

Tulare County General Plan

April 25, 2006

NOTICE OF PREPARATION



(California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375)

To: State Agencies
Responsible Agencies
Local and Public Agencies
Trustee Agencies
Interested Parties

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

Subject: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

The Tulare County Resource Management Agency will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, and location, and the probable/potential environmental effects of the proposed project are contained in the attached materials. A copy of the Initial Study is attached.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but not later than May 29, 2006.

Please send your response to Theresa Szymanis, Chief Planner, Tulare County Resource Management Agency, at the address shown above. We will need the name for a contact person in your agency.

Project Title: Tulare County General Plan Update

Project Applicant: Tulare County Resource Management Agency

Project Location: Tulare County

Signature: Signed copy on file with Tulare County

Date: 4/25/06

Theresa Szymanis, AICP
Chief Planner, Tulare County Resources Management Agency
(559) 733-6291



Tulare County General Plan Update

Please see the next page.

PROJECT OVERVIEW



EIR Scoping Meeting

Tulare County has set up a meeting to receive public input on the scope of the General Plan environmental impact report (EIR). At this meeting, individuals, agencies, and organizations can provide the County with their input on the content and analysis conducted for the General Plan EIR.

Date: Monday May 1, 2006

Time: 1:30 PM

Place: Planning Commission
Chambers
Tulare County Resource
Management Agency
5961 South Mooney Blvd.
Visalia, CA, 93277-9394

1. Project Title

Tulare County General Plan

2. Lead Agency

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

3. Contact Person

Theresa Szymanis, AICP
Chief Planner, RMA
(559) 733-6291

4. Project Location

Tulare County is located in a geographically diverse region with the majestic peaks of the Sierra Nevada framing its eastern region, while its western portion includes the San Joaquin valley floor, which is very fertile and extensively cultivated. Tulare County is the second leading agricultural-producing county in the U.S. In addition to its agricultural production, the County's economic base also includes agricultural packing and shipping operations. Small and medium size manufacturing plants are located in the western part of the county and are increasing in number. Tulare County contains portions of Sequoia National Forest, Sequoia National Monument, Inyo National Forest, and Kings Canyon National Park. Sequoia National Park is entirely contained within the county (Figure 1, Regional Location).

5. Project Sponsor

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

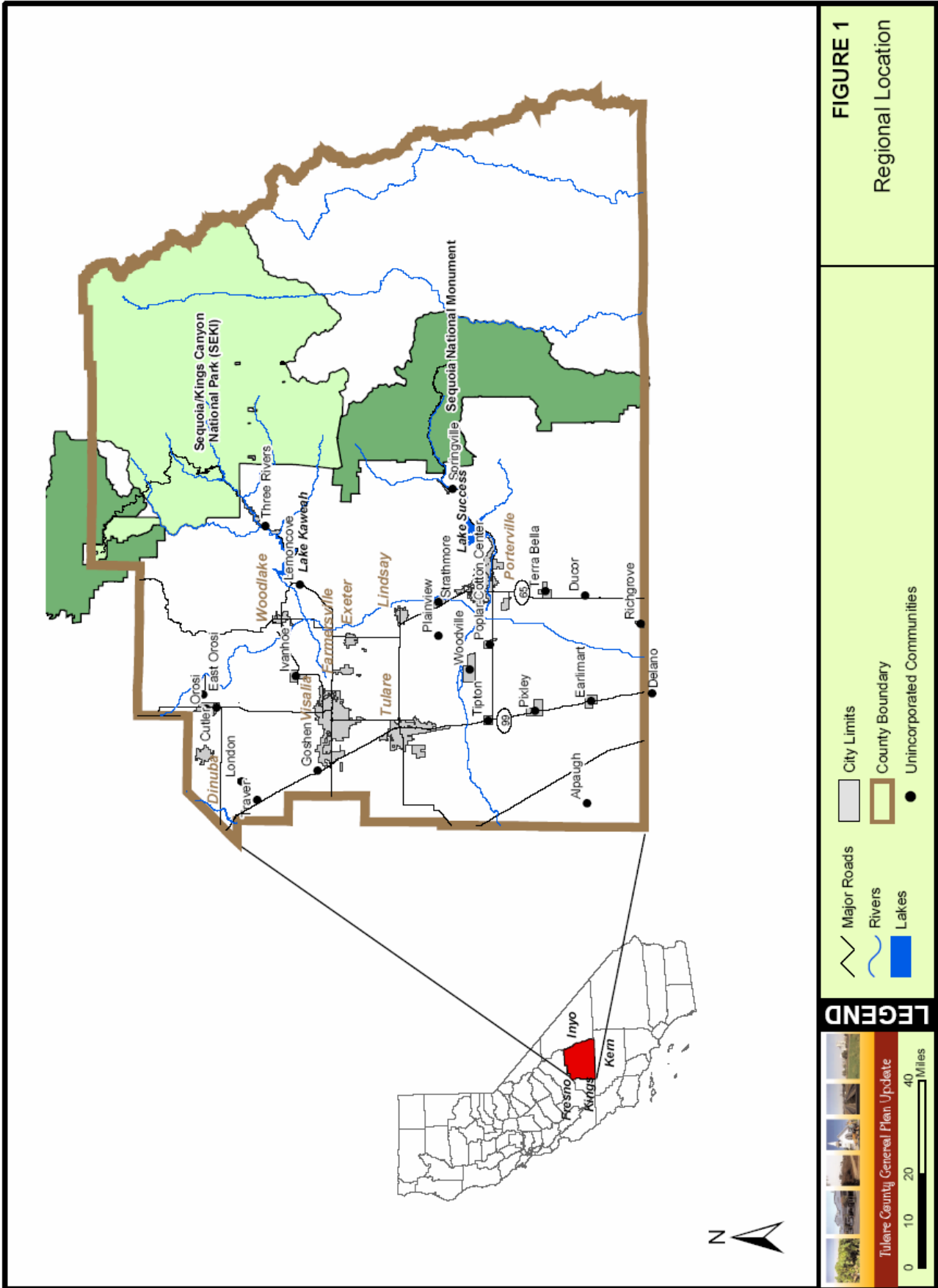
6. General Plan Designations

Multiple designations

7. Zoning Designations

Multiple designations





8. Description of Project

Existing Plans

The County of Tulare (County) is the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the County's 2030 General Plan Update project (Proposed Project). The Proposed Project represents a comprehensive update to the County's existing General Plan.

