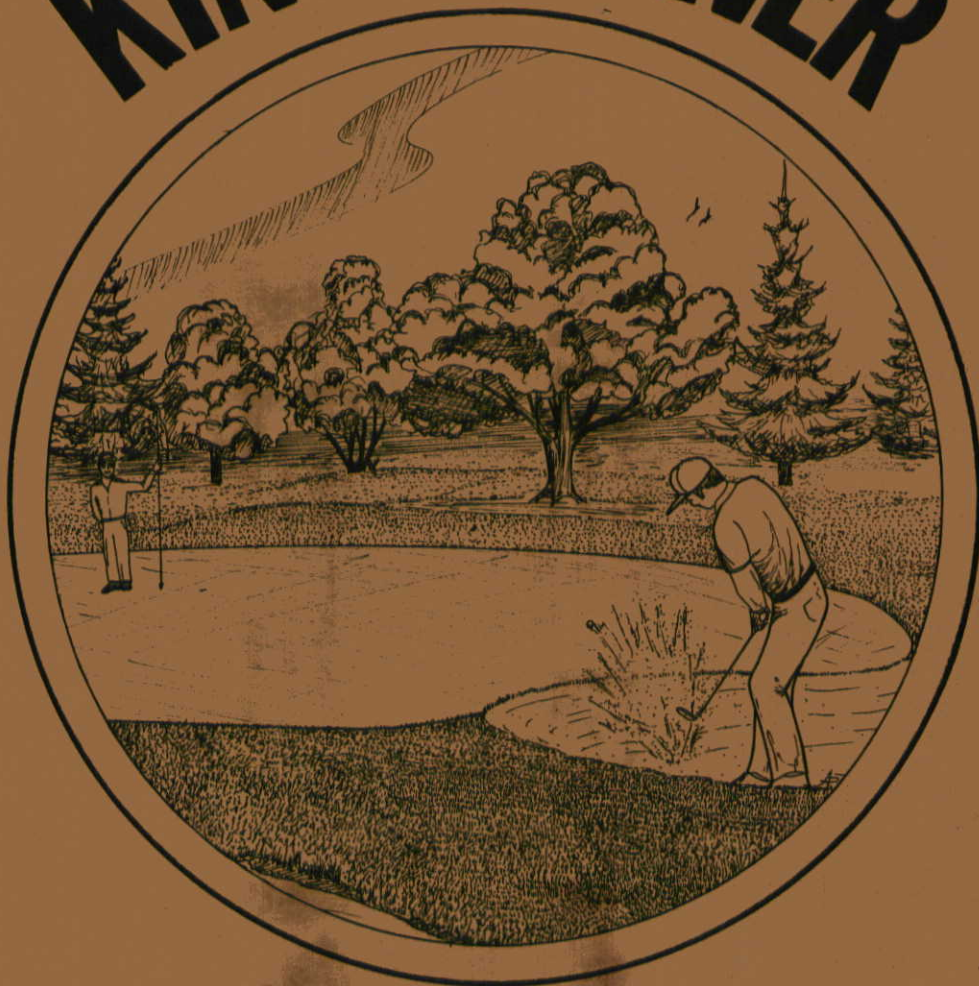


KINGS RIVER



PLAN

PREPARED BY THE TULARE COUNTY BUILDING AND PLANNING DEPARTMENT

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Tulare County Planning
Dept.

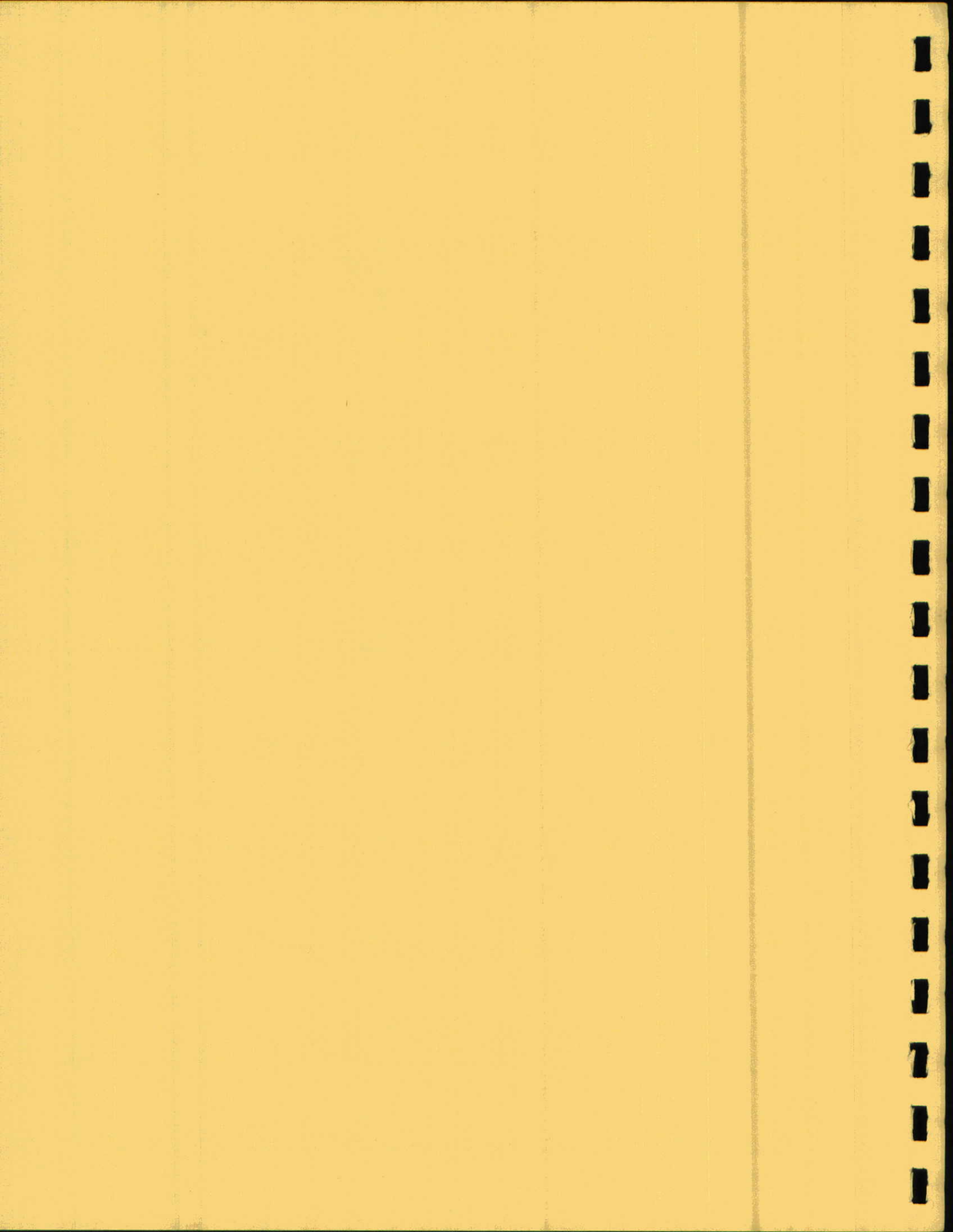
Kings River Plan

KINGS RIVER PLAN

Approved: Tulare County Planning Commission
Resolution No. 5864, November 10, 1982

Adopted: Tulare County Board of Supervisors
Resolution No. 82-2030, December 14, 1982

PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT
PURSUANT TO BOARD OF SUPERVISORS INITIATION



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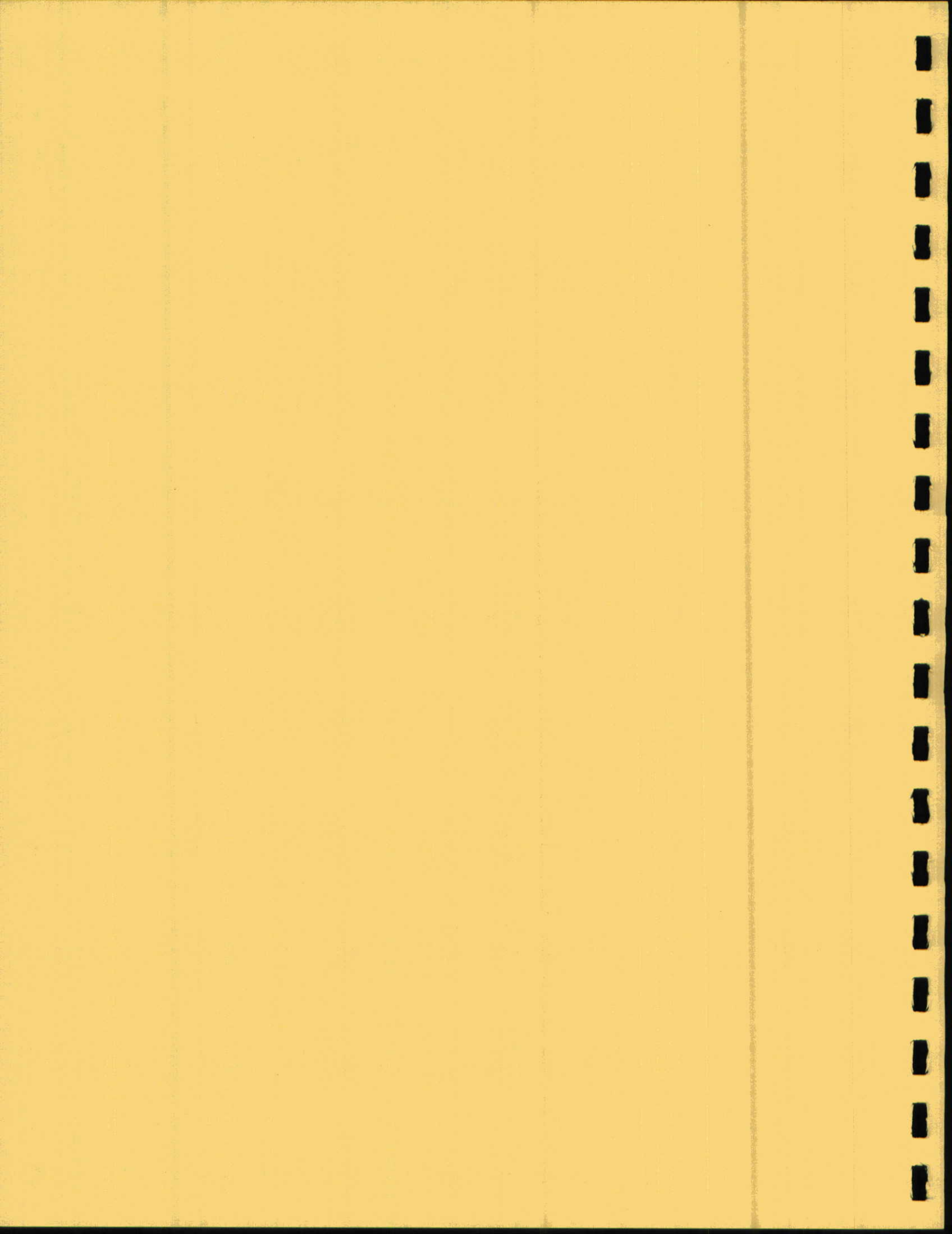


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CHAPTER I



Introduction



CHAPTER I - INTRODUCTION

A. PURPOSE AND DESCRIPTION:

The Kings River Plan is an amendment to the Land Use, Circulation and Environmental Resources Management Elements as well as the Rural Valley Lands Plan (RVLP) of the Tulare County General Plan as such elements and plan apply to the Kings River area of Tulare County. The Kings River Plan was initiated by the Tulare County Board of Supervisors on May 6, 1981. The purpose of the plan is to outline a framework for long-term land use and circulation development in the 6,641 acre Kings River Plan area which includes 85 acres of county-owned land referred to as Sub-Area "A" throughout the body of the plan.

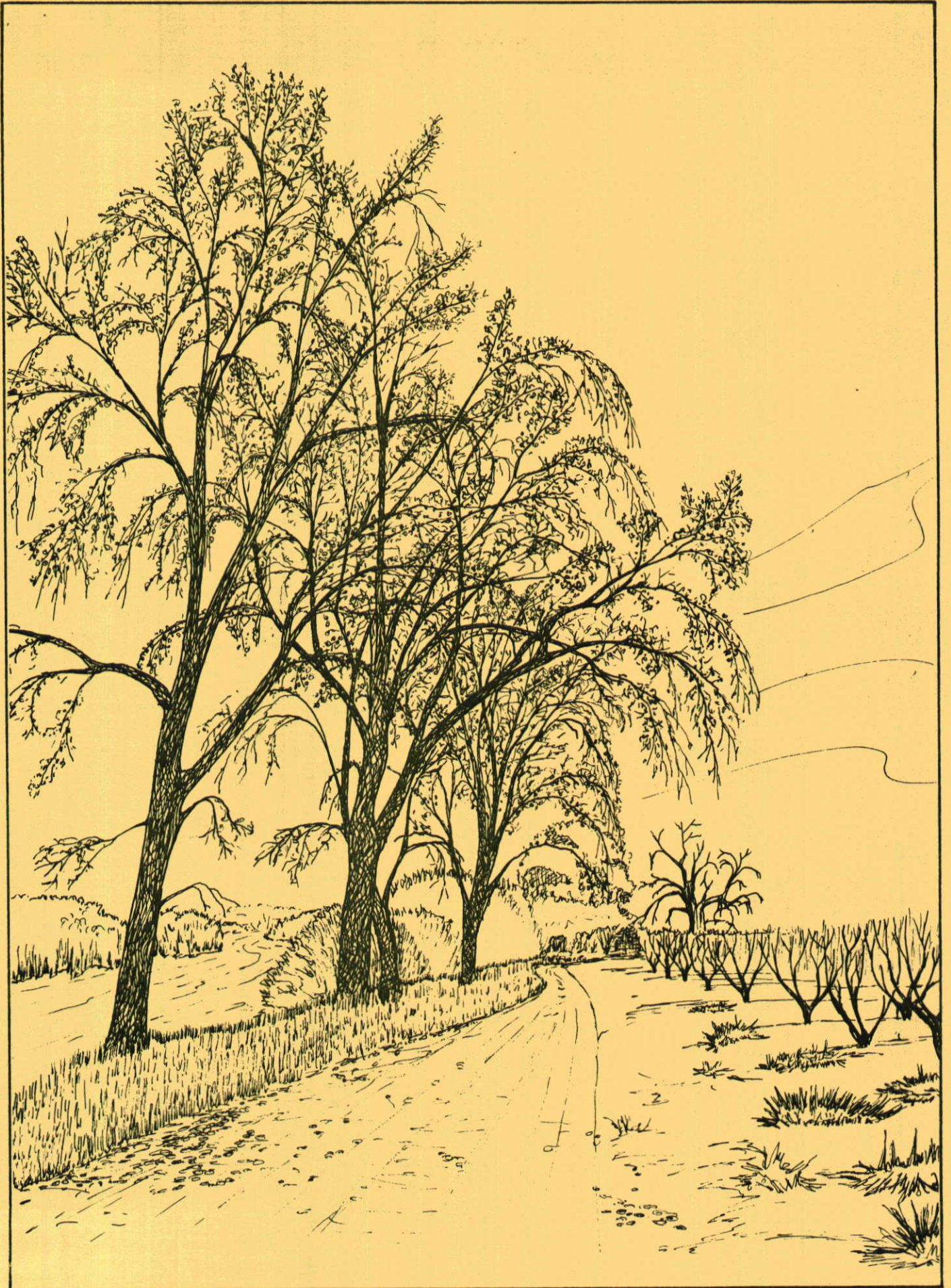
A plan specifically addressing the Kings River and its environs has long been considered to be an important objective by Tulare County. The Kings River is the largest valley floor river in the county thus presenting a unique environmental setting for land use and circulation planning. The planning area, which is predominantly used for intensive agriculture, contains one of the few remaining well-preserved riparian habitats in the southern San Joaquin Valley. This habitat is also one of the major recreation areas in Tulare County. Because of the aesthetic setting and the recreation opportunities provided by the river, the plan area, portions of which are flood-prone, has recently become desirable for non-agricultural uses including residential subdivisions. The Kings River Plan will mitigate conflicts that could arise between area land uses. The plan will also minimize conflicts between area development projects and the riverine/agricultural environment.

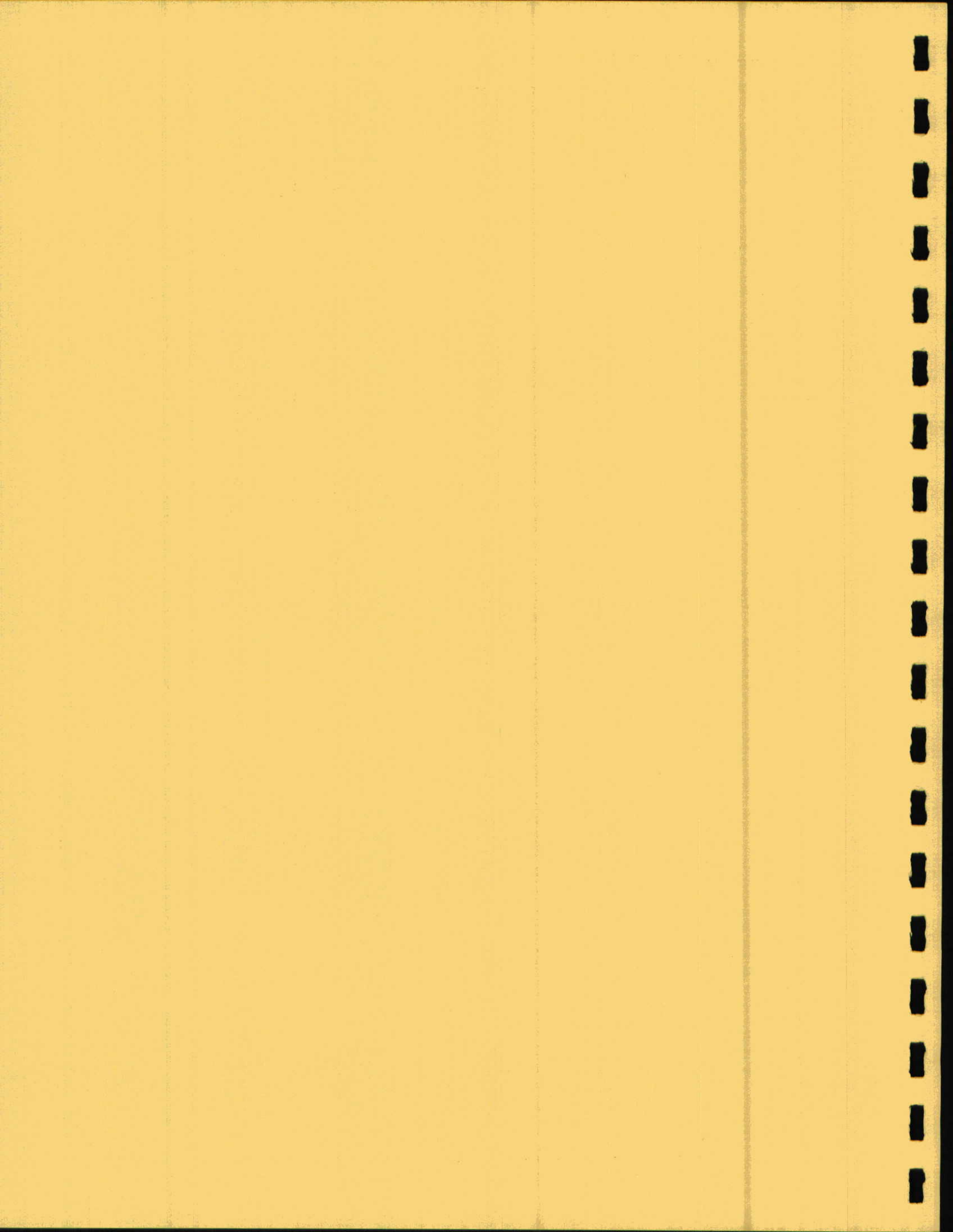
The plan is beneficial to the Kings River area as a whole as well as the 85 acre Sub-Area "A". Sub-Area "A" is specifically addressed by the plan because it is county-owned and one of the largest relatively unaltered landscapes along the river. The entire property was originally intended for use as a county park, but due to lack of park development and maintenance funds, Tulare County found it impossible to develop the entire site for park purposes; therefore, a major element of the plan concerns the use of Sub-Area "A". Planning considerations for Sub-Area "A" sparked much of the initial interest in the county's development of a plan for all of the Kings River area.

B. LOCATION:

The boundaries of the Kings River Plan were chosen to focus attention on the Kings River and nearby properties, as well as the area's major land uses. The planning area, including Sub Area "A", is delineated on the enclosed map labeled "Location of the Kings River Plan Area." Properties affected by the plan lie in the eastern half of the southern San Joaquin Valley. They are situated in northwestern Tulare County 4 miles west of Dinuba and 1/4 mile east of Kingsburg near the convergence of the boundaries of Fresno, Kings and Tulare Counties.

The land involved is generally described as being portions of Sections 4, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32, and 33, Township 16 South, Range 23 East, Mount Diablo Base and Meridian, and Sections 24, 25, and 36, Township 16 South, Range 22 East, Mount Diablo Base and Meridian.





CHAPTER II



The Kings River Plan



CHAPTER II - THE KINGS RIVER PLAN

A. SUPERCEDEURE:

The Kings River Plan document supercedes the 1964 Land Use and Circulation Elements as well as the 1972 Environmental Resources Management Element of the Tulare County General Plan for the Kings River planning area. It also supercedes the 1975 Rural Valley Lands Plan. All other elements of the Tulare County General Plan, as amended, remain applicable to the Kings River planning area.

B. KINGS RIVER PLAN ASSUMPTIONS:

To prepare a plan for land use and circulation, certain assumptions must be made about the future. Trends based on past events can be determined. Such assumptions are vital to the planning process because planning is predicated on the assumption that the future can be forecast within a reasonable degree of accuracy. The following assumptions based on current trends and priorities have been utilized in developing the twenty year Kings River Plan.

1. Population

The population of the Kings River area will not grow as fast as the overall population of Tulare County. This is primarily because population growth in the planning area will be constrained by the limited area available for development since most of the area is restricted to agricultural use by the county's Rural Valley Lands Plan and by agricultural preserves. The county's present policy of directing population growth to county-identified urban areas and foothill development corridors will be maintained during the planning period.

2. Agriculture

Agriculture will continue to be the primary element in the overall economy of Tulare County. However, as the county's population grows, there will be continued pressures to convert agricultural land to non-agricultural uses, particularly the prime agricultural lands surrounding most of the county's urban centers. Thus, it will continue to be economical to farm marginal sandy class III soils found in the Kings River area. Intensive agriculture will continue to be the dominant land use in the planning area.

3. Non-Agricultural Developments

The recreation opportunities and the aesthetic setting of the Kings River, and the proximity of shopping in Kingburg and Dinuba will make the Kings River area attractive for residential and low intensity park and recreation development. These developments will compete with agriculture for agricultural land, thus making the Kings River Plan progressively more important as a framework for efficient and environmentally sound use of limited land resources.

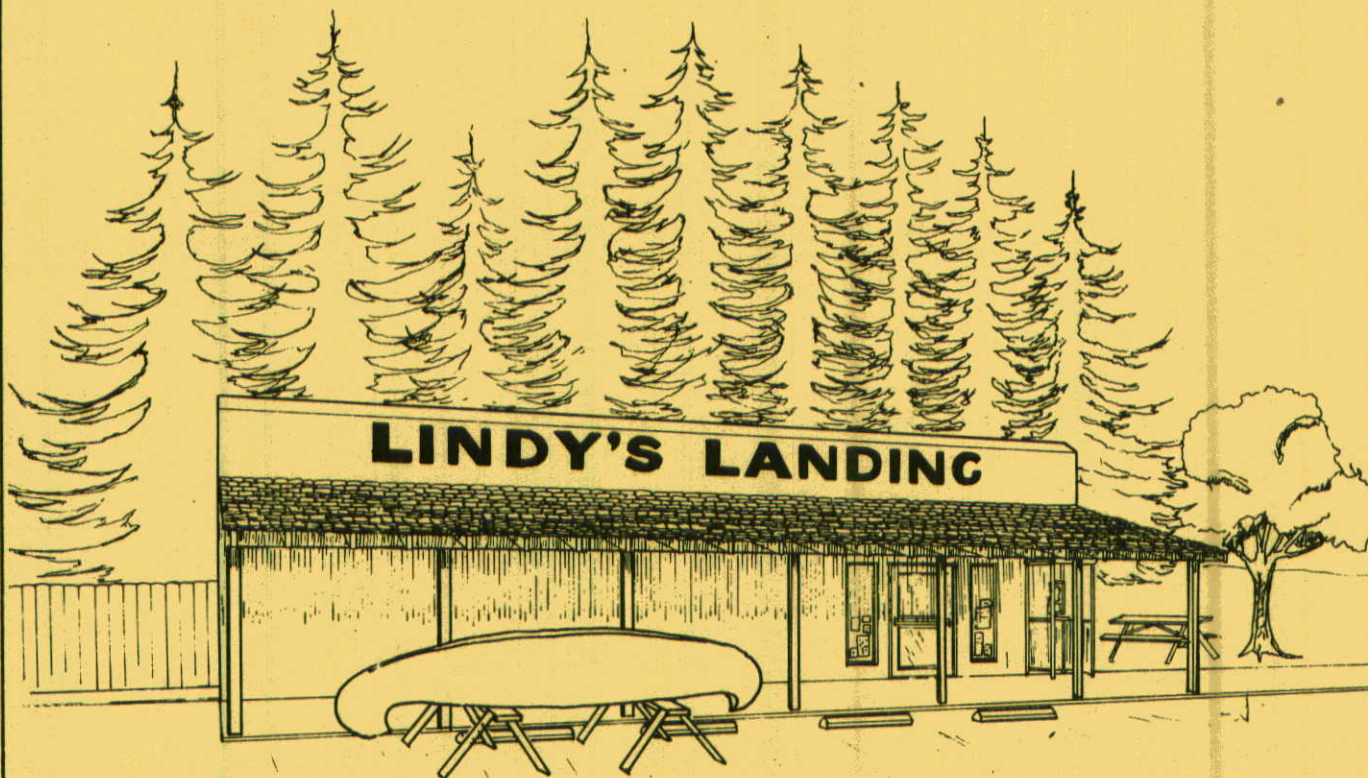
4. Location of Non-Agricultural Land Uses

In view of the priority given to agricultural land use by county policy, the location of non-agricultural uses should be limited to areas which are in-fill or logical extensions of existing development. In addition, areas determined not suitable for agricultural

cultivation, where adequate access is available, should be given consideration for non-agricultural use. The land evaluation system contained in the Rural Valley Lands Plan is an appropriate guideline for evaluating properties and determining areas appropriate for non-agricultural development.

5. Kings River Recreation

Recreational outlets are becoming increasingly important for Tulare County residents and for out-of-county tourists. Gasoline will continue to be expensive in the next twenty years, therefore, many Tulare County residents will look more to nearby areas for recreation activities. The county's Kings River park and privately owned Kings River recreation areas will continue to serve the recreation needs and thereby the health and welfare of Tulare County residents. Private recreation areas along the river are appropriate in those areas that are not suitable for intensive agriculture due to soils, flooding, and other constraints. The use of power boats along the river will continue; however, such activity is at capacity¹ and the plan should not facilitate additional public boat ramps.



1. Personal opinion of Captain Forest Barnes of the Tulare County Sheriff's Department who is in charge of patrolling the Kings River waterway, from interview on April 17, 1982.

6. County Kings River Park

Because of fiscal constraints, the county is no longer able to develop and maintain an 85 acre regional county park in Sub-Area "A" of the Kings River Plan as originally intended when the park site was purchased. Instead, the county will scale down the use of the site for public park purposes to approximately 10 acres and make the balance of the area available for private development consistent with the Kings River Plan.

7. Vegetation and Wildlife

The Kings River is one of the Valley's few remaining well-preserved riparian habitats. Such habitats are becoming increasingly scarce in the southern San Joaquin Valley and its protection will be of considerable importance in the next twenty years.

8. Community Services

- a. No community sewer system is anticipated in the Kings River area during the twenty year planning period (1982-2002). It is probable that most future residential developments will share a common sewage leach field system or package treatment facility, otherwise, sewage disposal will be by individual septic tank systems.
- b. Domestic water will be provided by private water systems or individual wells. No overall community water system is anticipated during the planning period.
- c. Fire protection will continue to be provided by existing facilities presently operated by Tulare County in conjunction with the California Division of Forestry (CDF). The feasibility of a fire protection district for the area may be investigated in the planning period.
- d. Police protection will continue to be provided by the Tulare County Sheriff's Department (including patrol of the Kings River) and by the California Highway Patrol (along state highways). The feasibility of a police protection district in the area may be investigated in the planning period.
- e. Schools will not be adversely affected by the Kings River Plan. The schools that serve the planning area where the largest population growth is expected can accommodate additional student enrollment, as follows:

<u>School</u>	<u>Additional Students</u>
Kings River School (K-8)	194
Washington School in Kingsburg (K-2)	57
Lincoln School (K and 3-5)	70
Roosevelt School (6-8)	163
Kingsburg High School (9-12)	300

9. Circulation

- a. Major circulation patterns (arterials, state routes and the Southern Pacific Railroad) already have been established by the General Plan and the county's select system. These patterns generally will remain the same.
- b. Some new secondary roads, however, will be needed in the county park site. Also a collector road system connecting the southern portion of the planning area with Avenue 400 may be necessary in order to improve north-south circulation within the planning area.
- c. Lack of access will constrain non-agricultural development along some portions of the Kings River thus ensuring these areas remain in agricultural and open space use.

10. Housing

New housing will be mainly oriented toward satisfying the housing needs of middle and upper income families. The greatest housing demand will be for single-family residences and for attached units around and on the Kings River Golf Course. However, the density of residential use will be constrained because of the lack of community sewer systems. As with other rural valley areas of the county there will also be a demand for farm-related housing.

11. Commercial Development

No need for new or expanded commercial centers is foreseen during the planning period. Therefore, commercial development of a nonrecreational nature will be limited to the existing node of commercial development located at the northwest corner of Avenue 400 and Road 40.

12. Governmental Jurisdiction

The Kings River planning area will continue to be unincorporated and within the jurisdiction of Tulare County during the next twenty years.

13. Floods

The potential for floods in the Kings River area will probably remain the same in the next twenty years, however, if the proposals for new hydro-electric facilities along the Kings River in Fresno County are carried out, there may be additional flood protection benefits to be considered in the future.

14. Archaeology

Because the Kings River is considered to be of medium to high archaeological sensitivity and because there is one recorded archaeological site in the planning area, an awareness of the archaeological sensitivity of the area will continue to be important as the Kings River Plan is implemented.

C. KINGS RIVER PLAN GOALS AND POLICIES:

GOAL 1: AGRICULTURAL AND RURAL-RESIDENTIAL AREAS

ASSURE THAT NEW RESIDENTIAL DEVELOPMENT IN THE KINGS RIVER PLAN AREA IS BALANCED WITH THE NEED TO PROTECT AGRICULTURAL RESOURCES.

Policies:

1. Existing agricultural zoning of properties in agricultural preserves shall be retained regardless of the planned land use designation of such properties.
2. Areas reserved for residential development shall be limited to portions of the Kings River Plan area that are oriented to the Kings River Golf Course and Kings River School and which are characterized by Class III or poorer agricultural soils. In identifying such areas, emphasis shall also be given to areas which have historically been used or zoned for residential developments, are vacant or unused or are in-fill areas between clusters of existing development.
3. The Tulare County Rural Valley Lands Plan (RVLP) shall be applicable to all areas designated "agricultural" by the Kings River Plan.
4. The density of residential development in the Kings River Plan area shall not exceed four dwelling units per acre.



GOAL II: RURAL-RESIDENTIAL/RECREATIONAL OPPORTUNITY AREA

PROVIDE OPPORTUNITIES FOR LOW-INTENSITY RURAL-RESIDENTIAL AND RECREATIONAL DEVELOPMENT ALONG THE KINGS RIVER, PROVIDED SUCH USES ARE COMPATIBLE WITH THE RIVERINE ENVIRONMENT.

Policies:

1. In addition to areas specifically designated for residential use by the Plan, areas within one quarter mile of the present Kings River channel and the Kings River Golf Course and Country Club may be approved for rural-residential development if all the following criteria are met:
 - a. The majority of the site has soils with an agricultural capability of Class III or poorer.
 - b. Under a Rural Valley Lands Plan point evaluation, the property is determined to be "nonagricultural" (i.e., 16 points or less).
 - c. The property must not have been used for commercial agriculture for the last five years.
 - d. The property must have access to a publicly maintained road adequate to serve the development.
2. To meet the anticipated continued demand for golf course-associated residential development and to protect nearby producing agricultural lands from conversion to such residential uses, residential development on the Kings River Golf Course property shall be permitted. The total area of such development shall be limited to ten acres.
3. Private recreation uses or expansions of such uses within the agricultural land designation are compatible with this plan if the property meets all the following criteria:
 - a. The property involved has frontage on the Kings River.
 - b. The site is not suitable for intensive agriculture due to sandy soils with an agricultural capability of Class III or poorer, flooding, and/or other constraints,
 - c. The property has access to a publicly maintained road adequate to serve the development, and
 - d. The private recreation uses and expansions of such uses are allowed in the AE-20 Zone.
4. Private recreation uses which existed at the time of the adoption of the Kings River Plan are consistent with said plan. Such existing uses include Lindy's Landing, the Kings River Golf and Country Club, Royal Oak Park, and the Kingsburg Gun Club.

5. The Riverland Resort property located in the southwest portion of the planning area along the east bank of the Kings River is designated for commercial-recreation use because the property has a history of such use, and because it has a high visibility and access from State Route 99.

GOAL III: SUB-AREA "A"

PROVIDE FOR DEVELOPMENT OF SUB-AREA "A" OF THE KINGS RIVER PLAN TO HELP MEET PUBLIC RECREATION AND RESIDENTIAL NEEDS.

Policies:

1. The use of land within Sub-Area "A" shall be limited to public park, residential and private recreation development in conformance with the Kings River Plan.
2. To help meet the public need for park and recreation facilities, Tulare County will maintain a county park in Sub-Area "A" of the Kings River Plan. The park area shall not be fewer than ten acres.
3. If a single, comprehensive development project is proposed for the non-public park portion of Sub-Area "A", it must be under a planned unit development in order to assure proper separation of uses and compatibility with the county park.

GOAL IV: CIRCULATION:

PROMOTE EFFICIENT AND SAFE CIRCULATION OF MOTOR VEHICLES WITHIN THE KINGS RIVER PLANNING AREA.

Policies:

1. Future roads or road extensions in the planning area shall be planned in accordance with the Kings River Circulation Plan.
2. Non-agricultural development projects shall not be approved unless adequate access for emergency vehicles can be provided.
3. Except for emergency access routes, streets serving recreation areas of Sub-Area "A" shall not be directly connected with streets serving adjacent residential subdivisions.
4. Segregate residential traffic from recreation-oriented traffic.

GOAL V: WATER AND SEWER FACILITIES

ASSURE THAT WATER AND SEWER FACILITIES ARE CONSTRUCTED IN A MANNER THAT ENHANCES THE PUBLIC HEALTH AND SAFETY AND PROTECTS GROUND AND/OR SURFACE WATER QUALITY.

Policies:

1. No discretionary project in the Kings River Plan area shall be approved until the decision making body finds that: (a) the proposed method of wastewater

treatment and disposal is safe, reliable, and will not degrade ground or surface water quality; (b) a sanitary water supply exists for domestic purposes and (c) county fire flow standards are met.

2. The density of new residential development shall not exceed the ability of the site's soils to absorb sewage effluent without ground or surface water contamination. This policy may require a lower density standard than otherwise permitted by the zoning or land use plan designation of the site.
3. New wastewater systems in the Kings River Plan area shall meet the standards of the Regional Water Quality Control Board and the Tulare County Health Department.
4. Alternative methods of sewage disposal, such as the use of common leach fields, shall be encouraged providing the systems meet the performance standards of the Water Quality Control Board and the Tulare County Health Department.

GOAL VI: FLOODING

MINIMIZE KINGS RIVER FLOODING HAZARDS THROUGH PROPER LAND USE PLANNING AND ZONING.

Policies:

1. All areas within the State Reclamation Board's Kings River Designated Floodway shall be zoned in accordance with the county's Flood Plain Management Program.
2. Tulare County shall utilize the Flood Hazard Boundary Maps of the National Flood Insurance Program and shall regulate construction or development within the Special Flood Hazard Areas shown on said maps in accordance with the requirements of the Federal Emergency Management Agency.
3. Encroachments into the Kings River Designated Floodway must be approved by the State of California Reclamation Board.

GOAL VII: RECREATION

PROVIDE FOR THE RECREATION NEEDS OF COUNTY RESIDENTS CONSISTENT WITH THE KINGS RIVER AREA RIPARIAN AND RESIDENTIAL ENVIRONMENT.

1. To help meet the needs for a public park, Tulare County will complete and maintain a county park in Sub-Area "A" of the Kings River Plan of not fewer than ten acres in area.
2. Private recreation facilities shall also be encouraged to meet the recreation needs of the public that cannot be met at the county park facility.

GOAL VIII: MOTOR BOATING

AVOID EXCESSIVE MOTOR BOATING ACTIVITIES ON THE KINGS RIVER TO PROTECT PUBLIC SAFETY.

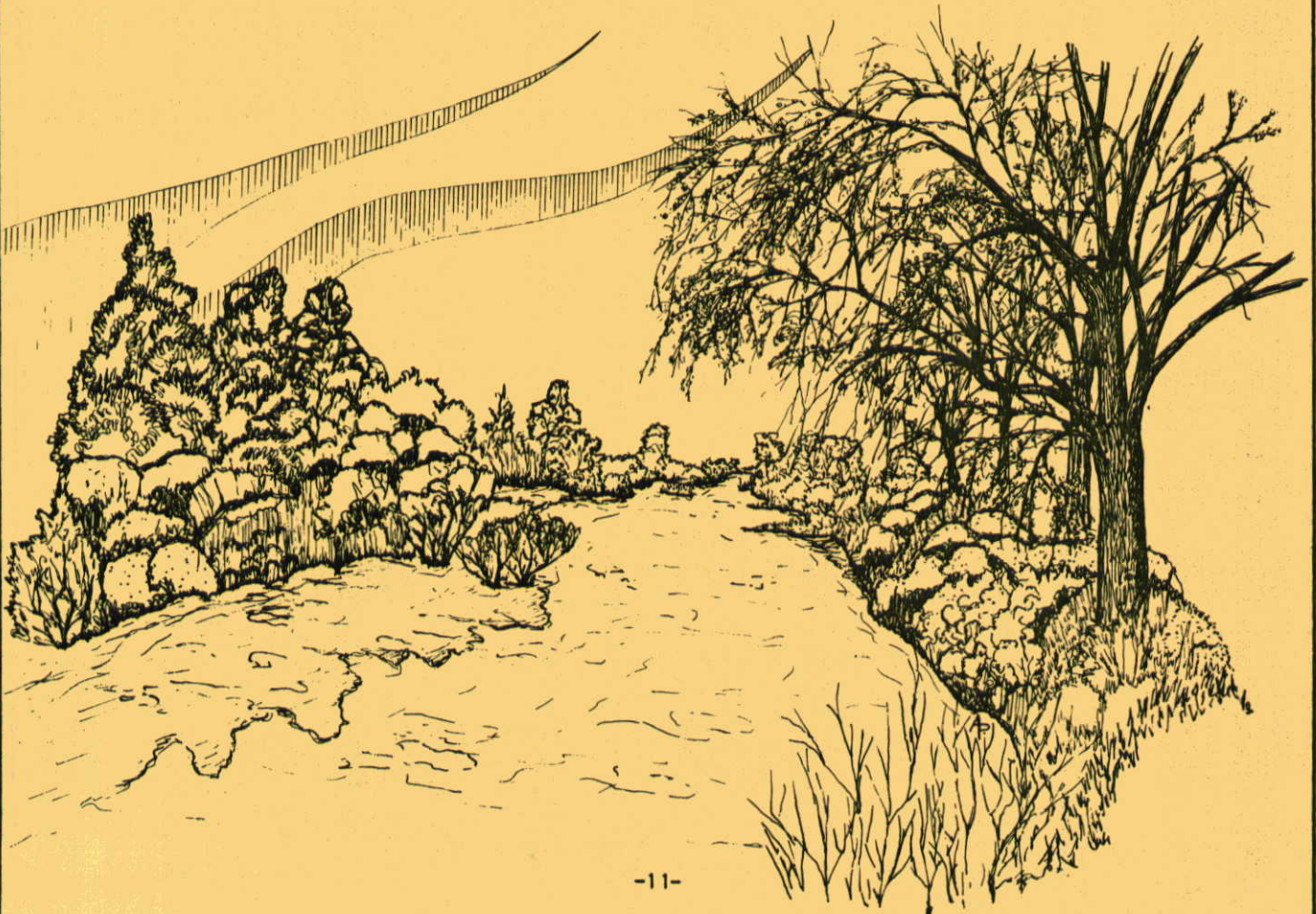
1. Tulare County shall continue to regulate boating activities and motor boat noise associated with the Kings River recreation activities.
2. No more public motor boat launching sites shall be allowed along said river in Tulare County in addition to the existing public launch sites at Lindy's Landing, Royal Oak Park and Riverland Resort.
3. In the event that any existing launch site is closed to the public or abandoned, one of comparable size may be developed as a replacement in an approved Kings River recreation area if it is determined that the river can safely handle the expected traffic. Any proposal to replace launch facilities will have to be approved under a special use permit.

GOAL IX: KINGS RIVER RIPARIAN HABITAT

PRESERVE AS MUCH OF THE KINGS RIVER RIPARIAN HABITAT AS POSSIBLE.

Policies:

1. Designated floodway regulations shall be used to protect the major portion of the remaining riparian vegetation along Tulare County's portion of the Kings River.
2. To the extent possible, valley oaks shall be protected and preserved in all Kings River Plan area developments.



3. If riparian trees or shrubs exist on the site of a proposed development project, such projects shall be designed in such a manner that vegetation and habitat is protected to the extent possible.
4. As part of the maintenance of a county park in the Sub-Area "A", Tulare County shall include measures to protect and allow the regeneration of riparian vegetation (including valley oaks) that may be on the park site.

GOAL X: INTER-COUNTY COOPERATION

COORDINATE LAND USE AND CIRCULATION PLANNING WITH NEIGHBORING KINGS AND FRESNO COUNTIES.

Policies:

1. Tulare County shall notify and seek the recommendations of Fresno and/or Kings Counties regarding major Kings River land use and circulation decisions having impacts beyond Tulare County's boundaries.
2. Tulare County shall consider the consistency of its Kings River land use and circulation decisions with the applicable General Plans of Fresno and/or Kings Counties prior to making such decisions.

GOAL XI: VECTOR ABATEMENT

PROTECT THE PUBLIC HEALTH BY FACILITATING ABATEMENT OF VECTORS.

Policy:

1. Appropriate vector abatement requirements shall be considered in conjunction with any discretionary project which has the potential to create a vector source or hinder vector abatement.

GOAL XII: ARCHAEOLOGY

ENCOURAGE PROTECTION OF ARCHAEOLOGICAL RESOURCES IN THE KINGS RIVER PLANNING AREA.

Policies:

1. During the project review phase of a discretionary project, initial consultation requests shall be referred to the Area Archaeological Site Survey Office if the project site is within one mile of the Kings River, or the project site is on vacant ground or range land that has not been graded or has not been otherwise used in a way that has altered the landscape from its natural configuration.

This policy shall not apply to projects when it is readily apparent that the project will not have any measurable impact on archaeological resources.

2. If during the project review phase it is discovered that an archaeological site will be disrupted by a proposed project, appropriate conditions of project approval shall be adopted that require archaeological surveys, studies and/or protection measures.

GOAL XIII: USE OF PRIOR ENVIRONMENTAL IMPACT REPORTS FOR RESIDENTIAL PROJECTS

STREAMLINE THE ENVIRONMENTAL REVIEW PROCESS FOR RESIDENTIAL PROJECTS PROPOSED IN THE KINGS RIVER PLAN AREA.

Policy

1. It is intended that the Kings River Plan constitute a "Community Plan" within the meaning and intent of Section 21083.3 of the Public Resources Code of the State of California.
2. In addition to the special provisions for residential projects contained in Section 21083.3 of the Public Resources Code, the Kings River Plan Environmental Impact Report shall be used as the environmental document for all proposed rezoning actions, subdivisions and other proposed projects consistent with the Kings River Plan. The procedures set forth in said Section 21083.3 for residential projects shall also be applicable to non-residential projects.

D. THE KINGS RIVER PLAN:

Although the Kings River Plan discusses a variety of issues, the major emphasis is on the land use and circulation plans.

I. Land Use Plan Description:

- a. The land use plan portion of the Kings River Plan is an amendment to the 1975 Rural Valley Lands Plan (RVLP) and also supercedes the 1964 Land Use Element. Although in effect superceded by the RVLP, the 1964 Land Use Element has continued to be used by the Planning Commission as a guide to land use planning decisions in the Kings River area. In this respect, it shall be noted that the 1964 plan designated much of the Kings River area for park and recreation development. However, recent development projects in the area reflect a trend away from recreation development in favor of low-density, rural-residential development. The 1975 RVLP, while also a part of the Land Use Element of the General Plan, is primarily aimed toward protection and enhancement of the county's agricultural lands and does not provide an effective mechanism to deal with the complex issues and cumulative impacts of development in a limited area such as the Kings River. Such issues and impacts can be more appropriately addressed within the context of a community or subregional plan as contained in this document.

This land use plan is applicable to all properties within the planning area including Sub-Area "A". The land use plan designates such properties for agricultural, residential, designated floodway, commercial-recreation, public, golf course and country club, private recreation and neighborhood commercial land uses. These designations are generalized and will be more specifically implemented by a Kings River area rezoning project following adoption of the Kings River Plan. The planning period of the land use plan is 20 years.

b. The Land Use Plan Excluding Sub-Area "A":

- 1) The land use plan map is shown on page 22. The plan allows for a moderate amount of residential growth.

LAND USE DESIGNATION ACREAGES OF THE PLAN*

DESIGNATIONS	ACRES
Residential	237
Commercial Recreation	49
Kings River Golf Course	115
Public	15
Neighborhood Commercial	4**
Designated Floodway	376
Agricultural	5,760***
TOTAL	6,556

* Excluding Sub-Area "A" acreages.

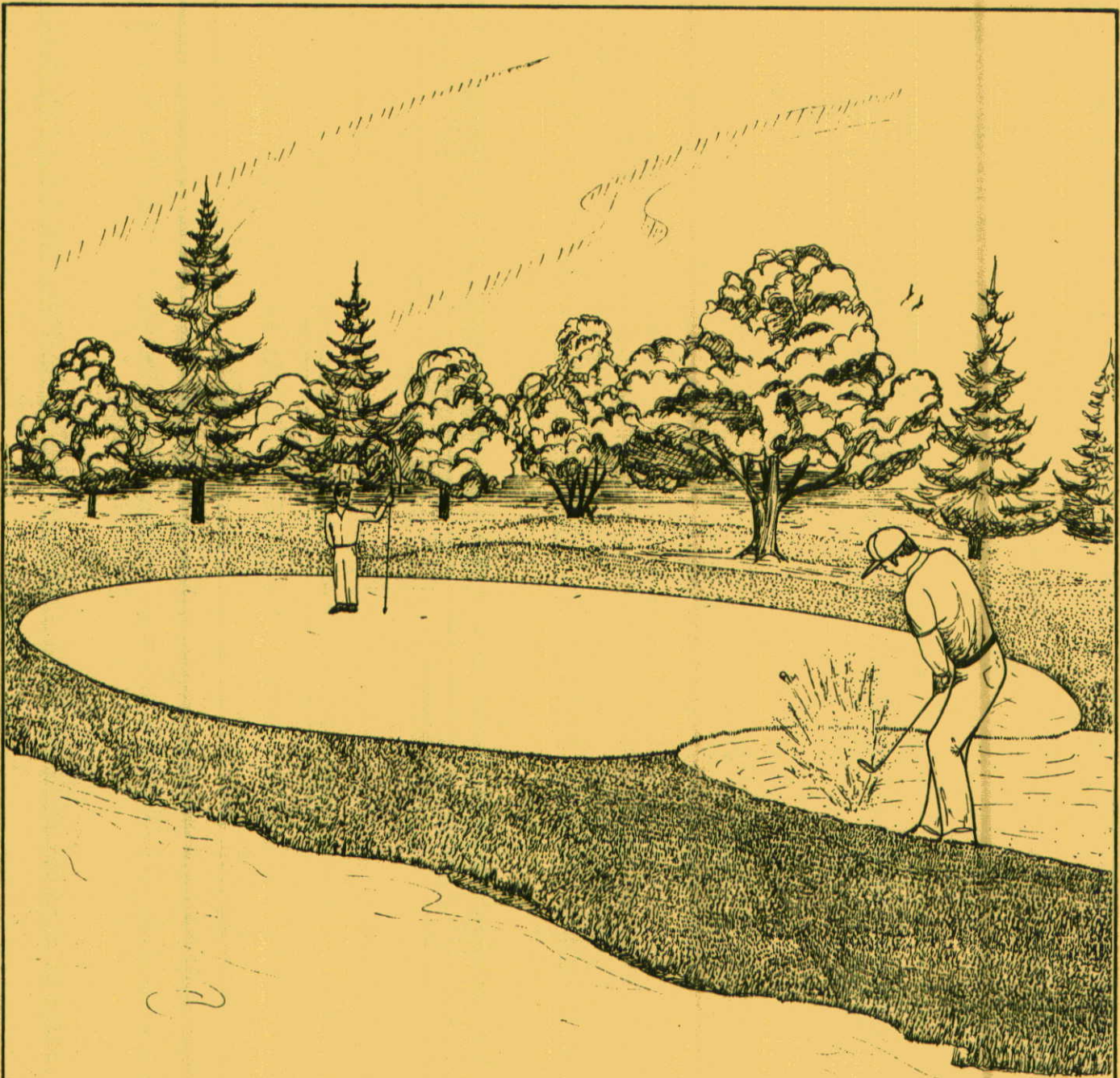
** Maximum of 4 acres permitted.

