area means that more housing must be provided as well as commercial and industrial areas for shopping, services and jobs. This means that ample area must be available for these future land uses. On the other hand, the goal of preserving farmland must be factored, for it is this economic support which sustains these and many other valley communities.

LAND DEMAND PROJECTIONS

Base Projections

Terra Bella

Within the existing 1,215-acre Terra Bella Urban Area Boundary, about 584 acres are developed to urban use and 630 are used for agriculture (391 acres) or are vacant (76 acres). In addition, 169 acres are within road and railroad rights-of-way. By dividing the estimated year 2000 population of 3,466 by 585 urbanized acres, a ratio of 5.92 persons per urbanized acres is calculated. Projecting this ratio into the future (using both low and high population growth rates) suggests that an additional 489 to 908 acres of land will be required for development by the year 2020.

**DRAFT Terra Bella and Ducor Community Plan
Chapter 3: Urban Development
Boundary**

**Table No. 8
Terra Bella Land Demand Projections**

Year	Growth Rate	Total Population	Incremental Population Increase	Incremental Land Demand Increase (1) (incremental pop. increase / 5.92)	Existing urbanized acres + Future Land Demand (2) (Total Area)
2000	-	3,466	-	-	585 acres
2005	2.38%	3,900	434	73 acres	658
	3.3%	4,075	609	103	688
2010	2.38%	4,385	485	82	740
	3.3%	4,795	720	122	810
2015	2.38%	4,930	545	92	832
	3.3%	5,640	845	143	953
2020	2.38%	5,550	620	105	937
	3.3%	6,635	995	168	1,121
Total	2.38%			352 acres	
	3.3%			536 acres	

Table 8 shows the amount of land that will be required to accommodate projected population growth in Terra Bella through the year 2020. The table uses two growth rates (2.33% and 3.3%) for each five-year increment. The table uses a density of 5.92 persons per acre (see discussion above) to determine the amount of land needed. The fifth column shows the land demand for each five year time period. For example, about 82 acres will be needed from 2005 to 2010 to accommodate a population increase of 485 persons (using the 2.38% growth rate scenario). Another 92 acres would be required during the next five year period (2010 - 2015). The last column shows the total urbanized land area in Terra Bella for each five year period, including the existing urbanized land acreage. For example, using the 2.38% growth rate, a total area of 937 acres would be urbanized by the year 2020.

(1) Example: 434 persons divided by 5.92 = 73 acres

(2) Example: Year 2010 figure of 740 is arrived at by adding 82 acres (2005 - 2010 increment) to the year 2005 total of 658 acres.

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Chapter 3: Urban Development
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Ducor

Within the existing 430-acre Ducor Urban Area Boundary, approximately 90 acres are developed to urban use and 340 are used for agriculture, rights-of-way, or are vacant. By dividing the year 2000 population of 504 by 90 urbanized acres, a ratio of 5.6 persons per urbanized acre is calculated. Assuming the ratio of urbanized acreage to population remains constant as the population grows (at low [2%] and high [4.1%] growth rates), an additional 43 to 111 acres of land will be required for development by the year 2020.

Flexibility Factor

The above figures do not include a Flexibility Factor, the application of which is standard practice in determining the appropriate size of the community's Urban Development Boundary (20-year growth boundary). The Flexibility Factor is a multiplier which serves to include additional lands beyond the actual projected need in order to provide for flexibility in siting and to avoid the constriction of land supply and subsequent interference with market forces influencing the location and timing of urban development.

The Flexibility Factor varies with the size of the affected community. A relatively small flexibility factor (20% - 35%) is typically applied to the largest cities e.g. Visalia, Tulare, Porterville. In the case of smaller cities such as Dinuba, Exeter or Lindsay, it would be normal to use a flexibility factor on the order of 30% - 50%. The small unincorporated towns, including Terra Bella and Ducor, warrant a Flexibility Factor of 50% or greater. The rationale behind a varying Flexibility Factor lies in the fact that adding 20% to a large city's projected land demand adds an equivalent or larger amount of acreage to that city's projected need (and to their UDB) as adding 30% or 40% to a smaller community's UDB. To provide roughly equal opportunities for urban expansion to all urban areas, the Flexibility Factor must be inversely proportional to the size of the community.

For purposes of subsequent analysis of Terra Bella and Ducor, Flexibility Factors range from 50% to 100%. Land demand projections for both communities incorporating this range of Flexibility Factors are as shown on Tables 11 and 12, respectively.

**DRAFT Terra Bella and Ducor Community Plan
Chapter 3: Urban Development
Boundary**

**Table No. 9
Terra Bella Year 2020 Land Demand Projections**

Year	Growth Rate	Estimated 2020 Land Demand	With 50% Flex Factor	Total Urban Development Boundary (existing urbanized area + Future + flex factor)
2020	2.38%	352 ac	538 ac	1,123 ac
	3.3%	536 ac	804 ac	1,389 ac

Note: Existing UAB contains 1,215 acres.
Source: Collins & Schoettler, 2002

**Table No. 10
Ducor Year 2020 Land Demand Projections**

Year	Growth Rate	Estimated 2020 Land Demand	With 100% Flex Factor	Total Urban Development Boundary (existing urbanized area + Future + flex factor)
2020	2.0%	43 ac	86 ac	176 ac
	4.1%	111 ac	222 ac	312 ac

Note: Existing UAB contains 430 acres
Source: Collins & Schoettler, 2002

Due to the small size of the communities, a 50% Flexibility Factor is considered appropriate for Terra Bella and Ducor. As can be seen from Table 9, the application of a 50% Flexibility Factor to the 2.38% and 3.3% growth projections suggests the need of an Urban Development Boundary for Terra Bella containing between 1,123 and 1,390 acres of total territory. This represents an additional 538 to 804 acres of urban land in the next 20 years.

The application of the 100% Flexibility Factor to a 2.0% to 4.1% growth factor suggests Ducor's Urban Development Boundary will require a minimum total of 176 to 312 acres of land, or an additional 86 to 222 acres of urban land by 2020.

COUNTY POLICIES

In establishing Urban Development Boundaries for Terra Bella and Ducor, it is important to not only fulfill the requirement of State planning law, but also be consistent with County goals and policies which pertain to urbanization. This will help assure that the UDB will not be at odds with General Plan policies. As specified in Chapter 2, there are many County policies that guide development in the communities. However, those which have a direct influence on the delineation of the respective UDBs are as follows:

- Control urban sprawl (211.107)
- New development should be an extension of existing development (211.106)
- Modification of Terra Bella's and Ducor's UDBs shall place a high priority on preserving prime agricultural land (211.132)
- Terra Bella's and Ducor's UDBs shall identify areas for urban land uses which benefit from urban services (211.135)
- Community water systems should be extended in a manner which will promote orderly development (211.153)
- Promote the development of "skipped over" vacant lands (211.408)

DEVELOPMENT SUITABILITY ANALYSIS

Purpose of a Development Suitability Analysis

The purpose of a development suitability analysis is to determine the areas best suited to accommodate new growth. It is a means of identifying areas free of development constraints and those areas where improvements must be made before urban development is allowed. This development suitability analysis will be used not only to determine the location of Terra Bella's and Ducor's UDBs but also to help establish the land use pattern of the community (see Exhibits 15a and 15b).

To determine development suitability, factors that either encourage or constrain development were selected and mapped. Each factor was assigned a "suitability" rating to show the level of constraint it will have on new development. Suitability ratings used in this study include:

Very High - These areas are "infill lands" or lands that are surrounded on at least three sides by existing urban land uses.

High - These areas are lands free of development constraints. They are adjacent to existing development and can be connected to community sewer and water service.

Moderate - These lands are located outside the respective Community Service Districts and/or Irrigation Districts, but include, or are near, existing urban development. These lands also exhibit other qualities that make them suitable for future development.

Low - These lands should be precluded from intensive development until the conditions which constrain the land can be changed or corrected. Examples of such constraints include lands entered into agricultural preserve contracts and areas within floodplains.

All of the factors have been mapped for each community and from these maps, composite maps of all the factors was prepared. These maps were examined to determine what suitability pattern emerged. It is important to remember that a low development suitability rating does not necessarily mean the land must remain undeveloped. Instead, a low development suitability rating serves as a way to identify the areas where only low density development may be appropriate or to pinpoint areas where improvements should be made prior to allowing intensive urban development.

The factors examined in this study and their suitability ratings are discussed on the following pages. These factors were considered in establishing the respective UDBs and in selecting the land uses in the UDBs.

Existing Urbanized Areas

These lands include all of the existing urbanized areas including vacant skipped over lands and lands which could be "recycled" into more intensive uses (see respective Existing Land Use map - Exhibits 6a and 6b).

Suitability Rating:

Areas within existing urbanized areas - Very High

Areas within Utility Service Areas

Areas served with a community sewer or water system are capable of supporting a wider variety of land uses than those served by individual septic systems and wells. Therefore, these areas are highly suitable for many urban uses.

Exhibit 9a shows the boundary of the Terra Bella Sewer Maintenance District and Irrigation District. The boundary of the Ducor Community Services District is shown in Exhibit 9b.

Suitability Rating:

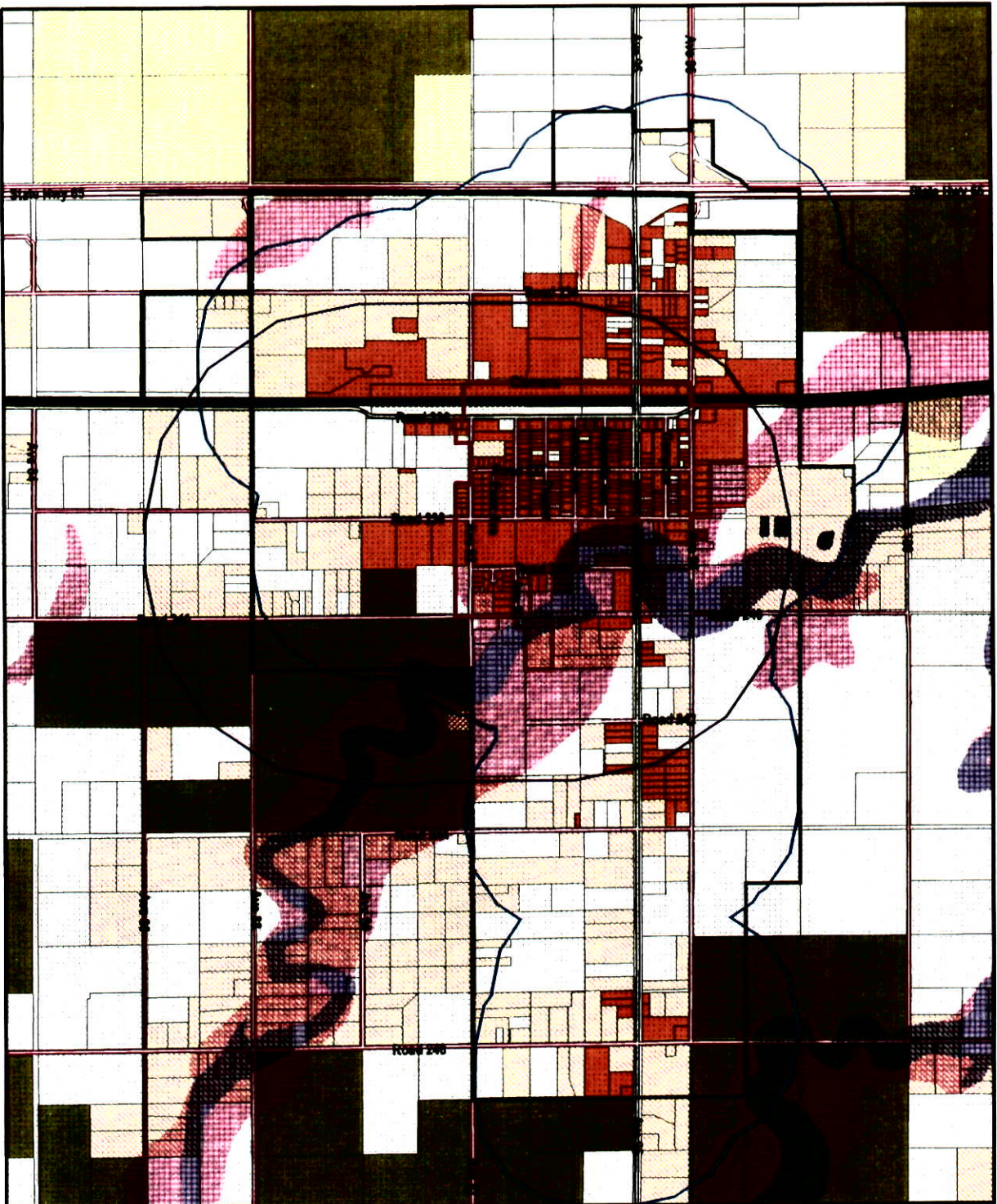
Areas within the Sewer Maintenance, Community Services and Irrigation Districts boundaries - High.

Land Contiguous to Existing Urbanized Areas

Contiguous lands are generally those lands within one-quarter mile of the existing urbanized area that, because of their proximity to services or existing development, increases their potential for new development. Development of these areas encourages the implementation of the County's general plan policies which call for the extension of existing development and the orderly extension of sewer and water systems (see policies 211.106 and 211.154).

Suitability Rating:

Areas within one quarter mile to existing development - High.



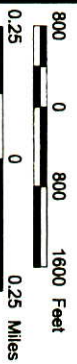
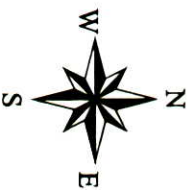
Terra Bella

Development Suitability Analysis

- Urban Development Boundary
- Land within 0.50 mile of school
- Land within 0.25 mile of Urbanized Area(s)
- Terra Bella Sewer District Boundary
- Terra Bella Irrigation District
- Urbanized Land
- Developed Land (Low Density)
- Railroad
- FEMA: 100 Yr. Flood Zone
- Prime Soils
- Farmland with Ag Preserve Contracts
- Contract Current
- Contract Lapsing

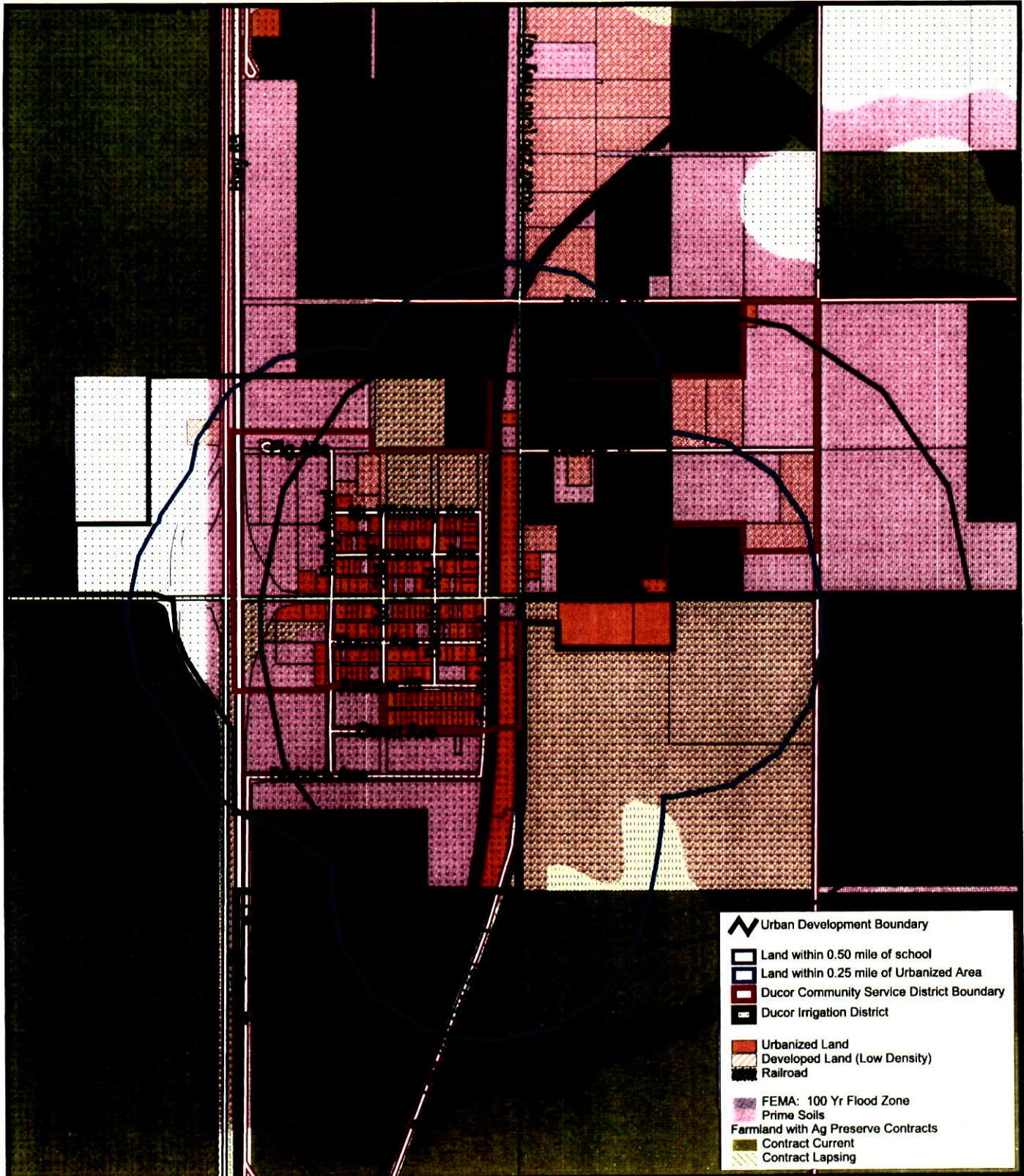
Terra Bella / Ducor Community Plan

Exhibit 15a



Tulare County Resource Management Agency





500 0 500 1000 1500 2000 2500 Feet

0.25 0 0.25 Miles



Ducor Terra Bella / Ducor Community Plan

Development Suitability Analysis

Exhibit 15b

Tulare County Resource Management Agency



Noncontiguous Lands Free of Development Constraints

Within the area examined there are lands that are further than one quarter mile from existing development and outside the boundaries of the various special service districts that may be suitable for long range urbanization because they are relatively free of development constraints.

Suitability Rating:

Noncontiguous areas free of development constraints - Moderate

Agricultural Preserves

Agricultural land is a resource that must be conserved just like air and water. It is also economically important and provides other benefits such as wildlife habitat, groundwater recharge and open space, a contributing factor to the rural character of the area.

The importance of agricultural land is underscored by the level of attention state planning law has placed on it. Three mandatory elements of the general plan - land use, open space and conservation - all require local governments to include a discussion of agricultural lands in their general plans. The County's planning policies also underscore agricultural land importance to the local economy and environment as well.

Within the planning area there are a number of parcels entered into Agricultural Preserve contracts (see Exhibits 15a and 15b). A preserve contract is designed to keep productive farmland in use by exchanging lower property tax assessment for a promise, in the form of a contract, that the land will not be converted to an urban type use. Land in a preserve is required to remain in agriculture for a ten year period. Unless a notice of non-renewal is filed, the contract is automatically self-renewing every year for an additional ten year period.

Since land within a preserve is under a ten-year contract, and the Community Plan is designed for a twenty-year time frame, this factor is considered to be a short-term development constraint. By State law, land in an agricultural preserve cannot be developed to an urban use. Therefore, a "low" suitability rating is assigned to lands in a preserve, even though after ten years the land could be legally developed.

Suitability Rating:

Areas in an agricultural preserve - Low

Floodplains

Development in a floodplain should be discouraged due to the possibility of property damage and interruption of normal drainage functions. Concrete lining or the construction of levees to control flooding of natural drainage lines can impact downstream users by accelerating water flows. In addition, associated riparian corridors provide valuable habitat for many species.

Suitability Rating

Areas within a 100-year floodplain - Low

Potential Vernal Pool Habitat

Several potential vernal pool habitats have been identified in the Ducor and Terra Bella areas. Vernal pools provide a habitat for several unique, and endangered, species in the San Joaquin Valley. Most of this habitat has been impacted by agriculture and/or urbanization. The remaining habitats should be preserved wherever possible.

Suitability Rating

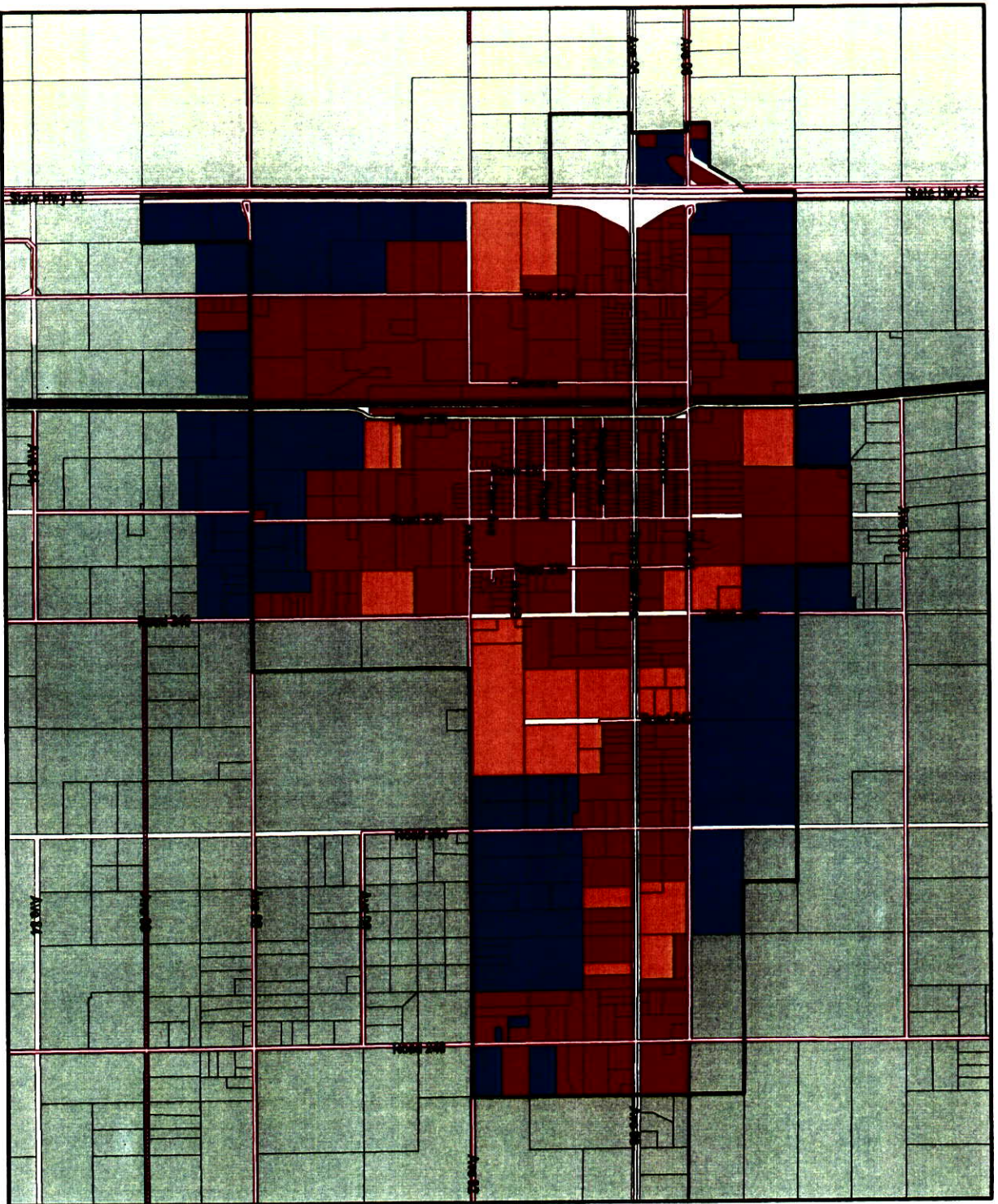
Areas within potential vernal pool habitat - Low

Composite Development Suitability

Exhibit 16a is a composite map of the development suitability factors for Terra Bella described previously. Exhibit 16b shows the same factors for Ducor. The development suitability maps show that the best lands for development are within the existing urbanized areas. The land within the utility service boundaries or areas contiguous to existing development should also be considered as land with high development potential.

Several areas adjacent to the existing urbanized areas are "moderately" suitable for development because they are near services and are free of development constraints.

Areas designated as "low" suitability are those areas that are within agricultural preserves, are outside utility service boundaries, or are further than one-quarter mile from existing development. The development suitability of these areas can be enhanced if land is removed from an agricultural preserve or the utility service boundaries are enlarged. Other areas of "low" suitability include areas within a 100-year flood zone and areas of potential vernal pool habitat.

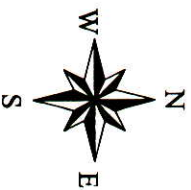


Terra Bella Development Suitability Rating

-  Urban Development Boundary
-  Development Suitability Rating
-  Very High
-  High
-  Moderate
-  Low

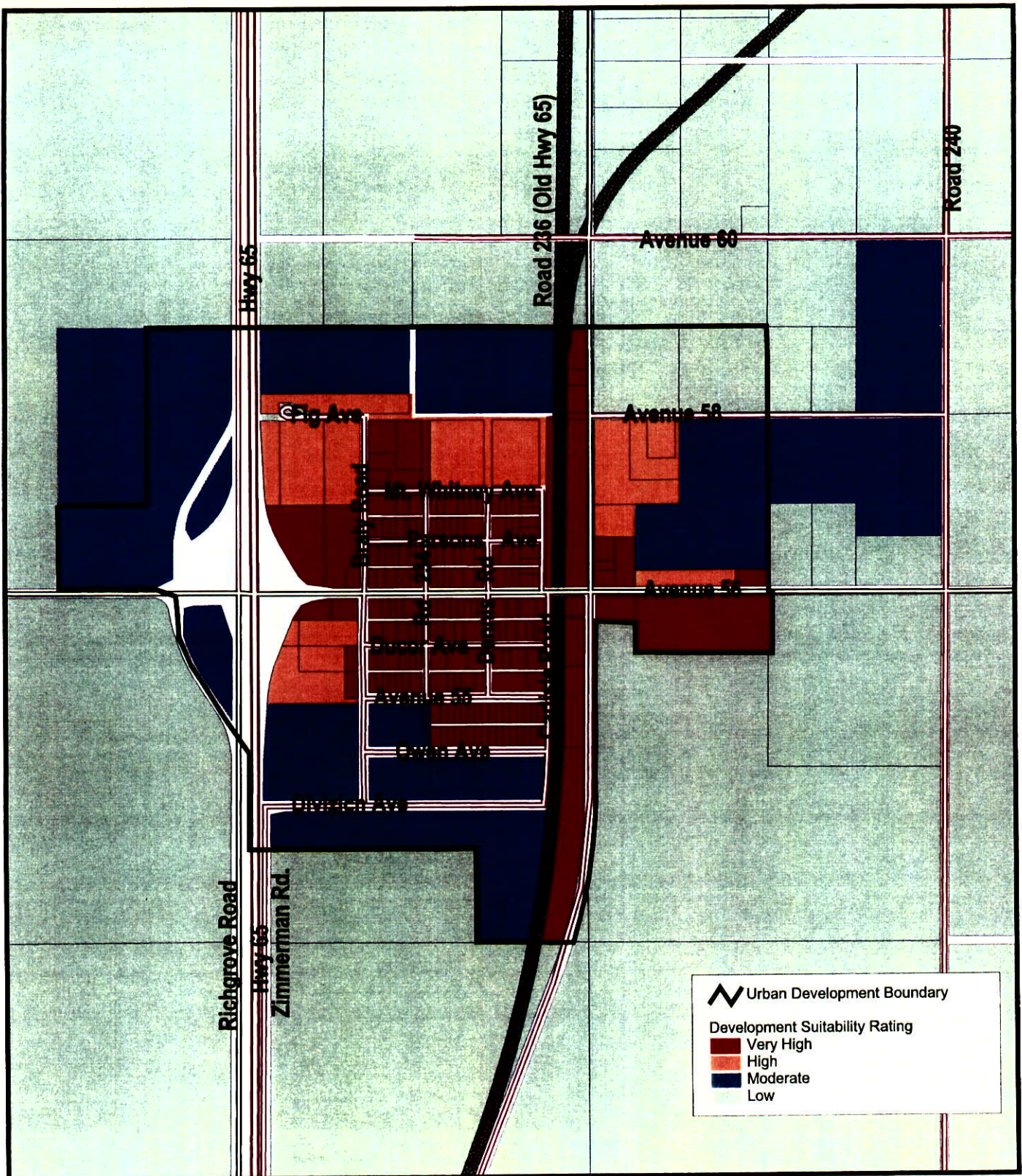
Terra Bella / Ducor
Community Plan






Exhibit 16a



Tulare County Resource Management Agency





 Urban Development Boundary
 Development Suitability Rating
 Very High
 High
 Moderate
 Low

500 0 500 1000 1500 2000 Feet

0.25 0 0.25 Miles

Ducor

**Terra Bella / Ducor
Community Plan**

Development Suitability Rating

Exhibit 16b





DRAFT *Terra Bella and Ducor Community Plan*
Chapter 3: Urban Development
Boundary

RECOMMENDED URBAN DEVELOPMENT BOUNDARY

The recommended Urban Development Boundaries (UDBs) for Terra Bella and Ducor are shown on Exhibits 17a and 17b, respectively. The UDBs are the result of examining a number of factors, including population growth, county policies, development suitability and requests by individual property owners.

Based on the aforementioned population projections, land demand and required flexibility factor, an area containing approximately 1,407 acres is recommended for Terra Bella to accommodate future population growth and to allow for unforeseeable circumstances. This acreage reflects the 3.3% per year growth rate with a 50% flexibility factor (see Table 9).

The application of the 50% Flexibility Factor to a 4.1% growth factor suggests Ducor's Urban Development Boundary will require an area of 312 acres by 2020. The lack of a community sewer system (thereby requiring larger lot sizes) and existing outlying development necessitated a UDB of about 367 acres.

County policies require contiguous development and an orderly extension of services. The recommended UDB accomplishes this by allowing the community to grow in all directions in a concentric manner and by including those lands that are a relatively short distance from existing water and sewer lines. Unfortunately, the County's policy of preserving prime agricultural land could not always prevail. In some instances, it was necessary to include some lands in an agricultural preserve in order to achieve the compact growth and orderly extension of services that other policies dictated.

The development suitability analysis showed the lands most desirable for development. Those lands with "very high" and "high" development suitability ratings were the lands that were initially included within the UDB. When it was determined that additional land was needed, the lands rated as "moderate" were the next group of lands selected. Lands rated as having "low" development suitability were included last, but only to achieve the amount of land needed to accommodate the future land demands of a growing population. Only a minimum amount of land in this category was included to achieve this purpose.