The existing General Plan consists of countywide topical elements and regionally specific elements. The countywide General Plan includes the following topical elements. The year of the last update is shown in parenthesis.

- Land Use (1964);
- Transportation/Circulation (1964);
- Environmental Resource Management (including Open Space/Recreation/Conservation, 1972);
- Seismic Safety (1975);
- Scenic Highways (1975);
- Safety (1975);
- Water and Liquid Waste Management (1981);
- Urban Boundaries (1983);
- Aviation and Airport Systems (1985);
- Noise (1988); and
- Housing (2003).

Ten regional planning areas have been designated for the implementation of plans to guide growth for all areas outside incorporated cities. The following lists the ten regional planning areas and identify the areas that have adopted plans:

- Mountain Framework (Regional Plan) (unadopted);
- Rural Valley Lands Plan (RVLP) (Regional Plan) (updated 1995);
- Kings River Plan (1982);
- Foothill Growth Management Plan (Regional Plan) (1981);
- Great Western Divide North Half Plan (1990);
- Kennedy Meadows Plan (1986);
- Redwood Mountain Plan (unadopted);
- South Sierra Plan (unadopted);

- Upper Balch Park Plan (unadopted);
- Great Western Divide South Half Plan (unadopted); and
- Posey Plan (unadopted).

Of the ten regional plans, only the Rural Valley Lands Plan, Kings River Plan, Foothill Growth Management Plan, Great Western Divide North Half Plan, and Kennedy Meadows Plan have been adopted. The remaining six areas for which plans have not been adopted are all located in the eastern half of the county, and consist mainly of federally-owned lands.

The EIR being prepared on the Proposed Project will be in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. CEQA Section 15082 states that once a decision is made to prepare an EIR; the Lead Agency (Tulare County for this project) must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared. The purpose of this NOP is to provide responsible and trustee agencies as well as public service providers, interested organizations, and interested persons with sufficient information describing the proposed project and the potential environmental effects to enable them to make a meaningful response to the County concerning the scope and content of the information to be included in the EIR.

Summary

The Tulare County Association of Governments (TCAG) has developed a set of population projections for the county overall with a breakdown for each city within the county. These projections were based on information from the U.S. Census and the California Department of Finance. Using the 2000 Census as a basis, TCAG projected that the County as a whole would grow from a population of 368,021 to a 2030 population of 630,000. This is an increase of 261,979 persons between 2000 and 2030.

General Plan Background

State law requires each city and county to prepare and adopt a comprehensive and long-range general plan for its physical development (Government Code Section 65300). This general plan must address the seven topics (referred to as "elements") of land use, circulation, housing, open-space, conservation, safety, and noise as identified in State law (Government Code Section 65302), to the extent that the topics are locally relevant. It may also include other topics of local interest, as chosen by the County (Government Code Section 65303). Together, the seven mandated elements of a general plan form a comprehensive set of planning policies.

A general plan is designed to serve as the jurisdiction's "constitution" or "blueprint", and provides the County with a comprehensive and consistent framework for decision making. Decision makers in the County will use the General Plan to provide direction when making future land use, resource, and public service decisions. All future plans must be consistent with the General Plan. This includes specific plans, rezonings, subdivisions, conditional use permits, building permits, public works projects, and zoning decisions.

The Tulare County General Plan Update and the update process serve several important purposes:

- Create opportunities for meaningful public participation in the planning and decision-making process.
- Describe current conditions and trends impacting the county.
- Identify planning issues, opportunities, and challenges that should be addressed through the General Plan.
- Explore and evaluate the implications of land use and policy alternatives.
- Ensure that the General Plan is current, internally consistent, and easy to use.
- Provide guidance in the planning and evaluation of future land and resource decisions.
- Serve as a vision and framework for the coordinated future growth in Tulare County.

Public Input into Alternatives Development

During preparation of the General Plan, input from the public will be a vital and ongoing component. There will be five series of community workshops during the development of the General Plan, organized into three steps:

- Step 1. Topical Alternatives
- Step 2. Land Use Alternatives
- Step 3. General Plan Review

Each series of workshops was/will be held in multiple locations throughout the county to ensure everyone has a chance to be involved.

Step #1 relates to "Topical Alternatives." That is, alternatives that address a topic of interest, like economic development. During the first workshop series, the public was asked to identify the key challenges and opportunities that will face the County in the coming years. Generally, all the workshops demonstrated concerns about air and water quality. The availability of water was also a key issue. There was also concern about the image

and economic impacts of the continued conversion of agricultural land to residential development. As in many Central Valley communities, people identified the need to diversify the economic base and provide higher paying year-round employment.

The leading assets identified at workshops featured the County's natural and cultural diversity. Natural and working landscapes (farms) were both linked to an overall quality of life, and also as part of a growing visitor industry. Outstanding farming due to high quality soils was an obvious choice too. The people and communities of the County were put forward as popular assets.

Following the first series of workshops, Workshops 2 and 3 focused on land use alternatives.

From the list of issues and opportunities gathered during Workshop 1, the consulting team, County staff, and the Technical Advisory Committee (TAC) were able to identify 11 topics that were key areas of interest with the public. These 11 "topical issues" were stated in the form of a question and used during Workshop 4 to get public input on the potential solutions or actions that they felt the County should evaluate as part of the General Plan. The 11 topical issues are shown below.