***This acreage figure also includes Kings River Plan rights-of-way areas.

2) Land Use Designation Definitions and Standards:

- (a) Agricultural: The agricultural designation applies to areas deemed appropriate for agricultural uses in conformance with the Rural Valley Lands Plan. In certain cases, rural-residential uses and subdivisions, as well as private recreation uses are appropriate under this designation if they are situated in the "rural-residential/recreation opportunity area" and if they comply with all Kings River Plan policies, particularly policies II, 1 through 4.
- (b) Residential - Four Dwelling Units Per Acre Maximum: The residential designation applies to areas considered appropriate for residential uses, as described in the policies. Uses allowed within this designation are single-family attached or detached residences as well as all accessory uses permitted in the R-A (Rural-Residential) Zone. The maximum density of development is four dwelling units per acre. There is no specific minimum density although a minimum of one unit per acre is presumed for planning purposes.
- (c) Rural-Residential/Recreation Opportunity Area: Rural-residential densities and private recreation developments are considered appropriate for "opportunity areas" within the agricultural designation, if the locational criteria set forth in the planning policies can be met. Uses within this designation would be limited to single-family detached residences including manufactured housing (mobilehomes). Attached housing is allowed. The maximum density of development is one dwelling unit per acre unless the policies of this plan and the other elements of the General Plan require a lower density. Appropriate private recreation developments include campgrounds and picnic areas.

- (d) Designated Floodway: The designated floodway shown on the Kings River Plan Land Use Map is the same as the State of California Reclamation Board's Kings River Designated Floodway recorded in Book 1 of DESIGNATED FLOODWAYS, at Page 1, Tulare County Records. The use of land within the floodway will be limited to uses that will not interrupt the flow of flood water.
- (e) Commercial-Recreation: The commercial-recreation designation is applied to the Riverland Resort property. Uses permitted under this designation are the same as those permitted in Tulare County's "O" (Recreation) Zone, including uses allowed by special use permit.
- (f) Public: The public designation is applied to publicly-owned lands. Three such areas are recognized by the Kings River Plan: the Kings River Union School, the Kings River Fire Station, and the public park area in Sub-Area "A".
- (g) Neighborhood Commercial: A neighborhood commercial designation is applied to an area located at the northwest corner of the intersection of Avenue 400 and Road 40. A neighborhood commercial use is a retail and/or personal service use that satisfies the needs of nearby residents for convenience goods and services. The size of the neighborhood commercial area should not exceed four (4) acres in order to avoid the possibility of strip commercial development along Avenue 400.
- (h) Kings River Golf Course and Country Club: Up to ten acres of the Kings River Golf course are considered appropriate for residential development at a maximum density of 4 units per acre. The type of residential development that is appropriate is condominiums with zero lot lines.



c. The Sub-Area "A" Land Use Plan:

- 1) Sub-Area "A" is an 85+ acre parcel of land owned by Tulare County and located on the Kings River between the Kings River Golf Course and the Kingsburg Gun Club. The Sub-Area "A" property has been analyzed to determine what land uses will be compatible with the environment and with surrounding land uses. The result of this analysis is the adopted land use plan for Sub-Area "A" shown on page 23. General acreages of the plan's land use designations are as follows:

LAND USE DESIGNATION ACREAGES
OF THE SUB-AREA "A"

DESIGNATIONS	ACRES
Residential (Max. 4 Units/Ac.)	35
Private Recreation	33
Public	11
Designated Floodway	6
Total	85*

* Includes rights-of-way areas.

It is estimated that of the 35 acres of Sub-Area "A" designated for residential uses, approximately 20 acres are high enough (subject to 24 or fewer inches of flooding during a 100 Year Flood) for subdivision development. To obtain a general idea of how many residences could be established on the 20 acres, the Tulare County Building and Planning Department developed a residential concept plan for the property. Under the concept plan, it was determined the site could accommodate 63 dwelling units at a density of approximately 3.2 residences per acre. Of these 63 residences, 31 were conventional single-family units and 32 cluster dwelling units.

2) Sub-Area "A" Land Use Designation Descriptions and Definitions:

(a) Public

The public designation identifies eleven acres for a park area. The park will have direct vehicular access from Road 28 and will be retained by the county of Tulare for public use.

(b) Private Recreation

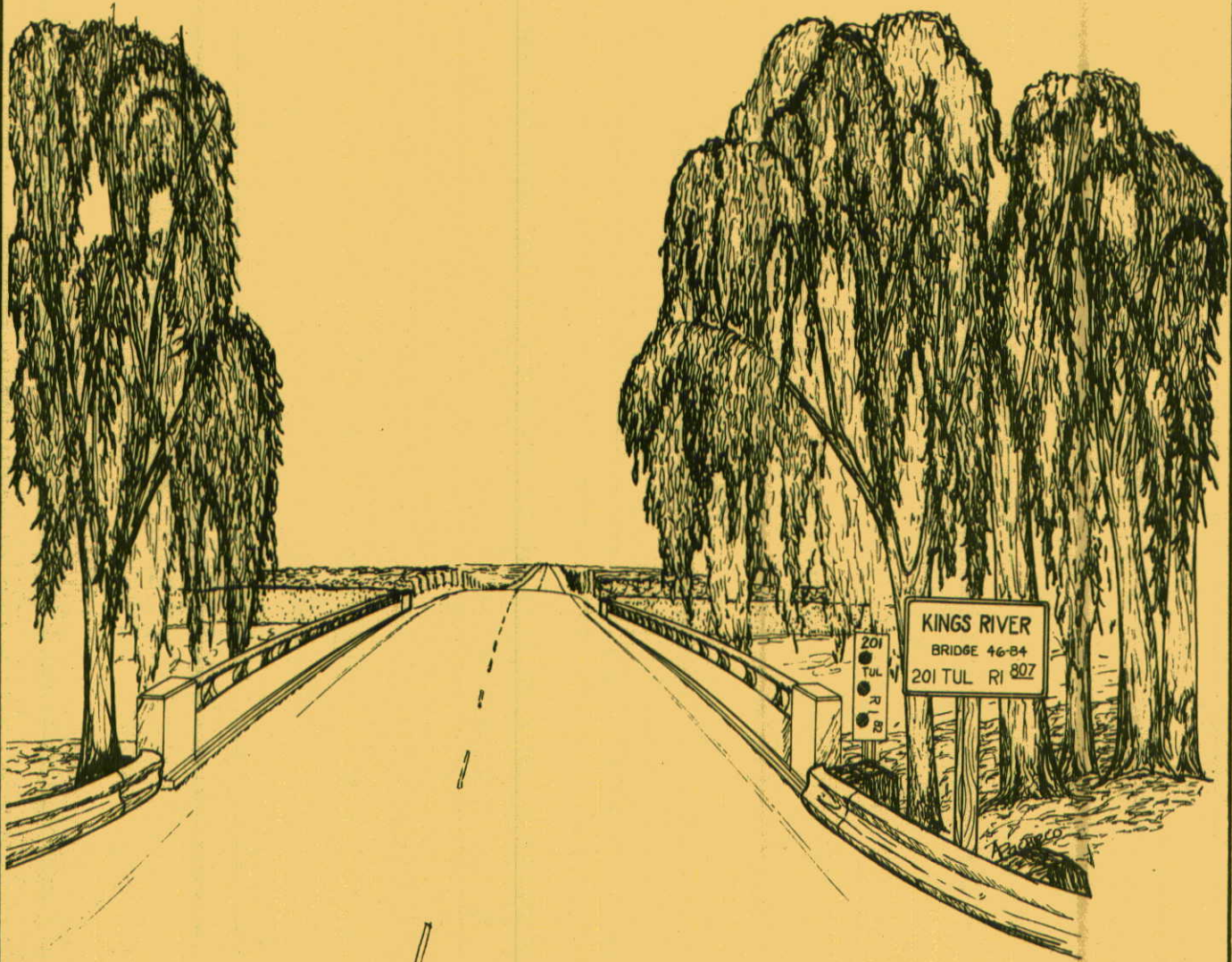
A private recreational area is identified on the adopted Sub-Area "A" plan. The private recreational area is intended for private recreation development with a prohibition on the establishment of any motorized boat usage. The private recreation area is located in the west half of Sub-Area "A" fronting on the Kings River with vehicular access from Road 28. The private recreation designation allows residential development in combination with private recreational uses for an integrated residential-recreation development. The maximum allowed density of such residential development is one dwelling unit per two and one half acres.

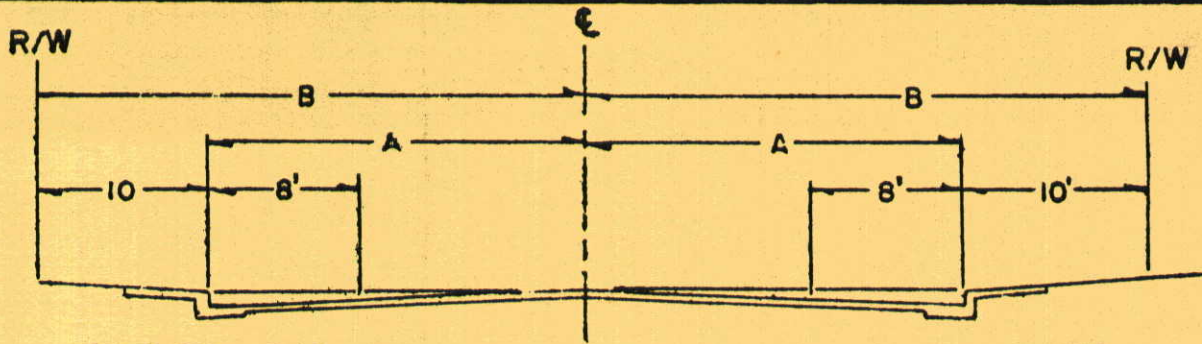
(c) Residential - Four Dwelling Units Per Acre Maximum: This designation allows residential uses with a maximum residential density of four dwelling units per acre. Both planned unit developments (PUD's) and conventional residential subdivisions are allowed under this designation. With a PUD,

the residential density can exceed four dwelling units per acre at the discretion of Tulare County. It is expected, however, that physical constraints in Sub-Area "A" will predetermine residential densities lower than four dwelling units per acre.

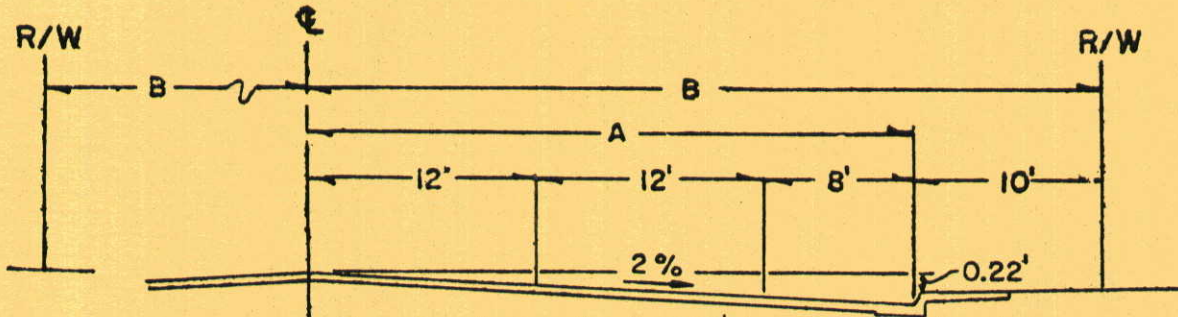
2. Circulation Plan Description:

- a. Upon adoption, the circulation plan portion of the Kings River Plan became part of the Circulation Element of the Tulare County General Plan. The circulation plan designates the general location and extent of existing and proposed major thoroughfares and transportation routes, all correlated with the land use plan. The proposed Kings River area circulation plan is shown on the map attached to the inside back cover.





CLASS 1,2, & SELECT SYSTEM TWO LANE ROADS
 Top of curb elevation = centerline elevation



Top of curb elevation is 0.22' lower than C elevation
SELECT SYSTEM FOUR LANE UNDIVIDED ROADS

* Note: The distance between face of curb and right of way and distance B may be reduced to 8 feet and 40 feet respectively on existing 80 foot right of ways.

ROAD CLASS	NO. OF LANES	A MIN.	B MIN.	MAX. GRADE	MAX. SUPER
1	2	18	28	10%	6%
2	2	20	30	10%	
3	2	20	30	10%	
SELECT	2	20	30	8%	6%
SELECT	4	32	42'	8%	

PUBLIC ROAD STANDARDS
VALLEY AREA

TULARE COUNTY

GEOMETRIC SECTIONS

b. Circulation plan definitions and standards are as follows:

- 1) State Route: A state route is owned and maintained by the State of California. Its primary function is to provide for through-traffic. A state route is a continuous thoroughfare over a long distance. The two state routes in the Kings River Plan area are State Routes 99 and 201 (Avenue 400).
- 2) Arterial: An arterial road is owned and maintained by Tulare County. As with a state route, the primary function of an arterial is to provide for through-traffic movement. An arterial is continuous over a long distance. Avenue 416 is the only arterial designated by the Kings River Plan. According to the Improvement Standards of Tulare County, an arterial is a Select System Road. Ultimately, Avenue 416 will have four lanes.
- 3) Collector: A collector provides for traffic movement between local streets and arterials or state routes. It is usually not continuous for a long distance. There are two collector routes in the Kings River Plan area. One is Road 40 and the other connects the southern portion of the planning area with Avenue 400 via Road 34, Avenue 396 and Road 33. According to the Improvement Standards of Tulare County, a collector is a Select System Road. Kings River Plan collectors will have two lanes.
- 4) Local Street: The primary function of a local street is to provide access to abutting properties. All streets not shown on the circulation plan are classified as local streets. According to the Improvement Standards of Tulare County, a local street is a class 1, 2 or 3 road.

c. The following page lists the Kings River area circulation plan standards for class 1, 2, and 3 county roads and select system roads.

3. Relationship to Other Planning Elements:

a. Environmental Resources Management Element:

The Kings River Plan amends the 1972 Environmental Resources Management Element of the Tulare County General Plan as it applies to the Kings River area. Specifically, the Kings River Plan makes refinements to recommendations contained within both the Open Space and Conservation Elements found in the 1972 Tulare County Environmental Resources Management Element (ERME). The 1972 recommendations read as follows:

Urban uses should be permitted on Class I, II, and III soils only when these uses are located within the Spheres of Influence as established by the Local Agency Formation Commission around each municipality and service center within the county (Recommendation B, Issue 6, p. 29).

Urban growth should be limited to lands within the Spheres of Influence established by the Local Agency Formation Commission adjacent to municipalities and rural service centers. Whenever possible, such growth should not occur on Class I, II, and III agricultural soils (Recommendation B, Issue 9, p. 30).

The Kings River Plan allows limited urban development on Class II and III soils in recognition of the existing pattern of non-agricultural growth in the Kings River Plan area. Although much of the existing urban development predates the 1972 ERME, a number of rezoning and subdivision projects have been recently approved on Class III soils under the Rural Valley Lands Plan (RVLPL) of the Tulare County General Plan.

The RVLP was adopted subsequent to the 1972 ERME and in many respects constitutes a refined implementation strategy to carry out the recommendations contained in the ERME. As with the Kings River Plan, the RVLP establishes policies which require consideration of certain factors in addition to soil classifications prior to determining if properties within agricultural areas are suitable for nonagricultural development.

Because the Kings River Plan severely limits the amount of land available for urban development, the county does not believe that there are any conflicts with the ERME recommendations pertaining to protection of prime agricultural lands. In this respect, it should be emphasized that 5,760 acres (including right-of-way areas), or 87 percent of the planning area will continue to be designated for agricultural and for open space uses in conformance with ERME. Thus, the policies established in the Kings River Plan are a further refinement to the general course of action recommended in the ERME made applicable to a specific area.


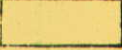



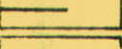
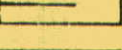


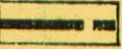
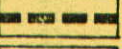
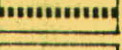

The 1972 Recreation Element of the Tulare County General Plan also has been amended by the Kings River Plan. The Kings River Park designation has been relocated from northeast of Jasper Drive to the area within Sub-Area "A" as shown on page 24.

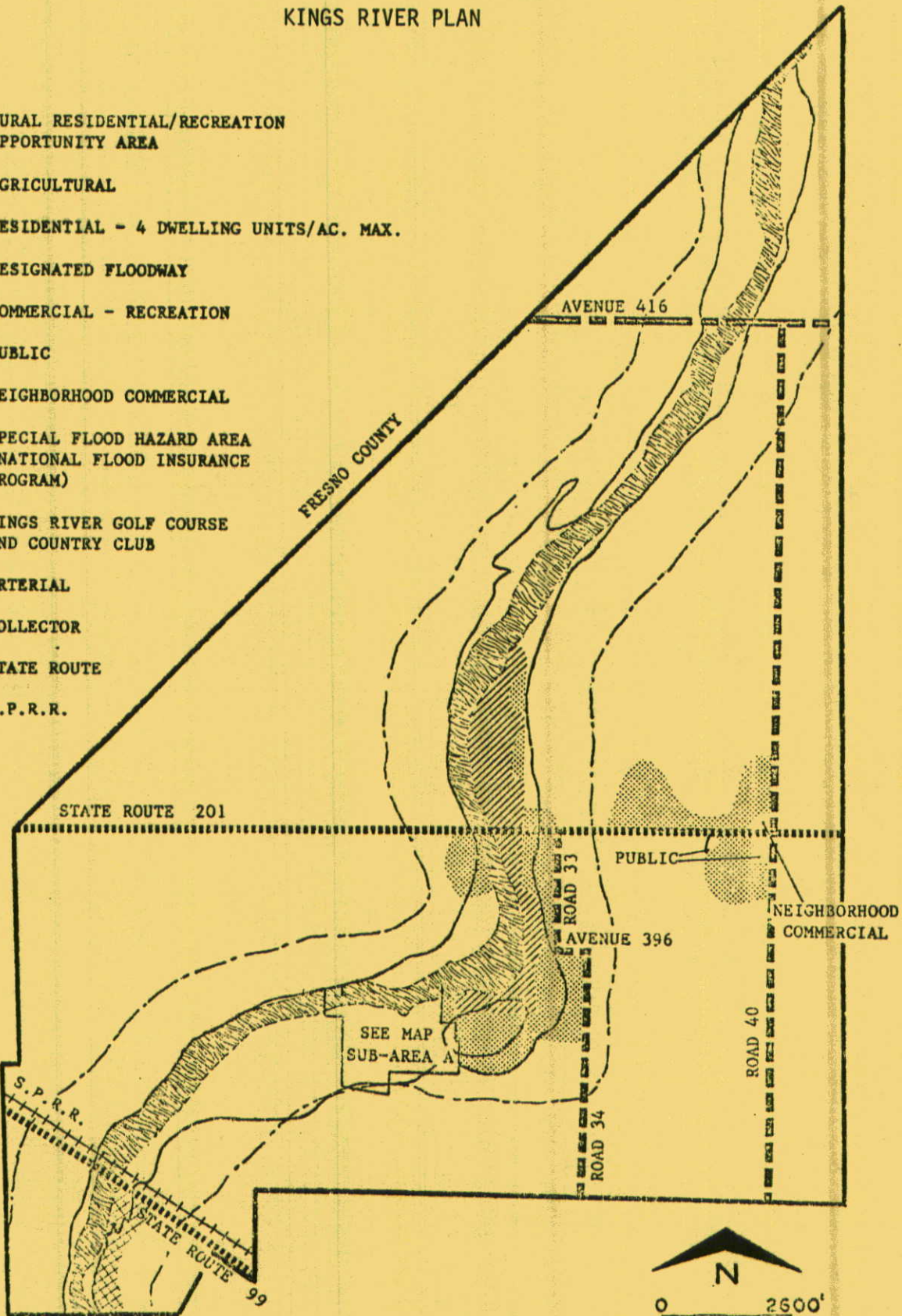
b. Other Plan Elements:

The policies and designations of all other Elements of the Tulare County General Plan -- included in the Housing, Seismic Safety, Scenic Highways, Noise and Safety Elements -- are not affected by and are consistent with the Kings River Plan. Such designations and policies remain applicable to the Kings River Plan area and are incorporated into the plan by reference.



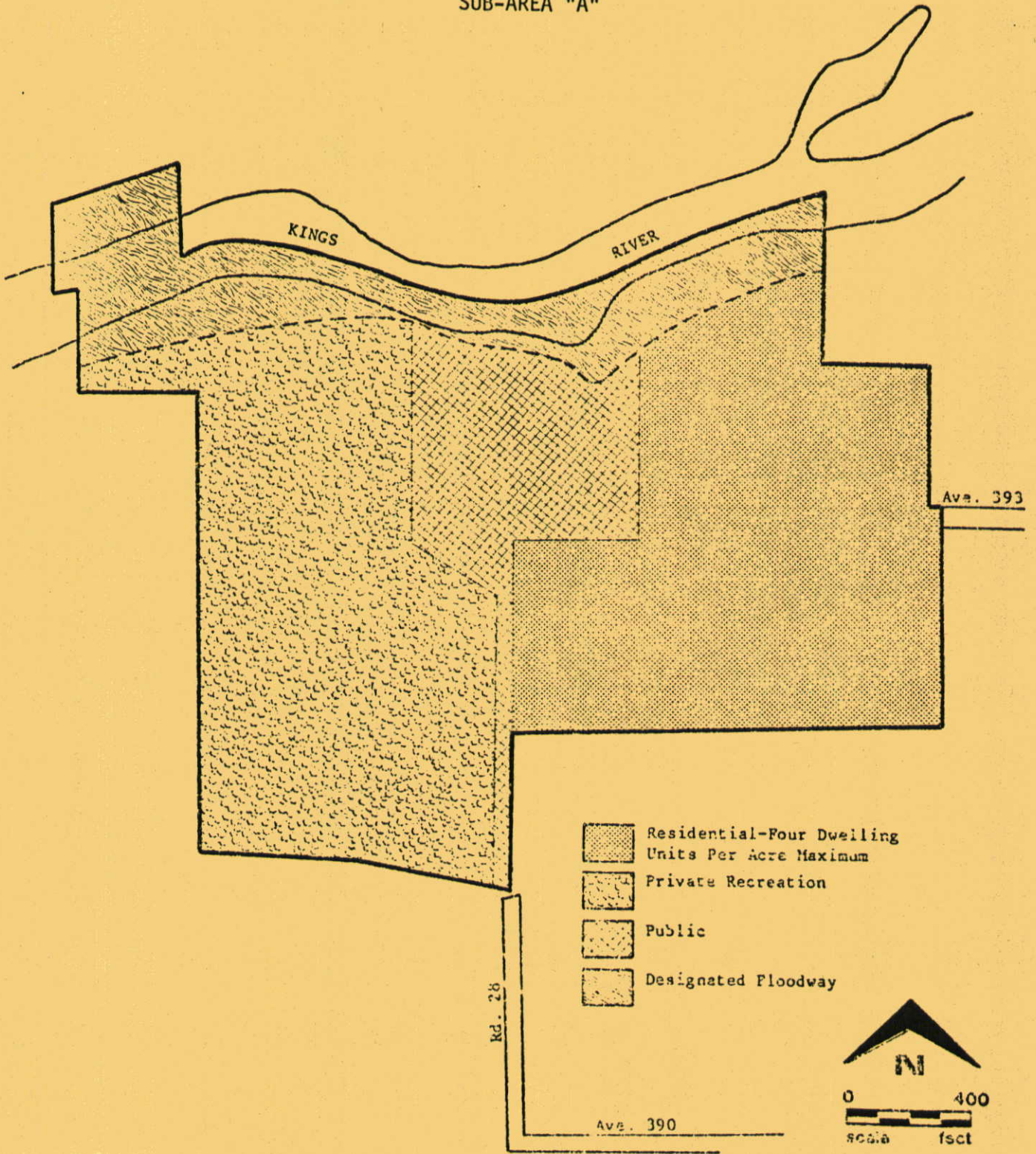
KINGS RIVER PLAN

-  RURAL RESIDENTIAL/RECREATION OPPORTUNITY AREA
-  AGRICULTURAL
-  RESIDENTIAL - 4 DWELLING UNITS/AC. MAX.
-  DESIGNATED FLOODWAY
-  COMMERCIAL - RECREATION
-  PUBLIC
-  NEIGHBORHOOD COMMERCIAL
-  SPECIAL FLOOD HAZARD AREA (NATIONAL FLOOD INSURANCE PROGRAM)
-  KINGS RIVER GOLF COURSE AND COUNTRY CLUB
-  ARTERIAL
-  COLLECTOR
-  STATE ROUTE
-  S.P.R.R.



KINGS RIVER PLAN

SUB-AREA "A"



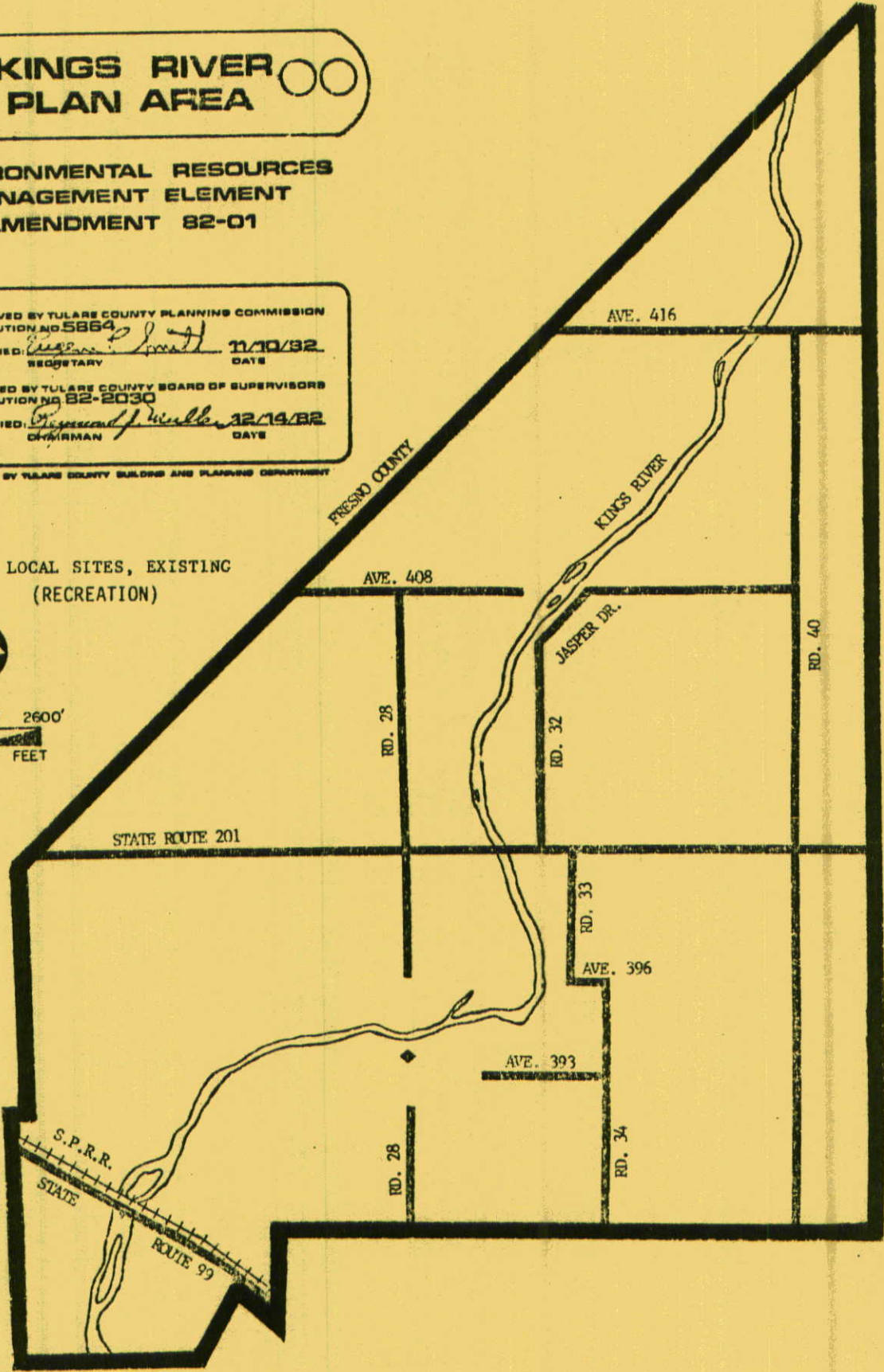
KINGS RIVER PLAN AREA

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT AMENDMENT 82-01

APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. 5864
CERTIFIED: *[Signature]* 11/10/82
SECRETARY DATE

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 82-2030
CERTIFIED: *[Signature]* 12/14/82
CHAIRMAN DATE

PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT



◆ LOCAL SITES, EXISTING
(RECREATION)



0 1300' 2600'
SCALE IN FEET

CHAPTER III



Implementation



CHAPTER III - KINGS RIVER PLAN IMPLEMENTATION

The goals of the Kings River Plan can be attained by implementation of the plan's policies and by amending the Tulare County Zoning Ordinance so that the county zoning map is compatible with the plan's land use designations. This chapter lists the measures that will be taken to implement the plan's policies. It also contains a zoning compatibility matrix that denotes present and potential future zone classifications that are compatible with the Kings River Plan's land use designations.

A. POLICY IMPLEMENTATION MEASURES:

A G R I C U L T U R A L A N D R U R A L -
R E S I D E N T I A L A R E A S

GOAL I

ASSURE THAT NEW RESIDENTIAL DEVELOPMENT IN THE KINGS RIVER PLAN AREA IS BALANCED WITH THE NEED TO PROTECT AGRICULTURAL RESOURCES.

Policy

Implementation Measures

- | | |
|--|--|
| 1. Existing agricultural zoning of properties in agricultural preserves shall be retained regardless of the planned land use designation of such properties. | Maintenance of agricultural preserves in existing exclusive agricultural zones. |
| 2. Areas reserved for residential development shall be limited to portions of the Kings River Plan area that are oriented to the Kings River Golf Course and Kings River school and which are characterized by Class III or poorer agricultural soils. In identifying such areas, emphasis shall also be given to areas which have historically been used or zoned for residential developments, are vacant or unused or are in-fill areas between clusters of existing development. | Following adoption of the Kings River Plan the county zoning map will be amended in conformance with the plan. |
| 3. The Tulare County Rural Valley Lands Plan (RVLP) shall be applicable to all areas designated "agricultural" by the Kings River Plan. | Existing exclusive agricultural zoning established pursuant to the RVLP shall be maintained in the Kings River Plan areas designated "Agricultural." |

Policy

- 4. The density of residential development in the Kings River Plan area shall not exceed four dwelling units per acre.

Implementation Measures

The evaluation procedure utilized in the RVLP to identify parcels appropriate for non-agricultural zoning shall continue to be applicable in areas designated as "Agricultural"; provided, however, that rezoning proposals within "opportunity areas" shall also be subject to the additional criteria set forth herein.

Residential zoning which provides for minimum lot areas of less than 12,500 square feet shall be established in areas designated as "Residential".

RURAL - RESIDENTIAL / RECREATION
OPPORTUNITY AREAS

GOAL II

PROVIDE OPPORTUNITIES FOR LOW-INTENSITY RURAL-RESIDENTIAL AND RECREATIONAL DEVELOPMENT ALONG THE KINGS RIVER, PROVIDED SUCH USES ARE COMPATIBLE WITH THE RIVERINE ENVIRONMENT

Policy

- 1. In addition to areas specifically designated for residential use by the plan, areas within one quarter mile of the present Kings River channel and the Kings River Golf Course and Country Club may be approved for rural-residential development if all the following criteria are met:
 - a. The majority of the site has soils with an agricultural capability of Class III or poorer;
 - b. Under a Rural Valley Lands Plan point evaluation, the property is determined to be "nonagricultural" (i.e., 16 points or less);

Implementation Measure

Approval of rural-residential zoning shall be in accordance with case-by-case evaluations of requests for such zoning to determine conformity with rural-residential development criteria.

Rural-residential zoning which provides for minimum lot areas not less than one acre shall be utilized for qualified properties.

Policy

- c. The property must not have been used for commercial agriculture for the last five years;
 - d. The property must have access to a publicly maintained road adequate to serve the development.
2. To meet the anticipated continued demand for golf course-associated residential development and to protect nearby producing agricultural lands from conversion to such residential uses, residential development on the Kings River Golf Course property shall be permitted. The total area of such development shall be limited to ten acres.
3. Private recreation uses or expansions of such uses within the agricultural land designation are compatible with this plan if the property meets all the following criteria:
- a. The property involved has frontage on the Kings River,

Implementation Measures

Following adoption of the Kings River Plan, the county zoning map will be amended to reclassify the zoning of the Kings River Golf Course from agricultural zoning to Residential Planned Development zoning.

Location of residential development areas within the Kings River Golf Course shall be determined following receipt of project plans in accordance with the procedures set forth in the Planned Development Zone.

The residential density standards applicable to areas designated as "Residential" on the plan shall be equally applicable to residential development within the Kings River Golf Course, provided that the entire golf course property (except that portion within the designated floodway) shall be utilized when determining compliance with density standards.

Compliance with this policy will be achieved through evaluation of applications for private recreation developments to determine conformity. Failure to meet the criteria set forth in this policy would result in either denying the application or approving the application subject to conditions necessary to assure conformance with such criteria.

Policy

Implementation Measures

- b. The site is not suitable for intensive agriculture due to sandy soils with an agricultural capability of Class III or poorer, flooding, and/or other constraints,
- c. The property has access to a publicly maintained road adequate to serve the development, and
- d. The private recreation uses and expansions of such uses are allowed in the AE-20 Zone.

4. Private recreation uses which existed at the time of the adoption of the Kings River Plan are consistent with said plan. Such existing uses include Lindy's Landing, the Kings River Golf and Country Club, Royal Oak Park, and the Kingsburg Gun Club.

No further action necessary as all these facilities are under existing, active special use permits.

Any expansion of these existing facilities will be subject to compliance with the criteria set forth in policy 11-3.

5. The Riverland Resort property located in the southwest portion of the planning area along the east bank of the Kings River shall be designated for commercial-recreation use because the property has a history of such use, and because it has a high visibility and access from State Route 99.

Existing "O" Recreation zoning shall be maintained for the area designated on the plan as "Commercial-Recreation." No expansion of such "O" zoning may be undertaken, however, without first securing an appropriate amendment to this plan.

S U B - A R E A " A "

GOAL III

PROVIDE FOR DEVELOPMENT OF SUB-AREA "A" OF THE KINGS RIVER PLAN RECREATION AND RESIDENTIAL NEEDS

Policy

Implementation Measures

1. The use of land within Sub-Area "A" shall be limited to public

Existing exclusive agricultural zoning shall be maintained for the

Policy

park, residential and private recreation development in conformance with the Kings River Plan.

- 2. To help meet the public need for park and recreation facilities, Tulare County will maintain a county park in Sub-Area "A" of the Kings River Plan. The park shall not be fewer than ten acres.
- 3. If a single-comprehensive development project is proposed for the non-public park portion of Sub-Area "A", it must be under a planned unit development in order to assure proper separation of uses and compatibility with the county park.

Implementation Measures

areas within Sub-Area "A" for "public park" and "private recreation."

Following adoption of the Kings River Plan, the county zoning map will be amended to establish residential zoning for areas designated as "Residential," subject to the density criterion in policy 1-4.

As an alternative to the above implementation measures, the county may consider establishing an appropriate Planned Development zone over the entire property if appropriate under policy 111-3.

Tulare County will prepare and adopt a park improvement plan for that portion of Sub-Area "A" which is designated as a public park.

A commitment will be made by Tulare County to use a portion of the funds received from the sale of the adjacent property for park improvements.

If it appears that a single, comprehensive development will be proposed in Sub-Area "A", the county zoning map will be amended to designate an appropriate Planned Development Zone on the property.

C I R C U L A T I O N

GOAL IV

PROMOTE EFFICIENT AND SAFE CIRCULATION OF MOTOR VEHICLES WITHIN THE KINGS RIVER PLANNING AREA

Policy

- 1. Future roads or road extensions in the planning area shall be planned in accordance with the Kings River Circulation Plan.

Implementation Measures

Amend the County Select System Plan in conformance with the Kings River Plan.

Policy

Implementation Measures

2. Non-agricultural development projects shall not be approved unless adequate access for emergency vehicles can be provided.
3. Except for emergency access routes, streets serving recreation areas of Sub-Area "A" shall not be directly connected with streets serving adjacent residential subdivisions.
4. Segregate residential traffic from recreation-oriented traffic.

Assure that rights-of-way and street improvements in conjunction with private projects are in conformance with the plan through the normal design review process.

Assure that the Fire Warden and Sheriff's Department have input in the design review process for private projects.

Implement through the design review process.

Assure that access to recreation areas is discouraged from passing through residential neighborhoods to minimize user conflicts.

WATER AND SEWER FACILITIES

GOAL V

ASSURE THAT WATER AND SEWER FACILITIES ARE CONSTRUCTED IN A MANNER THAT ENHANCES THE PUBLIC HEALTH AND SAFETY AND PROTECTS GROUND AND/OR WATER QUALITY.

Policy

Implementation Measures

1. No discretionary project in the Kings River Plan area shall be approved until the decision making body finds that: (a) the proposed method of wastewater treatment and disposal is safe, reliable, and will not degrade ground or surface water quality; (b) a sanitary water supply exists for domestic purposes and (c) county fire flow standards are met.

Assure that the Water Quality Control Board, Health Department and Fire Warden have input in the design review process for private projects.

Require geological-hydrological reports to be submitted for all projects in conformance with the requirements of the Subdivision Ordinance.

Implement appropriate conditions and specifications through the design review process.

Policy

2. The density of new residential development shall not exceed the ability of the site's soils to absorb sewage effluent without ground or surface water contamination. This policy may require a lower density standard than otherwise permitted by the zoning or land use plan designation of the site.
3. New wastewater systems in the Kings River Plan area shall meet the standards of the Regional Water Quality Control Board and the Tulare County Health Department.
4. Alternative methods of sewage disposal, such as the use of common leach fields, shall be encouraged providing the systems meet the performance standards of the Water Quality Control Board and the Tulare County Health Department.

Implementation Measures

Following review of the geological-hydrological report, the County Health Department shall determine compliance with the policy and submit appropriate recommendations to the decision-making body.

Enforcement of: Section 5411 of the State Health and Safety Code, Sections 7033-7034.2 of the Tulare County Government Code, and the Porter Cologne Act, and use of discretionary project conditions of approval.

Enforcement of: Section 5411 of the State Health and Safety Code, Sections 7033-7034.2 of the Tulare County Government Code, and the Porter Cologne Act, and use of discretionary project conditions of approval.

F L O O D I N G

GOAL VI

MINIMIZE KINGS RIVER FLOODING HAZARDS
THROUGH PROPER LAND USE PLANNING AND ZONING.

Policy

1. All areas within the State Reclamation Board's Kings River Designated Floodway shall be zoned in accordance with the county's Flood Plain Management Program.

Implementation Measures

Following adoption of the Kings River Area Plan, the county zoning map will be amended to designate as F-1 (Primary Flood Plain Zone) all areas within the designated floodway.

The F-1 Zone will not be applicable, however, for any existing buildings in the designated floodway. In such cases, the building and a reasonable area around such a building shall be placed in the F-2 (Secondary Flood Plain) Combining

Policy

Implementation Measures

2. Tulare County shall utilize the Flood Hazard Boundary Maps of the National Flood Insurance Program and shall regulate construction or development within the Special Flood Hazard Areas shown on said maps in accordance with the requirements of the Federal Emergency Management Agency.

Zone. The base zoning in combination with such F-2 combining zoning shall be that which conforms to the nearest land use designation outside the designated floodway.

Assure that the County Flood Control District Engineer has input in the design review process for private projects within such areas.

At such time as Flood Insurance Rate Maps are certified by the Federal Government for the Kings River area, adopt and implement additional flood protection regulations as may be necessary.

3. Encroachments into the Kings River Designated Floodway must be approved by the State of California Reclamation Board.

Notify the State Reclamation Board as a CEQA responsible agency during the environmental consultation of the project review process for a discretionary project.

Encourage compliance with Sections 8700 et. seq. of the State Water Code.

R E C R E A T I O N

GOAL VII

PROVIDE FOR THE RECREATION NEEDS OF COUNTY RESIDENTS CONSISTENT WITH THE KINGS RIVER AREA RIPARIAN AND RESIDENTIAL ENVIRONMENT.

Policy

Implementation Measures

1. To help meet the needs for a public park, Tulare County will complete and maintain a county park of not fewer than ten acres in area, in Sub- Area "A" of the Kings River Plan.

Same as necessary to implement Policy III-2.

2. Private recreation facilities shall also be encouraged to meet the recreation needs of the public that cannot be met at the county park facility.

Same as necessary to implement Policy II, 3.

M O T O R B O A T I N G

GOAL VIII

AVOID EXCESSIVE MOTOR BOATING ACTIVITIES
ON THE KINGS RIVER TO PROTECT PUBLIC SAFETY

- | | |
|---|---|
| 1. Tulare County shall continue to regulate boating activities and motor boat noise associated with Kings River recreational activities. | Continue boat patrolling of the Kings River waterway by the Tulare County Sheriff's Department. |
| 2. No more public motor boat launching sites shall be allowed along the river in Tulare County in addition to the existing public launch sites at Lindy's Landing, Royal Oak Park and Riverland Resort. | Continue enforcement of Part IV, Chapter 3, Articles 7 and 8 of the Tulare County Ordinance Code. |
| 3. In the event that any existing launch site is closed to the public or abandoned, one of comparable size may be developed as a replacement in an approved Kings River recreation area if it is determined that the river can safely handle the expected traffic. Any proposal to replace launch facilities will have to be approved under a special use permit. | Implement through normal project review process. |

K I N G S R I V E R R I P A R I A N H A B I T A T

GOAL IX

PRESERVE AS MUCH OF THE KINGS RIVER RIPARIAN HABITAT AS POSSIBLE.

Policies

Implementation Measures

- | | |
|--|--|
| 1. Designated floodway regulations shall be used to protect the major portion of the remaining riparian vegetation along Tulare County's portion of the Kings River. | Amend the Tulare County zoning map by classifying properties within the Kings River Designated Floodway in the F-1 (Primary Flood Plain) Zone or F-2 (Secondary Flood Plain) Combining Zone. |
|--|--|

Policy

2. To the extent possible, valley oaks shall be protected and preserved in all Kings River Plan area developments.

3. If riparian trees or shrubs exist on the site of a proposed development project, such projects shall be designed in such a manner that vegetation and habitat is protected to the extent possible.

4. As part of the maintenance of a county park in the Sub-Area "A", Tulare County shall include measures to protect and allow the regeneration of riparian vegetation (including valley oaks) that may be on the park site.

Implementation Measures

Applicants for private projects should be required to show the locations of any valley oaks (of a specific minimum size) on the preliminary project plans.

During the project review process, care will be taken to assure that site development plans are adjusted to avoid unnecessary removal of valley oaks.

Applicants for private projects should be required to show the location of riparian vegetation on the preliminary project plans.

During the project review process, care will be taken to assure that site development plans are adjusted to avoid unnecessary removal of riparian vegetation and habitat.

The park improvement plan will be designed to avoid unnecessary disturbance to natural vegetation.

I N T E R - C O U N T Y C O O P E R A T I O N

GOAL X

COORDINATE LAND USE AND CIRCULATION PLANNING

WITH NEIGHBORING KINGS AND FRESNO COUNTIES

Policy

1. Tulare County shall notify and seek the recommendations of Fresno and/or Kings Counties regarding major Kings River land use and circulation decisions having impacts beyond Tulare County's boundaries.

Implementation Measures

All concerned agencies will be contacted for recommendations whenever a major discretionary project is under consideration in the area.

Policy

2. Tulare County shall consider the consistency of its Kings River land use and circulation decisions with the applicable General Plans of Fresno and/or Kings Counties prior to making such decisions.

Implementation Measures

All agency comments received during the Planning Commission and/or Board of Supervisors public hearings for discretionary projects shall be considered before a decision is rendered on the project.

V E C T O R A B A T E M E N T

GOAL XI

PROTECT THE PUBLIC HEALTH BY FACILITATING ABATEMENT OF VECTORS

Policy

1. Appropriate vector abatement requirements shall be considered in conjunction with any discretionary project which has the potential to create a vector source or hinder vector abatement.

Implementation Measures

Assure that the Health Department and the Delta Vector Control District have input in the design review process for private projects.

Implement appropriate conditions and specifications during the project review process.

A R C H A E O L O G Y

GOAL XII

ENCOURAGE PROTECTION OF ARCHAEOLOGICAL RESOURCES
IN THE KINGS RIVER PLANNING AREA

Policy

1. During the project review phase of a discretionary project, initial consultation requests shall be referred to the Area Archaeological Site Survey Office if the project site is within one mile of the Kings River, or the project site is on vacant ground or range land that has not been graded or has not been otherwise used in a way that has altered the landscape from its natural configuration.

Implementation Measures

Assure that the Area Archaeological Site Survey Office has input on the design review process for private projects located within the described area.

Policy

Implementation Measures

This policy shall not apply to projects when it is readily apparent that the project will not have any measureable impact on archaeological resources.

2. If during the project review phase it is discovered that an archaeological site will be disrupted by a proposed project, appropriate conditions of project approval shall be adopted that require archaeological surveys, studies and/or protection measures.

Implementation measures will be developed on a case-by-case basis following report and recommendations by a qualified archaeologist. Examples of implementation measures range from avoidance requirements (open space easements) to full excavation of archaeological resources.

USE OF PRIOR ENVIRONMENTAL IMPACT REPORTS FOR RESIDENTIAL PROJECTS

GOAL XIII

STREAMLINE THE ENVIRONMENTAL REVIEW PROCESS FOR RESIDENTIAL PROJECTS PROPOSED IN THE KINGS RIVER PLAN AREA

Policy

Implementation Measures

1. It is intended that the Kings River Plan constitute a "Community Plan" within the meaning and intent of Section 21083.3 of the Public Resources Code of the State of California.
2. In addition to the special provisions for residential projects contained in Section 21083.3 of the Public Resources Code, the Kings River Plan Environmental Impact Report shall be used as the environmental document for all proposed rezoning actions, subdivisions and other proposed projects consistent with the Kings River Plan. The procedures set forth in said Section 21083.3 for residential projects shall also be applicable to non-residential projects.

No future action necessary. Section 21083.3 will be applicable by operation of law to all residential projects in conformance with the plan.

If necessary, the county's CEQA guidelines should be amended to allow section 21083.3 to be applicable to non-residential projects if in conformance with the Kings River Plan.

B. ZONING ORDINANCE MATRIX:

The following matrix designates the present and potential future Tulare County zone classifications that could be used to implement the land use designations of the Kings River Plan.