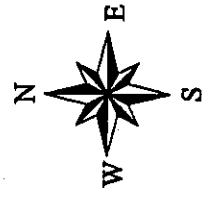


Terra Bella Urban Development Boundary Changes

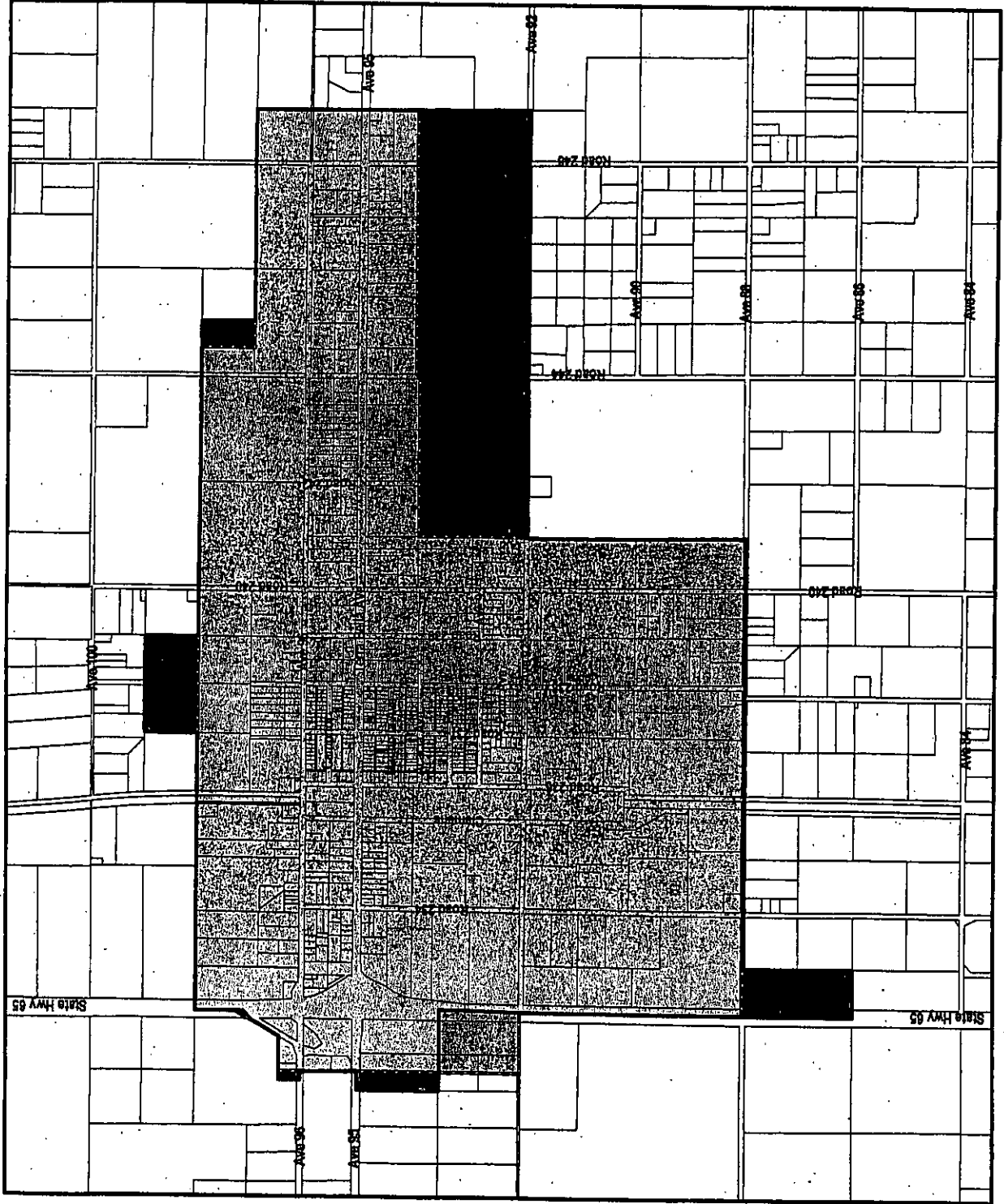
Urban Development Boundary
Urban Area Boundary

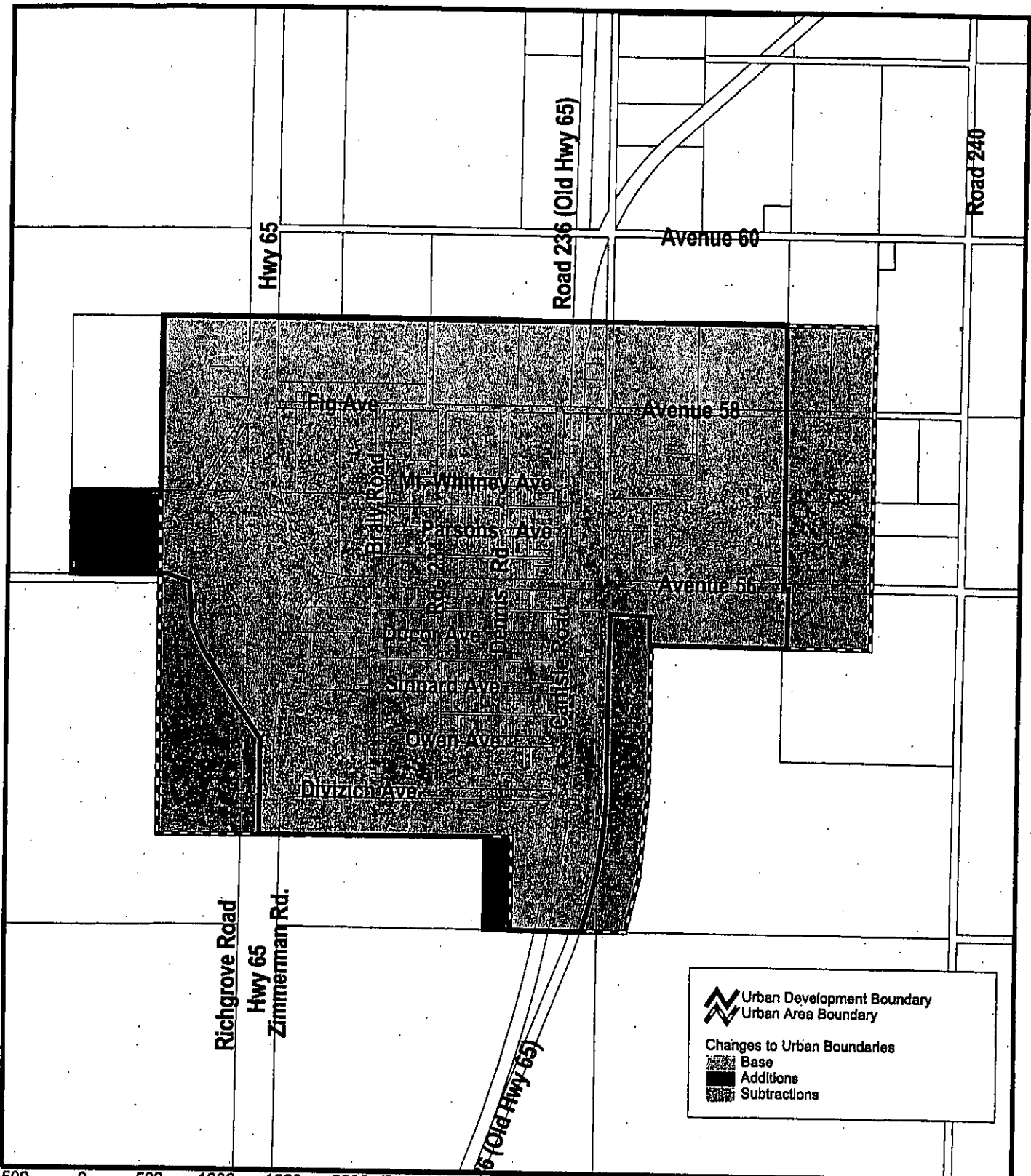
Changes to Urban Boundaries
Base
Additions
Subtractions

Terra Bella / Ducor Community Plan Exhibit 17a



Tulare County Resource Management Agency





500 0 500 1000 1500 2000 Feet

0.25 0 0.25 Miles



Ducor Terra Bella / Ducor Community Plan

Urban Development Boundary Changes

Tulare County Resource Management Agency

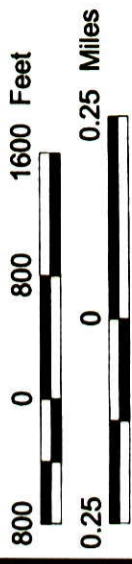
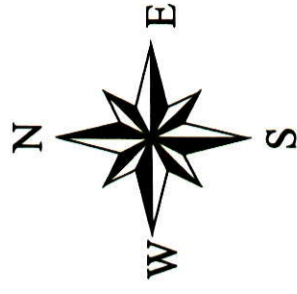
Exhibit 17b

Terra Bella Proposed Circulation

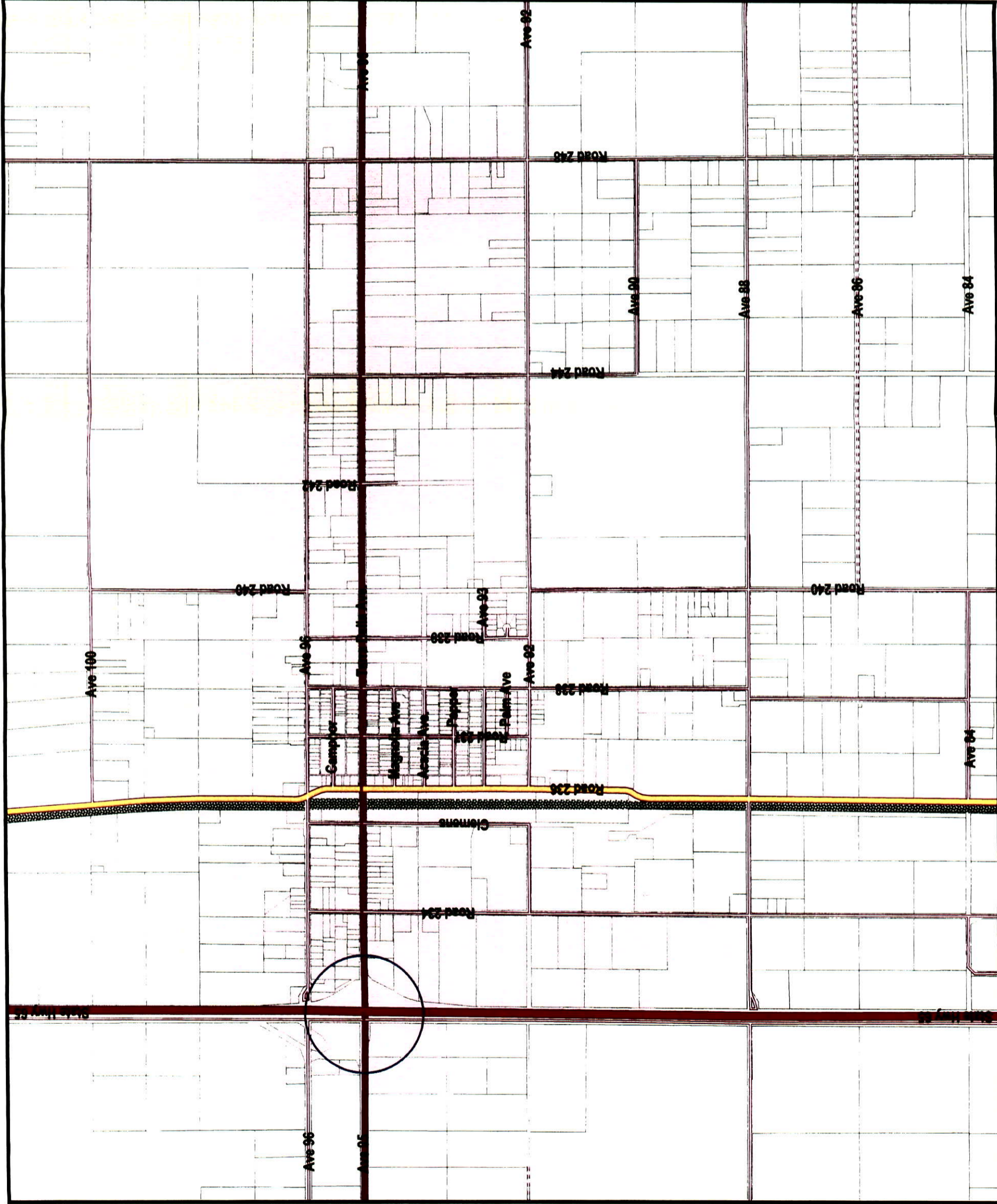
- Streets (Functional Classification)
- Arterial (Hwy 65 - future Freeway)
 - Collector (Major)
 - Collector (Minor)
 - Local (Paved)
 - Local (Unimproved)
- Future Freeway Interchange
Railroad ROW
- Urban Development Boundary

Terra Bella / Ducor Community Plan

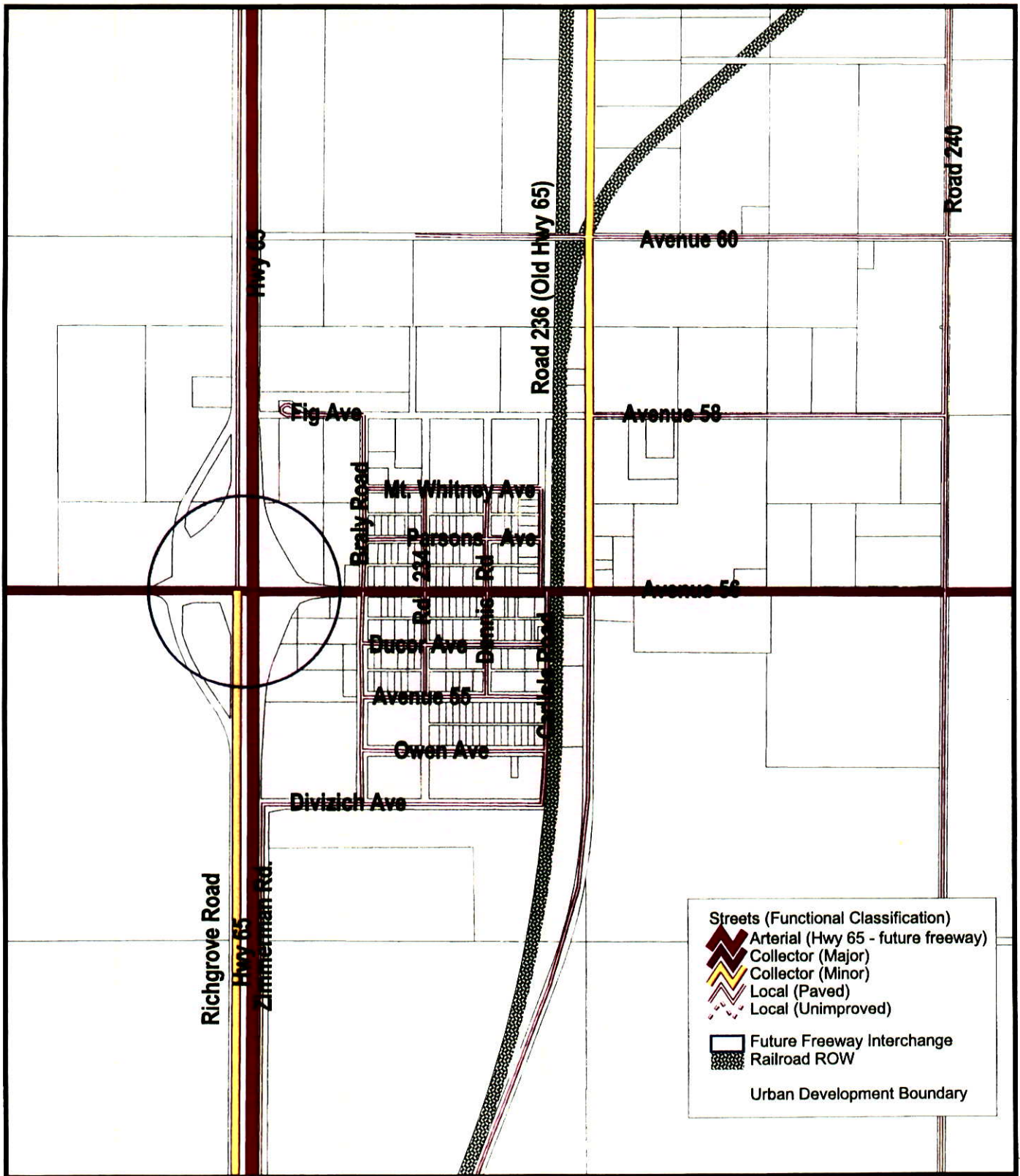
Exhibit 18a



Tulare County Resource Management Agency







500 0 500 1000 1500 2000 Feet

0.25 0 0.25 Miles



Ducor

**Terra Bella / Ducor
Community Plan**

Proposed Circulation

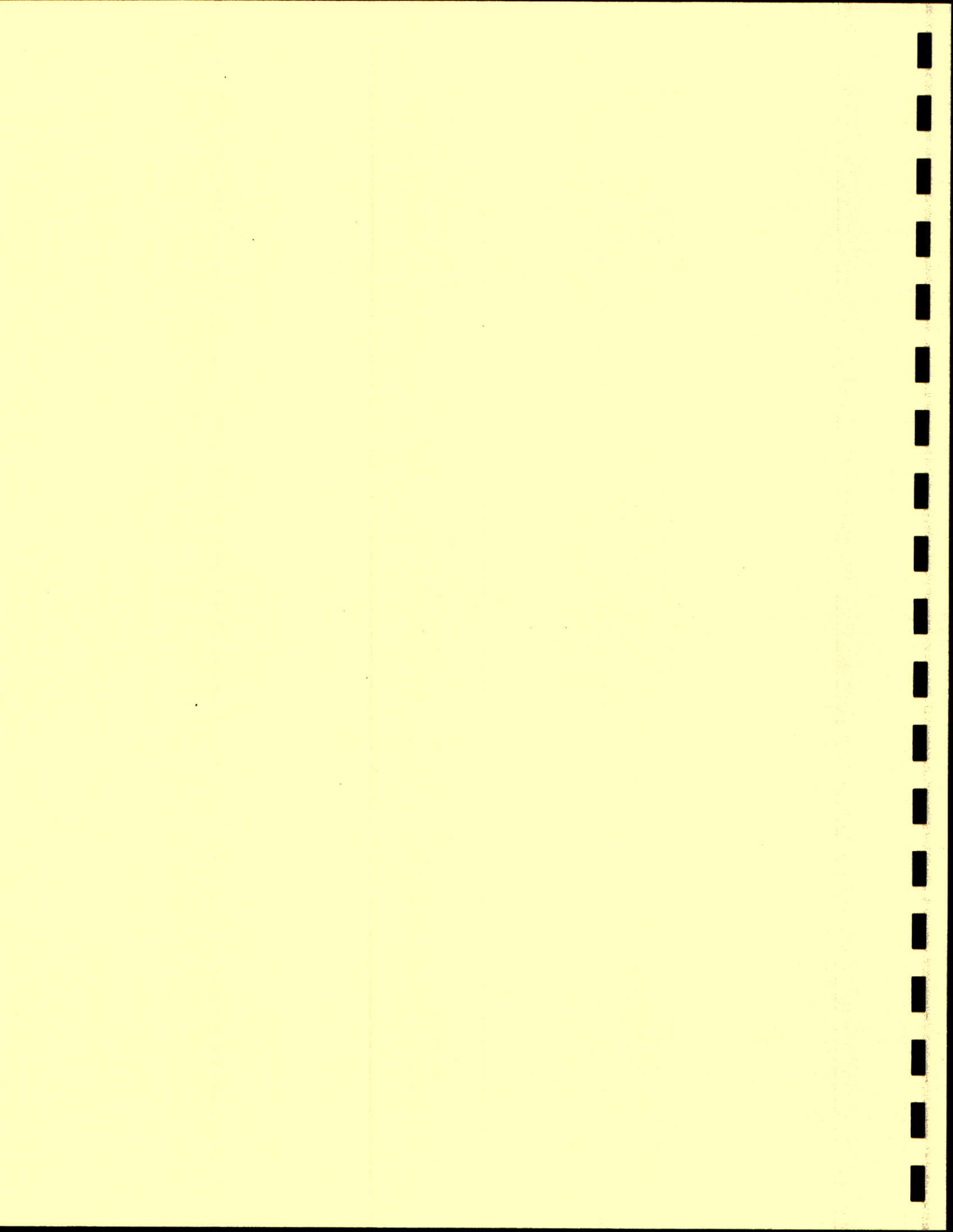
Exhibit 18b

Tulare County Resource Management Agency



Chapter 4: POLICY
PLAN

This chapter specifies policies and implementation measures which will guide development in Terra Bella and Ducor for the next 20 years.



CHAPTER 4: POLICY PLAN

Purpose of the Policy Plan

The Terra Bella and Ducor Policy Plan consists of text which describes the communities and specifies the manner in which they will be developed through policy statements and implementation measures. It also consists of maps which illustrate how the policies and implementation measures should be carried out and the location of growth boundaries, land use designations, public facilities and streets. The Policy Plan, although long range in scope, must be used on a day-to-day basis to guide decisions of the Tulare County staff, Planning Commission and Board of Supervisors as they consider land use proposals and capital expenditures. Further, it will provide the citizens of Terra Bella and Ducor with an explanation of how their communities will develop. It will also aid other public entities, such as the school districts and public utility districts, in their long-range planning and capital expenditure programs.

Each planning issue in the Policy Plan includes three sections: issue discussion, policies and implementation. Each policy and its corresponding implementation measure(s) are numbered so that they can be referenced.

REDEVELOPMENT

As reported in other sections of this plan, Terra Bella and Ducor's housing and commercial areas and circulation system are in need of significant rehabilitation. Over 60 percent of Terra Bella's and 39 percent of Ducor's housing is in need of rehabilitation, and the condition of the commercial areas in both towns may be adversely affecting the ability of the communities to attract new commercial enterprises. The local circulation systems, lacking curbs, gutters, sidewalks and other drainage improvements further detracts from the communities. Unfortunately, the problem is large enough that governmental assistance is required to provide effective solutions.

This plan recommends the adoption of a redevelopment plan to respond to these conditions. By establishing redevelopment project areas, a portion of the respective community's property tax revenues would remain in the community to be used to make improvements. When a redevelopment plan is adopted, the various special districts (including the Terra Bella Sewer Maintenance District and the Ducor Community Services District Board) should assist the County Board of Supervisors (acting as the Redevelopment Agency) in determining projects the agency should undertake.

Policy

- 1.1 The County should consider the feasibility of establishing redevelopment project areas within Terra Bella and Ducor's respective planning areas.
- 1.2 Assuming formation of a project area is feasible, redevelopment plans for the

communities should be focused toward the elimination of blight, considering the absence of needed infrastructure such as storm water drainage; the efficiency to be gained with extension of combined sewer and water services throughout the planning area; the need for low and moderate income housing rehabilitation; and, the development of new low and moderate income housing for the general public as well as farm workers.

- 1.3 The Tulare County Resource Management Agency shall examine the feasibility of establishing an amnesty program for all illegal residential units in Terra Bella and Ducor. The amnesty program would allow all units, registered by the owners with the County to remain for a fifteen to twenty year time period if they can be brought up to a minimum level of health and safety standards. These standards could be below the existing Uniform Building Code requirements. Such a program could also involve rehabilitation efforts by non-profit organizations.

Implementation

- 1.11 The Tulare County Administrative Office and the Resource Management Agency should formulate proposals for both a Preliminary Boundary and a final Redevelopment Project Area Boundary for consideration by the Board of Supervisors.
- 1.12 The County should consider formation of a community based citizens advisory committee to assist with both the formulation and implementation of the Redevelopment Plan.
- 1.13 The County should also seek assistance from the various Special Services Districts in both formulation and implementation of the Redevelopment Plan in determining projects, funding priorities, funding sources, ownership, and community based operation and maintenance of completed improvements.
- 1.14 Before new conditional use permits are issued, the Tulare County Resource Management Agency shall determine the impacts of the use on surrounding land uses. If any proposed or existing uses will contribute to creating blight in the community, they shall not be approved.

HOUSING

Both communities confront similar problems with regard to residential development including substandard housing and the prevalence of lots with second and third dwelling units. However, the degree of the problems is somewhat more pronounced in Terra Bella than in Ducor.

Despite the lack of past development in the planning area, Terra Bella is expected to exhibit a growth rate between 2.4 and 3.3 percent per year in the future. By the year

2020, between 470 and 715 additional housing units will be needed to house the population at the existing rate of 4.44 persons per unit. To equal the more acceptable countywide rate of 3.28 persons per unit, an additional 635 to 966 units will be required. Assuming a growth rate of 1.3 to 2 percent per year for Ducor, 35 to 59 additional housing units will be required. Using the Countywide rate of 3.28 persons per unit, an additional 45 to 75 units would be required.

Providing this amount of housing will not be an easy task, and therefore the County must take an active role in assisting non-profit and for-profit entities interested in building in Terra Bella and Ducor. To make the task even more difficult, a great percentage of the housing must be affordable to low income households.

One way to provide for the necessary housing is for the County to zone additional sites for multi-family and mobile home parks. Currently there are only 11 acres zoned for multiple family development in Terra Bella and 5 acres in Ducor. These two types of uses could provide a significant amount of the necessary housing at rents local residents can afford. A limit to development of multi-family housing in Ducor, however, is the lack of a community sewer system - which is typically required to serve multi-family development. Further, Terra Bella's sewer system covers a fairly small, mostly developed area in that community.

Terra Bella and Ducor's existing housing stock suffers from a number of problems which make quick and easy solutions non-existent. Most of the community's housing problems stem from the depressed economic conditions of the area. Without sufficient income it is difficult, if not impossible, for area residents to house themselves without private or governmental assistance. Examples of economically related housing problems include:

Illegal Units

A recent survey shows that there are many instances in which two or more housing units have been placed or constructed on single family lots in the community. Many of these extra units are believed to be illegal. Many of the units have been constructed or placed on the lots without regard to building or zoning regulations, and therefore may pose health and safety problems. For example, the proximity of the units to one another and to units on adjacent lots may present problems if a structural fire occurs. Additionally, since some units do not meet building codes, they may present a safety threat to the occupants if they do not have adequate electrical or heating systems. This issue is not a simple one to correct. These units, although in many cases are in very poor shape, provide shelter to families with low incomes. A program aimed at removing these units would result in displacement of low income persons with few housing options.

Units in Need of Substantial Rehabilitation

It is estimated that nearly 60% of Terra Bella's dwellings, and 39% of Ducor's, are in need of rehabilitation. This housing situation is likely a direct reflection of the communities' depressed economic condition.

Dilapidation

In addition to deteriorated homes, approximately 15% of Terra Bella's homes, and 7% of Ducor's dwellings, are dilapidated and in need of replacement. Generally, these units are in such disrepair that rehabilitation is not feasible. Some of these dilapidated units are illegal second or third units but there are also many dwellings that are the only unit on the lot. In replacing these units, great care must be exercised so that the residents of these units will have adequate housing if their existing unit is removed.

Overcrowding

According to the 2000 U.S. Census Terra Bella has an average of 4.44 persons and Ducor has 4.18 persons per dwelling unit. This rate is significantly higher than Tulare County's average of 3.28 persons per unit. In addition, over one-quarter of owner-occupied units and over half of all renter occupied units are considered overcrowded (defined as more than one person per room). Furthermore, these rates are likely much higher during harvest season when migrant workers swell the local population.

Blight

There is a significant amount of blight in both communities. This results from poorly maintained housing, mixes of incompatible land uses, and unsightly conditions, such as abandoned or inoperable cars, littered and unpaved alleys, and unkempt streets.

To encourage neighborhood revitalization and rehabilitation, the County must reduce blight. Efforts by non-profit organizations to rehabilitate housing should be encouraged and assisted by the County whenever possible. The County should also actively enforce State or local codes regarding the removal of abandoned or inoperable automobiles, the abandonment of unnecessary alleys, and removal of housing units which pose a public health hazard. The County should determine if there are illegal non-conforming uses and take steps to have them abated.

Policy

- 2.1 The County will strive to ensure that an adequate number of housing units are constructed to meet the housing needs of Terra Bella and Ducor.
- 2.2 The County will strive to ensure that housing is affordable to all economic segments of Terra Bella and Ducor.

DRAFT Terra Bella and Ducor Community Plan
Chapter 4: Policy Plan

- 2.3 The County will ensure that there are adequate sites and will work with the Terra Bella Irrigation District, Ducor Community Services District, and Terra Bella Sewer Maintenance District, and other agencies to ensure that there are adequate public facilities to support future housing needs in Terra Bella and Ducor.
- 2.4 The County will work diligently towards the rehabilitation of the housing stock in Terra Bella and Ducor.
- 2.5 Mobile home parks and subdivisions, trailer parks and multi-family development shall be encouraged in Terra Bella and Ducor, as appropriate, in order to provide affordable housing opportunities.
- 2.6 The County will attempt to maintain a balance between owner and renter-occupied housing stock in Terra Bella and Ducor.
- 2.7 Sites for multi-family development shall be identified which do not overburden any one area of the community or neighborhood. Large developments should be located on collector or arterial streets.
- 2.8 Single family development shall be located in areas free of excessive noise and traffic, adequately buffered from incompatible land uses, and serviceable with sewer and water.
- 2.9 The Tulare County Planning and Development Department will actively enforce all planning and zoning laws in order to abate illegal, non-conforming, non-residential uses.
- 2.10 Large lot residential subdivisions should be discouraged according to Planning Commission Resolution 7173.
- 2.11 All new housing in Terra Bella shall connect to the public sewer system, within the sewer district. All new housing in Ducor shall provide sufficient land area to provide percolation for septic tanks (usually 36,000 square feet or greater).

Implementation

- 2.11 The County will periodically review zoning in Terra Bella and Ducor and will maintain enough residentially zoned land so that the lack of adequately zoned residential sites does not become a constraint to housing production.
- 2.12 The County will work with Self-Help Enterprises, the Tulare County Housing Authority, and other entities interested in constructing or replacing low income housing in Terra Bella and Ducor.

- 2.13 The County will investigate or be aware of service needs, police and fire protection, and other services required to support new residential development. In addition, it will coordinate with the local school districts when they expand or enlarge their services to support future population growth.
- 2.14 The County will encourage and assist non-profit and for-profit groups who demonstrate the ability and skill to undertake rehabilitation programs, to apply for State and federal funds for rehabilitation programs.

COMMERCE

Terra Bella and Ducor have very little general commercial development and most persons must travel to Porterville for their shopping needs. In addition to the small size of both communities, the most significant factor contributing to this problem may be a perceived lack of spending power on the part of the communities' residents. Also, the lack of a community sewer system in Ducor has prevented significant new commercial development.

Additional commercial development would help stimulate the local economy by providing employment. The new employment would in turn help support other commercial enterprises. Area residents would benefit because of the greater shopping opportunities and may not have to travel to shop. The County would also benefit from the additional sales tax revenues that might be generated.

This Plan recommends the establishment of a redevelopment district. Among the goals of the district would be the revitalization of the commercial areas and the attraction of additional commercial investment.

Planning Criteria

Two types of commercial uses exist in Terra Bella and Ducor: general commercial and service commercial. General commercial includes uses such as retail shops, offices, restaurants, and certain kinds of commercial services. Service commercial includes outdoor sales and repair services. The location of future commercial uses must be based on a set of criteria specific to each. General commercial uses should be located in areas in close proximity to the population they serve and which have good access. Location and access are not as important to service commercial uses. Service commercial, by their nature, these uses are often noisy and may require outside storage, and therefore they are usually incompatible with residential development. For these reasons, new service commercial uses should be located away from existing or planned residential areas or mitigation measures should be incorporated into the design of the project that will eliminate any undesirable conditions.

