DUCOR COMMUNITY PLAN 2015 UPDATE

Ducor Community Plan
2015 Update

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DUCOR COMMUNITY PLAN
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INTRODUCTION

The Terra Bella/Ducor Community Plan was adopted in December of 2004. It was amended by General Plan Amendment (GPA) 01-005, and is over 10 years old. The 2004 Terra Bella/Ducor Community Plan is a collection of goals, objectives, and policies for the physical development of the community. The primary purpose of the plan was to outline community goals regarding physical development and to promote the general welfare of the community. The plan (GPA 01-005) serves as a general guide for both public and private decisions affecting the community, and provides for the overall direction, density, and types of growth consistent with the needs of the community.

As part of this update, separate community plans have been prepared for Terra Bella and Ducor. An important objective in preparing a separate and comprehensive update of a Community Plan for Ducor is to develop a plan which can accurately reflect the needs and priorities of the unincorporated community of Ducor and of its residents, businesses, and employers. In addition, the County has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) under the California Environmental Quality Act (CEQA). The IS/MND is an environmental document which will assist in fostering future economic development, grants, and economic development opportunities by addressing potential environmental impacts which may occur as the community builds-out during the planning period. This environmental clearance would allow development at a much quicker pace as potential impacts of such development would have been addressed in the MND.

Ducor is currently designated an Unincorporated Community in the 2030 Tulare County General Plan (2012). It has become apparent that a more precise plan is needed to increase the availability of infrastructure funding (for things such as drinking water system improvements, [for example wells, water distribution piping, and storage tanks], curbs, gutters, sidewalks, etc.), and to stimulate economic development within the community.

As with any community plan, the contents of this document are not intended to be absolute. Planning is a continuous process and to be effective, requires periodic re-evaluation and revision to reflect changing needs and priorities. This Plan, therefore, should be reviewed on a periodic basis with the assistance and participation of local citizens, groups, and agencies. By doing so, it is envisioned that the Ducor Community Plan will continue to provide meaningful and necessary guidance toward the development of the community in the foreseeable future.

The California Government Code (Sections 65300 et seq.) requires that each local agency, city or county, prepare and adopt comprehensive long-term general plans for the physical development of lands within its jurisdiction. A general plan must function as "a statement of development policies" and must include a diagram and text setting forth goals, policies, standards, and plan proposals. The plan must, at a minimum, include the following elements: land use, circulation, housing, conservation, noise, safety, and open space. State law also provides that a local agency may include one or more of several optional elements depending on the needs and characteristics of the jurisdiction.

In Tulare County, the General Plan has historically been developed on a county-wide basis or by large geographic sub-areas (such as rural valley, foothill, and mountain), with development policies emphasizing county-wide and area-wide issues and concerns. In establishing land use planning policies on an area-wide basis, it has been recognized that several unincorporated communities, including Ducor, have localized land use needs and issues that should be addressed in a more specific manner particular to its community, geographic features, location of major roadways (such as State Route 65), population characteristics, availability of water, and other issues unique to the community's area. Therefore, the Ducor Community Plan 2015 Update has been prepared with an emphasis on these considerations with particular focus on land use and circulation.

LOCATION

The community of Ducor is located on the east side of the San Joaquin Valley near the base of the Sierra Nevada Mountains in the southeastern area of Tulare County. Ducor is approximately 30 miles north of Bakersfield and 70 miles southeast of Fresno. State Route 65 is located within the westerly portion of Ducor and State Route 99 is located approximately 13 miles west of State Route 65. Both of these highways serve as primary regional access routes to the area. (See Figure 1).

HISTORICAL PERSPECTIVE

The town of Ducor had its beginnings in 1885 when German settlers on four adjoining quarter-section homesteads built cabins and a common well approximately one-half mile south of the present town site. The German immigrants were referred to as "Dutchmen" [English derivative of Deutsch men], and their settlement was referred to as Dutch Corners. In 1888, the Southern Pacific Railroad was extended through the town and its name was changed from Dutch Corners to El Grenado. However the residents continued to call the town Dutch Corners, until November 21, 1907 when it was officially renamed Ducor. The name Ducor was created by a railroad worker who abbreviated the settlement name DU for Dutch and COR for Corners.

The town's built form began with the grain warehouse, and train depot built in 1906, the post office, Rochdale General Store, and Ducor Hotel in 1907, First Baptist Church in 1908, and the Ducor School in 1909. The real estate boom began in 1908 when excursions were run into the country from Southern California, and in 1909 the Ducor Land Company, owned by the Braly and Dennis families, purchased the townsite. By the end of 1909, the townsite was platted and developed with streets and sidewalks, a water system, and parks. By the end of 2010 the town included a planning mill, lumberyard, barley mill, and plumbing shop. (Source: Los Tulares, Quarterly Bulletin No. 259, 12/2012)

THE NEED FOR A COMMUNITY PLAN

Purpose

As stated earlier, the Ducor Community Plan was adopted in 2004. Conditions in Ducor have changed over the last 10 years resulting in the need to update to policies and implementation strategies and the environmental analysis of these changes to address existing conditions. The existing Urban Development Boundary (UDB) the black line indicated in Figure 2, is the existing extent of allowed development in the unincorporated community of Ducor, the study area (the area in red) is utilized for environmental impact analysis for any proposed changes within the Community itself. The Community Plan Update and the included IS/MND under CEQA are tools to be used to foster economic development and increase the potential for grant funding by identifying the current need for increased infrastructure and opportunities for development. This Community Plan is also a part of the implementation of the San Joaquin Valley Regional Blueprint, Tulare County Regional Blueprint, and the Tulare County 2030 General Plan, discussed in the Policy Framework Section below.

Figure 1 – Vicinity Map

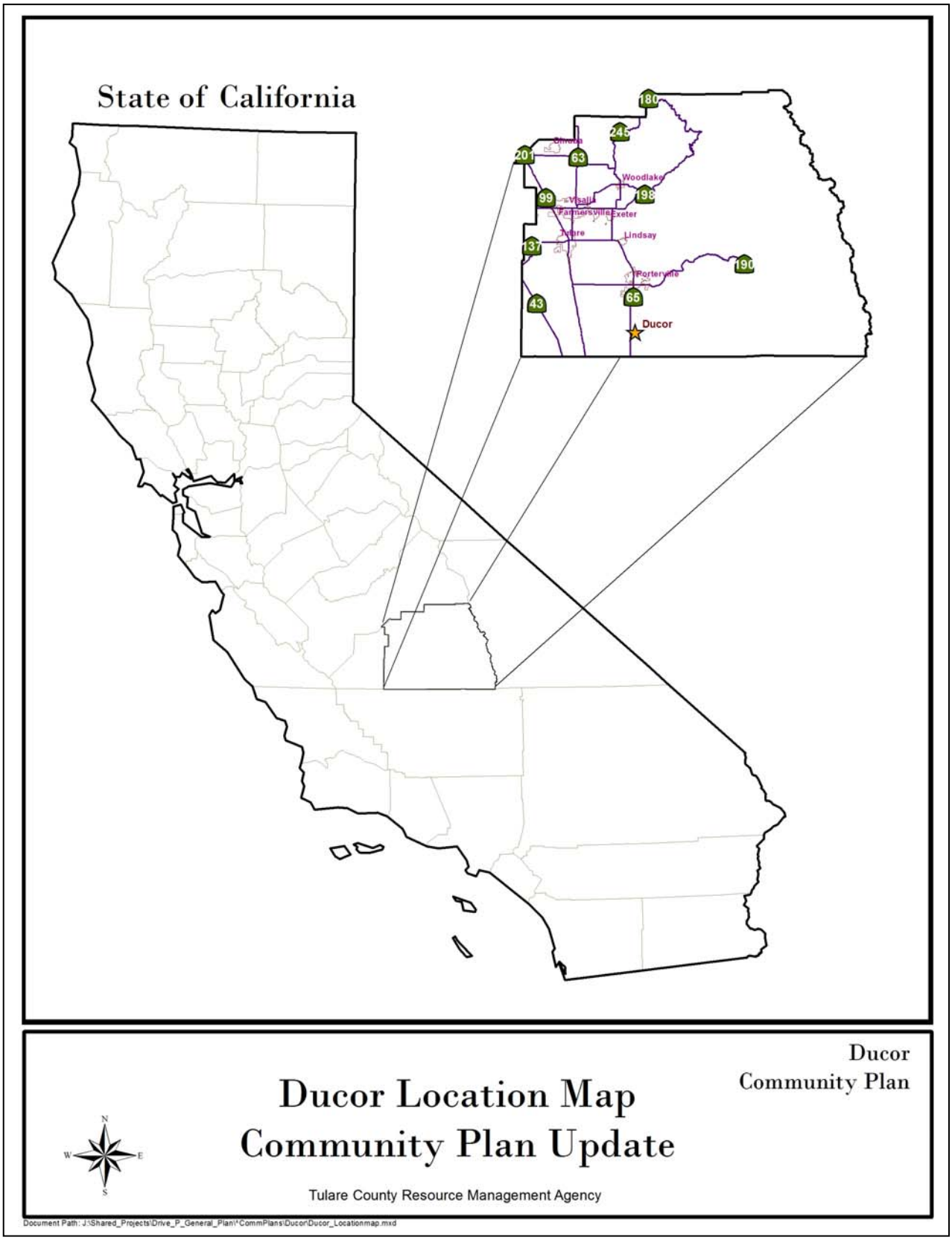
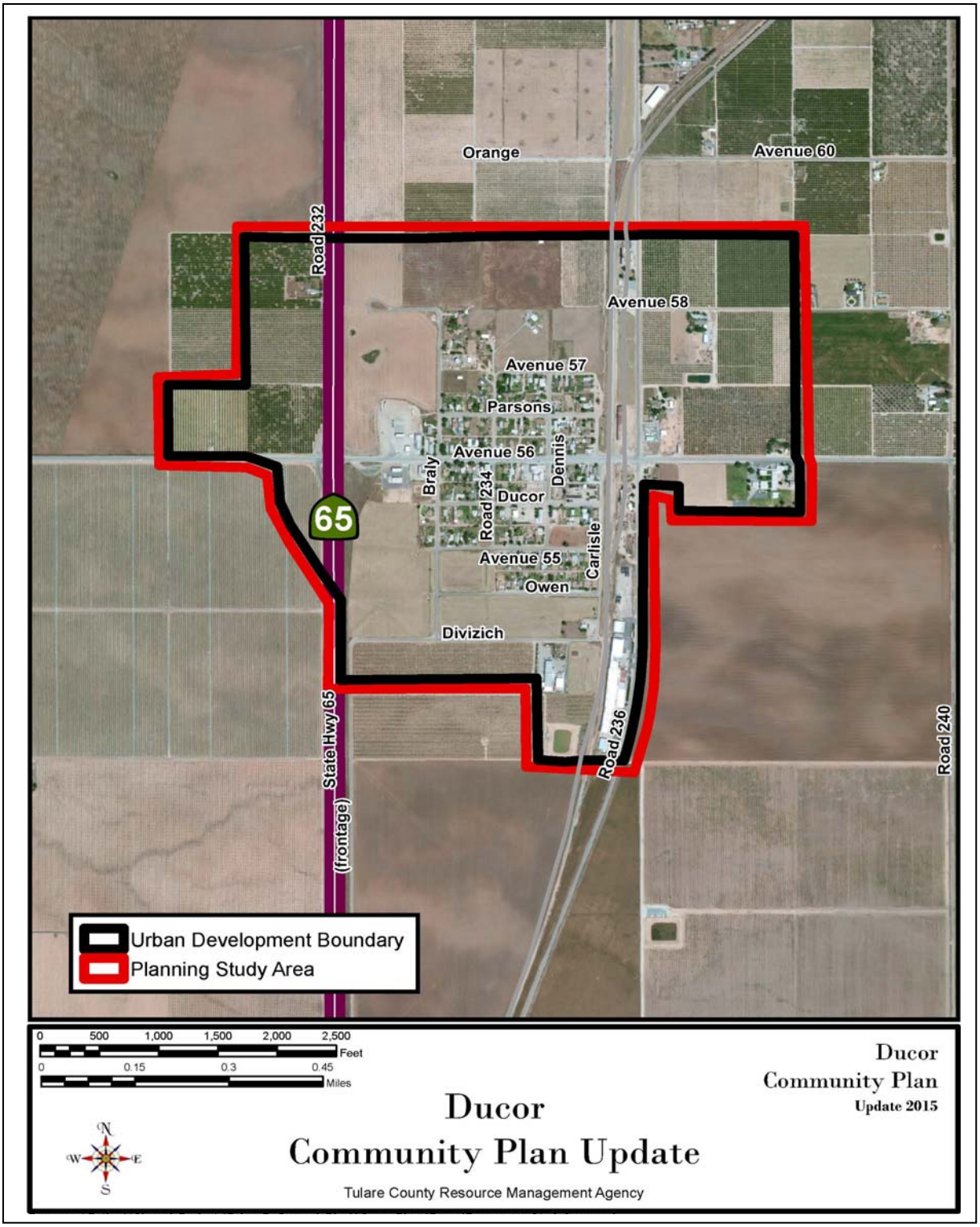


Figure 2 – Existing Ducor UDB and Study Boundary



Relationship to the General Plan

The 2012 Tulare County General Plan (2030) provides a comprehensive statement of the objectives, themes, and policies, which the community is seeking to achieve in the areas of land use, growth management, community design, transportation, open space, parks and public facilities, environmental conservation, health and safety, noise, and housing. The Ducor Community Plan is essentially an extension of the General Plan, but more specific to Ducor. Therefore, the Community Plan incorporates the stated general objectives, themes and policies, and where more specific objectives and policies are stated, the Plan makes reference to such objectives and policies. It also provides additional elaboration on the ways in which the Community Plan is responsive to this guidance. Relevant General Plan goals, policies, and programs that provide direction and input to this Community Plan are provided in this document. In addition, this plan has specific policies for the Community of Ducor.

PUBLIC OUTREACH EFFORTS

The purpose of the public workshops or community meetings is to engage in discussions with local residents and business owners regarding specific topics, e.g., transportation related improvements. Public outreach efforts were held in several formats including formally and informally. Formal community meetings were held at Ducor Elementary School located at 23761 Avenue 56 in Ducor.

Publicity for meeting times and locations generally consisted of local newsletter informational items, citizens distributing fliers, handing out bilingual fliers to school children to be given to the student's parents (or guardian), posting fliers at local community businesses, local school board meeting agendas, non-profit agency assistance, email and other forms of communication. Formal public meetings were held on the dates listed below. A summary of additional information – Tulare County Resource Management Agency Complete Streets and Community Plan Outreach (2015) – is contained in Appendix A-6.

Ducor Public Meetings

- January 26, 2015
- February 23, 2015
- April 27, 2015
- July 16, 2015
- August 20, 2015

Community feedback was gathered and incorporated into the design of the Complete Street Plans and the Community Plan Update. These designs were edited to include feasible improvements and cost estimates were assigned to the suggested projects within Ducor for each study roadway segment.

EXISTING CONDITIONS

Ducor is a small, unincorporated agricultural community with 366 acres within the Urban Development Boundary (UDB). The Land Uses within the UDB include agricultural, which currently occupy 30 % of the 366 acres. Urbanized uses including residential, commercial, public and quasi-public facilities and industrial development occupies 45 % of the 366 acres. Rights-of-way and unclassified land uses occupy 25 % of the 366 acres. Ducor has remained relatively compact through infilling of vacant parcels within the community, which has allowed Ducor to be developed in a contiguous

Table 1 – **Ducor Land Use**

Land Use	**Acres**
Residential	90
Commercial	25
Industrial	40
Agricultural	109
Unclassified	7
Public/Quasi-Public	12
Rights-of-way	83
Total	366.

pattern. Ducor is located adjacent to State Route 65 and Road 234 (a north/south roadway) and Avenue 56 (an east/west roadway) is the geographic center of Ducor 56. Ducor is a predominantly rural, agricultural service center where agricultural-related businesses such as packing houses and cold storage facilities are located, but is also a residential bedroom community where many farm workers live. (See Table 1)

Severely Disadvantaged Community

Ducor is a severely disadvantaged community based upon household income. As defined by the State of California Public Resources Code Section 75005(g), a "[d]isadvantaged community" means a community with a median household income less than 80% of the statewide average. "Severely disadvantaged community" means a community with a median household income less than 60% of the statewide average."

In 2013, Ducor's median household income was $34,158, whereas the State of California's median household income was $61,094. Therefore, based upon Ducor's median household income of $34,158 (which is about 56% of the State of California's median household income), it is considered a severely disadvantaged community.

Climate

The southern San Joaquin Valley climate is influenced to a great extent by the Coast Ranges to the west, which prevents the cool, moist sea breeze from reaching the valley. It is generally characterized as a Mediterranean climate (one of three similar zones in the world). The area in general has a climate that tends to be clear, sunny, warm and dry. The average temperatures range from a low of 34° F. (l.l° C) in January to a high of 100° F. (37.7° C) in July. Because of the Coast Ranges, the average rainfall for the area is very low, ranging from three to nine inches per year, with 90% of the yearly rainfall between November and April. There are periods in winter when the valley floor is covered with dense, wet ground fog; winds are typically light and from the northwest to the southeast.

Topography

Ducor is situated on level terrain at an elevation of 381 feet above sea level. This portion of the valley floor slopes very gradually to the west. Ducor has 0.61 square miles of land area and has no water area.

Vegetation and Wildlife[1]

The vegetation, where undisturbed, is valley grassland, which is characterized primarily by deep-rooted perennial bunch-grass. Cultivated fields produce cotton and other field crops, or grass for range land.

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

A California Natural Diversity Database (CNDDB) search conducted on June 24, 2015 indicates there are special status species within the Ducor Quadrant Species List consisting of three animal and one plant species: San Joaquin kit fox (*Vulpes macrotis mulica*, federal endangered); tricolored blackbird (*Agelaius tricolor*, state endangered); vernal pool fairy shrimp (*Branchinecta lynchi*, federal threatened); and San Joaquin adobe starburst (*Pseudobahia peirsonii*, federal threatened). Other species within Ducor include Hopping's blister beetle (*Lytta hoppingi*), hoary bat (*Lasiurus*

[1] California Department of Fish and Wildlife. Biogeographic Information & Observation System (BIOS). http://www.dfg.ca.gov/biogeodata/bios/; California Department of Fish and Wildlife. California Natural Diversity Database. CNDDB Maps & Data. http://www.dfg.ca.gov/biogeodata/cnddb/mapsanddata.asp; California Department of Fish and Wildlife. California Natural Diversity Database. June 17, 2015

cinereus), and Ewan's larkspur (*Delphinium hansenii ssp. ewanianum*); however; these species do not have federal or state listed status. Further investigation of the CNDDB regarding occurrences of species resulted in only two species being listed in CDFW's Occurrence Report: San Joaquin kit fox and San Joaquin adobe starburst. The Occurrence Reports indicate a last sighting of kit fox in 1975, while the adobe starburst has been determined to be "extirpated" (that is, "A species no longer surviving in regions that were once part of their range") and is no longer within the Ducor project area.

Geology & Seismic Hazards[2]

The Official Maps of Earthquake Fault Zones delineated by the California Geological Survey (CGS), State of California Department of Conservation, through December 2010, under the Alquist-Priolo Earthquake Fault Zoning Act, indicate that there are no substantial faults known to occur in Tulare County. The nearest known faults likely to affect Ducor are the San Andreas Fault (approximately 75 miles to the west), the Owens Valley Fault (approximately 65 miles to the northeast), and the Pond Fault (approximately 25 miles southwest).

According to the Five County Seismic Safety Element (FCSSE) and Figure 10-5 (Seismic/Geologic Hazards and Microzone) of the Tulare County 2030 General Plan Health and Safety Element (GPHSE), Ducor is located in the V-1 zone, characterized as a moderately thick section of marine and continental sedimentary deposits overlying the granitic basement complex. The FCSSE further states that, "Amplification of shaking that would affect low to medium-rise structures is relatively high, but the distance to either of the faults that are expected sources of the shaking [the San Andreas and Owens Valley Faults] is sufficiently great that the effects should be minimal. The requirements of Zone II of the Uniform Building Code should be adequate for normal facilities."

Soils[3]

According to the United States Department of Agriculture (USDA), National Resource Conservation Service (NRCS), and the Soil Survey of Tulare County, the proposed Project area consists of Exeter Loam and San Joaquin Loam soils. Generally, these soils are fine sandy loams, which have significant amounts of clay in the surface layers. These soils contain moderately deep hardpan and are well drained. All of the soils in Ducor are alluvial, derived primarily from granitic sources within the Sierra Nevada range.

Exeter Loam is suitable for orchards, vineyards, and cultivated crops. Exeter Loam soils are moderately suitable for building, and poorly suited for roads and streets; however, imported soil can mitigate these limitations. Slow permeability and hardpan cause problems for septic tank absorption fields; however, compliance with Tulare County Environmental Health Department regulations is required prior to construction of septic tank absorption fields to protect water quality and to ensure adequate drainage of septic liquids. Exeter Loam with 0-2% slope soils are located generally north of Avenue 56 and east of Carlisle Road; Exeter Loam with 2-5% slope soils are generally located south of Avenue 56 and west of Carlisle Road.

San Joaquin soil is suitable for orchards, vineyards, and cultivated crops but is somewhat limited by the presence of hardpan which restricts root growth. This problem can be alleviated by ripping and shattering the hardpan. San Joaquin soil is typically considered unsuitable for building sites, roads, and septic tank

[2] California Department of Conservation, California Geological Survey: Earthquake Shaking Potential for California, 2008. http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf; California Department of Conservation, Official Maps of Earthquake Fault Zones delineated by the California Geological Survey through December 2010 under the Alquist-Priolo Earthquake Fault Zoning Act. http://www.quake.ca.gov/gmaps/ap/ap_maps.htm.

[3] As noted in the IS/MND for the Ducor Community Plan

absorption fields due to high clay content, very slow permeability, and cemented hardpan. However, imported soil can mitigate these limitations, and, as noted earlier, compliance with Tulare County Environmental Health Department regulations are required prior to construction of septic tank absorption fields to protect water quality and to ensure adequate drainage of septic liquids. San Joaquin Loam with 0-2% slope soils is generally located southwest of Avenue 55 and Road 234.

Most of the existing residential and school sites are situated on Exeter Loam soils with 0-2% slope. The existing commercial and light industrial land uses are situated on both soil types. The existing land uses were required to comply with Tulare County Environmental Health Department regulations prior to construction of septic tank absorption fields to protect water quality and to ensure adequate drainage of septic liquids, thereby eliminating a potential threat to public health. Future development will also be required to comply with Tulare County Environmental Health Department standards.

Noise[4]

Tulare County adopted a new Noise Element as part of the Health and Safety Chapter of the 2030 General Plan Update. The noise contours were prepared in terms of day-night average decibel level (Ldn), which is descriptive of the total noise exposure at a given location for an annual average day.

The Noise Element identifies noise-impacted areas throughout Tulare County. These areas include lands which have existing or projected noise levels exceeding 60 decibels (dBa) Ldn. This decibel figure is considered to be the maximum normally acceptable noise level for single family residential areas. Roadways and traffic noise are the dominant source of ambient noise in the County. Together, these noise sources place a portion of Ducor's urbanized areas within the 60 dB Ldn noise contour. The Noise Element includes performance standards for new residential or other noise-sensitive land uses which are to be located near noise-impacted areas. The Element indicates that these uses will not be permitted unless effective design measures can be integrated into the development to mitigate the impact of noise.

This Community Plan Update does not include any changes to land use patterns, as such, the areas where most noise impacts occur (the SR 65 corridor) are, and will remain, predominantly commercial and residential reserve land uses. If development within the residential reserve area occurs during the planning period, design features such as noise attenuating walls and setback distances can be incorporated into the design of future residential areas along SR 65 to prevent exceedances of the 60 dB Ldn (or CNEL), as specified in General Plan policy HS-8.3 and Table 10.1 (Land Use Compatibility for Community Noise Environments) of the Tulare County Health and Safety Element. Commercial and Industrial areas have a higher noise standard (65 dB Ldn - 75 dB Ldn, respectively) and, as development occurs, could also include noise attenuating walls and building material insulation to prevent exceedances of these standards.

Flooding

"Official floodplain maps are maintained by the Federal Emergency Management Agency (FEMA). "Floodplain" or "flood-prone area" means any land area susceptible to being inundated by water from any source. "Base Flood" is the flood having a one percent chance of being equaled or exceeded in any given year. "One-hundred-year flood" or "100 year flood" has the same meaning as "base flood." "Special flood hazard area" is the land in the floodplain

[4] Tulare County General Plan 2030 Update, August 2012.; United States Department of Transportation, Federal Transit Administration. Transit Noise and Vibration Impact Assessment, FTA-VA-90-1003-06; May, 2006. http://www.fta.dot.gov/documents/FTA_Noise_and_Vibration_Manual.pdf; United States Department of Transportation, Federal Transit Administration. Construction Noise Handbook, 2006. http://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm and http://www.fhwa.dot.gov/environment/noise/construction_noise/special_report/hcn04.cfm#sou

subject to a one percent or greater chance of flooding in any given year. "Floodway" means the channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. The floodway is delineated on the Flood Boundary Floodway Map, on maps adopted by the State Reclamation Board when acting within its jurisdiction, and on the County Zoning Map (signified by the F-1 Primary Flood Plain Zone). The F-2 Secondary Flood Plain Combining Zone, which is intended for application to those areas of the County which lie within the fringe area or setback of the flood plain and are subject to less severe inundation during flooding conditions than occur in the F-1 Zone. (See Figure 3).

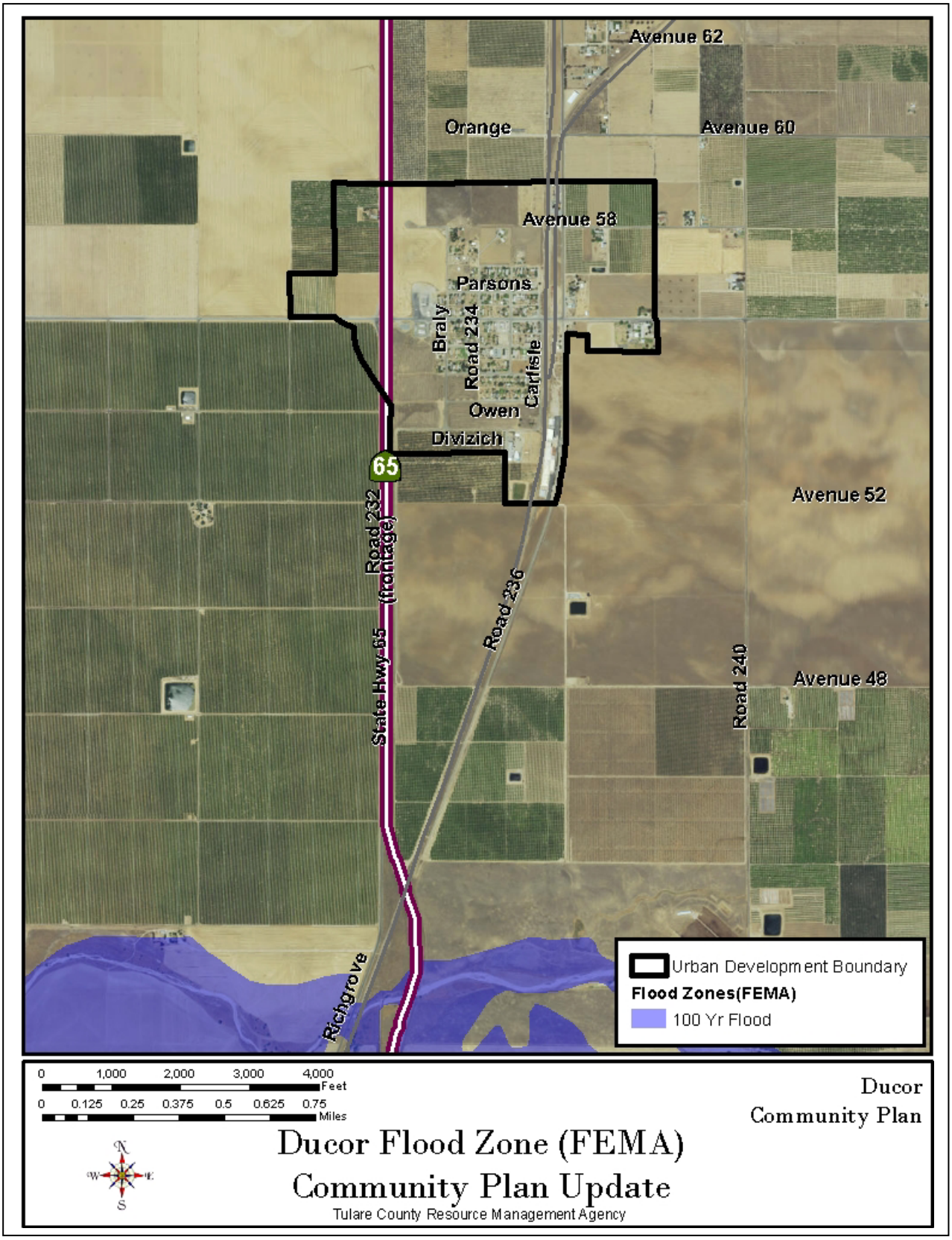
FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM). These areas are designated as Zone A, AO, A1-A30, AE, A99, or AH on the FIRM. A 100-year flood is considered for purposes of land use planning and protection of property and human safety. The boundaries of the 100-year floodplain are delineated by FEMA on the basis of hydrology, topography, and modeling of flow during predicted rainstorms. Within Ducor, there are areas of localized ponding and puddling that occur during heavy rainfall events. Additional projects will be required in the future to further expand stormwater drainage capacity. The elevation of building pads should eliminate the potential for loss of property should flooding occur.