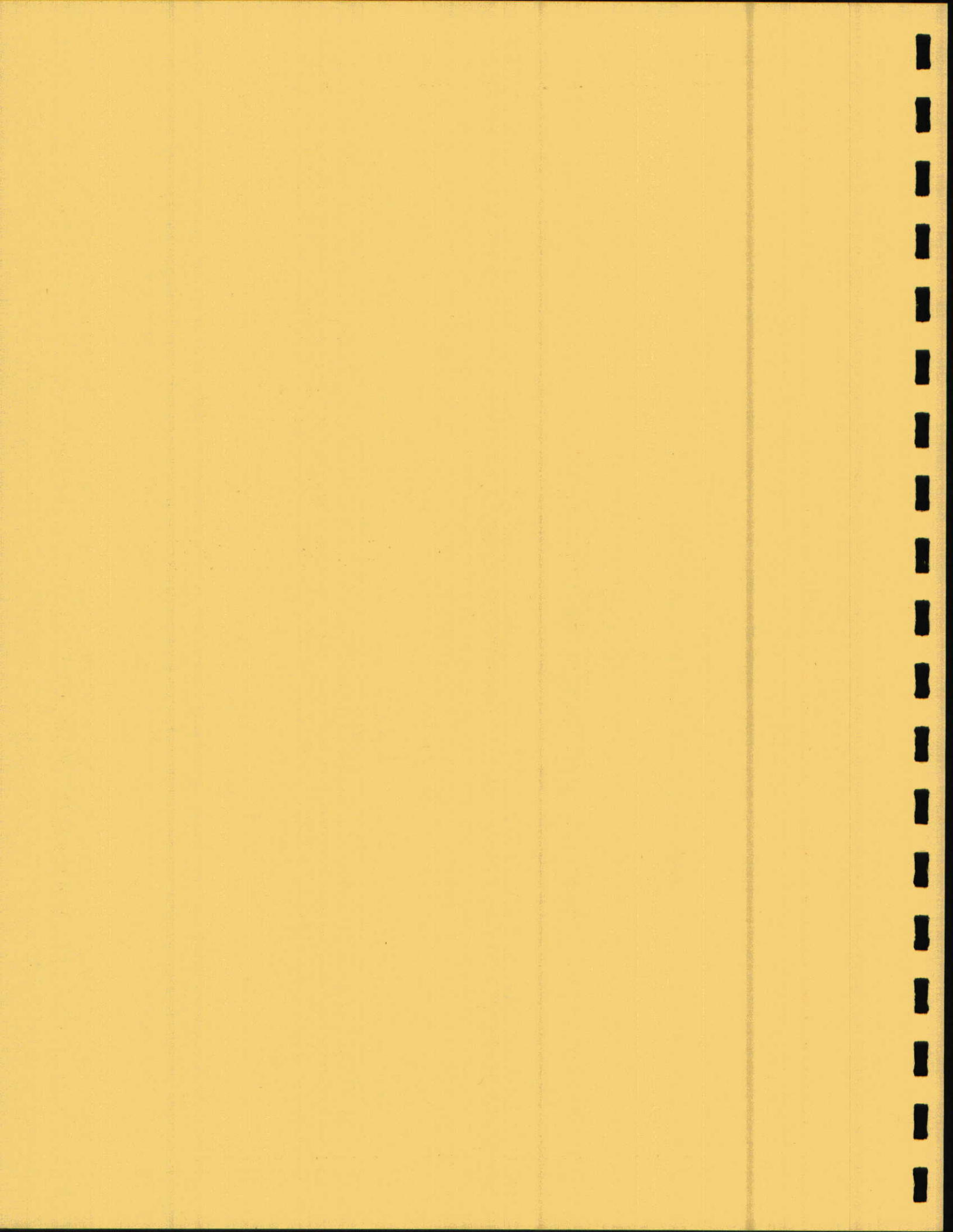
ZONING COMPATIBILITY MATRIX

X Denotes the Zones That Are Compatible with the Kings River Plan's Land Use Designations

Designations	Agricultural	Rural Residential/ Recreation Opportunity Area	Residential 4 Dwelling Units per Acre	Rural Residential - 1 Dwelling Unit per 2-1/2 Acres	Public	Commercial-Recreation	Neighborhood Commercial	Designated Floodway	Kings River Golf Course and Country Club	Private Recreation
<u>Zoning</u>										
A-20	X	X			X				X	X
AE-40	X				X					
R-1-12.5			X		X					
RA-12.5			X		X				X	X
RA-43		X	X		X				X	X
RA-100		X	X	X	X				X	X
M (Special Mobilehome)		X (1)	X (1)	X (1)	X (1)				X (1)	X (1)
PD (Planned Development)			X (2)	X (2)	X (2)	X (2)		X (2)	X (2)	X (2)
O					X	X				
C-1					X		X			
F-1								X		
F-2								X		

(1) Note: M (Special Mobilehome) zoning is only required to the extent necessary to comply with Section 65852.3 of the Government Code.

(2) Note: PD zoning is only mandatory on the Kings River Golf Course and in Sub-Area "A"; use of PD Zoning is discretionary in all other areas.



CHAPTER IV



Background Information And Environmental Data



CHAPTER IV - BACKGROUND INFORMATION AND ENVIRONMENTAL DATA

A. HISTORY

Evidence of human habitation in the southern San Joaquin Valley dates back at least 8,000 years. When in 1772 Pedro Fages, a Spaniard, made the first recorded visit by a white man to the southern San Joaquin Valley, he encountered an American Indian tribe which later became known as the Yokuts.²

The Yokuts (translated: "people") were also encountered in the southern San Joaquin by later Spanish explorers. One of these was Gabriel Moraga. In 1805 he became the first known white man to see the Kings River which he named "Rio de los Santos Reys" (River of the Sainted Kings.)³ American explorers also visited the environs of the Kings River. These included Kit Carson (1829)⁴ and John C. Fremont (1840's).⁵

In 1850 the lower Kings River, including the Kings River Plain area, was occupied by four Yokuts groups known as the Nutunutu, Wimilchi, Apyachi and the Wechihit. At that time it is estimated there were 900 Yokuts living in the Lower Kings River area. The population may have been greater in earlier times.⁶

Because of an abundance of food resources, the Kings River Indians were more affluent than their non-river Indian neighbors. The Kings River Yokuts lived in permanent dwellings and achieved excellence in the art of basketry. As another handicraft they made tule rafts for travel on the river.⁷

After the California Gold Rush, non-Indian immigrants began coming to the Tulare County area in large numbers. The new settlers overran the Yokuts' lands.⁸ In 1851 a treaty was signed between the Kings River Yokuts and the new settlers under which the Indians agreed to move to reservations.⁹

From 1852, when Tulare County was organized, to 1870, the county was almost entirely used for grazing. Then in 1872, the same year the Central Pacific railroad tracks (later Southern Pacific) crossed the Kings River, the State legislature passed a law requiring cattlemen to confine their herds. This began a period of grain growing in the county.¹⁰

To irrigate the grain, the Kings River's water was tapped. In the early 1880's the '76 Land and Water Company was formed to use Kings River water to turn dry range into farmland. The irrigation development included all the planning site east and south of the river. For a short while, Traver, a community a little over 2-1/2 miles south of the planning area, became one of the major grain shipping points in the nation.¹¹

2. William J. Wallace, "Southern Valley Yokuts", in Handbook of North American Indians, William C. Sturtevant and Robert F. Heizer, eds., VIII, pp. 449 and 459.

3. Annie R. Mitchell, The Way It Was, The Colorful History of Tulare County, p. 17.

4. Annie R. Mitchell, King of the Tulares, p. 53.

5. F. F. Latta, Handbook of Yokuts Indians, pp. 28 and 29.

6. Wallace, op. cit., p. 449.

7. Latta, op. cit., pp. 50, 80 and 174.

8. Wallace, op. cit., p. 460.

9. Ibid.

10. A. E. Miot, "Livestock, Grain, Deciduous Fruit and Cotton," in History of Tulare County California by Kathleen Edward Small, I, p. 310-312.

11. Mitchell, The Way, pp. 43 and 141.

The '76 Company's canals were eventually bought by the Alta Irrigation District (formed in 1888). About the same time as the formation of the Alta District, deciduous fruit growing started becoming important in Tulare County. In the late 1880's and 90's Muscat and Malaga grapes were planted in the Dinuba area.¹²

With irrigation water from the Alta Irrigation District and the Consolidated Irrigation District (formed in 1921), deciduous fruit growing became the predominant land use of the Kings River Plain area.¹³ Today the region is one of Tulare County's most productive grape growing areas. Other deciduous fruits such as peaches are also important crops in this portion of the county.¹⁴



12. Miot, *op. cit.*, p. 319.

13. *Ibid.*, pp. 319-321.

14. See the "Summary Table of Major Kings River Plain Area Crops" in Chapter IV, Section H, 8 of this text.

B. GEOGRAPHY OF THE PLAN AREA:

The Kings River is one of four major rivers in Tulare County. As with the Kern, Tule, and Kaweah river systems, its sources are high in the Sierra Nevada Mountains bordering the eastern side of the San Joaquin Valley. The majority of the river is in Fresno and Kings Counties with a 6.56 mile meandering stretch passing through northwestern Tulare County.

The planning area, as well as other valley portions of Tulare and Fresno Counties, is situated in an area favored for agricultural uses. It is part of the Central Valley region of California, an area of extensive gently sloping alluvial soils superior for agriculture.¹⁵ In addition the planning area is located in a subtropical interior semi-arid climate zone characterized by mild winters and a long 260 day frost-free growing season.¹⁶ Although the average annual precipitation is only ten inches per year,¹⁷ the planning area, as well as other valley lands, is fortunate to be situated downslope from a major water source, the Sierra winter snow pack.

The Sierra Nevada Mountains bordering the east side of the Central Valley are well oriented and high enough to capture winter precipitation from the prevailing Westerlies. Such moisture is conveniently stored as snow during the rainy months until the snowmelt is used for irrigation purposes on the valley floor throughout the growing season.

Rivers such as the Kern, Tule, Kaweah and Kings transport the snowmelt to valley farmers. In the days before these river systems were harnessed by dams, they also carried and deposited alluvium enriching valley soils.

With such favorable and unique geographic and environmental settings for agriculture, it is not surprising that Fresno and Tulare Counties in recent years have been respectively first and second in the nation in the value of agricultural crops produced.¹⁸ A significant percentage of Tulare County's crop value comes from grapes including those harvested in the Kings River planning area.¹⁹

15. David W. Lantis, Rodney Steiner, and Arthur E. Karinen, California Land of Contrast, third edition, pp. 427-429.

16. Ibid., pp. 409-416.

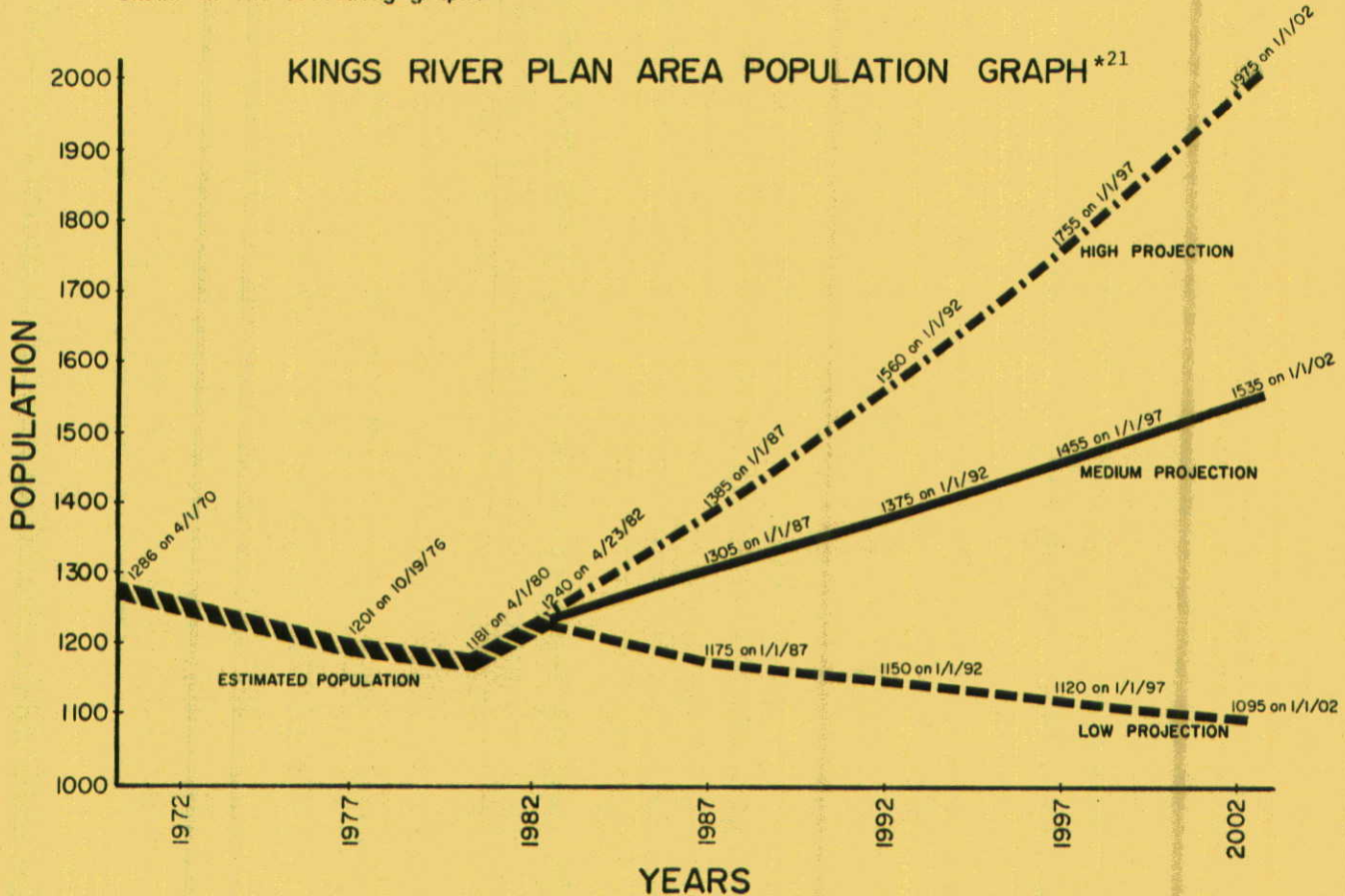
17. Ibid., p. 412.

18. County rankings from April 15, 1982 telephone interview with Clyde R. Churchill, Tulare County Agricultural Commissioner.

19. See the "Summary Table of Major Kings River Plan Area Crops" in Chapter IV, Section H,8 of this text.

C. DEMOGRAPHIC CHARACTERISTICS OF THE KINGS RIVER PLAN AREA:

The estimated population of the Kings River Planning area as of April 23, 1982 was 1,240 people.²⁰ The estimated past and projected Kings River planning area populations are shown on the following graph:



*Note: High projection has the same compound annual percentage increase that was exhibited between 4-01-80 and 4-23-82. (2.39472%)

Low projection is calculated by linear regression, utilizing populations of four past dates (4-01-70 thru 4-23-82).

Medium projection for 1-1-02 is a simple average of the high and low projection for that date. Projection of dates between 4-23-82 and 1-1-02 are by the compound annual percentage increase calculated between 4-23-82 and 1-1-02. (1.08979%)

Prepared by Tulare County Planning Department, June 1982.

20. This estimate was made by first determining the average household population of each 1980 U.S. Census enumeration district (ED) that extended into the planning area. Then the number of occupied households was determined for the Kings River Plan portions of each ED as of April 1982. The average 1980 ED household populations were then multiplied by the April 1982 count of corresponding ED occupied households (Kings River Plan area only). The rounded sum of these products was 1240 people.

21. Based on data from the 1980 Census of Population, United States Bureau of the Census, 1980; the 1976 Special Census of the Tulare County Unincorporated Area, Population Research Unit, Department of Finance, State of California, and a field count of houses in the Kings River Plan area completed April 23, 1982.

The low projection may not be accurate because an upturn in the Kings River area population occurred during the last two years. In addition the low projection does not take into account the increased availability of rural-residential land allowed by the Kings River Plan.

The high projection, on the other hand, may also be inaccurate because it is based solely on population estimates made on two recent dates and because it is an abrupt change from trends established between 1970 and 1980.

The medium projection may be more indicative of future Kings River area population. It recognizes recent area growth trends and the increased availability of rural-residential land allowed by the Kings River Plan. Nevertheless, the medium projection is tempered by past declines in area population.

Based on these population projections, the total Kings River Plan area residential land demand is as follows:

High Projection: 355 acres
Medium Projection: 276 acres
Low Projection: 197 acres.²²

22. The residential land demand acreages are also based on an average household population estimate of 3.09 persons per household (the average population per household of 1980 Enumeration District Nos. 53 and 54). In addition residential land demand is based on an average residential density of 1.8 dwelling units per acre (the average between one dwelling unit per acre -- the minimum area for property containing both an on-site well and septic tank system -- and 2.6 units per acre -- the maximum density allowed under the R-A-12.5 Zone allowing 25% of the land for rights-of-way).

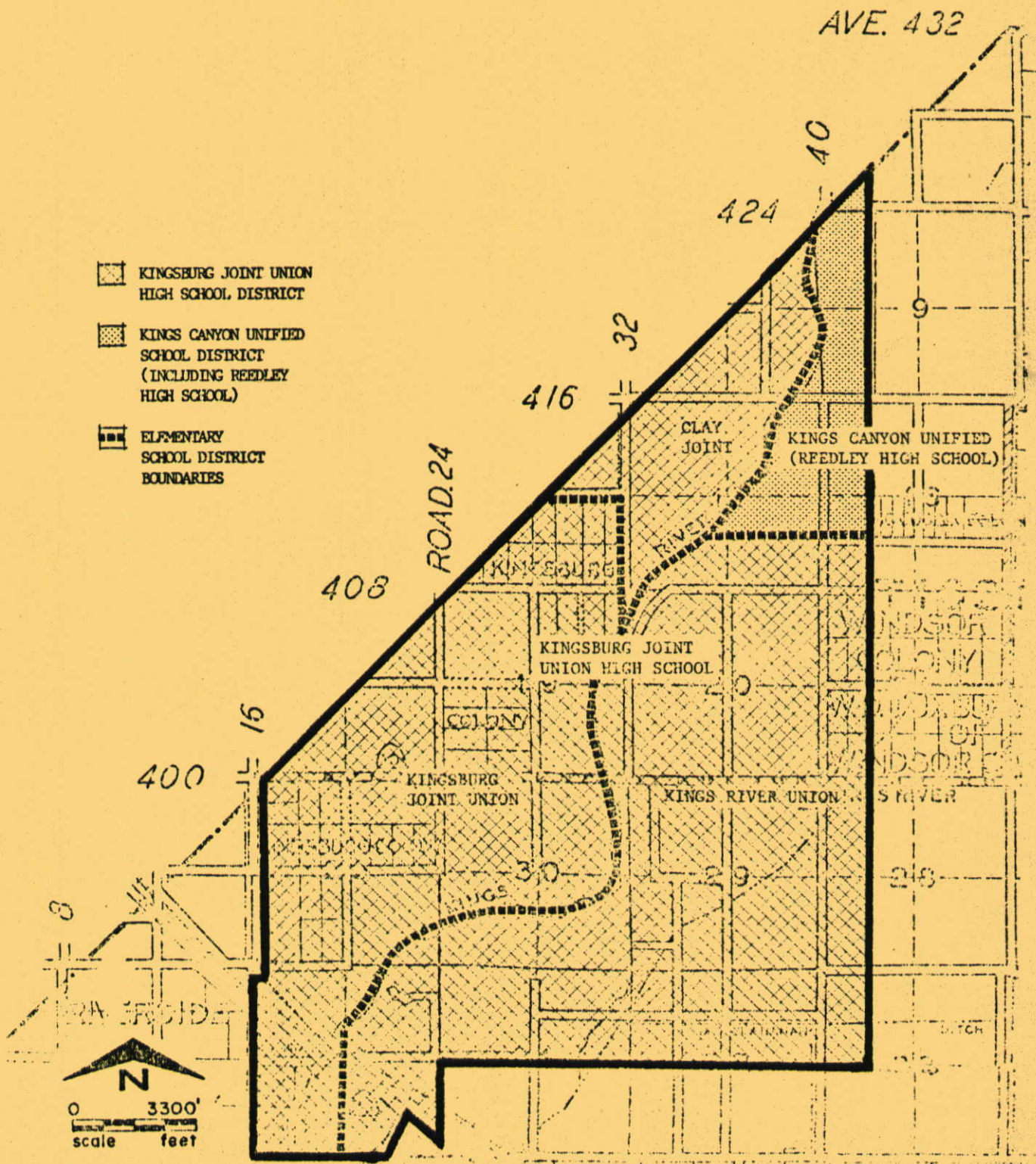
The following tables contain information regarding the schools that serve the planning area. The attached map labeled "Kings River Area School Districts" delineates the school districts within the planning area.

KINGS RIVER AREA SCHOOL DATA (June 1982)²³

Name of School (Grades)	Enrollment	Student Capacity	Number of Students Below Capacity	Number of Students Over Capacity	Plans for Expansion of Existing Schools or Addition of District School Next 20 Years
<u>CLAY JOINT DISTRICT</u>					
Clay Elem. School (K-8)	87	100	13	--	None
<u>KINGSBURG JOINT UNION DISTRICT</u>					
Washington School (K-2)	315	372	57	--	None
Lincoln School (K and 3-5)	457	527	70	--	None
Roosevelt School (6-8)	369	532	163	--	No immediate plans for school expansion, but there may be an addi- tional junior high school within the next 20 years.
<u>KINGSBURG JOINT UNION H.S. DIST.</u>					
Kingsburg High School (9-12)	728	1028	300	--	If enrollment decline changes it is possible there will be an expansion of the existing school
<u>KINGS CANYON UNIFIED DIST.</u>					
Washington Elem. School (K-6)	421	356	--	65	None
General Grant Jr. High School (7-8)	367	480	113	--	None
Reedley High School (9-12)	1557	1830	273	--	None
<u>KINGS RIVER UNION DISTRICT</u>					
Kings River Elem. School (K-8)	362	556	194	--	None

23. Based on written and verbal correspondence with Terri Hinojosa, Secretary, Clay School, Gary J. Andreis, Superintendent, Kingsburg Joint Union Elementary School District, Alfonso Silva, District Superintendent, Kingsburg Joint Union School District, Rober D. Freet, District Superintendent, Kings Canyon Unified School District, and T. C. Moshier, Superintendent, Kings River Union School District.

KINGS RIVER AREA SCHOOL DISTRICTS ²⁴



24. Source: 1981 School District Map of Tulare County

ADDITIONAL STUDENT CAPACITY²⁵

NAME OF SCHOOL	NUMBER OF ADDITIONAL STUDENTS THAT COULD BE HANDLED PER GRADE (June 1982)												
	K	1	2	3	4	5	6	7 & 8	9	10	11	12	Special Ed.
CLAY JOINT DISTRICT Clay Elem. School	-3	2	3	9	0	-5	1	6	-	-	-	-	13
KINGSBURG JOINT UNION DISTRICT Washington School	5	31	21	-	-	-	-	-	-	-	-	-	-
Lincoln School	9	-	-	15	29	17	-	-	-	-	-	-	6
Roosevelt School	-	-	-	-	-	-	32	131	-	-	-	-	-
KINGSBURG JOINT UNION H.S. DISTRICT Kingsburg High School	-	-	-	-	-	-	-	-	75	75	75	75	-
KINGS CANYON UNIFIED DISTRICT Washington Elem. School	-37	-14	-10	6	-1	-8	-1	-	-	-	-	-	0
General Grant Jr. High School	-	-	-	-	-	-	-	109	-	-	-	-	4
Reedley High School	-	-	-	-	-	-	-	-	28	50	64	131	0
KINGS RIVER UNION DISTRICT Kings River Elem. School	8	17	21	19	34	34	15	38	-	-	-	-	8
TOTALS	-18	36	35	49	62	38	47	284	103	125	139	206	31

Prepared by Tulare County Planning Department, July 1982.

D. EXISTING ZONING AND LAND USES:

Refer to the following four zoning maps to determine the distribution of zoning classifications within the planning area.²⁶

<u>Zone</u>	<u>Acreage</u>	<u>Existing Land Use</u>
AE-20	6176 (includes all public rights-of-way)	vineyards, orchards, field crops, single-family residences, horse raising, mobilehome park, gun club, golf course and country club, river-oriented recreation, unused park, vacant land and poultry buildings.
AE-40	311 ac.	grape vineyards, field crops, orchards, single-family residences and vacant land.
R-A	53 ac.	single-family residences and vacant land.
O	44 ac.	motel, restaurant, cocktail lounge and recreation campground.
R-A-12.5	37 ac.	single-family residences and vacant land.
A-1	19 ac.	single-family residences and vacant land.
C-2	1 ac.	grocery and sporting goods store and single-family residences.

25. Ibid.

26. Tulare County Zoning Ordinance, Section 3.

E. ZONING ORDINANCE CHARACTERISTICS

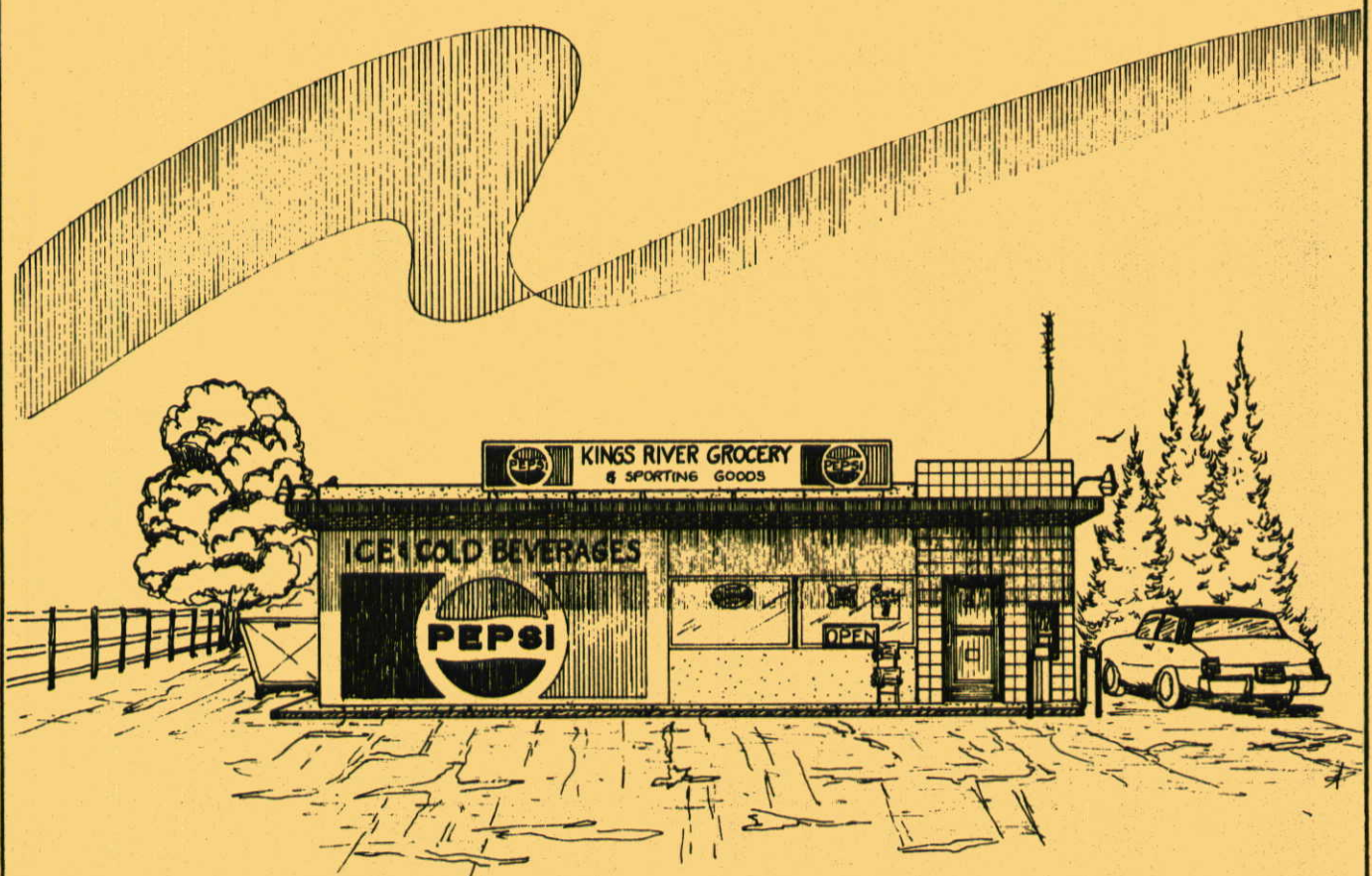
The following is a list of the general characteristics of existing zoning in the planning area:

AE-40, AE-20, A-1 - These zones allow agricultural land uses and limited non-agricultural uses. The minimum new parcel areas are 40 acres (AE-40), 20 acres (AE-20), and 5 acres (A-1). No subdivisions are permitted in these zones.

R-A, R-A-12.5 - These zones allow rural-residential uses (including subdivisions) and limited agricultural uses. The minimum new parcel areas are 6000 square feet (R-A) and 12,500 square feet (R-A-12.5).

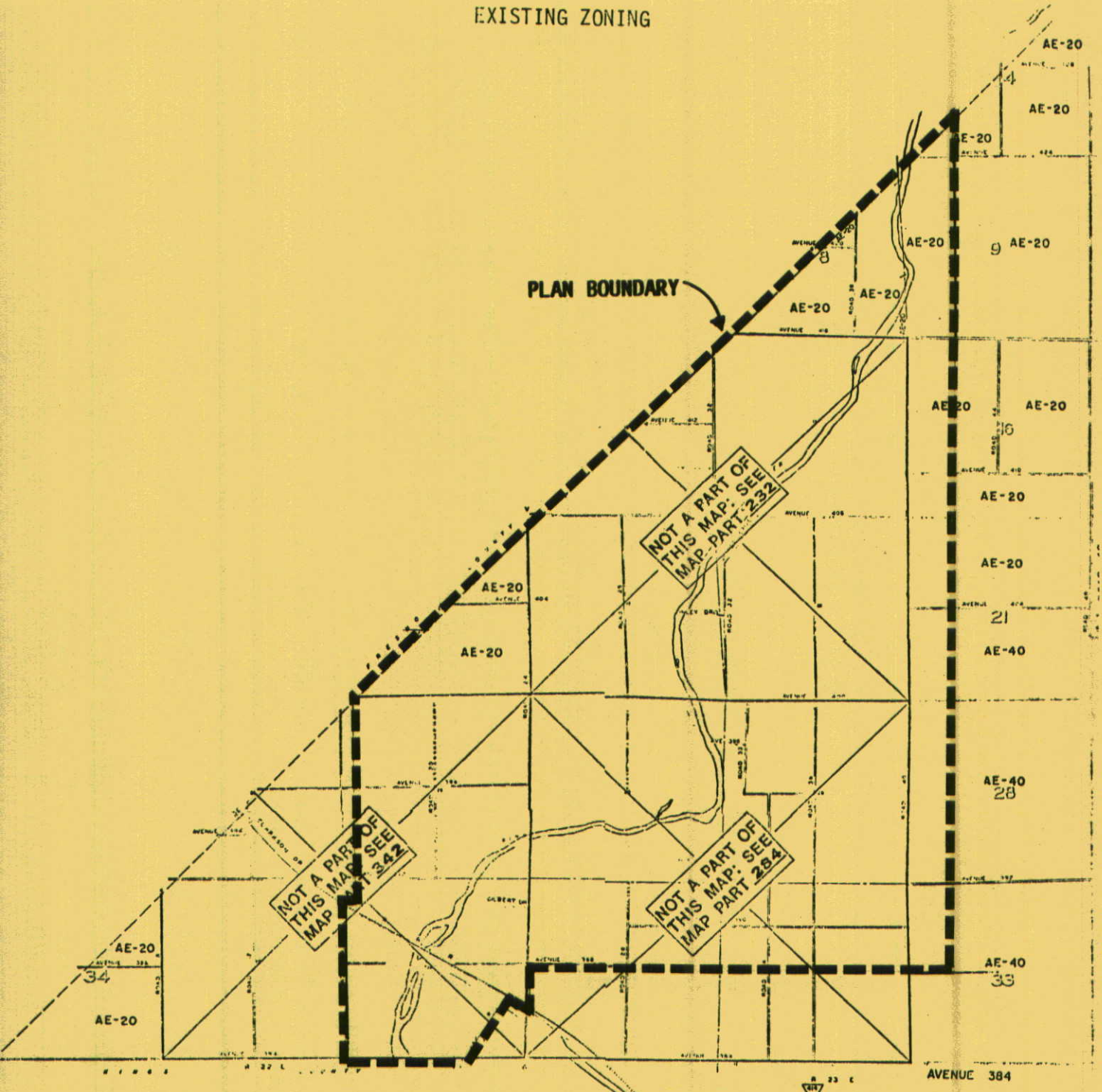
O - This zone allows limited commercial uses primarily oriented toward recreation activities and limited agricultural activities. Multi-family, two-family and single-family residential uses are also allowed.

C-2 - This zone allows general commercial uses. Multiple-family, two-family and single-family residential uses are also permitted.²⁷



27. Ibid, Sections 4, 8.05, 9.6, 9.7, 10, 12, and 16.

EXISTING ZONING



KINGS RIVER

**OFFICIAL ZONING MAP
COUNTY OF TULARE, CALIF.**

PART 400 OF BASIC ORDINANCE NUMBER 352
APPROVED BY COUNTY PLANNING COMMISSION JULY 16, 1947
ADOPTED BY BOARD OF SUPERVISORS NOVEMBER 18, 1947
MAP PART ADOPTED 2/1/77 BY ORDINANCE NUMBER 1497



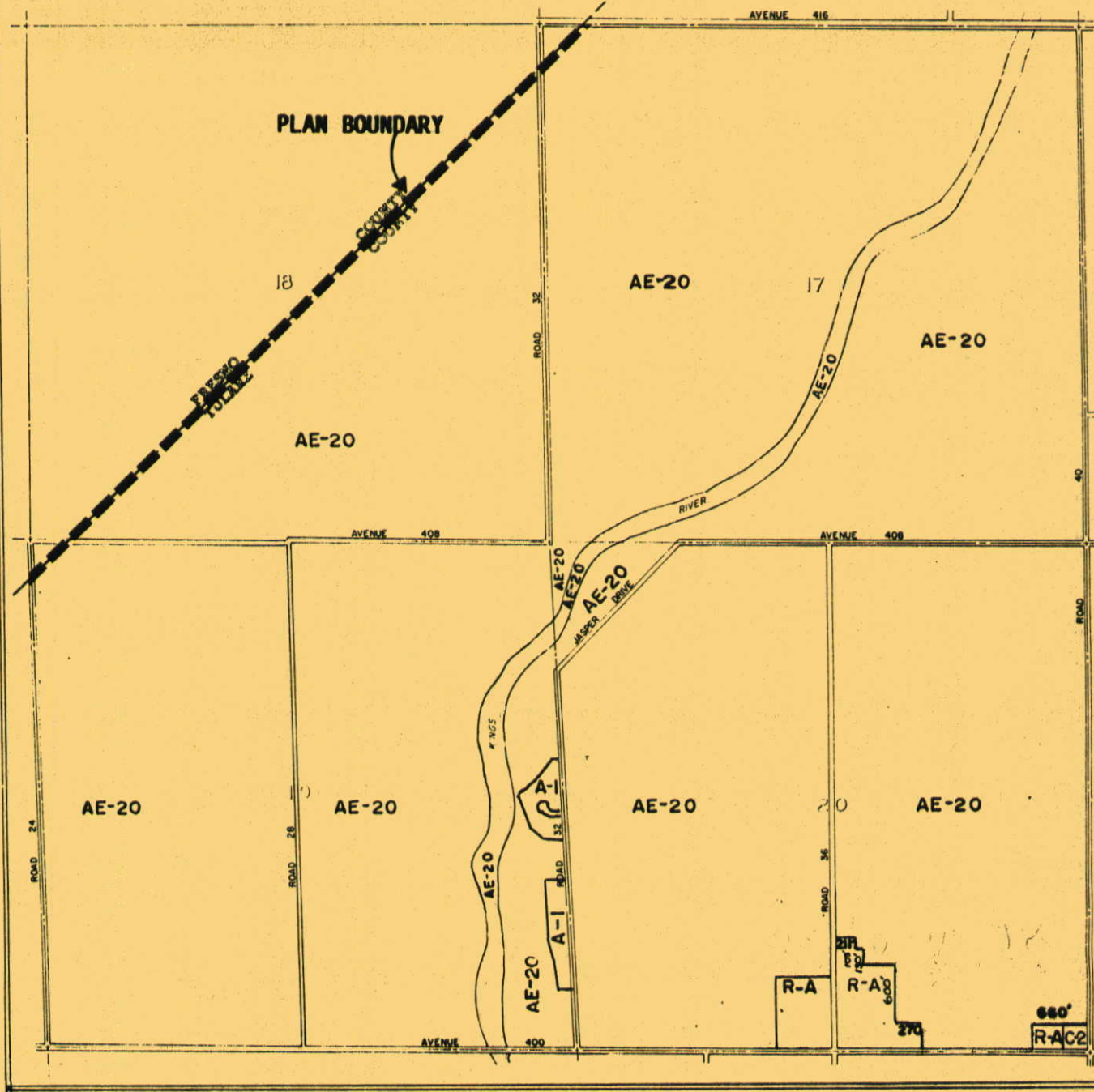
LEGEND

- R-A** Rural Residential Zone
- M** Special Mobilehome Zone
- R-0** Single Family Estate Zone
- R-1** One Family Zone
- R-2** Two Family Zone
- R-3** Multiple Family Zone
- O** Recreation Zone
- P-0** Professional and Administrative Office Zone

- P-1** Automobile Zone
- AE** Exclusive Agricultural Zone
- AE-10** Exclusive Agricultural Zone 10 Acre Minimum
- AE-20** Exclusive Agricultural Zone 20 Acre Minimum
- AE-40** Exclusive Agricultural Zone 40 Acre Minimum
- AE-80** Exclusive Agricultural Zone 80 .acre Minimum
- A-1** Agricultural Zone

- C-1** Neighborhood Commercial Zone
- C-2** General Commercial Zone
- M-1** Light Manufacturing Zone
- M-2** Heavy Manufacturing Zone
- F** Future Zone
- F-1** Primary Flood Plain Zone
- F-2** Secondary Flood Plain Combining Zone

EXISTING ZONING



**OFFICIAL ZONING MAP
COUNTY OF TULARE, CALIF.**

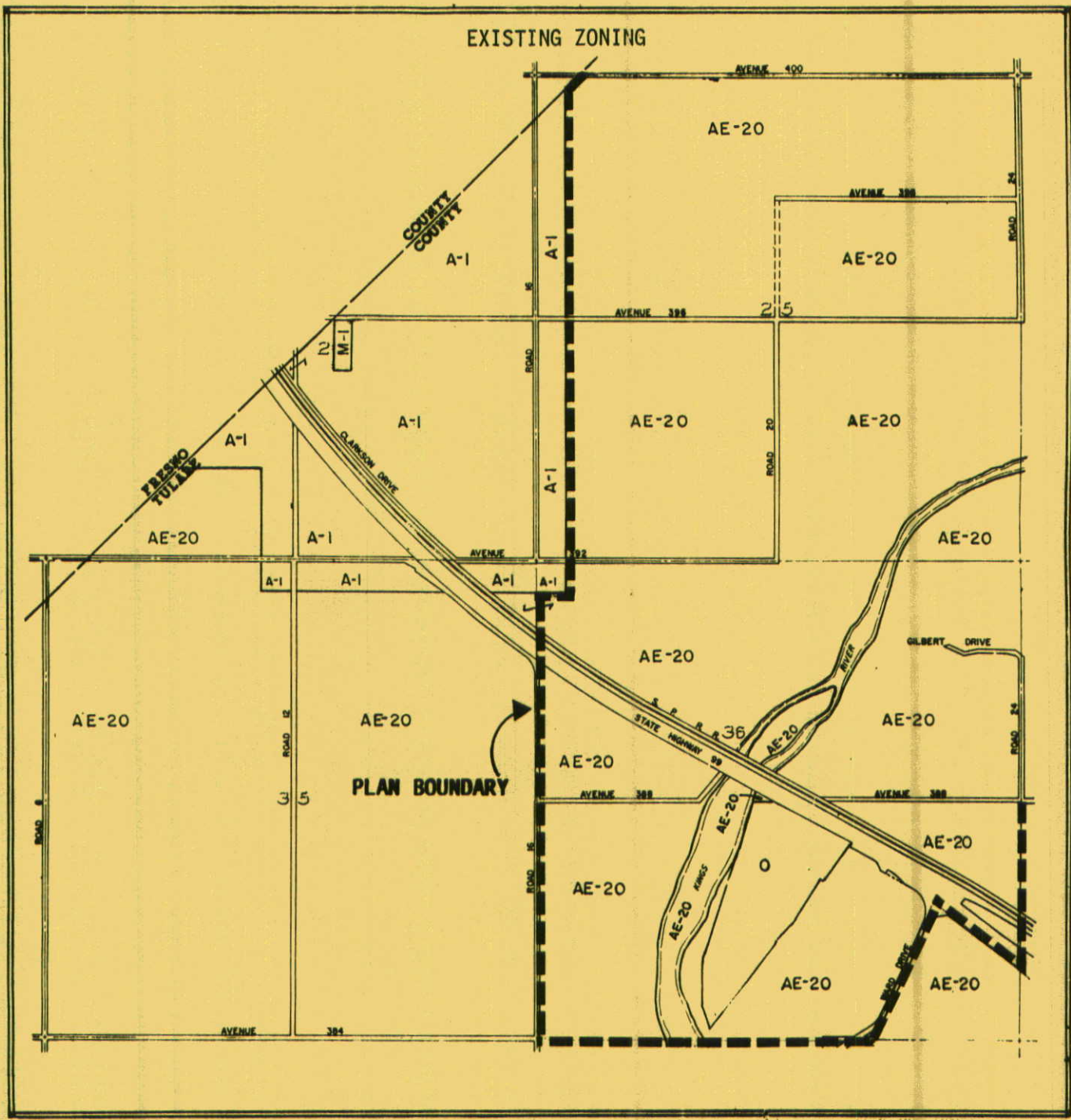
PART 232 OF BASIC ORDINANCE NUMBER 352
APPROVED BY COUNTY PLANNING COMMISSION JULY 16, 1947
ADOPTED BY BOARD OF SUPERVISORS NOVEMBER 18, 1947
MAP PART ADOPTED 5/28/69 BY ORDINANCE NUMBER 1225



T. 16 S. R. 23 E.

LEGEND

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



OFFICIAL ZONING MAP COUNTY OF TULARE, CALIF.

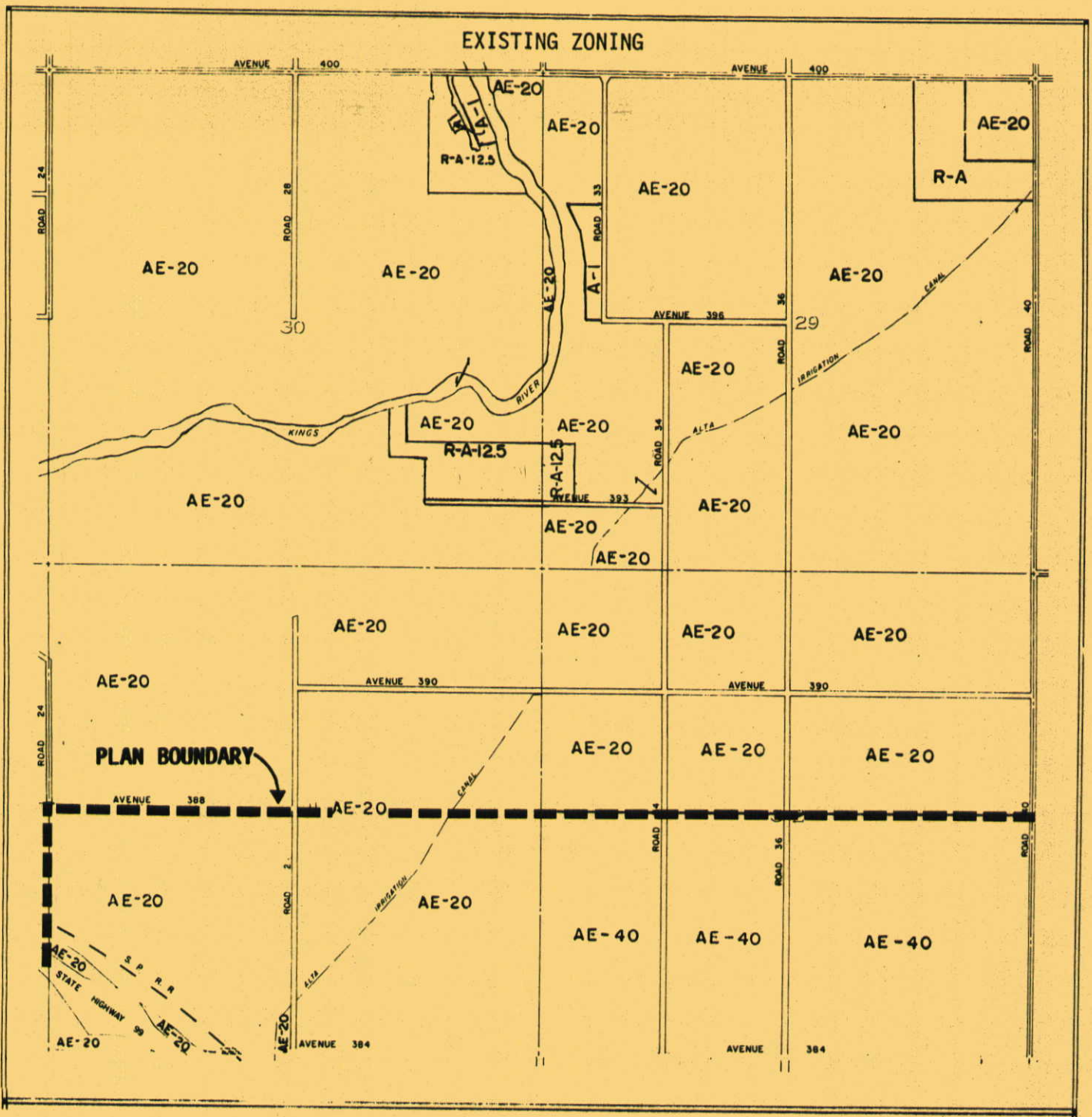
PART 342 OF BASIC ORDINANCE NUMBER 352
 APPROVED BY COUNTY PLANNING COMMISSION JULY 16, 1947
 ADOPTED BY BOARD OF SUPERVISORS NOVEMBER 18, 1947
 MAP PART ADOPTED 8/14/73 BY ORDINANCE NUMBER 1663



T. 16 S. R. 22 E.

LEGEND

RA	RURAL RESIDENTIAL ZONE	P-O	PROFESSIONAL AND ADMINISTRATIVE OFFICE ZONE	C-1	NEIGHBORHOOD COMMERCIAL ZONE
M	SPECIAL MOBILEHOME ZONE	P-1	AUTOMOBILE ZONE	C-2	GENERAL COMMERCIAL ZONE
RO	SINGLE FAMILY ESTATE ZONE	AE	EXCLUSIVE AGRICULTURAL ZONE	M-1	LIGHT MANUFACTURING ZONE
R1	ONE FAMILY ZONE	AE-10	EXCLUSIVE AGRICULTURAL ZONE 10 ACRE MINIMUM	M-2	HEAVY MANUFACTURING ZONE
R2	TWO FAMILY ZONE	AE-20	EXCLUSIVE AGRICULTURAL ZONE 20 ACRE MINIMUM	D	FUTURE ZONE
R3	MULTIPLE FAMILY ZONE	AE-40	EXCLUSIVE AGRICULTURAL ZONE 40 ACRE MINIMUM	F-1	PRIMARY FLOOD PLAIN ZONE
O	RECREATION ZONE	AE-80	EXCLUSIVE AGRICULTURAL ZONE 80 ACRE MINIMUM	F-2	SECONDARY FLOOD PLAIN COMBINING ZONE
		A-1	AGRICULTURAL ZONE		



OFFICIAL ZONING MAP COUNTY OF TULARE, CALIF.