Policy

- 3.1 Tulare County shall designate and zone enough land for commercial uses to meet the existing and future needs of the area's population.
- 3.2 All new commercial uses shall be designed in such a manner that will minimize land use compatibility problems with surrounding and planned land uses, will provide landscaping, irrigation, and on-site lighting, and will provide adequate on-site parking.
- 3.3 New service commercial uses should be located away from existing or planned residential areas or mitigation measures should be incorporated into the design of the project that will eliminate any undesirable conditions.

Implementation

- 3.11 Commercial areas have been designated on the proposed land use map contained in this document.
- 3.21 All new commercial development should be processed through the County's site plan review process.

INDUSTRY

Lack of Economic Opportunities

Terra Bella and Ducor's economy is based primarily on the agricultural sector. Most of the people who live in the community are engaged in agricultural labor pursuits and most of the community's industry is agriculturally oriented. Unfortunately, this sector of the labor force is characterized by low incomes, unstable market conditions and seasonal employment. It is for this reason that the median income of Terra Bella and Ducor's residents is far below the median income for the rest of the County. The lack of economic opportunities can often have significant land use implications. Low incomes are a major reason for the depressed housing conditions in the area. The lack of economic opportunity is also a reason for the deteriorating conditions of the commercial areas.

To improve incomes and to provide greater stability in its economic base, non-agricultural industries, or less seasonal agricultural support industries that provide higher wages and year-round employment are needed.

Locational Factors

Industry considers a number of factors when seeking a site for a plant. Some of these factors include the cost of labor, land and utilities, properly zoned and available sites; good access, including freeway and rail linkage; adequate infrastructure; and protection

from conflicting land uses. With some assistance from the County, appropriate new industry could be persuaded to locate in this area. However, this plan recognizes this will not be an easy task given the competition between communities for new jobs. However, given the economic conditions of the area, the County should make a special effort to target some of its economic development efforts in the Terra Bella and Ducor area.

Policy

- 4.1 The County shall encourage industrialization in Terra Bella and Ducor, especially industries that provide non-seasonal employment.
- 4.2 Land well suited for industrial development because of access, availability of infrastructure and proximity to similar land uses should be designated for industry and protected from the encroachment of incompatible uses.
- 4.3 When the County reviews permit applications for prospective industries that wish to locate in Terra Bella and/or Ducor, several criteria should be applied which include:
 - The water and sewer requirements of new industry shall be considered with respect to the limitations of the various service districts.
 - Adequate access must be provided so local streets do not operate below a "C" level of service rating.
 - Industry shall be generally downwind of residential dwellings.
 - Industry which requires sewage lift stations should work with the Terra Bella Sewer Maintenance District to seek ways to finance the installation, maintenance and replacement of these facilities.
 - Industry shall be required to pretreat effluent which is difficult to process prior to disposal at the treatment plant.
 - New industrial operations in Ducor must be limited to uses that do not require a community sewer system.

Implementation

- 4.11 Adoption of the proposed land use map will help to implement the above-policies.
- 4.12 The County should encourage the Tulare County Economic Development Corporation to seek out industries which require a rural community and market appropriate sites in Terra Bella and Ducor.

AGRICULTURE

The importance of agricultural land as a resource is underscored by the level of attention State Planning law and County policies have placed on it. Three State mandated elements - land use, conservation, and open space - require analysis and policies regarding agricultural land. Tulare County has adopted many policies to achieve the preservation of agricultural land.

Agricultural land is a resource of limited availability. It is economically important and provides other benefits such as wildlife habitat, groundwater recharge and open space lands. It also contributes to the rural character of the area.

Timing of Conversion to Urban Uses

Some land presently being used for agricultural purposes should be considered for more intensive uses because of its proximity to residential, commercial or industrially designated lands. However, in order to fulfill the County's goals of preserving agricultural land, the land should remain in agricultural use until the supply of developable land is diminished. The County should also consider changing the designation if a specific project is presented which would not work in other locations. In the meantime, this land should be retained in parcels as large as possible to preserve future planning options.

Policy

5.1 Land within the respective Urban Development Boundaries of Terra Bella and Ducor, which is designated as residential, commercial, or industrial "reserve" shall be retained in agricultural use until such time as conversion to urban use (as defined in the Urban Boundaries Element of the Tulare County General Plan) is appropriate. When a rezoning occurs without a general plan amendment, the reserve designation shall be removed from the parcel.

The following criteria shall be used to determine when conversion to urban use is appropriate:

- 1) The property is not subject to an agricultural preserve contract;
- 2) Full urban services, schools, and infrastructure sufficient to serve urban development either are available or can be made available; and
- 3) The property is contiguous on at least one side to existing urban development.

5.2 Until productive agricultural lands are ready to be developed they shall be retained in parcels of sufficient size to allow agricultural uses.

5.3 Agricultural uses outside the UDB shall be protected from conflicting urban uses by aligning the UDB along streets, canals or other man-made or natural features

in order to buffer the two uses to the extent possible.

- 5.4 The County shall carefully coordinate the extension of public water and sewer services in the planning area with the various service districts, to promote logical and orderly development patterns.
- 5.5 New agricultural preserves and contracts shall not be approved for properties within the respective UDB's of Terra Bella and Ducor.

Implementation

- 5.11 Large lot agricultural zoning such as AE-20 shall be applied as a holding zone to properties which do not meet the criteria set forth in policy 5.1 above.
- 5.21 The County should consider filing a notice of nonrenewal on lands in an agricultural preserve which are designated for an urban use under the respective Community Plans.

COMMUNITY INVOLVEMENT

This plan contains a number of policies that over the years will affect the Terra Bella and Ducor planning areas. However, the adoption of this Plan will not end the planning process in the area. The County must continue to review development permit applications and must continue to amend and update the Plan to reflect changing conditions. While the County Board of Supervisors is the governing body for land use decisions in the area, local opinions and recommendations must be sought whenever significant issues could affect the community. Therefore, this plan recommends the following policies and implementation measures to provide a means for citizens, special districts and other public entities that have an interest in the communities to participate in the future development of Terra Bella and Ducor.

Policy

- 6.1 The County of Tulare will solicit recommendations from all interested public agencies on matters regarding the Terra Bella and Ducor Community Plans.
- 6.2 The Terra Bella and Ducor Community Plans will be reviewed every five years to determine if amendments are appropriate.

Implementation

- 6.11 When considering any land use proposal, capital expenditure or other matters of community importance, the County of Tulare will request input from the relevant service districts and other affected agencies.

SCHOOLS

Schools are an especially important component of a community. Not only do they provide educational services to our children, but the physical facilities of the schools also serve the community at large. The quality of residential development is often measured by whether schools exist in close proximity to the neighborhood. As a result, schools are often a gravitational factor in attracting residential development to certain areas of a community.

Terra Bella Elementary School and Ducor Elementary School serve K-6 students in the two communities as well as the smaller communities and surrounding rural areas. The Carl Smith Middle School in Terra Bella provides education for grades 7 and 8 for both Terra Bella and Ducor. High school students in both communities attend Porterville Union High School for Grades 9 to 12.

Policy

- 7.1 The County shall cooperate with all affected school districts to provide the highest quality educational services and school facilities possible.
- 7.2 The County shall work with the Terra Bella and Ducor School Districts in facilitating the location and establishment of new school sites, or expansion of existing sites, as needed.

Implementation

- 7.11 The Land Use Maps of the Terra Bella and Ducor Community Plans designate the campuses of the elementary and middle school districts.

PARKS

Developing a parksite should be a high priority of the communities and the County. Presently, there are no official parks in either Terra Bella or Ducor. A small piece of land owned by the railroad has been improved with some lawn and trees in central Terra Bella (on the west side of Road 236, north of Terra Bella Blvd.) In addition, the athletic grounds of the local schools serve as playing fields during after-school hours.

The addition of park lands could provide the space necessary to conduct a meaningful recreation program in the area and improve the overall quality of life. The County should explore developing park sites as development occurs in the communities.

Recent studies suggest that three acres of land for every one thousand people should be available for parks. With an estimated population of 3,466, Terra Bella should have 10.4 acres of park land, and Ducor, with a population of 504, should have 1.5 acres of park land.

Policy

- 8.1 The County shall investigate the possibility of constructing future stormwater drainage basins as a combined park/ponding basin.
- 8.2 The County, in conjunction with the local school districts, shall investigate the possibility of locating future community facilities, including recreational resources, at new school sites.

Implementation

- 8.11 The County, Ducor Community Services District, and the relevant school districts should meet to determine how each agency could cooperate to meet the recreational needs of both communities.

FIRE PROTECTION SERVICES

Tulare County contracts with the California Division of Forestry for fire protection in Terra Bella, Ducor, and surrounding areas. A fully-staffed fire station is located in Terra Bella which can respond anywhere in the planning area in under two minutes. Ducor has a fire station staffed by volunteers from the community, with limited response capability. In addition to responding to fire and medical emergencies in Terra Bella and Ducor, the stations also serve other areas in southeast Tulare County. As Terra Bella and Ducor grow, additional staffing and equipment will be necessary. In addition, water lines should be extended to provide fire hydrants in areas of the community that are currently not served.

Policy

- 9.1 Tulare County shall, within its authority, protect the public from danger to life and property caused by fire.

Implementation

- 9.11 Terra Bella Irrigation District and Ducor Community Services District should investigate annexing surrounding areas and extending water service to enhance fire fighting capabilities. Tulare County Fire Department should assist the Districts in this effort.
- 9.12 Tulare County Fire Department should periodically assess the need to improve the Ducor Fire Station to a fully staffed station in order to improve fire suppression capabilities.

SEWER, WATER AND STORM DRAINAGE FACILITIES

Currently sewer service is provided only in Terra Bella, by the Terra Bella Sewer Maintenance District. Properties in Ducor utilize on-site septic systems. Terra Bella Irrigation District provides domestic water to most parts of Terra Bella. Ducor Community Services District provides domestic water to the central part of Ducor and some outlying areas.

Storm drainage facilities in Terra Bella are limited. There is a drainage line under Avenue 96 that drains into Fountain Spring Gulch as well as two other smaller lines that drain to this channel. Some other areas of Terra Bella also have their drainage channelled into Fountain Spring Gulch. The flood maps prepared by the Federal Emergency Management Agency identify Fountain Spring Gulch as flood zone A3. This zone is defined as "Areas of 100-year flood; base flood elevations and flood hazard factors determined." A smaller tributary of Deer Creek is located in the east edge of the planning area and is located in flood zone "A". This flood zone is defined as "Areas of 100-year flood; base flood elevations and flood hazard factors not determined."

Ducor has no storm drainage system: storm waters general run along the surface from east to west.

Water service is provided in Terra Bella by the Terra Bella Irrigation District. This district recently constructed a water treatment plant to purify the domestic water supply, which is received from the Friant Kern Canal.

Community water, sewer and storm drainage services must be made available to the planning area before the land uses envisioned in the Plan can become a reality. However, once these facilities are in place they can prove to be a powerful influence in determining the location and timing of new growth. The County and various service districts must work together to coordinate the location and timing of sewer or water services. Unless a coordinated effort to provide these services is carried out, the policies of this Plan and those contained in the County's general plan will be difficult to implement.

Policy

- 10.1 The extension of water and sewer facilities into the planning area shall be coordinated with the policies of this Plan and the goals and policies of the Tulare County General Plan.
- 10.2 The Tulare County Local Agency Formation Commission should amend the Sphere of Influence of the Terra Bella Irrigation District and Ducor Community Services District so they are consistent with the intent of this Plan and local LAFCo policies.

- 10.3 The County shall encourage industry to locate in Terra Bella which is clean and does not generate effluent which is difficult and expensive for the sewer plant to treat.
- 10.4 Tulare County, Terra Bella Sewer Maintenance District, and Ducor CSD should explore options for implementing a community-wide drainage system.

Implementation

- 10.11 The discharge and collection requirements of all new development in both communities shall be reviewed by Tulare County and the relevant special districts. Recommendations and comments on new development shall be forwarded to the County by the special districts prior to final project approval.
- 10.21 Tulare County Public Works Department, in cooperation with the various special districts, should consider options for constructing community-wide drainage systems. Emphasis should be placed on drainage improvements for the existing developed urban areas.
- 10.31 The Terra Bella Irrigation District, Terra Bella Sewer Maintenance District, and Ducor Community Services District should be encouraged to amend the boundaries of the Districts to reflect changes of urban boundary and land use made by this plan.

CIRCULATION

The circulation element is an especially important component of this plan because an efficient transportation network is necessary to implement the future land use patterns it recommends.

Within the planning area, traffic congestion is not now, nor is it projected to be, a problem, based upon recent traffic studies. The circulation needs of both Terra Bella and Ducor primarily consist of upgrading the existing streets through repaving and constructing curbs, gutters and sidewalks. Another important goal is the addition of future streets in order to connect existing roadways and thereby open up areas for additional development and to make the existing system more efficient.

According to a recent traffic study, by the end of the planning period, traffic on State Route 65 will have exceeded its design capacities. This could result in congestion at the intersection of Avenue 95 in Terra Bella and Avenue 56 in Ducor. These conditions will need to be addressed by CalTrans in the near future. Sufficient right-of-way for highway expansion has been designated in both communities.

The specific improvements needed to support the policies of the Plan and achieve the recommended land uses are shown in Exhibits 18a and 18b.

Policy

- 11.1 Within the planning area, the County shall provide a transportation system that provides safe and efficient service for the travel needs of all persons, the movement of goods and as a means to implement the other policies and implementation measures of this Plan.
- 11.2 The circulation plan shall identify a functional street classification system consistent with the Tulare County Circulation Element.
- 11.3 The County shall explore funding possibilities to upgrade the existing street network within the planning area, including repaving, and the construction of curbs, gutters, and sidewalks. This goal could be funded through creation of a redevelopment project area.
- 11.4 The County shall require applicants for new development projects to construct or upgrade the roads which will serve their projects to County standards.
- 11.5 The Tulare County Public Works Department shall implement engineering design standards for the streets identified in the plan.
- 11.6 When a land use development project is proposed, the Tulare County Planning and Development Department will determine if the project meets local criteria or thresholds and if a traffic impact study is required. If the project warrants a traffic impact study, the developer is responsible for objectively assessing the impacts of the development on the roadway network. The analysis will follow standard guidelines for site impact analysis; including generation, distribution, and assignment of trips to the background roadway network and the analysis of level-of-service on critical roadway segments and intersections.
- 11.7 For each classification of roadway, pavement widths, lane configurations, and, where applicable to the specific functional classification of the road, medians, encroachment, and/or shoulder widths, shall be based on acceptable design standards of the agency having jurisdiction over the facility.
- 11.8 The County shall work with CalTrans to ensure timely improvements to State Route 65 so as to avoid congestion at highway intersections.

Implementation

- 11.11 A redevelopment plan for Terra Bella and Ducor should include improvements to the circulation system such as repaving, and construction of curbs, gutters, sidewalks and storm drainage improvements, as a priority goal.
- 11.21 Improvement standards for collector streets shall include perpendicular curbs, gutters and street lights. Street lights shall be installed at the developer's expense

while the County will assume energy costs provided certain criteria are met.

11.31 The TCAG (CMA) recommends preparation of a traffic report on two criteria:

1. If the project impacts the CMP system and generates more than 100 vehicles in the peak hour, or
2. If the project contributes to cumulative impacts on the CMP network that exceed level-of-service standards.

NOISE

The purpose of including a discussion of community noise is to establish a land use pattern that results in noise-compatible uses. A noise-compatible land use pattern is one in which noise sensitive uses are not adversely affected by surrounding uses and in turn, noise-generating land uses are located in areas tolerant of their noise impacts.

The Tulare County Noise Element identifies areas along major thoroughfares in Terra Bella and Ducor as being impacted by noise from street traffic. The element indicates that noise along these streets will increase over time as truck and automobile traffic increases.

The element states that as noise levels begin to exceed 55 dB Ldn, noise compatibility problems involving single family residential development begin to occur. Presently, there are a number of single family dwellings fronting on Avenue 95 and Avenue 56, experiencing this problem. When noise levels approach 60 dB Ldn these problems begin to affect high density housing, schools and other public facilities. Industrial and commercial uses, on the other hand, are typically far less sensitive to noise.

In establishing a land use pattern for the community, noise must be considered. For Terra Bella and Ducor, the primary concern is directing future residential development away from major roadways in the planning area. Where residential development is permitted next to these roadways, subdivision design must take into consideration noise reducing measures, such as the construction of sound walls or building materials with extra sound insulation.

Policy

12.1 The County shall protect noise-sensitive land uses from existing or future noise generators by locating them within compatible noise environments or by requiring noise mitigation measures (such as sound walls) as provided in the Noise Element of the Tulare County General Plan.

Implementation

12.11 Through the project review process, the County will insure that new development is located and designed in a manner consistent with the Tulare

County Noise Element.

- 12.21 Adoption of the Land Use Map will help to achieve noise goals of the community plan in that most future residential development is directed away from major roadways.

LAND USE

The purpose of the Terra Bella and Ducor Community Plan is to establish land use policies to guide existing and future development to the year 2020. The general intent of these policies is to protect the health, safety and welfare of persons living in Terra Bella and Ducor. In more specific terms, the policies serve to identify the most appropriate locations and arrangement of different types of land uses based upon environmental, circulation, infrastructure/services, and planning concerns.

The County of Tulare, through existing policies, has encouraged both incorporated and unincorporated communities to establish urban development patterns which are compact and contiguous. This strategy has reduced "leap frog" development, preserved agricultural lands and minimized land use conflicts between urban and agricultural operations. Chapter Three, (Urban Development Boundary) analyzed and delineated Urban Development Boundaries (UDBs) for Terra Bella and Ducor. The location of this 20-year growth line implements the strategy of encouraging urbanization which is compact and contiguous.

Another issue regarding urban patterns is the ability of the local utility districts to extend their service facilities to accommodate new growth and to serve existing developed areas.

Physical features, natural and man-made, can also influence future urban patterns. In Terra Bella, Fountain Springs Gulch is a significant topographical feature that poses serious constraints on the construction of infrastructure - water, sewer, storm lines, as well as roadways. In particular, extension of sewer lines across this channel would likely require construction of very expensive lift stations. The channel is also classified as a flood zone, which enacts special requirements for construction of buildings.

The delineation of the Terra Bella and Ducor Urban Development Boundaries along with the following policies will also define the urban pattern for both communities over the next 20 years.

Policy

- 13.1 Urbanization in the planning areas should be contiguous and compact.
- 13.2 In order to provide adequate separation (buffer distance) between future urban and agricultural uses, the UDB line should be drawn along roads, property lines

and watercourses, if possible.

- 13.3 To accurately determine and fairly mitigate the local and regional air quality impacts of projects proposed within the Plan Area, the County of Tulare shall determine, where-applicable, air quality impacts associated with specific development projects using analysis methods and significance thresholds recommended by the San Joaquin Valley Air Pollution Control District.
- 13.4 Any use, building or parcel previously and legally established 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 County Zoning Ordinance.

Implementation

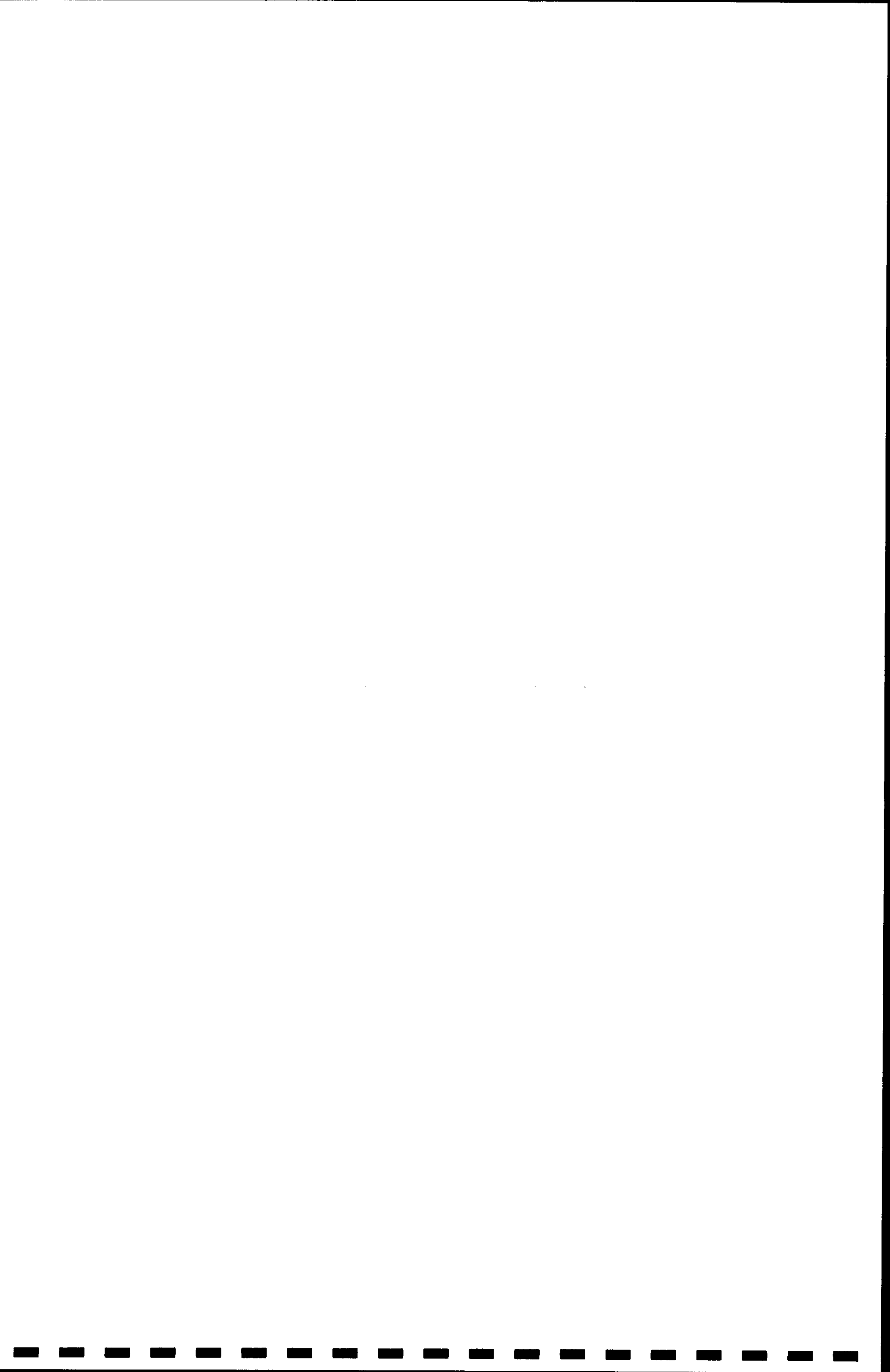
- 13.11 Adoption of the proposed Land Use Maps (Exhibits 19a and 19b) will implement the land use goals. The Land Use Maps allocate land use designations to territory within the Planning Area consistent with the goals and policies described in this document.

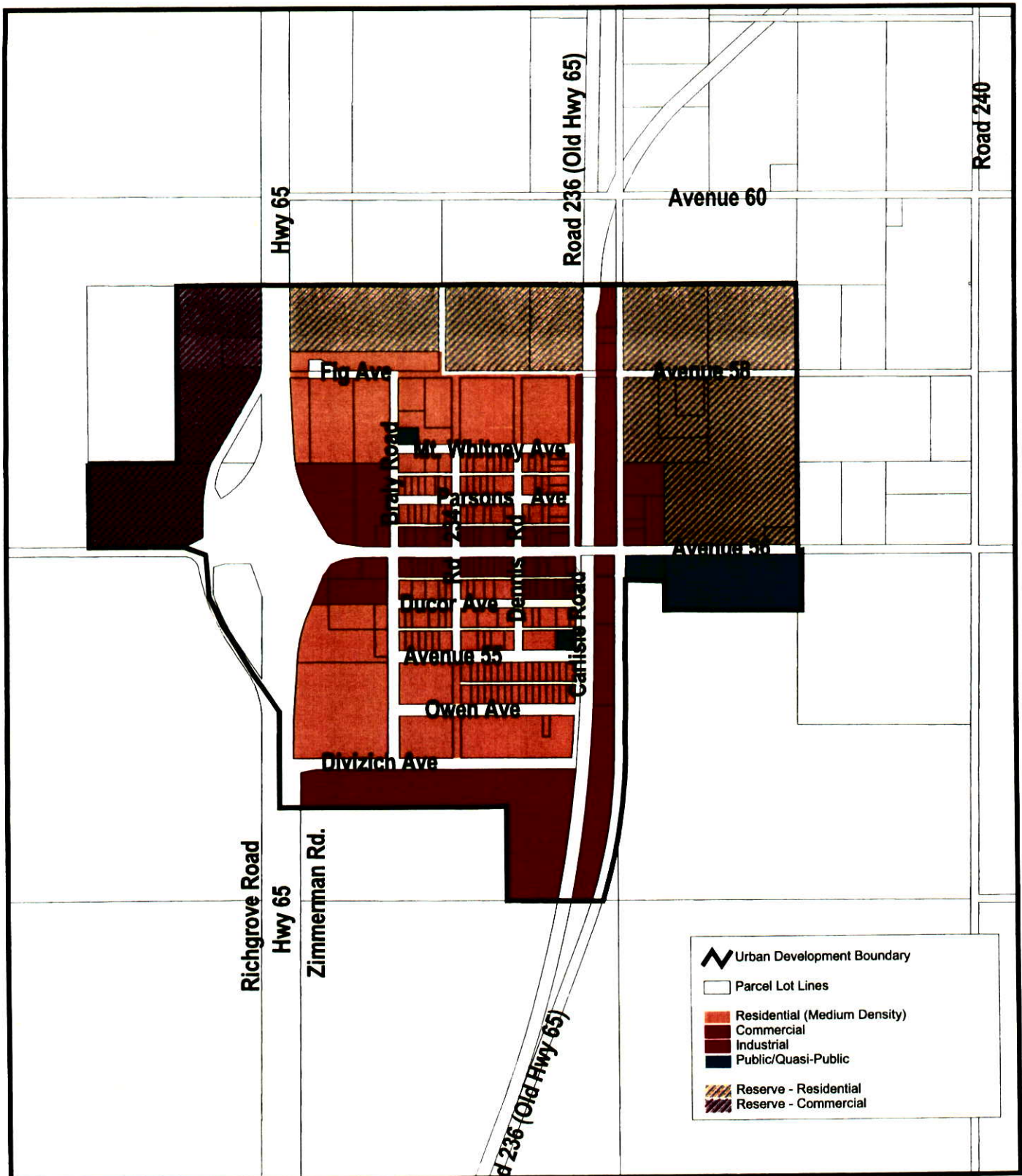
The plan provides for both "active" and "reserve" land use classifications, wherein "active" classifications are applied to areas which are either already developed to an urban land use or are expected to be developed in the near term to accommodate anticipated growth. "Reserve" designations are applied to areas which are not expected to be subject to development in the near future, but which are recognized as suitable for urbanization sometime during the plan period. It should be noted that within the Terra Bella Plan Area, approximately 1,042 acres of land are assigned "active" land use designations and 196 acres are allocated as "reserve". This reflects the plan's provision that active land use designations be applied to that area serviceable by the treatment plant and other areas that have witnessed significant parceling - with the addition of a flexibility factor. In Ducor, approximately 165 acres of land are assigned "active" land use designations while 108 acres are allocated as reserve. Ducor does not have a sewer system, however it does have a water district.

The following subsections describe the function and distribution of each type of general plan land use designation used by this plan.

Residential

The Residential designation is intended to allow the development of single-family and multi-family residential uses, to be implemented with zoning at locations appropriate for densities ranging from one dwelling unit per acre to not more than twenty-eight dwelling units per acre. The Residential land use designation is subdivided into three categories - Low Density Residential, Medium Density Residential and High Density Residential. In addition, the plan





500 0 500 1000 1500 2000 Feet

0.25 0 0.25 Miles



Ducor

**Terra Bella / Ducor
Community Plan**

Land Use Plan

Exhibit 19b

13 14 15 16

17 18 19 20



sets aside a certain amount of area as "Residential Reserve". Within the Terra Bella Plan Area, approximately 822 acres are designated either Residential or Residential Reserve. Within the Ducor Plan Area, approximately 170 acres are designated either Residential or Residential Reserve. Each residential land use designation is summarized below:

Low Density Residential

In Terra Bella, Low Density Residential areas are planned to accommodate single-family homes on individual lots that do not have sewer service, and where significant parcelization has occurred, resulting in the creation of "large-lot" ranchette type development.

The Low Density Residential designation is provided on approximately 473 acres within the Terra Bella plan area - located primarily on the north and east periphery of the plan area.

Medium Density Residential

In Terra Bella Medium Density Residential areas are planned to accommodate single-family homes on individual lots where urban services (i.e. community water and sewer) are provided, at higher densities than the area designated for Low Density Residential Development. This designation is also applied to areas adjacent to the sewer service boundary where expansion of the sewer system could occur.

In Ducor, all areas planned for residential development are designated "Medium Density Residential". Ducor does not have a community sewer system - all dwellings rely on individual on-site septic systems. In any event, new residential development must adhere to the County's minimum lot size standards for lots utilizing on-site septic system.

In both communities, the Medium Density Residential designation encompasses sections of the community that are already substantially developed. The predominant existing land use within this area is single-family residential dwelling units, including conventional dwellings and mobile homes. The Plan designates 118 acres in Terra Bella, and 90 acres in Ducor.

High Density Residential

The High Density Residential designation provides for residential development with a wide range of densities and housing types.

This designation is applied to two areas of existing high density and zoned development in Terra Bella. One area is on both sides of Magnolia Avenue, east and west of Road 237. This area is presently zoned R-3 and has several small apartment complexes. The other area designated High Density Residential is located northeast of the corner of Avenue 96 and Road 236 and is occupied by a mobile home park.

The High Density Residential designation is applied to about 16 acres of territory within the Plan area.

Residential Reserve

This area is designated for eventual residential use but is to be left in exclusive agricultural zoning, consistent with policy 5.1. In Terra Bella, approximately 170 acres of territory are designated Residential Reserve. In Ducor, about 80 acres are designated Residential Reserve. "Residential Reserve" - designated land may be provided either residential or rural-residential zoning.

Commercial

The Commercial designation is intended to allow the development of a variety of commercial uses at locations where implementation will be determined by zoning best suited to maintain and/or encourage general, service and highway commercial uses.

In Terra Bella, the Commercial land use designation is applied to about 50 acres within the Plan Area, primarily to existing commercially-developed and zoned properties located along Terra Bella Blvd. and to land along the east side of Road 236, from south of Avenue 92 to north of Avenue 96. About 26 acres of "Commercial Reserve" designation is provided to allow future commercial expansion on the west side of State Route 65, around both Avenues 95 and 96.

In Ducor, the Commercial land use designation is applied to 24 acres within the Plan Area, primarily to existing commercially-developed and zoned properties located along Avenue 56 and at its interchange with State Route 65. A smaller commercial area is designated at the northeast corner of Avenue 56 and Road 236.

Industrial

The Industrial designation is intended to allow light manufacturing, assembly and storage-type uses as allowed by the Tulare County Zoning Ordinance. In Terra Bella, the Sequoia Forest Products site is a major industrial operator. Approximately 284 acres of territory within the Terra Bella Plan Area are designated for industrial use. The bulk of industrially-designated land is located

in the southwest portion of the planning area and includes a number of existing industrial operations.

In Ducor about 39 acres of land are designated industrial. These lands generally lie astride the railroad tracks.