Workshop Series #1 was used to identify the wide range of opportunities and issues that should be discussed during the preparation of the General Plan. While all input will be used, a majority of the input was found to fall into 11 key issue areas.

For each of the 11 key issues, a question was developed to capture the essence of the public's input. These questions formed the basis of the topical alternatives discussion in this section. The following are the 11 key issues and their related questions.

Workshop Step #1 Topical Alternatives

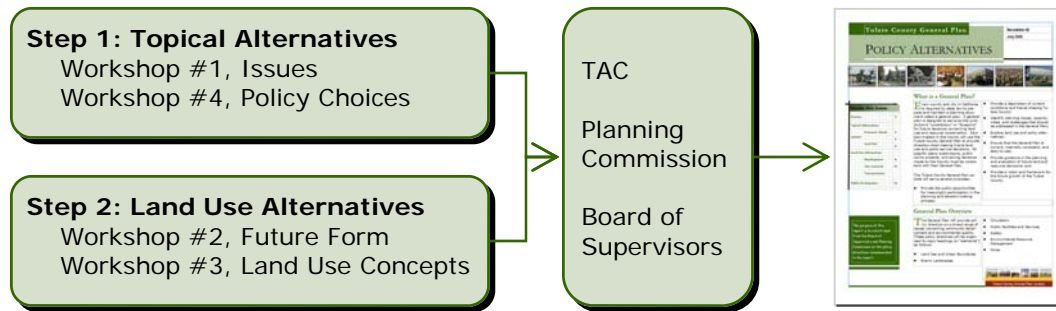
#1 Lindsay
Visalia
Goshen
Visalia EDC
Orosi
Springville
Tipton

#4 Tulare
Three Rivers

Workshop Step #2 Land Use Alternatives

#2 Orosi
Pixley
Lindsay

#3 Dinuba
Porterville
Tipton



A. Air Quality. What specific land use and transportation measures should the County undertake to reduce air pollution?

B. Water Supply. What measures can the County take to reduce groundwater overdraft/depletion and improve groundwater quality?

C. Water Quality. What can the County do to ensure an adequate water supply to meet future needs?

D. Education and Training. How can the County encourage higher education and training?

E. Infrastructure. How can the County prevent deterioration of current infrastructure and meet the needs of new development?

F. Economic Diversity. How can the County promote economic diversification?

G. Expanding Tourism. How can the County expand the tourism industry utilizing existing recreational resources?

H. Natural Resources. How can the County meet the needs of a growing population and protect natural resources?

I. Planning Consistency. How can the County achieve greater consistency among plans?

J. Housing for All Incomes. How can the County provide housing opportunities for all income levels?

K. Agriculture. What is the future of agriculture in Tulare County?

L. Land Use. What growth patterns will the County use to accommodate future development?

Technical Advisory Committee Input

The TAC has been involved in each step of the development of the General Plan update. To date, 11 workshops have been held with the TAC. Each of these workshops was open to the public.

The following is a summary of the topics covered at each TAC workshop. Further information on each TAC meeting can be found on the General Plan website at www.westplanning.com/docs/tulare.

1. General Plan Introduction
2. Preliminary Issues Report
3. Alternative Futures
4. Background Report / Policy Choices
5. Sub-TAC Reports / Policy Scenarios
6. Alternative Futures
7. Topical Issues / Land Use Concepts
8. Topical Issues / Land Use Concepts
9. Policy Framework
10. CEQA Alternatives / Community Profiles
11. Communities / Hamlets



Policy Direction

In addition to the Public Workshops, workshops with the Board of Supervisors, Planning Commission, and TAC were conducted to help identify the primary guiding principles that would set the foundation for the goals, policies, and implementation measures developed for the various elements of this updated General Plan. The following is a summary of the guidance provided.

Value Statements for General Plan Update

As a result of this input, the following five value statements were identified:

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

Key Policy Direction

Based on the input received, the Board also approved the following key policy directions to be used in developing the General Plan:

- Provide opportunity for small unincorporated communities to grow.
- Reduce rural residential development potential.
- Facilitate privately funded upgrading of facilities in unincorporated communities in conjunction with new development.
- Allow existing, outdated agricultural facilities in rural areas to be used for new businesses (including non-agricultural uses) if they provide employment.
- Preserve open space separators between cities and communities, particularly along State Route 99.

Topical Issues - Key Goals

Based on input from Workshop 4 and subsequent discussions with the TAC, Planning Commission, and Board of Supervisors, the 11 topical issues were refined into four key topic areas:

- Economic Development
- Land Use
- Infrastructure
- Natural Resources

Based on the value statements and key policy inputs, the Board also accepted a set of key goal statements for each of the four topical issue areas. These are as follows.

Economic Development

- **Private Investment.** To create opportunities for private investment that improves the quality of life of county residents.
- **Economic Diversification.** To diversify sustainable economic opportunities in the county's unincorporated towns and places and incorporated cities.
- **Protect Agricultural Economy.** To protect, expand and diversify the county's agricultural economy.

Land Use

- **Enhancing Communities.** To pursue land uses which improve the economic vitality and livability of Tulare County's communities.
- **Urban-Rural Interface.** To protect valuable agricultural uses and scenic natural lands from urban encroachment when these provide a benefit to the County.
- **Rural Separators.** To maintain rural landscape separators between Tulare County's towns and cities.

Infrastructure

- **Mobility Needs.** To develop and maintain regional system of roads that support existing and future mobility needs of residents and commerce.
- **Urban Infrastructure.** To develop, maintain and revitalize quality urban infrastructure for unincorporated towns and places.
- **Community Facilities and Services.** To develop, maintain and revitalize quality public facilities and services for unincorporated towns and places.

Natural and Scenic Resources

- **Water.** To protect the supply and quality of urban, agricultural and environmental water serving Tulare County.
- **Air Quality.** To pursue economic, land use and transportation policies that improve air quality in Tulare County.
- **Scenic Resources.** To protect and feature Tulare County's scenic working and natural landscapes.
- **Natural Resources.** Provide for the appropriate utilization of natural resources in the County.