PART 284 OF BASIC ORDINANCE NUMBER 352
 APPROVED BY COUNTY PLANNING COMMISSION JULY 16, 1947
 ADOPTED BY BOARD OF SUPERVISORS NOVEMBER 18, 1947
 MAP PART ADOPTED 8/31/71 BY ORDINANCE NUMBER 1458



T. 16 S. R. 23 E

LEGEND

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

F. CIRCULATION:

Access is provided to properties in the study area by the following public rights-of-way with the following ultimate widths:²⁸

<u>Right of Way</u> <u>Roads</u>	<u>Ultimate</u> <u>Width</u> <u>(Feet)</u>	<u>Ultimate</u> <u>Pavement Widths</u> <u>(Feet)</u>	<u>County Road</u> <u>Classification</u>
16	60	40	Class 3
20	60	40	3
24	60	40	3
28	60	40	3
32	60	40	3
33	60	40	3
34	60	40	3
36	60	40	3
38	60	40	3
40	60	40	3
42	60	40	3
<u>Avenues</u>	60	40	3
384	60	40	3
388	60	40	3
390	60	40	3
392	60	40	3
393	60	40	3
396	60	40	3
398	60	40	3
404	60	40	3
408	60	40	3
410	60	40	3
412	60	40	3
416	84	64	Select System Four Lane
420	60	40	Class 3
<u>Other Streets</u>			
Bonander Avenue	56	36	Class 1
Club Drive	60	40	2
Cypress Avenue	56	36	1
Fairway Avenue	60	40	2
Finley Drive	56	36	1
Fruitvale Circle	56	36	1
Gilbert Drive	60	40	3
Jasper Drive	60	40	3
Kings River Drive	60	40	2
Kings Road	56	36	1
Nelson Avenue	56	36	1
Orchard Drive	56 to 72	36 to 52	2
Rainbow Circle	56	36	1
Ward Drive	60	40	3
<u>State Routes</u>			
99	156 to 166 (existing)	-	Select System Four Lane
201 (Ave. 400)	50 to 110 (existing)	-	Select System Two Lane

Access to Sub-Area "A" is provided by Road 28.

28. Source: Tulare County Public Works Department.
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G. GENERAL PLAN ELEMENTS:

1. The 1964 Land Use Element designates a large area adjacent to the Kings River for park and recreation development and the balance of the planning area for agricultural uses.²⁹
2. The 1975 Tulare County Rural Valley Lands Plan (RVLP), which supersedes the 1964 Plan, presently applies to the entire planning area.³⁰ The zoning adopted to implement the RVLP indicates that the majority of the planning area including Sub-Area "A" is appropriate for agricultural uses. Properties previously determined to be unsuitable for agricultural zoning under the RVLP are recognized by the Kings River Plan as non-agricultural areas.³¹
3. The 1964 Circulation Element designates Avenue 416 as a "limited access county primary," Avenue 400 as a "primary" and Highway 99 as a "freeway-expressway with interchange."³²
4. The 1972 Environmental Resources Management Element (ERME) of the Tulare County General Plan contains recommendations that call for the avoidance of urban development on Class I, II, and III soils outside of community spheres of influence. The Open Space Plan portion of the ERME contains a generalized Open Space map that designates the Kings River Plan area for intensive agriculture. The area along the Kings River is designated "Flood Plain." The policies and designations of the Kings River Plan have refined the soils policies and the Open Space Map designations of the ERME.³³
5. The 1974 Urban Boundaries Element indicates that no portion of the planning area is within a Tulare County urban boundary. A portion of the western boundary of the study area is the 1974 urban improvement area boundary of Kingsburg.³⁴ The Kingsburg urban improvement area (UIA) was not included in the Kings River Plan because the UIA will at a later date be part of a plan specifically oriented toward Kingsburg.
6. The 1975 Safety Element indicates the entire planning area is within a five mile road perimeter of a California Division of Forestry Fire Station.³⁵
7. The 1975 Noise Element indicates that within the planning area there are at least four land uses that could be critically affected by noise.³⁶ These appear to be:

-
29. "Land Use Element" of the Tulare County General Plan.
 30. "Rural Valley Lands Plan" of the Tulare County General Plan.
 31. Tulare County Zoning Ordinance, Section 3.
 32. "Circulation Element," Tulare County General Plan, 1964 Circulation Plan Map.
 33. "Environmental Resources Management Element," Tulare County General Plan, Open Space Map, Recreation Plan Map, and pp. 27-34, 151-155.
 34. "Urban Boundaries Element," Tulare County General Plan, Fire Services Responsibility Map.
 35. "Safety Element," Tulare County General Plan, Fire Services Responsibility Map.
 36. The unit of noise measurement of the Tulare County Noise Element is the decibel "A" weighted scale (db(A)). By use of the "A" weighted scale in a sound meter, the noise frequency response of the average human ear can be simulated.

Riverland Resort,
 The Kings River Golf Course and Country Club,
 Royal Oak Park, and
 Kings River School³⁷

Principal noise generators within the planning area and their noise levels are:

Highway 99 75 db(A)
 Road 40 45-65 db(A) and
 Avenue 416 65-75 db(A)³⁸
 Kings River motorboating

The Noise Element's recommendations for allowable ambient noise levels are as follows:

<u>Land Use</u>	<u>7 a.m. to 10 p.m.</u>	<u>10 p.m. to 7 a.m.</u>
Passive recreation areas	45 db(A)	45 db(A)
Schools	45 db(A)	45 db(A)
Agriculture	50 db(A)	50 db(A)
Low-density residences	50 db(A)	50 db(A)
Multiple-family residences	55 db(A)	50 db(A)
Neighborhood commercial uses	55 db(A)	55 db(A)
Active recreation	70 db(A) ³⁹	70 db(A) ³⁹

It appears that the Riverland Resort (adjacent to Highway 99) and Kings River School (adjacent to Road 40) could be in areas where ambient noise exceeds recommended levels.

H. ENVIRONMENTAL SETTING:

I. Geologic Setting:

The planning site is on the Kings River alluvial fan, a delta-like feature consisting of eroded materials deposited on the valley floor by the river. The Kings River has meandered across the fan over time creating the rolling topography of areas near the present river channel.

The three major historically active earthquake faults nearest the planning area are the San Andreas Fault, approximately 65 miles to the west, the Owens Valley Fault, approximately 75 miles to the east and the White Wolf Fault, 95 miles to the south. A potentially active fault known as the Foothill or Melones/Bear Valley Fault extends to within 70 miles of the planning area.⁴⁰

37. "Noise Element," Tulare County General Plan, Plate I Noise Critical Facilities.

38. Ibid.

39. Ibid. p.37

40. Final Environmental Impact Report, Kings River Hydroelectric Project Unit I - Pine Flat Power Plant, pp. 11 36-39.

According to the Tulare County Seismic Safety Element, the planning area is in a seismic zone characterized by a relatively thin section of sedimentary rock overlying a granitic basement. Amplification of shaking that would affect low and medium rise structures is relatively high, but the distance to either of the two major faults that are the expected sources of the shaking is sufficiently great that the effects should be minimal.⁴¹

EXHIBIT "A"

- a. Fault Movement: See the discussion of faults in Chapter IV, Section H of this document.
- b. Liquefaction: No liquefaction is anticipated by the Tulare County Building and Planning Department.
- c. Landslides: It is the opinion of the Tulare County Building and Planning Department that no landslides will result due to the Kings River Plan since the planning area and residential development facilitated by the plan are located on the relatively flat San Joaquin Valley floor.
- d. Differential Compaction/
Seismic Settlement: It is the opinion of the Tulare County Building and Planning Department that no differential compaction or seismic settlement will occur.
- e. Ground Rupture and Shaking: See the discussion of faults in Chapter IV, Section H of this document.
- f. Tsunami: It is the opinion of Tulare County that no Tsunami danger exists since the Kings River planning area is not situated on an ocean.
- g. Seiches: It is the opinion of Tulare County that seiches would not be a problem since no lakes are located in the planning area.
- h. Flooding: See the discussion of flooding in Chapter V, Section D of this document.
- i. Failure of Dam and Levees: It is the opinion of Tulare County that the Kings River Plan will not cause dam or levee failures since there are no dams in the planning area and since no non-agricultural developments are proposed on any levees. If such developments did exist, levees could be protected by discretionary project conditions of approval.

41. "Seismic Safety Element." Tulare County General Plan, Summary and Policy Recommendations II, pp. 3, 14 and 15 and map plate I.



GUIDELINES FOR GEOLOGIC/SEISMIC CONSIDERATIONS IN ENVIRONMENTAL IMPACT REPORTS

The following guidelines were prepared by the Division of Mines and Geology with the cooperation of the State Water Resources Control Board to assist those who prepare and review environmental impact reports.

These guidelines will expedite the environmental review process by identifying the potential geologic problems and by providing a recognition of data needed for design analysis and mitigating measures. All statements should be documented by reference to material (including specific page and chart numbers) available to the public. Other statements should be considered as opinions and so stated.

1. CHECKLIST OF GEOLOGIC PROBLEMS FOR ENVIRONMENTAL IMPACT REPORTS

GEOLOGIC PROBLEMS		Could the project or a geologic event cause environmental problems?			Is this conclusion documented in attached reports? *	
PROBLEM	ACTIVITY CAUSING PROBLEM	NO	YES	ENVIRONMENTAL PROBLEMS	NO	YES
EARTHQUAKE DAMAGE	Fault Movement	X				X
	Liquefaction	X				X
	Landslides	X				X
	Differential Compaction/ Seismic Settlement	X				X
	Ground Rupture	X				X
	Ground Shaking	X				X
	Tsunami	X				X
	Seiches	X				X
	Flooding (Failure of Dams and Levees)		X		Some sites flood-prone	
LOSS OF MINERAL RESOURCES	Loss of Access	X				X
	Deposits Covered by Changed Land-Use Conditions	X				X
	Zoning Restrictions	X				X
WASTE DISPOSAL PROBLEMS	Change in Groundwater Level	X				X
	Disposal of Excavated Material	X				X
	Percolation of Waste Material	X				X
SLOPE AND/OR FOUNDATION INSTABILITY	Landslides and Mudflows	X				X
	Unstable Cut and Fill Slopes	X				X
	Collapsible and Expansive Soil	X				X
	Trench-Wall Stability	X				X
EROSION, SEDIMENTATION, FLOODING	Erosion of Graded Areas	X				X
	Alteration of Runoff	X				X
	Unprotected Drainage Ways	X				X
	Increased Impervious Surfaces		X		New residences, streets	
LAND SUBSIDENCE	Extraction of Groundwater, Gas, Oil, Geothermal Energy	X				X
	Hydrocompaction, Pail Caudation	X				X
VOLCANIC HAZARDS	Lava Flow	X				X
	Ash Fall	X				X

* For documentation see Exhibit "A"

II. CHECKLIST OF GEOLOGIC REPORT ELEMENTS

REPORT ELEMENTS	yes	no
A. General Elements Present		
1. Description and map of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Description and map of site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Description and map of pertinent off-site areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Geologic Element (refer to checklist)		
1. Are all the geologic problems mentioned?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are all the geologic problems adequately described?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Mitigating Measures		
1. Are mitigating measures necessary?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is sufficient geologic information provided for the proper design of mitigating measures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the failure of mitigating measures cause an irreversible environmental impact?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Alternatives		
1. Are alternatives necessary to reduce or prevent the irreversible environmental impact mentioned?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is sufficient geologic information provided for the proper consideration of alternatives?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are all the possible alternatives adequately described?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Implementation of the Project		
1. Is the geologic report signed by a registered geologist?*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the report provide the necessary regulations and performance criteria to implement the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Required for interpretive geologic information.

III. PUBLISHED REFERENCES (selected)

<p>A. California Division of Mines and Geology Publications</p> <ol style="list-style-type: none"> 1. Alfors, J.T., et al. 1973. Urban geology master plan for California. Bulletin 198 2. Greensfelder, R.W. 1974. Maximum credible rock acceleration from earthquakes in California. Map Sheet 23 3. Jennings, C.W. 1973. Preliminary fault and geologic map. Preliminary Report 13 4. Oakeshott, C.B. 1974. San Fernando, California, earthquake of 9 February 1971. Bulletin 196 5. Note No. 37. Guidelines to geologic seismic reports, 1973 6. Note No. 43. Recommended guidelines 	<p>for determining the maximum credible and the maximum probable earthquakes, 1975</p> <ol style="list-style-type: none"> 7. Note No. 44. Recommended guidelines for preparing engineering geologic reports, 1975 8. Note No. 45. Recommended guidelines for preparing mine reclamation plans, 1975. <p>B. Other Publications</p> <ol style="list-style-type: none"> 1. Allen, C.R., et al. 1965. Relationship between seismicity and geologic structure in the southern California region. Bulletin of the Seismological Society of America, v. 55 no. 4 2. Bolt, B.A. and Miller, R.D. 1971. Seismicity of northern and central 	<p>California, 1965-1969. Bulletin of the Seismological Society of America, v. 61, no. 6</p> <ol style="list-style-type: none"> 3. California Department of Water Resources, 1964. Crustal strain and fault movement investigation. Bulletin No. 116-2 4. Coffman, J.L. and von Hake, C.A., ed., 1973. Earthquake history of the United States. U.S. Department of Commerce, Publication 41-1 5. _____ ed., 1974. United States earthquakes, 1972. U.S. Department of Commerce 6. Hileman, J.A., et al., 1973. Seismicity of the southern California region, 1 January 1932 to 31 December 1972. California Institute of Technology, Contribution 2385
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IV. PUBLIC AGENCIES WITH GEOLOGIC DATA

Source	Data Needed			
	Seismicity	Geology	Ground Water	Soils
Libraries and Geology and Engineering Departments of California Universities	x	x	x	
California Institute of Technology	x			
California Division of Mines and Geology (Sacramento, San Francisco, Los Angeles, CA)	x	x		
California Department of Water Resources (Sacramento, CA)		x		
California Department of Transportation (District Offices)				x
County Soil & Water Conservation Districts				x
County Engineer and Departments of Building and Safety	x	x		x
County Highway Department				x
County Flood Control District				x
U.S. Geological Survey (Menlo Park, CA)		x		
U.S. Corps of Engineers (District Engineers)		x		
U.S. Bureau of Reclamation (Regional Offices)		x		
U.S. Soil Conservation Service and Forest Service				x

- j. Loss of Access to or Coverage of Deposits of Mineral Resources: It is the opinion of the Tulare County Building and Planning Department that no land use changes proposed by the Kings River Plan would interfere with access to or cover known mineral resource areas.
- k. Zoning Restrictions: According to Sections 14.7, 14.8 and 16 of the Tulare County Zoning Ordinance and Part VII, Chapter 7 of the Tulare County Ordinance Code, mineral resources can be extracted upon approval of a special use permit and approval of a surface mining permit and reclamation plan in all zones proposed to implement the Kings River Plan.
- l. Waste Disposal Problems: There are no present plans for sanitary land fills in the Kings River Plan area and none are specifically called for by the Kings River Plan. Therefore, environmental problems associated with such waste disposal sites are not anticipated.
- m. Landslides, Mudflows, and Unstable Cut and Fill Slopes: The Kings River planning area is situated on the San Joaquin Valley floor rather than on hillsides. It is therefore the opinion of the Tulare County Building and Planning Department that the Kings River Plan will not encourage landslides or mudflows.
- n. Collapsible and Expansive Soils: According to the United States Department of Agriculture Soils Conservation Service Visalia area Soil Survey dated January 1978, all Kings River Plan area soils where land developments are proposed have a low shrink-swell potential. See Chapter IV, Section H, 4 of this text.
- o. Trench-Wall Stability: It is the opinion of the Tulare County Building and Planning Department that the Kings River Plan will not encourage trench-wall instability.
- p. Erosion of Graded Areas and Alteration of Runoff: It is the opinion of the Tulare County Building and Planning Department that the Kings River Plan will not encourage the erosion of graded areas or problems associated with the alteration of runoff. The planning area is located on the San Joaquin Valley floor where there is much less propensity for water-caused soil erosion than on hillsides and where many natural runoff courses have already been altered by agricultural uses. Wind erosion of soils associated with non-agricultural developments under the Kings River Plan can be controlled by discretionary project conditions of approval. Runoff can be controlled on the valley floor by storm drainage systems in residential areas. In agricultural areas, runoff percolates into the Kings River area's sandy soils.

- q. **Unprotected Drainage Ways:** It is the opinion of the Tulare County Building and Planning Department that the Kings River Plan will not adversely affect unprotected drainage ways. Such drainage ways can be protected by discretionary project conditions of approval.
- r. **Increased Impervious Surfaces:** See the discussion of increased impervious surfaces in Chapter V, Section D, 12 of this text.
- s. **Land Subsidence Due to the Extraction of Groundwater, Gas, Oil, Geothermal Energy and Due to the Hydrocompaction and Peat Oxidation:** It is the opinion of the Tulare County Building and Planning Department that adoption and implementation of the Kings River Plan will not cause such land subsidence. Uses within the plan area may be subject to some land subsidence if groundwater is depleted from subsurface aquifers.
- t. **Volcanic Hazards from Lava Flows and Ash Falls:** It is the opinion of the Tulare County Building and Planning Department that the Kings River planning area is not subject to lava flows or ash falls.
2. **Topographical Features:** The most prominent topographical feature in the planning area is the Kings River. River banks are 20 to 30 feet high in the middle to northern portions of the planning area. Other portions of the planning area, including Sub Area "A" are marked by irregular topography caused by the remnants of former river banks. Non-riverine portions of the plan area are generally flat and typical of most Valley areas.⁴²
3. **Flooding Potential:** The enclosed maps of Alternatives A, B and C on pages 114, 115 and 116 of the draft EIR show the approximate boundaries of the State Reclamation Board's Kings River Designated Floodway and the National Flood Insurance Program's "Special Flood Hazard Area". The special flood hazard area includes both the Kings River Designated Floodway (adjacent to and including the river channel) and sheet flow flooding areas (portions of the special flood hazard area outside the designated floodway). During a one-hundred year flood, sheet flow flooding depths could be expected to range from two feet (near the designated floodway) to less than an inch (at the outer edge of the flood hazard area).⁴³

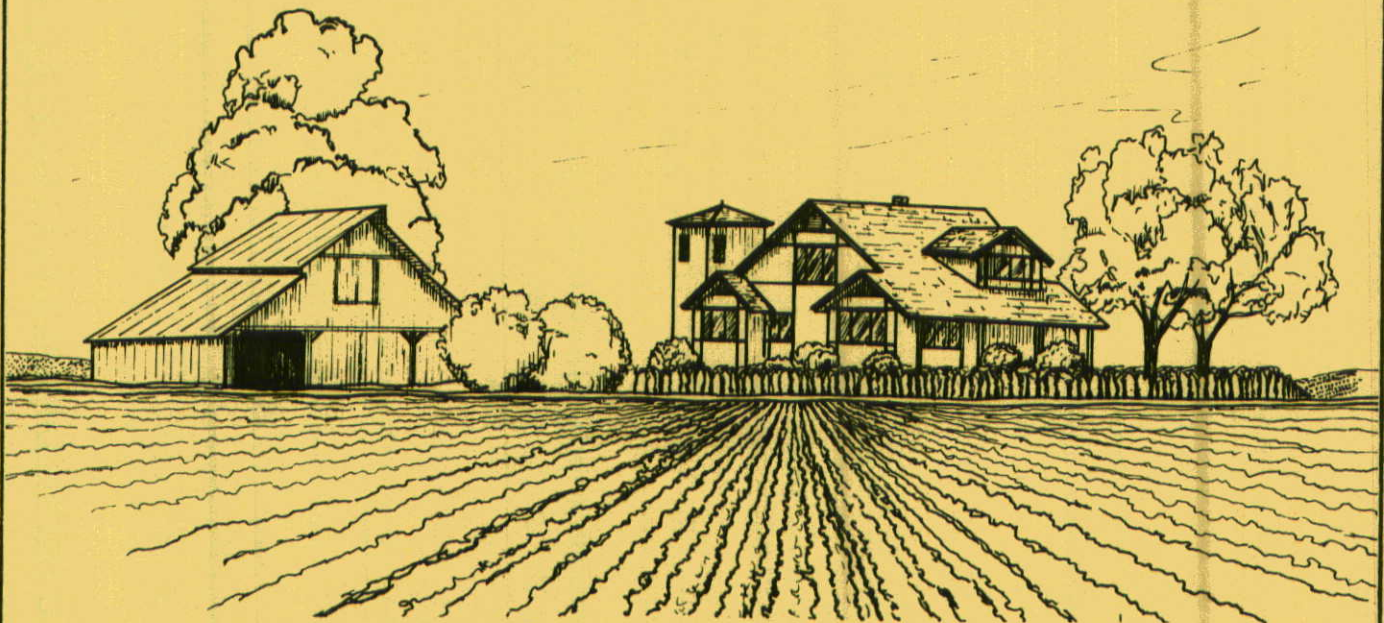
42. United States Geological Survey Burriss Park, California, Reedley, California, Selma, California, and Traver, California Quadrangles.

43. Conversation with Jack Carlsen, Tulare County Flood Control District, May 7, 1982.

4. Soils:44

Soil Series	% of Study Area	Ag. Capability Classification	Water-holding Capacity	Potential Ag. Uses	Organic Matter Content	Septic Tank Absorption Field Rating	Shrink-Swell Potential
Tujunga sandy loam	31% (208 ac.)	II	fairly good	alfalfa, orchards and vineyards	low	slight	low
Dinuba sandy loam	23% (1530 ac.)	II	8 to 16%	grapes, peaches, melons, alfalfa, cotton & other field and truck crops	low	slight	low
Delhi loam sand	15% (986 ac.)	III	low	vineyards, melons, sweet potatoes, and peaches	low	slight	low
Tujunga sand	25% (1657 ac.)	III	low	alfalfa and walnuts with plenty of water	very little	slight	low
Foster loam	0.25% (16 ac.)	I	good	alfalfa, cotton, corn, and other field crops, and fruits	high	slight	low
River channel	6% (366 ac.)	--	--	--	--	--	--

Sub-Area "A" soils are classified as Tujunga sand.



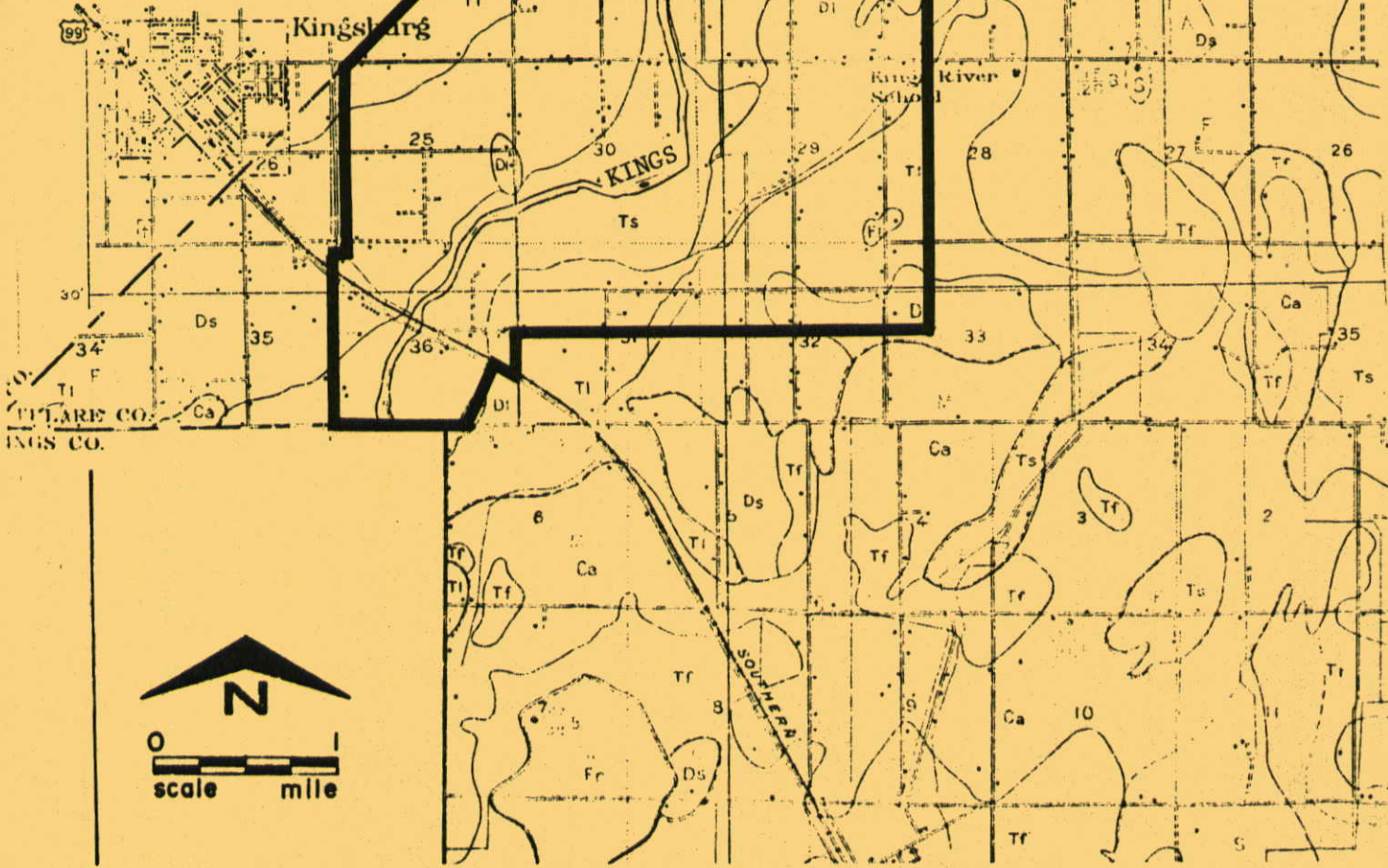
44. Soil Survey The Visalia Area California, pp. 26-27, 50-51, 45-46, 31-34 and map; and January 1978 update of the USDA Visalia Soil Survey Area.

KINGS RIVER PLAN AREA SOILS

36°35'

- T1 = TUJUNGA SANDY LOAM
- Ds = DINUBA SANDY LOAM
- D1 = DELHI LOAMY SAND
- Ts = TUJUNGA SAND
- F1 = FOSTER LOAM

T.18S.



5. Biotic Condition:

In Tulare County the Kings River is one of the few remaining well-preserved riparian (river) habitats. This type of habitat historically has been common in California, but is becoming increasingly scarce as river areas are developed with new uses. The growing scarcity of California riparian habitats makes that of the Kings River increasingly unique. Sub-Area "A" contains some of this habitat.⁴⁵

Typical non-game wildlife in a riparian habitat such as that of the Kings River are: opossums, skunks, coyotes, song birds, crows, raptors (such as hawks), and possibly racoons, weasels, and foxes.⁴⁶

Typical game animals are: quail, pheasants, wood ducks, mallards, cottontail rabbits, jackrabbits, and doves.⁴⁷

Vegetation includes: valley oaks and grassland, and willow, cottonwood, and sycamore trees.⁴⁸

The most common fish species found in the Kings River in Tulare County are:

largemouth bass	Sacramento sucker
bluegill	Sacramento squawfish
green sunfish	carp
redear sunfish	hitch
white crappie	threadfin shad
black crappie	goldfish
white catfish	golden shinner
channel catfish	smallmouth bass ⁴⁹
brown bullheads	

Away from the river much of the natural vegetative and wildlife habitats have been replaced by intensive agriculture, rural-residential and recreation-oriented land uses.⁵⁰

45. Telephone conversation with Stanley J. Stevens, Fisheries Biologist, State of California Department of Fish and Game, March 25, 1982.

46. Ibid.

47. Ibid.

48. Ibid.

49. Written correspondence dated March 25, 1982, from Stanley J. Stevens, Fisheries Biologist, State of California Department of Fish and Game.

50. Field observations by the Tulare County Planning Department as of April 23, 1982.

According to the unadopted Tulare County Biological Resources Element the entire planning area is within the historical habitats of the Blunt-Nosed Leopard Lizard (an endangered animal) and the Giant Garter Snake (a rare animal).⁵¹

6. Water Table:

According to the United States Department of the Interior, depths to ground water by years are as follows:

OVERALL PLAN AREA⁵²

Years	1970	1975	1980
Depths	20	30 to 35	30 to 40
	feet	feet	feet

SUB-AREA "A" PLAN AREA⁵³

Years	1970	1975	1980
Depths	20	30	30
	feet	feet	feet

7. Agricultural Preserves:

2,587 acres (or 39 percent) of the 6,641 acre site are in contracted agricultural preserves. Sub-Area "A" is not within an agricultural preserve.⁵⁴



51. Biological Resources ERME II, Volume 3, map of "Habitat of Endangered Rare and Special Concern Animals."

52. Lines of Equal Depth to Ground Water, Map Plate No. 3, 1980, Map Plate No. 2, 1975 and Map Plate No. 3, 1971.

53. Ibid.

54. Tulare County Planning Department Agricultural Preserves, Map No. 4.

8. Agriculture:

The following two tables provide data concerning the agriculture of the Kings River Plan area. This portion of northwest Tulare County is an area of intensive agriculture predominantly oriented toward the production of deciduous fruit such as grapes. With the exception of cotton, field crops are not represented on the following tables since they are a relatively minor part of the Plan area's agriculture.

SUMMARY TABLE OF MAJOR KINGS RIVER PLAN AREA CROPS*

Crops	Bearing Acreage	Estimated Tons Harvested Kings River Area	Estimated Value of Kings River Area Harvest	% of Total County Value
Raisin Variety - dried	1853	11,303	\$2,791,841	16.5
Nectarines	464.5	4,859	\$2,278,871	7.0
Plums	339.3	1,822	\$1,047,650	2.8
Frestone Peaches	256.0	2,286	\$1,026,414	7.6
Raisin Variety - juice, crushed fresh	205.9	1,256	\$ 709,207	1.0
Cling Peaches	330.6	4,000	\$ 684,000	26.5
Table Grapes	69.3	523	\$ 401,528	0.3
Wine Grapes	104.5	991	\$ 231,712	0.8
Avacados	112.6	454	\$ 217,920	7.3
Cotton (lint)	155	81	\$ 100,440	0.1
Walnuts	60.7	89	\$ 89,534	0.2
Apricots	19.0	102	\$ 61,200	11.2
Kiwi	1.7	15	\$ 39,000	1.0
Pears	5.7	19	\$ 18,221	2.6
Almonds - Meats	9.5	6	\$ 9,420	0.1
Persimmons	1.4	9	\$ 6,237	0.5
Naval Oranges	1.1	16	\$ 4,416	0.003

* See the accompanying table "Table of Major Kings River Plan Area Crops" for additional crop information and table explanations and assumptions and data sources.

Prepared by: Tulare County Planning Department, June 1982.

Table of Major Kings River Plan Area Crops
Prepared by the Tulare County Planning Department, June 1982⁵⁵

Crop	Acreage ⁵⁷	Countywide % of Total Acreage Bearing ⁶¹	Kings River Area Bearing Acreage	County Average of Tons Harvested Per Acre ⁶²	Est. Tons Harvested in Kings River Area	1981 County Average Value per Ton	Est. Value of Kings River Harvest	% of Total County Value
Raisin Variety Grapes - Dried	2122.6 ⁵⁸	87.3	1853	6.10	11,303	1300	\$2,791,841 ⁶³	16.5
Nectarines	538.2	86.3	464.5	10.46	4859	469	\$2,278,871	7.0
Plums	404.9	83.8	339.3	5.37	1822	575	\$1,047,650	2.8
Freestone Peaches	300.8	85.1	256.0	8.93	2286	449	\$1,026,414	7.6
Raisin Variety ⁵⁶ Grapes - Other	235.8 ⁵⁸	87.3	205.9	6.10	1256	--	\$ 709,207 ⁶⁴	1.0
Cling Peaches	370.6	89.2	330.6	12.10	4000	171	\$ 684,000	26.5
Table Grapes ⁵⁹	82.0	84.5	69.3	7.54	523	--	\$ 401,528 ⁶⁵	0.3
Wine Grapes ⁶⁰	124.6	83.9	104.5	9.48	991	--	\$ 231,712 ⁶⁶	0.8
Avacados	135.5	83.1	112.6	4.03	454	480	\$ 217,920	7.3
Cotton (lint)	155.0	--	155	0.5225	81	1240	\$ 100,440	0.1
Walnuts	64.9	93.6	60.7	1.46	89	1006	\$ 89,534	0.2
Apricots	28.1	67.5	19.0	5.36	102	600	\$ 61,200	11.2
Kiwi	5.3	31.5	1.7	9.10	15	2600	\$ 39,000	1.0
Pears	7.7	73.9	5.7	3.41	19	959	\$ 18,221	2.6
Almonds - Meats	12.1	78.4	9.5	0.68	6	1570	\$ 9,420	0.1
Persimmons	2.0	70.3	1.4	6.53	9	693	\$ 6,237	0.5
Naval Oranges	1.1	97.3	1.1	14.21	16	276	\$ 4,416	0.003

55. Source: Tulare County Agricultural Commissioner's Office. Based on crop acreage information for 1980 and 1982 and the Tulare County Agricultural Commissioner's Agricultural Crop Report 1981 Tulare County.

56. Raisin varieties that were sold crushed, fresh or for juice. It is assumed that none were canned.

57. Acreages are based on 1980 and 1982 data of the Tulare County Agricultural Commissioner's Office.

58. Assumes that 90% of the raisin variety acreage produced raisins, 4.5% were made into juice, 4% were sold fresh and 1.5% were crushed. Based on estimates of the Tulare County Agricultural Commissioner's Office.

59. Statistics for crushed and fresh table grape varieties have been combined in this table.

60. Statistics for wine grape varieties sold crushed and for juice have been combined in this table.

61. Assumes that the percentage of planted acres bearing fruit in the plan area is the same as the percentage for the entire county.

62. It is assumed that in the plan area, the tons produced per acre were the same as the county-wide average.

63. Value is based on the dried weight of the raisins which is approximately 81% less than that of the fresh weight.

64. Assumes that 4.5%, 4.0% and 1.5% of the 12,559 tons of the raisin varieties harvested were respectively sold for juice (\$368 per ton in 1981), sold fresh (\$919 per ton in 1981) and sold crushed (\$210 per ton in 1981).

65. Assumes that the 1981 percentages of the table grape varieties sold crushed and fresh were the same as the 1981 county-wide percentages. In other words, 21.5% of the 523 tons of table varieties harvested were crushed (\$168 per ton in 1981) and 78.5% were fresh (\$932 per ton in 1981).

66. Assumes that the 1981 percentages of wine grape varieties sold crushed and for juice were the same as the 1981 county-wide percentages. In other words, 91.1% of the 991 tons of table varieties harvested were crushed (\$221 per ton in 1981) and 8.9% were sold for juice (\$365 per ton in 1981).

9. Archaeology:

According to the California Archaeological Inventory Information Center, Bakersfield College, major waterways such as the Kings River are considered to be of medium to high archaeological sensitivity. There is one recorded archaeological site within the planning area (Tul. 18) and several others along the river outside the project boundary.⁶⁷

I. PLANNING HISTORY AND MISCELLANEOUS FACTS:

1. Planning History:

- a. The land use plan for the study area prior to the Kings River Plan was the Rural Valley Lands Plan (RVLP), adopted on December 2, 1975 (BOS Resolution No. 75-3444). The RVLP was preceded by the 1964 Land Use Plan which designated most of the area near the Kings River for park and recreation with the balance proposed for agriculture.
- b. The circulation plan for the study area was adopted on May 26, 1964 (BOS Resolution No. 64-968).
- c. The present zoning of the study area became effective on the following dates as a result of the following projects and ordinances:

<u>Zone Change Project No.</u>	<u>Ordinance No.</u>	<u>Date Zoning Became Effective</u>
--	494	March 27, 1952
--	1225	June 27, 1968
PZ 71-06	1448	July 15, 1971
PZ 71-18	1458	September 30, 1971
PZ 73-91	1633	September 13, 1973
PZ 76-13	1950	August 19, 1976
PZ 75-61	1958	September 16, 1976
PZ 76-60(B)	1997	March 3, 1977
PZ 76-60(A)	2228	April 12, 1979
PZ 79-32	2323	May 1, 1980
PZ 80-57	2418	June 4, 1981
PZ 81-13	Pending	Pending

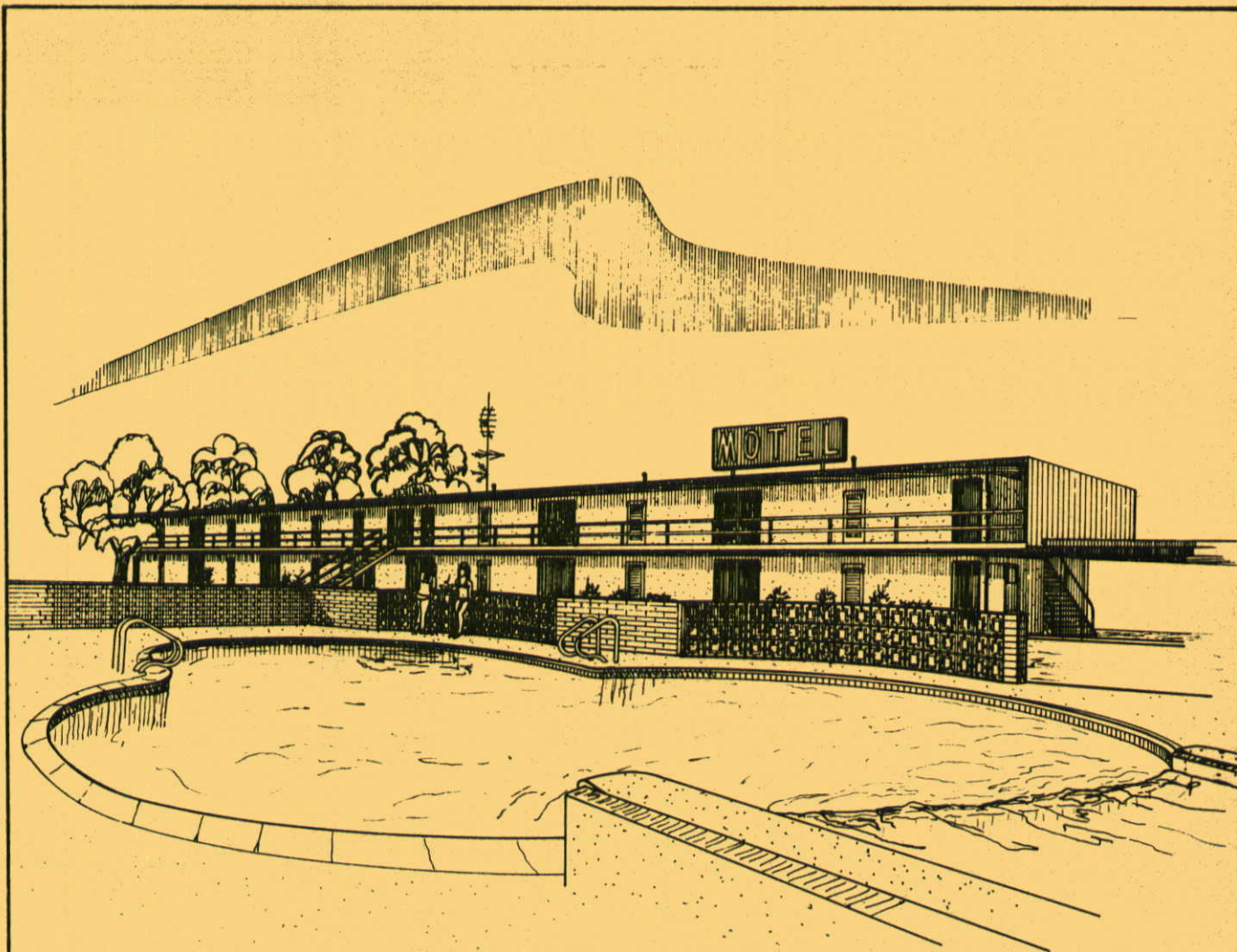
- d. Use permits that have been approved in the study area are as follows:

<u>Project No.</u>	<u>Project Description</u>	<u>Location</u>	<u>Status of Permit</u>
S-239	Kings River Community Chapel (1954)	N. side of Av. 400, W. of Rd. 40	Inactive

67. Written correspondence dated March 29, 1982, from Catherine Lewis, Assistant Coordinator, California Archaeological Inventory Information Center.

<u>Project No.</u>	<u>Project Description</u>	<u>Location</u>	<u>of Permit</u>
S-291	Est. of Kings River Golf Course and Country Club, 9 hole course, BOS Reso. 55-942 (1955)	Ave. 400 near Rd. 32	Active and amended by S-461 and SU-65-15
S-382	Recreation area (picnic area, motel, restaurant, mobilehome park, service station, grocery store, cocktail lounge, and boat ramps) (1958)	SE corner of Hwy 99 and the Kings River	Active and amended by SU 68-20 & PSP 81-06 (ZA)
S-461	Expansion of the Kings River Golf Course from 9 to 18 holes, BOS Reso. 60-531 (1960)	E. bank of Kings Riv., btw. Avs. 393 and 408	Active and amended by SU 65-15
S-471	Est. of recreation facilities at existing Kingsburg Gun Club, BOS Reso. 60-1178 (1960)	End of Gilbert Dr.	Active
SU 62-9	Recreation area (swimming, boating, picnic areas, barbeque pits, restroom and parking area on the 5.5 acres of a 13 acre site --- presently part of Lindy's Landing) BOS Reso. 62-484 (1962)	Approx. 873' east of the S.E. corner of Ave. 420 and Rd. 38	Active and amended by SU 67-25 and PSP 83-03 (ZA)
SU 65-15	Expansion of the Kings River Golf Course, BOS Reso. 65-974 (1965)	E. bank of Kings Riv. N & S sides of Ave. 400	Active
SU 65-33	Establishment of a park and recreation area (presently known as "Royal Oak Park") (BOS Reso. 65-2434 (1965)	N. & W. banks of Kings Riv., end of Rd. 28	Active and amended by PSP 71-06, PSP 71-06 Amend. #1 and PSP 82-14 (ZA)
SU 67-3	Private airstrip, approved by BOS on 3/21/67	N. side of Av. 408 btw. Rds. 36 and 40	Inactive?
SU 67-25	Mobilehome park (25 travel trailer and camper spaces and a restroom/ laundry building on 6 acres), BOS Reso. 67-2387 (1967)	So. side of SU 62-9	Active and amended by PSP 80-03 (ZA).

<u>Project No.</u>	<u>Project Description</u>	<u>Location</u>	<u>Status of Permit</u>
SU 68-20	Improvement and expansion of an existing mobilehome park, BOS Reso. 68-1388 (1968)	So. side of Hwy. 99 700' E. of center- line of Kings River	Active
PSP 71-06	Addition of a recreational trailer park to an existing park and recreation area (Royal Oak Park), BOS Reso. 71-2707 (1971)	N. Bank of Kings River, S. end of Rd. 28	Active and amended by PSP 71-06 Amend. No. 1 and PSP 82-14 (ZA)
PSP 79-36 (ZA)	Establishment of additional housing on property in the AE-20 Zone, ZA Decision 131 (1979)	N. side of Av. 408, approx. 600' W of Rd. 40	Active
PSP 71-06 Amendment No. 1	2,372 sq. ft. addition to an existing building in the Royal Oak Park campground/recreation area established under Special Use Permit 71-6 and 65-33, ZA Decision 158 (1979)	N. bank of the Kings River, S. end of Rd. 28	Active and amended by PSP 82-14 (ZA)
PSP 80-03 (ZA)	To update and expand an existing campground, Lindy's Landing, ZA Decision 181 (1980)	Approx. 873' east of the SE corner of Ave. 420 and Rd. 38	Active
PSP 81-06 (ZA)	Dancing in an existing restaurant at Riverland Resort, ZA Decision 250 (1981)	SE corner Hwy. 99 and Kings River	Active
PSP 82-02 (ZA)	Additional housing on 4.7 acres in the AE-20 Zone, ZA Decision 339 (1982)	North side of Ave. 408, approx. 1/4 mile W. of Rd. 40	Active
PSP 82-14 (ZA)	Addition of 20 recreation vehicle spaces to the Royal Oak Park recreation area established under conditional use permit SU 65-33, PSP 71-06, and PSP 71-06 Amend. #1, ZA Decision No. 354 (1982)	N. bank of Kings River, S. end of Rd. 28	Active



e. M-2 use permits that have been approved in the study area are as follows:

<u>Project No.</u>	<u>Project Description</u>	<u>Location</u>	<u>Status of Permit</u>
M-106	Concrete products manufacturing plant, granted by the BOS, Order No. 54-2070, December 28, 1954	Lot 54 of Windsor Colony lying east of Alta Irrigation Ditch and north of Avenue 400.	Expired

<u>Project No.</u>	<u>Project Description</u>	<u>Location</u>	<u>Status of Permit</u>
M-111	Establishment of a wrecking yard, granted by the BOS, Reso. No. 55-1690, October 4, 1955	SE corner of Ave. 396 and Rd. 16	Expired
M-210	Continuation of a wrecking yard, BOS Reso. No. 58-2421, Nov. 18, 1958	At the SE corner of Av. 396 and Rd. 16, approx. 550' S. of Ave. 396	Expired
61-37	Continuation of a wrecking yard, BOS Reso. No. 62-2, January 2, 1962	At the SE corner of Ave. 396 and Rd. 16, approx. 550' south of Ave. 396	Expired
63-4	Establishment of a wrecking yard, BOS Reso. No. 63-575, March 19, 1963	West side of Rd. 40, 400 feet south of Ave. 410.	Active?
68-8	Establishment of a hog ranch on a 20 acre parcel, BOS Reso. 68-1880, July 30, 1968	W. side of Rd. 40, 660 feet So. of Ave. 408	Inactive

f. Subdivisions in the study area are as follows:

<u>Subdivision Name and/or Number</u>	<u>Date Recorded</u>	<u>Recorder's Map</u>	<u>Location</u>
1) Windsor Colony (56 lots)	--	4-13	Between Avenues 400 and 408, east of Road 40.
2) Kingsburg Colony (48 lots)	June 7, 1889	5-31	Between Avenues 408 and 412, west of Road 32; south of Ave. 408 between Road 28 and the Kings River; between Avenues 400 and 404 and Roads 24 and 28; between Aves. 396 and 400 and Rds. 16 and 24, and along the west side of Rd. 20 between Avenues 392 and 396.
3) Tract No. 326 (31 lots)	January 5, 1961	22-95	West side of Road 32 between Ave. 400 and Jasper Drive, east side of Kings River Golf Course, and along the west side of Rd. 33 between Avenues 398 and 396.

	<u>Subdivision Name and/or Number</u>	<u>Date Recorded</u>	<u>Recorder's Map</u>	<u>Location</u>
4)	Tract No. 512 No. 1 (10 lots)	December 9, 1970	25-82	At the intersection of Unit Avenue 400 and Kings River Drive.
5)	Tract No. 569 (9 lots)	March 16, 1977	28-70	SW corner of the intersection of Ave. 400 and Kings River Drive
6)	Tract No. 575 (16 lots)	Nov. 16, 1978	29-81	Along both sides of Fairway Avenue on the south side of the Kings River Golf Course, and north of Aenue 393.
7)	Tract No. 585 (25 lots)	Nov. 1, 1979	30-58	Along the south half of Kings River Drive, south of the intersection of Avenue 400 and Kings River Drive.
8)	Kings River Estates (Tract 606) (41 lots)	Dec. 11, 1980	31-16	On the south and west sides of the Kings River School, near the intersection of Avenue 400 and Road 40.
9)	Tentative Subdivision Pending Tract No. 637 (Com- stock and Taylor) (27 lots proposed)		--	Between Fairway Avenue and Avenue 393 on both sides of Club Drive.
10)	Preliminary Subdivi- sion Map for Corradl (7 lots proposed)	Pending	--	On the north side of Avenue 393 adjacent to and east of Tract No. 575, on the south side of the Kings River Golf Course. Also, immediately east of the site of Tentative Tract No. 637.