The County of Tulare has taken steps to be a part of the National Flood Insurance Program (NFIP), which means the County of Tulare agreed to manage flood hazard areas by actively adopting minimum regulatory standards as set forth by Federal Emergency Management Agency (FEMA). The NFIP is administered by FEMA to offer flood insurance to properties located in special flood hazard areas (SFHAs). Information about the NFIP is available at the following website: www.fema.gov. As part of the County's participation in the NFIP, individuals are eligible to obtain flood insurance. Information regarding flood control in Tulare County is available at the County of Tulare Resource Management Agency, at the following website: http://www.tularecounty.ca.gov/rma/index.cfm/public-works/engineering/flood-control/. On June 16, 2009, Tulare County adopted the new Digital Flood Insurance Rate Maps (DFIRMs). Information is available to determine if a property is located in a SFHA by using the following FEMA Map Service Center link as follows: https://msc.fema.gov/portal.

Development within flood prone areas not only threatens property and life, but can also increase the possibility of flooding downstream. Additionally, the County and its property owners risk the loss of federally-sponsored flood insurance programs if the County's development regulations do not minimize the risks of flooding. The 100-year flood plain is the basic planning criteria to identify areas in which precautions should be taken. According to the Flood Zone Map, all portions of the planning area in Ducor are located within Flood Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."

Although some areas of Tulare County have experienced major flooding along its major rivers, the Ducor Community Plan Area has not. Ducor is located outside the FEMA 500 and 100 year flood zones. According to the Tulare County General Plan Update, substantial flooding could occur in Tulare County, if the two major dams were to experience failure. The inundation area below the Success Dam extends to Ducor. Future developments will be evaluated on a case-by-case basis and project design standards will be implemented to ensure future housing or structures will not be significantly impacted by flooding.

Figure 3 – FEMA Flood Zones Map



Air Quality[5]

The Ducor Plan Area is within the San Joaquin Valley Air Basin (SJVAB) and under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAB is classified as "non-attainment/severe" for the State 0_3 1-hour standard, 0_3 8-hour standard, and PM_{10} standard. It is also in non-attainment for the federal and State $PM_{2.5}$ standards, and attainment and/or unclassified for the remaining federal and State air quality standards. According to the Tulare County General Plan, the San Joaquin Valley has some of the worst air quality in the nation. The CO and NO_x emissions are typically generated by motor vehicles (mobile sources). The ROG emissions are generated by mobile sources and agriculture. Although emissions have been shown to be decreasing in recent years, the SJVAB continues to exceed state and federal air quality emission standards.

Executive Order S-3-05 issued by Governor Schwarzenegger in 2005, established targets for greenhouse gas (GHG) emissions for the State. The Global Warming Solutions Act of 2006 (or Assembly Bill (AB) 32) directed the California Air Resources Board (CARB) to develop and adopt statewide GHG emission limits in order to reduce emission levels to those experienced in 1990, by the year 2020. In order to achieve those targets, CARB adopted the Climate Change Scoping Plan in December 2008.

The Sustainable Communities and Climate Protection Act of 2008, also known as Senate Bill (SB) 375, builds upon AB 32 by requiring CARB to develop regional GHG emission reduction targets for passenger vehicles. Then each Metropolitan Planning Organization (MPO) must prepare a Sustainable Communities Strategy (SCS) to demonstrate how the region will meet its targets. The SCS will be incorporated into the Regional Transportation Plan (RTP).

The SJVAPCD provides a list of potential air quality mitigation measures that are applicable to General Plan updates and community plans:

- Adopt air quality element/general plan air quality policies/specific plan policies
- Adopt Local Air Quality Mitigation Fee Program
- Fund TCM program: transit, bicycle, pedestrian, traffic flow improvements, transportation system management, rideshare, telecommuting, video-conferencing, etc.
- Adopt air quality enhancing design guidelines/standards
- Designate pedestrian/transit oriented development areas on general plan/specific plan/planned development land use maps
- Adopt ordinance limiting wood burning appliances/fireplace installations
- Fugitive dust regulation enforcement coordinated with SJVUAPCD
- Energy efficiency incentive programs
- Local alternative fuels programs
- Coordinate location of land uses to separate odor generators and sensitive receptors

Air quality is directly related to land use; it is also related to the configuration of land, vegetation, climate, wind direction and velocity, and production of man-made impurities, which change the natural qualities of the air. Because Ducor is located near the southern end of the Valley, with prevailing winds from the northwest, it is in a vulnerable position for the accumulation of adversely modified air, particularly when a temperature inversion occurs, which holds down surface air along with its pollutants.

[5] Air Quality Impact Analysis– Ducor Community Plan Update. Prepared by Jessica Willis, Planner IV, Tulare County RMA Planning Branch, July 2015; California Air Resources Board. 2005.; Air Quality and Land Use Handbook: A Community Health Perspective. http://www.arb.ca.gov/ch/landuse.htm; San Joaquin Valley Unified Air Pollution Control District. Guidance for Assessing and Mitigating Air Quality Impacts, March 19, 2015. http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf; Ducor Community Plan, 2015.

Local air pollution sources within the general vicinity of Ducor and within the community itself include State Route 65 due to its traffic volumes, industrial-related uses that may emit dust and odors, and agricultural-related activities.

Cultural Resources[6]

The recorded history of Ducor dates back more than two centuries to when Spanish missionaries and explorers were looking for areas to settle. The native Yokut Indians had established trails in the area that were utilized by the scout Kit Carson and the soldier-explorer John C. Fremont. These trails were evolved into roads as population in the Valley grew.

The Southern San Joaquin Valley Historical Resources Information Center (CHRIS) conducted a cultural resources records search on June 11, 2015, at the request of RMA. The records search included historic sites listed on the National Register of Historic Places, California State Historical Landmarks, California Register of Historical Resources, California Inventory of Historic Resources, and California Points of Historical Interest. According to CHRIS, there are no recorded cultural resources within the Project area or within a one-half mile radius of Ducor.

Native American Consultation[7]

The Native American Heritage Commission (NAHC) was notified on June 26, 2015, regarding the Mitigated Negative Declaration (MND) for the General Plan Amendment (GPA 15-008) to update the Ducor Community Plan. The Native American Heritage Commission maintains a contact list of Native American Tribes as having traditional lands located within the County's jurisdiction. Tulare County RMA staff contacted these Native American Tribes by letter on June 12, 2015, regarding the Update of the Ducor Community Plan - Kern Valley Indian Council, Santa Rosa Rancheria Tachi Yokut Tribe, Tubatulasbals of Kern Valley, Wuksache Indian Tribe/Eshom Valley Band, Tule River Indian Tribe, and Sierra Nevada Native American Coalition. (See MND Attachment C)

DEMOGRAPHICS

An important part of planning is having information that describes the characteristics of a community's population. Collectively, these characteristics are known as "demographics" which is data typically consisting of the age, gender (i.e., male or female), income, race, employment and other characteristics of a community. This data, and looking at historical trends of this data, allows a reasonable way to project what may occur in the future and thereby provides a guide to which issues need to be addressed in a community plan. For example, knowing the age and percentage of a population allows proper planning for school needs for school-age children; knowing how many people may eventually live in a community allows for proper planning to meet housing needs and the amount of land needed to provide housing for a growing population. If a population can be estimated, it's possible to project how much water and/or sewer service may be needed for a community. The following information provides a summary of some of the more important demographic data needed to craft a plan that can realistically address the needs of smaller communities such as Ducor.

[6] As noted in the IS/MND for the Ducor Community Plan

[7] California Health and Safety Code Section 7050.5 and Public Resource Code Section 5097.98. http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=07001-08000&file=7050.5-7055 and http://nahc.ca.gov/codes/state-laws-and-codes/; California Historical Resources Information System. Records Search #15-228. June 11, 2015.; Tulare County General Plan 2030 Update, August 2012. Ducor Community Plan, 2015.

Population

The population for Ducor increased from 504 in 2000 to 612 in 2010.

Projected Population

"The San Joaquin Valley faces major challenges. One concerns how to handle future growth. Population in the Valley is expected to nearly triple by 2050, from 3.6 million to 9.4 million people, the equivalent of adding 11 new towns the size of Fresno to the area. Tulare County is expected to grow to over 1,000,000 residents by 2050, well over doubling its current population."[8]

Growth Rate

As noted in the 2010 General Plan Background Report, the unincorporated areas of Tulare County have a 1.3% projected annual growth rate from 2007 to 2030. This 1.3% annual growth rate has been used to project Ducor's population during the Planning Period (see Table 2).

Table 2 – Projected Annual Growth Rates

	Historic Growth Rates 1990-2007	Projected Growth Rates 2007-2030
County Total	1.9%	2.4%
Incorporated	2.8%	2.9%
Unincorporated	0.46%	1.3%

Source: DOF, 2007; TCAG, 2008, 2010 General Plan Background Report

Median Age

Ducor's median age of 26 is lower than the median age of Tulare County and of the State of California (see Table 3).

Table 3 – Median Age (2013)

Geography	Median age (years)
California	35.4
Tulare County	29.9
Ducor CDP	26.0

Source: California Department of Finance

ETHNICITY AND RACE

In 2010, approximately 39% of Ducor's population was White, 0% was African American, 2% was Native American, 3% was Asian, and 4% was two races or more (see Table 4). Approximately 82% was Hispanic (of any race). This statistic is important because persons of Hispanic origin may speak a language other than English (in this case, likely to be Spanish), and the needs of the Spanish-speaking community should be considered in order to reach out to persons on issues, which may affect their community.

Table 4 – Race & Ethnicity

	2010						
Geography	**Total Population**	**White**	**Hispanic or Latino (of any race)**	**Black or African American**	**American Indian and Alaska Native**	**Asian**	**Total Population of Two or More Races**
California	37,253,956	21,453,934	14,013,719	2,299,072	362,801	4,861,007	1,815,384
Tulare County	442,179	265,618	268,065	7,196	6,993	15,176	18,424
Ducor CDP	612	251	502	0	15	20	24

Source: California Department of Finance

[8] Tulare County Regional Blueprint, page 7

ECONOMIC CONDITIONS

Employment Projections California

"By the end of the 2008-2018 projection periods, total nonfarm employment in California is projected to grow to nearly 16.5 million jobs. This exceeds peak job level of just over 15.2 million jobs reached before the Great Recession by over 1.2 million jobs. From June 2007 to June 2009, 1.1 million jobs were lost (not seasonally adjusted). Over the 2008 - 2018 projections period, nonfarm employment is expected to rebound by 1,511,100 jobs as the economy recovers from these recessionary job losses. More than 50 % of all projected nonfarm job growth is in education services (private), health care, and social assistance, and professional and business services. The largest number of new jobs is expected in education services, health care, and social assistance, with a gain of more than 421,000 jobs.

Factors fueling the economic recovery in California include the state's population growth and a rise in foreign imports and exports. The state's population increased by more than 3.3 million from 2000 to 2010, and the California Department of Finance projects the population will increase by another 4.3 million from 2010 to 2020. A steady increase in foreign imports and exports has strengthened the wholesale, retail, and transportation industry sectors."[9]

Tulare County's Local Economy

"Similar to the broader Central Valley area, Tulare County's economy has been largely based on agriculture, food processing, and manufacturing, while professional services jobs have been limited. Tulare is the most productive agricultural county in a State that itself is by far the most productive in the nation. Overall, agribusinesses produced billions of dollars in commodities, with the County considered as the largest milk producers in the United States.

Tulare County is also a major distribution hub because of its central location in the State, 200 miles north of Los Angeles and 225 miles south of San Francisco. The County's employment base has been significantly impacted by the recent downturn with unemployment increasing to 18.3 % in January 2010, significantly above the historic range of between 8.5 and 18.2 since 1990. In 2008, the median household income was approximately $44,000.

The County's major employers are Tulare County government, Porterville Development Center, Kaweah Delta Healthcare, and Ruiz Food Products. The top 20 employers combine for about 19,300 jobs, or 11 % of the overall county employment. The major distributors include Jo-Ann Fabrics, VF Distribution, Wal-Mart, and Best Buy Electronics that combine for nearly 3.5 million square feet of distribution space. The County's overall industrial market includes about 23 million square feet of building space."[10]

Employment in Ducor

According to the Tulare County 2030 General Plan Update, the County's economy has historically been driven by agriculture and has had one of the largest agricultural outputs of any county in the US. Despite this, the Tulare County unemployment rate has remained consistently higher than the State

Table 5 – 2007-2011 American Community Survey: Unemployment

Geography	Population	Total Civilian labor force	Unemployment Rate Percent
California	28,796,402	18,618,649	10.1
Tulare County	309,977	193,878	13.5
Ducor CDP	356	229	15.3

Source: California Department of Finance

[9] California Labor and Market and Economic Analysis, 2012, page 27
[10] Visalia General Plan Update: Existing Conditions Report, page 3-16

average, which can be largely attributed to the seasonal nature of agricultural production.

According to the California Department of Finance, the 2007-2011 American Community Survey indicated that the unemployment rate in Ducor was about 15.3%, while Tulare County's unemployment rate was 13.5% (see Table 5). The State of California's unemployment rate was 11.5%. Keeping in mind that the 15.3% includes only the employable labor force (that is, not every person of the population), this results in about 35 unemployed persons of Ducor's 229 person labor force.

Income

Median income in Ducor is higher than Tulare County but lower than the State of California. Ducor's median household income was $50,833, compared to $43,550 for Tulare County and $61,632 for the State of California. This statistic is important because it provides information on how much income a household may have.

Table 6 – 2007-2011 American Community Survey: Income

Geography	Median household income (dollars)	Median family income (dollars)	Per capita income (dollars)
California	$61,632	$70,231	$29,634
Tulare County	$43,550	$46,881	$17, 968
Ducor CDP	$50,833	$50,417	$15,291

Source: California Department of Finance

Poverty

According to the California Department of Finance, the 2007-2011 American Community Survey indicated that 38% of families in Ducor lived below the poverty line (see Table 7). This statistic is important because, based on income, it provides information on how much income a household may have and the ability of persons living in a household to spend their income for items such as housing (whether owning or renting), food, clothing, fuel for their vehicles, utilities, and other needs. This percentage was higher for married couples, single moms, and persons under 18. Ducor had a higher level of poverty overall at 38.0% compared to Tulare County at 21.5% and the State of California at about 11%. The highest differential was the poverty rate of married couples. Ducor's poverty rate for married couples was 45.7% compared to 14.4% for Tulare County and 6.4% for the State of California.

Table 7 – 2007-2011 American Community Survey: Poverty

Geography	All families	Married couple families	Families with female householder, no husband present	All people	Persons under 18 years
California	10.8%	6.4%	25.5%	14.4%	22.1%
Tulare County	21.50%	14.4%	42.0%	26.2%	35.8%
Ducor CDP	38.0%	45.7%	20%	41.4%	67.8%

Source: California Department of Finance

Severely Disadvantaged Community

Public Resources Code Section 75005(g) states that a "[d]isadvantaged community" means a community with a median household income less than 80% of the statewide average. "Severely disadvantaged community" means a community with a median household income less than 60% of the statewide average. As stated above, Ducor's median household income was $29,167 in 2013. The State of California's median household income in 2013 was $61,094. Ducor's median household income was 48% (less than 60%) of the State of California's median household income. Ducor is considered a severely disadvantaged community.

HOUSING CHARACTERISTICS

Ducor is a "bedroom community", that is, most people who live in Ducor have jobs away from the town and/or travel to shops outside of Ducor, as there are limited employment and shopping opportunities within the community. Housing characteristics account for things such as the number of living quarters (called "housing units" as they can be homes or apartments), housing types (which can be single-family homes, mobile homes, and/or apartments), tenure (ownership or renting of places where one lives), housing conditions and age (which sometimes go hand-in-hand because the age of a unit can affect its condition), household size (that is, the number of persons living in a housing unit) and vacancy rate (which is important because it typically indicates the number of places to live that are available or unavailable). As the community grows, it will be important to provide new housing opportunities, allow expansion of the size of existing housing (for example, increase a unit by an additional bedroom), and allow various housing types (such as mobile homes).

Housing Units

During the decade between 2000 and 2010, the number of housing units in Ducor increased from 123 to 154, which represents an increase of 25.20% (see Table 8). This increase was higher than the percent increase in Tulare County of 18.4% and the State of California at 12%.

Table 8 – Housing Units (2000 & 2010)

Geography	2000 Total housing units	2010 Total housing units	Percent Increase
California	12,214,549	13,680,081	12.00%
Tulare County	119,639	141,696	18.44%
Ducor CDP	123	154	25.20%

Source: California Department of Finance

Housing Types

There are a variety of housing types; for example, a single-family detached housing unit (home) means that a structure does not have a common, shared wall with another housing structure, whereas an attached home means it has a common, shared wall. Most housing in Tulare County is single-family, detached units. According to the California Department of Finance, the 2007-2011 American Community Survey indicated that 125 housing units (81.7%) in Ducor were single-family detached. 0 (0.0%) were single-family attached, 0 (0.0%) were two units, 2 (1.5%) were 3 or 5 units, 4 (2.7%) were 5 to 9 units, and 22 (14.3%) were mobile homes. In Tulare County 75.4% of the housing units were single-family detached. In California, 58.2% of housing units were single-family detached.

Tenure

Tenure is essentially a description of how a household is being occupied; that is, whether the owners or renters are living in a housing unit (see Table 9). During the decade between 2000 and 2010, the home ownership percentage in California decreased by approximately 1%. In Tulare County that percentage decreased by approximately 3%. In Ducor the homeownership percentage decreased by approximately 3%. While the average household size increased in the State of California and Tulare County, the average household size for owner occupied units decreased in Ducor, moreover the average household size of renter occupied units increased.

Table 9 – Ownership and Household Size (2000 & 2010)						
	2000			2010		
Geography	Percent Ownership	Average household size of owner-occupied units	Average household size of renter-occupied units	Percent Ownership	Average household size of owner-occupied units	Average household size of renter-occupied units
California	57%	2.93	2.79	56%	2.95	2.83
Tulare County	62%	3.18	3.43	59%	3.24	3.52
Ducor CDP	77%	4.16	4.25	74%	4.13	4.81

Source: California Department of Finance

The decrease may be a result of the recession, as it is likely that persons previously owning a unit could no longer afford to buy a home. Rather, their economic situation (whether employed, unemployed, or possibly likely to seek employment outside of the region) required them to live in a rental unit because of affordability, uncertainly of a regular income, or need, desire, and/or ability to move from one location to another, thereby resulting in renting versus owning a place to live.

Housing Conditions

The condition of housing is typically categorized as sound, deteriorated, or dilapidated. A "sound" housing unit (house) is one that is in good-to-excellent condition requiring no structural or other improvements. Deteriorated housing means a housing unit may need some level of maintenance/repair to improve the condition of the housing. Deterioration is classified as minor, moderate, or substantial. Dilapidated means a unit is not considered suitable for living. There may be structural, electrical, plumbing or other conditions that could endanger the well-being and safety of persons living in dilapidated housing. Housing condition is an indicator of a person's ability to afford maintenance/repair of the house that they live in; without income to pay for maintenance/repair, it is likely that a house, as it ages, will continue to deteriorate over time.

According to the 2009 Tulare County Housing Element, Housing Conditions Survey, a sampling of housing conditions in Ducor indicated that approximately 23% of the housing units were sound. Approximately 64% were deteriorated and 13% were dilapidated, (see Table 10).

Table 10 – 2009 Housing Conditions Survey											
Survey Area	Sound		Deteriorated						Dilapidated		Total Units
			Minor		Moderate		Substantial				
	Units	%	Units	%	Units	%	Units	%	Units	%	
Ducor	12	23%	3	6%	24	46%	6	12%	7	13%	52

Source: Tulare County 2009 Housing Condition Survey, Tulare County 2009 Housing Element

The percentage of substandard housing in Ducor has increased between 1992 and 2009. The percentage was 30% in 1992, 40% in 2003 and 77% in 2009. As noted earlier, the age of a house will contribute to its declining condition unless properly maintained/repaired. As shown on Table 11, the percentage of housing in substandard condition has increased since 1992.

Table 11 – Percentages of Substandard Housing Units Unincorporated Communities in Tulare County 1992-2009			
	1992 Survey Results	**2003 Survey Results**	**2009 Survey Results**
Ducor	30%	40%	77%

Source: 1992, 2003, 2009 Tulare County Housing Survey of Unincorporated Communities, 2009 Housing Element

Age of Structures

According to the U.S. Census, the 2009-2013 Community Survey noted that 22.9% of the housing structures in Ducor were built between 1990 and 1999, (see Table 12). Approximately 20.7% of housing structures were built between 1980 and 1989. Approximately 12.9% of housing structures were built between 1970 and 1979. This means that about 90% of the housing in Ducor is 25 years or older. As noted above, without proper maintenance/repair housing conditions will change over time, as houses age.

Table 12 – 2009-2013 American Community Survey, Age of Structures in Ducor		
Age of Structures	**Number**	**Percentage**
Built 2010 or later	0	0.0%
Built 2000 to 2009	13	9.3%
Built 1990 to 1999	**32**	**22.9%**
Built 1980 to 1989	**29**	**20.7%**
Built 1970 to 1979	**18**	**12.9%**
Built 1960 to 1969	14	10.0%
Built 1950 to 1959	21	15.0%
Built 1940 to 1949	7	5.0%
Built 1939 or earlier	6	4.3%
Total:	140	-

Source: US Census

Household Size (Overcrowding)

Between 2000 and 2010, the average household size in Ducor increased from 4.18 to 4.31 persons per household. During this decade, the average household size increased in Tulare County from 3.28 to 3.36. Also, the average household size in the State of California also increased from 2.87 to 2.90, (see Table 13).

Table 13 – Average Household Size (2000 & 2010)		
	2000	**2010**
Geography	**Average Household size**	**Average Household size**
California	2.87	2.90
Tulare County	3.28	3.36
Ducor CDP	4.18	4.31

Source: California Department of Finance

By definition, the most common measure of overcrowding is persons per room in a dwelling unit.[11] More than one person for each room of a dwelling unit is considered overcrowding. It is important to note that the measure is based on all rooms of a dwelling unit, not just the number of bedrooms. It is not uncommon for persons to share a bedroom, for example siblings or adults. Overcrowding in Ducor may have increased between 2000 and 2010, as a result of the economic downturn and loss of jobs, which may have resulted in families sharing housing until they could re-establish their own households.

[11] U.S. Department of Housing and Urban Development, "Measuring Overcrowding in Housing" 2007. Page 2 See: http://www.huduser.org/publications/pdf/Measuring_Overcrowding_in_Hsg.pdf

Vacancy Rate

Vacancy rate is important as it provides an indicator of unoccupied housing units. Vacancies may occur as people move away from a housing unit and it remains vacant until the next persons/family moves in. Vacancy allows persons to decide whether to choose owning or renting housing based on their need and income. Typically, a vacancy rate of about 5-6% is considered normal; however, vacancy rates above 6% can be a reflection of affordability or housing condition.

Table 14 – Vacancy Rate (2000 & 2010)

Geography	2000			2010		
	Vacancy rate	Homeowner vacancy rate (1)	Rental vacancy rate (1)	Vacancy rate	Homeowner vacancy rate (1)	Rental vacancy rate (1)
California	5.8%	1.4%	3.7%	8.1%	2.1%	6.3%
Tulare County	7.7%	1.8%	5.8%	8.0%	2.4%	5.8%
Ducor CDP	2.4%	1.1%	3.4%	7.8%	0.9%	11.9%

Source: California Department of Finance

In 2000, the vacancy rate in Ducor was 2.4%, which was lower than Tulare County at 7.7% and the State of California at 5.8%. In 2010, the vacancy rate in Ducor was 7.8%, which is in line with Tulare County at 8% and the State of California at 8.1%, (see Table 14).

While the State of California's rental vacancy rate increased from 3.7% to 6.3%, the rental vacancy rate in Ducor increased from 3.4% to 11.9% between 2000 and 2010. Tulare County's rental vacancy rate remained at 5.8% during this decade.

COMMUNITY LAND USE

Land Use and Circulation

The expansion of urban development within the Planning Area could significantly affect the area's environmental character, most noticeably as urban development replaces existing agricultural lands and rural open spaces. Urbanization may also adversely impact other aspects of the local environment such as ambient noise levels, air quality, indigenous wildlife and flora, surface water drainage patterns, and the underground water reservoir. The Land Use and Circulation portions of this Plan provide the mechanism to minimize or avoid the potential adverse impacts of urban growth. An orderly, harmonious land use pattern and appropriate implementation measures are designed to reduce potential conflict between neighboring uses.

Within the Planning Area, commercial uses are located along Avenue 56. Industrial uses are located at or along Road 236. Residential and agricultural uses dominate the remainder of the UDB. The Community Plan evolves from, and is founded upon, community goals and objectives. (See Figures 4 & 5 for Existing Land Use Plan and Existing Zoning Districts). As such, the Plan defines the most efficient and productive long-term use of properties within the UDB based upon the interest and welfare of the general public. Table 1 shows the existing land uses in the Community Plan Area within the UDB.