General Plan Documents

The Tulare County General Plan update includes the preparation of a number of major documents. These documents can be divided into two sets: General Plan documents (adopted); and General Plan supporting documents used to assist in the decision-making process, but not a part of the adopted General Plan.

Adopted General Plan Documents

General Plan Executive Summary. This document provides an overview of the General Plan and its component documents. It describes the Planning Area, summarizes the General Plan's objectives, provides a brief overview of existing conditions, summarizes the issues raised during the preparation of the General Plan, and summarizes the environmental impacts associated with the General Plan.

Goals and Policies Report. This report is the essence of the General Plan. It contains the goals and policies that will guide future decisions within the county. It also identifies a full set of implementation measures that will ensure the goals and policies in the General Plan are carried out.

Background Report. This report provides a detailed description of the conditions that existed within the Planning Area during the development of the General Plan. For the Tulare County General Plan, the Background Report reflects conditions within the Planning Area in 2005. The Background Report will also provide the existing conditions information to be used to support and development of the EIR.

General Plan Supporting Documents

Policy Alternatives Report. This report discusses the major planning issues facing the County and alternative approaches to address these issues. The report distills the input of the public, members of the Tulare County Board of Supervisors and Planning Commission, the TAC, and County staff.

Environmental Impact Report. The EIR prepared for the General Plan is designed to meet the requirements of CEQA. The Board of Supervisors, Planning Commission, the public, and interested agencies will use the EIR during review of the draft General Plan in order to understand the potential environmental implications associated with implementation of the General Plan.

General Plan Organization

The Tulare County General Plan sets out a hierarchy of goals, policies, and implementation programs designed to guide future development in the county. To provide an easy-to-use format, the Goals and Policies Report is divided into four components. Each component contains a set of related elements that have been grouped together based on the close relationship of those elements.

Each component will start with an overview of the elements contained in that component and present the guiding principles used in the preparation of these elements. The individual elements will build on these guiding principles, with each element containing a set of goals, policies, and implementation measures that will be used to guide the future of the county.

In each element, goals and policies are numbered according to the topic they address. In the following discussion, a one-, two-, or three-letter acronym is given to identify each element. This acronym is used to identify all goals and policies in a given element, and is used to identify which policy and implementation measures go together. For example, goals and policies for Land Use have the acronym "LU."

The Goals and Policies Report is organized as described on the following pages.



A. General Plan Framework

This component is an overview of the Goals and Policies Report, providing a profile of Tulare County and establishing a planning framework for the County.

Tulare County Overview

The introduction covers general plans in California, the design of the Tulare County General Plan, and organization of this Goals and Policies Report. This section also provides a brief profile of the communities and cities that make up Tulare County. These profiles provide insight into demographics, economics, history, public services and facilities, and infrastructure.

Planning Framework

PF

This element provides the framework for planning in the county, including a description of regional planning and community planning areas. This element will describe the creation of community growth boundaries in relation to city and unincorporated communities, define parameters for growth in unincorporated areas outside of communities (including guidance on new towns), and describe the relationship between unincorporated areas and cities.



B. Tulare County Prosperity

This component includes the elements that shape the county's land use and economic futures.

Economic Development

ED

This element establishes the goals, policies, and implementation measures to encourage and guide economic development within the county.

Agriculture

AG

As a key component of the county's economy, this element will provide a single location to draw together the range of policy tools needed to protect and enhance this segment of the county's future.

Land Use

LU

This element establishes the policy direction that will be used to guide the development of residential, commercial, industrial, and other land uses in the county.

Housing (existing element)

H

In compliance with the detailed requirements of State law, this element identifies housing needs and sets out policies and programs to meet those needs.



C. Tulare County Environment

This component covers topics related to natural and cultural resources and public health and safety.

Scenic Landscapes

SL

This element covers the organizing features, such as rural landscapes, scenic corridors, and urban forms that make Tulare County unique.

Natural and Cultural Resources

NCR

This element identifies goals, policies, and implementation measures to ensure the appropriate use, enjoyment, and protection of natural and cultural resources in Tulare County.

Air Quality

AQ

This element covers issues related to the protection and improvement of air quality in the county.

HS	Health and Safety
	This element presents the goals, policies, and implementation measures as they apply to noise, geologic/seismic hazards, flood hazards, man-made hazards, and emergency operations plans.

CEQA Alternatives

The CEQA Guidelines require analysis of a range of reasonable alternatives to the project (General Plan), or to the location of the project, which would feasibly attain most of the project's basic objectives and avoid or substantially lessen any of the significant effects of the project.

For the General Plan EIR, a key factor in driving environmental impacts will be the distribution of population in the County. While the General Plan will be designed to foster flexibility (i.e., it will not dictate a specific level of growth to any community), the EIR does need to look at potential futures that could be achieved. In development of the General Plan, the broader discussion of population growth was used to establish a range of alternatives. These alternatives, quantified on the next page, look at potential shifts in population growth between three areas: incorporated cities, unincorporated communities, and other unincorporated growth (which includes hamlets).



D. Tulare County Infrastructure

This section covers the infrastructure systems necessary to ensure adequate services and capacity of desired growth.

TC	Transportation and Circulation
	This element identifies goals, policies, and implementation measures to ensure that transportation and circulation needs are met within the county.

PFS	Public Facilities and Services
	This element presents goals, policies, and implementation measures to ensure the provision of such public facilities and services as water, solid waste, wastewater, electricity and gas, fire protection, telecommunications, law enforcement, and schools.

Tulare County General Plan Update Alternatives Population Distribution

2000 Population		
City/County	2000 Population	2000 Population Distribution
Cities (UABs)	258,463	70.2%
County	109,558	29.8%
Communities	56,239	15.3%
Other	53,319	14.5%
TOTAL	368,021	100.0%

Source: TCAG 2003 Databook

2000 Population	368,021
Net New Growth	261,979
2030 Population	630,000

Source: TCAG 2003 Databook; CA DOF, 2004

For each alternative, the percentages shown in the heading are for cities (within their UAB), unincorporated communities, and other unincorporated areas, respectively.