Public/Quasi-Public

The Public/Quasi-Public designation is applied to those current and proposed uses associated with a governmental function, public institution or other use which accommodates the needs of the general public. In Terra Bella, approximately 101 acres are designated Public/Quasi-Public by the community plan. These include the local schools, wastewater treatment plant, irrigation district properties, and the post office. In Ducor, about 12 acres are designated Public/Quasi public. These three sites include the elementary school and two water well sites operated by the Ducor Community Services District.

GENERAL PLAN CONSISTENCY AND AMENDMENTS

The text and map of the County Zoning Ordinance and the text of the Subdivision Ordinance must be consistent with the policies, implementation measures, and direction of the Terra Bella/Ducor Community Plan. These two ordinances are the primary land use planning tools available to the County for implementing its land use policies. The Zoning Ordinance establishes the rules and regulations necessary to govern the use and development of land within the County, while the Subdivision Ordinance regulates the design and improvement of all land proposed to be divided. State law recognizes the important relationship between zoning, subdivisions and the General Plan by requiring the Zoning Ordinance and the design and improvements of all subdivisions to be consistent with the Plan.

The following are the definitions of the land use and street classifications shown on the Community Plan maps. These definitions serve to specify the intent of the Plan with regard to land use and circulation objectives. Further, the definitions are helpful in determining which County zoning districts are consistent with each land use classification (see Zoning Consistency Matrix, Table 11). The definitions are as follows:

Policy

14.1 Land Use Designations

Residential Reserve - Land designated for future residential use which should remain in agricultural use until it is determined that conditions warrant conversion to residential use, in accordance with Policy 5.1. It should be noted that a general plan amendment is not needed to develop land in a reserve classification.

Low Density Residential - Land designated for residential use which lacks off-site sewer or water, or both. Agricultural uses shall be allowed on lands with this designation consistent with the Tulare County Zoning Ordinance. Low density residential allows seven units or less per acre.

Medium Density Residential - Land designated for single and two family residential development, with a minimum of 3,000 square feet of lot area per dwelling unit. Medium density residential allows 7 to 14 units per acre.

High Density Residential - Land designated for multifamily residential development, a minimum of 600 square feet of lot area per dwelling unit. High density residential allows 15 to 28 units per acre.

Commercial - Land designated for commercial uses covering a range of retail, office and service activities.

Commercial Reserve - Land within the Plan Area which is recognized as suitable for retail, office or service activities and designated for eventual conversion to commercial use, but which is expected to be left in exclusive agricultural zoning until it is determined that conditions warrant conversion to commercial use, in accordance with Policy 5.1.

Industrial - Land designated for industrial uses or agriculturally related industries. Heavy industrial uses shall be processed under a conditional use permit or planned development.

Functional Classification of Routes and Streets

Minor Arterial - The minor arterial street system should interconnect with and augment the urban principal arterial system and provide service to trips of moderate length at a somewhat lower level of travel mobility than principal arterials. This system also distributes travel to geographic areas smaller than those identified with the higher system.

The minor arterial street system includes all arterials not classified as a principal and contains facilities that place more emphasis on land access than the higher system, and offer a lower level of traffic mobility. Such facilities may carry local bus routes and provide intra-community continuity, but ideally should not penetrate identifiable neighborhoods. This system should include urban connections to rural collector roads where such connections have not been classified as urban principal arterials.

The spacing of minor arterial streets may vary from 1/8 to 1/2 mile in the central business district to 2 - 3 miles in the suburban fringes, but should normally be not more than 1 mile in fully developed areas.

DRAFT Terra Bella and Ducor Community Plan
Chapter 4: Policy Plan

Collector Street - The collector street system provides both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It differs from the arterial system in that facilities on the collector system may penetrate residential neighborhoods, distributing trips from the arterials through the area to the ultimate destination. Conversely, the collector street also collects traffic from local streets in residential neighborhoods and channels it into the arterial system. In the central business district, and in other areas of like development and traffic density, the collector system may include the street grid which forms a logical entity for traffic circulation.

Local Street - The local street system comprises all facilities not on one of the higher systems. It serves primarily to provide direct access to abutting land and access to the higher order systems. It offers the lowest level of mobility and usually contains no bus routes. Service to through-traffic movement usually is deliberately discouraged.

Table No. 11
Zoning Consistency Matrix

LAND USE DESIGNATIONS	TULARE COUNTY ZONE DISTRICTS											
	R-A	R-1	R-2	R-3	C-1	C-2	C-3	M-1	M-2	AE-20	AE-40	O
Residential Reserve												
Low Density Residential												
Medium Density Residential												
High Density Residential												
Commercial												
Commercial Reserve												
Industrial												
Industrial Reserve												
Public/Quasi-Public												

NOTE 1: A shaded box denotes consistency between land use designation and zone district; a blank box denotes lack of consistency.

NOTE 2: Agricultural zone (AE-20) may serve as a "holding zone" until demand and changing conditions warrant application of other zoning classifications.

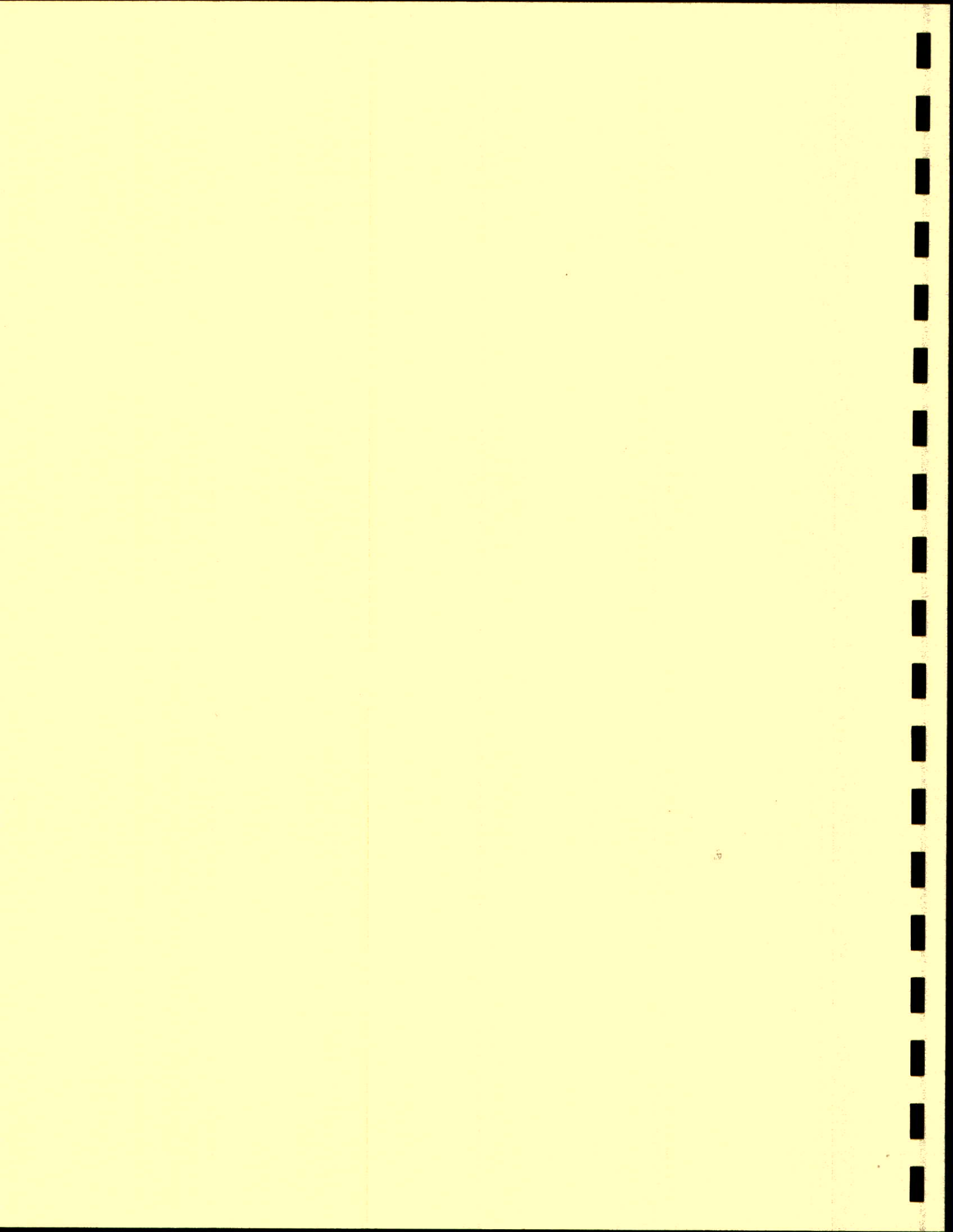
NOTE 3: The SR overlay (Site Plan Review) may be applied to vacant or agricultural land zoned C-1, C-2, C-3, M-1, and M-2.

NOTE 4: A General Plan Amendment is not required to develop land designated under a reserve classification provided that the proposed development is consistent with Policy 5.1.

Source: Collins & Schoettler, Tulare County Resource Management Agency.



COMMUNITY PLAN APPENDIX A
DRAFT ENVIRONMENTAL IMPACT REPORT



Draft Environmental Impact Report

for
Terra Bella/Ducor
Community Plan

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

Prepared for:

Tulare County Resource Management Agency

Prepared by:

Collins & Schoettler
PLANNING CONSULTANTS

Urban Planning • Environmental Analysis • Design Review

1002 W. Main St. • Visalia, CA • 93291 • (559) 734-8737 • fax: 734-8767

weplancities.com



NOTICE OF COMPLETION

*State of California
Office of Planning and Research
P O Box 3044
Sacramento, CA 95812-3044*

Project Title: General Plan Amendment 01-005, Terra Bella and Ducor Community Plan

Project Location - Specific: See attached maps and project description.

Project Location: The communities of Terra Bella and Ducor. See attached Maps.
Project Location - County: Tulare

Description of Nature, Purpose, and Beneficiaries of Project: To provide a community plan for the communities of Terra Bella and Ducor to assist in an orderly direction of growth. See attached project description.

Lead Agency: Tulare County Resource Management Agency
Division: Long Range Planning

Address Where Copy of Environmental Document Is Available: Tulare County Resource Management Agency, 5961 S. Mooney Blvd., Visalia CA 93277-9394

Review Period: 45 days

Contact Person: Chuck Przybylski
Area Code / Phone / Extension: (559) 733-6291 ext. 4203

Notice of Completion and Environmental Document Transmittal Form

See NOTE below
SCH # 2002071075

1. Project Title: GPA 01-005 Terra Bella and Ducor Community Plan
2. Lead Agency: Tulare County Resource Management Agency
3a. Street Address: 5961 S. Mooney Blvd.
3c. County: Tulare 3d. Zip: 93277-9394

3. Contact Person: Chuck Przybylski
3b. City: Visalia
3e. Phone: (559) 733-6291 ext. 4203

Project Location:

4. County: Tulare 4a. City/Community: Terra Bella and Ducor
4b. Assessor's Parcel No.:
4c. Section Twp. S Range E MDB&M
5a. Cross Streets:
5b. For Rural, Nearest Community:
6. Within 2 miles: a. State Hwy: 65 b. Airports:
c. Railways: San Jouquin Valley Railroad d. Waterways:

7. Document Type:

- CEQA: 01. NOP, 02. Early Cons., 03. Neg. Dec., 04. Draft EIR, 05. Supplemental/Subsequent EIR, 06. NOE, 07. NOC, 08. NOD
NEPA: 09. NOI, 10. FONSI, 11. Draft EIS, 12. EA
OTHER: 13. Joint Document, 14. Final Document, 15. Other:

8. Local Action Type

- 01. General Plan Update, 02. New Element, 03. General Plan Amend., 04. Master Plan, 05. Annexation, 06. Specific Plan, 07. Community Plan, 08. Redevelopment, 09. Rezone, 10. Land Division, 11. Use Permit, 12. Waste Mgmt Plan, 13. Cancel Ag Preserve, 14. Other:

9. Development Type

- 01. Residential, 02. Office, 03. Shopping/Comm., 04. Industrial, 05. Water Facilities, 06. Transportation, 07. Mining, 08. Power, 09. Waste Treatment, 10. OCS Related, 11. Other: Community Plan Policy

10. Total Acres: 1,773

11. Total Jobs Created:

12. Project Issues to be Discussed in Environmental Impact Report

- 01. Aesthetic/Visual, 02. Agricultural Land, 03. Air Quality, 04. Archaeological/Historic, 05. Coastal Zone, 06. Economic, 07. Fire Hazard, 08. Flooding/Drainage, 09. Geologic/Seismic, 10. Jobs/Housing Balance, 11. Minerals, 12. Noise, 13. Public Services, 14. Schools, 15. Septic Systems, 16. Sewer Capacity, 17. Social, 18. Soil Erosion, 19. Solid Waste, 20. Toxic/Hazardous, 21. Traffic/Circulation, 22. Vegetation, 23. Water Quality, 24. Water Supply, 25. Wetland/Riparian, 26. Wildlife, 27. Growth Inducing, 28. Incompat. Land Use, 29. Cumulative Effects, 30. Other:

13. Funding (approx.) Federal \$ State \$ Total \$

14. Present Land Use and Zoning: See attached project description and associated maps.

15. Project Description: See attached project description and associated maps.

16. Signature of Lead Agency Representative: Date:

Reviewing Agencies

- | | |
|---|---|
| <input type="checkbox"/> Resources Agency | <input checked="" type="checkbox"/> Caltrans District <u>6</u> |
| <input type="checkbox"/> Boating/Waterways | <input type="checkbox"/> Dept of Transportation Planning |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Aeronautics |
| <input checked="" type="checkbox"/> Fish & Game - District 4 | <input type="checkbox"/> California Highway Patrol |
| <input type="checkbox"/> Forestry | <input checked="" type="checkbox"/> Housing & Community Development |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Statewide Health Planning |
| <input checked="" type="checkbox"/> Dept. Water Resources | <input type="checkbox"/> Health |
| <input type="checkbox"/> Reclamation | <input checked="" type="checkbox"/> Food & Agriculture |
| <input type="checkbox"/> Parks & Recreation | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Office of Historic Preservation | <input type="checkbox"/> Public Works |
| <input type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Corrections |
| <input type="checkbox"/> S.F. Bay Conservation & Develop. Comm. | <input type="checkbox"/> General Services |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> OLA |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Santa Monica Mountains |
| <input type="checkbox"/> State Lands Commission | <input type="checkbox"/> TRPA |
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> OPR - OLGA |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> OPR - Coastal |
| <input type="checkbox"/> SWRCB: Sacramento | <input type="checkbox"/> Bureau of Land Management |
| <input type="checkbox"/> RWQCB: Region # <u>5</u> | <input type="checkbox"/> Forest Service |
| <input type="checkbox"/> Water Rights | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Other: _____ |

For SCH Use Only:

Date Received at SCH _____	Catalog Number _____
Date Review Starts _____	Applicant _____
Date to Agencies _____	Consultant _____
Date to SCH _____	Contact _____ Phone _____
Clearance Date _____	Address _____

Notes: _____



**TULARE COUNTY RESOURCE MANAGEMENT AGENCY
PUBLIC NOTICE OF COMPLETION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT, SCH # 2002071075 and PUBLIC
HEARING NOTICE for the TERRA BELLA AND DUCOR COMMUNITY PLAN**
(Public Resource Code Section 21092 and 21092.3 and
California Code Regulation Title 14, Sections 15087, 15102 and 15372)

The Tulare County Resource Management Agency has completed, independently reviewed and analyzed the Draft Environmental Impact Report for the following project:

Project Title:

Terra Bella and Ducor Community Plans

Project Description/Location:

TERRA BELLA AND DUCOR COMMUNITY PLANS, GPA 01-05, an amendment to the Tulare County General Plan amending land use, circulation, open space and urban boundaries elements in the Terra Bella and Ducor areas. The Communities are located along State Route 65 approximately six and ten miles south of the City of Porterville respectively, in the south central portion of Tulare County.

Public Hearing Notice:

A public hearing concerning the Terra Bella and Ducor Community Plans and the Draft Environmental Impact Report (DEIR) prepared for the plan will be held before the Tulare County Planning Commission on Wednesday, December 4, 2002 at 9:45 a.m. in the Commission Room of the Tulare County Government Plaza, 5961 S. Mooney Boulevard, Visalia, California.

All interested parties are invited to attend the public hearing and be heard. If you challenge the decision on any of the foregoing matters in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice or in a written correspondence delivered to the Tulare County Resource Management Agency, Long Range Planning Division, within the review period described herein.

A copy of the DEIR may be reviewed and/or obtained at the following addresses:

Tulare County Resource Management Agency
5961 South Mooney Boulevard
Visalia, CA 93277

Any written comments regarding the above document must be received at the Tulare County Resource Management Agency, no later than January 9, 2003 (5:00 p.m.)

Further information may be obtained by contacting Mr. Chuck Przybylski (559) 733-6291



George E. Finney
Environmental Assessment Officer

TO BE PUBLISHED ONLY ONCE

BY: November 22, 2002

Send to: ~

Visalia Times Delta
Porterville Recorder

SEND BILL AND TEAR SHEET TO:
Tulare County Resource Management
Agency - Current Planning Division
5961 South Mooney Blvd.
Visalia, CA 93277-9394

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**TERRA BELLA AND DUCOR COMMUNITY PLAN
ENVIRONMENTAL IMPACT REPORT**

1.0 INTRODUCTION

The California Environmental Quality Act (CEQA) requires the preparation of an environmental impact report (EIR) on all projects which may have a significant effect on the environment. While there is no specific definition of "significant" as it is used in the Act, Appendix G of the CEQA Guidelines provides a list of projects which normally will have a significant effect and therefore require an EIR. The list includes projects which will "conflict with adopted environmental plans and goals of the community where it is located." A strict interpretation of this statement results in the preparation of an EIR on this project because the land use pattern shown in the proposed Terra Bella and Ducor Community Plan will alter the adopted land use pattern in the Tulare County General Plan.

Appendix G also defines projects which "convert prime agricultural land to non-agricultural use or impair the agricultural productivity of prime agricultural land" as normally having a significant effect. Again strictly interpreting this statement requires the preparation of an EIR because parts of the Planning Area that is undeveloped are considered prime agricultural land due to the presence of Class I soils (SCS rating).

Concerning the degree of specificity of this document, the CEQA Guidelines state in Section 15146 that:

The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR.

- a) An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy.
- b) An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on secondary effects that can be expected to follow from the adoption, or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.

Lastly, the CEQA Guidelines state in Section 15166a that:

The requirements for preparing an EIR on a local general plan element, or amendment thereof, will be satisfied by using the general plan, or element document, as the EIR and no separate EIR will be required if:

- 1) The general plan addresses all points required to be in an EIR by Article 9 of these guidelines; and
- 2) The document contains a special section or cover sheet indentifying where the general plan document addresses each of the points required.

Many of the EIR requirements have already been incorporated in the Terra Bella and Ducor Community Plan. Therefore, this EIR will make references to the Plan document when it sufficiently addresses points that are required by the Guidelines. Any matter required by the Guidelines that is not sufficiently addressed by the Plan will be discussed in this EIR.

2.0 SUMMARY

The Community Plan has been prepared to accommodate the expected population growth in the Terra Bella and Ducor planning areas over the next 20 years. The Plan proposes Urban Development Boundaries, land use designations, Circulation Plans, and policies to manage the expected development of both communities. The Plan has attempted to guide growth while alleviating potential problems associated with a growing community. Because of the configuration of the Urban Development Boundaries, the proposed land use designations and the proposed policies, most impacts were determined to be not significant. The two impacts that are potentially significant are: 1) the loss of prime farmland; and 2) impacts to land use and planning.

2.1 Summary of Significant Effects

2.1.1.a Loss of Prime Farmland - Significant Effects

Some of the agricultural land surrounding Terra Bella and much of that surrounding Ducor is considered prime farmland. It is estimated that approximately 172 acres of land within the proposed Urban Development Boundaries is considered prime farmland. However, it should be noted that the amount of prime farmland surrounding these communities is significantly less than that surrounding most cities and communities of Tulare County. Regardless, the Plan's prescription for urban development on these lands is considered to be a significant, unavoidable, impact.

2.1.1.b Loss of Prime Farmland - Mitigation

The Plan does include provisions to slow the conversion of agricultural land, such as the use of reserve classifications and policies encouraging growth in a logical and orderly fashion. However, since this effect is unavoidable, it cannot be mitigated to a level of which is less than significant.

2.1.2.a Change in Land Use and Planning

Because the project is an amendment to the Tulare County General Plan, it will affect land use and planning issues in unincorporated communities of Terra Bella and Ducor. In contrast to most other community plans, however, the Terra Bella/Ducor Community Plan prescribes reductions in overall area of the proposed UDB's compared to the existing UAB. However, the proposed new land use categories represent significant changes from designations in the existing General Plan.

2.1.4 Change in Land Use and Planning - Mitigation

The Plan mitigates the change in land use policy by prescribing policies and land use patterns that will facilitate a more effective and well-planned community than would occur under existing planning policies. In the case of Ducor, land demand projections lead the Plan to prescribe a smaller UDB (367 acres) than the existing UAB (430 acres).

The Plan provides additional mitigation by controlling land development through the application of zoning, subdivision, site plan review and infrastructure improvements via the requirement to maintain consistency with standards established in the plan. This level of impact will be reduced by the inclusion in the plan of provisions to phase development and monitor and adjust its growth and location. Therefore, mitigation provided in the Plan will reduce the impacts to land use and planning to a less than significant level.

2.1.5 Cumulative Effects

There will be no significant cumulative environmental effects as a result of this project because the policies contained in other adopted elements of the General Plan effectively mitigate any such effects.

2.2 Summary of Alternatives to the Proposed Project

2.2.1 Summary of "No Project" Alternative

By not adopting this plan, any development proposal in Terra Bella and Ducor would have to be considered in light of existing plans which do not lay out detailed future land use and circulation patterns for the communities; as a result, the County would have less capability to manage and provide developable land for the expected population growth. The County would also run the risk of violating State law which requires that each city and county adopt and maintain an internally consistent general plan.

2.2.2 Summary of Alternative Urban Development Boundaries

Two alternative UDB alignments are evaluated in the EIR. The first alternative prescribed a UDB that runs coterminous with the existing UAB's for both communities - this would result in a larger UDB than is proposed in the plan. As discussed previously, population projections prepared for the plan indicated that future growth in both Terra Bella and Ducor could be accommodated in an area that is more compact than the existing UAB. A more compact growth boundary is more consistent with the county's policies regarding efficient land use and protection of agricultural lands.

This alternative would increase impacts on agricultural land by subjecting more land to future urban development than would the recommended smaller UDB's. As such, this alternative is considered less desirable from an environmental standpoint.

A second alternative evaluated proposes UDB's smaller than those prescribed in the plan. Combined, the smaller UDB's would exclude about 157 acres of largely agricultural land from the preferred UDB's. These smaller UDB's would reduce impacts on agricultural lands, reduce impacts on local utility providers, and in the case of Terra Bella, reduce traffic impacts on the intersection of State Route 65 and Terra Bella Boulevard. While this alternative reduces certain impacts, it does not allow Tulare County's planning process to respond to the growth needs of both communities.

2.3 Areas of Controversy Known to the Lead Agency

One area of controversy is the extent to which growth and development of Terra Bella and Ducor will affect agricultural resources, either through direct conversion upon development, or indirectly through the introduction of incompatible uses in an agricultural area. The plan does contain measures to lessen the impact of growth and control and monitor its consequences.

3.0 PROJECT DESCRIPTION

3.1 Location

The location of the project areas is described in Chapter 2: COMMUNITY PROFILE, Planning Area, of the Plan. Exhibit No. 1 of the Plan shows the regional location of the project area. Exhibits No. 3a and 3b of the Plan show the boundaries of the study area evaluated in the EIR.

3.2 Objectives

The Terra Bella and Ducor Community Plan is an amendment to the General Plan of Tulare County. The Plan addresses urban boundaries, land use, circulation, and public facilities within the project areas. The purpose of the Plan is to accommodate the

Draft Environmental Impact Report
Terra Bella and Ducor Community Plan

anticipated growth of the two communities over the next twenty years. The planning document provides descriptive data about the community and its environment, and sets forth relevant goals and policies to guide new development in the community.

The urban boundaries portion of the Community Plan defines an Urban Development Boundary (UDB) around existing developed lands in accordance with the Tulare County Urban Boundaries Element. The UDBs are intended to define twenty-year planning areas for both communities.

The Elements of the Tulare County General Plan which will be amended include Land Use, Circulation, Urban Boundaries, Environmental Resources Management, and Open Space.

For additional information concerning objectives of the proposed Plan, reference should be made to Chapter I: INTRODUCTION and Chapter 4: POLICY PLAN.

3.3 Technical, Economic, and Environmental Characteristics

Please refer to Chapter 2: COMMUNITY PROFILE in the proposed Plan.

3.4 Uses of the EIR

This EIR will be used to amend the Tulare County Zoning Ordinance to implement the Community Plan. This EIR will also be a Community Plan EIR within the meaning and intent of Section 21083.3 of CEQA and Section 15183 of the CEQA Guidelines.

The Tulare County Local Agency Formation Commission (LAFCO) may use this EIR to amend the Terra Bella Irrigation District and the Ducor Community Services District Spheres of Influence. The Urban Boundaries Element of the Tulare County General Plan states that if an unincorporated community is served by a special district which provides urban services, the Urban Development Boundary should be consistent with the district's Sphere of Influence. The Tulare County LAFCO has a similar policy.

4.0 ENVIRONMENTAL SETTING

4.1 Setting

The Environmental Setting of the project is described in Chapter 2: COMMUNITY PROFILE of the proposed Plan.

4.2 Consistency with Adopted Local and Regional Plans

The Terra Bella/Ducor Community Plan amends those portions of the Tulare County General Plan that are applicable to the planning areas. The proposed Plan identifies areas in which growth should occur and contains additional growth-directing policies not identified in the existing General Plan. These amendments are needed to adequately accommodate the anticipated growth in the area and to achieve a balanced growth pattern that is environmentally sensitive and compatible with the County's existing planning policies.

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

This Plan is consistent with the Noise, Safety, and Seismic Safety Elements of the Tulare County General Plan. The Plan is also consistent with the Tulare County Congestion Management Program adopted by the Tulare County Association of Governments, the San Joaquin Valley Air Pollution Control District Plans, and the Regional Water Quality Control Board Plans.

5.0 ENVIRONMENTAL IMPACT

There are two environmental impacts that have been determined to be potentially significant according to the Environmental Initial Study (Refer to Appendix A). The two impacts are "Loss of Prime Farmland" and "Land Use and Planning."

5.1 Loss of Prime Farmland

5.1.1 Impacts

Much of the undeveloped land surrounding both Terra Bella and Ducor is currently used for agricultural purposes and some of this is held in agricultural preserves. The irrigated soils in the area are well suited for cultivated crops, orchards, vineyards, and rangeland.

Because the land within the Urban Development Boundary that is adopted will be designated for development, the long-term productivity of this land for agricultural

Draft Environmental Impact Report
Terra Bella and Ducor Community Plan

uses will eventually be eliminated. Very rarely is developed land converted back to an agricultural use.

Development of parts of the Terra Bella and Ducor communities will have an impact on agricultural resources. This conversion of land is unavoidable if the Terra Bella and Ducor communities will continue to grow. In order to achieve the objectives of the Plan, some conversion must be allowed to accommodate the anticipated population growth and corresponding land use needs projected for the Terra Bella and Ducor communities. The proposed Community Plan will convert a total of 583 acres of land currently used for agricultural purposes (391 in Terra Bella and 192 in Ducor).

5.1.2 Mitigation Measures

In an effort to prevent premature development of urban uses on agricultural land, the Plan includes policies and implementation procedures that encourage the orderly conversion of agricultural land to urban uses by requiring agricultural holding zones on lands that are within the Urban Development Boundary but are not presently adjacent to existing development (see Chapter 4: POLICY PLAN, Agriculture). Although the Plan includes approximately 89 acres of land that is in a contracted Agricultural Preserve (50.5 acres in Ducor, 38.5 acres in Terra Bella), some of these lands have been designated with reserve classifications.

In the larger scheme of the entire Tulare County Plan, this Plan will protect agricultural land that is outside the Urban Development Boundary from development pressure by providing enough land to meet the needs of the two growing communities. While this Community Plan and the Tulare County General Plan do promote conservation of agricultural land, some conversion of this resource is necessary to accommodate the projected growth of the two communities. Therefore, the conversion of agricultural land to urban uses is a significant unavoidable impact.

5.2 Land Use and Planning

5.2.1 Land Use and Planning

This project will amend portions of the Tulare County General Plan; particularly the portions related to urban boundaries, land use, and circulation. Currently the communities of Terra Bella and Ducor are surrounded by Urban Area Boundaries (UAB's) that were established when the County's Urban Boundaries Element was first adopted in 1974. While the General Plan designates the two communities as Rural Service Centers, no specific land use designations inside the UAB's have been adopted. All surrounding land outside the present UAB is under the jurisdiction of the Rural Valley Lands Plan and has been designated for agriculture.

Draft Environmental Impact Report
Terra Bella and Ducor Community Plan

The provisions of the Urban Boundaries Element, as amended in 1984, state that any community plans for unincorporated areas should remove any existing UABs and replace them with UDBs. The Rural Valley Lands Plan (RVLP), an adopted element of the Tulare County General Plan which determines the suitability of rural lands for non-agricultural uses, states that all land on the Valley floor that is outside of a UDB or UAB is under its jurisdiction. These two policies mean that the UDB adopted as part of this Plan will replace the current UAB as the boundary which divides developable areas from land that is protected for agriculture under the RVLP.

While Terra Bella's proposed UDB is larger than the existing UAB, Ducor's proposed UDB reflects a reduction in size. This is because population projections, combined with a land use suitability analysis determined that both Ducor's future growth could be accommodated in an area that is more compact than the existing UAB.

5.2.2 Mitigation Measures

The reduction of acreage of Ducor's proposed UDB versus the existing UAB is considered to be a mitigation measure, in that less land would be subject to conversion from agricultural use to urban uses over the twenty year life of the plan. In addition, the Plan's policies calling for compact growth and infilling is also a mitigation measure, designed to reduce the impact of growth on agricultural resources.

5.3 Traffic/Circulation

5.3.1 Impacts

Circulation information is described in Chapter 2: COMMUNITY PROFILE, of the Plan. Growth that is accommodated by the Terra Bella/Ducor Community Plan will contribute to increased traffic on local roadways, including State Route 65. However, it could be argued that traffic increases will occur with or without adoption of the Plan, due to general population increases in both communities and throughout the region. The plan attempts to provide policy to facilitate growth that occurs in well-planned, logical patterns. The Plan also establishes a circulation map that will ensure that local roadways are aligned and designed in a fashion that will adequately respond to growth demands.

A previous traffic study prepared for two gravel quarries close to Terra Bella and Ducor was reviewed for this analysis. That traffic study analyzed road conditions through the year 2020 (which is consistent with the Community Plan's planning time frame) and determined that the intersections of Avenue 56 and Avenue 95 will deteriorate to Level of Service "F" by the year 2020. However, the Tulare County Association of Governments has programmed funding for improvements to State Route 65 between Ducor and Terra Bella. The conversion of Highway 65 from a two-lane conventional highway to a four-lane expressway is programmed into two phases. Phase one

between Avenue 95 and State Route 190 is scheduled to begin construction in 2009. Phase two between Avenue 56 and Avenue 95 is scheduled for construction in 2011. These improvements are expected to improve safety and level of service conditions at both of these intersections.