2. Miscellaneous Facts:

- a. The Fresno County Kings River Regional Plan adopted on December 15, 1981, maintains the Kings River portion of Fresno County as a predominantly agricultural area. It prohibits both the establishment of new urban density residential areas and the expansion of the existing residential developments. No areas are designated for commercial use, but some commercial activities related to agriculture and recreation are allowed. The plan limits the establishment of new public uses but recognizes existing facilities. The Fresno County Plan also protects the Kings River's riparian habitat. Fresno County areas adjacent to Tulare County's Kings River planning area are designated "Agriculture," "Open Space" and "Designated Floodway."⁶⁸
- b. There is no Kings County land use plan specifically oriented toward the Kings River. The county-wide Kings County General Plan designates the major portion of the Kings River environs for agricultural use. Much of the river itself is designated "Resource Conservation" which allows recreation uses, parkways, flood control measures, etc.⁶⁹
- c. At the present time there are three public boat launching sites along Tulare County's portion of the Kings River. These are:

<u>Name of Launch Area</u>	<u>Location</u>
Riverland Resort	East bank of the Kings River south of Highway 99.
Royal Oak Park	Across the Kings River from Sub-Area "A".
Lindy's Landing	Between Road 38 and the Kings River south of Avenue 420.

J. PERMITS:

There are no permits required for the approval of a General Plan amendment. Subsequent projects made possible by this amendment, however, may require one or more of the following development permits.

<u>Activity</u>	<u>Agency</u>	<u>Permit</u>
1. Discretionary land use	Tulare County Planning Commission or Zoning Administrator	Special use permit
2. Encroachment within a county road setback	Tulare County Planning Commission	Setback variance
3. Land division	Tulare County Site Plan Review Committee	Parcel map or sub- division map approval

68. "Kings River Regional Plan," Fresno County General Plan.

69. "Environmental Resources Management Element, Phase II, Policy Document," Kings County General Plan - 1976, p. 34, and telephone interview with Stephen R. Casey, Planner, Kings County Planning Agency on June 4, 1982.

<u>Activity</u>	<u>Agency</u>	<u>Permit</u>
4. Exception to zoning regulations	Tulare County Planning Commission	Zoning variance
5. Surface mining	Tulare County Planning Commission	Permit to mine and approval of a reclamation plan
6. Changes to non-conforming buildings or trees in an airport zone	Tulare County Planning Commission	Airport Zone permits or variances
7. Public well drilling	Tulare County Health Department	Public well drilling permit
8. Private well drilling	Tulare County Health Department	Notice of intent to drill a private well
9. Food establishments (restaurants, grocery stores, bars, bakeries, camps, etc.)	Tulare County Health Department	Inspection permit
10. Public pools and food establishments	Tulare County Health Department	Plan check
11. Operation of a public water company	Tulare County Health Department	Permit to operate a public water company
12. Encroachment within a county public right-of-way	Tulare County Public Works Dept.	Encroachment permit
13. Construction of a structure, swimming pool, septic tank system, utilities for a mobilehome, electrical work, building relocation, etc.	Tulare County Building and Planning Department	Building permit
14. Construction, modification, or operation of a facility that may emit air pollutants into the atmosphere from a stationary source.	Tulare County Air Pollution Control District	Authority to Construct and Permit to Operate
15. Encroachment on or across a state highway	CALTRANS	Encroachment permit
16. Activity within a designated floodway	State Reclamation Board	Encroachment permit
17. Activities in streams and channels and crossings	State Dept. of Fish and Game	Notification form and Stream or Lake Alteration Agreement

<u>Activity</u>	<u>Agency</u>	<u>Permit</u>
18. Encroachment, docks, and crossings	State Lands Commission	Land Use Lease
19. Diversion of surface water not previously appropriated	State Water Resources Control Board, Division of Water Rights	Permit to Appropriate Water and Statement of Diversion and Use
20. Construction or expansion of mobilehome park, recreation trailer parks, and campgrounds	State Dept. of Housing and Community Development.	Permit to Construct
21. Construction or enlargement of a public utility system, facility transmission line, or pipeline. Applies to utilities providing gas, electricity, telephone, telegraph, water, sewer, and heat. Municipal utility corporations are exempt.	State Public Utilities Commission	Certificate of Public Convenience and Necessity
22. Elimination of Williamson Act cancellation fee	State Resources Agency	Approval of the Waiver of Cancellation Fee
23. Sale of lots in a subdivision	State Department of Real Estate	Public Report
24. All activities involving dams or reservoirs	Department of Water Resources, Division of Safety of Dams	Approval of Plans
25. Dredging	State Dept. of Fish and Game	Standard for Special Section Dredging Permits
26. Dredging	State Lands Commission	Dredging Permit
27. Placement of dredged or fill material in the Kings River or dredging	Army Corps of Engineers	Permit Under Section 404 of the Clean Water Act

I. CORRESPONDENCE:

Agencies Consulted

Date Replies Received

Tulare County General Services	
Tulare County Sheriff's Department	
Tulare County Fire Warden	
Tulare County Public Works Department	
Tulare County Health Department	
Tulare County Flood Control Dist.	3/4/82
Tulare County Air Pollution Control Dist.	
Southern Pacific Transportation Company	
Pacific Gas and Electric Co.	
Pacific Telephone Company	
CALTRANS	
State Dept. of Boating and Waterways	
Regional Water Quality Control Board	3/4/82
State Health Department	3/8/82
State Reclamation Board	3/5/82
California Highway Patrol	
State Department of Fish and Game	4/7/82
California Archaeological Site Survey	4/2/82
Excelsior Resource Conservation District	
Fresno County Planning Department	2/24/82
Kings County Planning Department	
City of Reedley Planning Department	
City of Kingsburg Planning Department	
Kingsburg Joint Union High School District	2/26/82, 3/16/82
Kingsburg Joint Union Elementary School District	3/11/82
Kings Canyon Unified School District	
Clay Joint Elementary School District	3/12/82
Kings River Union Elementary School District	3/16/82
U.S. Army Corps of Engineers	
Kings River Conservation District	3/9/82
Alta Irrigation District	
Consolidated Irrigation District	
Tulare County Audubon Society	
Tulare County Historical Society	
Kings River Water Association	
Kings River Gun Club	
Kings River Golf Course	
Delta Vector Control District	3/23/82
State Clearinghouse	3/1/82

J. ENVIRONMENTAL IMPACTS CHECKLIST

Explanation and use of form:

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

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

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

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

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

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

ENVIRONMENTAL IMPACTS CHECKLIST

A. EARTH

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

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

B. AIR

1. Deterioration of ambient air quality by:
- a. emission of pollutants
 - 1 b. generation of dust (both during and after construction)
 - c. creation of objectionable odors

2. Regional alteration of:

- a. air movement
- b. moisture
- c. temperature
- d. climate

3. Local alteration of:

- a. air movement
- b. moisture
- c. temperature
- d. climate

4. Exposure of people to:

- 3 a. adverse air emissions
- 3 b. objectionable odors
- 3 c. excessive dust

C. WATER

1. Changes in the character of surface water by:

- a. modification of course or direction
- b. temperature modification
- c. change in the level of dissolved oxygen
- d. increased turbidity
- 3 e. addition of pollutants
- f. other

2. Changes in:

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

3. Changes in the:

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

4. Changes in groundwater:

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

5. Exposure of people and property to:

- 3 a. flooding
- b. mudslides
- c. demonstrated unsafe domestic water supplies

D. PLANT LIFE

1. Reduction in number and diversity of species of:

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

2. Introduction of new species into an area

3. Interference with the normal replenishment of existing species

 3 4. Destruction or deterioration of existing natural habitat

 3 5. Reduction in acreage of agricultural crops

E. ANIMAL LIFE

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

F. NOISE

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

G. LIGHT AND GLARE

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

H. LAND USE

- _____ 1. Substantial changes from the present land use of the area
- 3 2. Substantial changes from the planned land use of the area

I. NATURAL RESOURCES

- _____ 1. Increased rate of use of any natural resource
- _____ 2. Substantial depletion of nonrenewable resources
- _____ 3. Conflict with future potential for use or extraction of natural resources
- 3 4. Loss of unique or prime agricultural land

J. RISK OF UPSET

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

K. HUMAN POPULATION

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

L. HOUSING

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

M. TRANSPORTATION/CIRCULATION

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

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

N. PUBLIC SERVICES

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

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

O. ENERGY

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

P. UTILITIES

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

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

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

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

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

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

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

- 6. Result in need for new or additional irrigation services

- 1 7. Result in need for other utility services

Q. HUMAN HEALTH

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

R. AESTHETICS

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

U. MANDATORY FINDINGS OF SIGNIFICANCE

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

 3 4. Loss of open space

S. SOCIO-ECONOMIC

1. Temporary effects upon:

- a. income distribution
- b. employment
- c. tax revenues

2. Permanent effects upon:

- a. income distribution
- b. employment
- c. tax revenues

3. Changes in tax base and assessment for:

- a. project site
- b. surrounding area

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

5. Impacts on social affiliation and neighborhood interaction

6. Impacts on privacy of surrounding area

T. ARCHAEOLOGICAL/HISTORICAL

1. Adverse effect on:

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

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Yes

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

No

3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

Yes

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes

K. DISCUSSION OF ENVIRONMENTAL EFFECTS:

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion</u>
A-8-d	3	It is anticipated that developments adjacent to the Kings River will destroy or at least alter some of the river's riparian habitat. Development on the 85 acres owned by Tulare County at the intersection of Road 28 and the alignment of Avenue 393 could contribute to this situation. Such destruction or alteration would be a significant environmental effect because of its adverse impact on a habitat that is becoming increasingly scarce in the southern San Joaquin Valley.
D-1-a	3	
D-1-b	3	
D-1-c	2	
D-4	3	
E-1-a	2	
E-1-b	2	
E-1-c	2	
D-1-h	2	
E-4	3	
B-4-a	3	As new residential developments occur under the Kings River Plan adjacent to agricultural land, there could be conflicts between the two types of land uses. The most common crops in the planning area are grapes and deciduous fruit trees which require spraying with pesticides, etc. Such spraying would be annoying and possibly hazardous to nearby residents. Farmers could be forced to modify their farming practices on crops possibly established long before the residences were developed.
B-4-b	3	
B-4-c	3	
F-2	2	
C-3-b	2	Adoption of the Kings River Plan could lead to the increased exposure of people and property to the hazards of flooding, a significant environmental effect. Such exposure to flooding could result because the plan may encourage the encroachment of recreation uses into the State Reclamation Board's Kings River Designated Floodway. Also, the plan could unintentionally encourage disturbances of river banks by residential and recreation developments, leading to flooding. In addition this significant effect could result because the plan will allow residential and recreation uses in areas subject to sheet flow flooding during a one hundred year flood. Such a flood could be expected to occur once in one hundred years on the average, although it could happen any year. Sheet flow depths could range from two feet near the Kings River Designated Floodway to less than an inch at the outer edges of the flood hazard area. Flood water depths could be deeper if the flood were more severe than a one hundred year flood.
C-5-a	3	
C-1-e	3	Adoption of the Kings River Plan may increase the potential for ground and surface water contamination by septic tank systems, a significant environmental effect. Adoption of the proposed land use plan could allow the total number of area residences to increase an estimated 153 percent. Septic tank effluent therefore would significantly increase. This added effluent would be discharged in leach fields on sandy soils that have a low water holding capacity over groundwater that was at an average of 20 feet below the ground surface in 1970. Twenty feet is the minimum groundwater depth over which septic systems can operate safely. In addition effluent will be discharged by septic tank leach lines in areas that are subject to sheet-flow flooding. Thus if the groundwater level were to rise above 20 feet or if sheet-flow flooding were to occur, ground or surface water could be contaminated by the additional septic tank systems encouraged by the Kings River Plan.
C-4-b	3	
Q-1	2	
Q-3	2	

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion</u>
C-4-2	2	As new Kings River area residences and residential streets cover the ground surface there will be some loss of groundwater recharge areas. This will not be a significant effect because surrounding agricultural lands with highly permeable soils and the Kings River will continue to adequately recharge subsurface aquifers.
D-5	3	It is estimated that adoption of the Kings River Plan (Alternative B) could encourage the loss of 127 acres of productive or potentially productive agricultural land to nonagricultural uses. Such land primarily will be converted to residential developments in areas designated by the Kings River Plan for such uses. Because of the relatively large amount of agricultural land involved, its loss would be a significant environmental effect.
H-2	3	
I-4	3	
F-2	2	If the Kings River Plan is adopted, conflicts could arise between residential and recreational uses. The Kings River attracts recreational activities. As more residential uses are encouraged along the river by this plan, there could be complaints by residents about recreation power boat noise. In addition automobile traffic in and out of recreation areas could travel through residential neighborhoods adding to noise and traffic hazards in residential areas. Such disturbances of residents would be a significant environmental effect because of the recurring nature of these problems in sensitive areas.
M-2	2	
N-1-a	3	Depending upon the plan alternative that is adopted, the Kings River Plan could contribute to the cumulative effect of diluting fire protection services. Such dilution, when considered with that of other development projects county-wide, could be a significant environmental effect. As residential and recreation uses increase under the auspices of the plan, it is anticipated that requests for fire protection services will also increase, but coinciding additions to fire protection personnel, equipment, and facilities may not occur.
N-1-b	3	Depending upon the plan alternative that is adopted, the Kings River Plan could contribute to the cumulative effect of diluting county police protection services. Such dilution, when considered with that of other development projects county-wide, could be a significant environmental effect. As residential and recreation uses increase under the auspices of the plan, it is anticipated that requests for police service will also increase, but the police force may not be correspondingly enlarged.
R-4	3	Adoption of Alternative B of the Kings River Plan will encourage the loss of 74 acres of public open space to alternative land uses (residential, and private recreation) in Sub-Area "A" of the Kings River Plan area. Such loss of open space is a significant environmental effect because of the relatively large amount of land involved.

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion</u>
O-1	2	<p>The Kings River Plan will facilitate residential growth outside an urban area away from commercial retail and service areas. Fuel consumption by Kings River residents will be higher than those living in urban areas where more services and a variety of stores are available.</p> <p>Even though neighborhood convenience-type goods are available within the plan area, major shopping needs can only be fulfilled in urban areas. This impact of increased fuel consumption may or may not be significant depending on frequency of trips and the income of the residents. It must also be realized that those wishing to live in a rural area expect to travel further to fulfill major shopping needs. Also with the increase of population there will be an increased need and use of electricity and natural gas which is expected in any area proposed for additional growth. For the reasons stated above this impact is considered insignificant.</p>
T-1-a	2	<p>Land development projects encouraged by the Kings River Plan could disrupt archaeological sites, a significant environmental effect. According to the California Archaeological Inventory, Bakersfield College, major waterways such as the Kings River are considered to be of medium to high archaeological sensitivity. There is one recorded archaeological site (Tul-18) within the Kings River Plan area and several others along the river outside the project boundary. Consequently disruption of archaeological sites by land development projects could occur in the planning area. This particularly may be the case in relatively undisturbed areas along the Kings River such as the 85 acres of land owned by Tulare County at the intersection of Road 28 and the alignment of Avenue 393 (Sub-Area "A").</p>
K-1-b	2	<p>Adoption of the Kings River Plan will expand the availability of residential land. This may encourage an increase in the population of the Kings River area. Increased population may lead to the significant environmental effects identified above. No immediate impact on local schools is expected because the schools that serve the areas of greatest residential growth have capacity for additional students.</p>
K-1-c	2	
K-1-d	2	
N-1-c	1	
M-1	2	<p>Although a circulation plan is proposed for adoption, this should not create any new significant environmental effects. Major circulation patterns (arterials, state routes and the Southern Pacific Railroad) have already been established in the planning area. Lack of access will constrain nonagricultural development along some portions of the Kings River ensuring that these areas will remain in agricultural uses.</p>
P-2-a	2	<p>New water systems will be required to serve the new residential and recreation developments established under the Kings River Plan. It is anticipated that these systems will be installed by private developers and maintained by homeowners associations. Other development will obtain water from individual private wells. No significant environmental effects are expected to result from these systems.</p>
P-2-b	2	
P-2-c	2	
P-2-f	2	
P-2-g	2	
P-2-l	2	

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion</u>
N-1-c	2	As rural-residential areas are developed under the auspices of the Kings River Plan, new students could be added to local school districts. The plan's effect on local schools, however, is not expected to be significant. Increased enrollments will occur gradually. The two school districts that could expect the most new students because of the plan (Kings River Union District and Kingburg Joint Union High School District) have been experiencing declining enrollments and presently have capacities for additional students.
N-1-d	2	The Kings River Plan will encourage an increased demand for recreation in the Kings River area. As the area's population increases, so will the need for recreation outlets. This will not be a significant environmental effect because of the availability of private recreation facilities in the area and because Tulare County intends to maintain a 10 to 12 acre public park in Sub-Area "A".
Q-3	2	The Kings River Plan could attract additional people to the Kings River area. The area could be a habitat of malaria and encephalitis vectors as well as other pest mosquito species if preventive measures are not continued. Consequently the plan could expose additional people to a serious public health problem. This would not be a significant environmental effect if new uses allowed under the proposed plan will not create new vector habitats or hinder vector control. To assure that vector abatement problems will not arise, Tulare County should adopt proposed Kings River Plan Policy No. XI, 1.

L. MITIGATION OF SIGNIFICANT EFFECTS:

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion</u>
A-8-d	3	Use of the Primary and Secondary Flood Plain Zones and adoption of a General Plan policy that protects Valley oaks and other riparian vegetation.
D-1-a	3	
D-1-b	3	
D-1-c	2	
D-4	3	
E-1-a	2	
E-1-b	2	
D-1-h	2	
E-4	3	
B-4-a	3	
B-4-b	3	
B-4-c	3	
F-2	2	
C-3-b	2	Regulation of construction in the National Flood Insurance program's Special Flood Hazard Area for the Kings River. Adoption of less intensive residential development along the river. Use of the Primary and Secondary Flood Plain Zones in the Kings River Designated Floodway. Protection of river banks by discretionary project conditions of approval and State Reclamation Board Permits.
C-5-a	3	
C-1-e	3	Reduction in the size of the residential designation. Adoption of Kings River Plan policies regulating residential densities and/or assuring new septic systems meet state and county standards.
C-4-b	3	
Q-1	2	
Q-3	2	
D-5	3	Adoption of an alternative plan with a reduced area proposed for non-agricultural uses.
H-2	3	
I-4	3	
F-2	2	Adoption of a Kings River Plan policy prohibiting more than three public motor boat launching areas. Regulating Kings River boating activities by the Tulare County Ordinance Code. Adoption of a circulation plan that discourages direct access to residential areas by recreation-oriented traffic.
M-2	2	
N-1-a	3	Adoption of less intensive residential uses. Adoption and implementation of the Kings River Circulation Plan. Provision of adequate water flow. Use of non-flammable building materials. Installation of fire alarms and smoke detectors. Formation of a fire protection special district.
N-1-b	3	Adoption of less intensive residential uses. Prohibition of additional public motor boat launching sites. Formation of a police protection special district.

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion</u>
R-4	3	Can be mitigated by the adoption of the "No Project" alternative for Sub-Area "A".
O-1	2	Increased use of fuel is considered insignificant as residents wishing to live in rural areas expect to drive further to fulfill their major shopping needs. Increased energy can be mitigated by implementation of the energy conservation methods that are available.
T-1-a	2	Adoption of Kings River Plan policies requiring Archaeological Site Survey notification and protection of archaeological sites by discretionary project conditions of approval.

M. DETERMINATION:

On the basis of this initial evaluation:

The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION WILL BE PREPARED**.

The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

N. CREDITS:

This staff Report/Environmental Assessment Initial Study was prepared by Jack Ferguson.

Date June 30, 1982

CHAPTER V



**Environmental
Impact Report**



FINAL ENVIRONMENTAL IMPACT REPORT
TULARE COUNTY GENERAL PLAN AMENDMENT GPA 82-01
KINGS RIVER AREA OF TULARE COUNTY, CALIFORNIA

Final Statement:

According to the guidelines for the California Environmental Quality Act of 1970, Title 14 of the Cal. Adm. Code, Section 15146, "Contents of the Final Environmental Impact Report," the final environmental impact report shall consist of: 1) the draft EIR, 2) a section listing the organizations and persons consulted, 3) the comments received through the consultation process (either verbatim or in summary), and 4) the response of the lead agency (Tulare County) to the significant environmental points raised in the review and consultation process. For this final EIR, Tulare County has chosen to summarize the comments received that relate to environmental issues. Each summarized comment is followed by Tulare County's response to the comment. The detailed comments received from the organizations and persons consulted about the draft EIR are contained in the letters attached to this final EIR.

PERSONS AND AGENCIES CONSULTED:

	<u>Comments Received</u>
	<u>Date of letter</u>
Tulare County General Services	
Tulare County Building Services and Parks Department	10/7/82
Tulare County Sheriff's Department	
Tulare County Fire Warden	10/1/82
Tulare County Public Works Department	
Tulare County Health Department	9/1/82
Tulare County Flood Control District	
Tulare County Air Pollution Control District	9/23/82
Southern Pacific Transportation Company	
Pacific Gas and Electric Company	
CALTRANS	
State Department of Boating and Waterways	
Regional Water Quality Control Board	
State Health Department	
State Reclamation Board	9/7/82
California Highway Patrol	9/15/82
State Department of Fish and Game	9/23/82
California Archaeological Site Survey	
Excelsior Resource Conservation District	
Fresno County Planning Department	
Kings County Planning Department	9/1/82
City of Reedley Planning Department	
City of Kingsburg Planning Department	
Kingsburg Joint Union High School District	
Clay Joint Elementary School District	
Kings Canyon Unified School District	

Kings River Union Elementary School District
 U. S. Army Corps of Engineers
 Kings River Conservation District
 Alta Irrigation District
 Consolidated Irrigation District
 Tulare County Audubon Society
 Kings River Water Association
 Kings River Gun Club
 Kings River Golf Course and Country Club
 Delta Vector Control District
 State Clearinghouse
 Pacific Telephone Company

9/13/82

10/6/82

COMMENTS RECEIVED, TULARE COUNTY BUILDING SERVICES AND PARKS DEPARTMENT:

1. The 10 to 12 acre park in Sub-Area "A" should be developed and maintained in its present Sub-Area "A" location. The California Department of Parks and Recreation and the United States Department of Interior National Park Service in letters respectively dated August 25, 1982 and August 13, 1982 have concluded that the county park must have river frontage.

RESPONSE:

The possibility of retaining the Sub-Area "A" county park on river frontage and centered around current park improvements has been adequately evaluated by this EIR. Such a proposal is discussed as part of Alternative AA in the EIR.

Four new alternatives for Sub-Area "A" have been proposed since receipt of the subject letter from the Tulare County Building Services and Parks Department. These alternative plans are displayed on pages 6, 7, 8 and 9 of this final EIR. Each such alternative is a proposal for retaining the county park on the Kings River. This EIR adequately discusses all the environmental effects and necessary mitigation measures that might result should one of these new alternative plans be adopted. The discussion of such environmental effects and mitigation measures can be found on pages 90 and 96-100 of the draft EIR. The policies of the Kings River Plan are applicable to each of these new alternatives. A discussion of each of the four new plans for Sub-Area "A" is as follows:

Alternative EE

The various land use proposals for Alternative EE are shown on page 6 of this final EIR. The purpose of this alternative is to allow the development of the county park using existing park improvements. In addition, a depressed area to the east of the park improvements that is unusable for residences is included in the park area and made useful as open space.

Alternative FF

The various land use proposals of Alternative FF are shown on page 7 of this final EIR. The purpose of this alternative is to retain important existing park improvements (the parking area and the restrooms) within the park while locating the majority of the park to the west of these improvements where there is a low area. The low area is less usable for residences than portions of Sub-Area "A" east of the improvements. However, since the lower area would be usable as a park, this alternative gives further consideration to topography in determining the best locations for residential and park uses. The one disadvantage of this alternative is that the park's restrooms and parking lot would be adjacent to a residential area.

Alternative GG

The various land use proposals of Alternative GG are shown on page 8 of this final EIR. The purpose of this alternative is to completely relocate the county park to a lower portion of Sub-Area "A" that is less usable for residences than presently improved portions of the park. At the same time, this alternative would maintain park frontage on the Kings River. As with Alternative FF, this plan further recognizes topography as a factor in the location of park and residential uses. However, unlike Alternative FF, the park restroom and parking area could be situated away from residential areas.

Alternative HH

This plan is similar to Alternative EE except that the residential area would be expanded northwestward to the Kings River. This would allow some residential frontage on the river, the main purpose of this alternative. See page 9 of this final EIR.

2. The Planned Development Zone should be applied to the entire 85 acre Sub-Area "A" to allow flexibility in development of the property.

RESPONSE:

Use of the Plan Development Combining Zone on the Sub-Area "A" site is discussed in Chapter III of the Kings River Plan as a possible implementation measure of proposed Kings River Plan policy III-1. The appropriateness of such zoning should be further evaluated during the Kings River Area Rezoning Project that will follow the adoption of the Kings River Plan.

COMMENTS RECEIVED, TULARE COUNTY FIRE WARDEN:

Some of the existing commercial and residential developments in the Kings River area have been allowed without the installation of fire protection improvements, i.e., water mains and fire hydrants. The lack of such improvements during a fire could cause a need for a greater amount of fire fighting equipment. As a result, communities in surrounding areas could be left without fire protection for an extended period of time. In addition, the lack of improvements could lead to greater fire damage and higher insurance rates.

Fire equipment access to properties in the Kings River Plan area is another problem for the fire department. North/south travel is hindered by the Kings River. The result of hindered access would be an increased fire equipment response time.

The Tulare County Fire Department has no preference as to which alternative plan is chosen for the Kings River area. The existing fire facilities can absorb the additional demand without any major modifications as long as new developments are required to have appropriate fire protection improvements.

RESPONSE:

The Kings River Plan will not cause additional subdivisions and commercial uses to be developed without adequate fire improvements. Such improvements can be required at the project review phase of a parcel map, subdivision, special use permit, planned unit development, etc., in accordance with the Subdivision, Zoning and Fire Protection Ordinances. Such improvements can also be required at the building permit stage of a development in accordance with the county's Fire Protection Ordinance. The Kings River Plan may aid fire protection services since fire equipment access will be enhanced by the proposed circulation plan and policies.

COMMENTS RECEIVED, TULARE COUNTY HEALTH DEPARTMENT:

Under Goal V on page 35 of the draft Kings River Plan, implementation measures dealing with sewage disposal should include a reference to enforcement of the Porter-Cologne Act and enforcement of Tulare County Ordinance Code sections 7033-7034.2. In addition, the word, "unconventional," should be replaced by "alternative" in policy V-4 on page 35 of the draft plan.

RESPONSE:

The implementation measures for proposed Kings River Plan policies V-3 and V-4 are hereby amended to state that enforcement of Sections 7033-7034.2 of the Tulare County Ordinance Code and enforcement of the Porter-Cologne Act are also implementation measures for Kings River Plan policies V-3 and 4. In addition, the word "alternative" is hereby substituted for "unconventional" in proposed policy V, 4 of the Kings River Plan.

COMMENTS RECEIVED, STATE RECLAMATION BOARD:

The proposed Kings River Plan draft EIR addresses most of the Reclamation Board's concerns in a very satisfactory manner. It should be noted, however, that any encroachment into the designated floodway must still be approved by the Reclamation Board prior to the start of construction, regardless of the local zoning ordinance. The establishment of Primary and Secondary Flood Plain zoning in the designated floodway should be carefully considered.

The final EIR should discuss the effect of storm water drainage from residential uses on the flood carrying capacity of the Kings River. In addition, the final EIR should discuss possible difficulties and expenses of effective storm water drainage in flood-prone areas. If any drainage facilities are to be located within the designated floodway, approval of plans for such facilities must first be secured from the California Reclamation Board.

RESPONSE:

Under Chapter IV, section J, item 16 of the Kings River Plan, it is stated that an encroachment permit from the State Reclamation Board is required for activity within the designated floodway. Policy VI-3 and implementation measures are hereby added to the Kings River Plan to express the same.

Zoning within the Kings River Designated Floodway will be carefully evaluated to reduce the potential hazards of flooding to lives and property. As a measure to implement the Kings River Plan, it is proposed that only F-1 zoning or F-2 combining zoning be used within the Kings River Designated Floodway. The boundaries of these zones will not extend beyond the designated floodway. Consequently there should be no confusion on Tulare County Zoning Map as to where the designated floodway is situated.

It is likely that residential subdivisions near the Kings River allowed by this plan will channel storm drainage to the waterway. This could have a significant effect on the flood water carrying capacity of the Kings River which may be difficult and expensive to mitigate.

This effect can be mitigated by requiring area subdivisions using the river as a drain to have necessary facilities to prevent the overloading of the flood carrying capacity of the Kings River such as ponding or detention basins. Such basins would be used to temporarily store storm drainage during times of potential flooding. In addition, the State Reclamation Board through its designated floodway permit requirements can control storm drainage facility encroachments into the Kings River Designated Floodway. This could have the effect of limiting such facilities, minimizing storm drainage into the river.

COMMENTS RECEIVED, DEPARTMENT OF CALIFORNIA HIGHWAY PATROL:

The Kings River Plan will not adversely affect the statutory responsibilities of the California Highway Patrol.

RESPONSE:

None

COMMENTS RECEIVED, CALIFORNIA DEPARTMENT OF FISH AND GAME:

The Kings River Plan has adequately identified the amendment's environmental impacts. The plan proposes mitigation measures which should reduce any adverse impacts below significant levels. The California Department of Fish and Game concurs with the Kings River Plan as written and agrees that priority should be given to protecting the planning area's riparian habitat and valley oaks. The Department of Fish and Game would object if the plan were to be considered without adopting the mitigation measures/policies listed on page 9 of the draft plan text.

RESPONSE:

None

COMMENTS RECEIVED, KINGS COUNTY PLANNING AGENCY:

The Kings River Plan will have a minimal impact on Kings County. The Kings County Planning Agency concurs with the findings of the draft EIR.

RESPONSE:

None

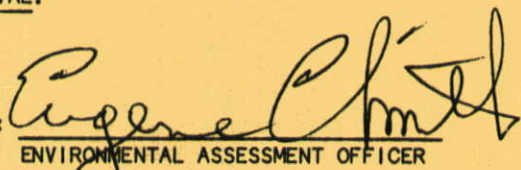
COMMENTS RECEIVED, U.S. ARMY CORPS OF ENGINEERS:

The draft EIR prepared for the Kings River Plan covers flood hazards in sufficient detail. The Army Corps of Engineers also notes that Corps' Federal regulatory permit requirements for the placement of dredged or fill material in the Kings River has been recognized.

RESPONSE:

None

FINAL APPROVAL:

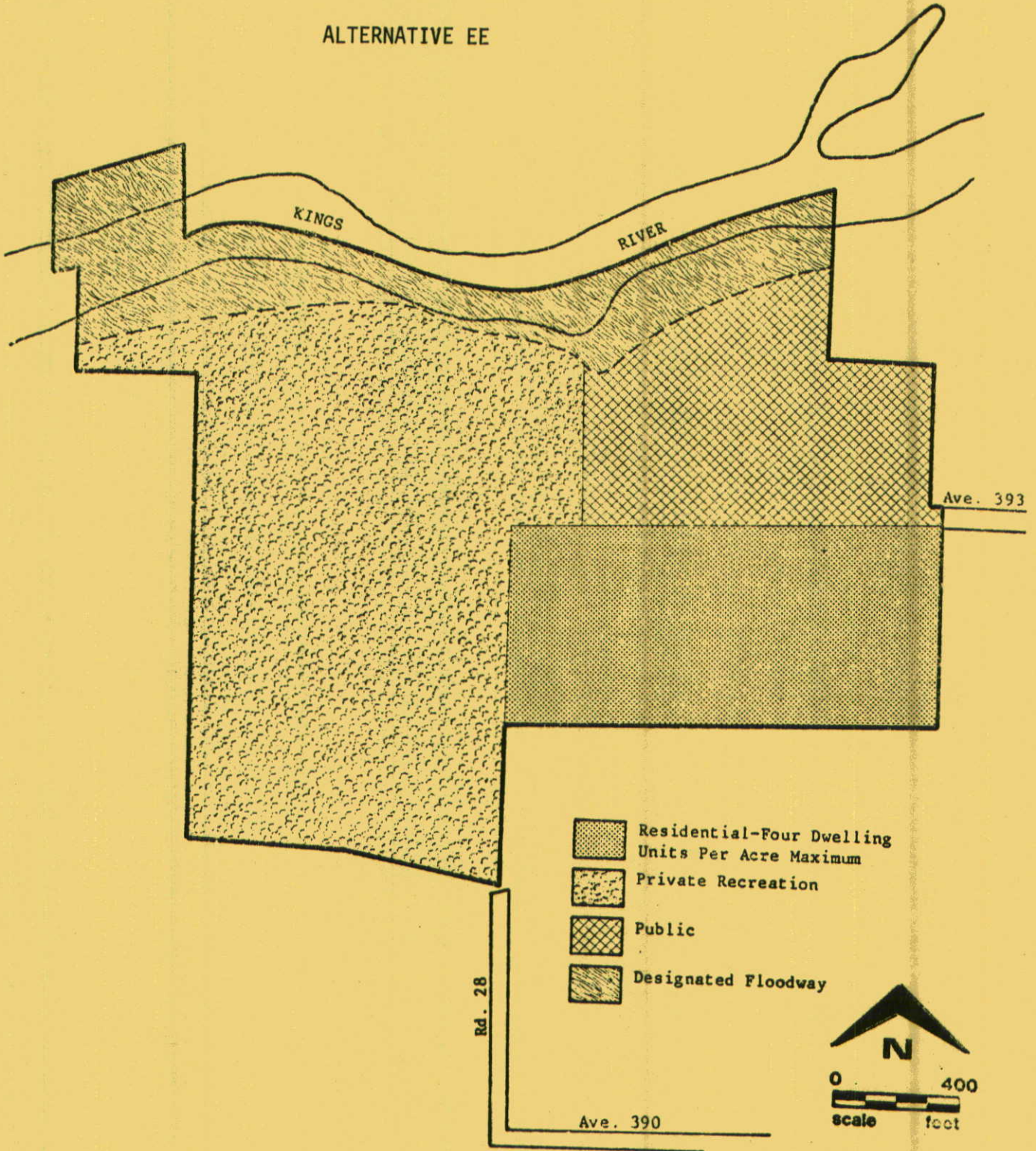
APPROVED BY: 
ENVIRONMENTAL ASSESSMENT OFFICER

11-4-82
DATE

KINGS RIVER PLAN GPA 82-01

SUB-AREA "A"

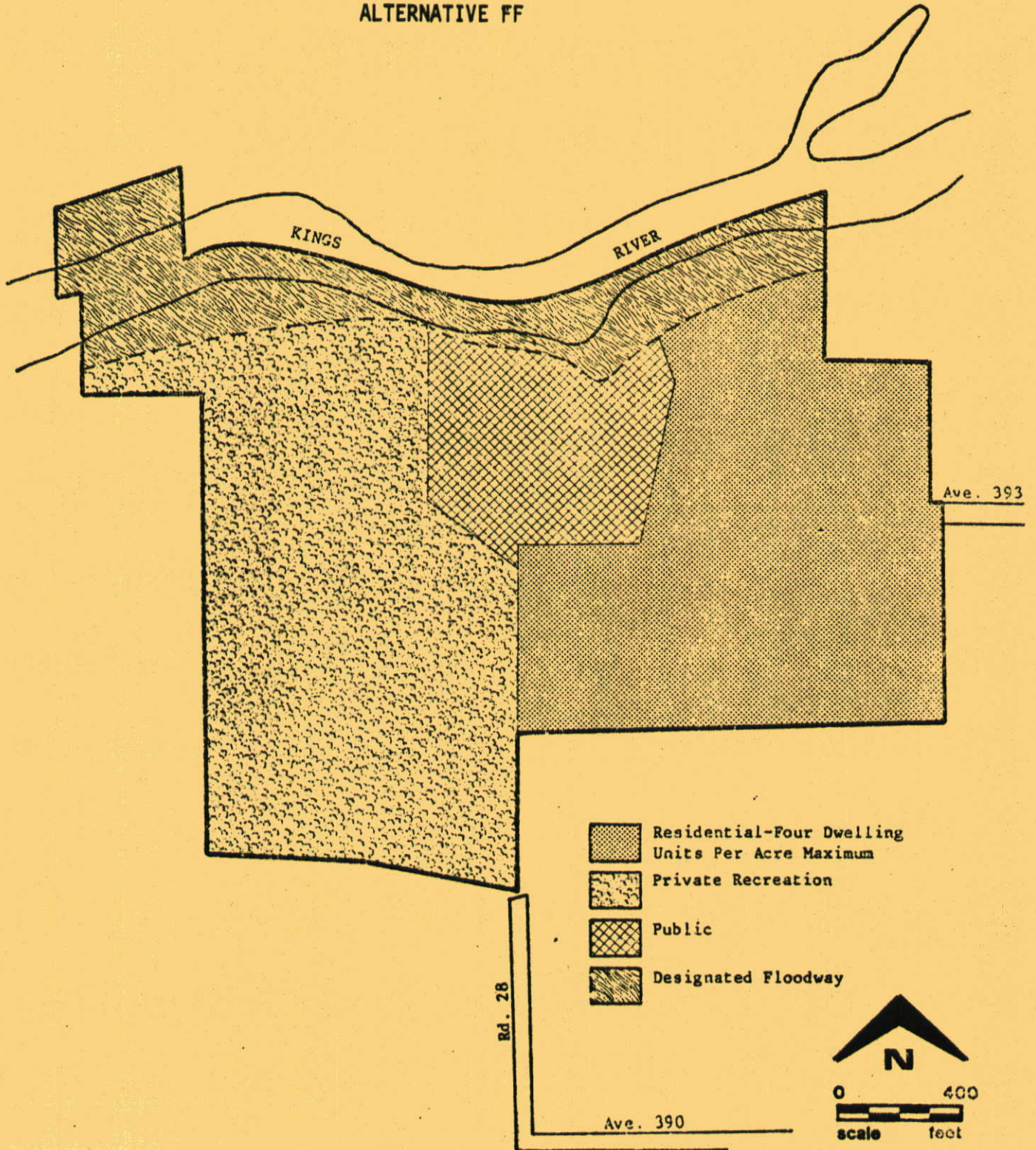
ALTERNATIVE EE



KINGS RIVER PLAN GPA 82-01

SUB-AREA "A"

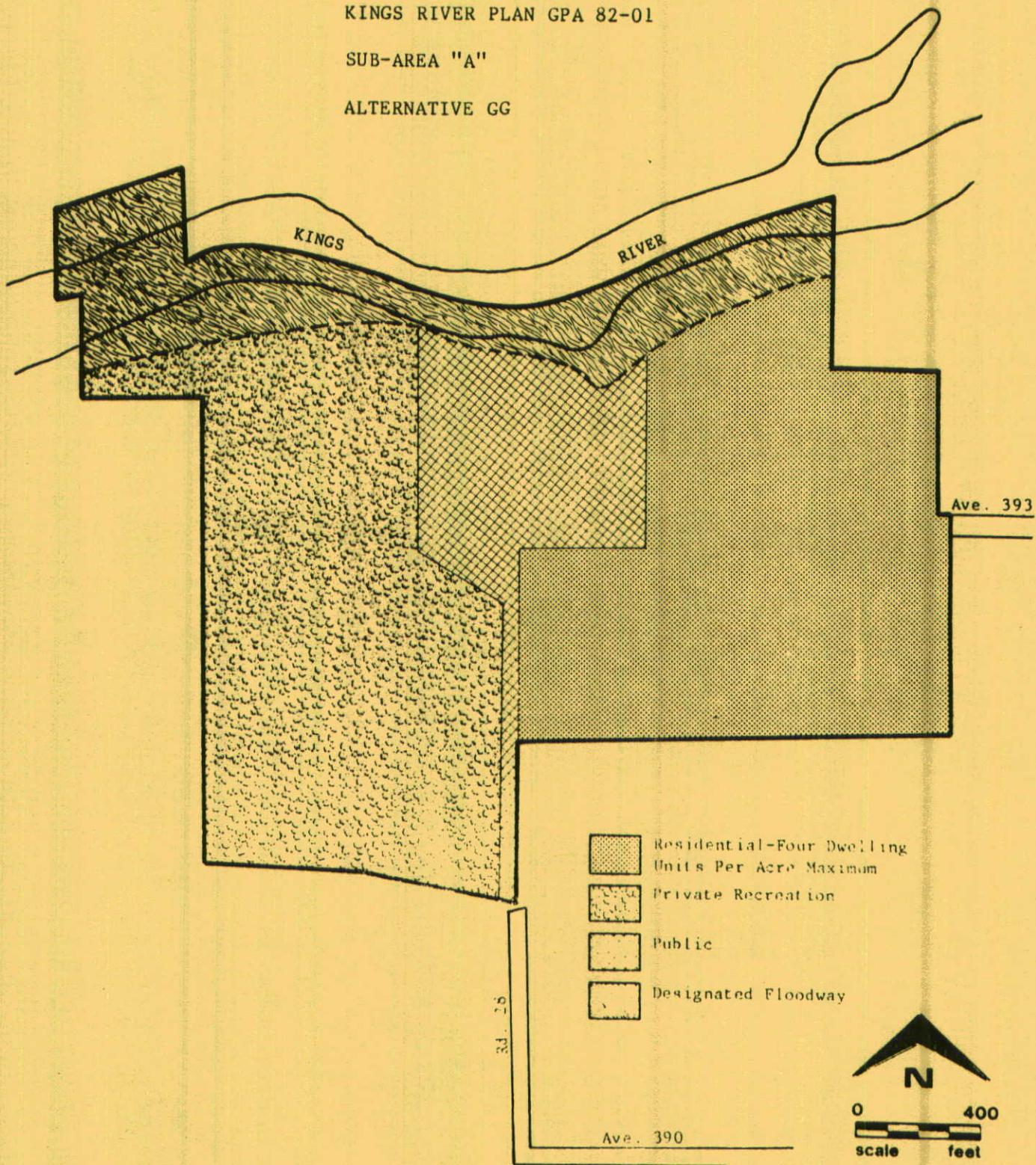
ALTERNATIVE FF



KINGS RIVER PLAN GPA 82-01

SUB-AREA "A"

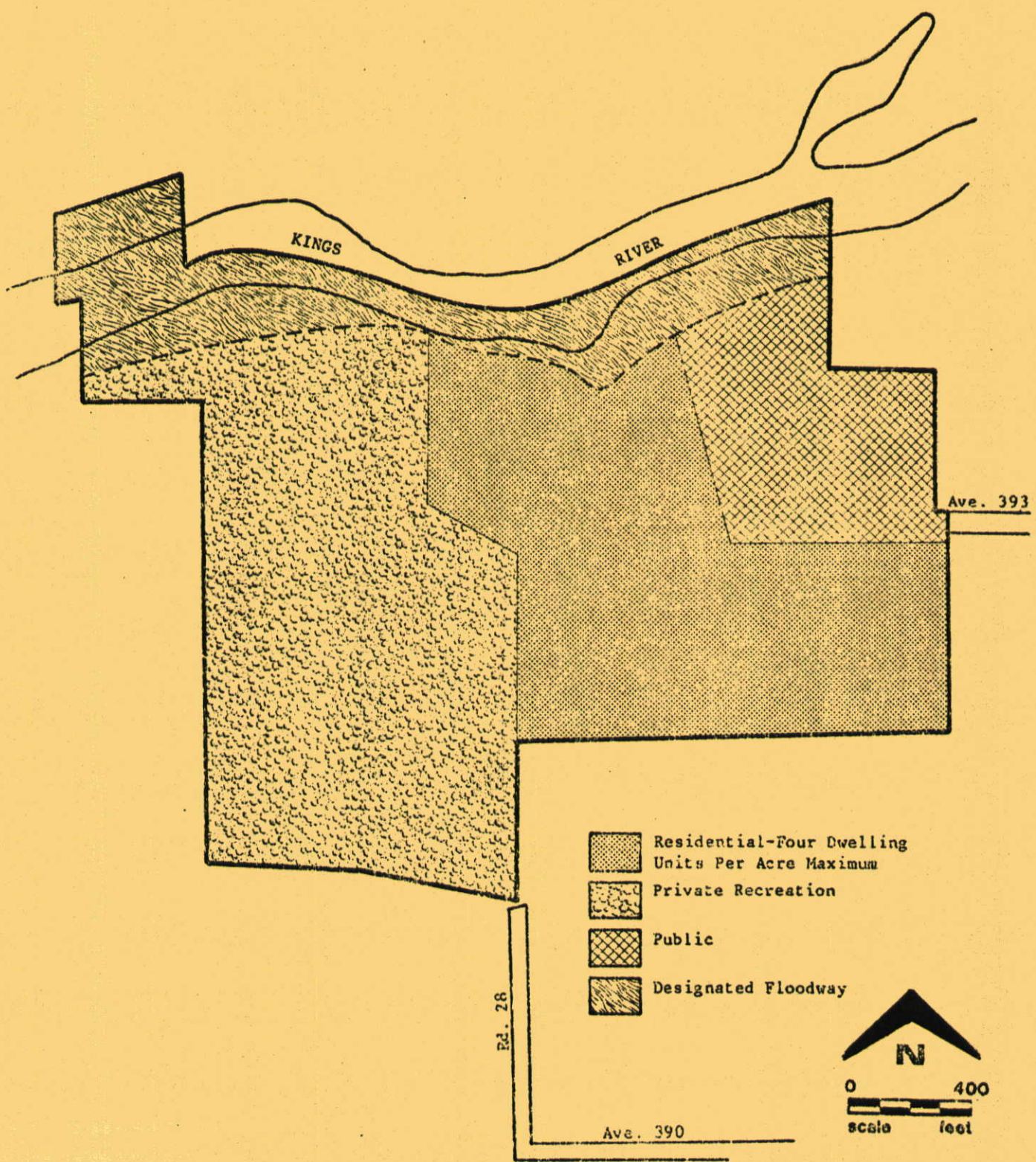
ALTERNATIVE GG



KINGS RIVER PLAN GPA 82-01

SUB-AREA "A"

ALTERNATIVE HH





**BUILDING
SERVICES
& PARKS
DEPARTMENT**

October 7, 1982

Jack Ferguson
Project Planner
Planning Department
County Civic Center
Visalia, CA 93291

SUBJECT: KINGS RIVER PLAN

I have reviewed reviewed the draft of the Kings River Plan and submit the following observations and recommendations:

1. The County should develop and maintain a ten to twelve acre park in its present location because of the requirement placed upon us by the Department of Parks and Recreation. (See attached letters)
2. That this department support the Planning Department's recommendation of adopting Alternative BB with the exception of the zoning, which could be established as Planned Development for the entire 85 acres owned by the County. This would allow future flexibility for that development. This alternative is also mentioned in Goal III, Sub area "A", Page 33.

This Kings River Plan draft is a very concise evaluation. I would like to commend the Planning Staff for its thoroughness.

Bob Wilburn
Building Services and Parks Superintendent

BW:ja

**BUILDING SERVICES
[209] 733 6616**

**CAPITAL PROJECTS
[209] 733-6614**

**PARKS
[209] 733-6612**

**MUSEUM
[209] 733-6613**

**AGRICULTURAL
BUILDING COUNTY
CIVIC CENTER
VISALIA, CA. 93291**

DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 2390
SACRAMENTO 95811
(916) 322-9596



August 25, 1982

Mr. Duane LaMunyon
Director
Building Services and
Parks Department
County of Tulare
Agricultural Services Building
Civic Center
Visalia, CA 93291

Dear Mr. LaMunyon:

Kings River Park Development
LWCF Project Number 06-00334C

This is in response to your letter of July 14, 1982, requesting this Department's approval to relocate the existing ten acre Kings River Regional Park to one of two alternative sites nearby. The cost of relocating the improvements to the new site would be borne by the County of Tulare.

After reviewing the Kings River plan and maps of the alternative sites and after discussions with the National Park Service, it is this Department's opinion that the relocation of the ten acre site, including improvements, can be approved as long as the new site has river frontage.

The reasons for these requirements are as follows:

- When Kings River Regional Park project was first selected for funding under the federal Land and Water Conservation Fund program in 1973, it was selected for its regional location and its access to the Kings River. The river access was seen as a prime attraction by the County and State in providing numerous recreation opportunities to the general public.
- The Land and Water Conservation Fund (LWCF) requirements state that when properties acquired or developed with LWCF monies are converted from outdoor recreation use, replacement land and facilities must be provided. The replacement properties and facilities must be of "reasonably equivalent usefulness and location." This means some river access must be provided.

It would seem after studying the maps of the proposed land use for the 85 acre parcel, that a ten acre park site could be located closer to the river so as to provide access to it.

Until an alternative site is proposed that meets the above condition and is submitted for this Department's review and approval, approval on the relocation cannot be given.

A copy of the National Park Service's letter on this matter is enclosed for your information.