Alternative 1 City Increase (85% / 10% / 5%)				
City/County	Percent of Net Growth	2000-2030 Net Growth	2030 Population	2030 Population Distribution
Cities (UABs)	85.0%	222,682	481,145	76.4%
County	15.0%	39,297	148,855	23.6%
Communities	10.0%	26,198	82,437	13.1%
Other	5.0%	13,099	66,418	10.5%
TOTAL	100.0%	261,979	630,000	100.0%

Alternative 2 Continued Growth (70.2% / 15.3% / 14.5%)				
City/County	Percent of Net Growth	2000-2030 Net Growth	2030 Population	2030 Population Distribution
Cities (UABs)	70.2%	183,989	442,452	70.2%
County	29.8%	77,990	187,548	29.8%
Communities	15.3%	40,034	96,273	15.3%
Other	14.5%	37,956	91,275	14.5%
TOTAL	100.0%	261,979	630,000	100.0%

Alternative 3 County Focused (70% / 25% / 5%)				
City/County	Percent of Net Growth	2000-2030 Net Growth	2030 Population	2030 Population Distribution
Cities (UABs)	70.0%	183,385	441,848	70.1%
County	30.0%	78,594	188,152	29.9%
Communities	25.0%	65,495	121,734	19.3%
Other	5.0%	13,099	66,418	10.5%
TOTAL	100.0%	261,979	630,000	100.0%

Source: TCAG 2003 Databook; CA DOF, 2004; Mintier & Associates; Matrix Design Group

Population Trends

The population projections used here were developed based on future population levels predicted for the county by the State Department of Finance. These population estimates are based on known and estimated demographic trends, including births, deaths, and migration into the county.

These numbers do not project outside factors that could change who migrates into the county. For instance, a large retirement community could attract new population to the county that demographic trends would not predict. This would have the affect of increasing the total future population in the county.

9. Surrounding Land Uses / Setting

Tulare County is surrounded by Fresno County to the north and Kern County to the south. Kings County is located on the west of Tulare County while Inyo County borders the county to the east. The crest of the Sierras forms the boundary with Inyo County. The northern border of Tulare County is an irregular line that passes just south of the City of Reedley and State Route 180. The southern border is a consistent east-west trending line, comprising the south standard parallel south of Mount Diablo, located north of the City of Delano. The western border generally trends north-south in a straight-line north and south just east of Corcoran. Along the eastern border is Inyo County.

10. Other public Agencies Whose Approval is Required

The following table identifies the permits and other approvals known at the present time to be required from agencies in order to process the project.

Agency	Approvals
California Division of Mines and Geology (CDMG)	Safety Element
California Office of Emergency Services	Safety Element
California Department of Forestry (CDF)	Safety Element
California Department of Conservation, State Mining and Geology Board	Safety Element
Office of the Secretary, Resources Agency	Open Space Element
California Department of Transportation (Caltrans)	Circulation Element

Environmental Factors Potentially Impacted

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

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

DETERMINATION: (To be completed by the Lead Agency)
 On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signed copy on file with Tulare County

4/25/06

Theresa Szymanis, Chief Planner, Resources Management Agency

Date

Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
 - 2) All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
 - 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
 - 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures, "Earlier Analyses," as described in (5) below may be cross-referenced).
 - 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
 - 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance
- The General Plan EIR will address the range of impacts that could result from adoption and implementation of the Tulare County 2030 General Plan. This section provides a short summary of the potential impacts that will be analyzed in the EIR.

Environmental Impacts to be Evaluated in the General Plan EIR

Overview

The General Plan EIR will deal with environmental issues on a countywide basis and will provide the information, structure, and direction for addressing issues in more detail within subsequent environmental documents prepared for specific projects. The key to successful streamlining of subsequent environmental review lies in establishing the structure and process for that review in the General Plan EIR, and then implementing that process within the Resource Management Agency.

Several concepts are fundamental to this tiering process for environmental review:

- **Associating issues with the appropriate level of planning review.** For example, certain aspects of air quality are clearly addressed on a regional level through the General Plan EIR. These include coordination with assumptions made in the applicable Clean Air Plan and identifying regional strategies related to air quality planning such as providing balanced land uses. Identifying and resolving these regional issues at the General Plan level EIR will allow specific projects to be reviewed with greater ease and reliance on more standardized measures for maintenance and improvement of air quality.
- **Integrating mitigation programs with other planning processes.** Environmental mitigation measures can and should flow naturally as conditions of approval within the authority of the County allowed by planning and permit law, independently of CEQA. By identifying the mechanisms and agencies responsible for implementing mitigation within the General Plan EIR, more effective reviews and approvals can be accomplished for later projects.
- **Recognizing that some specific issues will always warrant review at the individual project level.** For some site-specific issues, there is little utility in gathering precise information at the General Plan level. Conditions affecting certain biological resources, or the context of cultural resources, or the need and accessibility to certain mineral resources, are likely to change within a few years time. Direction within the General Plan EIR can focus subsequent reviews on these issues as appropriate, and make the future processing of projects more consistent and efficient.

Evaluation of Environmental Impacts

Aesthetic, Visual and Scenic Resource Impacts

Scenic resources within Tulare County include the natural beauty associated with the Sierra Nevada and foothills areas, and the man-made alterations in the central and western portions of the County that provide much of the agricultural identity of the region. There are no designated state scenic highways within the County, but State Route (SR) 198 (east of SR 99) and SR 190 (east of SR 65) are eligible for designation. Both of these routes include agricultural as well as foothill and mountainous scenic resources. Open water views are part of the recreational value at the Lake Kaweah and Lake Success. The views of open fields, planted crops, and orchards are part of the variety and identity of the County as an agricultural area.