5.3.2 Mitigation Measures

Upgrading of State Route 65 to four lanes through the planning areas will mitigate traffic increases generated by growth that is accommodated by the Plan. The Plan's Land Use Map reserves necessary right of way for the highway project. In addition, the County will continue to require a focused traffic study for all future uses in both communities that generate 100 vehicle trips during the peak hour.

5.4 Hydrology and Water Quality

5.4.1 Impacts

The Regional Water Quality Control Board (the Board) has expressed concern about continued use of on-site septic systems to accommodate new development in Ducor. The Board is concerned that the use of on-site septic systems has the potential to contaminate groundwater below the community.

In response to this concern, staff with the Tulare County Resource Management Agency Environmental Health Division who are knowledgeable with Ducor were contacted. It is staff's opinion that on-site septic systems are the preferred manner for future sewage disposal. While the soil in the general vicinity is classified as "hard pan," upon approval, the County recommends the hard pan layer to be ripped and removed prior to installation of the leach field. Depth of this layer varies from about 12 inches to several feet below surface. There are also streaks of sandy loam on the north-east of the community and further north and south, clay soils.

Depth to groundwater, according to DWR's Spring 1995 map, ranges from 190 to 580 feet.

There is evidence of perched water of unusable quality above the hardpan, according to a consulting engineer who has worked in the area. However, this has not been encountered by a septic installer who has completed numerous projects around Ducor.

County staff checked records on installed septic systems in Ducor and found that there does not seem to be an extraordinary great number of failed systems, based on repair rates, than any other area of the county. No cease and desist order has ever been issued. Staff concludes that that there appears to be little chance for ground water pollution to occur as a result of continued reliance on on-site sewage disposal systems in Ducor.

5.4.2 Mitigation Measures

The County will continue to closely monitor septic systems in Ducor and will coordinate with the Board on future actions if an alternate means of disposal becomes necessary.

5.5 Cumulative Impacts

There are no significant cumulative impacts associated with this project. To evaluate cumulative impacts of a Community Plan, one must consider other adopted Elements of Tulare County's General Plan. The Urban Boundaries Element requires Urban Development Boundaries around incorporated cities and unincorporated county communities. Urban development may take place on the Valley floor only within these Urban Development Boundaries or on land determined by the Rural Valley Lands Plan Point process to be suitable for development. The Rural Valley Lands Plan applies to all Valley floor lands which are not within an Urban Development Boundary and limits these lands to agricultural uses or uses that are accessory to agricultural uses and allowed by a special use permit.











The policies of these two elements of Tulare County's General Plan serve as the backbone to preserve agricultural land, limit unnecessary urban expansion, and discourage leapfrog growth. An expansive Williamson Act Agricultural Preserve program and a County-wide Right to Farm Ordinance also contribute to the preservation and protection of agriculture in the County.

To balance the General Plan's heavy emphasis on agricultural preservation, the Urban Boundaries Element requires that unincorporated communities such as Terra Bella and Ducor have land use plans that define an Urban Development Boundary with land use categories or designations. The Terra Bella/ Ducor Community Plan meets this requirement. Since similar previously adopted community plans adopted since 1976 have been planned in accordance with these policies, and since community plans that are adopted in the future will be required to be planned in accordance with these policies, there are no significant cumulative impacts associated with this project.

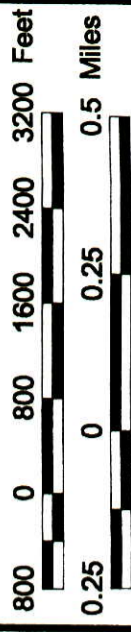
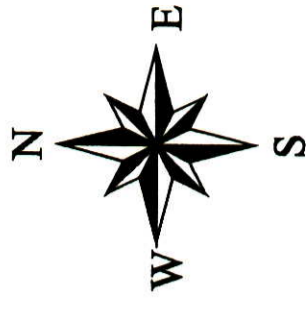
6.0 ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126d of the CEQA Guidelines require EIRs to "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objective of the project but would substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives. The guidelines also require that a "No Project" alternative be discussed, and that an "environmentally superior" alternative be identified. This EIR will discuss three alternatives; a "No Project" alternative, and two alternatives which propose different Urban Development Boundaries than the proposed Plan.

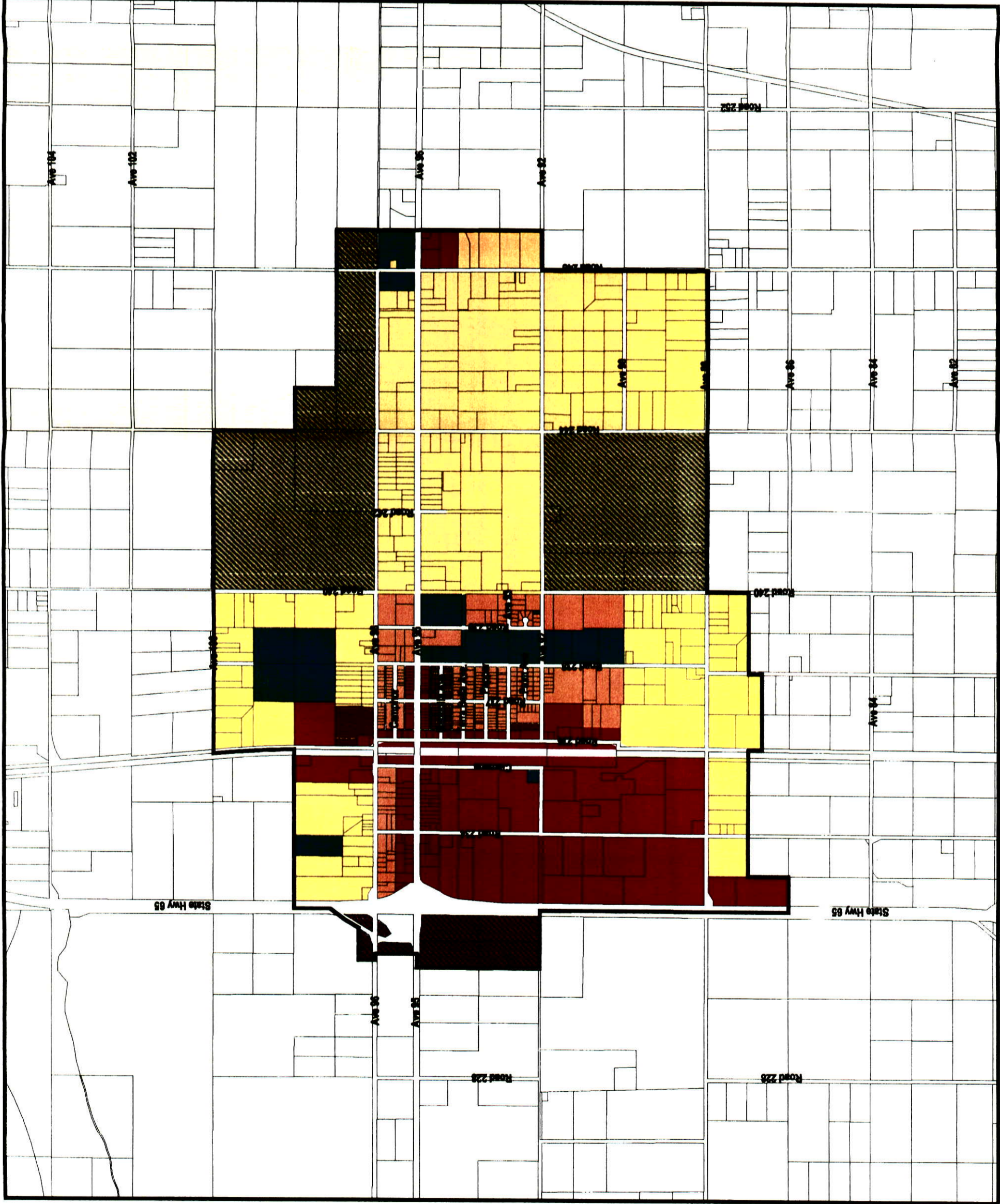
Terra Bella Alternative Urban Development Boundary

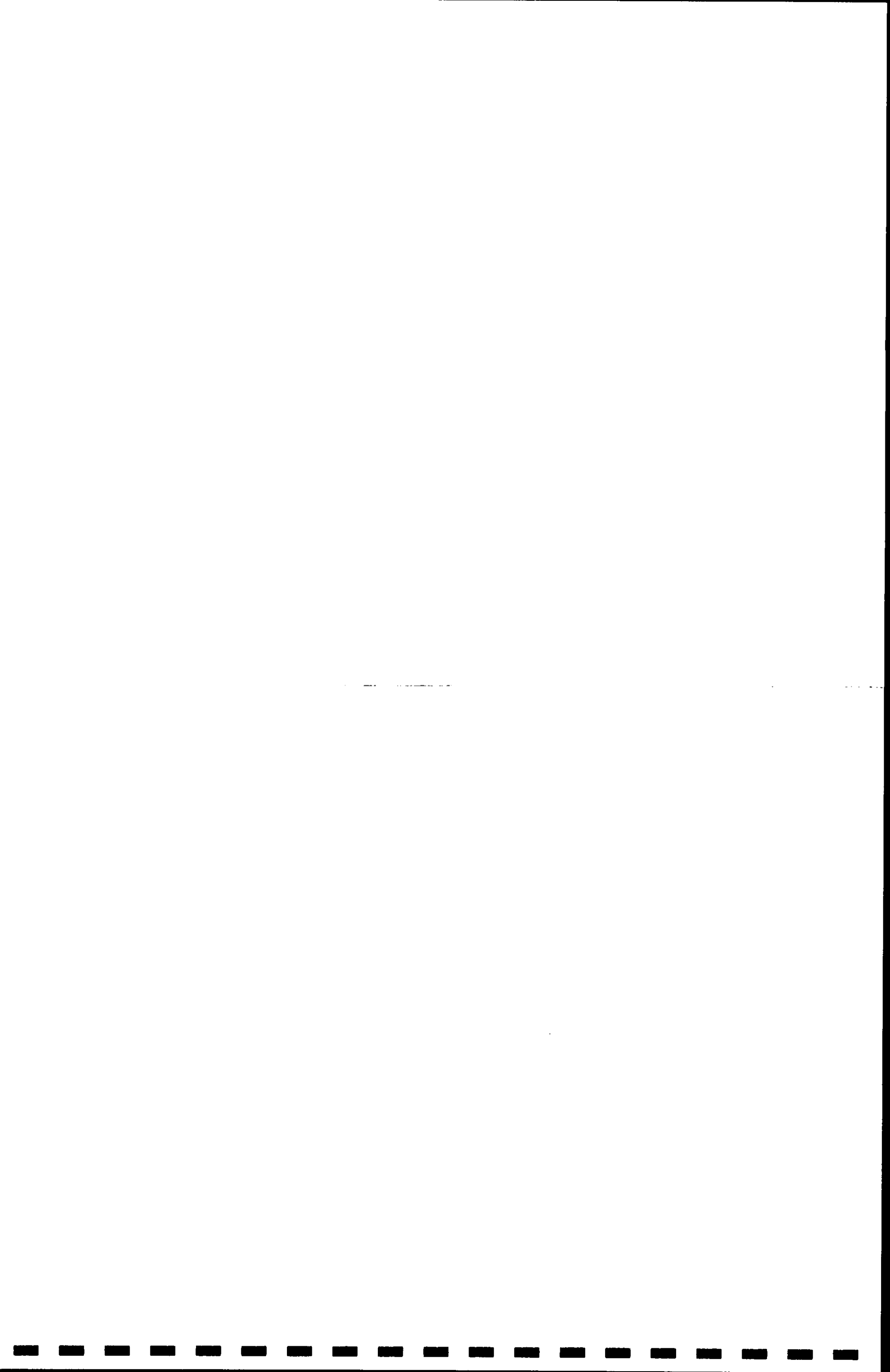
-  Urban Development Boundary
-  Parcel Lot Lines
-  Residential (Low Density)
-  Residential (Medium Density)
-  Residential (High Density)
-  Commercial
-  Industrial
-  Public/Quasi Public
-  Reserve - Residential
-  Reserve - Commercial

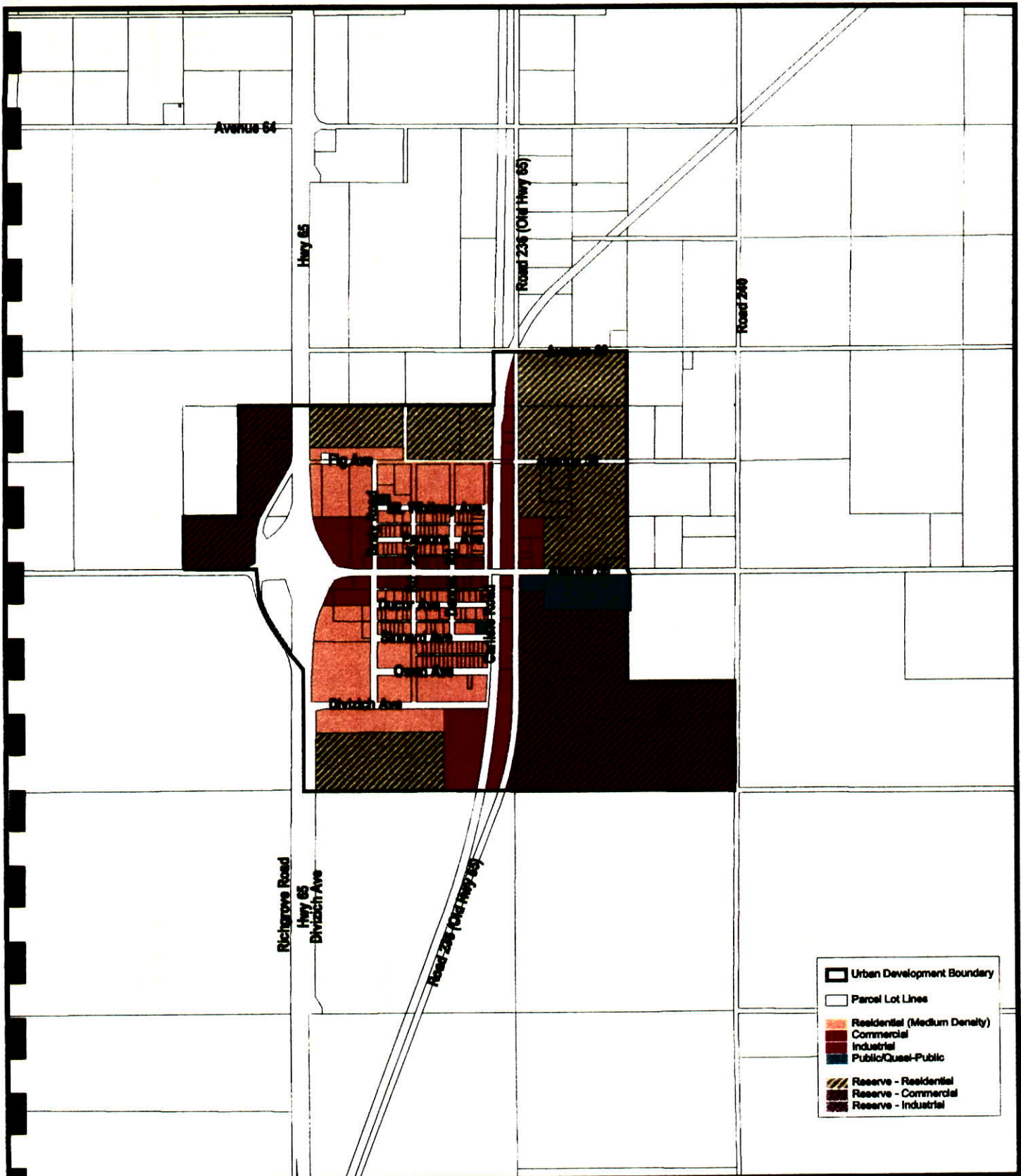
Terra Bella / Ducor Community Plan EIR Exhibit 1a



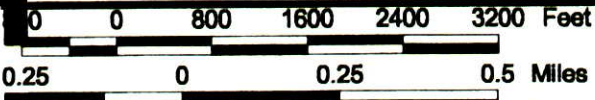
Tulare County Resource Management Agency







- Urban Development Boundary
- Parcel Lot Lines
- Residential (Medium Density)
- Commercial
- Industrial
- Public/Quasi-Public
- Reserve - Residential
- Reserve - Commercial
- Reserve - Industrial



Ducor **Terra Bella / Ducor**
Community Plan

Alternative Urban Development Boundary





Terra Bella

Alternative Urban Development Boundary

Urban Development Boundary

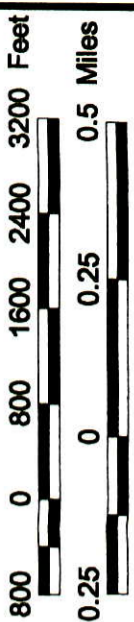
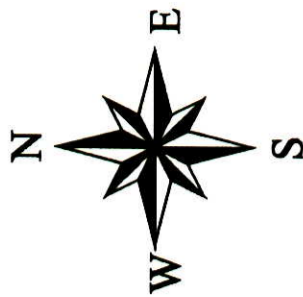
Parcel Lot Lines

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- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial
- Public/Quasi Public

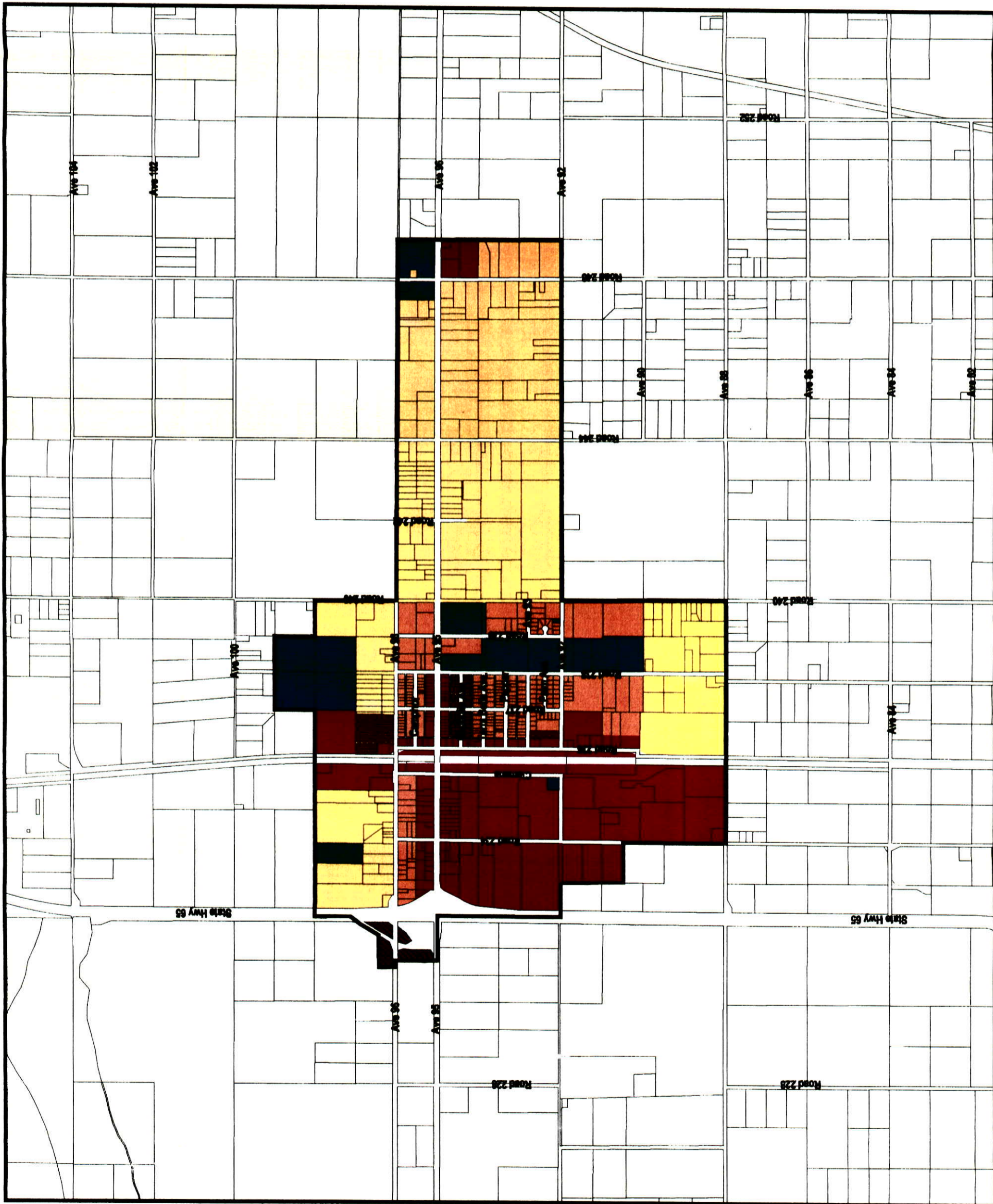
Reserve - Commercial

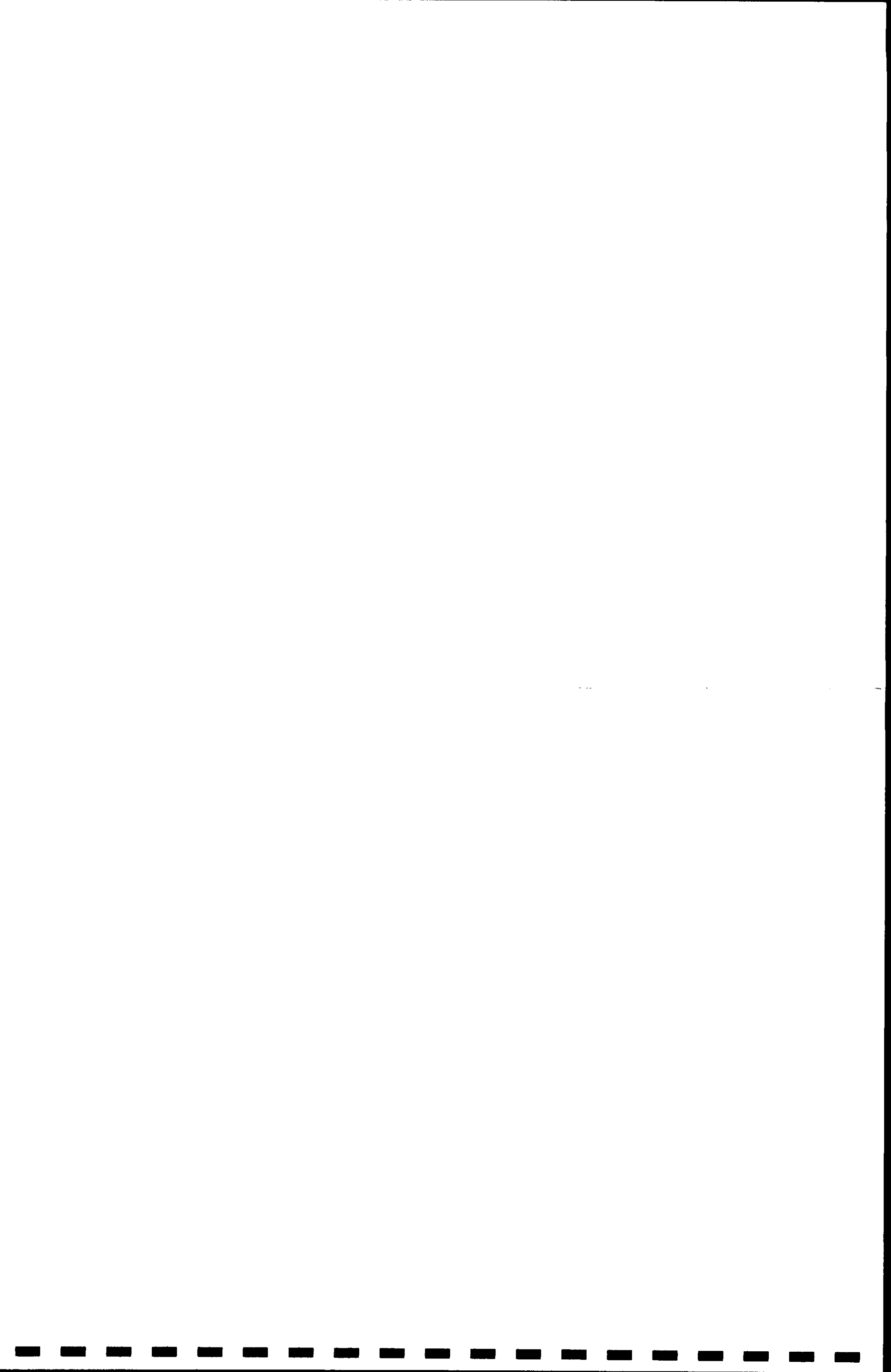
Terra Bella / Ducor Community Plan

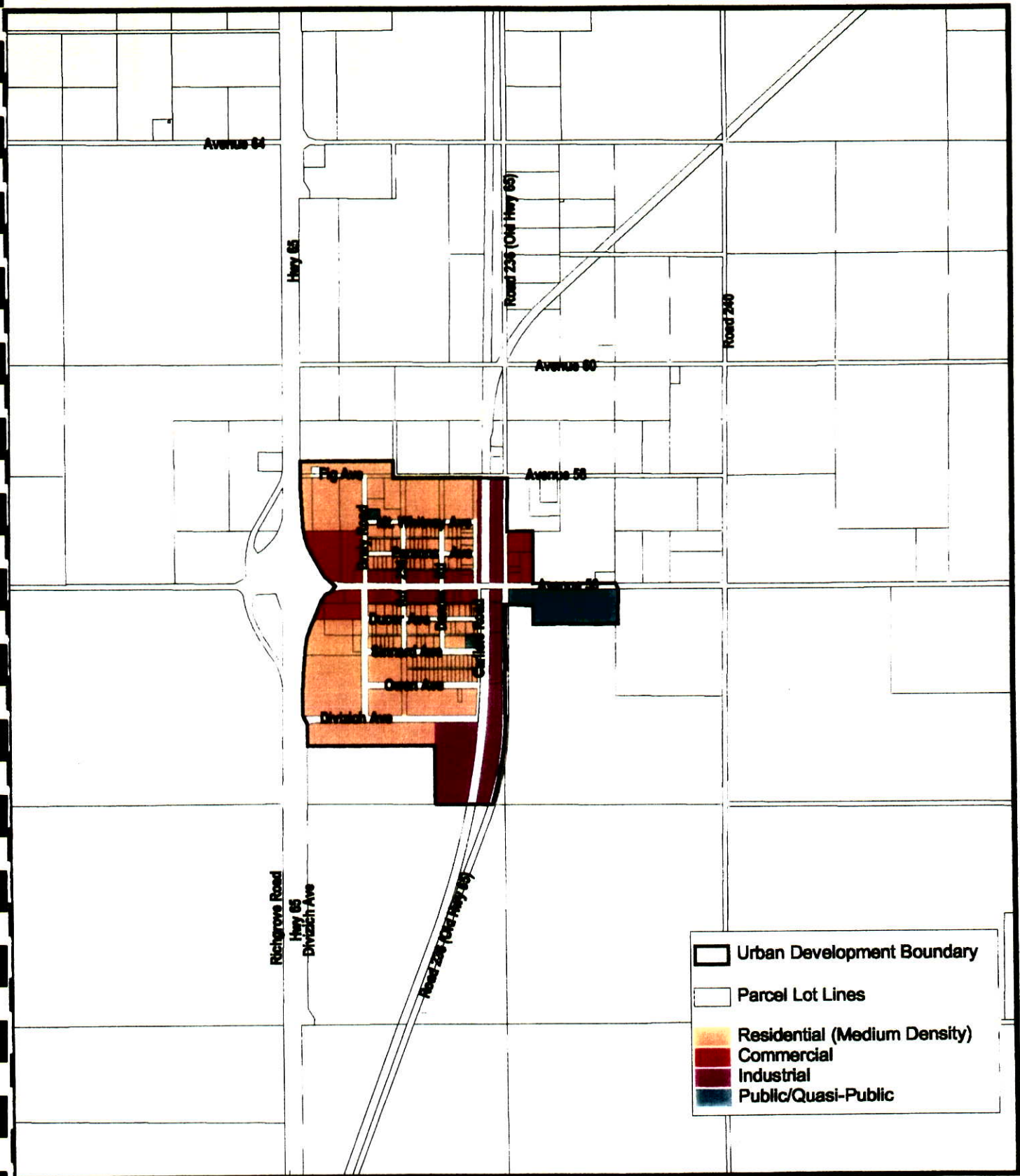
EIR Exhibit 2a



Tulare County Resource Management Agency







800 0 800 1600 2400 3200 Feet

0.25 0 0.25 0.5 Miles



Ducor

**Terra Bella / Ducor
Community Plan**

Alternative Urban Development Boundary

Tulare County Resource Management Agency

EIR Exhibit 2b



6.1 "No Project" Alternative

State planning law requires each city and county to adopt and maintain a General Plan. The Urban Boundaries Element of the Tulare County General Plan requires the adoption of Urban Development Boundaries and urban land use designations for unincorporated communities. If the County chooses not to adopt a community plan for Terra Bella and Ducor, it runs the risk of violating State law.

If a community plan is not approved then the County would have less capability to manage the expected growth in the area which could result in greater adverse environmental impacts. Failure to adopt a Community Plan does not mean that impacts to agricultural land will be avoided; also impacts to public services, water, utilities and service systems, and circulation may be increased to a level of significance. Therefore the alternative of not approving the Community Plan for the Terra Bella and Ducor communities is not viable.

6.2 Alternatives to the Size of the UDB

Alternative "A" would modify the size of the proposed UDB's of Terra Bella and Ducor to correspond to the existing UAB's for each community. It could be argued that doing this would enable future planning for the communities to correspond better to past planning decisions that were based on the alignment of the present UAB's. For example, past land purchases or zone changes may have been based on the existing UAB alignments. However, a review of the existing land use and zoning maps indicates that the majority of land outside the proposed UDB's but within the existing UAB's are in agricultural and/or rural residential use and would not be affected by being excluded from the proposed UDB's.

Alternative "B" would reduce the proposed UDB's by excluding certain parcels from inclusion within the planning boundary. For Terra Bella, the area west of State Route 65 would be excluded as would the area on the southeast edge of the community, shown on Exhibit 3, generally located to the south of Terra Bella Blvd. and east of Road 240. Exclusion of these areas would reduce the proposed UDB by about 100 acres. Foremost, excluding these areas from the proposed UDB would reduce the plan's impact on agriculture, as these areas are predominantly agricultural in use. Excluding the area west of State Route 65 would preclude potential traffic impacts, as the number of vehicles crossing the highway would be reduced. In addition, the local utility providers would not be faced with costly extensions of utility lines across the highway.

In Ducor, the proposed UDB would be reduced by about 57 acres by excluding the area north of Fountain Springs Drive and east of Road 236. Most of the parcels in this area are entered into agricultural preserve contracts and are considered to be prime farmland. Therefore, this alternative would reduce impacts of the plan on farmland.

Draft Environmental Impact Report
Terra Bella and Ducor Community Plan

This area is also separated from most of the remainder of the community by the railroad - exclusion of these parcels could work to reduce a circulation/safety issue by potentially reducing the number of vehicles crossing the railroad tracks.

Alternative B would reduce or lessen impacts on agricultural land, provision of utilities, and traffic as discussed above, and is therefore considered to be the superior alternative from an environmental perspective. However, this alternative would have the negative consequence of stifling community growth and hampering the local economy.