Urban Boundaries

The existing Urban Development Boundary (UDB) contains approximately 366 acres (including Rights-of-Way). The UDB includes areas within the Ducor Community Services District (DCSD) district boundary in order to provide service area consistency between these two boundaries. (See Figure 4)

Figure 4 – Existing Land Use Plan

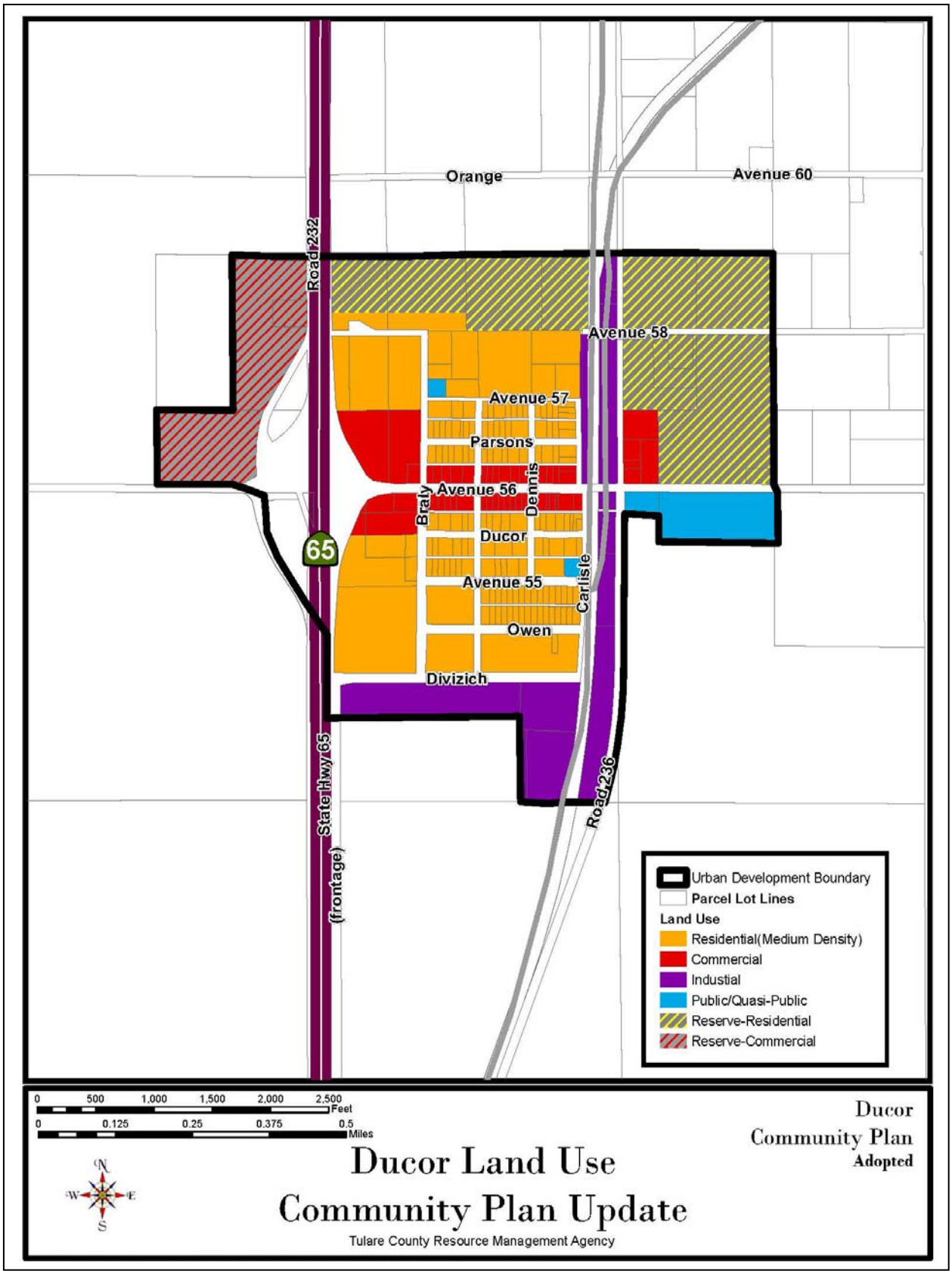
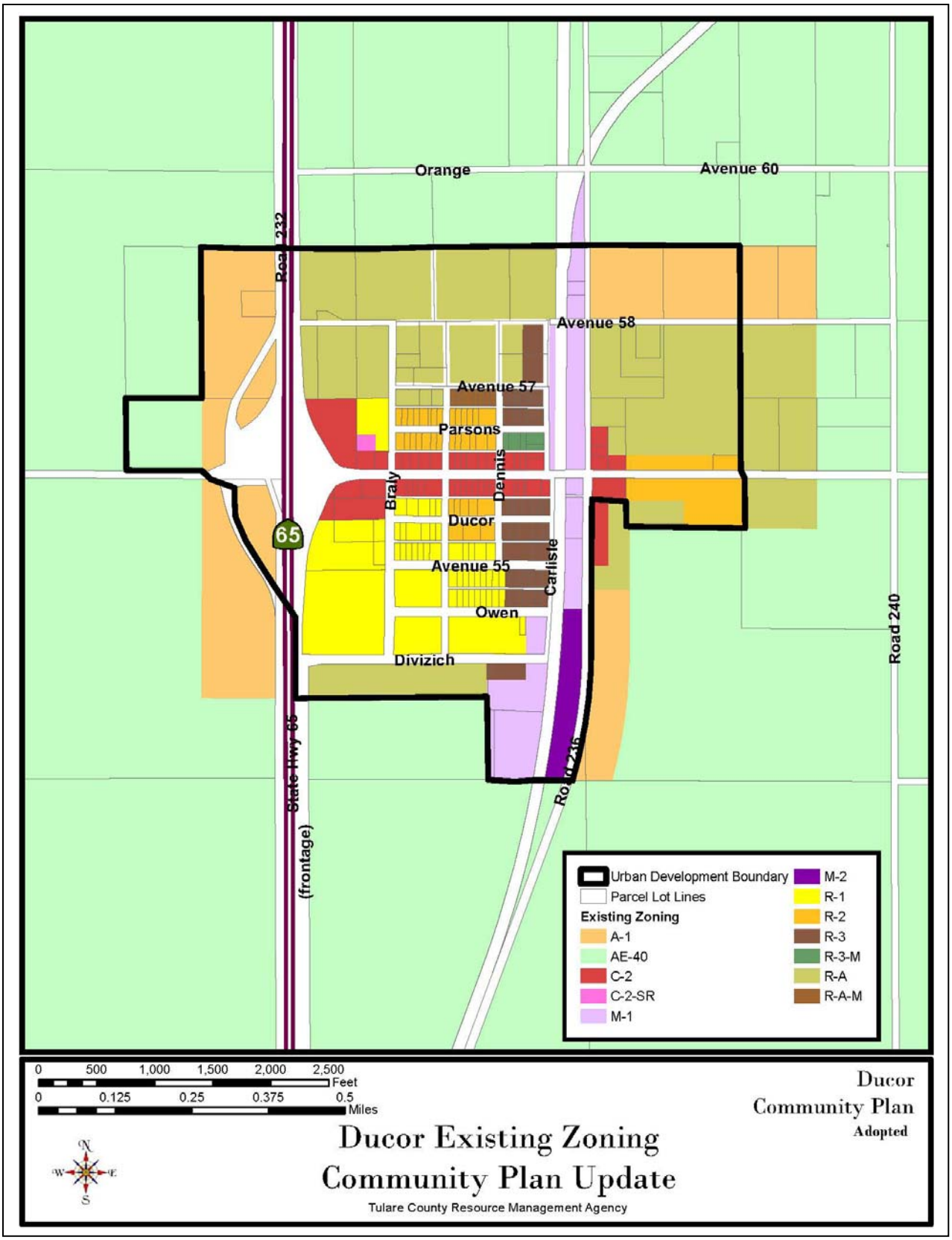


Figure 5 – Existing Zoning Districts



Residential

There are approximately 90 acres of residential uses within the Ducor UDB (See Table 15). Generally, residential areas are located north and south of commercial areas along Avenue 56. Residential development is predominately single-family dwelling unit sites with scattered multiple-family and/or mobile homes on single-family parcels. The current distribution of housing types is shown in Table 15.

Table 15 - Existing Housing Stock 2013

Type	Number	Percent
Single Family	125	89.3%
Multiple Family	4	2.9%
Mobile Home	11	7.9%
ALL Units	140	

Source: Department of Finance, Housing Survey, 2009-2013.

Commercial

Approximately 24 acres of existing development is categorized as commercial. Commercial development within the Ducor UDB is generally located along Avenue 56.

Industrial

Approximately 39 acres are developed or partially developed with industrial uses. Industrial development is currently located along Road 236.

Agriculture

Approximately 108 acres within the Project Area are designated as Residential and Commercial Reserve and have agricultural-related uses. Land uses other than Agriculture may be vacant and would be considered potential farmland by the Department of Conservation. The Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) map designates 132 agricultural acres as farmland of "Statewide Importance," 122 acres as farmland of "Local Importance", and the balance of the Project Area is designated as "Urban" (Figure 7). 5 Parcels within the Project Area are subject to a Williamson Act Contracts (Figure 6).

Figure 6 – Williamson Act Map

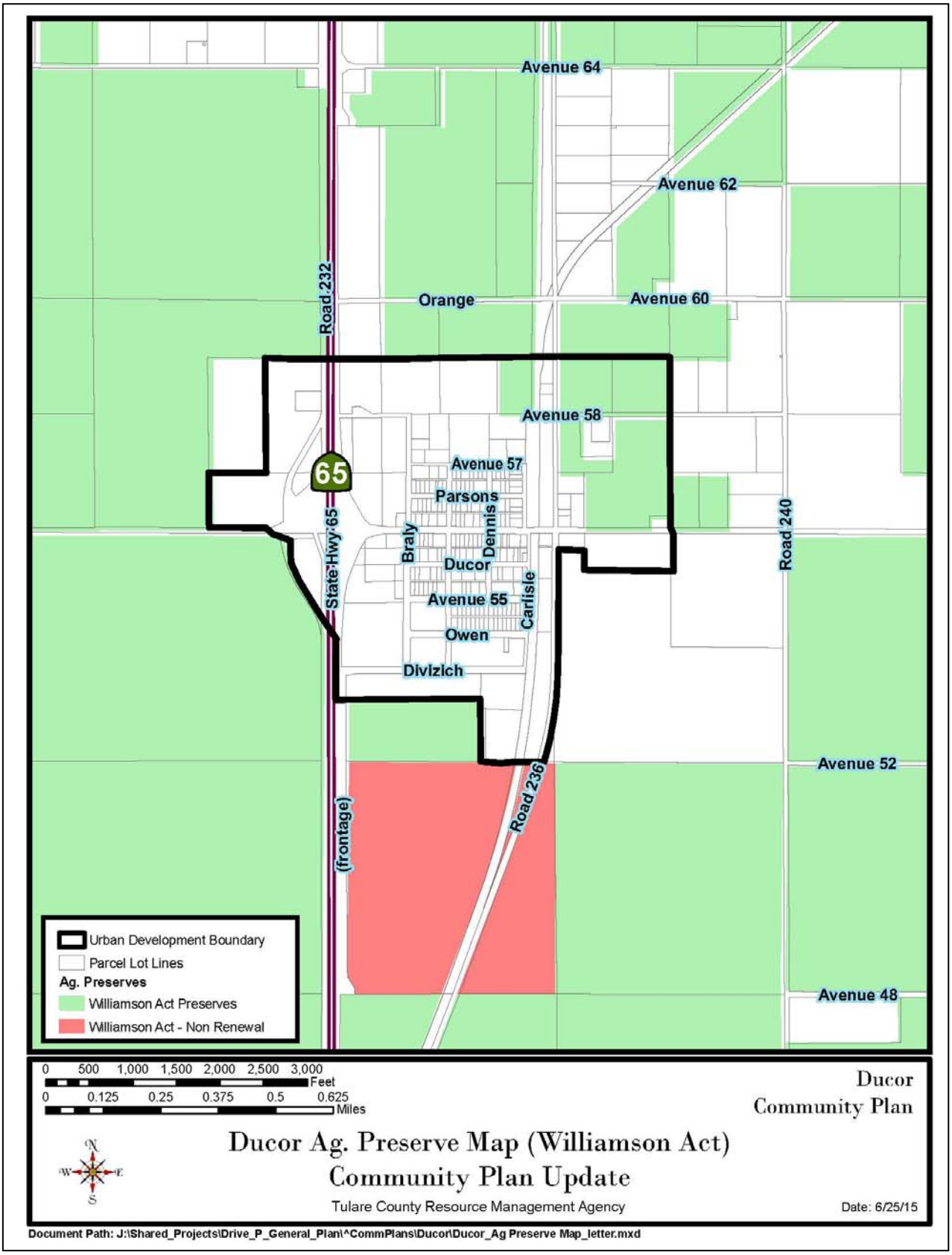
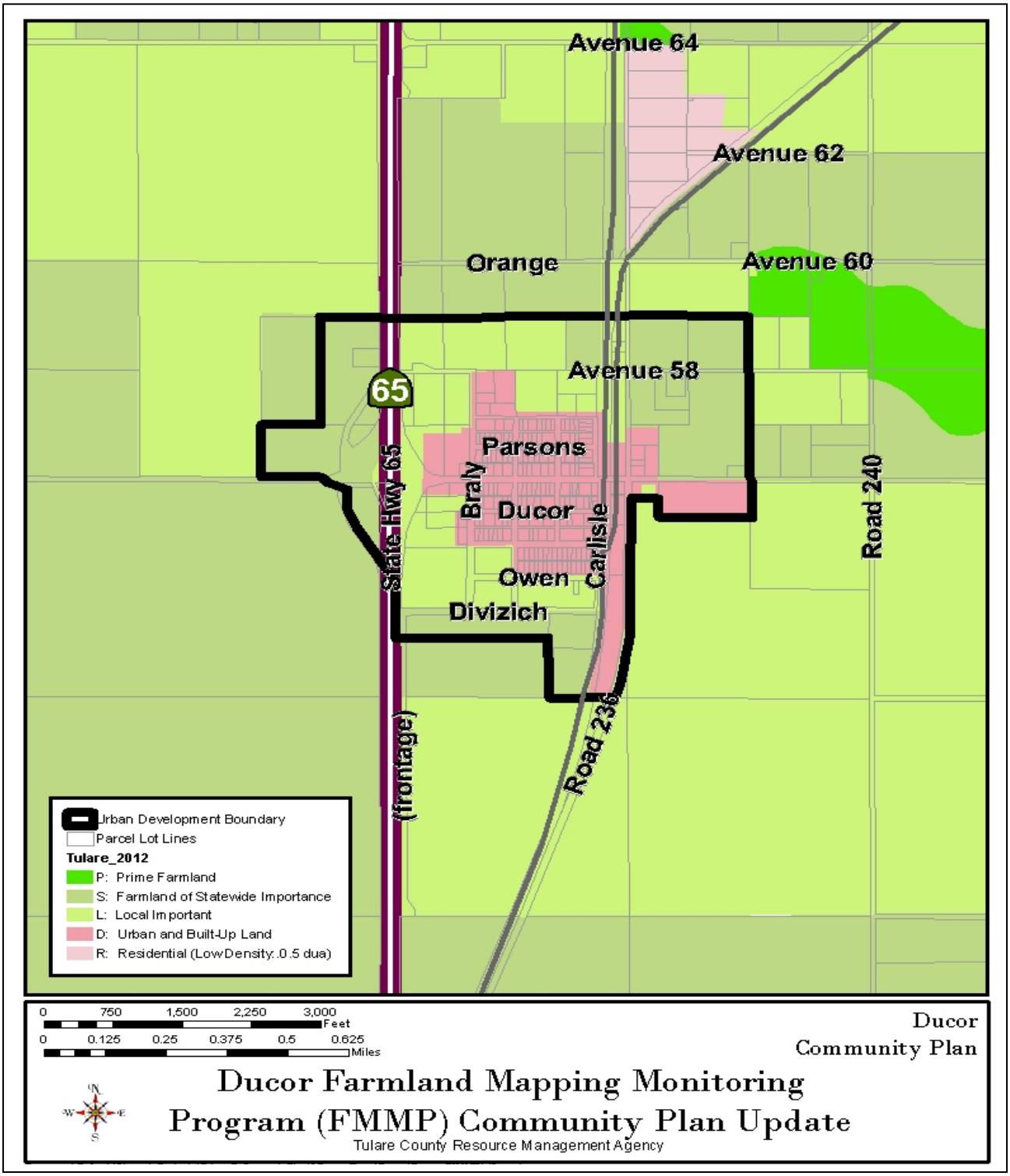


Figure 7 – FMMP Map



INFRASTRUCTURE

Infrastructure is defined as "the basic physical and organizational structures needed for the operation of a society or enterprise or the services and facilities." In regards to Ducor, this Community Plan Update is intended to address deficiencies and the need for improvements to the drinking water system improvements, (for example wells, water distribution piping, and storage tanks), curbs, gutters, streets, sidewalks, etc.).

"The Ducor CSD (DCSD) Municipal Service Review report was prepared pursuant to Section 56430. The report begins by providing district background information and then summarizes data collected and analyzed for the purpose of supporting written statements of determination with respect to each of the following: 1) Growth and population projections for the affected area; 2) Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies; 3) Financial ability of agencies to provide services; 4) Status of, and opportunities for, shared facilities; 5) Accountability for community service needs, including governmental structure and operational efficiencies; 6) Any other matter related to effective or efficient service delivery, as required by commission policy. Data was provided by the Tulare County Environmental Health Division (Environmental Health), Community Water Center (CWC) and Self-Help Enterprises."[12]

"The Ducor Community Services District is located in southeastern Tulare County and is bounded by Road 240 to the east, Highway 65 to the west, Orange Road to the north and its southern border is approximately ¼ mile north of Avenue 52 (Figure 8). The District boundaries encompass a 263-acre area. The DCSD does not have an established Sphere of Influence. The District currently provides domestic water only. The District's system is regulated by the Tulare County Environmental Health Services Division, which has been granted primacy by the California Department of Health Services. Environmental Health is responsible for the administration and enforcement of the Safe Drinking Water Act and other federal and state regulations involving systems in Tulare County with fewer than 200 connections."[13]

Water Supply & Quality

"According the latest Sanitary Survey for the District, prepared by Environmental Health in March of 2009, the DCSD's community water system consists of approximately 153 service connections. This includes 127 residences, 10 mobile homes, 5 businesses, 4 apartment units, 3 retail stores with food service, 1 restaurant, a fire department, a post office and a school."[14]

1. "The DCSD's community water system consists of (2) drilled wells, Well No. 4 located in the southern portion of the District and Well No. 5 located on the northern end of the District. Well No. 4 was drilled in 1987 and had a production rate of 115 gallons per minute (gpm) before it was taken offline (well has not been formally abandoned), while Well No. 5 was drilled in 2004 and has a production rate of 450 gpm. The water system once included an additional well, Well No. 3, which has been disconnected from the system due to low productivity. Well No.1 was abandoned due to high nitrates and a broken well casing, while Well No. 2 collapsed during construction in 1984.
2. Each well is equipped with a single 100 high pressure (hp) turbine pump that pumps water through a single RPP check valve (used to prevent water backflow) into a 240,000 gallon storage tank. Water is then funneled through a 25 hp booster pump and out to the system's distribution plum[b]ing. The distribution system consists of 8" PVC mains, 4" galvanized laterals and 1" PVC risers.

[12] Tulare County LAFCO Group 4 Municipal Service Reviews, page. 4-1
[13] Tulare County LAFCO Group 4 Municipal Service Reviews, page. 4-1
[14] Tulare County LAFCO Group 4 Municipal Service Reviews, page. 4-2

3. Due to high levels of Hydrogen Sulfate in both Well No. four (4) and No. five (5), a system chlorinator was installed. 10 gallons of sodium-hypochlorite was added to the system each day when both wells were in operation.
4. A January 26, 2009 compliance order issued by Environmental Health indicates that test samples extracted from Well No. 4 had exceeded the Nitrate MCL allowed. The order directed the DCSD to provide notice of this violation to district customers on a quarterly basis for as long as the well remained in violation. The order also directed the DCSD to provide sample Nitrate test results on a quarterly basis (the law requires community water systems to provide Nitrate test results on an annual basis if not in violation) and that the District prepare a plan, complete with timeline, to address the high Nitrate levels. The plan was to be submitted to Environmental Health by June 30, 2009. A copy of this plan was not found in the District's Environmental Health file.
5. On~~e~~ [sic] January 31, 2009, the DCSD responded to the aforementioned compliance order and indicated that in response to the order, the DCSD Board held an emergency meeting where it was decided that Well No. 4 would be taken offline until a new well could be secured. In order to fund the process of securing a new well site and drilling the well, the DCSD submitted an application for a Safe Drinking Water State Revolving Fund (SRF) grant, contracted engineers to prepare an engineer's report that offers recommendations (this report is part of the SRF preliminary planning process), procured the services of Self-Help Enterprises for grant application and technical assistance and intended to explore additional funding options through the state Proposition 84 USDA Rural Development program. The DCSD also expressed its intention to adhere to all customer noticing and well testing requirements. An application for Proposition 50 funding was submitted in September of 2009.
6. As a result of the compliance order and the subsequent action taken by the DCSD Board of Directors, the District currently relies entirely on Well No. five (5) for all system water supplies. Well No. five (5) must be pumped many hours each day, 7 days per week. The over reliance on Well No. 5 has weakened its pump, increasing the need for repairs and maintenance.
7. The District has indicted that Well No. five (5) has higher levels of Hydrogen Sulfate than did Well No. 4. As a result, overall system water supplies now have a higher concentration of treatment chemicals, predominantly sodium-hypochlorite.
8. The latest district Consumer Confidence Report (CCR), mailed out to district customers June 1, 2010, indicates that the systems single operational well is producing water that meets all safety and health standards.

The system's well, storage and distribution infrastructure are constructed according to State of California standards and include anti-back flow and treatment mechanisms that guard against some causes of water quality degradation. System pipes and conveyances are relatively new (constructed in 1987) and should have a lifespan of at least 75 years and perhaps more depending on the type of lining used; thus, there is no immediate need to replace distribution infrastructure.

However, the overreliance on Well No. 5, resulting from the Nitrate contamination and subsequent shutdown of Well No. 4, hinders the DCSD's ability to affect its legal responsibility, outlined in H & S Section 116555 (a) (3), to ensure that a reliable and adequate supply of pure, wholesome, healthful, and potable drinking water is supplied. According to information provided by the Community Water Center, who has conducted outreach and organizational efforts within the community of Ducor, the high level of treatment chemicals introduced into the water supply in order to address the high levels of Hydrogen Sulfate in Well No. 5 give system water a foul smell, strange texture and white tinge, making the water undrinkable and forcing customers to rely on bottled water. Additionally, the DCSD system has had to shut down 4 of its 5 wells, a trend that points to the high probability that Well No. 5 will become similarly compromised or cease to be productive, a scenario made more likely by overuse of the well. As with district population trends, this creates a vulnerability to a crises situation in which residents could

be exposed to health hazards for a prolonged period of time and/or saddled with an economic burden that customers can ill-afford.

It is determined that although the DCSD does provide a reliable supply of water that's distributed with adequate pressure to customer taps, the quality of the water itself is sub-par, and with the added expense of bottled water, forces district customers to allot a substantial portion of their income to the purchase of water supplies, approximately 10% of their total income compared to the 1.5 % affordability threshold recommended by the EPA, according to a Pacific Institute study of Central Valley unincorporated communities served by small water systems. The percentage spent by households varies from community to community and may be higher or lower than 10%. In order to address the issue of continuously needing secure new well sites while preemptively addressing the inevitable replacement of Well No. 5, the District must examine methods of using alternative water supplies such as treated surface water. Treated surface water provided by the Terra Bella Irrigation District (TBID) is the most feasible approach. This partnership can take place through a Joint Powers Authority agreement or district consolidation."[15]

Drainage

Ducor does not have a storm drainage system. Storm waters generally run along the surface from east to west.

Sewer

Properties in Ducor utilize on-site septic systems.

Energy

Southern California Edison (SCE) is the main provider of electrical power and Southern California Gas provides gas in Tulare County, which maintains an extensive network of high-voltage and low-voltage electrical lines, substations, natural gas mains, and related facilities. In addition to power produced by its plants, SCE purchases power from other producers for use within its service area.

On a region wide basis, electrical demand has increased, while the available power supply has remained fairly constant. As a result, during peak demand periods, the reserve capacity of the overall system has dropped to under 3%. In response, SCE has planned for more stringent measures, as reserve capacity diminishes. These measures include voluntary cutbacks, cutbacks for major users with whom PG&E has arrangements, and rolling blackouts.

Solid Waste

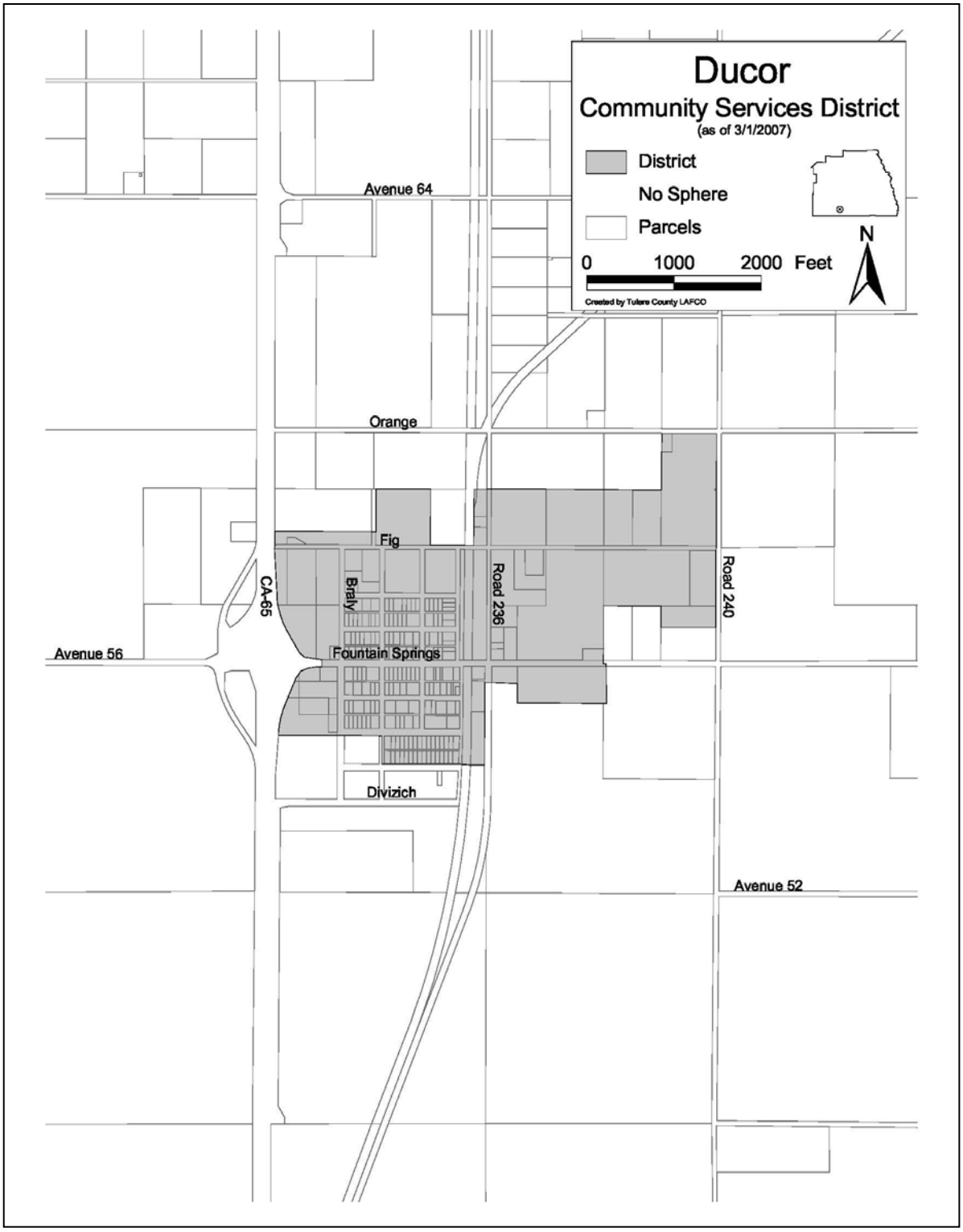
Solid waste generated in Ducor can be disposed of at Teapot Dome Landfill, located on Avenue 128 east of Road 208, five miles southwest of the City of Porterville. The landfill opened in 1950 and the estimated closure date was anticipated in 2012. The design capacity is 6.5 million cubic yards.

Future development to accommodate projected growth as proposed in the Community Plan, including commercial and industrial development within the Project Area, will increase the amount of waste requiring disposal at landfills. The Tulare County Solid Waste Department may also determine continued operation or closure of Teapot Dome Landfill and transfer its operations to Woodville Landfill (south and east of the City of Tulare) or Visalia Landfill (north of the City of Visalia). To meet the required 50% diversion rate required by the State of California, each

[15] Tulare County LAFCO Group 4 Municipal Service Reviews, page. 4-3 to 4-5

community will need to implement further programs, such as composting or establishing a location for the further separation and recovery of recyclable and other materials from the waste stream.

Figure 8 - Ducor Community Service District



Source: Tulare County LAFCO Group 4 Municipal Service Reviews

CIRCULATION

Ducor is a small agricultural community and the most heavily traveled roadways are State Route 65, between the cities of Porterville and Bakersfield. The major collector road within Ducor is Avenue 56. Figure 9 shows the Ducor Community Plan existing major street and highway network; there are no proposed major streets as part of this Update. The Community Plan circulation element includes a map specifying the type and location of major streets and highways together with goals and policies determined appropriate for establishing and maintaining this circulation system (Figure 9). This circulation system is intended to meet the travel demands generated by growth through the year 2030.

Circulation is provided by a general grid pattern of north-south and east-west streets. Street rights-of-way are generally adequate to meet current vehicle demands within residential, commercial and industrial areas. Following are typical street classifications within the County of Tulare:

> **Freeways** provide for the ability to carry large traffic volumes at high speeds for long distances. Access points are fully controlled. Freeways connect points within the County and link the County to other parts of the State.
>
> **Arterials** provide for mobility within the County and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, and other arterials. Access to abutting private property and intersecting local streets shall generally be restricted.
>
> **Collectors** provide for internal traffic movement within communities, and connect local roads to arterials. Direct access to abutting private property shall generally be permitted.
>
> **Local Roads** provide direct access to abutting property and connect with other local roads, collectors, and arterials. Local roads are typically developed as two-lane undivided roadways. Access to abutting private property and intersecting streets shall be permitted.

Circulation is provided by a general grid pattern of north-south and east-west streets. Street rights-of-way are generally adequate to meet current vehicle demands within residential, commercial and industrial areas.

Regional access is available using State Route 65. This highway connects Ducor with Porterville, six miles to the north, and also connects with Bakersfield and Kern County to the south.

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

The designated Major Arterial within the Urban Development Boundary is State Route 65. Avenue 56 is designated as a Major Collector. The following streets within the UDB are classified as "Local Urban":

- Braly Road – east of State Route 65, from Divizich Avenue, north to Fig Avenue;
- Road 234 – east of State Route 65, from Divizich Avenue, north to Fig Avenue;
- Dennis Road – east of State Route 65, from Avenue 55 to Mt. Whitney Avenue;

Tulare County General Plan Level of Service Standards

"Level of Service (LOS). Operational analyses typically focus on intersections rather than road segments since the capacity of the intersections is usually more critical than the capacity of the roadway. LOS is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions."[16] Tulare County General Plan Policy **TC-1.16** establishes county level of service (LOS) standards which provide that the County shall strive to develop and manage its roadway system (both segments and intersections) to meet a LOS of "D" or better in accordance with the LOS definitions established by the Highway Capacity Manual.

Pedestrian Traffic (Sidewalks and Americans With Disabilities Act (ADA) Curb Ramps)

Pedestrian facilities include sidewalks, walkways, crosswalks, signals, lighting, and benches, among other items. Sidewalks are typically separated from a roadway by a curb and are designed to accommodate pedestrian travel. They improve mobility for those with disabilities and are also an important part of walking routes to schools. They provide the space for pedestrians to travel within the right-of-way while being separated from vehicles and bicycles. Where such facilities exist, people will be much more likely to make shorter trips by walking rather than by vehicle.