The EIR section dealing with aesthetics will be based in part on information from the current General Plan and related reports, and also on consultations with County staff and information gained through citizen input. The analysis of potential visual effects will identify potential conflicts between future land use patterns and the maintenance of scenic resources. The significance of these effects depends both on the nature of the resources and on the land use and experience of the viewers involved. The approach used will be similar to that used by the U.S. Forest Service or the Bureau of Land Management in analyzing visual resources, but with less detail since it must address the County as a whole in a programmatic fashion.

Results will be presented in maps that identify the locations and generally important observation points for visual resources. Photographs will be used to illustrate typical scenic resources, typical visual impacts, and the types of measures available to reduce impacts. Care will be taken to distinguish between those measures that are appropriate for inclusion within the General Plan as policy direction, and those types of measures that can be considered in the review of subsequent specific projects.

Agriculture and Open Space Impacts

The EIR will include an evaluation of the effects of proposed land uses on agricultural lands and services, and contrast those effects with the current land use designations and County policies as well as with other alternatives. The actual mapping and inventorying tasks for this evaluation will be drawn from existing County mapping resources.

The preservation of agricultural lands is one of those regional issues that can best be addressed at the General Plan level, instead of leaving the evaluation up to the review of individual projects. Throughout the Central

Valley, a conflict exists between preserving agricultural land and providing land to accommodate affordable housing and appropriate development as part of economic stability. The current policies and programs for agricultural land preservation within Tulare County will be reviewed, and will be placed in a regional and long-term perspective. Combined with citizen input, county-wide solutions can be identified within the General Plan Update. Some loss of agricultural lands may be inevitable as the future population is accommodated. The loss may be partially offset by the preservation of the most productive and valuable areas. The EIR will address these impacts, and will balance them with the mitigation provided within the General Plan Update. Depending on the final results, it may be determined that the future loss of some agricultural lands is a significant and unavoidable impact, in which case the EIR will also provide appropriate background and supporting information to facilitate the preparation of necessary findings.

The results of the analysis in the EIR will combine mapping of agricultural areas and designations with general tabulations of acreages to allow a general comparison of the changes in agricultural lands under various alternatives.

Air Quality Impacts

This EIR section will summarize the regional air quality setting, including climate and topography, ambient air quality, and the regulatory setting (regional standards and planning efforts). Air Quality emissions associated with the General Plan Update will be estimated and inventoried using the most recent California Air Resources Board methods for the evaluation of land use and traffic generation. This presentation will be limited to an inventory and estimate of total emissions of criteria pollutants and will not involve modeling or dispersion analysis of growth. The San Joaquin Valley Air Pollution Control District will be consulted in this process to ensure consistency with the District's accepted procedures and projections.

The EIR will address potential air quality effects associated with implementation of the General Plan Update and identify appropriate measures to reduce those effects. The foundation for the mitigation measures will be drawn from the Reasonably Available Control Measures (RACM) developed by the Transportation Planning Agency and adopted by Tulare County in March 2002. Although many of these measures are more applicable to the incorporated cities within the County, all possible measures will be screened.

Most of the air quality results will be presented in a series of summary tables that list the resulting vehicle emissions. The significance of the results will be explained by considering the County's relative contribution

to air emissions within the larger air basin, and by evaluating trends that have occurred and are expected. The most important aspect of the analysis within the EIR will involve documenting consistency between the General Plan Update and the SJAPCD Clean Air Plan assumptions, and then providing direction for using this determination in subsequent environmental reviews for individual projects that are consistent with the General Plan Update.

Biological Resource Impacts

The EIR will address potential biological resource issues associated with the General Plan Update. A generalized assessment of impacts will be developed by estimating the approximate acreage of various habitat types that would be converted to other land uses over the time horizon of the General Plan Update. Regional aspects of mitigation will be discussed through an evaluation of the open space proposals and policies in the General Plan Update. For many site-specific biological resources, it will remain necessary for subsequent projects to include surveys and specific mitigation programs. The EIR will provide direction regarding the need for this type of subsequent work so that the efforts may be focused on site-specific resources.

Generalized maps of biological resources will be provided, based on existing information. It must be emphasized, however, that these maps will focus on major habitat types and cannot substitute for site-specific surveys in biologically sensitive areas.

Cultural Resource Impacts

The evaluation of cultural resources will be based on the inventory of historic and prehistoric information contained in the Background Report. It is not reasonable to prepare a complete survey for the entire County, or even to conduct a thorough record search of the entire County. The general pattern of prehistoric resources can be presented and information on known cultural resources—particularly sites listed in state and national registers—can be summarized. This information will be used to identify, in general terms, the potential impacts to cultural resources from changing land uses as proposed in the General Plan Update.

Some mitigation in the form of preservation of sites within open space areas may be identifiable, but the more important role of this EIR will be to describe the requirements for subsequent review of cultural resources in specific projects. In almost all cases, significant impacts to cultural resources can be mitigated through careful planning, project review, and attention to recovering information from sites that may be affected by future development. This mitigation process will be described and linked to the current planning and project

review procedures in the County.

This section will also discuss Senate Bill 18 compliance and input provided through coordination with Native American groups in Tulare County.

Geologic and Natural Resource Impacts

Information from the current seismic safety element, geologic mapping, and soils data compiled as part of the Background Report (related to agricultural soils), will be used to characterize the regional geologic conditions, constraints, and resources. Staff from the County, Natural Resource Conservation District, and other agencies will be consulted as necessary. Mineral resources will be discussed in a later section.

Potential impacts related to geology and soils will be described, and erosion leading to loss of soil and unwanted sediment deposition that may be caused by future development. Mitigation measures for these impacts are already incorporated into applicable building codes, grading review procedures, and other mechanisms that apply to development processing and approval. The EIR will review these procedures in the County, and specifically identify them as part of the mitigation discussion within this topic.