7.0 TOPICAL ISSUES

Article 9 of the CEQA Guidelines requires the following topical discussions in every EIR.

7.1 Significant Irreversible Environmental Changes

Development of individual parcels in accordance with land use designations will eliminate the possibility of development for other land uses. Loss of agricultural land will be irreversible as development will strip the land's agricultural viability. Land in agricultural use that is converted to a use allowing development will not be able to be returned to productive agricultural use without great effort and cost. The proposed plan designates 586 acres to eventually be converted from agricultural to urban use. Alternative A would increase this amount by about 210 acres while Alternative B would reduce the amount by about 130 acres.

7.2 Growth-Inducing Impacts of the Proposed Action

The Terra Bella and Ducor Community Plan is an amendment to the Tulare County General Plan. Its purpose is to accommodate the anticipated population growth of the two communities over the next twenty years. Therefore, positive, long-term growth is expected to occur within the adopted Urban Development Boundary. Conversely, it is expected that the proposed Plan will reduce the potential for growth on land outside the adopted Urban Development Boundary because of policies contained within this Plan and other elements of the Tulare County General Plan that protect land from development and preserve it for agriculture. To discourage adverse growth inducing impacts within the Urban Development Boundary this Plan has incorporated a number of policies and implementation measures designed to promote the orderly conversion of agricultural land and the logical extension of services.

8.0 EFFECTS NOT FOUND TO BE SIGNIFICANT

A copy of the Initial Study is attached as Appendix A. The Initial Study describes the effects that were found not to be potentially significant. The Initial Study also makes references to the proposed Plan where applicable.

9.0 ECONOMIC AND SOCIAL EFFECTS

Economic and social information about the study area is described in Chapter 2: HOUSING AND ECONOMY. The Initial Study has not indicated any economic or social changes which will result in a significant effect on the environment.

10.0 ORGANIZATIONS AND PERSONS CONSULTED FOR THIS EIR

The federal, state, and local agencies, other organizations, and private individuals who were consulted for the preparation of this EIR are listed in Appendix B of this EIR.

Dave Bryant, Tulare County Resource Management Agency, Long Range Planning Division

Mike Barnhart, Tulare County Resource Management Agency, Public Works Division

Sean Giviet, Manager, Terra Bella Irrigation District

Jan Krancher, Tulare County Resource Management Agency, Environmental Health Division



**APPENDIX A
TABLE OF MITIGATION MEASURES AND MONITORING PLAN**

1. IMPACT

This project proposes various changes in the land use planning for the area and, as such, contains the potential to have a significant impact on the environment.

PROPOSED MITIGATION

2.1.4 - By utilizing various standards contained in the plan to control development and maintain consistency with this plan, the potentially significant impacts to the environment are reduced to a less than significant level.

During each stage of the development of this project, further environmental analysis will be conducted. As a part of this plan, the attached table outlines this sequence and provides for a means of tracking the improvement measures to be applied.

2. IMPACT

Loss of prime agricultural land

PROPOSED MITIGATION

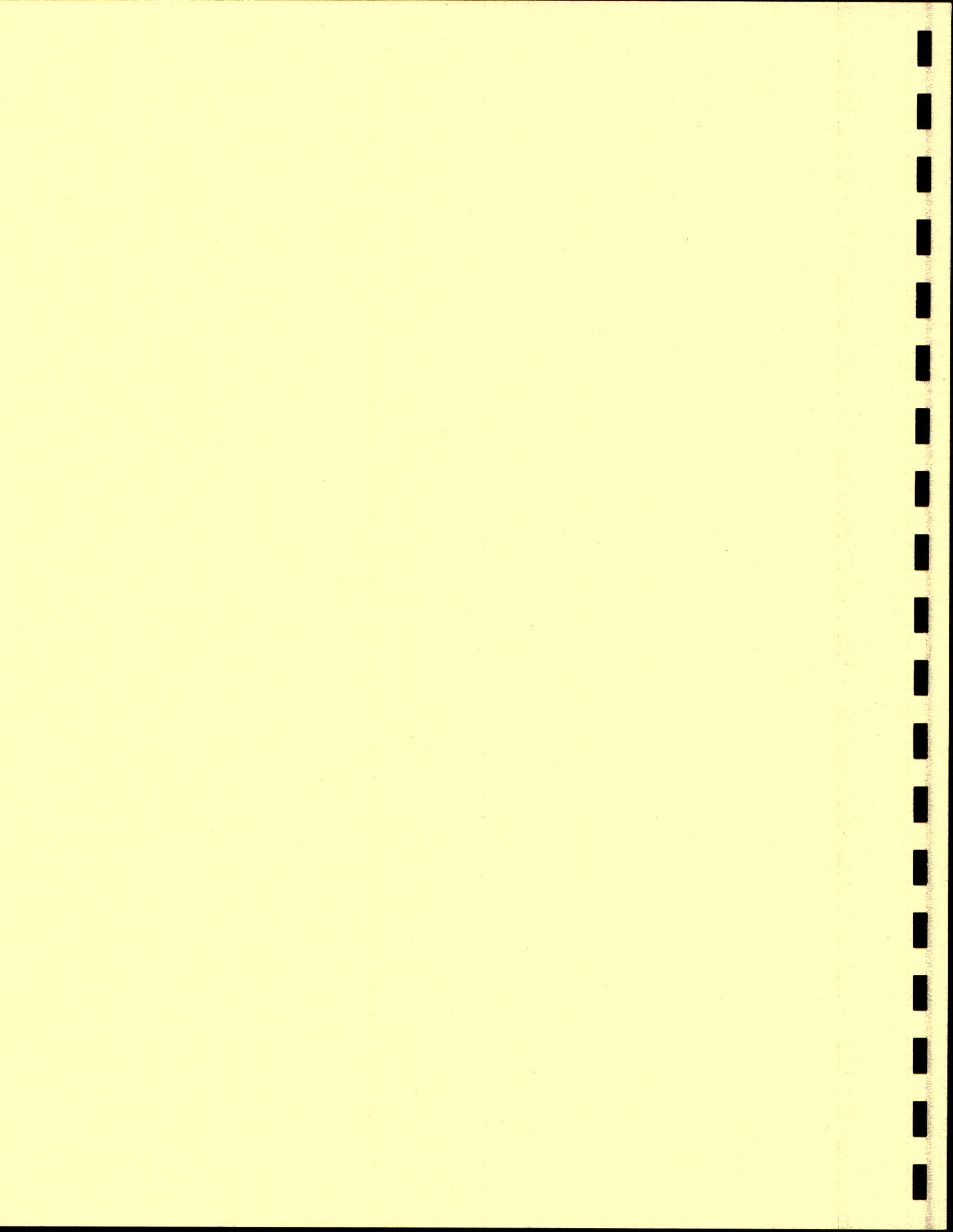
5.1.2 - Growth within the UDB will be controlled and limited by the application of standards and measures residing in the plan. On a case-by-case basis, new development shall be 1) encouraged to locate adjacent to existing development, 2) restricted by type, and 3) prohibit growth outside of the UDB.

The Community Plan contains tables and maps showing agricultural soils and land. As the plan is implemented a tally will be kept so that locations and uses can be analyzed for suitability in light of the entire community's needs. The point evaluation system will allow for a creditable and effective means of controlling growth and protecting agricultural soils within the guidelines contained in this plan.



DEIR APPENDIX B

**INITIAL ENVIRONMENTAL STUDY/NOTICE OF PREPARATION AND COMMENT
LETTERS**





RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD.
VISALIA, CA. 93277
PHONE (559) 733-6291
FAX (559) 730-2653

Larry L. Aubrey	Engineering
Mary Beatie	Current Planning
James A. Blair	Transportation
George Firney	Long Range Planning
Deborah West	Support Services
Roger Hunt	Administrative Services

DOUGLAS WILSON, DIRECTOR

JAMES H. LARSEN, ASSOCIATEDIRECTOR

CONSULTATION NOTICE - NOTICE OF INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT REPORT

RESPONSE DUE: August 14, 2002

Date: July 10, 2002

To: Interested Agencies (see last page)

From: Chuck Przybylski, Project Planner
(559) 733-6291

Subject: General Plan Amendment 01-005, Terra Bella and Ducor Community Plan

Pursuant to the California Environmental Quality Act, as amended, the County of Tulare (Resource Management Agency, Long Range Planning Division) will act as the Lead Agency for General Plan Amendment for the Community Plan for the communities of Terra Bella and Ducor.

This Department has determined that an Environmental Impact Report (EIR) is required for the project. A copy of the completed Project Description, maps and Environmental Checklist is attached with this letter. We would appreciate any comments and/or recommendations that you may have regarding the above project or impacts and mitigation measures which should be addressed in the EIR. We also request that you consider in your response the possible significant adverse impacts that might be associated with the "no project" alternative of the proposed project as well as any significant adverse impacts which might result from the project as proposed.

SPECIAL NOTICE TO RESPONSIBLE AND TRUSTEE AGENCIES:

One of the purposes of this Notice is to request specific details about the scope and content of the environmental information related to your agency's area of statutory responsibility which must be included in the EIR. In accordance with Section 15082(b) of the Guidelines for the Implementation of the California Environmental Quality Act, as amended, your "response at a minimum shall identify 1) the significant environmental issues and reasonable alternative and mitigation measures which your agency will need to have explored in the Draft EIR; and 2) whether your agency will be a responsible agency or a trustee agency." It would be most helpful if you would indicate the specific type of permit(s) or approvals(s) that will be required from your agency or if you do not care to review the Draft or Final EIRs. As you know, this information is of critical importance in preparing an adequate EIR since your agency may be able to use the EIR prepared by this department when considering your permit or other approval for the project.

Note that Public Resources Code Section 21080(c) requires substantial evidence in the record to show a significant effect on the environment. Any comments suggesting the proposed project will have a significant effect on the environment require submittal of such supporting evidence with your comments. Recommendations or suggestions for changes or mitigation measures requested by agencies having jurisdiction by law over natural resources affected by the project must be accompanied by a proposed reporting or monitoring program for those changes or measures in accordance with Public Resources Code Section 21081.6.

SPECIAL NOTICE TO LOCAL AGENCIES:

California Government Code Section 65091(a)(2) requires that notice of public hearing be mailed at least 10 days prior to the hearing to each local agency expected to provide essential facilities or services to the project whose ability to provide those facilities and services may be significantly affected. If you wish to receive such notice of hearing, please so indicate in your response.

Your response should be sent at the earliest possible date but not later than 30 days after receipt of this notice. If your agency fails by the end of the 30-day period to provide us with either a response or a well-justified request for additional time, we will presume that your agency has no response to make.

Thank you for your assistance.

CONSULTING AGENCY LIST

TULARE COUNTY AGENCIES

- R.M.A. - Building Division
- R.M.A. - Code Compliance Division
- R.M.A. - Countywide Division
- R.M.A. - Community Dev/Redevelopment Division
- R.M.A. - Engineering Division
- R.M.A. - Parks and Recreation Division
- R.M.A. - Building Services Division
- R.M.A. - General Services Division
- H.H.S.A. - Environmental Health Services Division
- H.H.S.A. - HazMat Division
- Fire Warden (CA Dept of Forestry) (2 copies)
- Sheriff's Department - Visalia Headquarters
- Traver Substation
- Orsi Substation
- Pixley Substation
- Porterville Substation
- Agricultural Commissioner
- Education Department
- Airport Land Use Commission
- Supervisor Maples
- Assessor

LOCAL AGENCIES

- Levee Dist. No 1
- Levee Dist. No 2
- Terra Bella and Ducor Irrigation Dist
- Ducor Comm. Serv. Dist
- Terra Bella Sewer Maint. Dist
- Terra Bella Town Council
- Elem. School Dist
- High School Dist
- City of Porterville
- County of Kern
- Tulare Lake Basin Water Storage Dist
- Advisory Council
- Fire District
- Mosquito Abatement
- Kaweah Delta Water Cons. District
- SJV Unified Air Pollution Control Dist

FEDERAL AGENCIES

- Army Corps of Engineers
- Fish & Wildlife
- Bureau of Land Management
- Natural Resources Conservation Dist.
- Forest Service
- National Park Service

STATE AGENCIES

- Dept of Fish & Game Dist 4
- _____, DFG Area Biologist
- Alcoholic Beverage Control
- Housing & Community Development
- Reclamation Board
- Regional Water Quality Control Board - Dist. 5
- Caltrans Dist. 6
- Dept. of Water Resources
- Water Resources Control Board
- Public Utilities Commission
- Dept. of Conservation
- State Clearinghouse (15 copies)
- Office of Historic Preservation
- Dept of Food & Agriculture
- State Department of Health
- State Lands Commission
- Off. of Plan & Research-Office of Permits Assist.

OTHER AGENCIES

- U.C. Cooperative Extension
- Audubon Society - Condor Research
- Native American Heritage Commission
- District Archaeologist (Bakersfield)
- TCAG (Tulare Co. Assoc of Govts)
- LAFCo (Local Agency Formation Comm)
- Pacific Bell (2 copies)
- GTE (General Telephone) (2 copies)
- P.G. & E. (2 copies)
- Edison International (2 copies)
- The Gas Company (2 copies)
- Tulare County Farm Bureau
- Archaeological Conservancy (Sacto)



**PROJECT DESCRIPTION
FOR
GPA 00-005 TERRA BELLA/DUCOR URBAN BOUNDARIES UPDATE**

OVERVIEW

The Tulare County Planning Commission has initiated a General Plan Amendment (GPA 01-005) to prepare a Community Plan and EIR to revise the County-adopted Urban Boundaries, Open Space, Circulation and Land Use Elements of the General Plan for the Terra Bella and Ducor area. See Exhibit's 1 and 2 for regional and area location of the communities. The updates will include changes to land use designations to the new expanded and/or reduced acreage areas of the proposed Urban Development Boundaries.

The proposed amendment would: (1) would eliminate the Urban Improvement Boundary (UIA) for Terra Bella; (2) replace the Urban Area Boundaries (UAB) of Terra Bella and Ducor with Urban Development Boundaries (UDB); (3) update the Urban Development Boundary (UDB); (4) provide land use and zoning designations for the communities of Terra Bella and Ducor; and (5) amend the Open Space, Land Use, Circulation and Urban Boundary Elements of the Tulare County General Plan to reflect the amended Urban Boundaries, and land use designations.

BACKGROUND

State law, Government Code Section 65300, requires every city and county to adopt a comprehensive, long range general plan to guide its future physical, economic and social development. As the name implies, a general plan is not a detailed statement of land use policy. It is a statement of generalized land use patterns policies and recommendations which carry out the goals and objectives of the community.

Tulare County has chosen to fulfill this State planning law requirement by preparing a comprehensive general plan for the County, and through the preparation of a series of community plans allow the County to examine planning issues within a defined area and to tailor a planning program to fit the conditions present. These community plans will augment rather than supersede the Tulare County General Plan.

The County urban boundaries and land uses in the Terra Bella and Ducor communities have not been amended or updated since 1974, with the adoption of the Urban Boundaries Element (74-1924). County UDB's function as 20-year growth/development boundaries. The County's Urban Boundaries Element designated these communities as rural service centers and created a UIA for Terra Bella and UAB's for Terra Bella and Ducor, to provide for potential development within the communities. In 1983 the County adopted 83-04A, which replaced the unincorporated communities UIA and UAB with the UDB. The current County UIA for Terra Bella contains approximately 625 acres and the existing UAB approximately 1,215 and acres for Terra Bella and 430 acres for Ducor, respectively.

The 2000 Census shows that the population of Terra Bella is approximately 3,466 with a cumulative growth rate of 2.38% between 1990 and 2000 and a growth rate of 3.31 % between 1980 and 2000. The 2000 Census showed that Ducor's population is approximately 504 persons with a cumulative growth rate of 4.1% between 1990 and 2000 and a growth rate of 1.33% between 1980 and 2000 (Only existing housing surveys are available to approximate the population of Ducor prior to the 2000 Census).

In 2000, the County proceeded to update and replace the current UAB's of the unincorporated communities and replace them with a UDB as part of the County's General Plan. The Terra Bella and Ducor General Plan Amendment and associated Environmental Impact Report (EIR) recommends an expansion of approximately 221 acres to its UDB (old UAB) for a total of 1,434 acres for the community of Terra Bella and reduction of approximately 63 acres to the community of Ducor's UDB (old UAB) for a total of 367 acres.

STUDY AREA

The CEQA Study Area Boundary for the proposed General Plan amendment is shown in the attached map (Attachment 3a and 3b). The study area for Terra Bella is located within the south central portion of Tulare County, containing approximately 1,930 acres between Avenue 100 (north), Avenue 86 (south), Road 252 (east) and Road 228 (west). The study area for Ducor is located within the south central portion of Tulare County, containing approximately 520 acres between Avenue 60 (north), Avenue 52 (south), Road 240 (east) and adjacent parcels west of State Highway 65. Both communities are adjacent and west of Highway 65. These study areas contain approximately the same and more territory that is to be included within the County's proposed UDB and provides staff, the public and decision makers the opportunity to analyze and discuss alternatives.

URBAN BOUNDARY ELEMENT

The Urban Development Boundary is designed to represent the amount of land required to accommodate anticipated community growth for a 20-year period. This boundary includes additional land of a sufficient quantity to allow for flexibility in the development of land uses and of undetermined market forces. Staff has developed an estimate for the recommended UDB, which is discussed below.

The UIA functions as a 20 year planning boundary within which the County and affected community coordinate plans, policies and standards. The County Urban Boundaries Element as amended by GPA 83-04 calls for the eventual elimination and replacement of Urban Improvement Areas with Urban Development Boundaries around communities. Terra Bella retains its original UIA, established in 1974. It is proposed that this UIA be eliminated and replaced with an appropriate UDB which reflects community growth projections through the year 2020.

According to the 2000 Census the population of Terra Bella is approximately 3,466 persons. Population projections through 2020 were calculated using annual growth rates ranging from

2.38% (Low) to 3.3% (High) to reflect the various data sources available. During the 1990's the community grew at a cumulative rate of approximately 2.38%. Using these rates, the Community of Terra Bella is anticipated to grow to between approximately 5,550 to 6,635 persons through 2020. Based on the current urban land use density of 5.92 persons per acre (not including roads, railways, agriculture or vacant land), the low estimated population projection will require a reduction of the UAB of approximately 92 acres and encompass approximately 1,123 acres of new urban land (including a flexibility factor of 50%) for the time period 2000 - 2020. The high growth population estimate would require an increase of the old UAB of approximately 174 acres and encompass a total of 1,389 acres of new urban land (including a flexibility factor of 50%) for the time period 2000 - 2020.

The County is proposing an Urban Development Boundary of 1,406 acres. The difference in acreage is due to following parcel lines and property owner requests to remain in the new UDB when they were inside the old UAB.

According to the 2000 Census the population of Ducor is approximately 504 persons. Population projections through 2020 were calculated using annual growth rates ranging from 2.00% (Low) to 4.1% (High) to reflect the various data sources available. The community grew at a cumulative rate of approximately 4.1% between 1990 and 2000 and approximately 2.00% between 1980 and 2000 (no Census data is provided for Ducor prior to the 2000 Census). Using these rates, the Community of Ducor is anticipated to grow between approximately 246 to 621 persons through 2020. Based on the current urban land use density of 5.6 persons per acre (not including roads, railways, agriculture or vacant land), the low estimated population projection will require a reduction of the UAB of approximately 254 acres and encompass approximately 176 acres of new urban land (including a flexibility factor of 100%) for the time period 2000 - 2020. The high growth population estimate would require an reduction of the old UAB of approximately 118 acres and encompass a total of 312 acres of new urban land (including a flexibility factor of 100%) for the time period 2000 - 2020.

The County is proposing an Urban Development Boundary of 367 acres. The difference in acreage is due to following parcel lines, property owner requests to remain in the new UDB when they were inside the old UAB and Ducor's Community Service District established boundaries.

See Exhibits 3a and 3b for current, proposed and amended Terra Bella/Ducor Area Urban Boundaries Update.

LAND USE ELEMENT

It is proposed that the Land Use Element be modified for the Terra Bella/Ducor area to reflect land use changes and designations. The majority of land use designations will remain similar to that of existing zoning. Zoning within the proposed UDB's will not change at this time. Only lands that are outside the proposed UDB and were within the existing UAB will revert to agriculture. New acreage within the UDB that was not within the existing UAB will change zoning designations.

The proposed Terra Bella UDB amendment will consist of approximately 777 acres of residential uses (includes 170 acres of reserve), 76 acres of commercial uses (includes 25 acres of reserve), 100 acres of public-quasi public uses and 284 acres of industrial uses. The remainder 169 acres is railroads, right-of way-uses and/or roads for a total of 1,406 acres within the Terra Bella UDB.

The proposed Ducor UDB amendment will consist of approximately 169 acres of residential uses (including 79 acres of reserve), 53 acres of commercial uses (including 29 acres of reserve), 12 acres of public-quasi public uses and 39 acres of industrial uses. The remainder 94 acres is railroad, right-of-way uses and/or roads for a total of 367 acres within the Ducor UDB.

See Exhibits 4a and 4b for the proposed land use, 5a and 5b for existing land use and 6a and 6b for existing zoning. All zoning within the proposed UDB boundaries. Lands placed outside the proposed UDB will revert to an agricultural zone and land use.

CIRCULATION ELEMENT

It is proposed that the Circulation Element be modified for the Terra Bella and Ducor communities area to reflect land use, zoning and urban boundary changes. Please see Exhibits 7a and 7b for the proposed circulation functional classifications for the communities. This circulation pattern is based upon financially constrained improvement projects for the communities (very little is planned for the communities within the next 20 years, i.e. the Highway 65 widening and intersection).

OPEN SPACE ELEMENT

It is proposed that the Open Space Element "Urban Expansion Area" be modified for the Terra Bella/Ducor area to reflect the revised Urban Boundaries.

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ENVIRONMENTAL CHECKLIST

1. **Project title:** Terra Bella/Ducor Community Plan
2. **Lead Agency name and address:** Tulare County Resource Management Agency
3. **Contact:** Chuck Przybylski
4. **Project location:** Proposed Urban Development Boundaries encompassing the unincorporated communities of Terra Bella and Ducor, in southeast Tulare County.
5. **Project applicant/proponent:** Tulare County Resource Management Agency
6. **General Plan designation:** A variety of residential, commercial, industrial and public land use designations are proposed in the project area.
7. **Zoning designation:** A variety of existing residential, commercial, industrial and public zoning designations exist in the project area. Some of these will need to be amended to ensure that zoning is consistent with the proposed land use designations.
8. **Project description:** Adoption of a community plan for the communities of Terra Bella and Ducor. The Community Plan proposes a number of goals, objectives and policies to guide the physical growth and development of both communities through the year 2020. The Plan also includes maps that prescribe future land use and circulation patterns in the communities.
9. **Surrounding land uses:** Both communities are generally surrounded by agricultural lands featuring a variety of tree (citrus) and field crops. There are also a number of rural residential dwellings surrounding both communities.
10. **Other public agencies whose approval is required:** None.

V. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

A. The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" "unless mitigated" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

B. DETERMINATION:

Consultant Recommendation:

On the basis of this initial evaluation:

- The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- Although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- A previous EIR or Negative Declaration may be utilized for this project - refer to Section E.

County Resource Management Agency Recommendation:

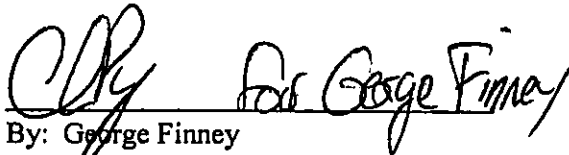
- Concurs with consultant recommendation.
- Other. (Explain recommendation and supporting reasoning.)

This Environmental Assessment Initial Study was prepared by:

by: Karl Schoettler, Collins & Schoettler

6/14/02

This Environmental Assessment Initial Study was approved for public review by:

 For George Finney

By: George Finney
Environmental Assessment Officer

7-1-02

C. EVALUATION OF ENVIRONMENTAL IMPACTS:

The following checklist contains an extensive listing of the kind of environmental effects which result from development projects. Evaluation of the effects must take account of the whole action involved, including off-site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts, in addition to reasonably foreseeable phases or corollary actions. The system used to rate the magnitude of potential effects is described as follows:

A "**Potentially Significant Impact**" is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "**Potentially Significant Impact**" entries when the determination is made, an EIR is required.

A "**Less Than Significant With Mitigation Incorporation**" applies where the incorporation of mitigation measures has reduced an effect from "**Potentially Significant Impact**" to a "**Less Than Significant Impact.**"

A "**Less Than Significant Impact**" means that the environmental effect is present, but is minor in nature and/or not adverse, or is reduced to a level less than significant due to the application and enforcement of mandatory locally adopted standards.

"**No Impact**" indicates that the effect does not apply to the proposed project.

Using this rating system, evaluate the likelihood that the proposed project will have an effect in each of the environmental areas of concern listed below. At the end of each category, discuss the project-specific factors, locally adopted standards, and/or general plan elements that support your evaluation. A brief explanation is required for all answers except "**No Impact**" answers that are adequately supported by the information sources cited in the parentheses following each question. A "**No Impact**" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one proposed (e.g., Zone C of the FEMA maps). A "**No Impact**" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project specific screening analysis). The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is **potentially significant, less than significant with mitigation, or less than significant.** "Potentially Significant" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "**Potentially Significant Impact**" entries when the determination is made, an EIR is required.

"**Negative Declaration: Less Than Significant With Mitigation Incorporated**" applies where the incorporation of mitigation measures has reduced an effect from "**Potentially Significant Impact**" to a "**Less Than Significant Impact.**" The mitigation measures must be described along with a brief explanation on how they reduce the effect to a less than significant level (mitigation measures from Section E., "Earlier Analyses," may be cross-referenced).

Earlier analyses may be used where, pursuant to the tiering program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 15063(c)(3)(D). In this case, a brief discussion should identify the following.

- a) Earlier Analysis Used. Identify and state where they are available for review.
- b) Impacts Adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated." describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site- specific conditions for the project.

D. ENVIRONMENTAL IMPACTS CHECKLIST

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
--	--------------------------------------	---	------------------------------------	--------------

1. AESTHETICS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state or county designated scenic highway or county designated scenic road? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings which are open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis: The project area does not contain a designated scenic highway or scenic road according to the Tulare County Scenic Highways Element. Any changes of physically aesthetic features or creation of new sources of light would occur as land use is converted from agricultural use to residential, commercial, or industrial use. These changes would be minimal.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the Rural Valley Lands Plan point evaluation system prepared by the County of Tulare as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use or if the area is not designated on the Important Farmland Series Maps, would it convert prime agricultural land as defined in Section 51201(C) of the Govt. Code to non-agricultural use? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agriculture use, or a Williamson Act contract? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or otherwise adversely affect agricultural resources or operations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Analysis: Implementation of the Plan would result in a significant, unavoidable loss of agricultural land. The impacts on Agriculture are discussed in 5.1 Loss of Prime Farmland of the Draft EIR. The loss of agricultural soils will require a statement of overriding consideration. It should be noted, however, that there are fewer acres of prime soils around Terra Bella and Ducor than most communities in Tulare County.

3. AIR QUALITY

Where available, the significance criteria established by the San Joaquin Valley Unified Air Pollution Control Dist. may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter air movement, moisture, or temperature, or cause any substantial change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
POTENTIALLY SIGNIFICANT IMPACT			

Analysis: Development that is facilitated by the Community Plan will contribute to the degradation of air quality in the San Joaquin Valley air basin. Pollutants generated by future development in the planning area will be minor compared to that generated in larger communities and basinwide. Nevertheless, there are a number of mitigation measures that can be employed with projects occurring in the planning area, to reduce air emissions, including dust reduction measures during construction activities, use of increased energy-efficient building components, pedestrian-oriented urban design (bikeways, better street connectivity, etc.), and ridesharing programs, among others. As is current practice, the County must review each development project to ensure air quality concerns are addressed and minimized.

4. BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Dept. of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Dept. of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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Analysis: The entire planning area contains only developed agricultural, residential, commercial, and industrial land uses. No sensitive wildlife or plant species have been reported to exist within or near the project area. There is no information to indicate that the project has the potential to adversely affect wildlife resources, including habitat. As is current practice, the County may require a focused biotic analysis, where warranted, for individual development projects. Additional information on biotic resources is contained in Chapter 2: COMMUNITY PROFILE, of the plan.

5. CULTURAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of an historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature of paleontological or cultural value? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Disturb unique architectural features or the character of surrounding buildings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis: The planning area does not contain any known archaeological or historical resources, and there is no proposed change for any existing unique resources or structures. Cultural Resources are described in Chapter 2: COMMUNITY PROFILE of the proposed Plan.

6. GEOLOGY/SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication No. 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion, siltation, changes in topography, the loss of topsoil or unstable soil conditions from excavation, grading or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in substantial soil degradation or contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis: Some erosion may occur during development of the project area due to construction activities. Seismic information and erosion potential is described in Chapter 2: COMMUNITY PROFILE; of the Plan. Most of the planning area is relatively level, therefore, the need for extensive grading would be minimized.

7. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment or risk explosion?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people to existing or potential hazards and health hazards other than those set forth above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis: The Plan will not in itself increase the risk of hazards in the planning area. As is current practice, the County must review each development project to ensure safety concerns are addressed and minimized.

8. HYDROLOGY AND WATER QUALITY

Would the project:

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge or the direction or rate of flow of ground-water such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | POTENTIALLY
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SIGNIFICANT
WITH
MITIGATION
INCORPORATION | LESS THAN
SIGNIFICANT
IMPACT | NO
IMPACT |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundation by seiche, tsunami or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis: Portions of the Terra Bella planning area are located within flood zones as defined by the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency. The plan mitigates flooding concerns by designating these areas for low intensity uses. In addition, Tulare County requires a floodplain analysis whenever development is proposed in a flood plain. Further information on water is included in Chapter 2: COMMUNITY PROFILE, Natural Resources, the proposed Plan.

9. LAND USE AND PLANNING

Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Analysis: The impacts on Land Use and Planning are mostly of an administrative nature and are discussed in 5.2 Land Use and Planning of the Draft EIR.

10. MINERAL AND OTHER NATURAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in a loss of availability of a known mineral or other natural resource (timber, oil, gas, water, etc.) that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis: There are no known mineral or other natural resources within the planning area. As such, the Plan will not have a significant impact on mineral or other natural resources.

11. NOISE

Would the project result in:

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis: No significant impacts are anticipated. The Community Plan mitigates noise concerns by directing noise-sensitive uses away from known noise-generating activities (industrial operations, State Route 65, etc.). Where warranted, the County can require noise mitigation measures at the project review level. Noise information is described in Chapter 2: COMMUNITY PROFILE, of the proposed Plan.

12. POPULATION AND HOUSING

Would the project:

a) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially change the demographics in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
d) Substantially alter the location, distribution, or density of the area's population?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted housing elements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis: By using population projections as a basis for the amount of land required to be designated for future development, the Plan is responding to the expected need of the communities. The need would be present whether or not the Plan was adopted. In fact, without the Plan, residential development could occur in a haphazard and uncoordinated manner. Implementation of the Plan lessens impacts caused by population and housing by directing growth into the appropriate patterns. The project may induce growth by providing a framework for that growth to occur but the purpose and objective of the plan is to control growth that will happen no matter what planning is done. The Plan contains mitigation methods and standards which will reduce the impact of development to a less than significant level.