Most streets in the community of Ducor do not have sidewalks. Thus, new sidewalks are needed throughout the community. "Sidewalks are typically separated from a roadway by a curb and accommodate pedestrian travel. They improve mobility for those with disabilities and are also an important part of walking routes to schools. They provide the space for pedestrians to travel within the public right-of-way while being separated from vehicles and bicycles."

The 2010 California Building Code identifies a clear width minimum of 48 inches for sidewalks. This clear width minimum is the walkway width that is completely free of obstacles and not necessarily the sidewalk width. However, the 48 inch minimum does not provide sufficient passing space or space for two-way travel. Therefore, the guidelines state that for sidewalks less than 5 feet in clear width, passing lanes (wide enough for wheelchairs) shall be provided at 200-foot intervals. However, the clear width may be reduced to 3 feet if the enforcing agency determines that compliance with the 4-foot clear sidewalk width would create an unreasonable hardship due to right-of-way restrictions, natural barriers, or other existing conditions.

The County and VRPA Technologies surveyed existing sidewalks within the Community. [Table 16 of the Community Plan] identifies the location of existing sidewalks in Ducor. Figure 3-1 [in Action Program 9] also displays this information graphically. The sidewalks represented in Table 3-5 [Table 16 of the Community Plan] and Figure 3-1 [Figure 16 of the Community Plan] do not distinguish between ADA compliant sidewalks and noncompliant sidewalks. The majority of sidewalks represented below were constructed prior to current ADA guidelines and would be considered non ADA compliant facilities. Such noncompliant facilities would require complete reconstruction to be considered ADA compliant."[17]

[16] Tulare County General Plan, 2008 Goals and Policies Report, page 12-1.
[17] Tulare County Housing Element – Action Program 9. Page 3-6

Table 16 – Location of Existing Sidewalks			
No.	**Roadway**	**Limits**	**Location**
1	Dennis Road	Fountain Springs Avenue to 175' south	East side
2	Dennis Road	Fountain Springs Avenue to 175' south	West side
3	Fountain Springs Avenue	75' west of Road 234 to 100' east of Road 234	South side
4	Fountain Springs Avenue	Road 234 to 75' east	North side
5	Fountain Springs Avenue	175' west of Dennis Road to 125' east of Dennis Road	South side
6	Fountain Springs Avenue	Dennis Road to 125' east	North side

Source: Tulare County Housing Element – Action Program 9, page 3-6

Figure 9 - Ducor Major Street and Highway Network

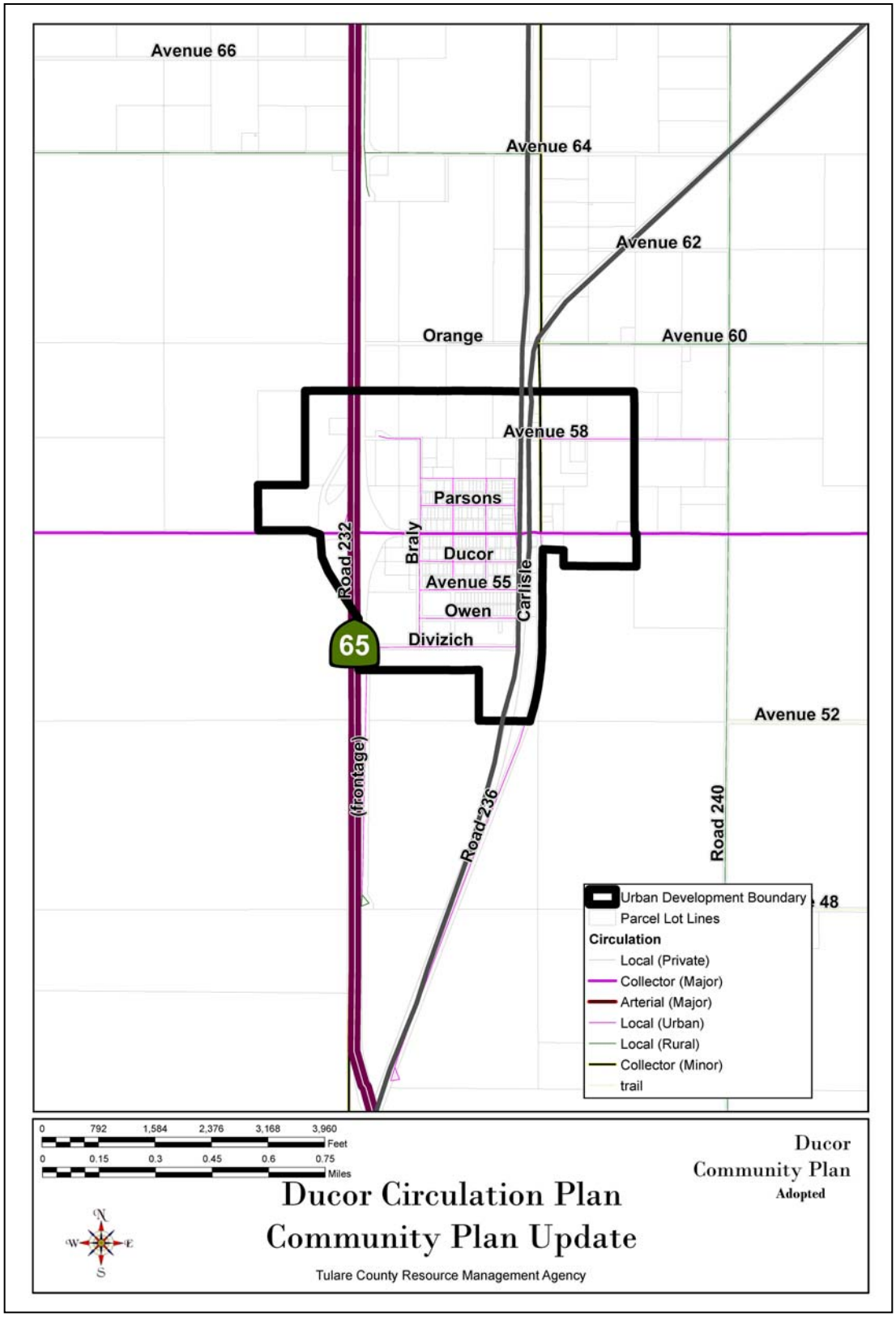
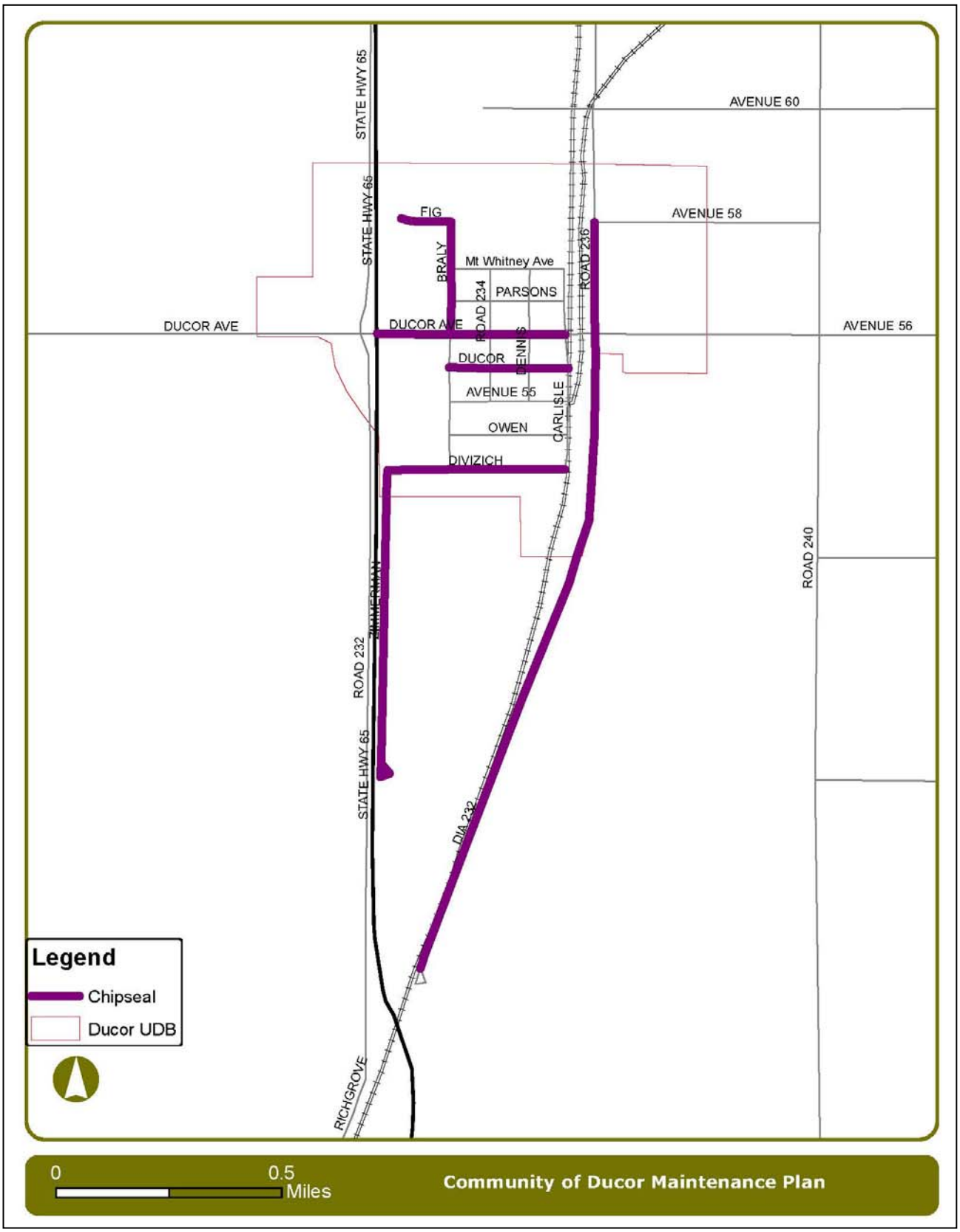


Figure 10 – Inventory of Roadway Facilities



"The Americans with Disabilities Act (ADA) of 1990 included design requirements for persons with disabilities in the public rights-of-way. Curb ramps are an important part of making sidewalks and street crossings accessible to people with disabilities (especially those who use wheelchairs). An ADA compliant curb ramp is a short ramp cutting through or built up to a curb. It consists of the ramp itself which is sloped to allow wheelchair access from the street to the sidewalk and flared sides that bring the curb to the level of the street.

Curb ramps are most typically found at intersections, but can also be located near on-street parking, transit stations and stops, and midblock crossings. Title II regulations require curb ramps at existing and new facilities.

The County of Tulare completed a survey of ADA compliant ramps within the communities in August 2012."[18] According to the survey, there are two ADA compliant curb ramps located within Ducor and are listed in Table 17 [Table 3-3 in Tulare Housing Element – Action Program 9].

Table 17 – Existing ADA Curb Ramps in Ducor

No.	East-West Roadway	North-South Roadway	Location
1	Fountain Springs Avenue	Dennis Road	SE Corner
2	Fountain Springs Avenue	Dennis Road	SW Corner

Source: County of Tulare Public Works, August 2013

The health benefits from walking and bicycle riding include increased overall health, and a reduction in air quality and greenhouse emissions. According to the Caltrans accepted Victoria Transport Policy Institute, walking has a $.25 per mile health benefit, while the cost of Greenhouse Gas (CO2e) reductions is $23 per ton. According to the Federal Highway Administration, sidewalks reduce incidences (with vehicles) to pedestrians by over 80%.[19] The average cost per highway incidents (provided by Caltrans) is listed in Table 18.

Table 18 – Cost per accident

Highway Accident/Event	Cost
Fatal Accident	$4,800,000
Injury Accident	$67,400
Property Damage Only (PDO) Accident	$10,200
Average Cost per Accident	$52,500
Cost of a Fatality	$4,400,000
Type of Injury	**Cost**
Level A (Severe)	$221,400
Level B (Moderate)	$56,500
Level C (Minor)	$26,900
Cost of Property Damage	$2,500

Source: California Department of Transportation

Street Lights

"Street lights are typically located at the edge of roadways on top of utility poles. They are illuminated at night and improve the visibility and safety of the roadway and sidewalk by increasing motorist visibility and improving nighttime pedestrian security. They can also reduce nighttime pedestrian crashes by increasing the awareness of drivers relative to pedestrians.

Table 3-5 [Table 19 in this Community Plan] identifies the location of existing street lights that are maintained by Tulare County, in Ducor, as well as their specifications. Figure 3-1 also displays this information graphically. The below table specifies the locations, the pole number, lumens, pole type, arm direction and utility provider. Pole numbers can be arbitrary and are used to match the pole specifications with its location. Lumens measure the amount of light emitted from the bulb (the more lumens the brighter the light). The pole type "W" represents a wood post for which the light is commonly shared with a Utility provider. Similarly, "M" represents metal and "C"

[18] Ibid. 3-5
[19] http://www.dot.ca.gov/hq/tpp/offices/eab/benefit_cost/LCBCA-economic_parameters.html

represents concrete."[20]

Table 19 – Existing Street Lights in Ducor

No.	East-West Roadway	North-South Roadway	Location	Pole	Lumens	Pole Type	Arm Direction	Utility
1	Avenue 55	Dennis Road	SW Corner	2138480E	5800	W	N	SCE
2	Avenue 55	Road 234	NE Corner	4574113E	5800	W	S	SCE
3	Divizich Avenue	Carlisle Road	SW Corner	667295E	5800	W	E	SCE
4	Ducor Avenue	Road 234	NW Corner	1368194E	5800	W	S	SCE
5	Ducor Avenue	Dennis Road	NW Corner	561573E	5800	W	S	SCE
6	Fountain Springs	Braly Avenue	NW Corner	1823786E	5800	W	S	SCE
7	Fountain Springs	Road 234	NE Corner	450908E	5800	W	S	SCE
8	Fountain Springs	Dennis Road	NW Corner	450906E	5800	W	S	SCE
9	Fountain Springs	Carlisle Road	NE Corner	450903E	5800	W	S	SCE
10	Fountain Springs	Road 236	NE Corner	450901E	5800	W	W	SCE
11	Fountain Springs	SR 65	SE Corner	9-982	16000	S	N	SCE
12	Fountain Springs	SR 65	NW Corner	6-983	16000	S	S	SCE
13	Parsons Avenue	Road 234	NE Corner	2081070E	5800	W	S	SCE
14	Parsons Avenue	Braly Avenue	SW Corner	1732755E	5800	W	E	SCE
15	Parsons Avenue	Dennis Road	NW Corner	561654E	5800	W	S	SCE

Source: Tulare County Housing Element – Action Program 9

Bicycle Facilities

The 1984 and the 1988 Regional Transportation Plan (adopted October, 1988) prepared by the Tulare County Association of Governments (TCAG) provides for a regional bicycle network intended to provide a safe alternative mode of travel. In Tulare County, bicycle travel is not yet considered a major mode of transportation and bicycles are rarely seen outside of cities and towns. The current bicycle plan provides for connections between the major urban areas and recreation facilities in the County and is expected to be satisfactory for the foreseeable future. The only bike route within or near the community is State Route 65. Additional sidewalks, ADA curbs, and street lighting is shown in Figure 16.

Rail Transportation

Rail transportation is not available in Ducor. The Ducor area previously received freight rail service through the Southern Pacific Railroad Company (SPRR) and Atchison-Topeka and Santa Fe Railroad company (AT&SF) spur line. The line was abandoned as per STB Docket No. AB-52 Sub-No 3. The SPRR line was located west of and parallel to State Route Orange Belt Drive.

Transit

Public transit is not currently available in Ducor. The only publicly accessible provider is a common carrier (Orange Belt Lines). The nearest public transit resources available is in the unincorporated community of Terra Bella (approximately 5 miles north of Ducor) with fixed-route stops at the Fire Station (Terra Bella Avenue at Road 236) and Middle School through Tulare County Transit Agency (TCAT).

TCAT operates fixed-route services that link communities with each other and with Visalia and Tulare's urban transit systems. Terra Bella is connected via TCAT Route 50 to Porterville and its transit center. TCAT Porterville-Terra Bella Route 50 provides service to Porterville twice per day, Monday through Friday. In Porterville, transfers

[20] Tulare county Housing Element – Action Program 9, page 3-7

can be made to connect to Visalia, Tulare, Lindsay and Strathmore via Route 40 Southeast County and the remainder of the TCAT public transit system. TCAT vehicles are wheelchair accessible and all full size buses include bike racks. As such, public transit is likely to remain a limited option due to fiscal constraints and the high cost of providing services to a community of less than one thousand residents. The low level of auto congestion in Ducor, now and in the future, suggests that driving will continue to be more convenient than transit for those with access to a private car

Aviation

The nearest airport providing commercial air transportation services for residents of the Ducor community is Visalia Municipal Airport (approximately 35 northeast). Visalia Municipal Airport does not have the service demand to economically accommodate large passenger and cargo aircraft and is thus limited to extensive commuter air service. Visalia provides commuter air service to larger airports such as Los Angeles and San Francisco International Airports. Porterville Municipal Airport (PMA) is located approximately 10 miles north of Ducor. Porterville Municipal Airport provides local charter service, flight schools, agricultural application services, fixed- and rotary-winged parts, maintenance, and repair services, and a U.S. Forest Service fire suppression operation.

PUBLIC SERVICES

Sheriff

Police protection is provided to the community by the Tulare County Sheriff's Department. This department operates out of the Porterville substation located at 379 N 3rd St. Porterville. This station handles police services to County Line Road. The substation is staffed with 30 deputies, five sergeants and one lieutenant. The Substation operates 24 hours a day/7 days a week/365 days per year.

Fire

Fire protection and emergency medical services are provided for Ducor by the Tulare County Fire Department. The community is served by Tulare County Fire Department Station 21, located 32658 Ave 95, Terra Bella, CA. The station is staffed by one full time firefighter who is on duty at any given time, and has a volunteer crew. The fire department personnel also provide emergency medical aid.

Schools

"A total of 48 school districts provide education throughout Tulare County... Of the 48 school districts, seven are unified districts providing educational services for kindergarten through 12th grade. The remaining 41 districts consist of 36 elementary school districts and four high school districts. Many districts only have one school."[21]

"Ducor Union elementary school is a small rural school in southern Tulare County. It is the single school in the Ducor Union elementary district and enrolls 182 students in grades kindergarten through eighth. Ducor School reflects the certain elements of the larger community of Tulare County. The majority of students (96%) are of Hispanic origin and 4% are of White descent. A high majority of the students enter the School as English Language Learners."[22] High school students attend Porterville Union High School District located six miles north.

[21] General Plan Background Report, pages 7-75 and 7-76
[22] Ducor Union School Site Council annual evaluation of Program Effectiveness and Parent Involvement, 2012-2013 http://www.ducorschool.com/District/128542-School-Site-Annual-Evaluation.html#Resources.

Libraries

Ducor does not have a public library; the nearest library is located in Terra Bella approximately five miles north of Ducor. Table 20 provides the most recent information regarding the library.

"The Tulare County Public Library System is comprised of interdependent branches, grouped by services, geography and usage patterns to provide efficient and economical services to the residents of the county. At present, there are 14 regional libraries and one main branch."[23]

Table 20 – Library Location & Hours

Branch	Address	Public Hours (2015)
Terra Bella Library	23825 Avenue 92 Terra Bella, CA 93270-0442	Monday : 8:30 am - 11:30 am, 12 pm - 2:30 pm Tuesday : 8:30 am - 11:30 am, 12 pm - 2:30 pm Wednesday : 8:30 am - 11:30 am, 12 pm - 2:30 pm Thursday : 8:30 am - 11:30 am, 12 pm - 2:30

Source: Tulare County website.

Parks

There are no public parks in Ducor. However, local residents make use of school athletic grounds after school hours. The nearest public County park is Bartlett County Park near Porterville, about fifteen miles north of Ducor. This County-operated park is located on 110 acres just west of Lake Success. A number of parks are located within the city limits of Porterville and are operated by the City.

PLANNING FRAMEWORK

There are several local and regional planning documents that are considered when planning is done on a regional and local scale. As noted below, the overall and common goal of these documents is to develop a long-term regional growth strategy for the future of the San Joaquin Valley and Tulare County.

San Joaquin Valley Regional Blueprint

"The San Joaquin Valley Blueprint is the result of an unprecedented effort of the eight Valley Regional Planning Agencies (RPA), that include the i) Fresno Council of Governments, ii) Kern Council of Governments, iii) Kings County Association of Governments, iv) Madera County Transportation Commission, v) Merced County Association of Governments, vi) San Joaquin Council of Governments, vii) Stanislaus Council of Governments, and viii) Tulare County Association of Governments, to develop a long-term regional growth strategy for the future of the San Joaquin Valley. Following three years of visioning and outreach by the eight Valley RPAs, the Regional Policy Council (RPC), the decision-making body for the Valleywide process, adopted the Valley Blueprint in April 2009.

The Blueprint is a long range vision for a more efficient, sustainable, and livable future for the Valley. The Valleywide Blueprint is made up three elements: i) a 2050 growth scenario diagram that identifies areas of existing development, new development and future regional transit and highway improvements; ii) Valleywide average target density of 6.8 units per acre for new residential growth to the year 2050; and a iii) set of 12 Smart Growth Principles. Importantly, the Blueprint recognizes and incorporates by reference the visioning and outreach efforts undertaken by the eight Valley Regional Planning Agencies."[24]

[23] General Plan Background Report, page 7-96
[24] San Joaquin Valley Blueprint Roadmap Guidance Framework, page i

Tulare County Regional Blueprint

"TCAG and its member agencies felt that it was important to prepare a Tulare County Regional Blueprint that clarified Tulare County's role in the Blueprint process. The Tulare County Regional Blueprint is a stand-alone policy document that is consistent with the San Joaquin Valley Regional Blueprint. This document represents Tulare County's local vision and goals as a participant in the San Joaquin Valley Regional Blueprint process. Key elements of the preferred growth scenario outlined in the Tulare County Regional Blueprint include 25% increase in overall density and focused growth in urban areas.

Tulare County 2030 General Plan Implementation

This Community Plan is intended to implement the Tulare County 2030 General Plan. The General Plan Policies relevant to this Community Plan are outlined in General Plan Policies Section below. In addition to the General Plan Policies, this Community Plan outlines policies specific to Ducor. Following are the ways in which this Community Plan implements the General Plan:

- Update Zoning Map to match the Community Plan Land Use Map.
- Addition of Design Standards to replace use permits standards.
- Update Zoning text to outline allowed uses in this Community Plan.
- Introduction of a Mixed Use Overlay Zoning District
- Provides an updated analysis of Ducor's population and housing characteristics.

SUSTAINABILITY

Tulare County Climate Action Plan

Tulare County adopted a Climate Action Plan (CAP) on August 28, 2012. The CAP is an implementation measure of the 2030 General Plan Update. The policies, regulations, and programs considered in the CAP include those by federal, state, and local governments.

"The Tulare County Climate Action Plan (CAP) serves as a guiding document for County of Tulare ("County") actions to reduce greenhouse gas emissions and adapt to the potential effects of climate change. The CAP is an implementation measure of the 2030 General Plan Update. The General Plan provides the supporting framework for development in the County to produce fewer greenhouse gas emissions during Plan buildout. The CAP builds on the General Plan's framework with more specific actions that will be applied to achieve emission reduction targets consistent with California legislation."[25]

Tulare County General Plan Policies (Sustainability)

The Tulare County General Plan has a number of policies that apply to projects within Tulare County. The General Plan policies that relate to Sustainability include the following.

PF-3.4 Mixed Use Opportunities
Unless or until a traditional plan approach is requested by the hamlet and such a plan is adopted, land use designations within the HDB shall be the mixed use land use designations as provided in Chapter 4-Land Use that

[25] Tulare County Climate Action Plan, page 1

promotes the integration of a compatible mix of residential types and densities, commercial uses, public facilities and services, and employment opportunities.

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

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

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

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

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

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

AQ-3.3 Street Design
The County shall promote street design that provides an environment which encourages transit use, biking, and pedestrian movements.

AQ-3.5 Alternative Energy Design
The County shall encourage all new development, including rehabilitation, renovation, and redevelopment, to incorporate energy conservation and green building practices to [the] maximum extent feasible. Such practices include, but are not limited to: building orientation and shading, landscaping, and the use of active and passive solar heating and water systems.

AQ-3.6 Mixed Land Uses
The County shall encourage the clustering of land uses that generate high trip volumes, especially when such uses can be mixed with support services and where they can be served by public transportation.

TCAG Sustainable Communities Strategy (2014 Regional Transportation Plan)

AB 32 set emission targets for the State of California. SB375 requires the California Air Resources Board to set greenhouse gas emission targets for different regions in California. Under SB 375 Metropolitan Planning Organizations like TCAG are required to create a Sustainable Communities Strategy. TCAG included this strategy in the 2014 Regional Transportation Plan. A highlight of the implementation strategies include:

- Encourage jurisdictions in Tulare County to consider bicycle lanes, public transit, transit-oriented and mixed-use development, pedestrian networks, rain and other complete streets development during updates of general plan or other local plans.
- Implement a Complete Streets Program whereby agencies will prepare plans to accommodate all transportation users, including pedestrians, bicyclists, transit riders, and motor vehicle operators and riders, and implement those plans as aggressively as feasible.
- Provide for continued coordination and evaluation of the planned circulation system among cities and the county.
- Fund the development of capital improvement programs for complete streets and active transportation-type plans, as funds are available.
- Evaluate intersections, bridges, interchanges, and rail grade crossings for needed safety improvements.
- Develop funding strategies for safety projects in cooperation with Caltrans and member agencies.
- Examine alternative funding sources for streets, roads, state highways, rail systems, transit, bicycle, pedestrian, and other transportation mode improvements.
- Utilize Cap and Trade funds available for transit, if available, for projects in Tulare County.
- Encourage local agencies to support implementation of bicycle support facilities such as bike racks, showers, and other facilities during the project review process.
- Utilize Cap and Trade funds available for bicycle and pedestrian projects, if available, for projects in Tulare County.
- Encourage mixed-use developments in urbanized areas.
- Encourage provision of an adequate supply of housing for the region's workforce and adequate sites to accommodate business expansion to minimize interregional trips and long-distance commuting.
- Support and participate in efforts and coalitions promoting use of Cap and Trade funding for projects that help reduce greenhouse gas emissions in Tulare County.
- Support investment in bicycle and pedestrian systems, giving attention to projects and networks that will allow residents to walk and bicycle to frequented destinations, including schools, parks, healthcare institutions and transit stops.
- Provide environmental justice communities opportunities for input into transportation plans, programs, and projects in a manner consistent with Title VI of the 1964 Civil Rights Act and Executive Order 12898 on Environmental Justice, including the prohibition of intentional discrimination and adverse disparate impact with regard to race, ethnicity or national origin.

These implementation strategies are compatible with the Tulare County General Plan policies.

URBAN DEVELOPMENT BOUNDARY

The purpose of this section is to review the adequacy of the adopted Urban Development Boundary (UDB) and determine through analysis contained in this chapter whether modifications may be required. The proposed UDB will also function as the planning area boundary of the Ducor Community Plan. The UDB line establishes a twenty year growth boundary for the community of Ducor. Over the years, services will be extended into this area which will allow new growth to occur. Since the UDB line defines the area where growth will occur, it is logical that it will also serve as the planning area boundary for this plan.

In addition to defining the area in which future development of the community of Ducor will occur, designating an urban boundary can provide local agencies and citizens with other benefits, including:

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

<u>UDB Policy Determinations</u>

In determining a UDB and planning area for the Ducor Community Plan, it is important to fulfill both the requirements of State planning law, and the local goals and policies that regulate land uses in the area. As discussed earlier, there are many County policies that guide development in the Ducor area. However, the following policies found in the Tulare County General Plan Planning Framework Element, have a direct effect on the establishment of the community's UDB.

PF-2.1 Urban Development Boundaries – Communities
The County shall limit urban development to the area within the designated UDB for each community. Each community's UDB is defined in the General Plan.

PF-2.2 Modification of Community UDB

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

maintenance, as well as representation/documentation of availability and sufficiency of long-term water supplies.