Mr. Duane Lalunyon

Page 2

August 25, 1982

If the County seeks clarification on the above issues or if I can be of assistance, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Doug Ralston". The signature is written in dark ink and is positioned to the left of the typed name.

Doug Ralston
Park and Recreation Specialist

Enclosure



United States Department of the Interior

NATIONAL PARK SERVICE

WESTERN REGION

450 GOLDEN GATE AVENUE, BOX 36063
SAN FRANCISCO, CALIFORNIA 94102

Director's Office

6940
AUG 18 1982

IN REPLY REFER TO:

06-00334C(WR-PRG)

DEPT. PARKS & RECREATION

August 13, 1982

Mr. Pete Dangermond, Jr.
Director
Department of Parks and Recreation
P.O. Box 2390
Sacramento, California 95811

Dear Mr. Dangermond:

We have reviewed your letter of June 28, 1982 concerning the relocation of a portion of the Kings River Park which was developed with assistance from Land and Water Conservation Fund Project Number 06-00334C.

It was our understanding, as the result of the joint meeting with the County of Tulare last year, that the County requested permission to sell the 85-acre park because of the isolated location and maintenance of the park has become financially infeasible. The proposed alternative, as agreed by all representatives at the meeting, was to acquire 10 acres of "like" river front property located closer to population and near other County parks for greater maintenance efficiency. It has been determined that only 10 acres of the 85-acre park are subject to the 6(f)(3) restrictions.

We concur with your conclusion that the replacement parcel should have river frontage so as to provide lands that are of "reasonably equivalent usefulness and location" as specified in the Land and Water Conservation Fund Act.

Sincerely,

John D. Cherry
Associate Regional Director
Resources Management

FIRE WARDEN of the COUNTY of TULARE

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



October 1, 1982

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

Attention: Jack Ferguson, Project Planner

Dear Mr. Ferguson:

Ref. GPA 82-01/Kings River Plan
Draft Environmental Impact Report

The Fire Warden's office offers the following comments regarding this project.

The entire area of the Kings River plan is served by Tulare County Fire Station #2 (Kings River) located near the intersection of Avenue 400 and Road 36. Response times within the area would vary from 2 to 15 minutes, depending on the time of day and weather conditions.

One of our concerns is in regards to existing commercial and residential development in the area. The majority of this development was allowed to occur without the installation of fire protection improvements; i.e., water mains and fire hydrants. All the residential development on the golf course falls into this category. The homes along the golf course are typically very large; some are two story. Fires which occur in areas not served by community water systems cause a much greater response of fire equipment in an attempt to get enough water to the scene to suppress the fire. As a result, communities in surrounding areas are left unprotected for extended periods of time. It appears that there are still many building sites available on the golf course which could be developed with residential units which will serve to compound the existing fire protection problem in the area. Most commercial development in the plan area is of a relatively small scale. The exceptions to this are the two recreational campgrounds and the Riverland Resort. The campgrounds, Lindy's Landing and Royal Oak Park have each recently amended their existing use permits and as a result have (or soon will be) upgrading their fire protection facilities to the Fire Warden's recommendations. Riverland Resort is the largest commercial complex in the plan area. Because it is the largest, it also presents the largest potential fire problem. Should a major fire occur at the resort, our only water source would be the river. The effectiveness of fire forces would be dependent on whether or not we could get close enough to the river to draft water to suppress the fire. Even if we were able to do so, a substantial amount of time would be involved to set up drafting

operations, lay the necessary hose lines, and begin pumping water on the fire. Because of this time lapse, it would most likely involve a major fire loss at the resort.

To our knowledge, there are two small community water systems in the plan area. Both were developed to serve recent subdivisions. These are the Kings River Estates, and Fairway Mutual Water Systems. In addition to the protection these systems provide, the residents living within the boundaries of these systems enjoy a much lower fire insurance rate than those residents not served by a community system. This translates into a substantial dollar savings in insurance costs.

Access for fire equipment is another problem for the Fire Department, which doesn't look as though it will improve much within the plan period. North/south travel through the area is difficult due to the river. Within the plan boundaries, there are 3 crossings, one at Highway 99, one at Avenue 400, and one at Avenue 416. Fire equipment response times will often be affected by having to go 2 to 3 miles out of their way to cross the river.


In regards to the alternatives listed in the plan, the Fire Department has no preference for one alternative over another. We feel that existing fire facilities can absorb the additional demand for service (as described in the plan) without any major modifications as long as any new development is required to install appropriate fire protection improvements as per the subdivision ordinance and other fire protection/prevention ordinances.

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

Sincerely,

EVAN D. LONG
FIRE WARDEN

By


William G. Trowbridge
Fire Protection Planning Officer

WGT:tc

Tomas F. Gonda, M.D., M.P.H.

Director of Public Health
733-6441

DEPARTMENT OF PUBLIC HEALTH
COUNTY OF TULARE
County Civic Center
Visalia, California
93277

HEALTH CENTERS
Visalia
Tulare
Porterville
Cutler-Orosi

DIVISION OF ENVIRONMENTAL HEALTH

1 September 1982

Jack Ferguson, Project Planner
Tulare County Building & Planning Department
County Civic Center
Visalia, Ca. 93291

Re: GPA 82-01 (Kings River Plan & DEIR)

Dear Sir:

We have reviewed GPA 82-01 (Kings River Plan & DEIR) and would like to make the following comments:

Under Goal V (Page 35), Implementation Measures, it would probably be more clear to show a comprehensive authority over sewage disposal system design, installation and review by including County Ordinance Sections 7033-7034.2 and also the Porter-Cologne Act.

Under item 4 of Goal V, the word "unconventional" should be replaced by the word "alternative", it should be pointed out that there are limitations to the unconventionality of "Unconventional methods of sewage disposal". Good design, adequate and acceptable soils, and water information are basic tenets of the systems, or any departure from the conventional systems.

Sincerely,

Tomas F. Gonda, M.D., M.P.H.
Director of Health Services

A.R. Maniscalco R.S.

A. R. Maniscalco, R.S.
Environmental Health Specialist
Division of Environmental Health

ARM:s1

Memorandum

To : 1. A-38
James W. Burns
Assistant Secretary for Resources
The Resources Agency

Date : **SEP 7 1982**

File No.:

2. Mr. Jack Ferguson
Tulare County Planning Department
Tulare Courthouse, Room 111
Visalia, CA 93291

Subject: Draft Kings River
Plan and Draft Environ-
mental Impact Report (DEIR)
(SCH 82022557)

From : **THE RECLAMATION BOARD**
Department of Water Resources

RECEIVED
SEP 29 1982

The proposed Kings River Plan DEIR addresses most of The Reclamation Board's concerns in a very satisfactory manner. The mitigation measures suggesting that the designated floodway be zoned as primary and secondary flood plain, that building standards be in compliance with the National Flood Insurance Program's regulations, and that the Kings River Area General Plan policies that call for the protection of riparian vegetation be adopted and used in conjunction with the Board's Riparian Vegetation Management Policy, should be important elements of the future flood plain management in the subject area.

The project proponent should be made aware, however, that plans for any encroachments in the designated floodway must still be approved by the Board before start of construction regardless of local zoning ordinances. Therefore, it is important that the primary flood plain zoning coincides with the designated floodway in order to avoid confusing the public about existing flood hazards. When determining what constitutes the reasonable area around existing developments in the designated floodway that is to be zoned as secondary flood plain, effects on flooding should be carefully considered.

Drainage from the proposed residential areas will increase with full development. Whether this increase will be large enough to have an effect on the flood-carrying capacity of the Kings River, which will presumably receive the runoff, is not discussed in the DEIR. In addition, drainage is generally more difficult and expensive to accomplish in flood-prone areas where pumping to remove excess runoff is often necessary. The final EIR should discuss these issues. Should the area need a storm drain system with pumps and/or outfall structures in the designated floodway, approval of plans from the Board will be necessary.

Thank you for the opportunity to comment on this DEIR.

Eldon E. Rinehart
ELDON E. RINEHART
General Manager
(916) 445-9454

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL



5025 West Noble Avenue
Post Office Box 470
Visalia, California 93279
Telephone: (209) 734-6767

September 15, 1982

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

Attention: Project Planner, Mr. Jack Ferguson

REFERENCE: Case No. GPA 82-01 ((SCH 82022557))

Dear Mr. Ferguson:

We have reviewed your consultation notice # 2, in the above referenced case and do not see any adverse impact on any of our Agency's statutory responsibilities.

We thank you for the opportunity to review your proposal and trust that our answer is sufficient for your needs.

Very truly yours,

A handwritten signature in cursive script, appearing to read "O. E. Rubey".

O. E. RUBEY, Captain
Commander

Memorandum

To : Jim Burns, Projects Coordinator
Resources Agency

Date : September 23, 1982

Jack Ferguson
Tulare County Planning Department
Room 111, Tulare Courthouse
Visalia, CA 93291

From : Department of Fish and Game

Subject: Draft Kings River Plan and Draft EIR


We have reviewed subject document, regarding a proposed amendment to the Land Use and Circulation Elements of the Tulare County General Plan. It affects a planning area located along the Kings River between the cities of Reedley and Kingsburg.

We believe the document has adequately identified potential impacts of the Plan and its implementation upon the fish, wildlife and habitat resources of the area. The Plan proposes mitigation measures which we agree should reduce any adverse impacts below significant levels. We concur with adoption of the Plan as written.

We agree that a priority should be placed upon protection of riparian habitat and valley oaks which occur throughout the planning area. We would object if the Plan were to be considered for adoption without inclusion of the mitigation measures/policies as stated on page 9.

Our staff is available to answer any specific questions regarding the above comments, potential project impacts or mitigation measures. Please direct any inquiries to Dale Mitchell or Rod Goss at the address below:

California Department of Fish and Game
1234 East Shaw Avenue
Fresno, CA 93710
Phone: (209) 222-3761


FOR Director



Kings County Planning Agency

PLANNING COMMISSION - BUILDING INSPECTION - ADVISORY AGENCY
ZONING ADMINISTRATION - ENVIRONMENTAL REVIEW

MAILING ADDRESS: • KINGS COUNTY GOVERNMENT CENTER • HANFORD, CA 93230
OFFICES AT: ENGINEERING BUILDING, GOVERNMENT CENTER, HANFORD (209) 582-3211, EXT. 2670

September 1, 1982

Tulare County Building
and Planning Department
Rooms 105-11, Courthouse
County Civic Center
Visalia, CA 93291

ATTN: Mr. Eugene E. Smith, Director

Re: Draft Environmental Impact Report
for the Kings River Plan

Dear Mr. Smith:

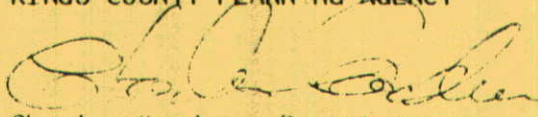
In response to your request that we review the scope and content of the environmental information contained in the draft Kings River Plan, we have the following comments:

1. The Kings River Plan presents minimal impact to the Kings County environment, since the focus of the Plan is on areas of Tulare County.
2. We concur with the findings of the Draft Environmental Impact Report.

We appreciate the opportunity to have reviewed your plan.

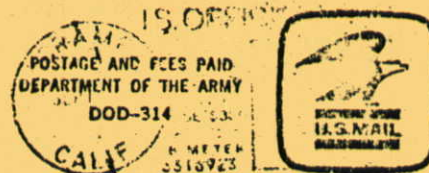
Very truly yours,

KINGS COUNTY PLANNING AGENCY


Charles Gardner, Director

BT/4b

C
 DEPARTMENT OF THE ARMY
 SACRAMENTO DISTRICT, CORPS OF ENGINEERS
 550 CAPITOL MALL
 SACRAMENTO, CALIFORNIA 95814
 OFFICIAL BUSINESS
 PENALTY FOR PRIVATE USE, \$300
 SPKED-W



Mr. Jack Ferguson, Project Planner
 Valley Planning Division
 Tulare County Planning Department
 County Civic Center, Rooms 105-111
 Visalia, CA 93291



FROM: See return address on reverse.		DATE 13Sep82
WRITER'S NAME/TELEPHONE NO. B. DOYLE, (916) 440-3522		
<input checked="" type="checkbox"/> YOUR <input type="checkbox"/> OUR COMMUNICATION (Kind, reference symbol, date, subject, or other identification) Letter dated 16 August 1982 requesting comments on the draft EIR for the Tulare Co. General Plan Amend (GPA-82-01) for the Kings River Plan		
ACTION TAKEN OR REQUESTED		
<input type="checkbox"/> REPLY WILL BE FURNISHED ON OR ABOUT _____ <input type="checkbox"/> REQUEST DATE WHEN REPLY MAY BE EXPECTED <input type="checkbox"/> WE HAVE SENT YOUR COMMUNICATION TO (See below)		<input checked="" type="checkbox"/> RECEIPT ACKNOWLEDGED <input type="checkbox"/> FOR DIRECT REPLY <input type="checkbox"/> TO OBTAIN INFORMATION
We have reviewed the Kings River Plan and note that the DEIR covers flood hazards to the areas in sufficient detail. We also note that our Federal regulatory permit requirements concerning placement of dredged or fill material in the Kings River has been recognized.		
<input type="checkbox"/> OTHER INFORMATION <input type="checkbox"/> SUPPLIED OR <input type="checkbox"/> REQUESTED		
TYPED NAME, GRADE AND TITLE GEORGE C. WIDDELL Chief, Engineering Division		SIGNATURE <i>George C. WiddeLL</i>

DA FORM 209, 1 Jan 70

REPLACES EDITION OF 1 NOV 66, WHICH WILL BE USED.

DELAY, REFERRAL, OR FOLLOW-UP NOTICE
 (AR 3-0-15) 412-16-82001-1 GPO

733-6438

AIR QUALITY CONTROL SECTION
DEPARTMENT OF PUBLIC HEALTH

COUNTY OF TULARE

County Civic Center
Visalia, California
93277

HEALTH CENTERS
Visalia
Tulare
Porterville
Cuttler-Orosa

September 23, 1982

Eugene E. Smith, Director
Tulare County Building and Planning Department
County Civic Center
Visalia, California 93291

Attention: Jack Ferguson

Re: Case No. GPA 82-01 (SCH 82022557)

Dear Mr. Smith:

We have no comment on this proposal.

Sincerely,

Tomas F. Gonda, M.D., M.P.H.
Air Pollution Control Officer



Gary D. Criscione
Environmental Health Engineer

GDC:st

CHAPTER V

ENVIRONMENTAL DOCUMENT
DRAFT ENVIRONMENTAL IMPACT REPORT
GENERAL PLAN AMENDMENT GPA 82-01
KINGS RIVER PLAN

A. INTRODUCTION:

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

This EIR contains a discussion of the environmental consequences of the Kings River Plan, including the ramifications of the Plan's application to an 85 acre parcel of county-owned land called Sub-Area "A" by this document. Because the Kings River Plan meets the criteria of a "community plan" under Section 21083.3 of the State of California Public Resources Code, this EIR may be used as an environmental document for proposed subdivisions and other proposed residential projects in areas designated "rural-residential" by the Kings River Plan.

B. SUMMARY:1. Proposal:

The proposed Kings River Plan would amend the Land Use, Circulation and Environmental Resources Management (ERME) Elements of the Tulare County General Plan and the Rural Valley Lands Plan map. The purpose of the plan is to mitigate potential conflicts that could arise between various land uses in the Kings River area. The plan will also be used to minimize conflicts between land development projects and the Kings River area's riverine/agricultural environment. Proposed Kings River Plan policies and land use and circulation designations will amend the policies and designations of the 1964 Tulare County Land Use and Circulation Elements and the 1975 Rural Valley Lands Plan as they apply to the Kings River area. The Open Space and Recreation Plan Maps of the ERME will also be modified by the Kings River Plan. The most significant change to the RVLP will be the addition of a Policy which will eliminate the RVLP point evaluation for permitted land uses in the areas designated "Residential."

2. Significant Environmental Impacts:

The following is a listing of potential significant impacts identified by the initial study which may result from the implementation of this Kings River Plan.

- a. Loss of agricultural land,
- b. Agricultural/non-agricultural land use conflicts,
- c. Water contamination by septic tank systems,
- d. Loss of riparian habitat,
- e. Flooding,
- f. Need for police protection,
- g. Need for fire protection,
- h. Potential disruption of Archaeological Sites, and
- i. Recreation/Residential land use conflicts.

3. Alternative Land Use Schemes for the Kings River Plan:

Aside from the "No Project" Alternative the following is a summarized description of each of the three alternative land use schemes developed for the Kings River Plan Area. Graphic illustrations of each alternative can be found on Page 112 for Alternative A, Page 113 for Alternative B and Page 114 for Alternative C.

ALTERNATIVE A

Of the three alternatives, this one proposes the most intense degree of development, especially with regard to the acreage allocated to the "residential" land use. The following land uses are proposed to be incorporated into the planning area for this alternative:

<u>PROPOSED LAND USE</u>	<u>APPROXIMATE ACREAGE</u>	
Agricultural	5,461	5,446
Residential (Max. 4 Units/Acre)	605	551
Designated Floodway	382	376
Commercial/Recreation	49	49
Kings River Golf Course	115	115
Public	25	15
Neighborhood Commercial	4	4
TOTAL PLAN AREA	6,641 acres	6,556 acres

The predominant land use of this alternative is agriculture, comprising approximately 82 percent of the plan area.

The next predominant land use is residential at a maximum density of 4 units per acre. The residential land use designation lies generally east of the river and along the north side of Avenue 400 (State Route 201), east and west of Road 40 north of its intersection with Avenue 400, and west of Roads 34 and 33. A small area of Commercial/Recreation is designated in the southwest corner of the Plan area reflecting the existing use of Riverland - a motel, restaurant and recreation area. This alternative also incorporates a "Rural Residential/Recreation Opportunity Area" which extends approximately 1500 feet on both sides from the center of the river channel. Development in this area will have to meet certain residential and recreation development standards as set forth in the Plan.

ALTERNATIVE B - THE PROPOSED PLAN

Of the three alternatives, this one represents a moderate approach, meaning the amount of acreage allocated to residential uses would fall between Alternatives A (maximum development) and C (minimum development). The following land uses are proposed to be incorporated into the planning area for this alternative:

<u>PROPOSED LAND USE</u>	<u>APPROXIMATE ACREAGE</u>	
Agricultural	5,794	5,760
Residential (Max. 4 Units/Acre)	272	237
Designated Floodway	382	376
Commercial/Recreation	49	49
Kings River Golf Course	115	115
Public	25	15
Neighborhood Commercial	4	4
TOTAL PLAN AREA	6,641 acres	6,556 acres

The predominant land use of this alternative is also agriculture, however less land than in Alternative A is designated for residential use. The density of 4 units/acre as a maximum remains the same, as does the general location of the areas designated for residential land use. The most significant reduction of residential land use occurs in the area north of Avenue 400 and east of the river. The Commercial/Recreation land use designation southwest of State Highway 99 remains the same as Alternative A, as does the Rural Residential/Recreation Opportunity Area Corridor.

ALTERNATIVE C

This alternative provides for the smallest amount of residential development, agriculture being still the predominant land use designation. The following land uses are proposed for this alternative:

<u>PROPOSED LAND USE</u>	<u>APPROXIMATE ACREAGE</u>	
Agricultural	5,879	5,872
Residential (Max. 4 Units/Acre)	-187	125
Designated Floodway	-382	376
Commercial/Recreation	-49	49
Kings River Golf Course	-115	115
Public	25	15
Neighborhood Commercial	-4	4
TOTAL PLAN AREA	=6,641 acres	6,556 acres

In this alternative the residential land use designation has been reduced to "nodes" of development potential. These nodes generally occur in seven locations: 1) west side of Road 32 north of Avenue 400, 2) the east and west sides of Road 36 at the northerly intersections with Avenue 400, 3) at the northwest intersection of Road 40 with Avenue 400, 4) the area southwest of the Kings River Union School at the southwest intersection of Road 40 and Avenue 400, 5) an area west of Road 33 between Avenues 396 and 398, 6) the area north of Avenue 393 between Road 32 and the Kings River Golf Course and the County-owned park (shown as Sub-Area "A" on the Plan maps), and 7) the area known as Royal Oak Park along the west side of the Kings River, south of Avenue 400. The Commercial/Recreation land use designation and the Rural Residential/Recreation Opportunity Area corridor remain the same as Alternatives A and B.

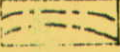
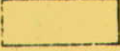

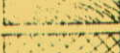
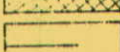
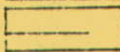
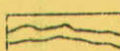
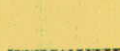
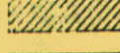
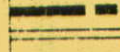
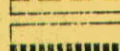


4. Circulation:

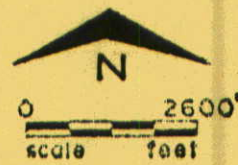
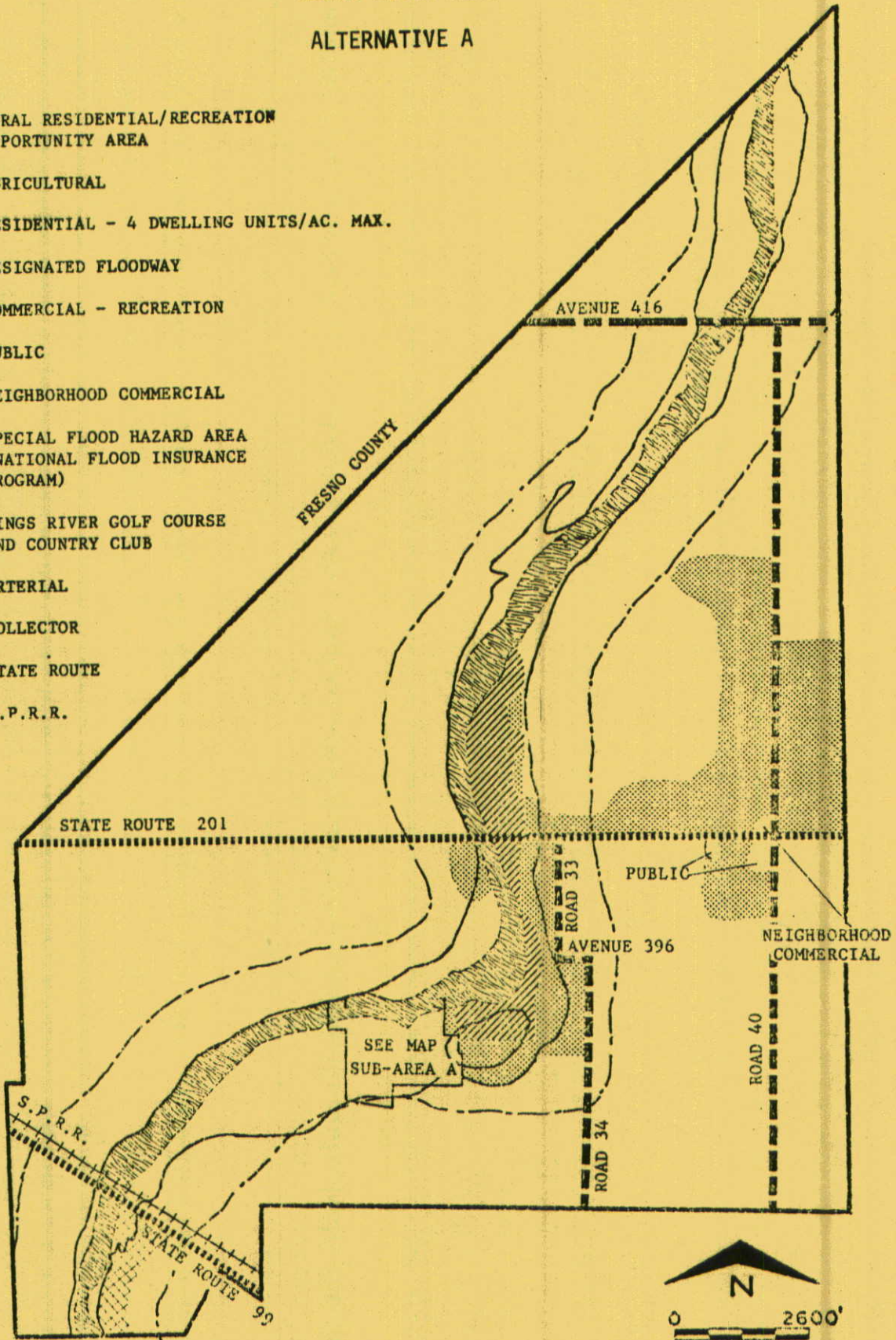
All three alternative plans (A, B, and C) contain the same proposals for circulation.

<u>ROAD PORTION</u>	<u>PROPOSED DESIGNATION</u>
a. Road 34 from Avenue 388 north to Avenue 396, westerly to Road 33 and northerly to Avenue 400 (State Route 201).	Collector
b. Road 40 from Avenue 388 north to Avenue 416.	Collector
c. Avenue 416 from Road 42 west to the Tulare County/Fresno County line.	Arterial

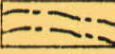



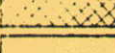
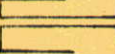
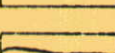


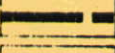

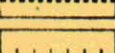
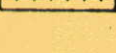
KINGS RIVER PLAN

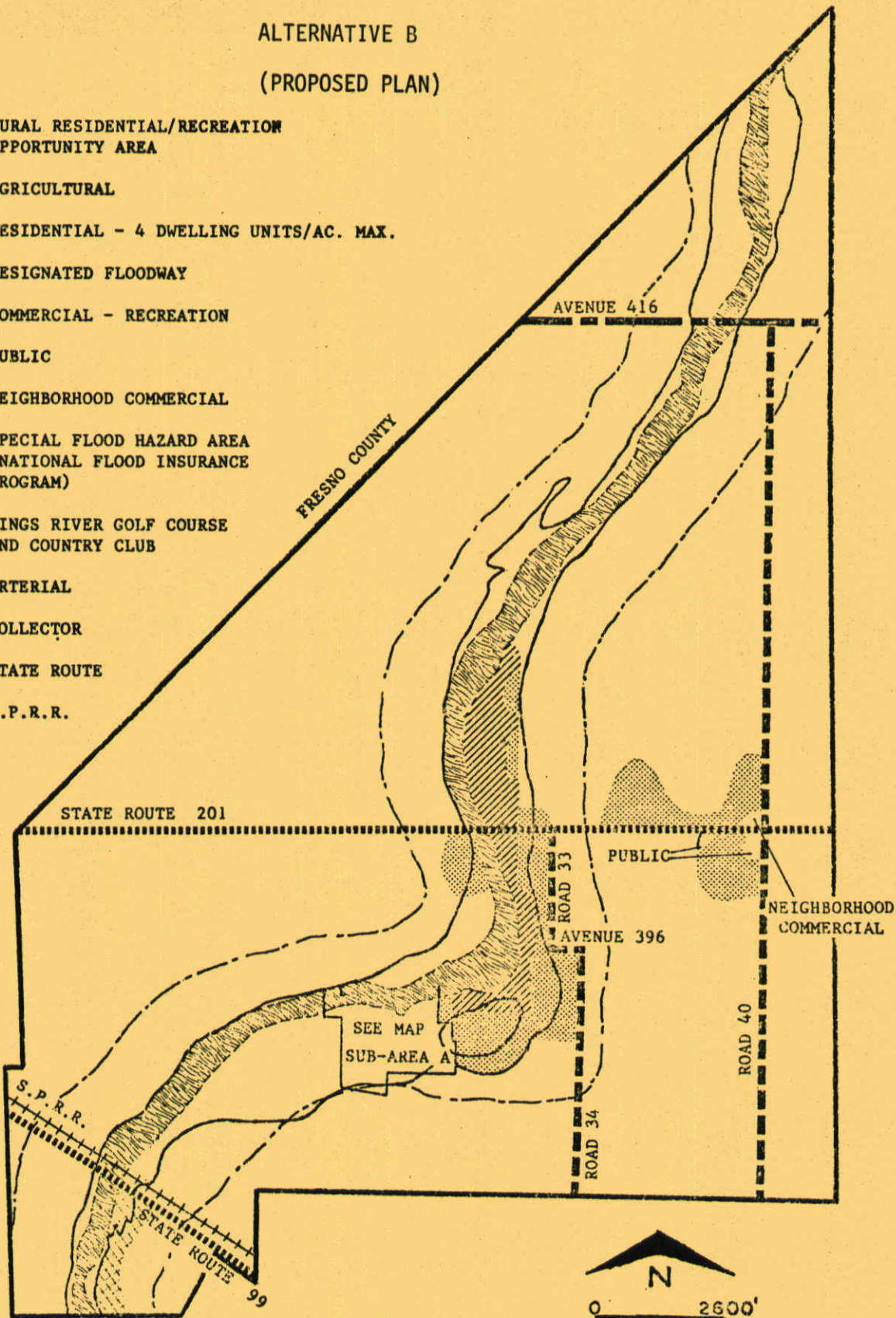
ALTERNATIVE A

-  RURAL RESIDENTIAL/RECREATION OPPORTUNITY AREA
-  AGRICULTURAL
-  RESIDENTIAL - 4 DWELLING UNITS/AC. MAX.
-  DESIGNATED FLOODWAY
-  COMMERCIAL - RECREATION
-  PUBLIC
-  NEIGHBORHOOD COMMERCIAL
-  SPECIAL FLOOD HAZARD AREA (NATIONAL FLOOD INSURANCE PROGRAM)
-  KINGS RIVER GOLF COURSE AND COUNTRY CLUB
-  ARTERIAL
-  COLLECTOR
-  STATE ROUTE
-  S.P.R.R.



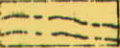
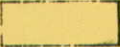

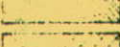
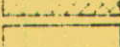
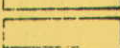
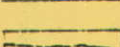
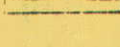


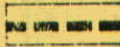
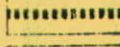

KINGS RIVER PLAN
 ALTERNATIVE B
 (PROPOSED PLAN)

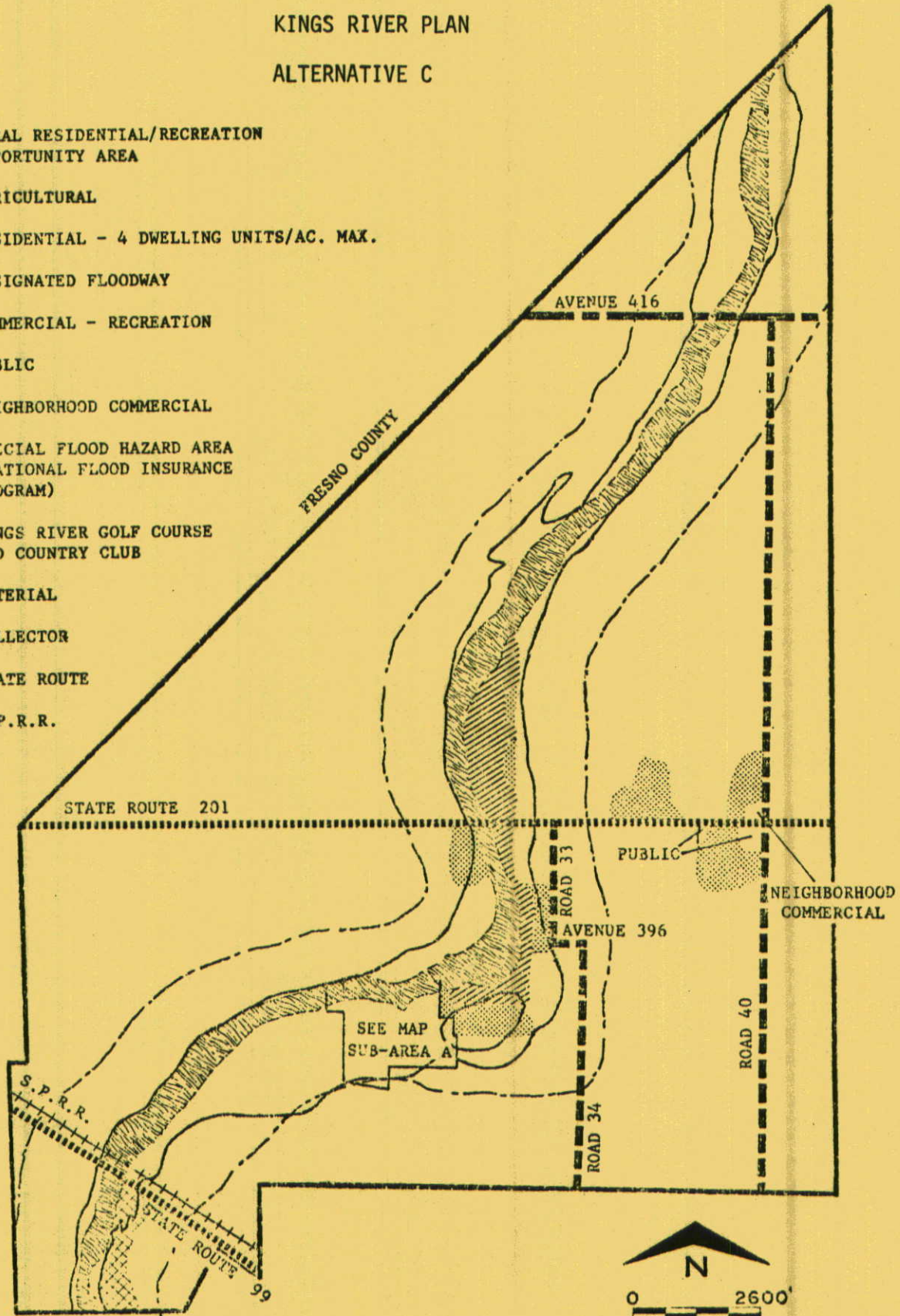
-  RURAL RESIDENTIAL/RECREATION OPPORTUNITY AREA
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-  RESIDENTIAL - 4 DWELLING UNITS/AC. MAX.
-  DESIGNATED FLOODWAY
-  COMMERCIAL - RECREATION
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-  KINGS RIVER GOLF COURSE AND COUNTRY CLUB
-  ARTERIAL
-  COLLECTOR
-  STATE ROUTE
-  S.P.R.R.



KINGS RIVER PLAN

ALTERNATIVE C

-  RURAL RESIDENTIAL/RECREATION OPPORTUNITY AREA
-  AGRICULTURAL
-  RESIDENTIAL - 4 DWELLING UNITS/AC. MAX.
-  DESIGNATED FLOODWAY
-  COMMERCIAL - RECREATION
-  PUBLIC
-  NEIGHBORHOOD COMMERCIAL
-  SPECIAL FLOOD HAZARD AREA (NATIONAL FLOOD INSURANCE PROGRAM)
-  KINGS RIVER GOLF COURSE AND COUNTRY CLUB
-  ARTERIAL
-  COLLECTOR
-  STATE ROUTE
-  S.P.R.R.



5. Mitigation Measures:

The following is a brief summary of the measures found through the draft EIR analysis which can mitigate to a level of insignificance the significant impacts which were identified by the initial study. Only one potential impact - increased energy consumption - was found by the draft EIR to not be significant, and therefore no mitigation measures are deemed necessary for this effect.

<u>Effect</u>	<u>Mitigation Measures</u>
a. Loss of Agricultural Land	Can be mitigated by adoption of Policies I-1, 2 and 3 and II-1, 2 and 3, which regulate the balance between the need for residential development and the need to protect agricultural resources.
b. Agricultural vs. Non-agricultural Land Use Conflicts	Can be mitigated by adoption of policies which place a limit on the amount of rural-residential areas and requires buffers between agricultural activities and residential areas.
c. Water Contamination by Septic Tank Systems	Can be mitigated by adoption of proposed Policies V-1, 2 and 3 which regulate residential densities and control new septic system standards.
d. Loss of Riparian Habitat	Can be mitigated by use of the Primary (F-1) and Secondary (F-2) Flood Plain Zones and adoption of proposed Policies IX-1, 2, 3 and 4 which protect Valley oaks and other riparian vegetation supportive of the Kings River riparian habitat.
e. Flooding	Can be mitigated by the regulation of construction in the National Flood Insurance Program's Special Flood Hazard Area for the Kings River; adoption of proposed policies VI-1 and 2 which regulate development in flood-prone areas; use of Primary (F-1) and Secondary (F-2) Flood Plain Zones in the Kings River Designated Floodway; and protection of river banks with discretionary project approvals and State Reclamation Board permits.
f. Need for Police Protection	Can be mitigated by adoption of a plan alternative with reduced residential development; by prohibiting additional public motor boat launching sites; and by formation of a police protection special district.
g. Need for Fire Protection	Can be mitigated by adoption of a plan alternative with reduced residential development; by adoption and implementation of the proposed Kings River Circulation Plan; provision of adequate fire flow by adoption of proposed Policy V-1; by requiring use of least flammable building materials; by requiring installation of fire alarms and smoke detectors; by formation of a fire protection special district; and by application of the Uniform Building Code's most stringent fire class rating for construction of residential buildings.

- h. Potential Disruption of Archaeological Sites Can be mitigated by the adoption of proposed Policies XII-1 and 2 which require notification of a proposed project be given to the California Archaeological Site Survey and by protection of known archaeological sites by discretionary project approvals.
- i. Recreational vs. Residential Conflicts Can be mitigated by the adoption of proposed Policies VIII-2 and 3 which prohibit new public motor boat launches; by adoption of proposed Policies IV-3 and 4 which discourage conflicts between residential areas and recreation-oriented traffic; and by adoption of a plan alternative with reduced residential development.

C. DESCRIPTION OF PROJECT:

1. Proposal:

The Kings River Plan proposal is described in this text in Chapter I, Section A, INTRODUCTION and in Chapter II.

2. Location:

The Kings River Plan applies to an area described in this text in Chapter I, Section B, LOCATION.

D. DESCRIPTION OF ENVIRONMENTAL SETTING:

The environmental setting of the Kings River Plan area including Sub-Area "A" is described in this text in Chapter IV, Section H, ENVIRONMENTAL SETTING.

E. SIGNIFICANT ENVIRONMENTAL EFFECTS AND MITIGATION MEASURES:

For the purposes of this EIR, the plan alternatives identified in this document as Alternatives B and BB shall be referred to as the "proposed plan."

The following significant environmental effects could result from adoption of the proposed Kings River Plan.

- 1. Loss of Agricultural Land: It is estimated that adoption of the proposed Kings River Plan will encourage a loss of 326 acres or more of productive or potentially productive agricultural land to non-agricultural uses. Such land primarily will be converted to residential developments in areas designated by the Kings River Plan for such residential uses.

Mitigation Measures: The loss of agricultural land can be mitigated by adoption of an alternative land use plan (such as Alternatives B or C) that would have a reduced non-agricultural acreage.

- 2. Conflicts Between Agricultural And Non-Agricultural Uses: As new residential developments occur adjacent to agricultural properties, conflicts could arise between the two types of land uses. The most common crops in the planning area are grapes and deciduous fruit trees which require spraying with pesticides, etc. Such spraying would be annoying and possibly hazardous to nearby residents. Farming noise and dust might also irritate adjacent residents. Farmers could be forced to modify their farming practices on crops possibly established long before the rural-residences were developed.

Mitigation Measure: This significant effect can be mitigated by adoption of an alternative Kings River land use plan with a reduced area designated for residential uses. This effect could also be mitigated by concentrating residential areas where they will be buffered from agricultural activities by the river, by streets and/or by less productive agricultural land.

3. Potential Septic Tank Contamination of Water: Adoption of the proposed Kings River Plan may increase the potential for ground and surface water contamination by septic tank systems, a significant environmental effect. The proposed plan could allow the total area residences to increase an estimated 153 percent (from 421 dwelling units as of 4/23/82 to 1,066 dwellings). Septic tank effluent, therefore, would be significantly increased. This added effluent would be discharged in leach fields on sandy soils that have a low water holding capacity over groundwater that was at an average of 20 feet below the ground surface in 1970. Twenty feet is the minimum ground water depth over which septic systems can operate safely. In addition effluent will be discharged by septic tank leach lines in areas that are subject to sheet-flow flooding. Thus if the groundwater level were to rise above 20 feet or if sheet-flow flooding were to occur, water could be contaminated by the additional septic tank systems encouraged by the Kings River Plan.

Mitigation Measure: Potential water contamination can be mitigated by adoption of the following: a) a land use plan alternative with a reduced area designated for rural-residential uses, b) a Kings River Plan policy regulating the densities of residences based on the septic tank system capacities of soils, and/or c) a Kings River Plan policy that requires new waste water disposal systems to conform to the standards of the Regional Water Quality Control Board and the Tulare County Health Department.

4. Loss of Riparian Habitat: It is anticipated that future developments adjacent to the Kings River encouraged by the proposed plan will destroy or at least alter some of the river's riparian habitat. Developments on the 85 acres owned by Tulare County at the intersection of Road 28 and the alignment of Avenue 393 (Sub-Area "A") could contribute to this situation. Such destruction or alternation would be a significant environmental effect because of its impact on a type of habitat that is becoming increasingly scarce in the southern San Joaquin Valley.

Mitigation Measures: This significant environmental effect can be mitigated by implementing the Designated Floodway designation of the Kings River Plan with the restrictive F-1 (Primary Flood Plain) and F-2 (Secondary Flood Plain) Zones. Since the major portion of the riparian vegetation is within the designated floodway, such flood plain zoning could offer a significant amount of habitat protection. Also adoption of the Kings River Area General Plan policies that call for the protection of the planning area riparian vegetation, including Valley oaks would help mitigate this significant effect.

5. Flooding: Adoption of the proposed Kings River Plan could lead to the increased exposure of people and property to the hazards of flooding, a significant environmental effect. Such exposure to flooding could result because the plan may encourage the encroachment of recreation uses into the State Reclamation Board's Kings River Designated Floodway. Also, the plan could encourage disturbances of river banks by residential and recreation developments, leading to flooding. In addition this significant effect could result because the proposal will allow residential and recreation uses in areas subject to sheet flow flooding during a one hundred year flood. A one hundred year flood would be a flood expected to occur once in every one hundred years on the average, although it could happen any year. Sheet flow depths could range from two feet near the Kings River Designated Floodway to less than an inch at the outer edges of the flood hazard area. Flood water depths could be deeper if the flood were more severe than a one hundred year flood.

Mitigation Measures: This effect can be mitigated by:

- a) Adoption of a General Plan policy that states that Tulare County shall regulate construction in accordance with the requirements of the Federal Emergency Management Agency when building activities take place in the Kings River Special Flood Hazard Area Identified on Flood Hazard Boundary Map No. 065066 0009 A of the National Flood Insurance Program;
 - b) Adoption of a Kings River Plan alternative that proposes less intensive residential development along the Kings River;
 - c) Placement of the designated floodway in the restrictive F-1 (Primary Flood Plain) and F-2 (Secondary Flood Plain) Zones, a part of the Kings River Plan's proposed zoning implementation strategy; and
 - d) Use of discretionary project conditions of approval and State Reclamation Board permits to protect the river banks.
6. Dilution of Police Protection Services: Depending upon the plan alternative that is adopted, the Kings River Plan could contribute to the cumulative effect of diluting county police protection services. Such dilution when considered with that of other development projects county-wide could be a significant environmental effect. As residential and recreation uses increase under the auspices of the plan, it is anticipated that requests for police service will also increase, but the police force may not be correspondingly enlarged.

Mitigation Measures: This significant environmental effect can be mitigated by adoption of a plan alternative that calls for less intensive residential use of the Kings River area. This effect can also be mitigated by adoption of a General Plan policy that discourages additional motor boats on the Kings River by prohibiting additional public motor boat launching sites. This could reduce the need for additional river patrol personnel. The dilution of police protection services can also be mitigated by the development of a police protection special district in the Kings River area.

7. Dilution of Fire Protection Services: Depending upon the plan alternative that is adopted, the Kings River Plan could contribute to the cumulative effect of diluting fire protection services. Such dilution when considered with that of other development projects county-wide could be a significant environmental effect. As residential and recreation uses increase under the auspices of the Plan, it is anticipated that requests for fire protection services will also increase, but coinciding additions to fire protection personnel, equipment, and facilities may not occur.

Mitigation Measures: This potentially significant environmental effect can be mitigated by adoption of a plan alternative that calls for less intensive residential use of the Kings River area. Dilution of fire protection services can also be mitigated by adoption and implementation of the Kings River Circulation Plan to help assure good fire equipment access. The provision of an adequate water flow, use of non-flammable building materials and the installation of fire alarms and smoke detectors will also mitigate this effect. An additional mitigation measure would be the formation of a fire protection special district in the Kings River area. This would help to finance expanded fire protection services, minimizing the dilution of such services.

8. Potential Disruption of Archaeological Sites: Land development projects encouraged by the Kings River Plan could disrupt archaeological sites, a significant environmental effect. According to the California Archaeological Inventory, Bakersfield College, major waterways such as the Kings River are considered to be of medium to high archaeological sensitivity. There is one recorded archaeological site (Tul-18) within the Kings River Plan area and several others along the river outside the project boundary. Consequently disruption of archaeological sites by land development projects could occur in the planning area. This particularly may be the case in relatively undisturbed areas

along the Kings River such as the 85 acres of land owned by Tulare County at the intersection of Road 28 and the alignment of Avenue 393 (Sub-Area "A").

Mitigation Measures: The potential disruption of archaeological sites can be mitigated by the adoption of General Plan policies: a) that require the notification of the Archaeological Site Survey Office at Bakersfield College for Kings River projects in archaeologically sensitive areas, and b) that require discretionary project conditions of approval to minimize the project impacts on archaeologically sensitive sites.

9. Recreation vs. Residential Conflicts: If the proposed plan is adopted, conflicts could arise between residential and recreational uses. The Kings River attracts recreational activities. As more residential developments are encouraged along the river by this plan, residents of these developments could complain about recreation power boat noise. In addition, automobile traffic to and from recreational areas could travel through residential areas adding to neighborhood noise and traffic hazards. Such disturbances to residents would be a significant environmental effect because of the recurring nature of these problems in sensitive areas. Furthermore shooting activities at the Kingsburg Gun Club could disturb residents in Sub-Area "A".

Mitigation Measures: Conflicts between recreation and residential uses can be mitigated by the adoption of a Kings River Plan policy that discourages the development of new public motor boat launching sites in addition to existing sites (at Riverland Resort, Royal Oak Park, and Lindy's Landing). This might help to limit power boat usage of the river. Another mitigation measure is the regulation by Tulare County of boating activities on the river pursuant to Part IV, Chapter 3, Articles 7 and 8 of the Tulare County Ordinance Code. Part IV contains regulations on rafting and water skiing which prohibits such activities when the water release from Pine Flat Dam exceeds 800 cubic feet per second. It also contains speed limit regulations and violations. The problems associated with recreation-oriented motor vehicle traffic in Kings River residential areas can be mitigated by adoption of a Circulation Plan alternative that discourages direct access of such vehicles to residential areas. Conflicts between activities at the Kingsburg Gun Club and Sub-Area "A" residents can be eliminated by adoption of the "no project" alternative for Sub-Area "A".

F. ANY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSAL IS IMPLEMENTED:

1. The loss of agricultural land can be reduced but not totally avoided.
2. There will be some unavoidable loss of riparian habitat along the Kings River, but proposed General Plan policies will minimize the potential for this effect.
3. Dilution of fire and police protection to some extent is unavoidable unless a special protection district is established for the Kings River area. If supportable by local residents, it will help fund additional facilities and personnel to provide the needed service. Home protection devices are also encouraged such as smoke detectors, fire extinguishers, burglar alarms and other preventive measures. Although probably not feasible at this time, additional personnel (fire and police) may be needed to provide the necessary services within the next twenty years as the population increases.

G. ALTERNATIVES TO THE PROPOSED ACTION:

In addition to the "no project" alternative there are two other alternatives to the proposed Kings River Plan (Alternative B) and the three alternatives to the proposed Sub-Area "A" Plan (Alternative BB).