Hazards and Health and Safety Impacts

The Background Report will include an inventory and description of the major hazards that may affect human safety within the County. These include earthquakes and related soil hazards, flooding, wildland fires, and human-made hazards. The last category includes the presence of hazardous materials and wastes associated with some land uses, and safety issues associated with airports within the County. Potential impacts related to these safety issues will be discussed in the EIR. All of these hazards are addressed in current regulatory programs, and the applicable regulations and how they are applied will be discussed in the EIR. The network of safety regulations provides the mitigation for potential impacts within this topic, and the EIR will explain how this mitigation is implemented. In some instances, the mitigation will involve direction related to the review of subsequent projects.

Hydrologic and Water Quality Impacts

Information regarding hydrology and water quality will be drawn primarily from the Central Valley Regional Water Quality Control Board Basin Plan, supplemented with data and information available from the current General Plan project, project-level EIRs within the County, and other regional studies. The EIR will address effects of land use changes and future development on water resources both in terms of quantity (consumption of

groundwater) and quality (the potential to release contaminants to surface and groundwater). Information used in the EIR will also originate from the consultation process involving water agencies (required by Government Code Section 65352.5). The adequacy of long-term water supplies will be addressed in this process, and will be supported by groundwater basin information available in the County. For most water quality issues, mitigation measures are present in the regulatory and review programs that are already in place. The EIR will identify these programs and the point at which they apply to different types of projects.

Land Use and Planning Impacts

The EIR discussion for land use and planning will be drawn from the inventory and analysis prepared for the Background Report. Changes in land use designation are an anticipated major component of the General Plan Update, so the EIR analysis of this issue will focus on changes themselves, and how they are responsive to demographic and planning issues. These include the provision of housing, the preservation of agricultural land, and the balance of land uses to promote efficient transportation. In this regard, the alternatives analysis of the EIR will be important for comparing the overall effectiveness of the plan alternatives in responding to planning needs.

Mineral and Natural Resources Impacts

Mineral resource information for the EIR will be drawn from the Background Report. This will provide a background for the aggregate mineral needs and supply within the County. Other resources that will be addressed in this section of the EIR include water, which will also reference the discussion in the Hydrologic and Water Quality Impacts section, and energy. The impacts in terms of general demand for these resources will be identified in the EIR. The planning process, subsequent review processes, and responsibilities of other agencies will all be identified as components of mitigation to help minimize the demands for these resources and to help ensure their accessibility when needed.

Noise Impacts

The approach for updating information will rely on using as much of the current Noise Element as possible, augmented by survey and calculation updates provided in the Background Report. The EIR work will be focused on analyzing the noise conditions that have changed and the extent to which current and future noise levels may pose constraints on future land uses. Preparation of the Noise Element will use procedures from the Federal Highway Administration for estimating noise levels from vehicle traffic, and the OPR/Office of Noise Control guidelines for preparing Noise Elements. This prior work

will provide most of the existing conditions and impacts sections for the EIR. Tables giving the calculated distances from roadways to specific contours will illustrate these results.

Mitigation for noise impacts typically involves a progression as follows:

- Establishing appropriate land uses that are compatible with anticipated noise levels
- Identifying typical setbacks and other design measures that can be used where high noise levels are expected
- Using berms and noise walls when appropriate,
- Relying on structural noise insulation measures in some instances

The General Plan Update EIR will focus on the first of these measures, and describe how the remaining are accomplished in the planning and review for subsequent projects.

Population and Housing Impacts

Although update of the Housing Element is not part of this work effort, the General Plan Update will produce an update of population and demographic information that will be important for planning and environmental assessment purposes. The EIR will use this information generated in the Background Report to evaluate the responsiveness of the General Plan Update to population and housing needs.

Public Facilities and Service Impacts

This EIR section will address those services generally provided to the population by public agencies. These include the construction of flood control channels by county districts, the management of solid waste, the provision of police and fire protection services, schools, libraries, water and wastewater services. The identification and description of these service agencies will be drawn from the work in the Background Report. The description of impacts and mitigation will also be drawn from the prior work, which will include utility master planning and service reviews. The EIR will address potential additional demands on public services and utilities resulting from implementation of the General Plan Update. The main function of the EIR for this topic will be to identify how these service issues should be reviewed and addressed in subsequent projects. With proper planning at this General Plan Update stage, the subsequent reviews should be straightforward and not require substantial additional environmental documentation.

This EIR section will also deal with the utilities and services usually provided by private companies. Besides

water and wastewater services, the main systems to be discussed in this section include energy (provided mainly by Southern California Edison, Southern California Gas, and Pacific Gas and Electric) and telecommunications (provided by AT&T, SBC, and Sprint).

Recreation Impacts

The EIR assessment of park and recreation effects will rely on current information provided by County staff regarding the size, locations, and facilities contained within County park areas. As the County population is anticipated to increase, the General Plan Update should provide for additional park and recreation facilities to continue at least the same level of service to the population. The EIR will also recognize the unique recreational opportunities in Tulare County provided by the National Forest, National Parks, and Wilderness Areas.

Traffic and Circulation Impacts

The Traffic and Circulation section of the EIR will provide a summary of the findings of the traffic analysis prepared in the Background Report. The impacts and mitigation will be developed iteratively in that process, and will result in the identification of appropriate amendments for the Circulation Element. The EIR section will focus on identifying the implementation measures necessary to provide the improvements identified in the Circulation Element. The role of alternate transportation modes will also be addressed, since early planning for transit, bicycle, and pedestrian facilities is important for their development and use to help reduce vehicle traffic.