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

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

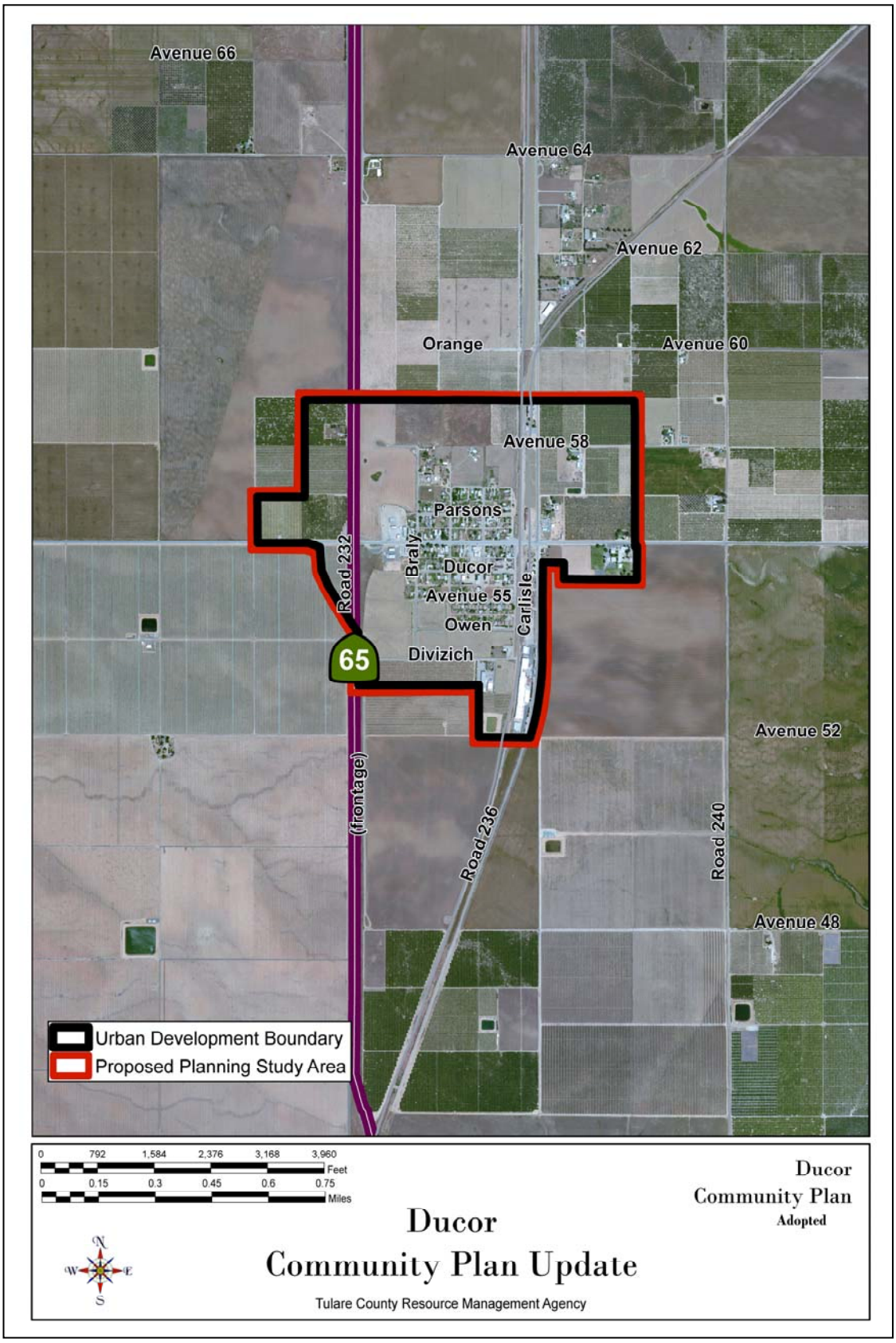
PF-2.8 Inappropriate Land Use
Areas within UDBs are hereby set aside for those types of urban land uses which benefit from urban services. Permanent uses which do not benefit from such urban services shall be discouraged within the UDBs. This is not intended to apply to agricultural or agricultural supported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

POLICY PLAN

This chapter of the Ducor Community Plan prescribes the policy framework which will govern the development of the community through the year 2030. It includes text, which sets out explicit policy statements about the quality, character, and manner in which development in the community will take place.

The Plan, although long range in scope, is intended to be used on a day-to-day basis to guide the decisions of County staff, the Planning Commission, and the Board of Supervisors, as they affect community development. Further, it will provide residents and property owners in the Community with direction and guidelines regarding the evolution and growth of their town and its resources. And importantly, this Plan will aid other public agencies and entities, such as the school district and the Community Service District, in their own long-range planning and capital expenditure programming. Each subsequent section of this chapter addresses a topical aspect of the community planning environment. For each aspect, background discussion of relevant issues is included, policies are stated, and implementation programs and activities are outlined.

Figure 11 – Proposed Urban Development Boundary



Proposed Planning Area

Ducor did not grow as initially projected in the 2005 Community Plan. The existing UDB has sufficient area to accommodate projected growth through the buildout year of 2030. As such, no revision to the Urban Development Boundary (UDB) is proposed.

Policy Relationship to the General Plan

The Ducor Community Plan is a component in Part III of the Tulare County General Plan, and as such, has the same force and effect as any other adopted element of the General Plan. Structurally, the Ducor Community Plan is part of the Land Use and Circulation Element of the overall General Plan. The principal emphasis of the Community Plan is on establishing local land use and circulation system patterns and establishing corresponding standards and policies. In addition to the specific standards and policies of the Community Plan, the broader policies and standards of the overall Land Use and Circulation Element of the Tulare County General Plan will continue to apply to Ducor.

Also applicable to Ducor, and governing how future development in the community will occur, are the other General Plan elements including Planning Framework, Environmental Resources Management, Air Quality, Health and Safety, Transportation and Circulation. In instances where the policies and/or standards of the Ducor Community Plan are more specific or more restrictive than those in other elements of the General Plan, the Community Plan shall take precedence (that is, have priority) and prevail (that is, have control).

Land Use Plan

One of the most important purposes of the Ducor Community Plan is to establish land use patterns and development policies and standards for the community through the year 2030. The general intent of the land use plan for Ducor is to identify the most appropriate types and distribution of land uses for the community, based on environmental, circulation, infrastructure, services, opportunities and constraints, urban development boundary suitability analysis and other economic capacities and concerns discussed in the previous chapters and sections of the Community Plan.

The County of Tulare, through existing policies, has encouraged both incorporated and unincorporated communities to establish urban development and land use patterns which are compact and contiguous. This policy position has reduced so-called "leap frog" development County-wide, has helped preserve agricultural lands, and has minimized land use conflicts (also known as compatibility or incompatibility) between urban and agricultural areas. In Chapter Three of this planning document, analysis supporting the establishment of an Urban Development Boundary (UDB) for Ducor is described, and the UDB is delineated (that is, outlined) on a map (See Figure 11). This boundary is sensitive to and consistent with the County-wide policy of encouraging compact and contiguous urban growth, and at the same time enables the community to accommodate any foreseen demand for economic and population expansion. Figure 12 depicts and prescribes the proposed land use pattern development recommended for Ducor.

As illustrated in this proposed land use diagram (Figure 12), future urban development of the Community will be directed east of State Route (SR) 65. The land use plan for the community provides for substantial expansion of additional highway commercial development along SR 65; allows for additional industrial development with good highway access; provides for the development of additional commercial uses potentially serving community-oriented demand; and enables the development of additional residential uses to meet demand generated by forecasted population growth.

Land Use Designations

The following land use designations and descriptions with densities and intensities are recommended for Ducor to address land demand needs through the 2030 planning horizon year.

Urban Reserve (UR)
This designation establishes a holding zone whereby properties shall remain zoned for agriculture or open space use until such a time as conversion to urban uses is deemed appropriate. The UR designation shall be appended by the intended future land use designation, for example, Urban Reserve – Heavy Industrial (UR-HI). When a rezoning occurs without a General Plan amendment, the UR designation shall be removed from the parcel. This designation applies primarily within UDBs.
Minimum Parcel Size: 1 Dwelling Unit per 10 Acres
Maximum Intensity: 0.02 FAR

Low-Medium Density Residential (LMDR)
This designation establishes areas suitable for single-family neighborhoods at relatively low densities on lots ranging from generally 5,000 to 12,500 square feet in urbanized areas. Uses typically allowed include detached single-family homes; secondary dwellings; and residential support uses such as churches, schools, parks, medical facilities, and other necessary public utility and safety facilities. This designation is used only within UDBs.
Maximum Density: 1-8 Dwelling Units/Acre

Medium Density Residential (MDR)
This land designation establishes areas for single-family and low-density multi-family dwellings. Uses typically allowed include single-family dwellings, second units, townhomes, duplexes, triplexes, and mobile home parks. This designation is used only within UDBs.
Maximum Density: 4-14 Dwelling Units/Acre

High Density Residential (HDR)
This designation established areas for multi-family dwellings in urbanized areas. Uses typically allowed include: duplexes, townhouses, and apartments located near schools, parks, and other public services. This designation is used only within UDBs. Dwelling Units are based on Gross Acreage and development shall be no less than that identified as the intensity per gross acreage High Density Residential designated lands.
Maximum Density: 14-30 Dwelling Units/Acre

General Commercial (GC)
This designation establishes areas for small, localized retail, recreational, and service businesses that provide goods and services to the surrounding community. Uses typically allowed include: eating and drinking establishments; food and beverage retail sales; limited personal, medical, professional services; repair services; and retail sales. Such facilities may range from a single use to a cluster of uses such as a shopping center. This designation is found primarily within UDBs.
Maximum Intensity: 0.5 FAR

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

Maximum Intensity: 0.5 FAR

Heavy Industrial (HI)
This designation establishes areas for the full range of industrial uses, which may cause noise or odor impacts on surrounding urban uses. Uses typically allowed include: manufacturing; processing; fabrication; ethanol plants; warehouses; asphalt batch plants; mills; wood processing yards; and support uses such as retail or eating establishments that support adjacent heavy industrial uses and employees. This designation is found both primarily within UDBs and pursuant to regional growth corridor plans and policies.
Maximum Intensity: 0.5 FAR

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

GENERAL PLAN POLICIES

Land Use Policies

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

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

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

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

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

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

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

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

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

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

LU-3.4 Mountain, Rural, and Low-Density Residential

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

1. Able to meet the Rural Valley Lands Plan policies, Foothill Growth Management Plan policies, or Mountain Framework Plan policies and requirements,
2. Areas which qualify for minimum densities greater than 1 unit per 10 acres must meet the following characteristics (unless clustering is used):
   a. Average slopes must be below a 30 percent grade,
   b. Not identified as a moderate-to-high landslide hazard area, and
   c. Access to new development is provided via an existing publicly-maintained road or via a new road improved consistent with adopted County standards.

LU-1.8 Encourage Infill Development

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

ED-2.11 Industrial Parks

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

Housing Policy 3.24

When locating agricultural industry in rural areas, a determination should be made that there are transit opportunities and an adequate employment base living within a reasonable distance to the site.

AQ-3.2 Infill near Employment

The County shall identify opportunities for infill development projects near employment areas within all unincorporated communities and hamlets to reduce vehicle trips.

AQ-3.6 Mixed Land Uses

The County shall encourage the clustering of land uses that generate high trip volumes, especially when such uses can be mixed with support services and where they can be served by public transportation.

PFS-8.4 Library Facilities and Services

The County shall encourage expansion of library facilities and services as necessary to meet the needs (e.g., internet access, meeting rooms, etc.) of future population growth.

<u>Circulation Policies</u>

Q-3.3 Street Design

The County shall promote street design that provides an environment which encourages transit use, biking, and pedestrian movements.

LU-7.3 Friendly Streets

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

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

LU-7.4 Streetscape Continuity

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

LU-1.10 Roadway Access

The County shall require access to public roadways for all new development.

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

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

SL-4.1 Design of Highways
The County shall work with Caltrans and Tulare County Association of Governments (TCAG) to ensure that the design of State Highway 65 and other State Highways protects scenic resources and provides access to vistas of working and natural landscapes by:

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

SL-4.2 Design of County Roads
The County's reinvestment in rural County roads outside urban areas should, in addition to meeting functional needs and safety needs, preserve the experience of traveling on the County's "country roads" by:

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

SL-4.3 Railroads and Rail Transit
The County shall encourage rail infrastructure for freight and passenger service to be planned and designed to limit visual impacts on scenic landscapes by:

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

TC-1.1 Provision of an Adequate Public Road Network
The County shall establish and maintain a public road network comprised of the major facilities illustrated on the Tulare County Road Systems to accommodate projected growth in traffic volume.

TC-1.2 County Improvement Standards
The County's public roadway system shall be built and maintained consistent with adopted County Improvement Standards, and the need and function of each roadway, within constraints of funding capacity.

TC-1.6 Intermodal Connectivity
The County shall ensure that, whenever possible, roadway, highway, and public transit systems will interconnect with other modes of transportation. Specifically, the County shall encourage the interaction of truck, rail, and air-freight/passenger movements.

TC-1.7 Intermodal Freight Villages
The County shall consider the appropriate placement of intermodal freight villages in locations within the Regional Growth Corridors.

TC-1.8 Promoting Operational Efficiency
The County shall give consideration to transportation programs that improve the operational efficiency of

goods movement, especially those that enhance farm-to-market connectivity

TC-1.9 Highway Completion
The County shall support State and Federal capacity improvement programs for critical segments of the State Highway System. Priority shall be given to improvements to State Highways 65, 99, and 198, including widening and interchange projects in the County.

TC-1.10 Urban Interchanges
The County shall work with TCAG to upgrade State highway interchanges from rural to urban standards within UDBs.

TC-1.11 Regionally Significant Intersections
To enhance safety and efficiency, the County shall work to limit the frequency of intersections along regionally-significant corridors.

TC-1.12 Scenic Highways and Roads
The County shall work with appropriate agencies to support the designation of scenic highways and roads in the County.

TC-1.16 County Level Of Service (LOS) Standards
The County shall strive to develop and manage its roadway system (both segments and intersections) to meet a LOS of "D" or better in accordance with the LOS definitions established by the Highway Capacity Manual.

TC-1.18 Balanced System
The County shall strive to meet transportation needs and maintain LOS standards through a balanced Multimodal Transportation Network that provides alternatives to the automobile.

TC-2.1 Rail Service
The County shall support improvements to freight and expanding passenger rail service throughout the County.

TC-2.2 Rail Improvements
The County shall work with cities to support improvement, development, and expansion of passenger rail service in Tulare County.

TC-2.3 Amtrak Service
The County shall encourage Amtrak to add passenger service to the Union Pacific corridor in the County.

TC-2.5 Railroad Corridor Preservation
The County shall work with other agencies to plan railroad corridors to facilitate the preservation of important railroad rights-of–way for future rail expansion or other appropriate transportation facilities.

TC-2.7 Rail Facilities and Existing Development
The County will work with the California Public Utilities Commission (CPUC) to ensure that new railroads rights-of-ways, yards, or stations adjacent to existing residential or commercial areas are screened or buffered to reduce noise, air, and visual impacts. Similarly, the County should coordinate with the CPUC and railroad service providers to address railroad safety issues as part of all future new development that affects local rail lines. Specific measures to be considered and incorporated into the design of future projects affecting rail lines include, but are not limited to, the installation of grade separations, warning signage, traffic signaling improvements, vehicle parking prohibitions, installation of pedestrian-specific warning devices, and the construction of pull out lanes for buses and vehicles.

TC-4.7 Transit Ready Development
The County shall promote the reservation of transit stops in conjunction with development projects in likely or potential locations for future transit facilities.

TC-5.1 Bicycle/Pedestrian Trail System
The County shall coordinate with TCAG and other agencies to develop a Countywide integrated multi-purpose trail system that provides a linked network with access to recreational, cultural, and employment facilities, as well as offering a recreational experience apart from that available at neighborhood and community parks.

TC-5.2 Consider Non-Motorized Modes in Planning and Development
The County shall consider incorporating facilities for non-motorized users, such as bike routes, sidewalks, and trails when constructing or improving transportation facilities and when reviewing new development proposals. For developments with 50 or more dwelling units or non-residential projects with an equivalent travel demand, the feasibility of such facilities shall be evaluated.

TC-5.3 Provisions for Bicycle Use
The County shall work with TCAG to encourage local government agencies and businesses to consider including bicycle access and provide safe bicycle parking facilities at office buildings, schools, shopping centers, and parks.

TC-5.4 Design Standards for Bicycle Routes
The County shall utilize the design standards adopted by Caltrans and as required by the Streets and Highway Code for the development, maintenance, and improvement of bicycle routes.

TC-5.5 Facilities
The County shall require the inclusion of bicycle support facilities, such as bike racks, for new major commercial or employment locations.

TC-5.7 Designated Bike Paths
The County shall support the creation and development of designated bike paths adjacent to or separate from commute corridors.

TC-5.8 Multi-Use Trails
The County shall encourage the development of multi-use corridors (such as hiking, equestrian, and mountain biking) in open space areas, along power line transmission corridors, utility easements, rivers, creeks, abandoned railways, and irrigation canals.

TC-5.9 Existing Facilities
The County shall support the maintenance of existing bicycle and pedestrian facilities.

Housing Policies

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

Housing Guiding Principle 1.1
Endeavor to improve opportunities for affordable housing in a wide range of housing types in the communities throughout the unincorporated area of the County.

Housing Policy 1.11
Encourage the development of a broad range of housing types to provide an opportunity of choice in the local housing market.

Housing Policy 1.13
Encourage the utilization of modular units, prefabricated units, and manufactured homes.

Housing Policy 1.14
Pursue an equitable distribution of future regional housing needs allocations, thereby providing a greater likelihood of assuring a balance between housing development and the location of employment opportunities.

Housing Policy 1.15
Encourage housing counseling programs for low income homebuyers and homeowners.

Housing Policy 1.16
Review community plans and zoning to ensure they provide for adequate affordable residential development.

Housing Guiding Principle 1.2
Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, disability, or any other arbitrary basis.

Housing Guiding Principle 1.3
Strive to meet the housing needs of migrant and non-

migrant farmworkers and their families with a suitable, affordable and satisfactory living environment.

Housing Policy 1.31
Encourage the provision of farmworker housing opportunities in conformance with the Employee Housing Act.

Housing Guiding Principle 1.4
Enhance and support emergency shelters and transitional and supportive housing programs that assist the homeless and others in need.

Housing Policy 1.51
Encourage the construction of new housing units for "special needs" groups, including senior citizens, large families, single heads of households, households of persons with physical and/or mental disabilities, minorities, farmworkers, and the homeless in close proximity to transit, services, and jobs.

Housing Policy 1.52
Support and encourage the development and improvement of senior citizen group housing, convalescent homes and other continuous care facilities.

Housing Policy 1.55
Encourage development of rental housing for large families, as well as providing for other housing needs and types.

Housing Guiding Principle 1.6
Assess and amend County ordinances, standards, practices and procedures considered necessary to carry out the County's essential housing goal of the attainment of a suitable, affordable and satisfactory living environment for every present and future resident in unincorporated areas.

Housing Policy 2.14
Create and maintain a matrix of Infrastructure Development Priorities for Disadvantaged Unincorporated Communities in Tulare County thorough analysis and investigation of public infrastructure needs and deficits, pursuant to Action Program 9.

Housing Guiding Principle 2.2
Require proposed new housing developments located within the development boundaries of unincorporated communities to have the necessary infrastructure and capacity to support the development.

Housing Policy 2.21
Require all proposed housing within the development boundaries of unincorporated communities is either (1) served by community water and sewer, or (2) that physical conditions permit safe treatment of liquid waste by septic tank systems and the use of private wells.

Housing Guiding Principle 3.1
Encourage "smart growth" designed development that serves the unincorporated communities, the environment, and the economy of Tulare County.

Housing Policy 3.11
Support and coordinate with local economic development programs to encourage a "jobs to housing balance" throughout the unincorporated area.

Housing Policy 3.23
Prepare new and/or updated community plans that provide adequate sites for a variety of types of housing within the development boundaries of community.

<u>Conservation Policies</u>

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

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

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

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

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

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

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

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

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

1. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics;
2. The use shall not be sited on productive agricultural lands if less productive land is available in the vicinity;
3. The operational or physical characteristics of the use shall not have a significant adverse impact on water resources or the use or management of surrounding agricultural properties within at least

one-quarter (1/4) mile radius;

4. A probable workforce should be located nearby or be readily available; and
5. For proposed value-added agricultural processing facilities, the evaluation under criterion "1" above shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services.

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

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

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

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

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

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

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

Housing Guiding Principle 4.1
Support and encourage County ordinances, standards, practices and procedures that promote residential energy conservation.

Housing Policy 4.13
Promote energy efficiency and water conservation.

Housing Policy 4.21
Promote energy conservation opportunities in new residential development.

Housing Policy 5.24
Encourage the development of suitable replacement housing when occupied housing units are demolished due to public action.

ERM-1.1 Protection of Rare and Endangered Species
The County shall ensure the protection of environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by State and/or Federal government, through compatible land use development.

ERM-1.2 Development in Environmentally Sensitive Areas
The County shall limit or modify proposed development within areas that contain sensitive habitat for special status species and direct development into less significant habitat areas. Development in natural habitats shall be controlled so as to minimize erosion and maximize beneficial

vegetative growth.

ERM-1.3 Encourage Cluster Development
When reviewing development proposals, the County shall encourage cluster development in areas with moderate to high potential for sensitive habitat.

ERM-1.4 Protect Riparian Areas
The County shall protect riparian areas through habitat preservation, designation as open space or recreational land uses, bank stabilization, and development controls.

ERM-1.5 Riparian Management Plans and Mining Reclamation Plans
The County shall require mining reclamation plans and other management plans to include measures that protect, maintain, and restore riparian resources and habitats.

ERM-1.6 Management of Wetlands
The County shall support the preservation and management of wetland and riparian plant communities for passive recreation, groundwater recharge, and wildlife habitats.

ERM-1.8 Open Space Buffers
The County shall require buffer areas between development projects and significant watercourses, riparian vegetation, wetlands, and other sensitive habitats and natural communities. These buffers should be sufficient to assure the continued existence of the waterways and riparian habitat in their natural state.

ERM-1.12 Management of Oak Woodland Communities
The County shall support the conservation and management of oak woodland communities and their habitats.

ERM-2.1 Conserve Mineral Deposits
The County will encourage the conservation of identified and/or potential mineral deposits, recognizing the need for identifying, permitting, and maintaining a 50 year supply of locally available PCC grade aggregate.

ERM-2.2 Recognize Mineral Deposits
The County will recognize as a part of the General Plan those areas of identified and/or potential mineral deposits.

ERM-3.2 Limited Mining in Urban Areas
Within the County UDBs and HDBs, new commercial mining operations should be limited due to environmental and compatibility concerns.

ERM-3.3 Small-Scale Oil and Gas Extraction
The County shall allow by Special Use Permit small-scale oil and gas extraction activities and facilities that can be demonstrated to not have a significant adverse effect on surrounding or adjacent land and are within an established oil and gas field outside of a UDB.

ERM-3.4 Oil and Gas Extraction
Facilities related to oil and gas extraction and processing in the County may be allowed in identified oil and gas fields subject to a special use permit. The extraction shall demonstrate that it will be compatible with surrounding land uses and land use designations.

ERM-4.1 Energy Conservation and Efficiency Measures
The County shall encourage the use of solar energy, solar hot water panels, and other energy conservation and efficiency features in new construction and renovation of existing structures in accordance with State law.

ERM-4.2 Streetscape and Parking Area Improvements for Energy Conservation
The County shall promote the planting and maintenance of shade trees along streets and within parking areas of new urban development to reduce radiation heating.

ERM-5.20 Allowable Uses on Timber Production Lands
The County shall allow uses (not related to forest production) on lands designated Resource Conservation in forestry production areas, provided it is demonstrated that:

1. They are compatible with forestry uses,
2. Will not interfere with forest practices,
3. Consider forest site productivity and minimize the

loss of productive forest lands,
4. Will meet standards relating to the availability of fire protection, water supply, and waste disposal, and
5. Will not degrade the watershed and/or water quality due to increased erosion.

ERM-7.1 Soil Conservation
The County of Tulare shall establish the proper controls and ordinances for soil conservation.

WR-1.4 Conversion of Agricultural Water Resources
For new urban development, the County shall discourage the transfer of water used for agricultural purposes (within the prior ten years) for domestic consumption except in the following circumstances:

1. The water remaining for the agricultural operation is sufficient to maintain the land as an economically viable agricultural use,
2. The reduction in infiltration from agricultural activities as a source of groundwater recharge will not significantly impact the groundwater basin.

WR-1.5 Expand Use of Reclaimed Wastewater
To augment groundwater supplies and to conserve potable water for domestic purposes, the County shall seek opportunities to expand groundwater recharge efforts.

WR-1.6 Expand Use of Reclaimed Water
The County shall encourage the use of tertiary treated wastewater and household gray water for irrigation of agricultural lands, recreation and open space areas, and large landscaped areas as a means of reducing demand for groundwater resources.

WR-3.3 Adequate Water Availability
The County shall review new development proposals to ensure the intensity and timing of growth will be consistent with the availability of adequate water supplies. Projects must submit a Will-Serve letter as part of the application process, and provide evidence of adequate and sustainable water availability prior to approval of the tentative map or other urban development entitlement.

HS-9.2 Walkable Communities
The County shall require where feasible, the development of parks, open space, sidewalks and walking and biking paths that promote physical activity and discourage automobile dependency in all future communities.

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

<u>Open-Space Policies</u>

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

SL-1.3 Watercourses
The County shall protect visual access to, and the character of, Tulare County's scenic rivers, lakes, and irrigation canals by:
1. Locating and designing new development to minimize visual impacts and obstruction of views of scenic watercourses from public lands and right-of-ways, and
2. Maintaining the rural and natural character of landscape viewed from trails and watercourses used for public recreation.

ERM-5.1 Parks as Community Focal Points
The County shall strengthen the role of County parks as community focal points by providing community center/recreation buildings to new and existing parks, where feasible.

ERM-5.2 Park Amenities
The County shall provide a broad range of active and passive recreational opportunities within community parks. When possible, this should include active sports fields and facilities, community center/recreation buildings, children's play areas, multi-use areas and trails, sitting areas, and other specialized uses as appropriate.

ERM-5.3 Park Dedication Requirements
The County shall require the dedication of land and/or payment of fees, in accordance with local authority and State law (for example the Quimby Act), to ensure funding for the acquisition and development of public recreation facilities.

ERM-5.5 Collocated Facilities
The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric sites, and open space areas and shall encourage joint-use agreements whenever possible.

ERM-5.6 Location and Size Criteria for Parks
Park types used in Tulare County are defined as follows:

- **Neighborhood Play Lots (Pocket Parks)**. The smallest park type, these are typically included as part of a new development to serve the neighborhood in which they are contained. Typical size is one acre or less. If a park of this type is not accessible to the general public, it can not be counted towards the park dedication requirements of the County. Pocket Parks can be found in communities, hamlets, and other unincorporated areas.
- **Neighborhood Parks**. Neighborhood parks typically contain a tot lot and playground for 2-5 year olds and 5-12 year olds, respectively, one basketball court or two half-courts, baseball field(s), an open grassy area for informal sports activities (for example, soccer), and meandering concrete paths that contain low-level lighting for walking or jogging. In addition, neighborhood parks typically have picnic tables and a small group picnic shelter. These park types are typically in the range of 2 to 15 acres and serve an area within a ½ mile radius. Neighborhood parks can be found in communities, hamlets, and other unincorporated areas.
- **Community Parks**. Community parks are designed to serve the needs of the community as a whole. These facilities can contain the same facilities as the neighborhood park. In addition, these parks can contain sports facilities with night lighting, community centers, swimming pools, and facilities of special interest to the community. These parks are typically 15 to 40 acres in size and serve an area within a 2 mile radius. Community parks can be found in communities, planned community areas, and large hamlets.
- **Regional Parks**. Regional parks are facilities designed to address the needs of the County as a whole. These facilities may have an active recreation component (play area, group picnic area, etc.), but the majority of their area is maintained for passive recreation (such as hiking or horseback riding), and natural resource enjoyment. Regional parks are typically over 200 acres in size, but smaller facilities may be appropriate for specific sites of regional interest.

The following guidelines should be observed in creating and locating County parks:

1. The County shall strive to maintain an overall standard of five or more acres of County-owned improved parkland per 1,000 population in the unincorporated portions of the County,
2. Neighborhood play lots (pocket parks) are encouraged as part of new subdivision applications as a project amenity, but are not included in the calculation of dedication requirements for the project,
3. Neighborhood parks at three acres per 1,000 population, if adjoining an elementary school and six acres per 1,000 population if separate [ERME IV-C; Open Space; Policy 3; Pg. 101],
4. Community parks at one-acre per 1,000 population if adjoining a high school and two acres per 1,000 population if separate [ERME IV-C; Open Space; Policy 4; Pg. 101],
5. Regional parks at one-acre per 1,000 population,

6. Only public park facilities shall be counted toward Countywide parkland standards, and
7. A quarter mile walking radius is the goal for neighborhood parks.

ERM-5.12 Meet Changing Recreational Needs
The County shall promote the continued and expanded use of national and State forests, parks, and other recreational areas to meet the recreational needs of County residents.

ERM-5.13 Funding for Recreational Areas and Facilities
The County shall support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational facilities opportunities for County, State, and Federal lands. The County shall strive to obtain adequate funding to improve and maintain existing parks, as well as construct new facilities.

ERM-5.15 Open Space Preservation
The County shall preserve natural open space resources through the concentration of development in existing communities, use of cluster development techniques, maintaining large lot sizes in agricultural areas, discouraging conversion of lands currently used for agricultural production, limiting development in areas constrained by natural hazards, and encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production.

HS-9.1 Healthy Communities
To the maximum extent feasible, the County shall strive through its land use decisions to promote community health and safety for all neighborhoods in the County by encouraging patterns of development that are safe and influence crime prevention, promote a high-quality physical environment and encourage physical activity by means such as sidewalks and walking and biking paths that discourage automobile dependency in existing communities.