I. Alternatives to the Proposed Kings River Plan (Alternative B):

- a. No Project. No project means the present Tulare County General Plan, which is the Rural Valley Lands Plan, would remain in effect in the Kings River area. If the no project alternative were chosen, there might be less agricultural land converted to non-agricultural uses than under the proposed plan. However, with the no project alternative there would be no designation of flood-prone areas and no specific Kings River flooding policies. In addition there would be no county policies adopted especially for the protection of the Kings River riparian habitat and archaeological resources.
- b. Alternative A: Alternative A contains the identical policies as Alternative B and C. Alternative B is different from the other plan choices mainly because it allows for more residential expansion. Alternative A allows for 605 acres of residential while Alternative B allows for 272 and Alternative C allows for 187 acres.
- c. Alternative C: Alternative C is similar to the no project proposal because its land use designations recognize only existing land uses and lot sizes. It is also similar to the proposed plan (Alternative B) since it contains policies to reduce flooding hazards, to conserve the Kings River riparian habitat, to protect archaeological resources, etc. Under Alternative C approximately 187 acres would be designated for residential use. As with the proposed plan, however, Alternative C would have policies listing the criteria rural-residential developments must meet, if agricultural lands are to be converted to rural residential uses.
- d. The reduction of the proposed rural-residential acreages resulting from the adoption of the no project, Alternative B or Alternative C choices could help to mitigate the following significant environmental effects identified in Section E of this EIR: 1) loss of agricultural land, 2) residential/agricultural conflicts, 3) water contamination, 4) recreation/residential conflicts, 5) dilution of fire protection services, and 6) dilution of police protection services. The extent of this mitigation measure is difficult to estimate, however, since under each alternative, including "no project," there is the possibility of some rural-residential expansion in the "opportunity" areas besides those areas that are specifically designated for residential use as long as rural-residential development meets the criteria set forth in the plan.
- e. The following is an acreage comparison of the land use designations of Alternatives A and C with the proposed plan (Alternative B):

ACREAGE COMPARISONS OF PLAN ALTERNATIVES

DESIGNATION	ALTERNATIVE A		ALTERNATIVE B (Proposed Plan)		ALTERNATIVE C	
Residential	605	551	-272	237	187	125
Commercial Recreation	49		49		49	
Kings River Golf Course	115		115		115	
Public	25	15	-25	15	-25	15
Neighborhood Commercial	4**		4**		4**	
Designated Floodway	382	376	-382	376	-382	376
Agricultural	-5,461***	5,446***	-5,794***	5,760***	-5,879***	5,872***
TOTAL	-6,641	6,556	-6,641	6,556	-6,641	6,556

* The acreage of Sub-Area "A" outside the designated floodway is excluded from these comparisons. The acreages listed in this table are general as are the maps of the land use plan alternatives.

** Maximum of 4 acres permitted.

*** Includes rights-of-way.

- f. The following is an estimate of the additional population which could result from each of the various alternative plans A, B, and C and the alternatives for Sub-Area "A".

ADDITIONAL POPULATION*

	ALTERNATIVE A	ALTERNATIVE B	ALTERNATIVE C
Existing Population	1,240	1,240	1,240
Additional Population	2,100 1,900	1,220 820	840 450
TOTAL	3,340 3,140	2,460 2,060	2,080 1,690

* Additional population is based only on those areas designated specifically for residential use. These estimates do not include potential population which might occur from residential projects within the "opportunity" area, the Kings River Golf Course, or Sub-Area "A". Estimates were based on a household size of 3 persons per household.

ADDITIONAL POPULATION*

Additional Population	ALTERNATIVES			
	AA	BB	CC	DD
Conventional Development	249	411	975	435
Planned Unit Development	348	552	852	582

* These population estimates are based on maximum development and a household size of 3 persons per household. Realistically the estimated population would be less due to physical constraints on the property limiting the number of homes that could be constructed.

2. Alternatives to the Proposed Plan (BB) for Sub-Area "A":

- a. No Project: The no project alternative involves leaving the 85 acre Sub-Area "A" as is, although approximately 12 acres of Sub-Area "A" might be designated "Designated Floodway." This means the property probably would be left vacant with the exception of some unused park facilities (a fenced-in restroom, two picnic arbors and a parking lot) on 10 acres in the northeast portion of the property. Possibly some time in the future the park facilities would be reactivated and expanded, but this would depend upon the acquisition by Tulare County of park maintenance and expansion funds not available at this time or in the near future. No significant environmental effects can be predicted to result from the no project alternative since much of the site would probably remain vacant or used for grazing. Policies of the overall Kings River Plan adopted would still be applicable to the property. By choosing the no project alternative, Tulare County could retain Sub-Area "A" for development of a regional park. Such development might not take place for many years until the demand and funds for a riverine regional park are available. The long term advantages of available park property may outweigh the short-term gains of selling much of Sub-Area "A" to private developers.

The choice of no project may also maintain a buffer between area residences and the Kingsburg Gun Club shooting activities. Consequently, the potential for conflict between recreation and residential uses would be reduced.

- b. Alternative AA: Alternative AA is shown on the map labeled, "Alternative AA, GPA 82-01". The approximate acreages of the various designations shown on the map are as follows:
- 1) Ten acres designated "Public" for a public park to be located in a grove of Valley oaks in the southwest portion of the site away from the Kings River (a sometimes heavily used waterway for motor boating);
 - 2) Twenty-six acres, designated "Residential," are located on the generally higher portions of the site.
 - 3) Forty-three acres, designated "Private Recreation," are located on the generally lower more flood-prone western half of the site which might be used for private recreation uses which will require a special use permit; and
 - 4) Six acres of "Designated Floodway" delineating that portion of the site within the State Reclamation Board's Kings River Designated Floodway.

Alternative AA is similar to the proposed plan (Alternative BB). However, under the proposed plan, the county park would be moved from its present location to the southwest corner of Sub-Area "A". This is advantageous because the present park site is on higher ground which means it is a good location for residential uses. Residential usage, though is not the only reason for relocating the park.

Alternatives BB, CC and DD call for locating the park in the southwest portion of Sub-Area "A" in a grove of oaks. This would be a more aesthetic and shady setting for the park than the present park site adjacent to the river. It would also, however, be away from the Kings River which at times is heavily used by motor boats, a potential hazard to swimmers.

- c. Alternative CC: Alternative CC is shown on the map labeled "Alternative CC, GPA 82-01". The approximate acreages of the various designations shown are as follows:
- 1) Sixty-five acres for residential use (at a maximum density of up to four dwelling units per acre).
 - 2) Fourteen acres for a public park in a grove of Valley oaks in the southwest portion of the site away from the Kings River (a sometimes heavily used waterway for motor boating); and
 - 3) Six acres of "Designated Floodway" delineating the portion of the site within the State Reclamation Board's Kings River Designated Floodway.

Of all the alternative land use plans for Sub-Area "A", Alternative CC offers the least protection from flooding to people and property. Development of the site under this alternative would be expensive because it is likely that extensive grading and filling would be necessary for rural residential development at a maximum density of four units per acre.

- d. Alternative DD: Alternative DD is shown on the map labeled "Alternative DD, GPA 82-01". The approximate acreages of the various designations shown on the map are as follows:

- 1) Thirty-five acres for residential use (at a maximum density of four dwelling units per acre);
- 2) Thirty acres for rural-residential use (one dwelling unit per 2-1/2 acres maximum) in the lower lying western portion of Sub-Area "A" where there are fewer desirable building sites than on other portions of the property;
- 3) Fourteen acres for a public park in an oak grove in the southwest portion of the site away from the Kings River (a sometimes heavily used waterway for motor boating); and
- 4) Six acres of "Designated Floodway" delineating the portion of the site within the State Reclamation Board's Kings River Designated Floodway.

Alternative DD recognizes the building site constraints (irregular topography and low-lying terrain) of the western portion of Sub-Area "A" with a low intensity rural-residential designation. If residences in this area have a low density, there will be fewer residential uses exposed to flooding than under Alternative CC. There also will be a reduced need for extensive grading and filling on the land.

- e. The following table compares land use designation acreages of the proposed plan (BB) with the acreages of Alternatives AA, CC, and DD:

ACREAGE COMPARISONS OF SUB-AREA A*

DESIGNATION	ALTERNATIVE AA (ACRES)	ALTERNATIVE BB (ACRES)	ALTERNATIVE CC (ACRES)	ALTERNATIVE DD (ACRES)
Residential (4 Units/Ac. Max.)	26	43	65	35
Rural-Residential (1 Unit/2-1/2 Acs. Max.)	0	0	0	30
Private Recreation	43	25	0	0
Public	10	11	14	14
Designated Floodway	6	6	6	6
Total	85	85	85	85

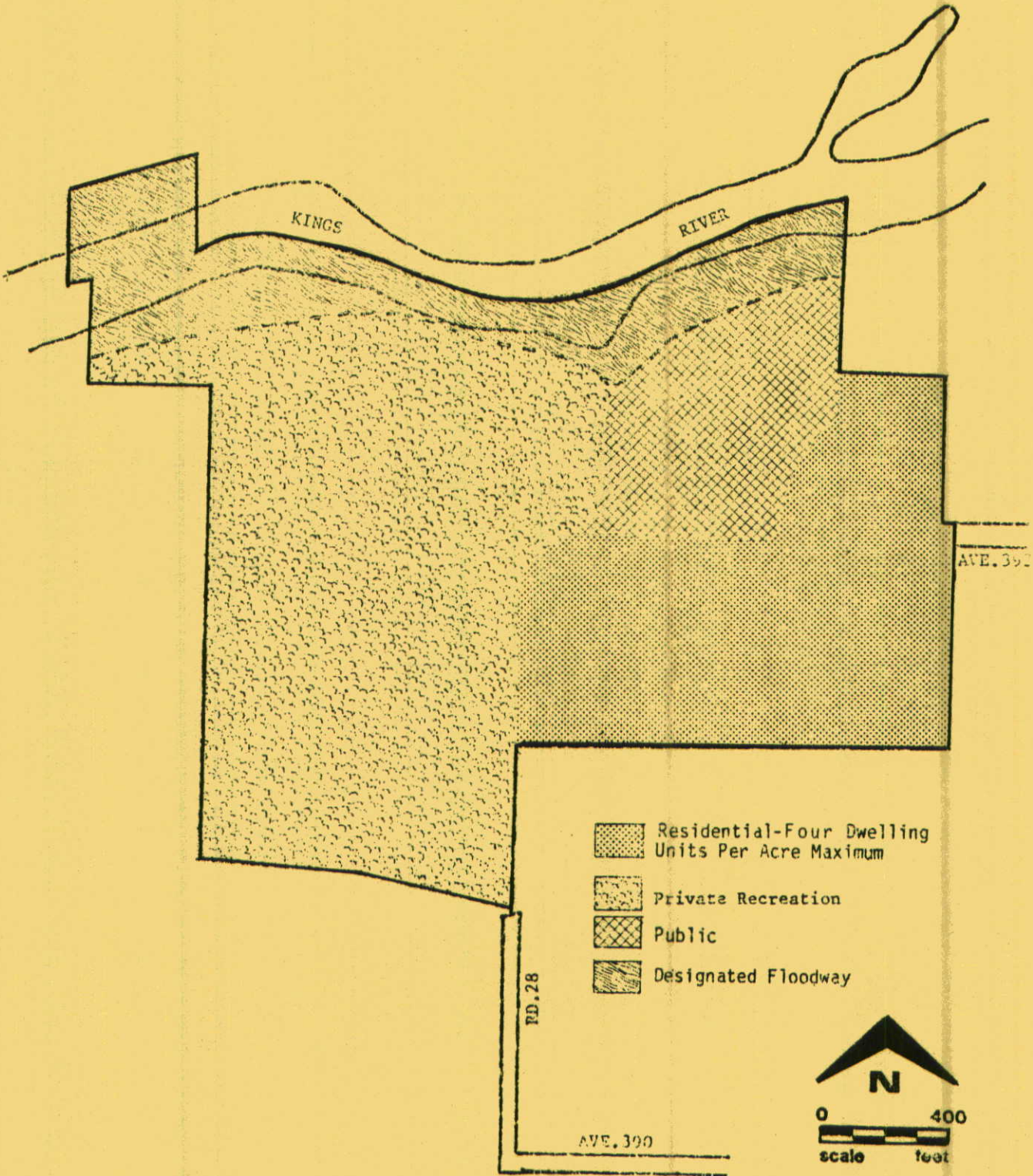
*These land use designation acreages are general as are the maps of land use plan alternatives.

- f. None of the circulation proposals of the plan alternatives, including the proposed project, include provisions for direct access between residential areas and non-residential Sub-Area "A" land uses.

KINGS RIVER PLAN GPA 82-01

SUB-AREA "A"

ALTERNATIVE AA

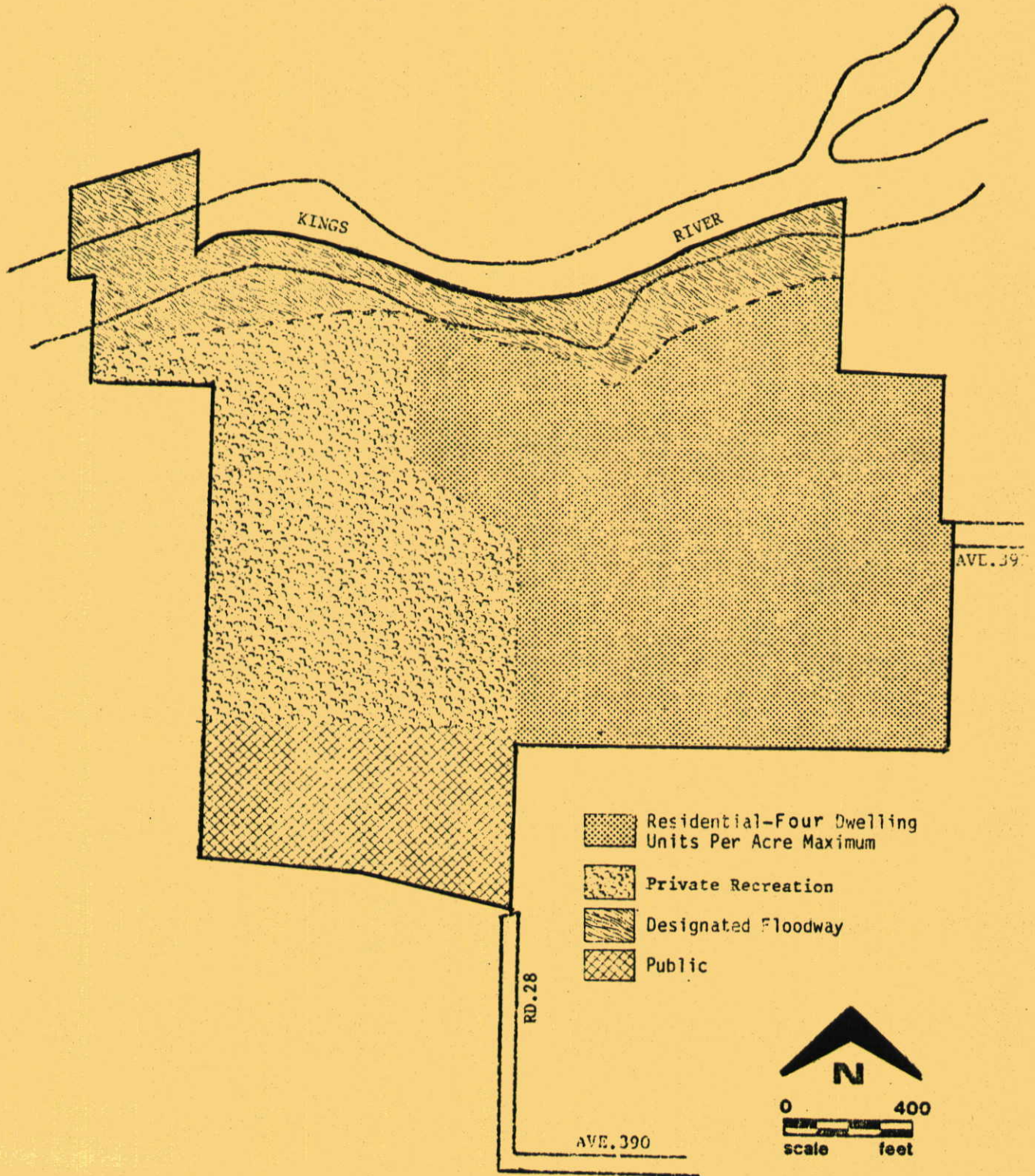


KINGS RIVER PLAN GPA 82-01

SUB-AREA "A"

ALTERNATIVE BB

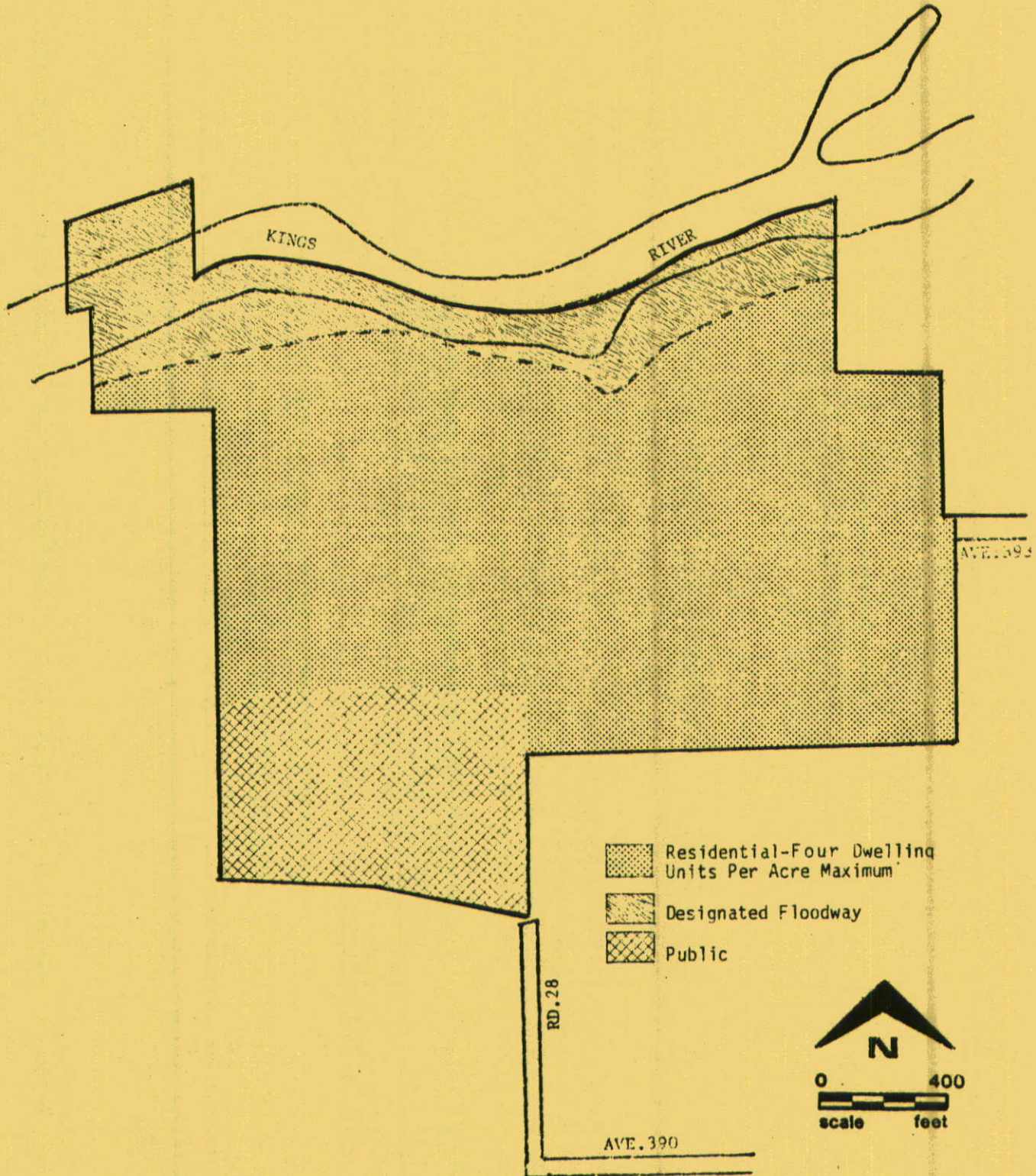
(PROPOSED PLAN)



KINGS RIVER PLAN GPA 82-01

SUB-AREA "A"

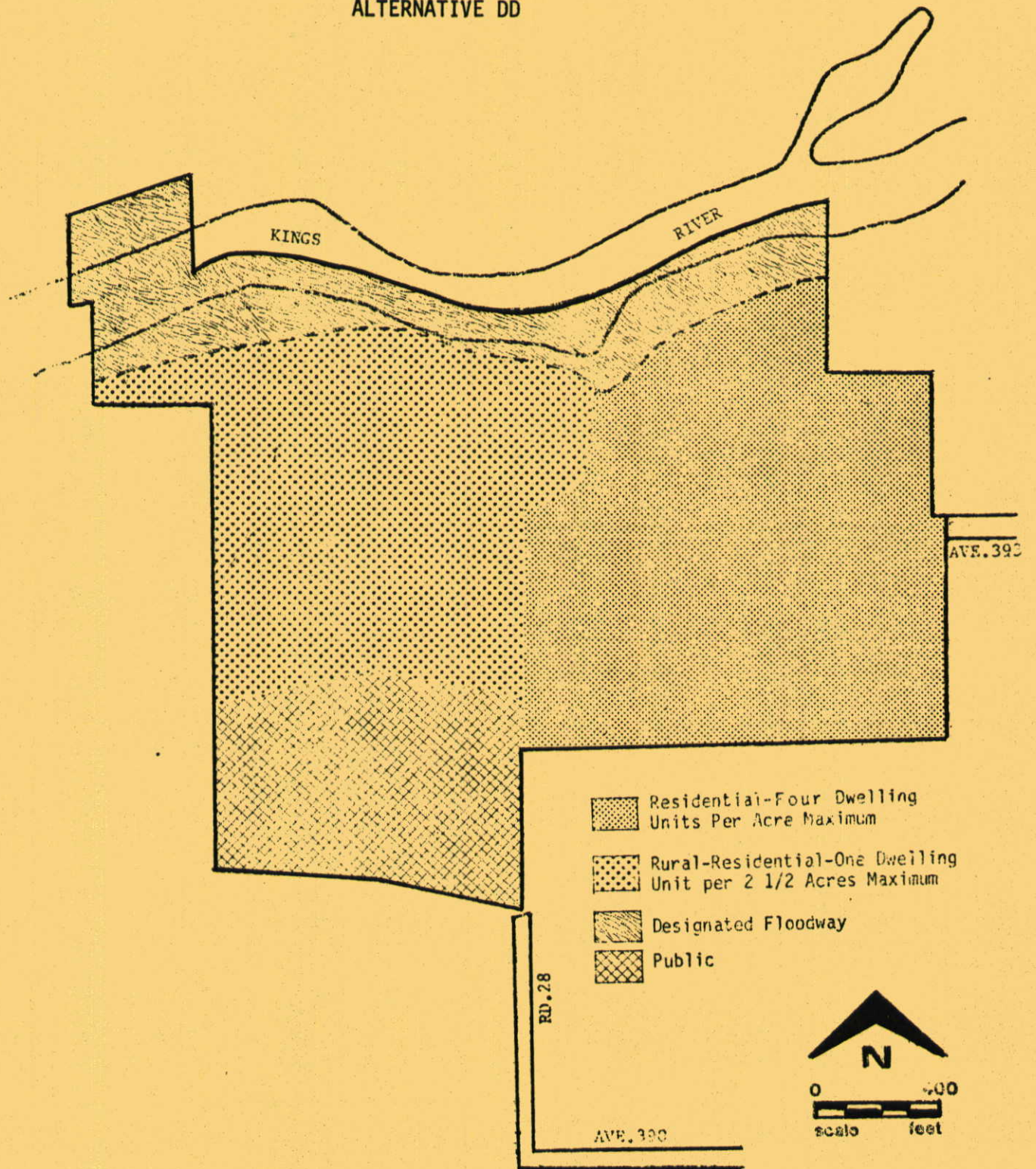
ALTERNATIVE CC



KINGS RIVER PLAN GPA 82-01

SUB-AREA "A"

ALTERNATIVE DD



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

The two adverse environmental effects that could result from this project that are both cumulative and long-term and that narrow the range of beneficial uses of the environment are: 1) loss of agricultural land and 2) loss of riparian habitat.

Because the proposed plan (Alternative B) could cause a greater loss of agricultural land than either Alternative A or the no project alternative, consideration of these alternative plans may be justified.

Any of the alternative plans (including the proposed plan) is better than no project alternative for the protection of the Kings River riparian habitat. Each alternative and the proposed plan contain policies specifically for the protection of this habitat. There would be no such policies with the no project alternative.

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

1. Uses of Non-Renewable Resources: The two non-renewable resources that would be used as a result of this plan are the Kings River area agricultural soils and riparian habitat .

2. Primary and Secondary Impacts That Commit Future Generations To Certain Land Uses: The proposed land use and circulation plans will be the blueprints for land uses in the Kings River area during the next twenty years. Beyond this time area land uses may be an extension of existing developments. Thus land uses and circulation patterns established because of this plan may influence the configuration of Kings River land developments for many years to come. The Kings River Plan may commit future generations to certain patterns of land use in the plan area beyond the 20 year life of the plan.

3. Evaluation of Irretrievable Commitments of Resources:

Over the years, the proposed plan will discourage haphazard developments in the planning area. Such developments have been occurring in the absence of a comprehensive land use plan and must be regulated to provide for efficient use of area resources. In the long run the plan will help preserve the better agricultural lands and the riparian habitat of the Kings River area and protect people and property from flooding.

J. THE GROWTH-INDUCING IMPACT OF THE PROPOSED ACTION:

Adoption of the proposed plan will encourage population growth in the Kings River area because approximately 272 acres will be made available for residential developments. Such growth could tax police and fire protection services in the area. For a discussion of these and other significant environmental effects that could result from this plan's encouragement of population growth, please refer to Section E of this EIR.

K. EFFECTS NOT FOUND TO BE SIGNIFICANT:

The only effects not found to be significant is increased fossil fuel consumption.

L. ENERGY CONSIDERATION:

Electricity is the principal source of energy for the Kings River area. Methods of energy conservation could include:

- a) Insulating walls and ceilings of structures above the minimum standard of the New Residential Building Standard Energy Conservation Manual, Climatic Zone 13.
- b) Installing solar systems for hot water and interior heating needs.
- c) Observing heating and cooling conservation practices.
- d) Requiring passive solar design on future residential development.

M. WATER QUALITY ASPECT:

Adoption of the proposed General Plan amendment should not result in the addition of contaminants to surface or underground water. Mitigation measures are proposed in Section E, 3 of this EIR that will be used to prevent such water contamination.

N. FINAL STATEMENT:

Further statements from public and private agencies that have been or will be notified are to be attached upon completion of this project. These statements, verbatim, will reflect the opinion of persons and agencies consulted in reference to this document. Responses to the significant environmental points raised in the review and consultation process will be addressed in the form of an attachment to the final environmental impact report.

O. PERSONS AND AGENCIES CONSULTED:

Tulare County General Services	Fresno County Planning Department
Tulare County Sheriff's Department	Kings County Planning Department
Tulare County Fire Warden	City of Reedley Planning Department
Tulare County Public Works Department	City of Kingsburg Planning Department
Tulare County Health Department	Kingsburg Joint Union High School Dist.
Tulare County Flood Control Dist.	Kingsburg Joint Union Elementary School Dist.
Tulare County Air Pollution Control Dist.	Clay Joint Elementary School District
Southern Pacific Transportation Company	Kings Canyon Unified School District
Pacific Gas and Electric Company	Kings River Union Elementary School Dist.
Pacific Telephone Company	U.S. Army Corps of Engineers
CALTRANS	Kings River Conservation District
State Dept. of Boating and Waterways	Alta Irrigation District
Regional Water Quality Control Board	Consolidated Irrigation District
State Health Department	Tulare County Audubon Society
State Reclamation Board	Kings River Water Association
California Highway Patrol	Kings River Gun Club
State Department of Fish and Game	Kings River Golf Course and Country Club
Calif. Archaeological Site Survey	Delta Vector Control District
Excelsior Resource Conservation Dist.	State Clearinghouse

Respectfully submitted,

TULARE COUNTY PLANNING DEPARTMENT
Eugene E. Smith, Planning Director

Jack Ferguson
Jack Ferguson, Planner II
Valley Planning Division

APPROVED
EUGENE E. SMITH
ENVIRONMENTAL ASSESSMENT OFFICER

BY *Eugene Smith*

DATE 7-30-82

-129- REVIEW PERIOD 45 days

L. B. AUGUSTSON
PUBLIC WORKS DIRECTOR

PUBLIC WORKS DEPARTMENT
TULARE COUNTY

TELEPHONE (209) 733-6291

DOUGLAS C. WILSON
ASSISTANT PUBLIC WORKS DIRECTOR
ROADS & BRIDGES

ROOM 10, COUNTY CIVIC CENTER
VISALIA, CALIFORNIA 93277

OPERATING DEPARTMENTS
ROADS & BRIDGES
SURVEYOR
REFUSE DISPOSAL
FLOOD CONTROL

GEORGE R. MILLER
ASSISTANT PUBLIC WORKS DIRECTOR
PUBLIC SERVICES

March 3, 1982

Planning Department
Room 107, Courthouse
Visalia, California 93277

Attention: Jack Ferguson

Reference: GPA 82-01

Gentlemen:

 We have no comment on this proposal.

 X The following is submitted for your consideration.

FIA Maps indicate that the subject property is within a special flood hazard area.

Yours very truly,

L. B. AUGUSTSON
Public Works Director

By *Jack L. Carlsen*
Jack L. Carlsen
Flood Control Engineer

JLC:ns

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL VALLEY REGION

SAN JOAQUIN WATERSHED BRANCH OFFICE:
3374 EAST SHIELDS AVENUE, ROOM 18
FRESNO, CALIFORNIA 93726

PHONE: (209) 445-5116



1 March 1981

Mr. Eugene E. Smith
Planning Director
Tulare County Planning Department
County Civic Center
Visalia, CA 93277

NOTICE OF INTENT TO PREPARE A DRAFT EIR FOR KINGS RIVER AREA LAND USE AND
CIRCULATION PLAN, TULARE COUNTY, GPA 81-01

We have received the subject notice requesting comments as to the effects the proposed General Plan Amendment would have upon the concerns of our office.

Our concerns relate to the potential effects of a project on the quantity or quality of the State's waters. Specific areas include potential impacts on existing or future sewerage systems, water supply, solid waste generation and disposal, and drainage control plans. Mitigation measures, which will eliminate or minimize adverse water quality impacts related to these matters, should therefore be discussed in the EIR.

In the outline of the proposed General Plan Amendment, the "potential for septic system contamination of ground and surface waters" is listed as a probable environmental effect. This potential should be thoroughly investigated and discussed in the EIR.

We appreciate being given the opportunity to provide comments on the subject environmental impact report. If you have any questions, please contact Nora Kataoka at this office.

F. SCOTT NEVINS
Senior Engineer

NHK:hmm

cc: State Department of Health Services
Tulare County Health Department

DEPARTMENT OF HEALTH SERVICES

2151 BERKELEY WAY
BERKELEY, CA 94704
415/540-2665



March 5, 1982

Mr. Jack Ferguson
TULARE COUNTY PLANNING DEPARTMENT
Courthouse, Room 111
County Civic Center
Visalia, California 93277

SUBJECT: Notice of Preparation for Kings River Area
Land Use and Circulation Plan - GPA 82-01

Dear Mr. Ferguson:

With respect to your Notice of EIR Preparation, I am enclosing two documents prepared by the Office of Noise Control, entitled "Guidelines for the Preparation and Content of Noise Elements of the General Plan" and "Suggested Contents of an Environmental Noise Study Report ...", which provides some general guidelines as to what this office considers important in Environmental Impact Reports.

Your EIR should show that land use and circulation plan changes are consistent with the Noise Element of the General Plan.

If you have any questions, please contact Dr. Jerome S. Lukas, Office of Noise Control, 2151 Berkeley Way, Rm 516, Berkeley, CA 94704, 415/540-2665.

A handwritten signature in cursive script, appearing to read "A. E. Lowe".

A. E. Lowe, Chief
OFFICE OF NOISE CONTROL

Enclosures

cc: Environmental Health Division
State Clearinghouse

**DEPARTMENT OF WATER RESOURCES
THE RECLAMATION BOARD**

1416 - 9th Street, Room 335-18
Sacramento, CA 95814
(916) 445-9454



MAR 2 1982

Mr. Eugene E. Smith, Planning Director
Tulare County Planning Department
Rooms 107-111, County Civic Center
Visalia, CA 93277

Attention: Mr. Jack Ferguson, Project Planner

Dear Mr. Smith:

The staff for The Reclamation Board has reviewed the Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Kings River Area Land Use and Circulation Plan (GPA 82-01) and I am pleased to note that The Reclamation Board's designated floodway on the Tule River has been considered during the planning phase of this proposal and is clearly shown on the accompanying map.

In general, the Board is concerned with conditions that affect the flood-carrying capacity of designated floodways, such as increased runoff from new developments, encroachments within the floodway areas and changes in riparian vegetation. To the extent that any of these conditions may be a consequence of the implementation of the Kings River Plan, they should be addressed in the Draft EIR.

The staff for The Reclamation Board will be available for consultations during the planning of future, specific projects adjacent to the floodway. I have enclosed for your information and use copies of the Riparian Policy and Guide to Vegetation on Project Levees adopted by the Board in 1981. The guide may be useful to you in thinking about the use of vegetation as an aid in flood management.

Thank you for the opportunity to review this Negative Declaration.

Sincerely,


ELDON E. RINEHART
General Manager

Enclosures

cc: Ms. Terry Roberts
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

-133-



THE RECLAMATION BOARD

RIPARIAN VEGETATION MANAGEMENT POLICY*

- A. **Intent and Objective.** It is the intent of The Reclamation Board to protect floodways of the Central Valley from damage caused by inappropriate changes in riparian vegetation within the floodways. The objective of The Reclamation Board is to reduce the likelihood of changes in channel location or changes in the direction or velocity of flows.
- B. **Background.** The Board has statutory responsibility for preservation of all floodways in the Central Valley. In carrying out this responsibility, the Board controls encroachments within project floodways and designated floodways. The Board's jurisdictional limits in project floodways are defined by federally constructed levees or overflow areas otherwise delineated as part of congressionally authorized flood control projects. Designated floodways generally are found outside of project floodways and are formally adopted plans of flood control which delimit the Board's floodway jurisdictional area.

Until about twenty years ago, the Board's principal concern with vegetation in floodways was that the riparian forests restricted the flood-carrying capacity of channels in the Central Valley and required periodic clearing. During the last twenty years, many factors have caused landowners to convert riparian forests to agricultural and other uses. There have been a number of instances where the removal of vegetation has caused a change in the flood-carrying characteristics of a stream channel--resulting in increased erosion and/or sedimentation and threatening to change the location of the stream channel itself. Removal of riparian vegetation is a form of encroachment that can adversely change a floodway. In other cases, retention of riparian vegetation can adversely influence a floodway. Because of its statutory responsibility to preserve floodways in the Central Valley, The Reclamation Board must control the removal of riparian vegetation.

- C. **Policy.** It is the policy of the Board that removal of riparian vegetation in project floodways and designated floodways shall require a permit from the Board before any work starts. Permits will not be required for the removal of vegetation that is done by authorized agencies for the purpose of maintaining the flood-carrying capacity or characteristics of stream channels--provided the work conforms to flood control regulations administered by the Board. The Board has identified areas where riparian vegetation is a significant factor in preserving the integrity of floodways, and may identify similar areas in the future. Those areas shall henceforth be known as "areas of special concern". The Board will work with each owner within such areas to develop a plan for the management of riparian vegetation within the area. Depending on how the riparian vegetation affects the floodway, such plans may involve retention, removal, or other appropriate treatment. Work done in accordance with the plan will not require permits. In other than areas of special concern, the landowners also may enter into riparian vegetation management plans and eliminate the permit requirement. In granting permits and approving plans involving removal of riparian vegetation, the Board will give favorable consideration to those proposals which have no significant effect on flood control characteristics of the floodway subject to the provisions of the California Environmental Quality Act (CEQA).

In carrying out this policy, the staff of The Reclamation Board will be guided by a document entitled, "Implementation of The Reclamation Board's Riparian Vegetation Management Policy". That document, including possible future amendments, shall be part of this policy.

*Adopted by The Reclamation Board on February 20, 1981 and amended March 20, 1981.

TRUSTEES

Raymond A. Ewy, President
Lyle C. Young, Clerk
John Camacho
Jo M. Forster
Ray L. Phariss, Jr.
R.L. Preheim
Frank R. Fritz

CHARLES HERTZLER
Business Manager

Kings Canyon Unified School District

Fresno and Tulare Counties

RICHARD K. LEAR
Administrative Assistant
Personnel & Curriculum

P.O. Box 552 Reedley, California 93654

Telephone (209) 638-6976

DAREL F. SORENSEN, Ed.D.
Administrative Assistant
Educational Services

ROGER D. FREET
District Superintendent

April 8, 1982

JOHN J. ROGALSKY
Assistant Superintendent

Tulare County Planning Commission
Mr. Eugene E. Smith, Planning Director
Rooms 107-111, County Civic Center
Visalia, CA 93277

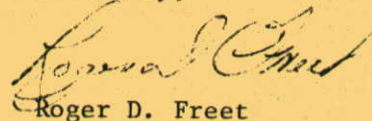
Dear Mr. Smith:

This correspondence is related to the proposed land use and circulation plan (GPA 82-01) for the Tulare County Kings River area.

1. The names of our district's schools that would be affected by residential developments in the plan area shown on the attached map.
Answer: Washington Elementary School, grades Kindergarten thru six; General Grant Junior High, grades seven and eight; Reedley High School, grades nine thru twelve.
2. The average daily attendance of the affected schools.
Answer: Washington Elementary 398 ADA; General Grant Junior High 350 ADA; Reedley High School 1500-5 ADA.
3. The student capacity of the affected schools.
Answer: Washington Elementary 350 ADA; General Grant 480 ADA; Reedley High School 1800 ADA.
4. Plans for expansion of the schools that serve the Kings River Plan area.
Answer: There are no immediate plans for expansion at the schools listed.
5. Plans for the addition of schools to serve the Kings River Plan area shown on the attached map.
Answer: There are no plans for additions at the schools to serve the Kings River Plan, even though Washington Elementary is now operating beyond its capacity.
6. The average number of elementary and high school students per household in our school district.
Answer: The average number of elementary and high school students per household is .73333.

If you desire further information, we will be happy to provide the data.

Sincerely,



Roger D. Freet

-135- District Superintendent

RDF:ey

KINGS RIVER UNION ELEMENTARY SCHOOL DISTRICT

3961 Avenue 400

Kingsburg, California 93631

March 12, 1982

Jack Ferguson, Project Director
Tulare County Planning Department
Rooms 107-111, County Civic Center
Visalia, CA 93277

Dear Mr. Ferguson,

The Kings River School District presents the following information in response to your letter of February 19, 1982 relating to a proposed EIR report on the Kings River Area Land Use and Circulation Plan - GPA 82-01.

The Kings River School District Governing Board has taken a position that some additional residential development on the east side of Kings River, within the study area, would have a positive effect upon Kings River School District as we have had a decline from a high enrollment of 530 in 1970 to approximately 370 in 1982. (The Kingsburg High School which serves this area has also experienced a significant drop in enrollment during this same period.)

The Kings River Governing Board has taken the position that additional residences could act to provide security against theft and vandalism that often occur in sparsely settled rural areas. For example: the Kings River Home Owners Association is an active organization made up of approximately 50 home owners living adjacent to or in close proximity to the Kings River Golf and Country Club. This group is now working to form a neighborhood crime watch. It has cooperatively installed some security night lighting and other security devices that could act to lessen the incidence of burglary and vandalism.

The Tulare County Kings River Fire Station is located within the Kings River study area. Additional residences within this area will increase the need for and the likelihood that this facility will remain in this neighborhood.

Some of the land to the west and north of Kings River School is not prime agricultural land. The Kings River School Board has taken a position that some planned residential development could act to improve, beautify, and put to useful purpose this land which has not proven to be very profitable for farming.

The territory on and fronting the Kings River Golf Course has been very desirable for residential purposes. The quality of the development that has taken place surrounding that facility would appear to support the position of the Kings River Governing Board, favoring some residential development in this area.

The following information is provided in response to your follow-up letter of March 5, 1982:

1. The Kings River School is the only school in the district, so it is the only school affected.

2. The average daily attendance is approximately 355.
3. The highest enrollment ever at Kings River School was 530. That enrollment was accommodated with the present facility. The school plant can accommodate 500 students without overcrowding.
4. There is no projected need for expansion so nothing is planned. There are 15 acres in the school site, so there is room for expansion to house an enrollment of 700.
5. Nothing is presently needed or planned for addition of schools.
6. There are an estimated 600 homes in the Kings River School District with an average of .63 elementary school age children per home.

Respectfully submitted,

T. C. Moshier

T. C. Moshier, Superintendent
Kings River Union School District

Kings River Conservation District

4886 E. Jensen Avenue • Fresno, California 93725
Telephone: (209) 237-5567

File: 300.181

March 8, 1982

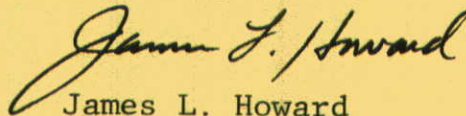
Tulare County Planning Department
Rooms 107-111
County Civic Center
Visalia, California 93277

Attention: Mr. Jack Ferguson

Gentlemen:

The staff of the Kings River Conservation District has reviewed Tulare County's proposal for amending its land use and circulation plan for the Kings River area. While it appears from your study area map that residential use will not encroach on the Kings River Designated Floodway, we feel that the County's final amended plan should indicate that residential development is excluded from, and that commercial and recreational development is controlled within the limits of the Kings River Designated Floodway, by the State Reclamation Board's Encroachment Standards for designated floodways.

Sincerely yours,



James L. Howard
Assistant Manager
Planning & Administration

JLH;tlg

Delta Vector Control District

TULARE COUNTY

1737 West Houston Avenue - Visalia, California 93291
Telephone (209) 732-8606

March 23, 1982

Mr. Jack Ferguson
Tulare County Planning Department
County Civic Center
Visalia, California 93291

Re: GPA 82-01

Dear Mr. Ferguson:

Several species of mosquitoes of public health importance are historically associated with the area of the Kings River being considered for development.

The Delta Vector Control District has had to conduct surveillance and control activities along this natural water course for many years. It is an important focus for the encephalitis vector, a malaria vector and several pest mosquito species.

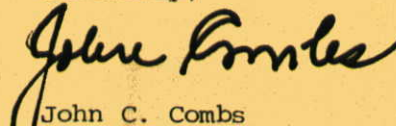
Any use of the properties along the river which would hinder our control efforts by blocking access or creating new habitats should not be permitted.

Since the District cannot at this time and may be unable in the future to maintain its physical control program along the river, and because of reductions in both staff and equipment, any new habitats might pose a serious public health problem.

If reasonable measures to avoid the creation of mosquito breeding environments are taken, however, the Delta district would have no objections to the proposal.

For your convenience, a map has been enclosed which shows areas in which we have had a problem in recent years.

Sincerely,


John C. Combs
Manager

JCC/eg

DEPARTMENT OF CONSERVATION

DIVISION OF MINES AND GEOLOGY
DIVISION OF OIL AND GASSACRAMENTO, CA 95814
1416 Ninth Street

April 6, 1982

Mr. Jack Ferguson
Tulare County Planning Department
County Civic Center, Room 107-111
Visalia, CA 93277Subject: Notice of Preparation of a Draft Environmental
Impact Report for Kings River Area Land Use and
Circulation Plan GPA, Tulare County,
SCH No. 82022557

Dear Mr. Ferguson:

The Department of Conservation has reviewed the above referenced Notice of Preparation. We request that in the Draft Environmental Impact Report (DEIR) Tulare County address both the geologic and agricultural land use issues relevant to the GPA project proposal.

The geologic section of the DEIR should include an assessment of geologic constraints (including active faulting) and the potential for soil erosion, as well as identify any mineral resource deposits in the project area. The Division of Mines and Geology's Note 46 (attached) is a useful reference for identifying probable areas of concern during preparation of the DEIR.

We are also interested in the effects of the proposed GPA on agricultural lands. As this Department administers the California Land Conservation Act (Williamson Act) and is mandated to monitor statewide agricultural land conversion, we are concerned with projects displacing farmlands. The Kings River project area is designated Agriculture or Rural Residential in the current General Plan. Although not specified in the Notice of Preparation, the property appears to be of sufficient size that the loss of its agricultural potential would be a significant impact. We therefore request that the DEIR include the following information and impact analysis:

- o Types of crops grown and acreages, both current and past, in the project area.
- o Gross value of crops grown on the property.
- o Percentage of the County total for each commodity grown on the property.
- o Adjacent agricultural areas and the project's worst-case impacts on their continued or potential productivity.
- o A list of soil types with acreages for each and Soil Conservation Service classifications.
- o A list of any grazing acreages on the property, with capacities expressed in Animal Unit Months (AUM).
- o A discussion of Tulare County agricultural land preservation policies and efforts, and how this project proposal relates to them.
- o A discussion of possible actions to mitigate for the loss of agricultural lands, including transfer of development rights and/or trading of General Plan designations.

Thank you for the opportunity to comment on this Notice of Preparation. If we can be of any further help to you, please feel free to call at (916) 322-5873.

Sincerely,



Esther Maser
Environmental Program Coordinator

Attachment
cc: OPR State Clearinghouse



GUIDELINES FOR GEOLOGIC/SEISMIC CONSIDERATIONS IN ENVIRONMENTAL IMPACT REPORTS

The following guidelines were prepared by the Division of Mines and Geology with the cooperation of the State Water Resources Control Board to assist those who prepare and review environmental impact reports.

These guidelines will expedite the environmental review process by identifying the potential geologic problems and by providing a recognition of data needed for design analysis and mitigating measures. All statements should be documented by reference to material (including specific page and chart numbers) available to the public. Other statements should be considered as opinions and so stated.

1. CHECKLIST OF GEOLOGIC PROBLEMS FOR ENVIRONMENTAL IMPACT REPORTS

GEOLOGIC PROBLEMS		Could the project or a geologic event cause environmental problems?			Is this conclusion documented in attached reports?	
PROBLEM	ACTIVITY CAUSING PROBLEM	NO	YES	ENVIRONMENTAL PROBLEMS	NO	YES
EARTHQUAKE DAMAGE	Fault Movement					
	Liquefaction					
	Landslides					
	Differential Compaction/ Seismic Settlement					
	Ground Rupture					
	Ground Shaking					
	Tsunami					
	Seiches					
	Flooding (Failure of Dams and Levees)					
LOSS OF MINERAL RESOURCES	Loss of Access					
	Deposits Covered by Changed Land-Use Conditions					
	Zoning Restrictions					
WASTE DISPOSAL PROBLEMS	Change in Groundwater Level					
	Disposal of Excavated Material					
	Percolation of Waste Material					
SLOPE AND/OR FOUNDATION INSTABILITY	Landslides and Mudflows					
	Unstable Cut and Fill Slopes					
	Collapsible and Expansive Soil					
	Trench-Wall Stability					
EROSION, SEDIMENTATION, FLOODING	Erosion of Graded Areas					
	Alteration of Runoff					
	Unprotected Drainage Ways					
	Increased Impervious Surfaces					
LAND SUBSIDENCE	Extraction of Groundwater, Gas, Oil, Geothermal Energy					
	Hydrocompaction, Peat Oxidation					
VOLCANIC HAZARDS	Lava Flow					
	Ash Fall					

II. CHECKLIST OF GEOLOGIC REPORT ELEMENTS

REPORT ELEMENTS	yes	no
A. General Elements Present		
1. Description and map of project	<input type="checkbox"/>	<input type="checkbox"/>
2. Description and map of site.	<input type="checkbox"/>	<input type="checkbox"/>
3. Description and map of pertinent off-site areas.	<input type="checkbox"/>	<input type="checkbox"/>
B. Geologic Element (refer to checklist)		
1. Are all the geologic problems mentioned?	<input type="checkbox"/>	<input type="checkbox"/>
2. Are all the geologic problems adequately described?	<input type="checkbox"/>	<input type="checkbox"/>
C. Mitigating Measures		
1. Are mitigating measures necessary?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is sufficient geologic information provided for the proper design of mitigating measures?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the failure of mitigating measures cause an irreversible environmental impact?	<input type="checkbox"/>	<input type="checkbox"/>
D. Alternatives		
1. Are alternatives necessary to reduce or prevent the irreversible environmental impact mentioned?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is sufficient geologic information provided for the proper consideration of alternatives?	<input type="checkbox"/>	<input type="checkbox"/>
3. Are all the possible alternatives adequately described?	<input type="checkbox"/>	<input type="checkbox"/>
E. Implementation of the Project		
1. Is the geologic report signed by a registered geologist?*	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the report provide the necessary regulations and performance criteria to implement the project?	<input type="checkbox"/>	<input type="checkbox"/>

*Required for interpretive geologic information.