Other Mandatory CEQA Sections

The EIR will include all of the discussions required for EIRs by Article 9 of the CEQA Guidelines. As a brief overview, the EIR will include the following:

- **Executive Summary.** This section will provide a summary of the entire EIR and include a discussion of the project's objectives; a description of the proposed General Plan Update; a summary of the environmental setting; a tabulated summary of environmental impacts and mitigation measures; and a discussion of alternatives considered, areas of controversy, and issues remaining to be resolved.
- **Introduction.** The introduction to the EIR will contain the project's objectives, a description of the proposed General Plan Update and general setting, and an overview of the EIR process and involvement of other responsible or trustee agencies.
- **Impacts and Mitigation Measures.** Building on the

existing setting information provided in the Background Report, the EIR will contain a set of impact criteria/thresholds that will be based on those previously identified in County EIRs and other adopted thresholds of significance. These criteria/thresholds will be used to assess impact significance. Adverse impacts that meet or exceed these criteria will be considered significant. The EIR will also describe all impacts in terms of their short or long-term effect, and present them in a logical discussion that the general public can understand. These discussions will be provided within the topical chapters described above.

- **Alternatives Analysis.** The EIR will address the population distribution alternatives described earlier and a No Project Alternative. The No Project Alternative will be based on the continued use of the existing General Plan for policy guidance in the County.

Cumulative Impact. The EIR will evaluate cumulative impacts based on planning documents and regional forecasts for the study area. The EIR will also estimate and discuss the contribution of the General Plan Update to the overall cumulative impact. Mitigation measures (mitigation policies) to minimize any cumulative impacts will also be developed.

- **Other Statutory Sections.** In addition to the sections referenced above, the EIR will provide all other required CEQA sections, such as areas of controversy and significant unavoidable impacts.

General Plan Schedule

The General Plan update remains on-track for completion by the end of 2006. The Goals and Policies Report and EIR are both expected to be published for public review in early July 2006. To introduce these documents and provide opportunities for public input, community workshops will be held in several locations in the County.

Public hearings with the Planning Commission and Board of Supervisors will be held in two sets. The first set will review the draft General Plan documents and provide opportunities for the public to find out more about the General Plan and provide comments on the documents. A second set of hearings will be held to finalize the General Plan and discuss the findings of the final EIR.

Year	2006											
Month	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec
Fiscal Year	FY 05/06						FY 06/07					
Phase 3	1. Project Initiation (includes on-going website maintenance and newsletters)											
Phase 4	6. Draft GP 2025 7. Draft EIR NOP 8. Public Review of Draft General Plan & EIR County Comments on Background Report 30 day NOP Review 45 day EIR Review 9. Final GP 2025 & FEIR 10. Final Document											
Phase 5	11. Implement. Preliminary											
Milestones	Reports: Alternatives Direction, Background Report, Draft GP, Final Documents, Implementation Report Newsletters: Draft GP (Task 1.7) Technical Advisory Committee (Task 1.4): TAC - Alternatives, TAC - Policy, TAC - GP / Public Workshops: EIR Scoping, Draft GP (Task 8.1) Public Hearings / Study Sessions: PC & Board Update, PC & Board Update, Hearings, Hearing											



Project Schedule
TULARE COUNTY GENERAL PLAN 2030 AND EIR
 Tulare County, California

Mintier & Associates
 Matrix Design Group
 URS
 RACESTUDIO
 Omni-Means
 Applied Development Economics
 Land Use Associates

Potential Environmental Impacts

The following impacts could potentially result from implementation of the General Plan Update and will be evaluated in the EIR.

Aesthetics

The project may:

- Have adverse effects on scenic vistas.
- Damage scenic resources.
- Degrade the existing visual character or quality of the site and its surroundings.
- Create a new source of substantial light or glare.

Agriculture Resources

The project may:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses.
- Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

Air Quality

The project may:

- Conflict with or obstruct implementation of the applicable air quality plan.
- Result in a net increase of any criteria pollutant for which the project region is non-attainment under the federal or state ambient air quality standard.
- Expose sensitive receptors to substantial pollutant concentrations.
- Create objectionable odors affecting a substantial number of people.

Biological Resources

The project may:

- Have a substantial adverse effect on any species identified as a candidate for special or sensitive status in local or regional plans, policies, or regulations, or by the California Dept. of Fish and Game or U.S. Fish and

Wildlife Service.

- Have a substantial adverse effect on riparian habitat.
- Have a substantial adverse effect on federally protect wetlands.
- Interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Cultural Resources

The project may:

- Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- Directly or indirectly destroy a unique paleontological resource or site or unique geological feature.

Geology and Soils

The project may:

- Expose people or structures to landslides.
- Result in substantial soil erosion or the loss of topsoil.
- Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994).
- Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

Hazards and Hazardous Materials

The project may:

- Emit hazardous emissions or handle hazardous or acutely hazardous materials, sub-

- stances, or waste within ¼ mile of an existing or proposed school.
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- Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
- For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Hydrology and Water Quality

The project may:

- Substantially deplete groundwater supplies or interfere with groundwater recharge.
- Substantially alter the existing drainage pattern of the site or area, in a manner that could result in substantial erosion or siltation on or off site.
- Substantially alter the existing drainage pattern of the site or area in a manner that could result in flooding on or off site.
- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- Otherwise substantially degrade water quality.
- Place housing within a 100-year flood hazard area.
- Place within a 100-year flood hazard area structures that would impede or redirect flood flows.
- Expose people or structures to a significant risk of loss, injury, or death involving flooding.
- Inundated by seiche, tsunami, or mudflow.

Mineral Resources

The project may:

- Result in the loss of availability of a known mineral resource that would be of value to the region.

- Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Noise

The project may:

- Expose persons to excessive groundborne vibration or groundborne noise levels.
- Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- For a project located within an airport land use plan expose people residing or working in the project area to excessive noise levels.
- For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels.

Population and Housing

The project may:

- Induce substantial population growth in an area, either directly or indirectly.

Public Services

The project may:

- Create in increase in demand for new or expanded public facilities and services such as Fire protection, Police protection, Schools, Parks, and other public facilities, which may cause potentially significant environmental impacts.

Recreation

The project may:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

Transportation/Traffic

The Project may:

- Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.
- Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

Utilities and Service Systems

The project may:

- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects .
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.