Noise Policies

HS-8.7 Inside Noise
The County shall ensure that in instances where the windows and doors must remain closed to achieve the required inside acoustical isolation, mechanical ventilation or air conditioning is provided.

HS-8.8 Adjacent Uses
The County shall not permit development of new industrial, commercial, or other noise-generating land uses if resulting noise levels will exceed 60 dB Ldn (or CNEL) at the boundary of areas designated and zoned for residential or other noise-sensitive uses, unless it is determined to be necessary to promote the public health, safety and welfare of the County.

HS-8.9 County Equipment
The County shall strive to purchase equipment that complies with noise level performance standards set forth in the Health and Safety Element.

HS-8.10 Automobile Noise Enforcement
The County shall encourage the CHP, Sheriff's office, and local police departments to actively enforce existing sections of the California Vehicle Code relating to adequate vehicle mufflers, modified exhaust systems, and other amplified noise.

HS-8.11 Peak Noise Generators
The County shall limit noise generating activities, such as construction, to hours of normal business operation (7 a.m. to 7 p.m.). No peak noise generating activities shall be allowed to occur outside of normal business hours without County approval.

HS-8.14 Sound Attenuation Features
The County shall require sound attenuation features such as walls, berming, heavy landscaping, between commercial, industrial, and residential uses to reduce noise and vibration impacts.

HS-8.15 Noise Buffering
The County shall require noise buffering or insulation in new development along major streets, highways, and railroad tracks.

Safety Policies

HS-1.1 Maintain Emergency Public Services
The County shall ensure that during natural catastrophes and emergency situations, the County

can continue to provide essential emergency services.

HS-1.9 Emergency Access
The County shall require, where feasible, road networks (public and private) to provide for safe and ready access for emergency equipment and provide alternate routes for evacuation.

HS-1.10 Emergency Services Near Assisted Living Housing
In approving new facilities, such as nursing homes, housing for the elderly and other housing for the mentally and physically infirm, to the extent possible, the County shall ensure that such facilities are located within reasonable distance of fire and law enforcement stations.

HS-5.2 Development in Floodplain Zones
The County shall regulate development in the 100-year floodplain zones as designated on maps prepared by FEMA in accordance with the following:

1. Critical facilities (those facilities which should be open and accessible during emergencies) shall not be permitted.
2. Passive recreational activities (those requiring non-intensive development, such as hiking, horseback riding, picnicking) are permissible.
3. New development and divisions of land, especially residential subdivisions, shall be developed to minimize flood risk to structures, infrastructure, and ensure safe access and evacuation during flood conditions.

HS-5.8 Road Location
The County shall plan and site new roads to minimize disturbances to banks and existing channels and avoid excessive cuts and accumulations of waste soil and vegetative debris near natural drainage ways.

HS-5.9 Floodplain Development Restrictions
The County shall ensure that riparian areas and drainage areas within 100-year floodplains are free from development that may adversely impact floodway capacity or characteristics of natural/riparian areas or natural groundwater recharge areas.

HS-5.10 Flood Control Design
The County shall evaluate flood control projects involving further channeling, straightening, or lining of waterways until alternative multipurpose modes of treatment, such as wider berms and landscaped levees, in combination with recreation amenities, are studied.

HS-5.11 Natural Design
The County shall encourage flood control designs that respect natural curves and vegetation of natural waterways while retaining dynamic flow and functional integrity.

HS-7.4 Upgrading for Streets and Highways
The County shall evaluate and upgrade vital streets and highways to an acceptable level for emergency services.

PFS-7.1 Fire Protection
The County shall strive to expand fire protection service in areas that experience growth in order to maintain adequate levels of service.

PFS-7.6 Provision of Station Facilities and Equipment
The County shall strive to provide sheriff and fire station facilities, equipment (engines and other apparatus), and staffing necessary to maintain the County's service goals. The County shall continue to cooperate with mutual aid providers to provide coverage throughout the County.

PFS-7.11 Locations of Fire and Sheriff Stations/Sub-stations
The County shall strive to locate fire and sheriff sub-stations in areas that ensure the minimum response times to service calls.

PFS-7.12 Design Features for Crime Prevention and Reduction
The County shall promote the use of building and site design features as means for crime prevention and reduction.

PFS-8.3 Location of School Sites
The County shall work with school districts and land developers to locate school sites consistent with current and future land uses. The County shall also

encourage siting new schools near the residential areas that they serve and with access to safe pedestrian and bike routes to school.

Other

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

ERM-6.3 Alteration of Sites with Identified Cultural Resources
When planning any development or alteration of a site with identified cultural or archaeological resources, consideration should be given to ways of protecting the resources. Development should be permitted in these areas only after a site specific investigation has been conducted pursuant to CEQA to define the extent and value of resource, and mitigation measures proposed for any impacts the development may have on the resource.

HS-8.5 State Noise Standards
The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (UBC). Title 24 requires that interior noise levels not exceed 45 dB Ldn (or CNEL) with the windows and doors closed within new developments of multi-family dwellings, condominiums, hotels, or motels. Where it is not possible to reduce exterior noise levels within an acceptable range the County shall require the application of noise reduction technology to reduce interior noise levels to an acceptable level.

HS-8.6 Noise Level Criteria
The County shall ensure noise level criteria applied to land uses other than residential or other noise-sensitive uses are consistent with the recommendations of the California Office of Noise Control (CONC).

WR-3.9 Establish Critical Water Supply Areas
The County shall designate Critical Water Supply Areas to include the specific areas used by a municipality or community for its water supply system, areas critical to groundwater recharge, and other areas possessing a vital role in the management of the water resources in the County.

PFS-6.1 Telecommunications Services
The County shall work with telecommunication providers to ensure that all residents and businesses have access to telecommunications services, including broadband internet service. To maximize access to inexpensive telecommunications services, the County shall encourage marketplace competition from multiple service providers.

PFS-8.4 Library Facilities and Services
The County shall encourage expansion of library facilities and services as necessary to meet the needs (e.g., internet access, meeting rooms, etc.) of future population growth.

PFS-8.5 Government Facilities in Community Centers
The County shall actively support development and expansion of federal, State, County, districts, and other governmental offices and facilities where infrastructure exists within community core areas.

PFS-9.1 Expansion of Gas and Electricity Facilities
The County shall coordinate with gas and electricity service providers to plan the expansion of gas and electrical facilities to meet the future needs of County residents.

HEALTH RELATED GENERAL PLAN POLICIES

PF-2.7 Improvement Standards in Communities (See Previous Section)

Land Use Element

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

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

LU-1.2 Innovative Development (See Previous Section)

LU-1.3 Prevent Incompatible Uses (See Previous Section)

LU-1.4 Compact Development (See Previous Section)

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

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

LU-1.8 Encourage Infill Development (See Previous Section)

LU-1.10 Roadway Access (See Previous Section)

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

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

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

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

1. Street tree planting adjacent to curbs and between the street and sidewalk to provide a buffer between pedestrians and automobiles, where appropriate,
2. Minimize curb cuts along streets,
3. Sidewalks on both sides of streets, where feasible,

4. Bike lanes and walking paths, where feasible on collectors and arterials, and
5. Traffic calming devices such as roundabouts, bulb-outs at intersections, traffic tables, and other comparable techniques.

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

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

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

Housing Element

Housing Policy 1.51 (See Previous Section)

Housing Policy 3.12
Support locally initiated programs to provide neighborhood parks and recreational facilities for residential areas within unincorporated communities.

Housing Policy 3.13
Encourage subdivision and housing unit design, which provides for a reasonable level of safety and security.

Housing Policy 3.16
Actively seek federal, state, and private foundation grant funds for park and recreation facilities in unincorporated areas, including dual-use storm drainage ponding basins/recreation parks.

Housing Policy 4.21
Promote energy conservation opportunities in new residential development.

Housing Policy 4.22
Enforce provisions of the Subdivision Map Act regulating energy-efficient subdivision design.

Housing Policy 5.21
Administer and enforce the relevant portions of the Health and Safety Code.

Housing Policy 5.26
Prohibit concentrations of dwelling units near potentially incompatible agricultural uses as defined in the Animal Confinement Facilities Plan.

Environmental Resources Element

ERM-5.2 Park Amenities (See Previous Section)

Air Quality Element

AQ-1.3 Cumulative Air Quality Impacts (See Previous Section)
AQ-1.4 Air Quality Land Use Compatibility
The County shall evaluate the compatibility of industrial or other developments which are likely to cause undesirable air pollution with regard to proximity to sensitive land uses, and wind direction and circulation in an effort to alleviate effects upon sensitive receptors.

AQ-1.7 Support Statewide Climate Change Solutions
The County shall monitor and support the efforts of Cal/EPA, CARB, and the SJVAPCD, under AB 32 (Health and Safety Code §38501 et seq.), to develop a recommended list of emission reduction strategies. As appropriate, the County will evaluate each new project under the updated General Plan to determine its consistency with the emission reduction strategies.

AQ-1.8 Greenhouse Gas Emissions Reduction Plan/Climate Action Plan
The County will develop a Greenhouse Gas Emissions Reduction Plan (Plan) that identifies greenhouse gas emissions within the County as well as ways to reduce those emissions. The Plan will incorporate the requirements adopted by the California Air Resources Board specific to this issue. In addition, the County will work with the Tulare

County Association of Governments and other applicable agencies to include the following key items in the regional planning efforts.

1. Inventory all known, or reasonably discoverable, sources of greenhouse gases in the County,
2. Inventory the greenhouse gas emissions in the most current year available, and those projected for year 2020, and
3. Set a target for the reduction of emissions attributable to the County's discretionary land use decisions and its own internal government operations.

AQ-2.2 Indirect Source Review
The County shall require major development projects, as defined by the SJVAPCD, to reasonably mitigate air quality impacts associated with the project. The County shall notify developers of SJVAPCD Rule 9510 – Indirect Source Review requirements and work with SJVAPCD to determine mitigations, as feasible, that may include, but are not limited to the following:
1. Providing bicycle access and parking facilities,
2. Increasing density,
3. Encouraging mixed use developments,
4. Providing walkable and pedestrian-oriented neighborhoods,
5. Providing increased access to public transportation,
6. Providing preferential parking for high-occupancy vehicles, car pools, or alternative fuels vehicles, and
7. Establishing telecommuting programs or satellite work centers.

AQ-2.3 Transportation and Air Quality
When developing the regional transportation system, the County shall work with TCAG to comprehensively study methods of transportation which may contribute to a reduction in air pollution in Tulare County. Some possible alternatives that should be studied are:
1. Commuter trains (Light Rail, Amtrak, or High Speed Rail) connecting with Sacramento, Los Angeles, and San Francisco, with attractive services scheduled up and down the Valley,
2. Public transportation such as buses and light rail, to serve between communities of the Valley, publicly subsidized if feasible,
3. Intermodal public transit such as buses provided with bicycle racks, bicycle parking at bus stations, bus service to train stations and airports, and park and ride facilities, and
4. Community transportation systems supportive of alternative transportation modes, such as cycling or walking trails, with particular attention to high-density areas.

AQ-3.2 Infill near Employment (See Previous Section)

AQ-3.3 Street Design (See Previous Section)

AQ-3.4 Landscape
The County shall encourage the use of ecologically based landscape design principles that can improve local air quality by absorbing CO_2, producing oxygen, providing shade that reduces energy required for cooling, and filtering particulates. These principles include, but are not limited to, the incorporation of parks, landscaped medians, and landscaping within development.

AQ-3.5 Alternative Energy Design (See Previous Section)

AQ-3.6 Mixed Land Uses (See Previous Section)

<u>Health and Safety Element</u>

HS-1.4 Building and Codes
Except as otherwise allowed by State law, the County shall ensure that all new buildings intended for human habitation are designed in compliance with the latest edition of the California Building Code, California Fire Code, and other adopted standards based on risk (e.g., seismic hazards, flooding), type of occupancy, and location (e.g., floodplain, fault).

HS-1.5 Hazard Awareness and Public Education
The County shall continue to promote awareness and education among residents regarding possible natural hazards, including soil conditions, earthquakes, flooding, fire hazards, and emergency procedures.

HS-1.6 Public Safety Programs
The County shall promote public safety programs, including neighborhood watch programs, child identification and fingerprinting, public awareness and prevention of fire hazards, and other public education efforts.

HS-1.7 Safe Housing and Structures
The County shall continue to seek grant funding for the rehabilitation of deteriorated and dilapidated structures and provide available information regarding housing programs and other public *services*.

HS-1.9 Emergency Access (See Previous Section)

HS-1.10 Emergency Services near Assisted Living Housing (See Previous Section)

HS-4.3 Incompatible Land Uses
The County shall prevent incompatible land uses near properties that produce or store hazardous waste.

HS-4.4 Contamination Prevention (See Previous Section)

HS-4.5 Increase Public Awareness
The County shall work to educate the public about household hazardous waste and the proper method of disposal.

HS-4.6 Pesticide Control (See Previous Section)

HS-4.8 Hazardous Materials Studies
The County shall ensure that the proponents of new development projects address hazardous materials concerns through the preparation of Phase I or Phase II hazardous materials studies for each identified site as part of the design phase for each project. Recommendations required to satisfy federal or State cleanup standards outlined in the studies will be implemented as part of the construction phase for each project.

HS-5.1 Development Compliance with Federal, State, and Local Regulations (See Previous Section)

HS-5.2 Development in Floodplain Zones (See Previous Section)

HS-8.5 State Noise Standards (See Previous Section)

HS-9.1 Healthy Communities (See Previous Section)

HS-9.2 Walkable Communities (See Previous Section)

<u>Water Resource Element</u>

WR-2.1 Protect Water Quality
All major land use and development plans shall be evaluated as to their potential to create surface and groundwater contamination hazards from point and non-point sources. The County shall confer with other appropriate agencies, as necessary, to assure adequate water quality review to prevent soil erosion; direct discharge of potentially harmful substances; ground leaching from storage of raw materials, petroleum products, or wastes; floating debris; and runoff from the site.

WR-2.2 National Pollutant Discharge Elimination System (NPDES) Enforcement
The County shall continue to support the State in monitoring and enforcing provisions to control non-point source water pollution contained in the U.S. EPA NPDES program as implemented by the Water Quality Control Board.

WR-2.3 Best Management Practices (BMPs)
The County shall continue to require the use of feasible BMPs and other mitigation measures designed to protect surface water and groundwater from the adverse effects of construction activities, agricultural operations requiring a County Permit and urban runoff in coordination with the Water Quality Control Board.

Transportation and Circulation Element

5.8.2 COMPREHENSIVE AIRPORT LAND USE PLAN

5.8.2.1 Safety Compatibility Zones

The safety compatibility zones are based on the existing 2,000-foot long runway and illustrated on Figure ECK-2. The safety compatibility zone dimensions are based on those for a short general aviation runway length of less than 4,000 feet shown on Figure 3A of the 2011 Caltrans *Handbook*.

5.8.2.2 Noise Compatibility

Aircraft operations at the Airport are estimated to total 3,850 annual aircraft operations. Almost all of these operations are by small single-engine aircraft. Therefore, it is not expected that the 60 and 65 dB CNEL aircraft noise exposure contours would extend beyond the airport property.

5.8.2.3 Airspace Protection Surfaces

The FAR Part 77 imaginary surfaces at Eckert Field are illustrated on Figure ECK-3. The approach surfaces to both ends of the runway are 20 to 1 visual approach surfaces. Therefore the FAR Part 77 conical surface, which the Tulare County Airport Land Use Commission (ALUC) uses to define the Airport Influence Area continues to extend out 9,000 feet from the primary surface. The horizontal surface continues to extend out 5,000 feet from the primary surface.

5.8.3 AIRPORT SPECIFIC ALUC POLICIES

The ALUC is proposing no special policies for Eckert Field.

5.8.4 LAND USE AND AVAILABLE LAND USE CONTROLS

Land use within the Eckert Field Airport Influence Area is primarily agricultural, although the unincorporated community of Ducor is located southwest of the Airport. Land use controls within the Eckert Field Airport Influence Area are provided by the Tulare County General Plan and Zoning Ordinance. Current zoning is primarily AE-20, except in the Ducor vicinity. As noted previously, the County of Tulare Zoning Ordinance includes Section 14.1, "Airport Impact Zone" (or "AP" zone) which implements land use policies for airport impact areas identified within the County General Plan. The ordinance provides a listing of permitted and specifically restricted land uses. Residential land uses are specifically restricted from the Airport Impact Zone. Separately in the Ordinance Code of Tulare County, Part VII, Chapter 13, "Airport Zoning Regulations" implements the California Airport Approaches Zoning Law. The County's Airport Zoning Map is established through this ordinance; however Eckert Field is not specifically included in this ordinance.

TC-1.18 Balanced System (See Previous Section)

TC-1.19 Balanced Funding

The County shall promote a balanced approach to the allocation of transportation funds to optimize the overall County transportation system.

TC-4.1 Transportation Programs

The County shall support the continued coordination of transportation programs provided by social service agencies, particularly those serving elderly and/or handicapped.

TC-4.2 Determine Transit Needs

The County will continue to work with TCAG, cities, and communities in the County to evaluate and respond to public transportation needs.

TC-4.3 Support Tulare County Area Transit

The County shall request the support of TCAG for development of transit services outlined in the County's Transit Development Plan (TDP). Efforts to expand Tulare County Area Transit should be directed towards:

1. Encouraging new and improving existing transportation services for the elderly and disabled, and
2. Providing intercommunity services between unincorporated communities and cities.

TC-4.4 Nodal Land Use Patterns that Support Public Transit

The County shall encourage land uses that generate

higher ridership including; high density residential, employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another.

TC-5.1 Bicycle/Pedestrian Trail System (See Previous Section)

TC-5.2 Consider Non-Motorized Modes in Planning and Development (See Previous Section)

TC-5.3 Provisions for Bicycle Use (See Previous Section)

Public Facilities and Services Element

PFS-1.1 Existing Development
The County shall generally give priority for the maintenance and upgrading of County-owned and operated facilities and services to existing development in order to prevent the deterioration of existing levels-of-service.

PFS-1.3 Impact Mitigation
The County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law. The lack of available public or private services or adequate infrastructure to serve a project, which cannot be satisfactorily mitigated by the project, may be grounds for denial of a project or cause for the modification of size, density, and/or intensity of the project.

PFS-1.4 Standards of Approval
The County should not approve any development unless the following conditions are met:
1. The applicant can demonstrate all necessary infrastructure will be installed and adequately financed,
2. Infrastructure improvements are consistent with adopted County infrastructure plans and standards, and
3. Funding mechanisms are provided to maintain, operate, and upgrade the facilities throughout the life of the project.

PFS-1.5
The County shall implement programs and/or procedures to ensure that funding mechanisms necessary to adequately cover the costs related to planning, capital improvements, maintenance, and operations of necessary public facilities and services are in place, whether provided by the County or another entity.

PFS-1.6
The County shall use a wide range of funding mechanisms, such as the following, to adequately fund capital improvements, maintenance, and on-going operations for publicly-owned and/or operated facilities:
1. Establishing appropriate development impact fees,
2. Establishing assessment districts, and
3. Pursuing grant funding.

PFS-1.7
The County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate public facilities and to plan/coordinate, as appropriate, future utility corridors in an effort to minimize future land use conflicts.

PFS-1.8
The County shall encourage special districts, including community service districts and public utility districts to:
1. Institute impact fees and assessment districts to finance improvements,
2. Take on additional responsibilities for services and facilities within their jurisdictional boundaries up to the full extent allowed under State law, and
3. Investigate feasibility of consolidating services with other districts and annexing systems in proximity to promote economies of scale, such as annexation to city systems and regional wastewater treatment systems.

PFS-1.9 New Special Districts
When feasible, the County shall support the establishment of new special districts, including community service districts and public utility districts, to assume responsibility for public facilities and services.

PFS-1.10 Homeowner Associations
The County shall support the creation of homeowner associations, condominium associations, or other equivalent organizations to assume responsibility for specific public facilities and services.

PFS-1.11 Facility Sizing
The County shall ensure that publicly-owned and operated facilities are designed to meet the projected capacity needed in their service area to avoid the need for future replacement to achieve upsizing. For facilities subject to incremental sizing, the initial design shall include adequate land area and any other elements to easily expand in the future.

PFS-1.12 Security
The County shall seek to minimize vulnerability of public facilities to natural and man-made hazards and threats.

PFS-2.1 Water Supply
The County shall work with agencies providing water service to ensure that there is an adequate quantity and quality of water for all uses, including water for fire protection, by, at a minimum, requiring a demonstration by the agency providing water service of sufficient and reliable water supplies and water management measures for proposed urban development.

PFS-2.2 Adequate Systems
The County shall review new development proposals to ensure that the intensity and timing of growth will be consistent with the availability of adequate production and delivery systems. Projects must provide evidence of adequate system capacity prior to approval.

PFS-2.3 Well Testing
The County shall require new development that includes the use of water wells to be accompanied by evidence that the site can produce the required volume of water without impacting the ability of existing wells to meet their needs.

PFS-2.4 Water Connections
The County shall require all new development in UDBs, UABs, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, Area Plans, existing water district service areas, or zones of benefit, to connect to the community water system, where such system exists. The County may grant exceptions in extraordinary circumstances, but in these cases, the new development shall be required to connect to the water system when service becomes readily available.

PFS-2.5 New Systems or Individual Wells
Where connection to a community water system is not feasible per PFS-2.4: Water Connections, service by individual wells or new community systems may be allowed if the water source meets standards for quality and quantity.

PFS-3.1 Private Sewage Disposal Standards
The County shall maintain adequate standards for private sewage disposal systems (e.g., septic tanks) to protect water quality and public health.

PFS-3.2 Adequate Capacity
The County shall require development proposals to ensure the intensity and timing of growth is consistent with the availability of adequate wastewater treatment and disposal capacity.

PFS-3.3 New Development Requirements
The County shall require all new development, within UDBs, UABs, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, Area Plans, existing wastewater district service areas, or zones of benefit, to connect to the wastewater system, where such systems exist. The County may grant exceptions in extraordinary circumstances, but in these cases, the new development shall be required to connect to the wastewater system when service becomes readily available.

PFS-3.4 Alternative Rural Wastewater Systems
The County shall consider alternative rural wastewater systems for areas outside of community UDBs and HDBs that do not have current systems or system capacity. For individual users, such systems include elevated leach fields, sand filtration systems, evapotranspiration beds, osmosis units, and holding tanks. For larger generators or groups of users, alternative systems, including communal septic tank/leach field systems, package treatment plants, lagoon systems, and land treatment, can be considered.

PFS-3.7 Financing
The County shall cooperate with special districts when applying for State and federal funding for major wastewater related expansions/upgrades when such plans promote the efficient solution to wastewater treatment needs for the area and County.

PFS-4.2 Site Improvements
The County shall ensure that new development in UDBs, UABs, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, and Area Plans includes adequate stormwater drainage systems. This includes adequate capture, transport, and detention/retention of stormwater.

PFS-4.3 Development Requirements
The County shall encourage project designs that minimize drainage concentrations and impervious coverage, avoid floodplain areas, and where feasible, provide a natural watercourse appearance.

PFS-4.4 Stormwater Retention Facilities
The County shall require on-site detention/retention facilities and velocity reducers when necessary to maintain existing (pre-development) storm flows and velocities in natural drainage systems. The County shall encourage the multi-purpose design of these facilities to aid in active groundwater recharge.

PFS-4.5 Detention/Retention Basins Design
The County shall require that stormwater detention/retention basins be visually unobtrusive and provide a secondary use, such as recreation, when feasible.

PFS-4.6 Agency Coordination
The County shall work with the Army Corps of Engineers and other appropriate agencies to develop stormwater detention/retention facilities and recharge facilities that enhance flood protection and improve groundwater recharge.

PFS-4.7 NPDES Enforcement
The County shall continue to monitor and enforce provisions to control non-point source water pollution contained in the U.S. Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) program.

PFS-5.1 Land Use Compatibility with Solid Waste Facilities
The County shall ensure that solid waste facility sites (for example, landfills) are protected from the encroachment by sensitive and/or incompatible land uses.

PFS-5.8 Hazardous Waste Disposal Capabilities
The County shall require the proper disposal and recycling of hazardous materials in accordance with the County's Hazardous Waste Management Plan.

PFS-7.2 Fire Protection Standards
The County shall require all new development to be adequately served by water supplies, storage, and conveyance facilities supplying adequate volume, pressure, and capacity for fire protection.

PFS-7.5 Fire Staffing and Response Time Standards
The County shall strive to maintain fire department staffing and response time goals consistent with National Fire Protection Association (NFPA) standards.

Table 21 - Fire Staffing and Reponses Time Standards			
	Demographics	**Staffing/ Response Time**	**% of Calls**
Urban	>1,000 people/sq. mi.	15 FF/9 min.	90
Suburban	500-100 people/sq. mi.	10 FF/10 min.	80
Rural	<500 people/sq. mi.	6 FF/14 min.	80
Remote*	Travel Dist.>8 min.	4 FF/no specific response time	90

*Upon assembling the necessary resources at the emergency scene, the fire department should have the capacity to safety commence an initial attach within 2 minutes, 90% of the time.
FF: fire fighters

PFS-7.12 Design Features for Crime Prevention and Reduction
The County shall promote the use of building and site design features as means for crime prevention and reduction.

PFS-8.2 Joint Use Facilities and Programs
The County shall encourage the development of joint school facilities, recreation facilities, and educational and service programs between school districts and other public agencies.

PFS-8.3 Location of School Sites
The County shall work with school districts and land developers to locate school sites consistent with current and future land uses. The County shall also encourage siting new schools near the residential areas that they serve and with access to safe pedestrian and bike routes to school.

PFS-9.1 Expansion of Gas and Electricity Facilities
The County shall coordinate with gas and electricity service providers to plan the expansion of gas and electrical facilities to meet the future needs of County residents.

PFS-9.2 Appropriate Siting of Natural Gas and Electric Systems
The County shall coordinate with natural gas and electricity service providers to locate and design gas and electric systems that minimize impacts to existing and future residents.

PFS-9.3 Transmission Corridors
The County shall work with the Public Utilities Commission and power utilities so that transmission corridors meet the following minimum requirements:

1. Transmission corridors shall be located to avoid health impacts on residential lands and sensitive receptors, and

2. Transmission corridors shall not impact the economic use of adjacent properties.

GOALS, OBJECTIVES AND POLICIES SPECIFIC TO DUCOR

Goals, objectives and policies are the fundamental building blocks of the planning process. Goals describe the desirable results to which the plan is committed while objectives describe the intermediate steps or achievements which must be taken to reach the goals. Policies describe more specific actions or processes which must be undertaken in order to achieve objectives.

Taken as a whole, goals, objectives and policies provide the guidelines as to how the community is to grow in terms of type, quantity and quality of development. The goals, objectives and policies are an integral part of the plan itself and the final land use map and plan description must reflect the goals, objectives and policies of the community. The plan map then is a graphic portrayal of what goals, objectives and policies are intended to accomplish.

The goals, objectives and policies of this Community Plan are based on those contained in the Tulare County 2030 General Plan, 1989 Ducor Community Plan, and input received from Ducor citizens during the public outreach process. The goals, objectives and policies are divided into four categories: Community Development, Housing, Economic Base, and Environmental Quality.

Community Development

GOAL I: Foster a cohesive community with easy access to necessary services and support facilities

Objective: Prevent premature urban-type development on agriculturally productive lands.

Policies:

1. Encourage in-filling of vacant land and compatible development on underdeveloped land as a priority before development of agriculturally productive lands.

GOAL II: Avoid land use conflicts through planning separation of uses.

Objective: Promote concentrations of similar or compatible uses.

Policies:

1. Establish areas zoned exclusively for industry, commerce and residences consistent with the policies in this plan.
2. Phase-out existing nonconforming commercial and industrial concerns within planned residential areas through appropriate zoning amortization procedures.
3. Locate high density residential uses in close proximity to planned shopping areas.
4. Require public, quasi-public and high density residential uses to locate where direct access to major streets is available.
5. The County shall ensure that solid waste facility sites (for example, landfills) are protected from the encroachment by sensitive and/or incompatible land uses.
6. The County shall cooperate with all affected school districts to provide the highest quality educational services and school facilities possible.
7. The County shall work with the Ducor Union Elementary School District and Porterville Unified School District in facilitating the location and establishment of new school sites, or expansion of existing sites, as needed.
8. The County shall work with the Ducor Union Elementary School District and Porterville Unified School District to provide safe routes to school.
9. The County of Tulare will solicit recommendations from all interested public agencies on matters regarding the Ducor Community Plan.
10. The Ducor Community Plan should be reviewed every five years to determine if amendments are appropriate.
11. When considering any land use proposal, capital expenditure or other matters of community importance, the County of Tulare will request input from the local service district and other affected agencies.

Objective: Provide for appropriate buffers between areas set aside for commercial activities and single family residential uses.

Policies:
1. Require adequate setbacks, side and rear yards, landscaping and screening between living and working areas.
2. Utilize roadways, railroad right of ways and other physical features to separate planned living and working areas.