III. PUBLISHED REFERENCES (selected)

A. California Division of Mines and Geology Publications	for determining the maximum credible and the maximum probable earthquakes. 1975	California, 1965-1969 Bulletin of the Seismological Society of America, v. 61, no. 6.
1. Alfors, J.T., et al. 1973. Urban geology master plan for California. Bulletin 198	7. Note No. 44. Recommended guidelines for preparing engineering geologic reports. 1975	3. California Department of Water Resources, 1964. Crustal strain and fault movement investigation. Bulletin No. 116-2
2. Greenfelder, R.W. 1974. Maximum credible rock acceleration from earthquakes in California. Map Sheet 23	8. Note No. 45. Recommended guidelines for preparing mine reclamation plans. 1975	4. Colfman, J.L. and von Hake, C.A., ed. 1973. Earthquake history of the United States. U.S. Department of Commerce, Publication 41-1
3. Jennings, C.W. 1973. Preliminary fault and geologic map. Preliminary Report 13	B. Other Publications	5. _____, ed. 1974. United States earthquakes, 1972. U.S. Department of Commerce
4. Oakeshott, G.B. 1974. San Fernando, California, earthquake of 9 February 1971. Bulletin 196	1. Allen, C.R., et al. 1965. Relationship between seismicity and geologic structure in the southern California region. Bulletin of the Seismological Society of America, v. 55, no. 4.	6. Hileman, J.A., et al. 1973. Seismicity of the southern California region, 1 January 1932 to 31 December 1972. California Institute of Technology, Contribution 2385
5. Note No. 37. Guidelines to geologic-seismic reports. 1973	2. Bolt, B.A. and Miller, R.D. 1971. Seismicity of northern and central	
6. Note No. 43. Recommended guidelines		

IV. PUBLIC AGENCIES WITH GEOLOGIC DATA

Source	Data Needed			
	Seismicity	Geology	Ground Water	Soils
Libraries and Geology and Engineering Departments of California Universities	X	X	X	X
California Institute of Technology	X			
California Division of Mines and Geology (Sacramento, San Francisco, Los Angeles, CA)	X	X		
California Department of Water Resources (Sacramento, CA)		X		X
California Department of Transportation (District Offices)				X
County Soil & Water Conservation Districts				X
County Engineer and Departments of Building and Safety	X	X		X
County Highway Department				X
County Flood Control District				X
U.S. Geological Survey (Menlo Park, CA)		X		
U.S. Corps of Engineers (District Engineers)		X		
U.S. Bureau of Reclamation (Regional Offices)		X		
U.S. Soil Conservation Service and Forest Service				X

DEPARTMENT OF FISH AND GAME



Mr. Jack Ferguson
Tulare County Planning Department
Room 111
County Court House,
Visalia, California 93291


March 30, 1982

Dear Jack,

In response to our telephone conversation the other day, I have listed the most common fish species found in the Kings River in Tulare County. There may be other species present in lower numbers.

largemouth bass	threadfin shad
bluegill	goldfish
green sunfish	golden shinner
redear sunfish	smallmouth bass
white crappie	
black crappie	
white catfish	
channel catfish	
brown bullheads	
Sacramento sucker	
Sacramento squawfish	
carp	
hitch	

If I can be of further assistance, please give me a call.


Stanley J. Stephens
Fisheries Biologist



RE: Kings River Area Land Use and Circulation Plan - GPA 82-01

An examination of our files and USGS Quad(s) Burris Park 7.5', Selma 7.5'
for the subject property reveals: Reedley 7.5' Tulare County

- XX 1. recorded archaeological site(s) numbered: Tul-18 within
project boundary
- none 2. previous archaeological investigations:
3. no recorded site(s) or investigations but archaeological
sensitivity for the presence of prehistoric cultural resources
 exists does not exist for the following reasons:

The following actions are recommended:

1. no further action unless archaeological resources are discovered
during future planning, development or construction
- XX 2. whether or not an EIR is required, a field survey should be
conducted to determine if any archaeological resources are
present.
3. a qualified historian should be contacted to evaluate the
potential existence of significant historic sites, structures
or features.

Additional comments: Major waterways are considered to be of medium
to high archaeological sensitivity. There is one recorded arch.
site within the project boundary and several others along the
river outside the project boundary. A survey for archaeological
resources should be conducted prior to development of this area.

Let us know if we may be of further assistance.

Robert A. Schiffman
Coordinator

By Catherine Lewis
Catherine Lewis 3/29/82
Assistant Coordinator

Fee \$ NC

February 24, 1982

Mr. Jack Ferguson, Project Planner
Tulare County Planning Department
County Civic Center, Room 107
Mooney Boulevard
Visalia, CA 93277

Dear Mr. Ferguson:

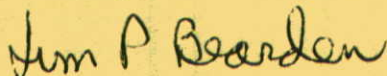
Subject: Notice of Intent - General Plan Amendment No. 82-01

I have reviewed the "Project Facts" for the Kings River Area Land Use and Circulation Plan and submit the following observations:

1. There is no apparent conflict between this proposal and Fresno County land use policies and plans.
2. Fresno County Board of Supervisors recently adopted a land use plan for the Kings River area in Fresno County after a lengthy and controversial hearing process. Copies of the adopted plan, the Environmental Impact Report, and an addendum to the EIR are enclosed.

If you have any questions regarding these comments or the attached material, please call.

Sincerely,



Jim P. Bearden
Staff Analyst III

JPB:eh

Enclosures

KINGSBURG JOINT UNION HIGH SCHOOL

1900 18TH AVENUE — PHONE 897-5156

KINGSBURG, CALIFORNIA 93631

BOARD OF TRUSTEES

Lowell E. Carlson, President
Thomas W. Hicks, Clerk
Donald J. Stalker, Member
William O. Swanson, Member
Augustine Vargas, Member

ADMINISTRATION

Alfonso Silva, District Superintendent
Don A. Witzansky, Principal
Elmo Hays, Assistant Principal
Ned C. Polenz, Director of Guidance
Joseph O'Donnell, Director of Student Activities

February 25, 1982

Mr. Jack Ferguson, Planning Director
TULARE COUNTY PLANNING DEPARTMENT
Room 107-111 County Civic Center
Visalia, CA 93277

Dear Mr. Ferguson:

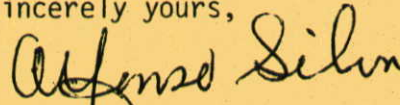
Subject: Kings River Plan
Study Area GPA 82-01

The Kingsburg Joint Union High School District has reviewed the project facts concerning the Kings River Plan. It is our opinion that any additional student in our school district would not create any hardship since we have had a declining enrollment for the last seven years.

We don't feel that we can make any comments on other items under #4 for the lack of more detailed information.

Thank you for keeping us informed.

Sincerely yours,



Alfonso Silva
District Superintendent

AS:lk

KINGSBURG JOINT UNION HIGH SCHOOL

1900 18TH AVENUE -- PHONE 397-5156

KINGSBURG, CALIFORNIA 93631

BOARD OF TRUSTEES

Lowell E. Carlson, President
Thomas W. Hicks, Clerk
Donald J. Stalker, Member
William O. Swanson, Member
Augustine Vargas, Member

ADMINISTRATION

Alfonso Silva, District Superintendent
Don A. Witzansky, Principal
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Ned C. Palenz, Director of Guidance
Joseph O'Donnell, Director of Student Activities

March 12, 1982

Mr. Jack Ferguson, Planner II
Tulare County Planning Department
Rooms 107-111 County Civic Center
Visalia, CA 93277

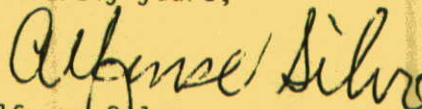
Dear Mr. Ferguson:

Subject: Kings River Plan, Study Area, G.P.A. 82-01

The following is the information requested per your letter of March 5, 1982.

1. Name of District - Kingsburg Joint Union High School Dist.
2. A.D.A. - 752
3. Capacity of School - 1200 students
4. Plans for Expansion - None
5. Plans for addition of school - None
6. Average number of High School Students per household - $1\frac{1}{4}$

Sincerely yours,



Alfonso Silva
District Superintendent

AS:1k

Clay Joint Elementary School District

12449 S. SMITH PHONE 897-2701
KINGSBURG, CALIFORNIA 93731

BOARD OF TRUSTEES

Ronald Bergman
Douglas Lindgren
Darryl Magnuson

GARY JOHNSON
Principal and
Acting Superintendent

March 12, 1982

Tulare County Planning Dept.
Rooms 107-111 County Civic Center
Civic Center
Visalia, California 93277

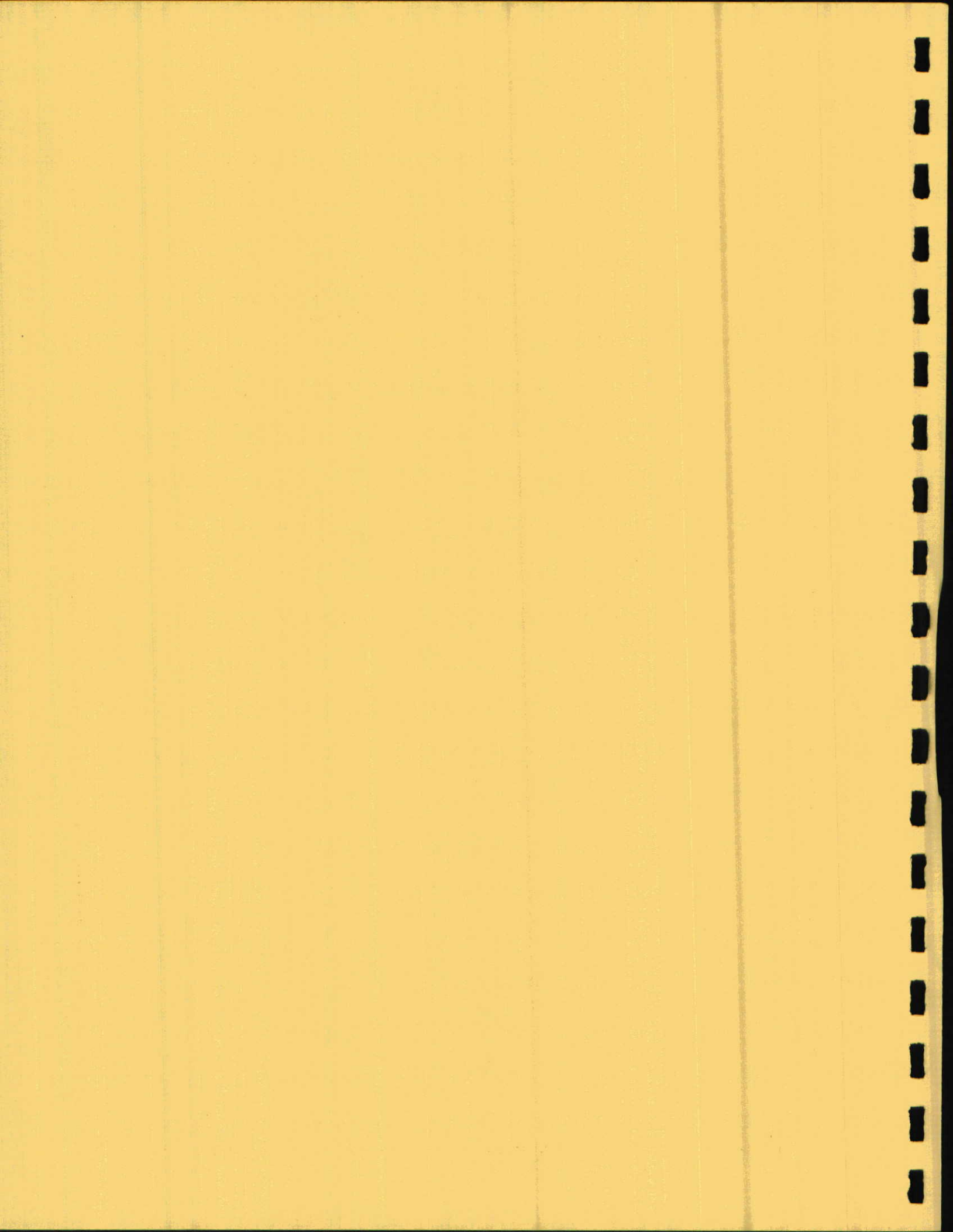
Attention: Jack Ferguson

In your letter of March 5, you asked for the following information:

1. Clay Joint Elementary
2. 80 A.D.A.
3. 100 - Student capacity
4. None
5. None
6. Not sure, guess would be 1.5 students per household.

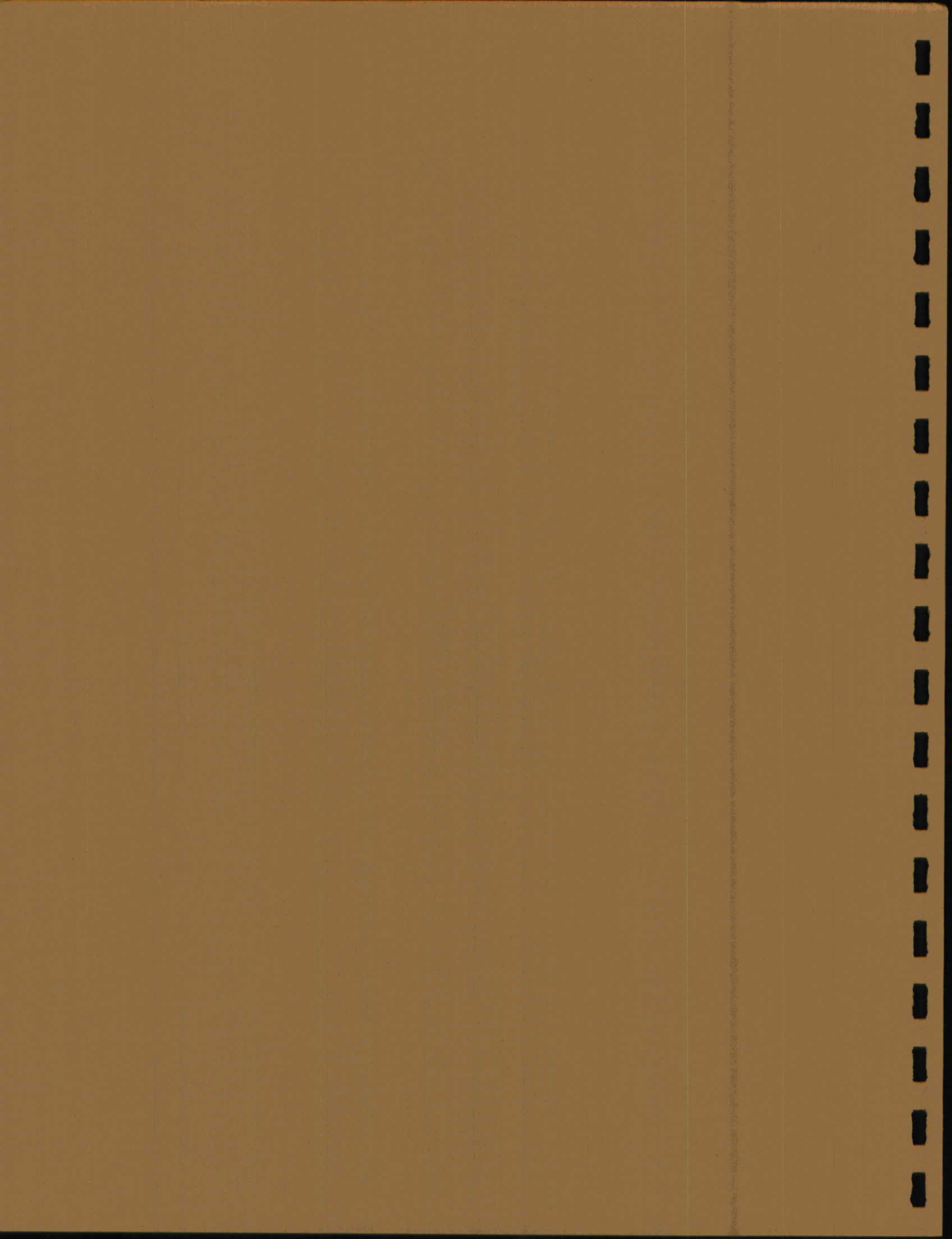
Sincerely,

Seri Hinojosa
Secretary, Clay School



APPENDIX





APPENDIX A

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APPENDIX B

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BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF GPA 82-01,)
THE KINGS RIVER PLAN, AN AMENDMENT) RESOLUTION NO. 82-2030
TO THE TULARE COUNTY GENERAL PLAN)

Upon the motion of Supervisor Swiney, seconded by Supervisor Conway, the following resolution was made, passed and adopted:

WHEREAS, by Resolution No. 5864, the Tulare County Planning Commission recommended that the Tulare County Board of Supervisors approve GPA 82-01, the Kings River Plan, an amendment to the Land Use, Circulation, and Environmental Resources Management Elements and Rural Valley Lands Plan of the Tulare County General Plan; and

WHEREAS, said matter was set for hearing and notice was duly published; and

WHEREAS, a public hearing for GPA 82-01 was held on December 14, 1982, but no one present offered any public testimony.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

1. This Board hereby certifies that it has reviewed and considered the information contained in the Final Environmental Impact Report for General Plan Amendment No. GPA 82-01 and finds said report to be in compliance with the California Environmental Quality Act of 1970 and the State Guidelines for the Implementation of the California Environmental Quality Act, prior to adopting the proposed amendment.

2. This Board hereby adopts all of the conclusions and findings of fact set forth in Resolution No. 5864 of the Tulare County Planning Commission, a copy of which is attached hereto and by reference incorporated herein, as to the reasons for approving GPA 82-01.

3. This Board hereby finds that the proposed amendment to the Land Use, Circulation and Environmental Resources Management Elements and the Rural Valley Lands Plan of the Tulare County General Plan for the Kings River area will not have a significant impact on the environment for the reasons set forth in Resolution No. 5864 of the Tulare County Planning Commission.

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AND, BE IT FURTHER RESOLVED, that:

GPA 82-01, the Kings River Plan, an amendment to the Tulare County General Plan, including all Kings River Plan goals and policies, is hereby adopted in the form of Alternatives B and GG as recommended by Resolution No. 5864 of the Tulare County Planning Commission.

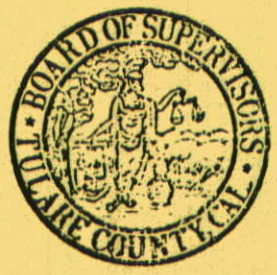
The foregoing resolution was adopted at a regular meeting of the Board of Supervisors held December 14, 1982, by the following vote:

Ayes: Supervisors Conway, Gould, Mangine, Muller and Swiney
Noes: None
Abstain: None
Absent: None

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ATTEST:

Georgia Souza, Clerk
Board of Supervisors



By: *Georgia J. Alexander*

BEFORE THE PLANNING COMMISSION
COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF GPA 82-01, THE KINGS)
RIVER PLAN, AN AMENDMENT TO THE) RESOLUTION NO. 5864
TULARE COUNTY GENERAL PLAN)

Resolution of the Planning Commission of the county of Tulare recommending approval of the Kings River Plan, an amendment to the Land Use, Circulation, and Environmental Resources Management Elements and Rural Valley Lands Plan of the Tulare County General Plan.

WHEREAS, the Board of Supervisors of the county of Tulare initiated General Plan Amendment Case No. GPA 82-01, the Kings River Plan; and

WHEREAS, the Tulare County Planning Commission has given notice of General Plan Amendment GPA 82-01 as provided in Section 65351 of the Government Code of the State of California; and

WHEREAS, a public hearing was held on August 11, 1982 and continued to November 10, 1982, during which time, public testimony, both oral and documentary, was received; and

WHEREAS, during said public hearing, the Building and Planning Department staff of the county of Tulare presented written reports regarding said General Plan amendment which included analysis of the various Kings River Plan alternatives;

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission hereby adopts the following findings regarding said General Plan amendment:

1. Adoption of the Kings River Plan will amend the Land Use, Circulation and Environmental Resources Management Elements and the Rural Valley Lands Plan of the Tulare County General Plan. The purpose of the Kings River Plan is to provide a long term development guide that will minimize conflicts between land development projects and the riverine/agricultural environment of the Kings River area.
2. An environmental impact report (EIR) has been prepared for this General Plan amendment which addresses the following significant environmental effects and mitigation measures:
 - a. Potential loss of agricultural land -- will be mitigated by adoption of Kings River Plan policies I-1, 2 and 3 and II-1, 2 and 3 which establish a balance between the need for residential development and the need to protect agricultural resources.
 - b. Potential agricultural/non-agricultural land use conflicts -- will be mitigated by concentrating residential areas where they will be buffered from agricultural activities by the Kings River, by streets and/or by less productive agricultural land; and will be mitigated by adoption of Kings River Plan policies I-1, 2 and 3 and II-1, 2 and 3 which limit the amount of new residential land within Kings River Plan agricultural areas.

- c. Potential water contamination by septic tank systems -- will be mitigated by adoption of Kings River Plan policies V-1 and 2 which regulate residential densities and by policy V-3 which requires new wastewater disposal systems to meet state and Tulare County standards.
- d. Potential loss of riparian habitat -- will be mitigated by adoption of Kings River Plan policies IX-1, 2, 3 and 4 which protect valley oaks and other riparian vegetation supportive of the Kings River riparian habitat.
- e. Potential flooding hazards -- will be mitigated by adoption of Kings River Plan policies VI-1 and 3 which help to regulate land uses in the Kings River Designated Floodway and by policy VI-2 which regulates land uses in the National Flood Insurance Program's special flood hazard areas.
- f. Dilution of police protection services -- will be mitigated by adoption of policies I-1, 2 and 3 and II-1 and 3 which limit the amount of Kings River area residential and private recreation growth, by adoption of Kings River Plan policies VIII-2 and 3 which discourage additional motorboating on the Kings River and by adoption of Kings River Plan policies IV-1, 2 and 3 which encourage adequate emergency access.
- g. Dilution of fire protection services -- will be mitigated by adoption of the Kings River Circulation Plan and circulation policies IV-1, 2 and 3 which encourage adequate emergency vehicle access; by adoption of policy V-1 which helps to assure that county fire flow standards will be met in the development of discretionary projects; by adoption of policies I-1, 2 and 3 and II-1 and 3 which limit further residential growth in the Kings River area; and by requiring: fire and smoke alarms, sprinkler systems, non-flammable building materials and/or adherence to the Uniform Building Code's most stringent fire class ratings when deemed appropriate as discretionary project conditions of approval.
- h. Potential disruption of archaeological sites -- will be mitigated by adoption of Kings River Plan policy XII-1 which requires notification of the California Archaeological Site Survey regarding discretionary projects in archaeologically sensitive areas and by adoption of policy XII-2 which requires studies and/or protection of known archaeological sites that could be disrupted by discretionary projects.
- i. Potential conflicts between residential and recreational land uses -- will be mitigated by adoption of Kings River Plan policies VIII-2 and 3 which prohibit additional public motorboat launches on the Kings River, by adoption of policies IV-3 and 4 which discourage recreational traffic in residential areas and by adoption of policy VIII-1 which will help discourage excessive motorboat engine noise by promoting enforcement of waterway speed limits.
- j. Potential residential storm drainage impact on the flood carrying capacity of the Kings River -- will be mitigated through the control of

drainage facility encroachments into the Kings River Designated Floodway by adoption of Kings River policy VI-3; and will be mitigated by requiring subdivisions that drain storm runoff into the Kings River to be developed with the necessary facilities (such as retention basins) to prevent the overloading of the flood carrying capacity of the Kings River.

3. All the significant environmental effects that could result from adoption of the Kings River Plan, Tulare County General Plan Amendment GPA 82-01, will be reduced to an insignificant level by the mitigation measures noted in the above findings. Therefore, adoption of Tulare County General Plan Amendment GPA 82-01 will not have a significant effect on the environment.
4. The environmental impact report prepared for the Kings River Plan identifies four alternative plans for the Kings River area excluding Sub-Area "A". Said alternatives are summarized as follows:
 - a. No Project

The present county General Plan remains in effect in the Kings River planning area.
 - b. Alternative A

Of the four alternatives, Alternative A allows the most residential development. Two growth areas centered around the Kings River Golf Course and around the Kings River School would be tied together.
 - c. Alternative B

This alternative allows a moderate expansion of existing residential development centered around two growth nodes: the Kings River Golf Course and the Kings River School at the southwest corner of Avenue 400 and Road 40.
 - d. Alternative C

Except for the expanded residential area along Road 40 north of Avenue 400, this alternative essentially recognizes existing developments in the Kings River area.
5. The environmental impact report prepared for the Kings River Plan identifies nine alternative plans for the 85 acres of Tulare county-owned land centered on the intersection of the alignments of Road 28 and Avenue 393 and referred to as Sub-Area "A" by the Kings River Plan. Said alternatives are summarized as follows:
 - a. No Project

The present county General Plan remains in effect in Sub-Area "A" prohibiting proper recognition of the county park by the Land Use Element

and by the Recreation Plan of the Environmental Resources Management Element.

b. Alternative AA

The county park is maintained in the northeast portion of Sub-Area "A" where developed park facilities are already situated. The park in this location has Kings River frontage. Residential uses at a density of four dwelling units per acre are proposed south of the park and private recreation in the western half of the site. Areas along the Kings River are shown as designated floodway.

c. Alternative BB

This is a plan for Sub-Area "A" in which the county park is relocated away from the Kings River in an oak grove in the southwest portion of the Sub-Area "A". Residential uses at a density of four dwelling units per acre are proposed in the eastern half of the site which generally contains the highest ground. Private recreation areas are suggested north of the park in the western half of the site and areas along the Kings River are shown as designated floodway. The following specifications are applicable to Alternative BB:

<u>Approximate Gross Acreage of the Residential Designation</u>	<u>Approximate Usable Residential Acreage</u>	<u>Estimated Maximum Number of Dwelling Units at a Density of 4 Dwelling Units/Acre</u>	
		<u>With Con- ventional Subdivision</u>	<u>With Planned Unit Develop- ment</u>
44 acres	20 acres	64	80

d. Alternative CC

The county park is proposed for relocation to the same oak grove as described for Alternative BB. The park likewise does not have any river frontage. There is no private recreation and except for the park and the designated floodway areas along the Kings River, the entire site is proposed for residential development at four dwelling units per acre maximum. This plan provides for more residential development than any of the other Sub-Area "A" alternatives.

e. Alternative DD

The park location is the same as that proposed for Alternatives BB and CC. The area along the Kings River is shown as designated floodway. The remainder of the site is residential, but unlike Alternative CC, the western and generally lower half of the property is proposed for low density residential development at one dwelling unit per 2-1/2 acres.

The eastern half is shown for residential use at the same four dwelling units per acre density as Alternatives AA, BB and CC.

f. Alternative EE

This alternative is the same as Alternative AA except that the county park is expanded to include a depressed area to the east of the existing park improvements. As with Alternative AA, this alternative allows already developed improvements to be retained within park boundaries. In addition, the depressed area to the east of these improvements is made useful as open space.

g. Alternative FF

This alternative divides Sub-Area "A" into four sections: Kings River Designated Floodway along the Kings River, private recreation in the west half of the property, residential-four dwelling units per acre in the eastern, higher portion of the site, and public along the designated floodway between the private recreation and residential areas. Alternative FF retains important existing park improvements (the parking area and the restrooms) within the park while locating the majority of the park to the west of these improvements where there is a low area. The low area is less usable for residences than portions of Sub-Area "A" east of the improvements. However, since the lower area would be usable as a park, this alternative gives further consideration to topography in determining the best locations for residential and park uses. The one disadvantage of this alternative is that the park's restrooms and parking lot would be adjacent to a residential area.

h. Alternative GG

Alternative GG divides the site into the same four designations as Alternative FF. Also, these designations are distributed in roughly the same locations as Alternative FF except the public designation is completely relocated to the west of presently existing park improvements in a low river frontage area more suitable for a park than residences. Existing park improvements on higher ground can be replaced by residential uses. As with Alternative FF, this plan recognizes topography as a factor in the location of park and residential uses. However, unlike Alternative FF, the park restrooms and parking area would be situated away from residential areas. The following specifications are applicable to Alternative GG:

<u>Approximate Gross Acreage of Residen- tial Designation</u>	<u>Approximate Usable Residential Acreage</u>	<u>Estimated Maximum Number of Dwelling Units at a Density of 4 Dwelling Units/Acre</u>	
		<u>Conventional Subdivision</u>	<u>Planned Unit Development</u>
35 acres	18 acres	57	72

i. Alternative HH

This plan is similar to Alternative EE except that the residential area would be expanded northwestward to the Kings River. This would allow some residential frontage on the river, the main purpose of this alternative.

AND, BE IT FURTHER RESOLVED THAT based on the above findings, the Planning Commission hereby makes the following conclusions:

1. That Alternative B of the Kings River Plan is the most suitable alternative for the Kings River planning area (excluding Sub-Area "A") because:
 - a. Alternative B best achieves the purposes of the Kings River Plan while allowing for limited expansion of residential uses in the planning area.
 - b. Alternative B most closely conforms to the goals and policies of Kings River Plan by promoting a workable balance between agricultural and non-agricultural uses in an environmentally sensitive area.
 - c. All significant environmental effects that could result from adoption of Alternative B will be mitigated to the point of insignificance.
2. That if the State and Federal Governments allow Tulare County to relocate its public park away from Kings River frontage, Alternative BB is the most appropriate alternative plan for the Sub-Area "A" portion of the Kings River Plan for the following reasons:
 - a. Alternative BB allows establishment of the Tulare County public park in the most appropriate park setting, a grove of valley oaks in a lower area which is less suitable for residential use. The site is away from the Kings River and its dangerous motorboat traffic.
 - b. Under Alternative BB, the location of the public designation does not interfere with the location of residential areas on the higher, less flood-prone portions of Sub-Area "A".
 - c. Alternative BB most closely conforms to the purpose, goals and policies of the Kings River Plan by limiting potential conflicts between area land uses and by minimizing potential land use conflicts within the Sub-Area "A" environment.
 - d. All significant environmental effects that could result from adoption of Alternative BB will be mitigated to the point of insignificance.
3. That if the State and Federal Governments do not allow Tulare County to relocate its public park away from Kings River frontage, Alternative GG is the most appropriate alternative plan for the Sub-Area "A" portion of the Kings River Plan for the following reasons:
 - a. Alternative GG allows establishment of the Tulare County public park in a lower portion of Sub-Area "A" where a park would be appropriate and hence

the public designation will not interfere with the location of residential uses on the higher, less flood-prone portions of this area.

- b. Of the five Sub-Area "A" alternative plans that allow public park frontage on the Kings River, Alternative GG most closely conforms to the purpose, goals and policies of the Kings River Plan by limiting potential conflicts between area land uses and by recognizing the environmental constraints of the Sub-Area "A" property.
- c. All significant environmental effects that could result from adoption of Alternative GG will be mitigated to the point of insignificance.

AND, BE IT FURTHER RESOLVED as follows:

1. This Planning Commission hereby recommends that the Board of Supervisors of the county of Tulare certify the adequacy of the environmental impact report prepared for Tulare County General Plan Amendment GPA 82-01; and

2. This Planning Commission hereby recommends that the Board of Supervisors amend the Tulare County General Plan by adopting the Kings River Plan, General Plan Amendment GPA 82-01, in the form of:

- a. Alternative B, and
- b. Alternative BB if Tulare County is allowed to relocate the public park in Sub-Area "A" away from Kings River frontage or Alternative GG if said park must have such river frontage.

The foregoing resolution of the Planning Commission of the county of Tulare was adopted upon a motion of Commissioner Keeffe, seconded by Commissioner Shields, at a regular meeting of the Planning Commission of the county of Tulare on the 10th day of November, 1982, by the following roll call vote:


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

NOES: None

ABSTAIN: None

ABSENT: Crain

TULARE COUNTY PLANNING COMMISSION

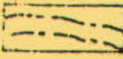



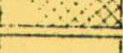
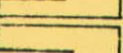



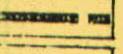
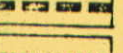
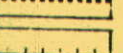
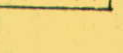

Eugene E. Smith, Secretary

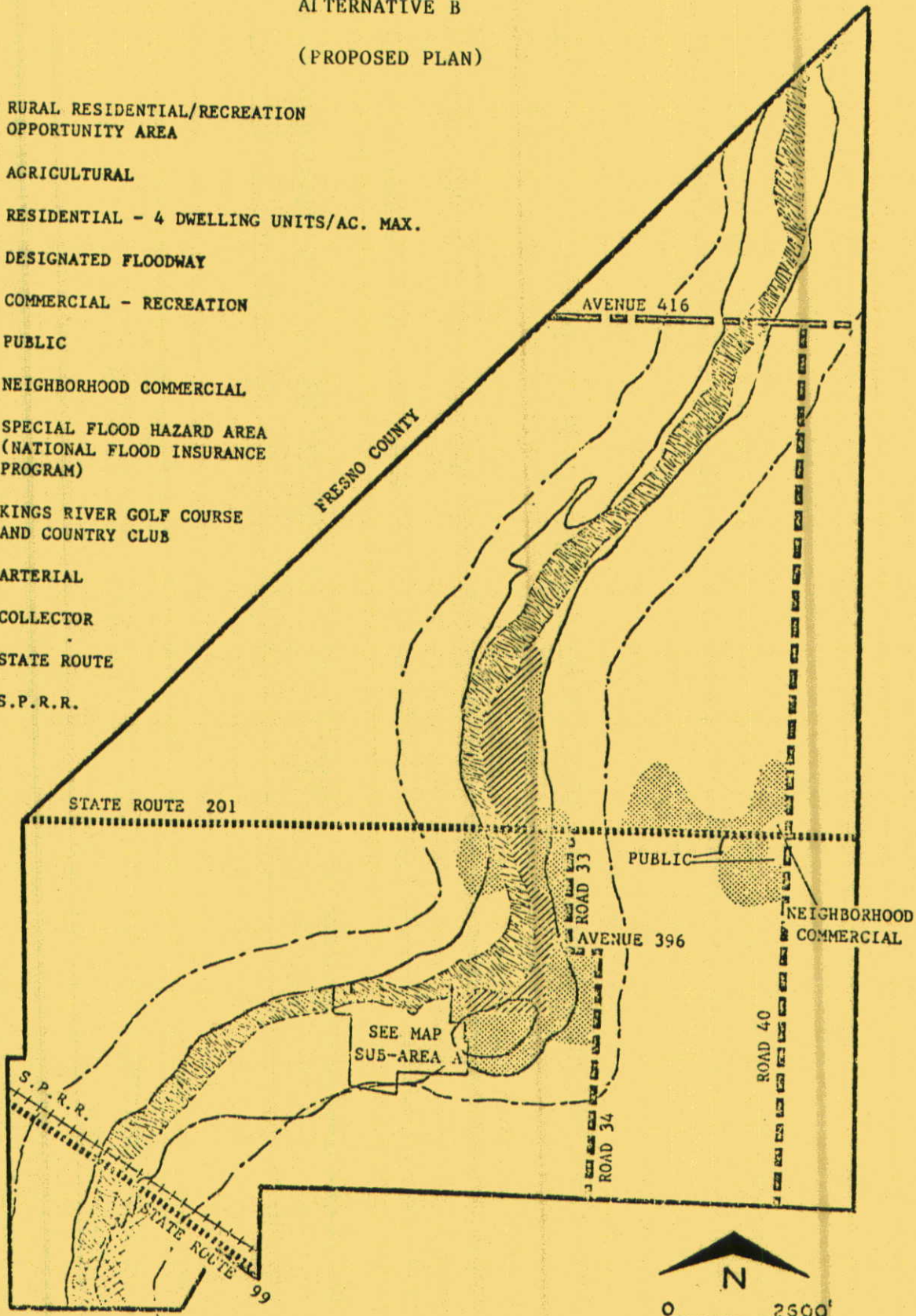
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KINGS RIVER PLAN

ALTERNATIVE B

(PROPOSED PLAN)

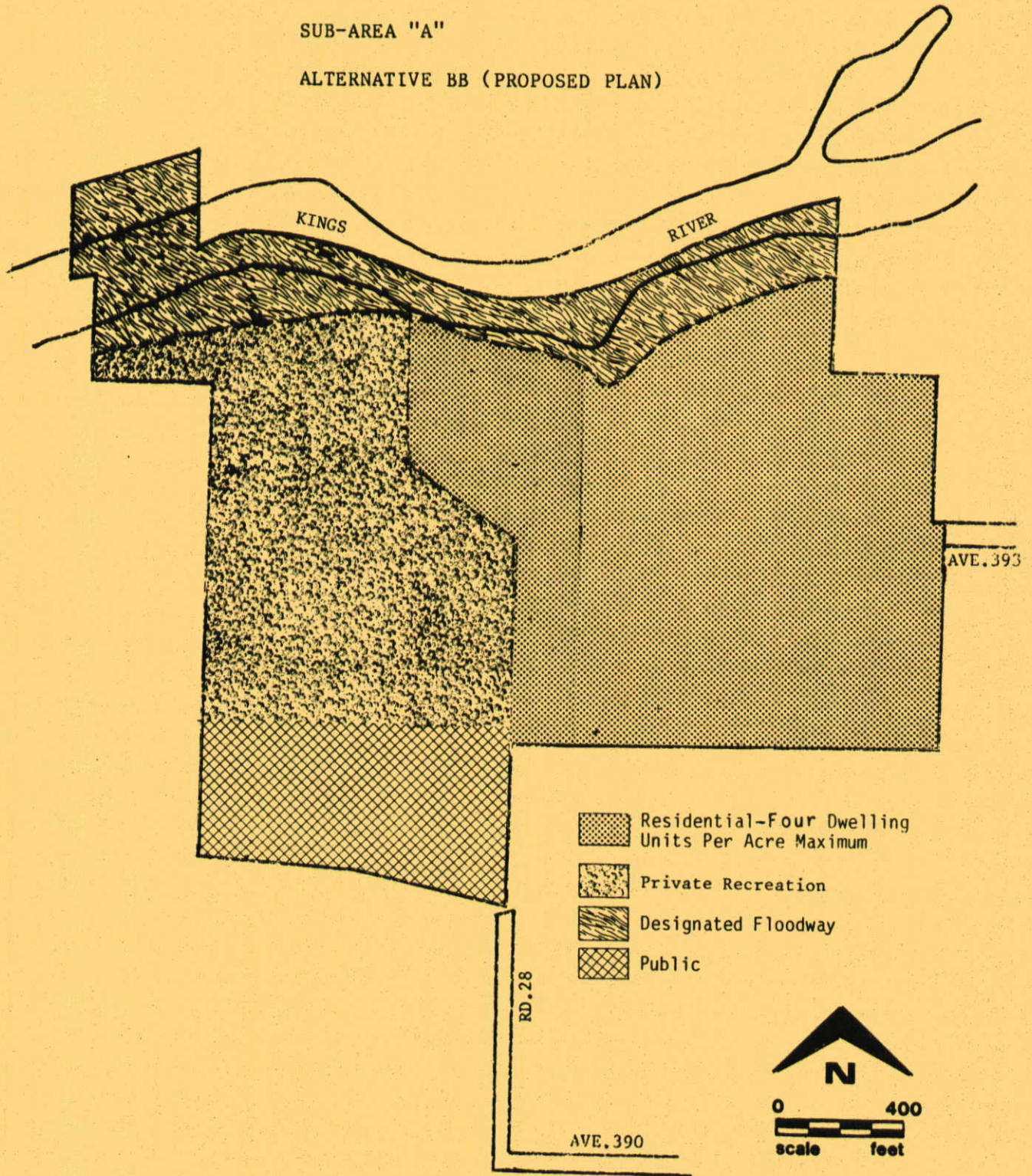
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-  AGRICULTURAL
-  RESIDENTIAL - 4 DWELLING UNITS/AC. MAX.
-  DESIGNATED FLOODWAY
-  COMMERCIAL - RECREATION
-  PUBLIC
-  NEIGHBORHOOD COMMERCIAL
-  SPECIAL FLOOD HAZARD AREA (NATIONAL FLOOD INSURANCE PROGRAM)
-  KINGS RIVER GOLF COURSE AND COUNTRY CLUB
-  ARTERIAL
-  COLLECTOR
-  STATE ROUTE
-  S.P.R.R.



KINGS RIVER PLAN GPA 82-01

SUB-AREA "A"

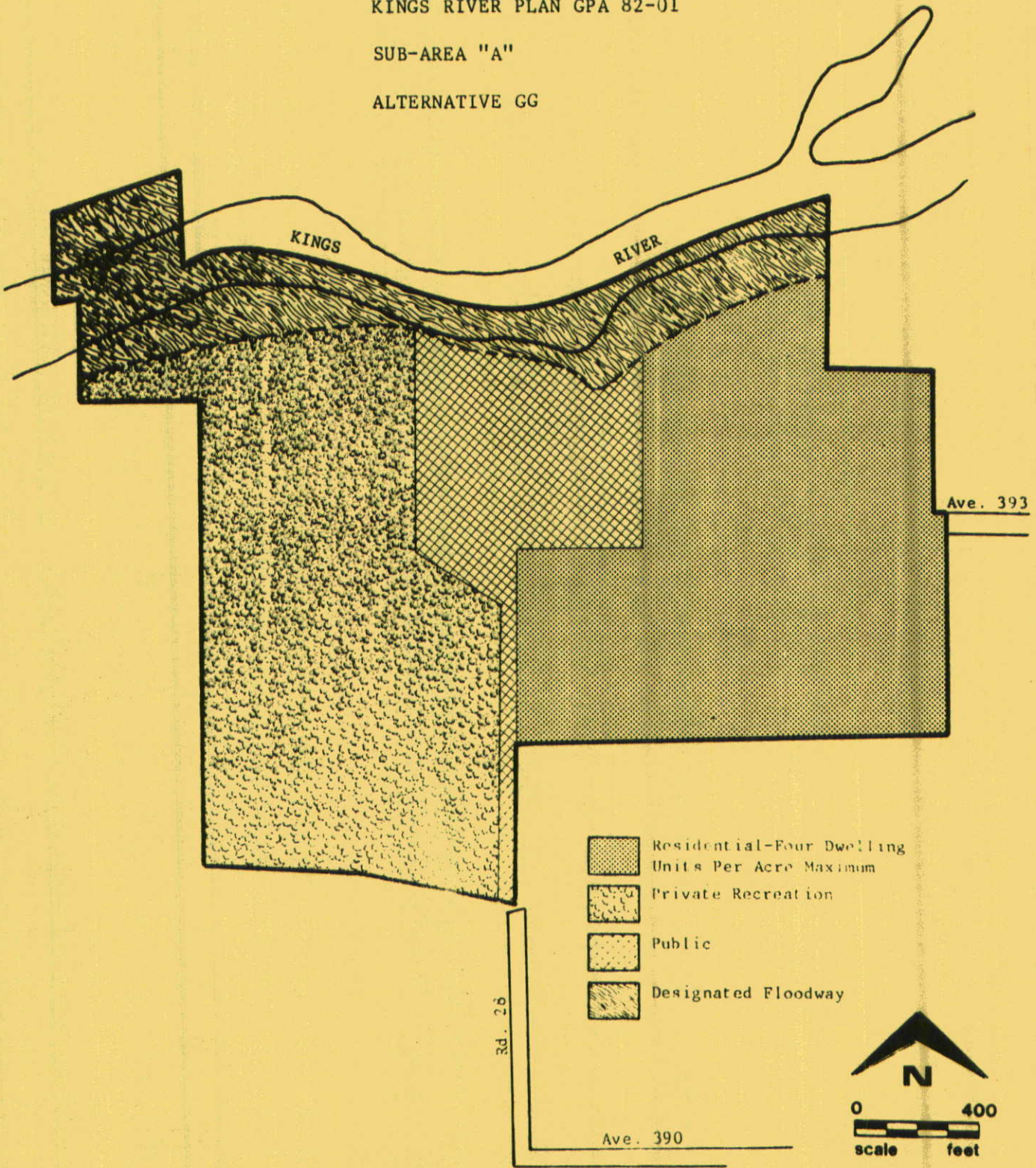
ALTERNATIVE BB (PROPOSED PLAN)



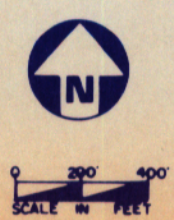
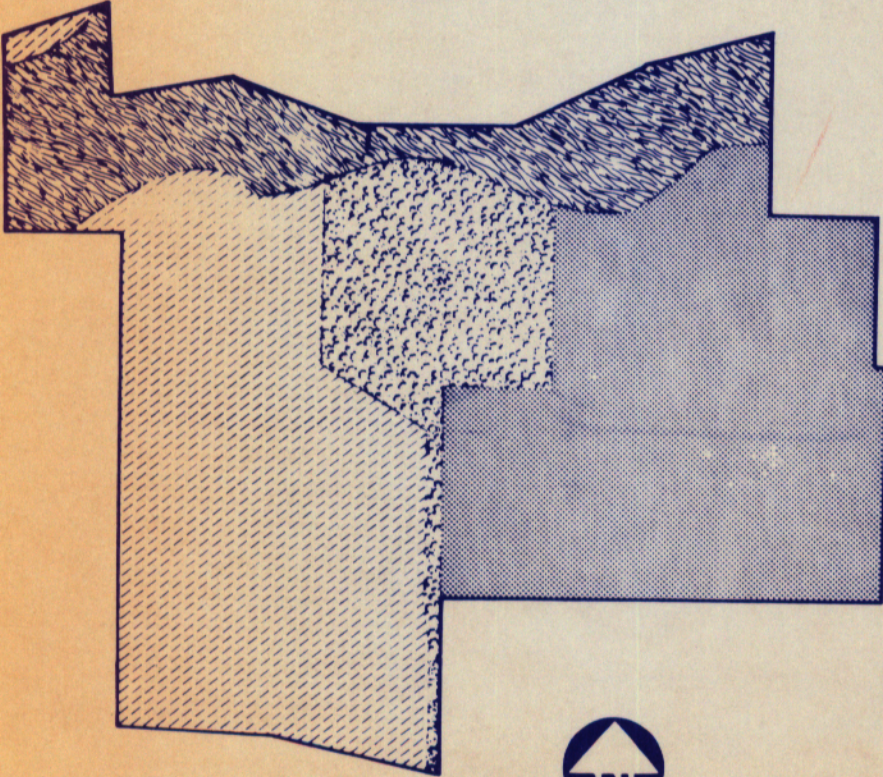
KINGS RIVER PLAN GPA 82-01


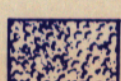


SUB-AREA "A"

ALTERNATIVE GG



SUB-AREA A
ENLARGEMENT



-  RESIDENTIAL
-  PUBLIC
-  PRIVATE RECREATION
-  DESIGNATED FLOODWAY

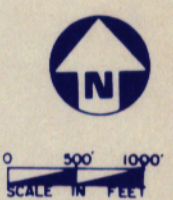
KINGS RIVER

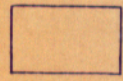



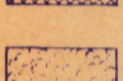
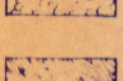

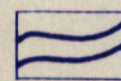
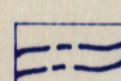

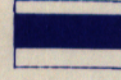
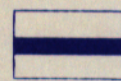
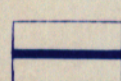
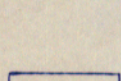
**TULARE COUNTY GENERAL PLAN
LAND USE AND CIRCULATION ELEMENTS
AMENDMENT 82-01**

APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO 5884
CERTIFIED *Raymond J. Smith* SECRETARY 11/10/82 DATE

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO 82-2030
CERTIFIED *Raymond J. Smith* CHAIRMAN 12/14/82 DATE

PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT



-  AGRICULTURAL
-  RESIDENTIAL (MAXIMUM 4 UNITS PER ACRE)
-  COMMERCIAL-RECREATION
-  NEIGHBORHOOD COMMERCIAL
-  PUBLIC
-  DESIGNATED FLOODWAY
-  KINGS RIVER GOLF COURSE AND COUNTRY CLUB
-  SPECIAL FLOOD HAZARD AREA (NATIONAL FLOOD INSURANCE PROGRAM)
-  RURAL RESIDENTIAL/RECREATION OPPORTUNITY AREA
-  CIRCULATION
-  STATE ROUTE
-  ARTERIAL
-  COLLECTOR
-  KINGS RIVER PLAN AREA BOUNDARY



FRESNO COUNTY

AVENUE 416

STATE ROUTE 201

ROAD 33

AVENUE 396

ROAD 34

ROAD 40

S.P.R.R.
STATE ROUTE 99

SUB-AREA A
SEE ENLARGED MAP
FOR DETAILS