13. PUBLIC OR UTILITY SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government and public services facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Electrical power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Communication?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other public or utility services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
POTENTIALLY SIGNIFICANT IMPACT			

Analysis: The potential for growth contained in this plan could lead to impacts on various public services. However, as noted previously, growth would occur in the planning areas without the Plan. The plan attempts to provide policy to facilitate growth that occurs in well-planned, logical patterns. Based on past patterns, growth in both communities should occur at a rate that is slow enough so that local service providers will be able to respond to growth demands. The County shall continue to review development projects with local service providers to ensure that service levels are maintained. Public Services information is described in Chapter 2: COMMUNITY PROFILE, Public Services and in Chapter 4: POLICY PLAN, of the proposed Plan.

14. RECREATION

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis: No significant impacts are anticipated. Recreational resources are described in Chapter 4: POLICY PLAN, Parks, of the proposed Plan.

15. TRANSPORTATION / TRAFFIC

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the County Circulation Element? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air, rail or water-borne traffic patterns, including either a significant increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses, hazards or barriers for vehicles, pedestrians, or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Substantially accelerate physical deterioration of public and/or private roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis: Circulation information is described in Chapter 2: COMMUNITY PROFILE, of the proposed Plan. Implementation of the Plan will increase traffic volumes on roadways in the planning area. However, traffic increases would occur with or without the Plan. The plan attempts to provide policy to facilitate growth that occurs in well-planned, logical patterns. The Plan also establishes a circulation map that will ensure that local roadways are aligned and designed in a fashion that will adequately respond to growth demands.

A previous traffic study prepared for two gravel quarries close to Terra Bella and Ducor was reviewed for this analysis. That traffic study analyzed road conditions through the year 2020 (which is consistent with the Community Plan's planning time frame) and determined that the intersections of Avenue 56 and Avenue 96 will deteriorate to Level of Service "F" by the year 2020. However, the Tulare County Association of Governments has programmed funding for improvements to State Route 65 between Ducor and Terra Bella. The conversion of Highway 65 from a two-lane conventional highway to a four-lane expressway is programmed into two phases. Phase one between Avenue 95 and State Route 190 is scheduled to begin construction in 2005. Phase two between Avenue 56 and Avenue 95 is scheduled for construction in 2010. These improvements are expected to improve safety and level of service conditions at both of these intersections.

16. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies (including fire flow available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis: No significant impacts are expected. Utilities and Service Systems information is described in Chapter 2: COMMUNITY PROFILE, of the proposed Plan. The County will consult with local utility providers to ensure that new development projects can be accommodated by utility systems.

17. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened plant or animal species, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
b) Does the project have environmental impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





Gray Davis
GOVERNOR

STATE OF CALIFORNIA

Governor's Office of Planning and Research
State Clearinghouse



Tal Finney
INTERIM DIRECTOR

Notice of Preparation

July 15, 2002



To: Reviewing Agencies

Re: GPA 01-005 Terra Bella and Ducor Community Plan
SCH# 2002071075

Attached for your review and comment is the Notice of Preparation (NOP) for the GPA 01-005 Terra Bella and Ducor Community Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Chuck Przybylski
Tulare County Resource Management Agency
5961 South Mooney Boulevard
Visalia, CA 93277-9394

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
for:

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

State Clearinghouse Data Base

SCH# 2002071075
Project Title GPA 01-005 Terra Bella and Ducor Community Plan
Lead Agency Tulare County Resource Management Agency

Type NOP Notice of Preparation
Description Adoption of a community plan for the communities of Terra Bella and Ducor. The Community Plan proposes a number of goals, objectives and policies to guide the physical growth and development of both communities through the year 2020. The Plan also includes maps that prescribe future land use and circulation patterns in the communities.

Lead Agency Contact

Name Chuck Przybylski
Agency Tulare County Resource Management Agency
Phone (559) 733-6291 **Fax**
email
Address 5961 South Mooney Boulevard
City Visalla **State** CA **Zip** 93277-9394

Project Location

County Tulare
City
Region
Cross Streets
Parcel No.
Township **Range** **Section** **Base** MDB&M

Proximity to:

Highways 65
Airports
Railways San Jouquin Valley Railroad
Waterways
Schools
Land Use General Plan: Residential, commercial, industrial and public land use
Zoning: Residential, commercial, industrial and public zoning
Surrounding land: agricultural, rural residential

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Flood Plain/Flooding; Geologic/Seismic; Noise; Septic System; Sewer Capacity; Traffic/Circulation; Water Quality

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Food and Agriculture; Department of Fish and Game, Region 4; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; Caltrans, District 6; Department of Housing and Community Development; California Highway Patrol; Caltrans, Division of Transportation Planning; Regional Water Quality Control Bd., Region 5 (Fresno)

Date Received 07/15/2002 **Start of Review** 07/15/2002 **End of Review** 08/13/2002

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Bill Curry

California Coastal Commission
Elizabeth A. Fuchs

Dept. of Conservation
Roseanne Taylor

Dept. of Forestry & Fire Protection
Allen Robertson

Office of Historic Preservation
Hans Kreutzberg

Dept. of Parks & Recreation
B. Noah Tilghman

Environmental Stewardship Section

Reclamation Board
Pam Bruner

S.F. Bay Conservation & Dev't Comm.
Steve McAdam

Dept. of Water Resources
Nadell Gayou

Health & Welfare

Health & Welfare
Wayne Hubbard

Dept. of Health/Drinking Water

Food & Agriculture

Food & Agriculture
Steve Shaffer

Dept. of Food and Agriculture

Fish and Game

Dept. of Fish & Game
Scott Flint

Environmental Services Division

Dept. of Fish & Game 1
Donald Koch

Dept. of Fish & Game 2
Banky Curtis

Dept. of Fish & Game 3
Robert Floerke

Dept. of Fish & Game 4
William Laudermilk

Dept. of Fish & Game 5
Don Chadwick

Region 5, Habitat Conservation Program

Dept. of Fish & Game 6
Gabrina Gatchel

Region 6, Habitat Conservation Program

Dept. of Fish & Game 6 IM
Tammy Allen

Region 6, Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game M
Tom Napoli

Marine Region

Independent Commissions

California Energy Commission
Environmental Office

Native American Heritage Comm.

Debbie Treadway

Public Utilities Commission
Ken Lewis

State Lands Commission
Bethy Silva

Governor's Office of Planning & Research
State Clearinghouse Planner

Colorado River Board
Gerald R. Zimmerman

Tahoe Regional Planning Agency (TRPA)
Lyn Barnatt

Office of Emergency Services
John Rowden, Manager

Delta Protection Commission
Debby Eddy

Santa Monica Mountains Conservancy
Paul Edelman

Dept. of Transportation

Dept. of Transportation 1
Mike Eagan

District 1

Dept. of Transportation 2
Don Anderson

District 2

Dept. of Transportation 3
Jeff Pulverman

District 3

Dept. of Transportation 4
Jean Finney

District 4

Dept. of Transportation 5
David Murray

District 5

Dept. of Transportation 6
Marc Blimbaum

District 6

Dept. of Transportation 7
Stephen J. Buswell

District 7

Dept. of Transportation 8
Linda Grimes,

District 8

Dept. of Transportation 9
Katy Walton

District 9

Dept. of Transportation 10
Tom Dumas
District 10

Dept. of Transportation 11
Bill Figge
District 11

Dept. of Transportation 12
Bob Joseph
District 12

Business, Trans & Housing

Housing & Community Development
Cathy Creswell

Housing Policy Division

Caltrans - Division of Aeronautics
Sandy Hesnard

California Highway Patrol
Lt. Julie Page

Office of Special Projects

Dept. of Transportation
Ron Helgeson

Caltrans - Planning

Dept. of General Services
Robert Sleppy

Environmental Services Section

Air Resources Board

Airport Projects
Jim Lerner

Transportation Projects
Kurt Karperos

Industrial Projects
Mike Tollstrup

California Integrated Waste Management Board
Sue O'Leary

State Water Resources Control Board
Diane Edwards

Division of Clean Water Programs

State Water Resources Control Board
Greg Frantz
Division of Water Quality

State Water Resources Control Board
Mike Fadenstein
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Jonathan Bishop
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (6)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

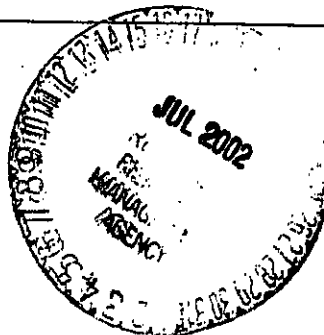
RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

DEPARTMENT OF TRANSPORTATION

1352 WEST OLIVE AVENUE
P. O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7306
FAX (559) 488-4088
TTY (559) 488-4066



*Flex your power!
Be energy efficient!*

July 17, 2002

2135-IGR/CEQA
6-TUL-65-R006.9 & R011.9
NOP
COMMUNITY PLANS
DUCOR & TERRA BELLA

Mr. Chuck Przybylski
County of Tulare
Resource Management Agency
5961 South Mooney Boulevard
Visalia, CA 93277

Dear Mr. Przybylski:

We have reviewed the Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Ducor and Terra Bella Community Plan updates. Caltrans has the following comments:

The process of evaluating and preparing circulation plans is an ideal time to consider implementing a county-wide Traffic Impact Fee Program (TIFP). A TIFP allows for the city to establish a pro-rata fair share fee structure that collects mitigation fees based on project development impacts and provides needed funds for improvements to the State and local road systems in an equitable and efficient manner. If the County wishes to investigate this opportunity, Caltrans will provide examples of fee programs in place in similar jurisdictions.

Due to the proposed land use changes in the vicinity of the State Route (SR) 65 intersections as noted in the Community Plans, it is estimated that there may be a significant increase in the demand on these facilities. As a part of this Community Plan EIR, it is recommended that a traffic analysis be conducted and these intersections included in the evaluation to determine if there is capacity to accommodate the additional demand.

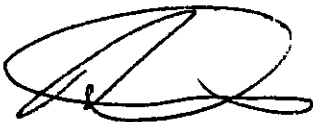
An Encroachment Permit must be obtained from this agency for any work within the State right-of-way. Engineering drawings of all work are to be submitted with the application and shall be prepared in both Metric and dual units (English and Metric). Proposed work planned within the State right-of-way will be performed to State standards and specifications at no cost to the State. Plans for said work must be submitted to the District encroachment permit office. All encroachment permit applications will be reviewed for environmental compliance and subject to functional unit reviews by other departments of Caltrans who may place additional conditions on the project prior to issuance of the

Mr. Chuck Przybylski
July 17, 2002
Page 2

encroachment permit. Work started by the permittee upon issuance of the permits constitutes full acceptance of the terms of the permits. Encroachments are subject to removal by the department in accordance with Sections 673 and 720 of the Streets and Highways Code. Permits will be issued in accordance with Caltrans, "Streets and Highways Code (S&HC)," Section 671.5, "Time Limitations."

Caltrans looks forward to reviewing the Draft Environmental Impact Report and the Community Plans when they are available. If you have any questions, please call me at (559) 488-7306.

Sincerely,



Al Dias
Office of Transportation Planning
District 6

RESOURCE MANAGEMENT AGENCY

MEMORANDUM



July 16, 2002

TO: Chuck Przybylski, Long Range Planning Division
FROM: Jeanie Hahn, Solid Waste Division *JH*
SUBJECT: Terra Bella and Ducor Community Plan

Part IV, Chapter 3, Sec. 4-03-1150 of the Tulare County Ordinance Code stipulates that the owner of each premises used as an occupied residence, place of business, or other building where persons reside, congregate or are employed, shall subscribe to regularly scheduled collection service with the appropriate County licensed solid waste collector.

Listed below are the required collection statistics for the urban area boundaries of Terra Bella and Ducor Communities, which are serviced by USA Waste.

Terra Bella:

Gross number of parcels:	622
Gross number of parcels requiring service:	495
Parcels granted exemptions:	15
Agriculture parcels:	39
Vacant lots/buildings:	83
Ponding basins/public utility:	1

Ducor:

Gross number of parcels:	231
Gross number of parcels requiring service:	161
Parcels granted Exemptions:	9
Agriculture parcels:	34
Vacant lots/buildings:	35
Ponding basins/public utility:	1

From: Marcia Vierra
To: Chuck Przybylski
Date: 7/12/02 9:19AM
Subject: Terra Bella and Ducor Community Plan

I have reviewed the draft document. Page 2-24, item 3 suggests that the Terra Bella sewer system is in need of improvement while page 2-14 states that it is operating at 50% capacity. It seems as though some additional discussion should take place regarding its inadequacies. Page 4-15 , item 11.21 refers to "perpendicular" curbs. This seems to be a very unusual descriptor of "barrier" curbs. Item 11.11 does not attempt to qualify which type of curb to use. This is probably appropriate for both communitites. Page 4-16, item 11.31 refers to a "CMP" system. This acronym needs to be defined.



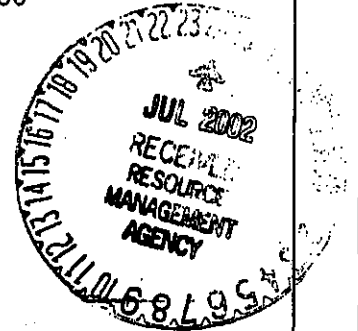
PORTERVILLE

**Department of Community
Development & Services**

Michael R. Unser
Director
(559) 782-7460

July 22, 2002

Resource Management Agency
5961 South Mooney Blvd.
Visalia, CA 93277



Attention: Chuck Przbylski, Project Planner

RE: GPA 01-005, Terra Bella and Ducor Community Plans

Dear Mr. Przbylski:

Thank you for the opportunity to review the environmental scoping documents for the Environmental Impact Report to be prepared for the adoption of new community plans for Terra Bella and Ducor. City Staff generally concurs with the findings of the environmental checklist, and the need for an Environmental Impact Report.

Please continue to keep the City informed as this project continues and place us on the mailing list for review of the Draft Environmental Impact Report when it is available. Thank you.

Sincerely,

Randy Rouda, AICP
Associate Planner

Engineering
(559) 782-7462

Planning
(559)782-7460

Building
(559) 782-7480

Field Services
(559) 782-7514

Redevelopment
(559) 782-7460



CITY HALL
 1015 ELEVENTH AVENUE
 POST OFFICE BOX 939

DELANO, CALIFORNIA 93216

(861) 721-3300 (661) 721-3317 TDD
 (861) 721-3312 Fax (City Manager) (861) 721-3314 Fax (Finance)
 www.ci.delano.ca.us

COUNCIL MEMBERS
 Arthur B. Armendariz
 MAYOR

Don Callahan
 MAYOR PRO TEM

Gilbert Flores

Anthony Martinez

Pedro A. Rios

CITY MANAGER
 Adela P. Gonzalez

August 12, 2002

Chuck Przybylski, Project Planner
 County of Tulare Resource
 Management Agency
 5961 South Mooney Blvd.
 Visalia, CA 93277

RE: Notice of Intent to Prepare Draft EIR, General Plan Amendment 01-005, Terra
 Bella and Ducor Community Plans

Dear Mr. Przybylski:

This letter is in response to the Notice of Intent for the above referenced General Plan Amendment, transmitted to the City of Delano on July 10, 2002. Neither of the affected communities, Terra Bella or Ducor, is adjacent to the City of Delano boundaries or its Sphere of Influence. The City therefore anticipates no significant impacts upon Delano or any lands within Kern County that it may consider for annexation within the foreseeable future. The City of Delano has no comments regarding the land use proposals or the related EIR document.

Thank you for making the City aware of this and other proposals that may impact our jurisdiction.

Sincerely,

Michael J. McCabe

Michael J. McCabe, AICP
 Senior Planner



I-tulare co noi 8-02

Council & City Clerk	City Manager	Human Resources	Finance / Admin.	Finance Water	Police	CCF	Econ. Dev./ Planning	Building Dept.	Engineering Dept.	Recreation Parks	Public Works	Waste Treat.Plant	Transit
721-3303	721-3303	721-3305	721-3310	721-3315	721-3377	721-3270	721-3340	721-3360	721-3380	721-3335	721-3350	721-3338	721-3352 721-3333



California Regional Water Quality Control Board Central Valley Region

Robert Schneider, Chair



Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental
Protection

Fresno Branch Office
Internet Address: <http://www.swrcb.ca.gov/~rwqcb5>
3614 East Ashlan Avenue, Fresno, California 93726
Phone (559) 445-5116 • FAX (559) 445-5910

13 August 2002

Mr. Chuck Przybylski, Project Planner
County of Tulare Resource Management Agency
5961 South Mooney Blvd
Visalia, CA 93277



NOTICE OF INTENT TO PREPARE AN EIR, COMMUNITIES OF TERRA BELLA AND DUCOR, TULARE COUNTY

We reviewed the County's notice of intent (NOI), dated 10 July 2002, to prepare an environmental impact report (EIR) to revise urban boundaries, open space, circulation, and land use elements of the Tulare County General Plan for the communities of Terra Bella and Ducor. The County last updated the urban boundaries and land uses for the Terra Bella and Ducor communities in 1974. The NOI indicates Terra Bella had a population of 3,466 in 2000 and is anticipated to grow to between 5,550 and 6,635 persons through 2020 and Ducor had a population of 504 in 2000 and is anticipated to grow to between 750 and 1125 persons through 2020.

Wastewater from Terra Bella is discharged to the Terra Bella Sewer Maintenance District Wastewater Treatment Facility (WWTF), which is regulated by Waste Discharge Requirements Order No. 95-029. The WWTF is currently operating below its permitted capacity, but may not have adequate capacity to accommodate the increased flows associated with the anticipated population increase. Ducor is unsewered and relies on septic systems to dispose of its wastewater. In a telephone conversation with Regional Board staff on 30 July 2002, you indicated Ducor may continue to rely on septic systems or it may install a sewer line to connect with the Terra Bella WWTF. If the County proposes that future growth in the Ducor vicinity rely on onsite wastewater disposal systems, the County should first characterize the quality of shallow groundwater in the Ducor vicinity to determine whether the past use of such systems has caused groundwater to contain waste constituents (e.g., nitrate, bacteria) in concentrations that exceed water quality objectives. If so, we strongly recommend that the County's General Plan for the Ducor area include connecting existing and proposed residences and businesses to the Terra Bella WWTF. If not, the County should assure that additional septic systems will not cause such an exceedance. We offer our technical assistance to the County should it need to install groundwater monitoring wells in the Ducor area to make such a determination.

The Regional Board's Consolidation Policy described in *Water Quality Control Plan for the Tulare Lake Basin, Second Edition* (hereafter Basin Plan) directs cities to connect existing and new development within community limits and their sphere of influence to the WWTF. We recommend the General Plan/DEIR discuss how the County/Communities will ensure wastewater-generating growth is consistent with this policy. We also recommend the General Plan describe how the Communities will ensure

California Environmental Protection Agency




existing residential, commercial, and industrial developments within the Communities' limits that are not connected (e.g., using septic tank systems, etc.) are connected to a WWTF in a timely manner.

To facilitate our review of the General Plan update, we recommend that it (1) discuss the extent that proposed changes in land use may adversely affect water quality, (2) address whether Ducor's existing septic systems function effectively and whether sufficient assimilation capacity remains in the groundwater for additional septic systems, and (3) include an examination of whether Terra Bella's WWTF can accommodate additional wastewater from domestic and industrial sources. We request to receive copies of the Draft documents of the General Plan.

If construction activities related to projects considered in the updated General Plan will disturb more than five acres, compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for discharges of storm water associated with construction activity will be required. If applicable, the proponent of such projects must submit a Notice of Intent to the State Water Resources Control Board and prepare a Storm Water Pollution Prevention Plan before construction begins. If development will impact jurisdictional wetlands, the proponent must obtain water quality certification for development activities that will fill wetlands, in accordance with section 401 of the Clean Water Act.

Should you have any questions concerning the above, please contact Amy Simpson at (559) 445-6187.



BERT VAN VORIS
Supervising Engineer
RCE No. 24105

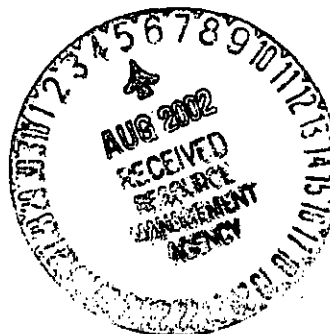
AMS/letters/NOI/terrabellaandducor
N15/TERRA BELLA SEWER MAINT DIST/WWTF/SD540109001/E

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax



August 1, 2002



Chuck Przybylski
Tulare County Resource Management Agency
5961 South Mooney Boulevard
Visalla, CA 93277-9394

RE: SCH# 2002071075 - GPA 01-005 Terra Bella and Ducor Community Plan, Tulare County

Dear Mr. Przybylski:

The Native American Heritage Commission has reviewed the Notice of Preparation (NOP) regarding the above project. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:


- ✓ Contact the appropriate Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations; Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check.
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Rob Wood
Environmental Specialist III
(916) 653-4040

CC: State Clearinghouse



A  Sempra Energy company

Southern California
Gas Company
404 N. Tipton Street
Visalia, CA 93292

AUG 6 2002

August 6, 2002

Resource Management Agency
5961 South Mooney Blvd.
Visalia, CA 93277

Attention: Chuck Przybylski, Project Planner

Subject: **General Plan Amendment 01-005, Terra Bella and Ducor Community Plan**

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company has facilities in the area where the aforementioned project is proposed. Gas service to the project can be provided from various existing mains located with the subject area. The service would be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission when the contractual arrangements are made.

This letter is not a contractual commitment to serve the proposed project, but is only provided as an informational service. The availability of natural gas service is based upon conditions of gas supply and regulatory agencies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. Our ability to serve can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply or the conditions under which service is available, gas service will be provided in accordance with the revised conditions.

This letter is also provided without considering any conditions or non-utility laws and regulations (such as environmental regulations), which could affect construction of a main and/or service line extension (i.e., if hazardous wastes were encountered in the process of installing the line). The regulations can only be determined around the time contractual arrangements are made and construction has begun.

Contact the New Business Project Manager for your area, Pat O'Brien at (559) 739-2338, or visit our web site www.socalgas.com for information on current energy efficiency programs, gas equipment, or to find out how to get your line extension project started.

Thank you again for choosing clean, reliable natural gas, your best energy value.

Sincerely,

Beth Costa
Pipeline Planning Assistant

\bc
xc: Pat O'Brien

PLANNING DEPARTMENT

TED JAMES, AICP, Director

2700 "M" STREET, SUITE 100

BAKERSFIELD, CA 93301-2323

Phone: (661) 862-8600

FAX: (661) 862-8601 TTY Relay 1-800-735-2829

E-Mail: planning@co.kern.ca.us

Web Address: www.co.kern.ca.us/planning/info.htm



RESOURCE MANAGEMENT AGENCY

DAVID PRICE III, RMA DIRECTOR

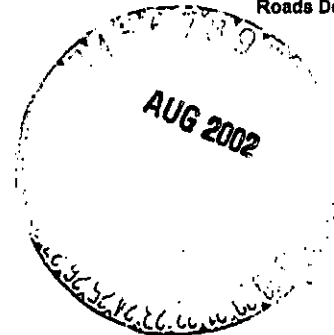
Community Development Program Department

Engineering & Survey Services Department

Environmental Health Services Department

Planning Department

Roads Department



August 7, 2002

Mr. Chuck Przybylski, Project Planner
Resource Management Agency
County of Tulare
5961 South Mooney Boulevard
Visalia, CA 93277

Re: Notice of Intent to Prepare a Draft Environmental Impact Report for General Plan Amendment 01-005, Terra Bella and Ducor Community Plan

Dear Mr. Przybylski,

Thank you for allowing the Kern County Planning Department to review the above referenced project. The Planning Department has no comment at this time.

If you have any questions, please contact Mark W. Harrup at (661) 862-8764.

Sincerely,

Ted James, AICP, Director
Planning Department

A handwritten signature in cursive script that reads "Mark W. Harrup".

By Mark W. Harrup
Junior Planner

tcag

5961 S. Mooney Blvd.
Visalia, California 93277
(559)733-6291
FAX (559)730-2653

Tulare County Association of Governments

July 30, 2002

Chuck Przybylski, Project Planner
Resource Management Agency
Long Range Planning Division
5961 South Mooney Boulevard
Visalia, CA 93277-9394

RE: Terra Bella/Ducor Community Plan/NOP DEIR

Dear Mr. Przybylski:

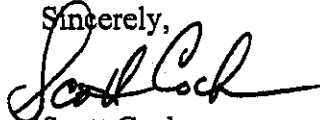
Thank you for the opportunity to comment on the above referenced project. In both the community plan (pg. 2-17) and the environmental checklist (pg. 17), there is discussion on the conversion of State Route 65 from a two-lane conventional highway to a four-lane expressway into two phases.

The first phase (Terra Bella), from State Route 190 to Avenue 95 lists a scheduled construction date of 2005. This should be corrected to Year 2011. The second phase (Ducor), lists a scheduled construction date of 2010. This should be corrected to Year 2014. With these corrections, the community plan and NOP are consistent with the 2001 Tulare County Regional Transportation Plan and related Air Quality Conformity Finding.

Finally, on page 2-17 of the community plan, there is discussion of a traffic impact study for the truck traffic from the quarry nearby Ducor. Have any of the mitigation measures been implemented by the County?

Should you have any questions regarding this matter, please give me a call.

Sincerely,



Scott Cochran
TCAG Planner

SC:mm

RESOURCE MANAGEMENT AGENCY



INTEROFFICE MEMORANDUM

August 14, 2002

TO: Chuck Przybylski, Project Planner
FROM: DD Doug Damko, Engineer III
SUBJECT: General Plan Amendment GPA 01-005
Terra Bella and Ducor Community Plan

I have reviewed the project description and environmental checklist assessing the nature of and potential impacts associated with the proposed action.

I anticipate there will be no adverse impacts to the County road system resulting from the proposed action; however, the proposed action will result in the addition of features within the right-of-way of the County road system.

My division presently evaluates development activities that occur within the communities of Terra Bella and Ducor. We place specific requirements on development activity if such activity takes place within the Urban Improvement Area/Urban Development Boundary for a given community. The specific requirements we place involve urban improvements to the County road system. These urban improvements include, but are not limited to, right-of-way dedication, curb and gutter, sidewalk and road widening. My division evaluates each development activity to determine what urban improvements will be required.

The community of Ducor does not presently have an Urban Improvement Area/Urban Development Boundary; however, a 367-acre Urban Development Boundary will be established if the proposed action is approved. If approved, my division will begin evaluating all development activity within Ducor's UDB as to what urban improvements will be required.

The community of Terra Bella presently has a 625-acre Urban Improvement Area, which will be replaced with a 1,406-acre Urban Development Boundary if the proposed action is approved. This is a considerable increase in the area that will need to be evaluated for potential urban improvements. If approved, my division will begin evaluating all development activity within Terra Bella's UDB as to what urban improvements will be required.

DD:mm

COUNTY OF TULARE



Ronald W. Probasco
HHSA Director

Terrence A. Curley
Assistant Director

Environmental Health Services

August 15, 2002

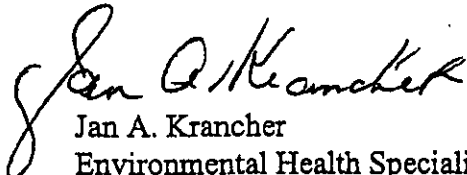
CHUCK PRYZBYLSKI
RESOURCE MANAGEMENT AGENCY
5961 S MOONEY BLVD
VISALIA CA 93277

Re: GPA 010-005 – Terra Bella and Ducor Community Plan

Dear Mr. Pryzbylski:

We have reviewed the above referenced project and have no comments or recommendations at this time.

Sincerely,



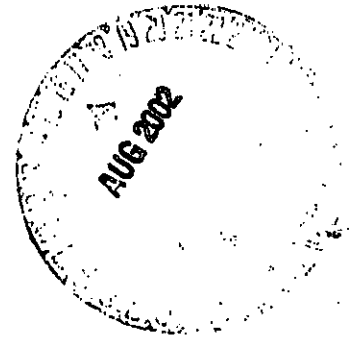
Jan A. Krancher
Environmental Health Specialist
Environmental Health Services Division

JAK:jp

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San Joaquin Valley
Air Pollution Control District



20020226

August 14, 2002

Attn: Chuck Przybylski
Tulare County Resource Management Agency
5961 South Mooney Blvd
Visalia, CA 93277

RE: General Plan Amendment 01-005, Terra Bella & Ducor Community Plan

Dear Chuck Przybylski:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the documents provided and has the following comments:

The entire San Joaquin Valley is non-attainment for ozone and fine particulate matter (PM-10). The Federal Clean Air Act (CAA) and the California Clean Air Act require areas that are designated non-attainment to reduce emissions until standards are met. A concerted effort should be made to improve air quality. The District recommends referring to the Air Quality Guidelines for General Plans for land use issues. It does appear that many of the suggestions in the guidelines have been incorporated into your document.

The General Plan should incorporate the use of trees throughout the city, along streets and in neighborhoods. It is further suggested that to shade Buildings during the summer months while allowing the sun to get through during the winter months, that deciduous trees be carefully selected and located on southern and western exposures. The Tree Guidelines for the San Joaquin Valley are an excellent resource for deciding which tree species would be appropriate.

The following items are rules that have been adopted by the District to reduce emissions throughout the San Joaquin Valley, and are required:

David L. Crow
Executive Director/Air Pollution Control Officer

Northern Region Office
4230 Kiernan Avenue, Suite 130
Modesto, CA 95356-9322
(209) 557-6400 ♦ FAX (209) 557-6475

Central Region Office
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
(559) 230-6000 ♦ FAX (559) 230-6061

Southern Region Office
2700 M Street, Suite 275
Bakersfield, CA 93301-2370
(661) 326-6900 ♦ FAX (661) 326-6985

1. District Rules 4901 and 4902 regulate the sale, installation and transfer of both wood-burning devices and natural gas-fired water heaters to limit the emissions of PM-10 and oxides of nitrogen. A synopsis highlighting many of the requirements of these regulations has been enclosed.
2. District Regulation VIII - Fugitive Dust Rules is a series of rules designed to reduce PM-10 emissions generated by human activity, including construction, road building, bulk materials storage, landfill operations, etc. A synopsis highlighting many of the requirements of this regulation has been enclosed.

There are a number of measures that can be incorporated into your General Plan Update to reduce the overall level of emissions from future projects. (Note: Some of these measures may already exist as City development standards. All other measures should be implemented to the fullest extent possible.) This list should not be considered all-inclusive. The District encourages innovation in measures to reduce air quality impacts.

- Limit engine idling by construction/earth moving equipment and trucks during construction activities;
- Require off-road mobile equipment to be equipped with catalyts/particulate traps to reduce particulate emissions. These catalyts/traps require the use of ultra-low sulfur diesel fuel (15 ppm). Currently, California Air Resources Board (ARB) has verified a limited number of devices that reduce particulate emissions for installation in several diesel engine families. Devices that reduce both NOx and particulate emissions are not yet certified for sale in California; however, the County should follow progress on this technology to determine availability at the time closure activities commence;
- Energy efficient design including but not limited to; automated control system for heating/air conditioning and energy efficiency beyond Title 24 requirements, lighting controls and energy-efficient lighting in buildings, increased insulation beyond Title 24 requirements, and light colored roof materials to reflect heat;
- Allow only low-emitting EPA-certified fireplace inserts and/or wood stoves or natural gas to be built into new construction;
- Housing units should be oriented to maximize passive solar cooling and heating when practicable;
- Electric, solar or low nitrogen oxide (NOx) emitting gas-fired water heaters should be installed;

- Any gas-fired appliances should be low nitrogen oxide (NOx) emitting gas-fired appliances complying with California NOx Emission Rule #1121;
- Natural gas lines and electrical outlets should be installed in backyard or patio areas to encourage the use of gas and/or electric barbecues;
- Electrical outlets should be installed around the exterior of the units to encourage the use of electric landscape maintenance equipment;
- Sidewalks and bikeways should be installed throughout as much of a project as possible and should be connected to any nearby open space areas, parks, schools, commercial areas, etc. to encourage walking and bicycling;
- Low or non-polluting incentives items should be provided with the purchase of each residential unit. Such items could include electric lawn mowers or gas or electric barbecues.