Objective: Encourage land uses adjacent to State Highway 65 and Avenue 56 which are consistent with noise impacts.

Policies:
1. Encourage commercial and/or industrial development to locate adjacent to Highway 65 where access is appropriate for such development.
2. Require installation of walls, berms or heavy planting along Highway 65 in conjunction with any new residential development.
3. Discourage new residential development on vacant lots within areas proposed for commercial and industrial development.
4. Encourage the eventual conversion of existing residential uses within areas proposed for commercial and industrial development to nonresidential uses; excepting living quarters used in conjunction with a business.
5. Phase-out existing non-conforming commercial and industrial uses within planned residential areas by zoning such areas residential, and by enforcement of local zoning regulations pertaining to illegal buildings and uses.
6. Tulare County shall designate and zone sufficient amounts of land to accommodate existing and projected industrial, commercial, residential, and public (e.g., parks and recreational) needs of the community.
7. Provide for appropriate buffers between areas set aside for commercial activities and single family residential uses.

GOAL III: Achieve development densities consistent with levels of available service.

Objective: Encourage merger of existing vacant substandard lots within the townsite of Ducor.

Policies:
1. Conduct a study of the Ducor townsite area to determine the impact of a comprehensive vacant lot merger action and undertake such a merger, if feasible.

GOAL IV: Coordinate Community Development Decisions with the Ducor Community Services District.

Objective: Ensure that all development can be served by the Ducor Community Services District during the planning period.

Policies:
1. Coordinate zoning with availability of utilities and community services.
2. Before the issuance of any land use permit, the Tulare County Resource Management Agency must receive confirmation from Ducor Community Services District.
3. Investigate the necessity of preparing a drainage plan, within five years of adoption of the Community Plan, for diverting and disposing of storm water runoff.
4. Before the issuance of any land use permit, the Tulare County Planning and Development Department will require all project applications for new development to include storm water disposal plans in accordance with the recommendations of the Tulare County Public Works Department and Caltrans to prevent runoff flows into the State highway right-of-way.

Housing

GOAL I : Provide safer and adequate housing for all citizens within the community.

Objective: Reduce deficiencies in existing housing stock.

Policies:

1. Apply the health, safety and welfare standards of the Tulare County Ordinance Code, which may require demolition of vacant substandard housing units.
2. Encourage relocation of families from substandard housing units by expanding affordable housing opportunities within the community.
3. Inform potential rehabilitators of substandard housing that incentives such as reduced building permit fees are available.
4. Encourage housing advocacy groups, such as Habitat for Humanity and Self-Help Enterprises, to initiate home maintenance/repair programs in Ducor.

Objective: Encourage new housing construction within the community to meet the needs of low and moderate income residents.

Policies:
1. Enable the housing industry to proceed with construction in a timely and cost-efficient fashion by providing adequate amounts of residential zoning.
2. Assure that the housing industry is made aware of residential development potentials in Ducor.
3. Coordinate residential zoning with availability of utilities and community services.
4. Provide adequate amounts of residential zoning to encourage the housing industry to proceed with construction of residential development in a timely and cost-efficient fashion.

Objective: Provide a role for mobile homes in satisfying community housing needs.

Policies:
1. Allow for development of mobilehome parks in appropriate locations.
2. Permit mobilehomes to be installed on residentially designated lots within the original townsite; however, mobilehomes shall not be allowed to occupy more than 25% of such lots.
3. Discourage mobilehomes on individual lots outside the original townsite, except when necessary for caretaker use in conjunction with commercial and industrial activities.
4. Require skirting or some other type of architectural screening to improve mobilehome appearance and safety.
5. Provide a role for mobilehomes and travel trailers in satisfying the seasonal housing needs of migrant populations.

Economic Base

GOAL I: Develop a strong and diversified economy.

Objective: Provide sufficient land for industrial and commercial development to meet the needs of the community and region and strengthen and maintain a viable community economy.

Policies:
1. Promote a concentration of industrial and commercial activities within selected areas to allow for cost efficient provision of necessary services and to protect residential neighborhoods.
2. Reserve areas with convenient highway access for highway-oriented commercial development, thereby encouraging outside cash flow into the community.

Objective: Provide the services necessary to support new industrial and commercial development.

Policies:
1. Encourage the Ducor Community Services District to give priority to community service development in the areas reserved for commercial and industrial growth on the plan.
2. Place emphasis on development and upgrading of

water supply facilities to meet fire protection standards in planned commercial and industrial areas.

Objective: Provide the necessary safeguards to attract quality industrial and commercial development to the community.

Policies:
1. Assure that commercial and industrial developments are designed so that traffic will not impact upon residential areas.
2. Develop standards for signs, landscaping, and fencing to improve the attractiveness of industrial and commercial areas.

Environmental Quality and Public Safety

GOAL I: Preserve and enhance the quality of life for present and future generations of Ducor citizens.

Objective: Upgrade the level of community health, sanitation and safety.

Policies:
1. Encourage capital improvements (curbs, gutters, streets paving, lighting, etc.) within existing developed areas which will upgrade the community image and improve safety.
2. Tulare County shall, within its authority, protect the public from danger to life and property caused by fire.
3. Tulare County shall, within its authority, protect the public against crime against people and property.

Objective: Provide sufficient open space for community recreation needs.

Policies:
1. Encourage reservation of open space for recreational purposes in conjunction with future residential developments.
2. Facilitate innovation in housing and subdivision design so that private recreation and open space areas can be accommodated.

Objective: Protect Agricultural Lands:

1. Land within the respective Urban Development Boundary of Ducor, which is designated as residential reserve, commercial reserve, or industrial reserve shall be retained in agricultural use until such time as conversion to urban use (as defined in the Tulare County General Plan) is appropriate. When a rezoning occurs without a general plan amendment, the reserve designation shall be removed from the parcel.
2. The following criteria shall be used to determine when conversion to urban use is appropriate:
   a. The property is not subject to an agricultural preserve contract;
   b. Full urban services, schools, and infrastructure sufficient to serve urban development either are available or can be made available; and
   c. At least 30 % the property boundaries are contiguous on at least one side to existing urban development.
3. Until productive agricultural lands are ready to be developed they shall be retained in parcels of sufficient size to allow agricultural uses.
4. Agricultural uses outside the UDB shall be protected from conflicting urban uses by aligning the UDB along streets, canals or other man-made or natural features in order to buffer the two uses to the extent possible.
5. The County (and developers) shall carefully coordinate the extension of public water in the planning area with Ducor Community Service District, to promote logical and orderly development patterns.
6. New agricultural preserves and contracts shall not be approved for properties within Ducor's UDB.
7. Commercial and residential uses will be required to connect to public services provided by the Ducor Community Services District.
8. Large lot agricultural zoning such as AE-20 shall be applied as a holding zone to properties which do not meet the criteria set forth in policy Agriculture Policy 2 above.
9. Promote growth along Highway 65 for industrial and commercial uses to preserve adjacent agricultural lands consistent with the Corridor Framework Policies in the Tulare County General

Plan.

Objective: Prohibit to the extent allowed by law activities that will have a significant adverse effect on the environmental quality of Ducor.

Policies:

1. Prohibit to the extent allowed by law residential development in excess of seven families per acre, until a sewage collection system is constructed.
2. Require a sufficient lot area for all new residential development to ensure an adequate area for on-site sewage disposal until a sewage collection system is constructed.
3. Prohibit to the extent allowed by law new intensive animal raising operations within the "windshed" area of Ducor.
4. Carefully evaluate proposed heavy industrial uses to be located east of State Highway 65 to assure that such uses will not have an adverse impact on the community.

ASSESSMENT OF LAND NEEDS

Within the existing 366 acre Ducor Urban Development Boundary, agricultural activities, such as orchards and pasture, currently constitute thirty percent (30%) of the Planning Area.

The ratio of urbanized acres per person is calculated by dividing the year 2014 population of 510 by 452 urbanized acres (area within the UDB), which equals .88 persons per urbanized acre. Projecting the population at a 1.3% growth rate adds 111 persons in Year 2030. Multiplying the 111 persons by the .88 ratio suggests an additional 245 acres of land will be required to accommodate development by the Year 2030 if projections are realized.

Population Growth Forecast

Table 22 – Ducor Population Projections

Growth Rate	2014	2020	2030
0.013	**510**	**551**	**627**

Table 23 – Population Projections

Year	Population	Growth (%)
2015	516	0.013
2016	523	0.013
2017	530	0.013
2018	537	0.013
2019	544	0.013
2020	551	0.013
2021	558	0.013
2022	565	0.013
2023	572	0.013
2024	580	0.013
2025	587	0.013
2026	595	0.013
2027	603	0.013
2028	611	0.013
2029	618	0.013
2030	627	0.013

Demand Forecast: To determine whether there is enough land within the exiting UDB to accommodate anticipated growth within the community, the population growth and land use projections in Year 2030 were compared to the vacant land available within the UDB.

Population and Housing Units: The Year 2015 baseline population was determined by projecting the 2013 American Community Survey (Survey)[26] data population at an annual growth rate of 1.3% annually. The Survey indicated that in Year 2013 the community had 140 dwelling units (including vacant dwellings), with a population of 503. At an annual growth rate of 1.3%, the projected housing units are 144 and 174 in Years 2015 and 2030, respectively, and projected population is 516 and 627 in Years 2015 and 2030, respectively.
disabilities
The total land area developed in these existing residential units was provided by the Tulare County Geographic Information System (GIS) division. There are currently approximately 58 acres within the UDB that are developed for residential uses. Assuming that the land area needed to accommodate future population increases is consistent with annual population growth projections, the land use growth projections are also assessed at an annual growth rate of 1.3%. At this growth rate, there will be a total of approximately 70 acres of residential uses in Year 2030; that is, an increase of approximately 12 acres. As shown in Table 24, there are approximately 121 acres of undeveloped residential lands within the existing UDB. As such, there is adequate land available for development within the existing UDB to accommodate future residential growth through the Year 2030.

Commercial and Industrial Uses: The total land area developed in commercial and industrial units in Year 2015 was provided by the Tulare County GIS division. There are currently approximately 12 acres within the UDB that are developed for commercial uses and approximately 13 acres developed for industrial uses. Assuming that the land

[26] See: http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml.

area needed to accommodate future commercial and industrial growth is consistent with annual population growth projections, the land use growth projections are also assessed at an annual growth rate of 1.3%. At this growth rate, there will be a total of approximately 15 acres of commercial uses and approximately 16 acres of industrial uses in the Year 2030; that is, an increase of approximately 3 acres of commercial uses and approximately 3 acres of industrial uses. As shown in Table 24, there are approximately 9 acres of undeveloped commercial lands and approximately 16 acres of industrial lands within the existing UDB. As such, there is adequate land available for development within the existing UDB to accommodate future commercial and industrial growth through the Year 2030.

Table 24 – Available Land Within Existing Ducor UDB

Land Use Type	Acres in UDB	Developed Acres in UDB	Available Acres in UDB
Agriculture (Urban Reserve)	55	2	53
Commercial	21	12	9
Industrial	29	13	16
Residential	179	58	121
Total *	**283**	**85**	**199**

** Total does not include the 83 acres of existing rights-of-way*
Note: Differences in total may occur due to rounding error.

Land Need

The term highway commercial is used in various ways. A Highway Commercial Zone or district can include many types of uses. In general, the purpose of such a district is to provide appropriate sites for the needs of recreation and business travelers. This district is intended to be applied to sites fronting on State Highways or along arterial roads that provide access to major recreation destinations. Highway Commercial areas should be designed so that all or most of the needs of the traveling public can be accommodated at one stop. This district is not intended to be applied to strip commercial development along highways or arterials. The Ducor Community Plan includes a proposed Mixed Use Overlay Zone along Avenue 56. Allowing a mix of uses promotes flexibility in the types of entitlements that can be issued. Economic Development can be pursued with a wide variety of development potential. In addition, mixed use can allow for decreased vehicle miles traveled if residential uses are mixed with uses for employment.

OPPORTUNITIES

Complete Streets

The Complete Streets Act of 2007 (Assembly Bill 1358) requires counties when updating General Plans, to identify how the jurisdiction will provide for the routine accommodation of all users of the roadway including motorists, pedestrians, bicyclists, individuals with disabilities, seniors, and users of public transportation.

Affordable Housing

As there are no bus lines in Ducor, reduced parking is not a realistic strategy to reduce development costs. Affordable housing will require more land in Ducor than would typically be required in an area where public transit is available. In terms of siting, medium to high density housing should be located along collector streets and/or

arterials. As noted earlier, the Community Plan includes Goals, Objectives, and Policies that will encourage new housing construction within the community to meet the needs of low and moderate income residents.

Urban Development Boundary

Although State planning law does not define specific requirements for establishing planning area boundaries, it is generally agreed that the planning boundaries should include the territory within a community's probable ultimate physical boundaries and service area. Urban Development Boundaries provide a planning framework that promotes the viability of communities, hamlets, and cities while protecting the agricultural, open space, scenic, cultural, historic, and natural resource heritage of the County. In the past, the County used three key planning tools to guide urban development in all unincorporated areas of the County. The first was the Urban Boundaries Element; the second was the Area Plans; the third was the General Plans for identified incorporated cities and Community Plans for unincorporated communities. In 1974, Tulare County added an Urban Boundaries Element to its General Plan. The element required the designation of an urban boundary for every "viable" unincorporated community in the county. The Urban Boundaries Element also established Urban Improvement Areas (20-year planning boundaries) for certain communities. The 1974 Urban Boundaries Element designated both an Urban Area Boundary and an Urban Improvement Area for Ducor.

In 1983, the Urban Boundaries Element was amended to create UDBs, which are also to function as 20-year planning boundaries) and to change the function of the Urban Area Boundary to simply a "comment line" around incorporated cities. Under the 1983 amendment, Urban Area Boundaries are no longer established around unincorporated communities and Urban Improvement Areas have been phased out and are replaced with UDBs resulting from GPA 88-01 and the General Plan 2030 Update Planning Framework Element.

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

Recommended Boundary

No changes are recommended to expand the Urban Development Boundary.

Commercial Potential

There is no anticipated need to expand commercial zoning. As there is limited discretionary income available from the community (based on the median incomes and proportions going toward housing), new commercial uses will mostly rely on the regional and highway market for revenue potential. As such, there is limited potential for large local community serving commercial uses. New commercial uses will likely be highway oriented, and fit under the new zoning district boundaries or under the new mixed use overlay boundary.

CONSTRAINTS

There are several constraints or restrictions (obstacles) which will impact the nature and location of future development within the community. In particular, these constraints pertain to existing problems of public health and safety: acceptable noise levels, impacts of deteriorating housing, the lack of a full range or capacity of

community services. Following are constraints that were recognized in the preparation of this plan and suggested approaches to resolve, minimize, or remove obstacles to future development.

Noise

Constraint: As described in the General Plan Policies section of this Plan, noise exposure policies will restrict the type of land uses which can be developed within identified noise-impacted areas.

Solution: Mitigation measures identified in the Tulare County 2030 General Plan's Noise Element will allow the development of some land uses provided certain standards are met which reduce the impact of noise within the noise-impacted areas. Properties adjacent State Route 65 are areas designated as noise-impacted in the community.

Infrastructure Needs

Constraint: Additional sources of water and roadway maintenance and complete streets will be an important part of future growth within Ducor. The Ducor Community Services District provides water only to those residential/urban uses within the District's boundary. Not all areas within the UDB are within the Ducor Community Services District's existing boundary, which constrains the immediate or near future development of urban uses.

Solution: Those areas planned for future urban development outside of the Ducor Community Services District 's boundary will require annexation within the District boundaries and connection to the Ducor Community Services District facilities.

Agricultural Lands

Constraint: The presence of approximately 53 acres of Williamson Act Lands (Agricultural Preserves) may deter the natural "grow out" pattern of urban related uses. Although a constraint, Agricultural Preserves prevent premature urban development of agricultural lands and encourage in-filling of existing vacant parcels within the immediate core of the Plan Area.

Solution: As the need arises for developable land, (and if justifiable), Agricultural Preserves can be canceled by a landowner with the approval of the Tulare County Board of Supervisors. Another option available to landowners is nonrenewal of their ten-year contracts. This option allows their land to revert to "regular" agricultural lands over a ten-year period and, subsequently allowing the landowner an opportunity to develop his land through the regular permitting process.

ECONOMIC DEVELOPMENT

Tulare County's current Economic Development Strategy focuses on the agricultural-related industry and pursuing grants.

Agriculture

Tulare County has a booth at the World Agricultural Exposition (Ag Expo) every year. In 2014, the Economic Development Department partnered with the Purchasing Department and shared our tourism catalogs with their surplus store flyers. We also had our Tulare County Video play at our booth.

Tulare County Strategy

In rural areas, elimination of all barriers to economic development is the foundation for growth. This Plan addresses the following four potential barriers to Economic Development.

- ***Infrastructure:*** In order for more development to occur, service levels for water need to be expanded. Grant funding is needed to increase service levels.
- ***Use Permits:*** There are a number of uses that currently require Planning Commission approval. In many cases, these uses are beneficial for the community and do not necessarily need discretionary review. In order to reduce the cost of and length of time to obtain entitlements, use permit requirements are being reduced.
- ***Education:*** Tulare County has five satellite campuses for four year universities: California State University-Fresno, University of California - Davis, Fresno Pacific University, Brandman University, and the University of Phoenix. Community Colleges in Tulare County include the College of the Sequoias, Porterville College, and San Joaquin Valley College. Workforce Development Partners include Proteus Inc., and CSET.

  Based on the 2009-2013 American Community Survey, the educational barrier in Ducor begins in grade school (See Table 25). Of the adults age 25 and older, 29.7% had an educational level of less than 9th grade. This lack of education could limit the types of jobs that these adults would be qualified to undertake. Improving educational attainment needs to begin in elementary school. As part of the Safe Routes to Schools, Tulare County will provide pedestrian facilities for children to walk or bike to school. This would provide a safer and easier route for children to get to and from school.

Table 25 – Estimated Educational Attainment of Ducor Population (25 Years or Older)

	Percent Less than 9th grade	Percent 9th to 12th grade, no diploma	Percent High School graduate (includes equivalency)	Percent bachelor's degree or higher
California	10.4%	8.8%	21.1%	30.2%
Tulare County	20.3%	11.9%	24.2%	12.9%
Ducor CDP	29.7%	9.9%	28.3%	6%

Source: 2007-2011 American Community Survey, 5-year

- ***Health Care:*** Health care is important for economic development as businesses need healthy employees. The nearest medical offices are in Porterville.

Place

In terms of real estate, location is a major factor in development and expansion of businesses. There are two locational advantages in Ducor, access to State Route 65 and existing developed but underutilized areas. These locational advantages are discussed below.

- ***Access to State Route 65:*** There is one primary freeway entry and exit point, which provides convenient access and/or egress to SR 65.
- **Physical improvements** include the following:
  - Streetscape improvements including sidewalks, curbs, and gutters.
  - Attractive, yet functional and practical, crosswalks at or near the near the Elementary School.
  - Lighting and Speed Control at or near the Elementary School

Demand Forecast

Based on the data and analysis contained above, Table 26 includes the Year 2030 acreage demand forecast for the Ducor planning area. Tulare County recognizes that land use and other policies must continue to maintain and encourage a diverse and entrepreneurial economy to ensure that the community thrives.

Table 26 – Ducor Housing Development Projections

	Existing	2030	Increase
Population	503	**611**	108
Residential Acres	52.07	**63**	**11**
Commercial Acres	12	**15**	**3**
Industrial Acres	13	**16**	**3**
Agricultural Acres	1.49	**1.49**	**0**
Vacant Acres	68	**40.53**	**-27.47**

LAND USE AND ZONING DISTRICT UPDATE

As suggested above and based on the forecasted growth and the recommended Urban Development Boundary, on the Opportunities and Constraints Analysis, the below land use plan and zoning district have been updated. (See Figures 12, 13 and 14).

Table 27 – Proposed Land Use for Ducor

Propose Land Use	Acres
General Commercial	60.53
Heavy Industrial	6.19
High Density Residential	12.69
Light Industrial	35.20
Low Medium Density Residential	30.39
Medium Density Residential	49.15
Public/Quasi Public	12.25
Urban Reserve-Residential	77.05
Right-of Ways	83.28
Total	366.74

Table 28 – Proposed Zoning for Ducor

Proposed Zones	Acres
A-1	18.77
C-2-MU	61.81
M-1	23.03
M-1-MU	12.17
M-2	6.19
P-O	9.89
R-1	37.90
R-2	11.26
R-3	13.23
R-A	89.21
Right-of Ways	83.28
Ducor UDB	366.74

Figure 12 – Proposed Land Use Plan

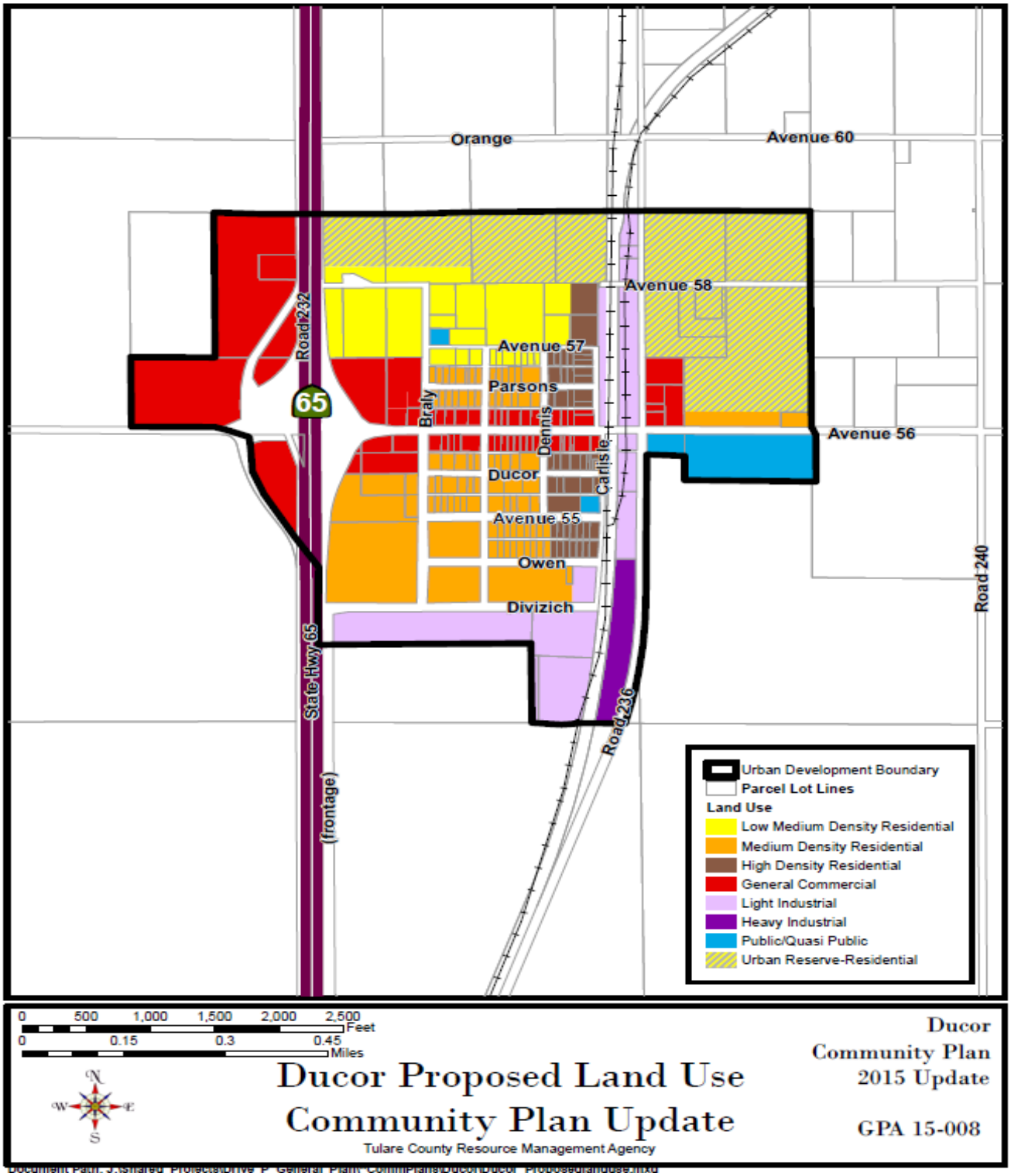


Figure 13 – Proposed Zoning Plan

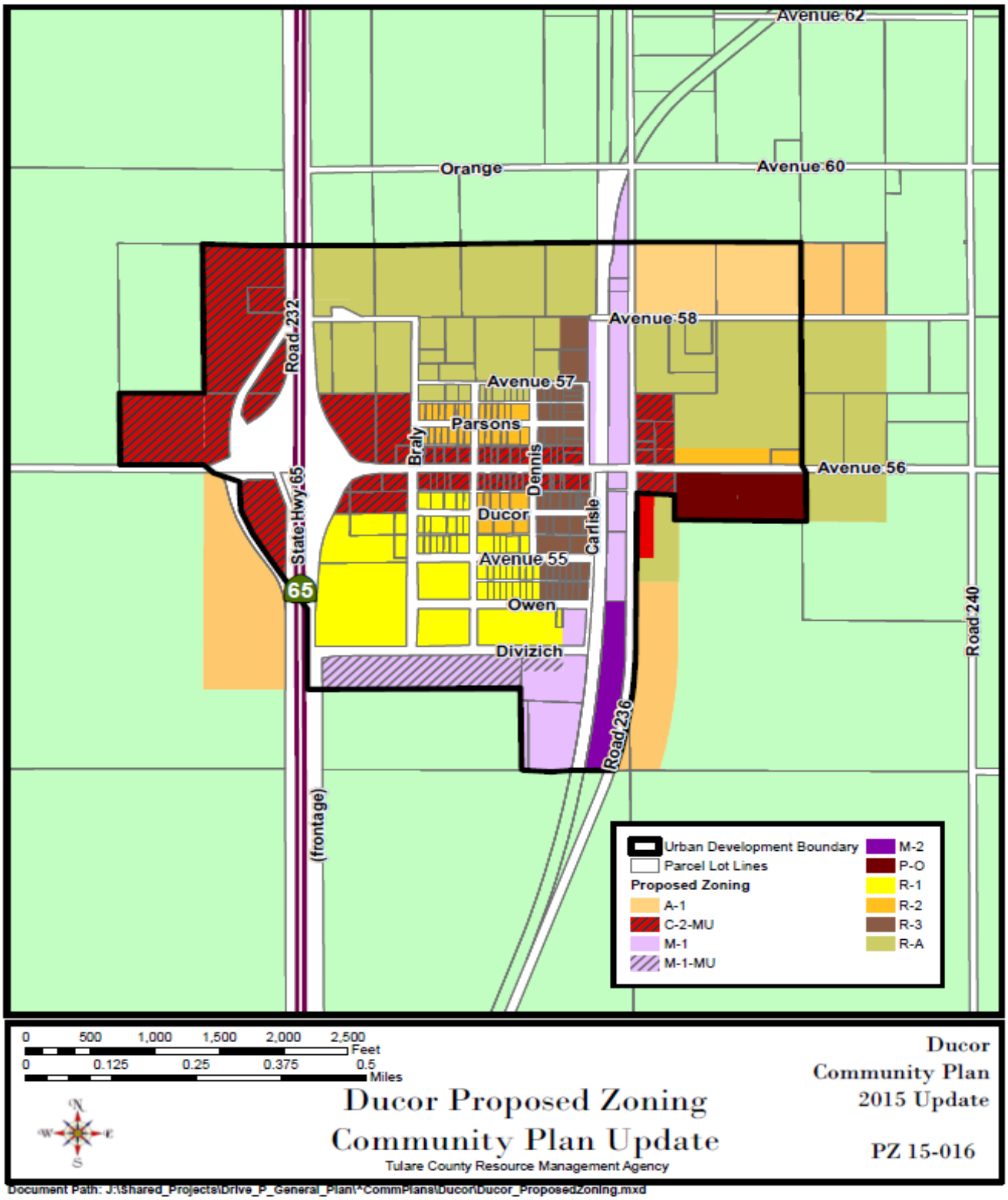
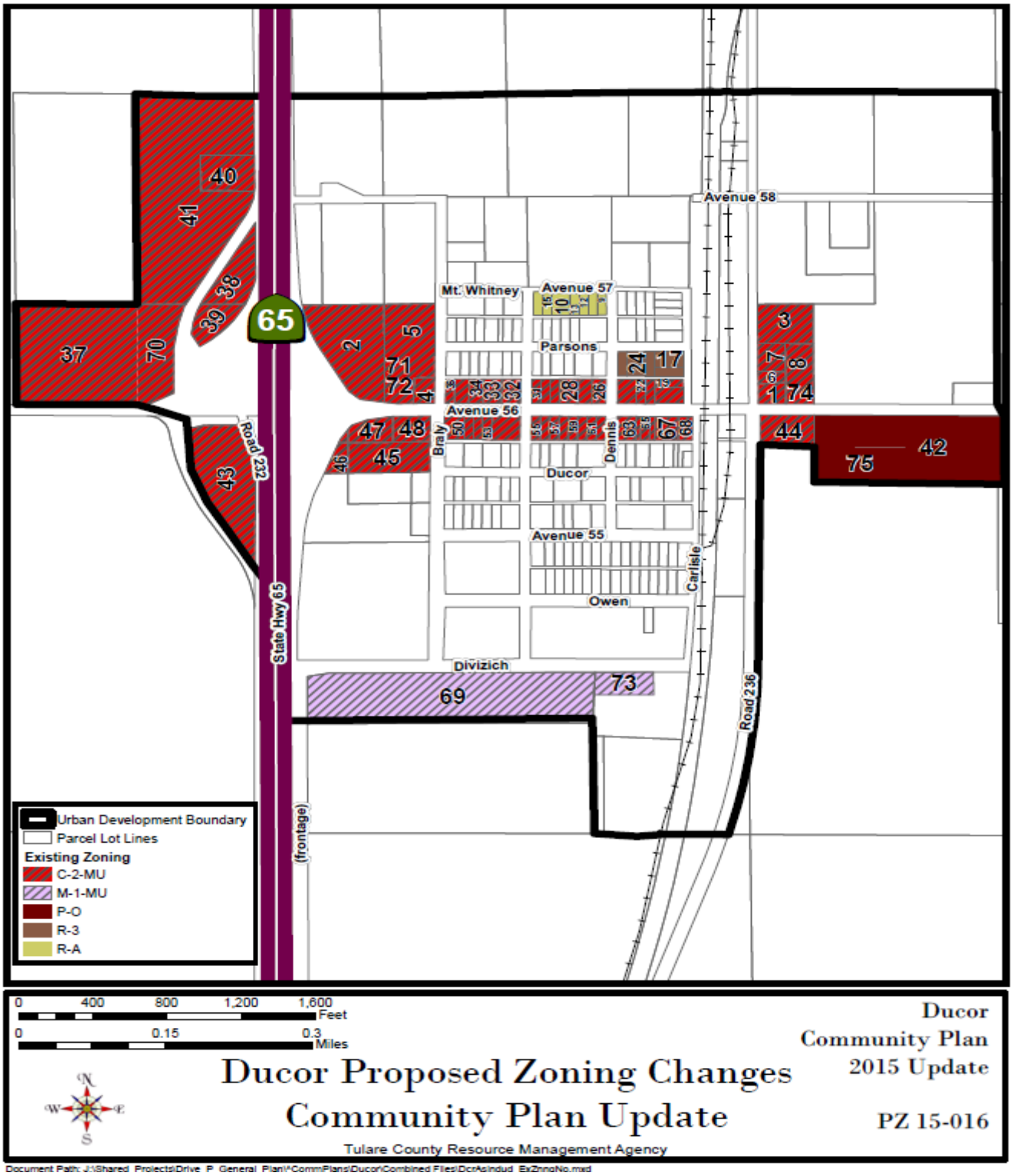


Figure 14 – Proposed Zoning Changes



CIRCULATION ELEMENT

The purpose of this Circulation Element Update for the community of Ducor is to provide for a safe, convenient, and efficient transportation system. The Circulation Element Update has been designed to accommodate anticipated transportation needs based on the land use element. In compliance with state law, all city and county general plans must contain a circulation element that designates future road improvements and extensions, addresses non-motorized transportation alternatives, and identifies funding options. The intent of this Circulation Element is to:

- Identify transportation needs and issues within Ducor, as well as regional relationships that affect the transportation system;
- Consider alternatives to the single-occupant vehicle as a means of providing services and access to facilities; and
- Establish policies that coordinate the Ducor transportation and circulation system with the General Plan and area plan land use maps, and provide direction for future decision-making.