Thank you for the opportunity to comment. If you have any further questions or concerns, please feel free to contact me at (661) 326-6980.

Sincerely,



Heather Ellison
Air Quality Planner

Enclosures

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

Regulation VIII Fugitive Dust/PM-10 Synopsis

Rule 8010 Administrative Requirements

Section	Applicability	Requirements/Implementation
2.0	<i>Applicability:</i> This regulation applies to specified outdoor man-made sources of fugitive dust for the purpose of attaining health-based standards for fine particulate matter (PM-10). (For the purpose of this regulation, visible dust emissions (VDE) is defined as: visible dust of such opacity as to obscure an observer's view to a degree equal to or greater than an opacity of 40%, for a period or periods aggregating more than three minutes in any one hour, except as set forth in Rule 8030, 5.1.)	
4.0	<i>Exemptions: (All Regulation VIII Rules)</i> Actions required by law to protect the environment; current District permitted activities with PM-10 control measures greater than or equal to this regulation; public health & safety emergency operations lasting less than 30 days; vegetative reduction required by a Federal, State or local agency for fire prevention; and activities conducted above the elevation of 3000 feet (but not including reporting requirements specified in Rule 8060), or during freezing conditions.	
5.1	Chemical Stabilizing Agents.	Must meet ARB/EPA acceptability and air/water quality standards.
5.4	Dust Palliative and Asphalt Paving.	Shall comply with other applicable District Rules (i.e. Rule 4641).
5.5	Mud and Dirt Trackout.	Requirements in this regulation do not exempt owners/operators from other agencies' required permits for dirt and mud cleanup.

Rule 8020 Construction, Demolition, Excavation, Extraction

2.0	<i>Applicability:</i> Any construction, demolition, excavation, extraction, water mining related disturbances of soil, and the initial construction of landfills prior to commencement of landfill operations:	
4.0	<i>Exemptions:</i> Land preparation for agriculture, not including land preparation for construction of structures intended for agricultural use;; blasting activities; maintenance or remodeling activities when total building area is not increased more than 50% or 10,000 sq. ft. (but not including ancillary construction such as expanding parking lots); renovation of ground water recharge basins; activities approved prior to October 21, 1993; and solar drying & harvesting of sedimentary calcium carbonate precipitates. Compliance with Section 5.1 of this rule is not required where soil moisture or natural crusting is sufficient to limit VDE;.	
5.1	Land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities. Operation of wrecking balls or wrecking equipment.	Effective dust suppression utilizing water, presoaking, wetting agent, or other surfactant. All exterior surfaces of a building up to six stories in height shall be wetted during demolition. Materials resulting from razing or demolition shall be wetted during off-site removal.
5.2	All disturbed areas of a construction site, including storage piles, not used for seven or more days.	Effective stabilization to limit VDE (40%) by utilizing water, a chemical stabilizer/suppressant, or planting vegetative ground cover.
5.3	On-site unpaved roads and off-site unpaved access roads.	Effective control of fugitive dust to limit VDE (40%) by utilizing water or a chemical stabilizer/suppressant.
5.4	Public paved roads, shoulders, and access ways adjacent to the site.	Limit or promptly remove any accumulation of mud or dirt at the end of work day or once every 24 hours. Recommend use of paved aprons, gravel strips, or wheel washers. The use of blower devices for the removal of accumulations is prohibited. The use of dry rotary brushes is prohibited, except where preceded or accompanied by wetting to limit dust emissions.

Rule 8030 Storage, Handling and Transport of Bulk Materials

2.0	<i>Applicability:</i> Outdoor handling/storage of bulk material emitting visible dust. Additional requirements may apply if compliance with this Rule requires the installation or modification of equipment under existing District permit.	
4.0	<i>Exemptions:</i> Conditions where moisture content of the material is sufficient to limit VDE; agricultural harvesting and open area drying of agricultural crop materials; timber harvesting and storage of logs; dust free materials; materials less than 250 cubic yards at a single site; and materials subject to damage by wetting.	
5.1	Transport of bulk materials in an outdoor area for a distance of twelve feet or greater with the use of a chute or conveyor device.	Chute/conveyer must be fully enclosed, or spray equipment wets materials to limit VDE (20% opacity) as defined in District Rule 4101-Visible Emissions, or materials conveyed are washed, separated, or screened to remove PM-10.
5.2	Materials transported by vehicle, except equipment on site adding to or removing from storage piles.	Limit or promptly remove any accumulation of mud or dirt at the end of work day or once every 24 hours. Wet material to limit VDE (40%), or provide at least six inches of freeboard space from the top of the transport container, or cover the container.
5.3	Outdoor storage of materials greater than 250 cubic yards.	Cover materials or stabilize to limit VDE to 40% utilizing water, a chemical stabilizer/suppressant, or a vegetative cover within seven days after the addition or removal of materials.

Rule 8040 Landfills

2.0	<i>Applicability:</i> All operational landfill sites, landfill closure activities, and activities conducted at closed landfill sites which disturb surface soils covering an area of more than one acre.	
5.1	Construction of a landfill site.	Requirements of District Rule 8020 and the California Code of Regulations (CCR) Sections 17616 and 18222 apply.
5.2	Adjacent public paved roads, shoulders & accesses.	Limit or promptly remove any accumulation of mud or dirt at the end of work day or once every 24 hours. Recommend use of paved aprons, gravel strips, or wheel washers. The use of blower devices for the removal of accumulations is prohibited. The use of dry rotary brushes is prohibited, except where preceded or accompanied by wetting to limit dust emissions.
5.2.1	Interior roads of the landfill site.	Landfill roads connected to off-site adjacent paved public roads must be paved for a sufficient distance to allow mud and dirt accumulation to drop off. Sufficient cleaning of interior roads to limit carry out onto the off-site public roads. The use of blower devices for removal of accumulations is prohibited. Use of dry rotary brushes is prohibited, except when preceded or accompanied by sufficient wetting.
5.4	Storage of construction vehicles, equipment, and materials.	Rule 8070 applies.
6.1	Report of Disposal Site Information (RDSI).	Keep a copy of RDSI at the landfill site or other site approved by District, for inspection by authorized District employees upon request.

Rule 8060 Paved and Unpaved Road

2.0	<i>Applicability:</i> Any paved, or unpaved public or private road, street, highway, freeway, alley, way, access drive, access easement, or driveway constructed or modified after December 10, 1993. Road construction and repair activities are subject to requirements set forth in Rule 8020.	
4.0	<i>Exemptions:</i> Easements and roads providing access for not more than ten residences; paved roads less than three miles in length, and unpaved roads less than 1/2 mile in length; agricultural access roads; gated roads owned by a public agency, special district, or public utility on which public access is prohibited; road maintenance and resurfacing activities, not including reconstruction or modifications that add travel lanes or traffic capacity; and roads which have been approved, or for which construction bids have been awarded, prior to December 10, 1993.	
5.1.1	New construction, modifications, or approvals of paved roads with projected average daily vehicle trips of 500 vehicles or more.	Comply with American Association of State Highway and Transportation Officials (AASHTO) guidelines for the width of shoulders and median shoulders. Additional requirements, exemptions or alternative compliance measures may apply.
5.2	Construction and use of new unpaved roads or road segments (except where natural moisture is sufficient to limit VDE).	At least 50% of the length of the new unpaved road surface is controlled by application of chemical dust suppressant/stabilizer, or the entire unpaved surface is controlled by application of water at least one time per week as necessary, or at least 25% of the length of the new unpaved road is paved to provide a permanent stable surface.
6.1	Government Agencies with jurisdiction over publicly maintained paved roads open to public access.	Require preparation and submittal of a written report to the SJVAPCD documenting compliance with the provisions of this Rule. Initial report prepared for the year 1994 and biennially thereafter. Additional requirements apply.

Rule 8070 Parking, Shipping, Receiving, Transfer, Fueling and Service Areas

2.0	<i>Applicability:</i> All unpaved vehicle and/or equipment parking areas, fueling and service areas; and shipping, receiving, and transfer areas which are of one acre or larger in size.	
3.0	<i>Exemptions:</i> Activities described above which are conducted on sites less than one acre in size; agricultural activities, including storage, maintenance, and parking of agricultural equipment associated with those activities; temporary areas used for timber harvesting activities; and exposed surfaces of lake and river beds.	
4.1	On days the area is used (except where natural moisture is sufficient to limit VDE).	Application of either water, at least once daily, a chemical dust suppressant/stabilizer in accordance with manufacturer's recommendations for road applications, or gravel to the entire surface.
4.2	Public paved roads, shoulders, and access ways adjacent to the site.	Limit or promptly remove any accumulation of mud or dirt at the end of work day or once every 24 hours. Recommend use of paved aprons, gravel strips, or wheel washers. The use of blower devices for the removal of accumulations is prohibited. The use of dry rotary brushes is prohibited, except where preceded or accompanied by wetting to limit dust emissions.

For additional information, please contact the Compliance Division of your nearest regional office:

Northern Region
4230 Kiernan Avenue, Suite 130
Modesto CA 95356-9321
(209) 557-6400

Central Region
1990 East Gettysburg Ave.
Fresno CA 93726
(559) 230-5950

Southern Region
2700 M Street, Suite 275
Bakersfield CA 93301-2370
(661) 326-6900

**SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT
Rule 4901 and 4902 Synopsis**

Rule 4901 Residential Wood Burning (Adopted July 15, 1993)		
Section	Applicability	Requirements / Implementation
2.0	Applicability: This rule applies to any person who manufactures, sells, offers for sale, or operates a solid fuel-burning device. (For the purpose of this regulation solid-fuel burning device is defined as: any fireplace or wood heater that burns wood, coal, or any other nongaseous or non-liquid fuels, or any similar device burning any solid fuel, used for aesthetic or space-heating purposes in a private residence or commercial establishment, which has a heat input less than one million British thermal units (BTU'S) per hour.	
4.0	Exemptions: Pellet-fueled wood heaters shall be exempt from provisions of section 5.1: Solid fuel burning devices sold as appurtenances to real property in an escrow transaction shall be exempt from the provision of 5.2.	
5.1	Sale, supply, installation, or transfer of a new wood heater	None of these actions shall be taken unless the wood heater meets EPA's Phase II emission and performance requirements set forth in, Part 60, Title 40, Subpart AAA Code of Federal Regulations.
5.2	Advertising, sale, supply, installation, or transfer of a used wood heater	Shall not be done unless it has been rendered permanently inoperable, or unless it is either: EPA-certified, Oregon-certified, or a pellet-fueled wood heater.
Rule 4902 Residential Water Heaters (Adopted June 17, 1993)		
1.0	Applicability: This rule applies to residential natural gas-fired water heaters.	
3.0	Exemptions: Natural gas-fired water heaters with rated heat input of greater than 75,000 BTU's per hour; water heaters using fuels other than natural gas; and natural gas-fired heaters used exclusively to heat swimming pools or hot tubs.	
4.1	Natural Gas-Fired Water Heaters with a rated heat input of less than or equal to 75,000 BTU/hour	No Person Shall Sell, install or offer for sale within the District any natural gas-fired water heater manufactured after December 1993 that emits more than 40 nanograms of nitrogen oxides (calculated as NO ₂) per Joule of heat output.
4.2	Certification of water heaters	Water heaters subject to section 4.1 of this rule shall be certified in accordance with the EPA Reference Test Method 7E, 40 CFR, Part 60, Appendix A.
5.1	Operation of water heaters	In accordance with Section 2.4 of the American National Standards ANSI Z21.10.1-1990: at normal test pressure, input rates, and with a five-foot exhaust stack installed during the nitrogen oxide emission test.
5.2	Certification	The manufacturer shall demonstrate that each water heater model subject to the requirements of section 4.1 has been tested in accordance with EPA Reference Test Method 7E, 40 CFR Part 60, Appendix A.
5.3	Compliance statement	Upon request of the APCO, each manufacturer shall submit a statement certifying that water heaters subject to this rule are in compliance with the provisions of section 4.1.

For additional information please contact the compliance division of your nearest District regional office:

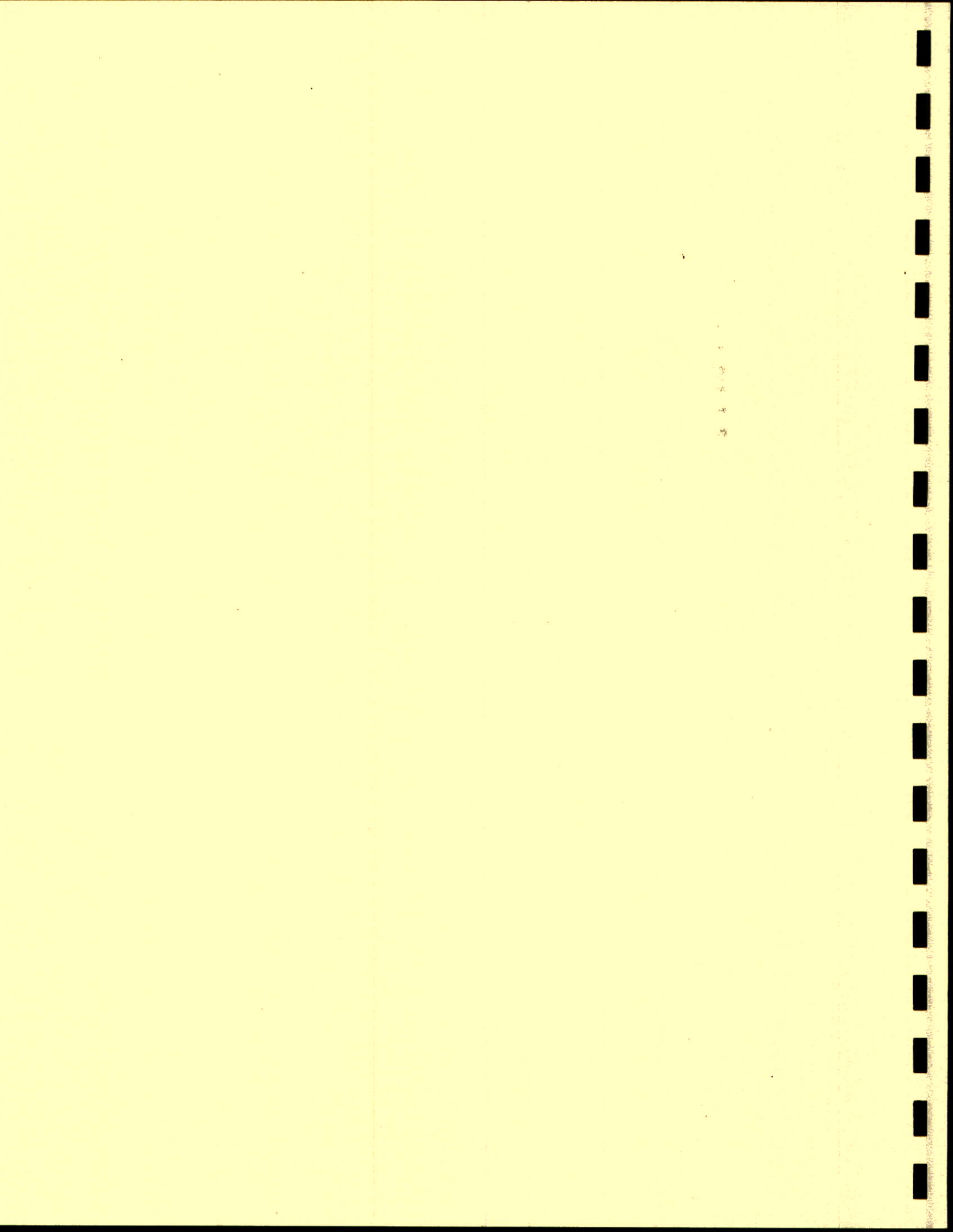
Northern Region
4230 Kiernan Avenue, Suite 130
Modesto, CA 95356-9321
(209) 557-6400

Central Region
1990 East Gettysburg Ave.
Fresno, CA 93726
(559) 230-5950

Southern Region
2700 M Street, Suite 275
Bakersfield, CA 93301-2307
(661) 326-6900



COMMUNITY PLAN APPENDIX B
ADOPTED LAND USE DESIGNATION BREAKDOWN

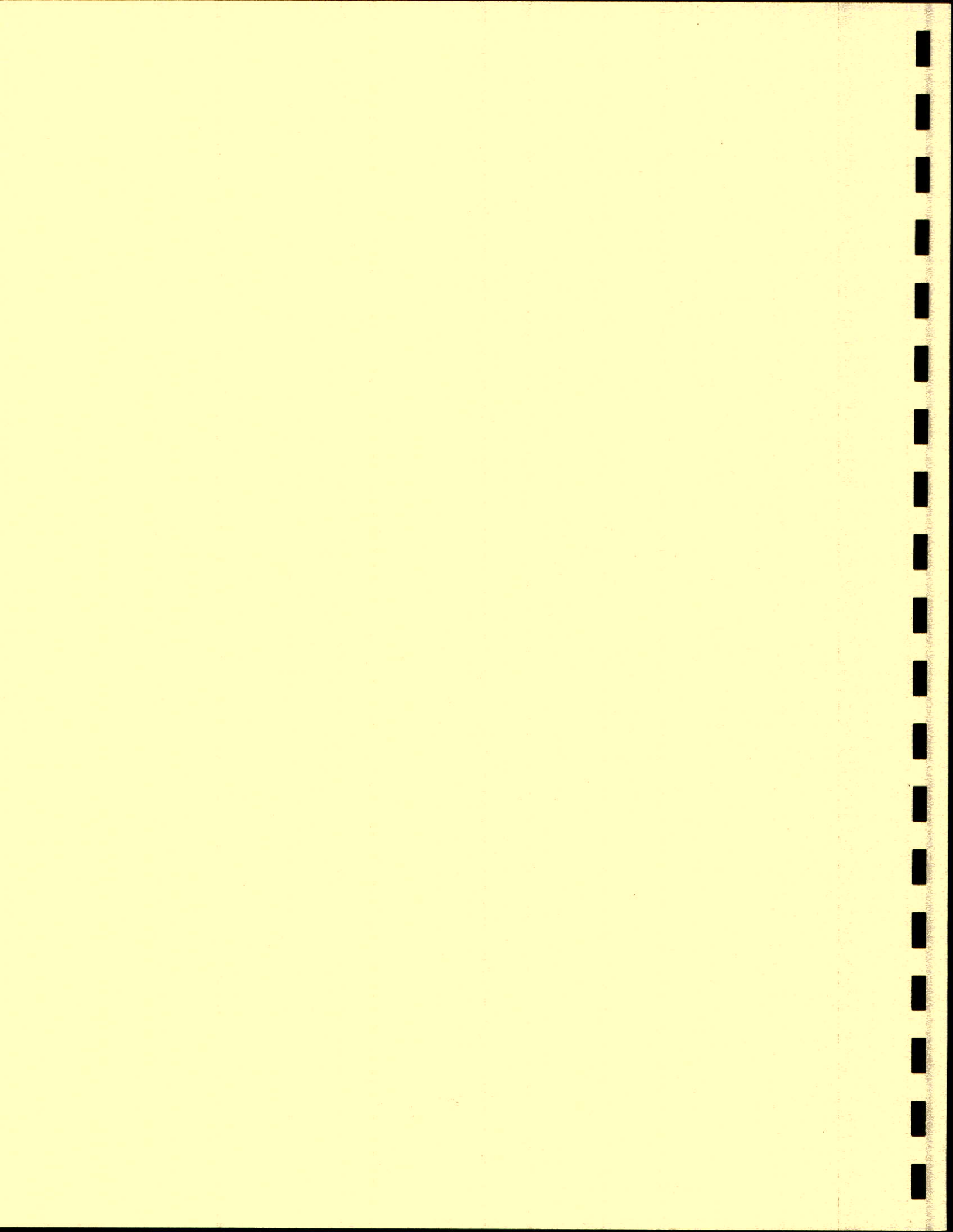


Terra Bella General Plan Land Use Acres	
Gen Plan Land Use Class	Acres
Residential (Low Density)	473.5
Residential (Medium Density)	117.6
Residential (High Density)	16.01
Commercial	50.09
Industrial	283.84
Public/Quasi - Public	100.49
Reserve - Residential	169.99
Reserve - Commercial	25.81
Streets and Railroads	169.61
Total	1406.94

Ducor General Plan Land Use Acres	
Gen Plan Land Use Class	Acres
Residential (Medium Density)	90.3
Commercial	24.47
Industrial	38.51
Public/Quasi - Public	12.03
Reserve - Residential	79.05
Reserve - Commercial	28.81
Unclassified	7.32
Streets and Railroads	86.434
Total	366.924

COMMUNITY PLAN APPENDIX C

BOARD OF SUPERVISORS/PLANNING COMMISSION RESOLUTIONS



BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF AN AMENDMENT TO)
THE URBAN BOUNDARIES, LAND USE,)
CIRCULATION AND OPEN SPACE) RESOLUTION NO. 7985
ELEMENTS OF THE TULARE COUNTY)
GENERAL PLAN - TERRA BELLA AND)
DUCOR AREA)

Resolution of the Planning Commission of the County of Tulare approving a Planning Commission initiated action to recommend adoption of the proposed amendment to the Urban Boundaries, Land Use and Open Space Elements of the Tulare County General Plan for the Terra Bella and Ducor areas.

WHEREAS, the Tulare County Planning Commission, by Resolution No. 7890, initiated action to amend the Tulare County General Plan pursuant to title 7, Chapter 3, Articles 5 and 6 of the Government Code of the State of California; and

WHEREAS, the Planning Commission has given notice of the proposed amendment to the General Plan as provided in Sections 65353 and 65090 of the Government Code of the State of California; and

WHEREAS, staff has made such investigation of fact bearing upon the proposed amendment to assure action consistent with the procedures and purposes set forth in the California Government Code, the State General Plan Guidelines, and other elements of the Tulare County General Plan; and

WHEREAS, a public notice was printed in the Visalia Times Delta and the Porterville Post on November 22, 2002 ten days prior to a public hearing and that hearing was held at which public testimony was received at a regular meeting of the Planning Commission on December 4, 2002; and

WHEREAS, The Planning Commission continued the Public hearing till January 29, 2003 at 10:00 a.m. to analysis comments received during the 45 day review of the Community Plan Environmental Impact Report.

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission hereby certifies that it has reviewed and considered the information contained in the Community Plan and Environmental Impact Report prepared for the communities of Terra Bella and

Ducor for compliance with the CEQA and the State Guidelines for the Implementation of the California Quality Act, prior to taking action on the proposed amendment to the Urban Boundaries, Land Use, Circulation and Open Space Elements of the Tulare County General Plan for the Terra Bella and Ducor areas.

B. This Planning Commission, after considering all of the evidence presented, hereby determines the following findings to be relevant in evaluating the proposed general plan amendment:

1. The amendment of the Land Use Element to incorporate the land use designations contained in the Terra Bella/Ducor Community Plan;
2. The amendment of the Circulation Element to incorporate circulation plan designations contained in the Plan;
3. The amendment of the Urban Boundaries Element to establish an Urban Development Boundary for the communities of Terra Bella and Ducor and supersede the existing Urban Area and Urban Improvement Boundaries, as set forth in GPA 83-04a and 88-01 for the Urban Boundaries Element, adopted by the Tulare County Board of Supervisors.
4. To replace the existing Urban Area Boundary (UAB) of both communities with an Urban Development Boundary (UDB) in accordance with the changes made to the Urban Boundaries Element. An UDB of approximately 1,407 acres be established for the community of Terra Bella to accommodate projected growth through the year 2020. This is a increase of approximately 192 acres over the existing UAB for the community of Terra Bella. Also for a UDB of approximately 366 acres be established for the community of Ducor to accommodate projected growth through the year 2020. This is a decrease of approximately 64 acres under the existing UAB for the community of Ducor.
5. Eliminate the Urban Improvement Area of Terra Bella; that the Urban Improvement Area (UIA) established for Terra Bella by the Urban Boundary Element in 1974 be eliminated in accordance with changes made to Urban Boundaries Element policies by GPA 83-04A.

The Tulare County Board of Supervisors amended the goals and policies of the Urban Boundaries Element of the Tulare County General Plan by Resolution No. 83-949 (GPA 83-04A). This amendment calls for the replacement of Urban Improvement Areas

with Urban Development Boundaries, and changed the definition of "Urban Area Boundary" from an "ultimate growth area" to an "area where land uses are presumed to have an impact upon the adjacent incorporated city." "Urban Development Boundary" refers to twenty-year planning areas around incorporated cities in which the County and cities will coordinate plans, policies, and standards relating to development.

6. Amendment of the Open Space Element to modify the "Urban Expansion Area" for the communities of Terra Bella and Ducor to reflect the new Urban Development Boundary;
7. Initiate the LAFCo process to amend or form a sphere of influence, Community Service District or a Public Utilities District for the Terra Bella and Ducor communities.
8. Initiate the planning process to amend the Zoning Ordinance to reflect and remain consistent with the Land Use Plan for the communities.
9. State law requires that the County General Plan shall be internally consistent. The proposed amendments are consistent with the Urban Boundaries, Land Use, Circulation and Open Space Elements of the Tulare County General Plan.
10. The Environmental Assessment Officer approved the EIR prepared for the project.
11. The Terra Bella and Ducor Environmental Impact Report identifies significant effects of the proposed amendment, which by policies and mitigation measures, mitigate the environmental effects to less than a significant level. Impacts mitigated to a less than significant are as follows: Seismic/Geological hazards, Flooding, Noise, Scenic Resources, Biotic Resources, Water Quality, Land Use Conflicts (Non agricultural conflicts), Water Supply and Distributions, Wastewater Treatment and Disposal, Stormwater Collection, Traffic and Circulation and City Services. These impacts and mitigation measures are included in the Terra Bella and Ducor Community Plan EIR.
12. The EIR prepared for the Terra Bella and Ducor Community Plan identifies certain significant effects of the proposed project that cannot be mitigated to a less than significant level, the Planning Commission hereby finds the environmental effects to be

acceptable because the benefits of the project outweigh the unavoidable adverse impacts. The specific reasons for these findings are set forth in the Statement of Overriding Considerations required by section 15093 of the CEQA Guidelines, as follows:

Statement of Overriding Considerations

- a) Loss of Prime Farmland. Some of the agricultural land surrounding Terra Bella and much of that surrounding Ducor is considered prime farmland. It is estimated that approximately 172 acres of land within the proposed Urban Development Boundaries are considered prime farmland. However, it should be noted that the amount of prime farmland surrounding these communities is significantly less than that surrounding most cities and communities of Tulare County. The Plan's prescription for urban development on these lands is considered to be a significant, unavoidable impact.

The Plan does include provisions to slow the conversion of agricultural land, such as the use of reserve classifications and policies encouraging growth in a logical and orderly fashion. However, since this effect is unavoidable, it cannot be mitigated to a level which is less than significant.

- b) Impacts of the project on ambient air quality has been determined to be significant cumulatively with other air quality impacts throughout the San Joaquin Valley Air Basin. Enforcement of air quality regulations by local, State and federal agencies with such responsibilities will only partially mitigate this impact. Impacts of vehicle emissions which have been identified are outside the jurisdiction of the County or other local governmental agencies to regulate.
- c) Change in Land Use Planning. Because the project is an amendment to the Tulare County General Plan, it will affect land use and planning issues in unincorporated communities of Terra Bella and Ducor. In contrast to most other community plans, however, the Terra Bella and Ducor Community Plan prescribes reductions in overall area of Ducor's UDB compared to the existing UAB. However, the proposed new land use categories represent significant changes from designations in the existing General Plan.

The Plan mitigates the change in land use policy by prescribing a Ducor UDB that is smaller than the existing UAB. For Ducor the proposed UDB includes 366 acres as opposed to the existing UAB's 430 acres. The proposed UDB's are based on historical population projects that indicate communities future growth can be accommodated within the UDB.

The Plan provides additional mitigation by controlling land development through the application of zoning, subdivision, site plan review and infrastructure improvements via the requirement to maintain consistency with standards established in the plan. This level of impact will be reduced by the inclusion in the plan of provisions to phase development and monitor and adjust its growth and location. However, mitigation in the Plan will not reduce the impacts to land use and planning to less than a significant level.

- d) Impacts of the project on agricultural land use conflicts has been determined to be significant as the community naturally outgrows its present boundaries. The Terra Bella and Ducor Community Plan incorporates several mitigation measures which limit and reduce the land use conflicts between agriculture, industrial, commercial and residential uses, upon development of the UDB. These effects are also partially mitigated by the Tulare county General Plan Urban Boundary Element (UBE) policies which regulate development by limiting growth to areas designated for urban use and by referring proposed development to the city.

The concerns regarding those impacts are overridden by specific economic, social, or other considerations. These considerations include the need to provide sufficient land for development, increased housing pressures and commercial employment opportunities, provide space for public facilities and allow the logical and orderly expansion of services to the residents of the community. These considerations outweigh the environmental risks associated with the proposed General Plan Amendment and justify its approval.

1. The area affected by this General Plan Amendment will be subject to further environmental review at the time of any future change of land use designations or site specific development proposals. Any attempt to further analyze the environmental effects of development projects relating to the adoption of this

General Plan Amendment would be speculative and inappropriate at this time.

AND, BE IT FURTHER RESOLVED as follows:

- A. This Planning Commission hereby recommends that the Tulare County Board of Supervisors certify the adequacy of the Environmental Assessment prepared for GPA 01-005 and find:
1. The Terra Bella and Ducor Community Plan and EIR are adequate and adopt the environmental findings including the Statement of Overriding Considerations.
 2. That the County's environmental assessment reflects the agency's independent judgment and analysis.
- B. This Planning Commission hereby recommends that the Tulare County Board of Supervisors approve the Terra-Bella and Ducor Community Plan and EIR.

The foregoing resolution was adopted upon motion of Commissioner Wheeler, seconded by Commissioner Whitlatch, at a regular meeting of the Planning Commission on the 29th day of January, 2003, by the following roll call vote.

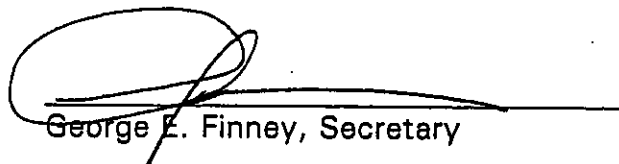
AYES: Kapheim, Wheeler, Fernandes, Dias, Kirkpatrick, Whitlatch

NOES: None

ABSTAIN: None

ABSENT: Millwee

TULARE COUNTY PLANNING COMMISSION


George E. Finney, Secretary

COMMUNITY PLAN APPENDIX D
NOTICE OF DETERMINATION/CERTIFICATE OF FEE EXEMPTION

NOT AVAILABLE AT TIME OF PRINTING