No changes are suggested to the Circulation Plan (see Figure 15). However, the changes described below to the circulation policies are being adopted as part of the Complete Streets Program for Ducor.

Tulare County Association of Governments (TCAG) Regional Transportation Plan

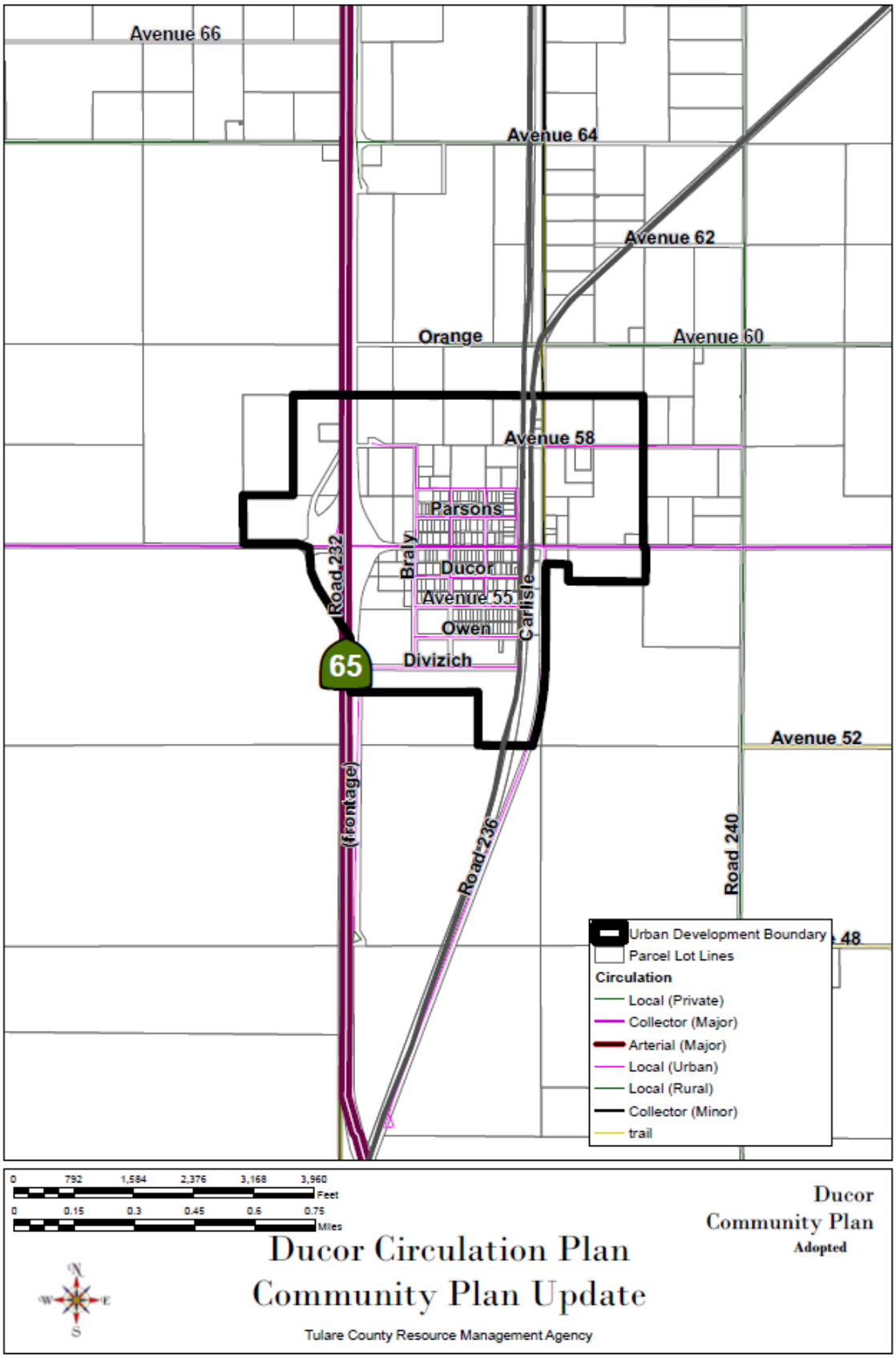
The Regional Transportation Plan (RTP) is a multi-modal, long-range planning document prepared by the Tulare County Association of Governments (TCAG). The RTP includes programs and policies for congestion management, transit, bicycles and pedestrians, roadways, freight, and finances for Tulare County. The RTP is prepared every four years and contains a listing of projects considered to be financially feasible within a 25-year planning time frame. All federally funded transportation projects must be consistent with the RTP.

The RTP for Tulare was updated and was adopted in July 2014. The 2014 RTP is the first to respond to state legislation (SB 375) that requires the RTP to show reductions in greenhouse gas emissions from passenger vehicles. Thus, there is a new emphasis in the RTP on promoting ridesharing (transit, van and carpools) and active transportation (walking and bicycling). To this end, the RTP now includes a Sustainable Communities Strategy (SCS), which is a blueprint for land use patterns and transportation facilities and services that are intended to result in fewer vehicle trips and, therefore, fewer vehicle miles traveled.

San Joaquin Valley Air Quality Management Plan

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has prepared the Air Quality Management Plan (AQMP) and various other regulations to reduce air emissions. Both the plan and several regulations intended to reduce emissions from mobile sources – automobiles and trucks, as well as other modes of transportation.

Figure 15 – Ducor Circulation Plan



Measure R - One-half (½) Percent Sales Tax for Transportation

Measure R is the half-percent sales tax measure for transportation improvements passed by the voters of Tulare County in 2006 and managed by the Tulare County Transportation Authority (TCTA). The Measure provides funding for transportation-related projects (for example, highway, transit, and ridesharing) over the 20-year duration of the Measure. Measure R funds are used by the County in Ducor to repair streets and to improve the existing and planned transportation system.

Public Transit and Active Transport Systems

While the private automobile is the dominant mode of travel within Ducor, as it is throughout Tulare County, other modes of transportation are important. The Census Bureau does not collect data on non-work trips, which represent a greater share of travel than work trips, but tend to be less concentrated in peak traffic periods. Off-peak trips also tend to have a greater proportion of shared ride and active (walk and bike) trips. While congestion is not a major issue in Ducor, overreliance on automobiles creates other costs for both society and households, and means that many in the community who cannot drive (the young, the old, the disabled, the economically challenged) must rely on those who can drive for their mobility. For this reason, it is important to encourage public transit systems and increased use of active modes of transportation, including bicycles and walking.

Paratransit services are transportation services such as carpooling, vanpooling, taxi service, and dial-a-ride programs. The County supports reliable and efficient paratransit service by encouraging development of service systems that satisfy the transit needs of the elderly and physically handicapped. In addition the Dial-A-Ride provides same day service to the general public (i.e., non-ADA-certified) passengers based on space availability. Services are generally operated on weekdays from 6:00 am - 9:30 pm and on weekends from 8:00 am 6:30 pm. However, as noted earlier, public transit is currently not available in, to, or from Ducor. Residents living in Ducor must access public transit (via the Tulare County Area Transit system) by first travelling to Terra Bella (see discussion on page 44).

Public transit is likely to remain a limited option due to fiscal constraints and the high cost of providing services to smaller communities such as Ducor. The low level of auto congestion in Ducor, now and as forecasted into the future, suggests that driving will continue to be more convenient in rural communities than the use of transit for those with access to a private car.

Goods Movement

The ability of Tulare County to compete domestically and internationally on an economic basis requires an efficient and cost-effective method for distributing and receiving products. Ducor is a part of this system with its proximity to SR 65 and connectivity/accessibility to SR 198, SR 99, SR 137, and SR 190. Trucking is likely to be the predominant mode for freight movements within the County and Valley for the foreseeable future: Statewide, over three-quarters of all freight is shipped by truck. It is anticipated that the region's truck volumes will grow faster than auto traffic through 2040.

Designated truck routes are intended to be used for long-distance truck movement. Truck movements for local deliveries within a community may use the most direct route to the particular delivery location, including local streets.

Transportation Demand Management

Transportation Demand Management (TDM) strategies reduce dependence on the single-occupant vehicle, increase the ability of the existing transportation system to carry more people, and enhance mobility. Examples of TDM strategies include telecommuting, flexible work hours, and electronic commerce that enable people to work and shop from home. According to CalVans, the major vanpool broker in the Valley, vanpools are becoming more prevalent for short-to-medium range commute trips, as well as for traditional long-distance usage: Key vanpool users include agricultural workers, and employees at large firms and government agencies. Park-n-ride facilities and carpooling will also continue to be a significant link between highway and transit modes. For the remainder of the study area, an overall rate of traffic growth of one percent per year was determined to be a reasonable forecast assumption. It is not likely that TDM strategies would be very effective due to Ducor's current and projected small population and labor force.

Goals, Policies, and Standards

The intent of the Ducor Community Circulation Element is to establish a comprehensive multi-modal transportation system that is efficient, environmentally and financially sound, and coordinated with the Land Use Element.

Goal 1: Design and implement a multi-modal transportation system that will serve projected future travel demand, minimize congestion, and address future growth in Ducor.

Policies and Standards:

1. Utilize existing infrastructure and utilities to the maximum extent practical and provide for the logical, timely, and economically efficient extension of infrastructure and services.
2. Designate streets according to the following functional classifications:
   a. Freeways and Expressways carry regional traffic through the community with access only at interchanges with major streets.
   b. Arterials serve as the principal network for cross-town traffic flow. They connect areas of major traffic generation within the urban area and connect with important county roads and state highways. They also provide for the distribution and collection of through traffic to and from collector and local streets.
   c. Collectors provide for traffic movement between arterial and local streets, traffic movement within and between neighborhoods and major activity centers, and limited direct access to abutting properties.
   d. Local streets provide for direct access to abutting properties and for very localized traffic movements within residential, commercial and industrial areas.
   e. All facility-types above (except freeways) should be capable of accommodating transit and paratransit vehicles. Furthermore, all facility-types except freeway should include provisions for active modes of transportation (walking and cycling).
3. Develop and apply consistent standards for new streets (and existing streets where feasible without substantial ROW takes) based on the roadway classification.
4. Require applicants for new development projects to dedicate needed ROW and construct and/or upgrade to County standards the streets and roads that will serve their projects.
5. Plan new arterial and collector streets as needed to improve access and enhance the develop potential of land designated for commercial and industrial uses.
6. Improvement standards for local and minor streets shall include perpendicular curbs, gutters and adequate street lighting at intersections.

7. Access to arterials by driveways, local and minor streets, and alleys should be controlled as needed in order to ensure efficient traffic flow and safety along these streets.
8. Local streets should be designed to discourage high traffic volumes and through traffic.
9. Develop a Circulation Map showing the public street system. Designated streets and recommended rights-of-way should be indicated on this map.
10. Allow standards for new street development to be altered or refined where it can be demonstrated that projected traffic flows can be accommodated.
11. Plan for peak-hour Level of Service (LOS) "D" or better throughout the circulation network.
12. Make intersection improvements to the existing major street system selectively, favoring traffic engineering solutions rather than major structural improvements. This could include signalization, intersection channelization, use of directional signs, and diversion of traffic onto underutilized streets.
13. Use complete streets concepts in the design of new local streets where such techniques will improve safety and manage traffic flow.
14. Ensure the street network provides efficient routes for emergency vehicles, meeting necessary street widths, turn around radius, and other factors as determined by the County in consultation with fire and other emergency service providers.
15. Cooperate with local, regional, State and Federal agencies to plan for, establish and maintain good connectivity to an efficient multimodal regional transportation system.

Goal 2: Provide designated routes and loading standards that reduce the noise and safety concerns associated with truck traffic.

Policies and Standards:

1. Design interior street systems for commercial and industrial subdivisions to accommodate the movement of heavy trucks.
2. Restrict heavy duty truck through-traffic in residential areas and plan land uses so that trucks do not need to traverse these areas.
3. Design off-street loading facilities for all new commercial and industrial developments so that they do not face surrounding roadways or residential neighborhoods. Truck backing and maneuvering to access loading areas shall not be permitted on the public road system, except when specifically permitted by the County Engineer.

Goal 3: Provide safe and convenient pedestrian access between residential neighborhoods, open space, and schools that service those neighborhoods.

Policies and Standards:

1. Provide a safe walking environment for pedestrians.
   a. New development should include safe and pleasant designs which promote pedestrian access to arterials and collectors and consider the location of community services, such as schools, parks and neighborhood shopping activity centers in the accessibility of their design for all persons.
   b. Require the installation of sidewalks as an integral part of all street construction where appropriate.
   c. Require street lighting within the rights-of-way of all public streets.
   d. Include pedestrian signal indicators as an integral part of the installation of traffic signals.
2. Maximize visibility and access for pedestrians and encourage the removal of barriers (walls, easements, and fences) for safe and convenient movement of pedestrians. Special emphasis should be placed on the needs of disabled persons considering ADA regulations.

3. Plan for pedestrian access consistent with road design standards while designing street and road projects. Provisions for pedestrian paths or sidewalks and timing of traffic signals to allow safe pedestrian street crossing shall be included.
4. Collaborate with the Ducor Union Elementary School District to ensure that school children have adequate transportation routes available, such as a local pedestrian or bike paths, or local bus service.
5. Encourage safe pedestrian walkways within commercial, office, industrial, residential, and recreational developments that comply with the Americans with Disabilities Act (ADA) requirements.
6. New land developments may be required to provide pedestrian facilities due to existing or future planned transit routes even if demand for a pedestrian facility is not otherwise warranted.
7. Review all existing roadways without pedestrian facilities when they are considered for improvements (whether maintenance or upgrade) to determine if new pedestrian facilities are warranted. New roadways should also be assessed for pedestrian facilities.

Goal 4: Ensure the provision of adequate off-street parking for all land uses.

Policies and Standards:

1. Require all new development to identify adequate on-street and off-street parking based on expected parking needs.
2. Encourage shared parking among nearby uses with complementary parking demand patterns.
3. Provide adequate loading areas within off-street parking areas for all commercial and manufacturing land uses.
4. Anticipate parking needs at proposed and expected activity centers, particularly commercial areas.

Goal 5: Provide a transportation system that is integrated with the region.

Policies and Standards:

1. Coordinate local transportation planning with the TCAG Congestion Management Plan to ensure eligibility for state and federal funding.
2. Incorporate the Regional Transportation Plan, and the Tulare County Short- and Long-Range Transit Plans into the Community Plan Circulation Element, and encourage the active participation of Caltrans in the design of highway capital improvement projects.

Goal 6: Encourage the use of public transit services to reduce reliance on the automobile.

Policies and Standards:

1. Encourage transit alternatives to meet the basic transportation needs of the young, the elderly, the handicapped, and people without access to an automobile.
   a. Encourage and provide for ridesharing, park and ride, and other programs that can reduce emissions, save energy, and reduce monetary costs for firms and workers.
2. Planning and development of arterial and collector streets shall include design features which can be used at future public transit stops.
3. Support the expansion and improvement of transit systems and ride sharing programs to reduce the production of automobile emissions.
4. Support the use of alternate fuel vehicles and fueling stations for public transit vehicles, and County public agency vehicles.
5. Support TCaT and other transit operators' programs to foster transit usage.

6. Support all operator efforts to maximize revenue sources for short and long range transit needs that utilize all funding mechanisms available including federal grants, state enabling legislation, and farebox revenue. This can be accomplished through TCAG and the TCaT through the development of the Short and Long Range Transit Plans.
7. Support programs developed by transit agencies/operators to provide paratransit service.
8. Incorporate the potential for public transit service in the design of developments identified as major trip attractions (i.e. community centers and employment centers).
9. Explore potential development of a park-n-ride lot in Ducor.
10. Support continued improvements to AMTRAK rail passenger service within Tulare County and throughout the San Joaquin Valley.

Goal 7: Provide efficient goods movement

Policies and Standards:

1. Encourage the efficient movement of goods and people by rail through a shift of a portion of the goods previously moved by trucks onto the rail freight system.
2. Implement street and highway projects to provide convenient and economical goods movement, including access to rail terminals, in areas where large concentrations of truck traffic exist.
3. Identify street and highway improvement and maintenance projects that will improve goods movement and implement projects that are economically feasible.
4. Encourage use of rail for goods movement whenever feasible.

Goal 8: Provide safe and convenient facilities for non-motorized modes of transportation that enhance the future livability and character of Ducor.

Policies and Standards:

1. Consider developing a Bikeway plan for Ducor based on the following facility designations:
   a. Bike Path (Class I). A special pathway for the exclusive use of bicycles, which is separated from motor vehicle facilities by space or a physical barrier. It is identified by guide signing and pavement markings.
   b. Bike Lane (Class II). A lane on the paved area of a road for preferential use by bicycles. It is usually located along the right edge of the paved area or between the parking lane and the first motor vehicle lane. It is identified by a "Bike Lane" guide sign, special lane lines, and other pavement markings.
   c. Bike Route (Class III). A recommended route for bicycle travel along an existing right-of-way, which is signed but not striped.
   d. Bikeway. All facilities that explicitly provide for bicycle travel. The bikeway can be anything from a separate facility to a simple signed street.
   e. Give priority to bikeways that will serve the highest concentration of cyclists and destination areas of highest demand, especially Ducor Union Elementary School.
2. Provide bikeways in proximity to major traffic generators such as commercial centers, schools, recreational areas, and major public facilities.
3. Develop a visually clear, simple, and consistent bicycle system with standard signs and markings, as designated by the State of California Traffic Control Devices Committee and the State Bikeway Committee.
4. Support the installation of bike parking racks at public and private places of assembly such as parks, schools, employment sites, churches, and retail commercial developments.
5. Provide non-motorized alternatives for commuter travel as well as recreational opportunities.
6. Provide separate rights-of-way for non-motorized facilities whenever economically and physically feasible.

7. Develop bikeways in compliance with the standards established in the Caltrans Highway Design Manual or other appropriate standards.

Goal 9: Design, construct, and operate the transportation system in a manner that maintains a high level of environmental quality.

Policies and Standards:

1. Control dust (e.g., by using dust control rules/regulations adopted by the Valley Air District) and mitigate other environmental impacts during all stages of roadway construction.
2. Protect residents from transportation generated noise hazards. Increased setbacks, walls, landscaped berms, other sound absorbing barriers, or a combination thereof shall be provided along four lane highways in order to protect adjacent noise-sensitive land uses from traffic generated noise impacts. Additionally, noise generators such as commercial, manufacturing, and/or industrial activities shall use these techniques to mitigate exterior noise levels to no more than 60 decibels (dB Ldn or CNEL).
3. Review and monitor proposals for expansion of pipelines for the transport of suitable products and materials, and require mitigation of environmental impacts.
4. Encourage the use of non-polluting vehicles for both public and private uses.
5. Include noise mitigation measures in the design of roadway projects in Ducor.

Goal 10: Support the use of Transportation Demand Management (TDM) strategies to reduce dependence on the single-occupant vehicle, increase the ability of the existing transportation system to carry more people, and enhance mobility along congested corridors.

Policies and Standards:

1. New development shall consider Transportation System Management and Transportation Demand Management as strategies for the mitigation of traffic and parking congestion. Public transit, traffic management, ride sharing and parking management are to be used to the greatest extent practical to implement transportation management strategies.
2. Coordinate with Caltrans, TCAG, transit agencies and other responsible agencies to identify the need for additional park-and-ride facilities along major commuter travel corridors.

Goal 11: Utilize Intelligent Transportation Systems (ITS) to improve the safety and performance of the surface transportation system using new technology in detection, communication, computing, and traffic control.

Policies and Standards:

1. Encourage the integration of Intelligent Transportation Systems (ITS) consistent with the principles and recommendations referenced in the TCAG Regional Transportation Plan.

COMPLETE STREETS

The Complete Streets Programs Policies, Objectives, and Standards are hereby incorporated by reference. Included in the plan are policies and implementation measures, as provided. The physical plan includes a bicycle network and connected pedestrian travel system incorporating complete safe routes to school network (see Figure 16).

Complete Streets Pedestrian Facilities

1) Avenue 56 – SR 65 and Connect into the Ducor Elementary School Frontage Improvements
   Sidewalk, Curb and Gutter (C&G), Drainage, Roadway, Class II bike lane
2) Road 236 – Ducor to Terra Bella
   Class II bike lane
3) Parsons Avenue – Avenue 58 to Carlisle Road
   Roadway, Sidewalk, C&G
4) Dennis Road – Avenue 55 to Parsons Avenue
   Roadway, Sidewalk, C&G
5) Road 234 – Avenue 55 to Owen Avenue
   New Roadway, Sidewalk, C&G

Avenue 56

As selected as the highest priority, Avenue 56 from Highway 65 to the Ducor Elementary School, the project proposes to install new curb, gutter, and sidewalk at designated intersections, pedestrian ramps, relocate utilities and drainage, and to tie into the existing school frontage plan and design. In the spirit of Safe Routes to School, land uses along this corridor include residential, highway commercial (mini-marts, service stations), with the school and children as the main focus of the safety improvements. **One of the main focuses from the community is installing a crosswalk in front of the school; there was also interest in improving the crosswalk and safety around the intersections of Rd 236 and Ave 56, Carlisle Rd and Ave 56 and on Mt. Whitney and Parsons Ave.; there was also interest of installing school zone warning/flashing lights along Ave 56.** This project will include two travel lanes, a two-way turn lane, cross walks, parallel parking, street lights, improved/new bus stops, street signage and sidewalks with curb and gutter for drainage.

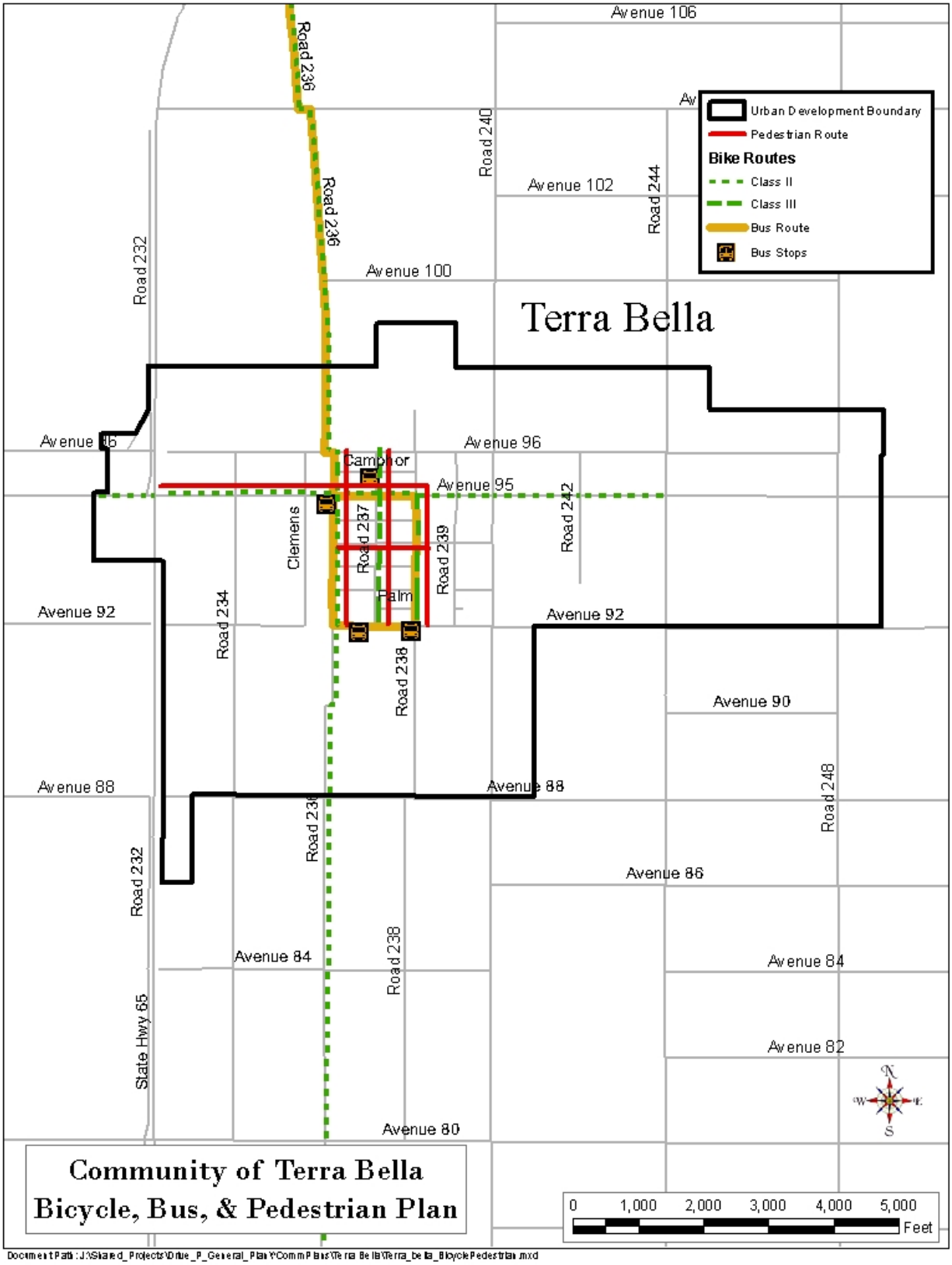
Bicycle Facilities

In Ducor, Class I/II/III facilities are envisioned to be implemented along the major circulation segments of roadway that connect the overall County roadway network. This includes Class III along parts of Avenue 196. Class II facilities are envisioned along parts of SR 65.

Pedestrian Paths and Sidewalks

Pedestrian paths are primarily developed as part of the roadway and trail systems of a community and reflect the interconnected nature of circulation and transportation systems as a whole. Constructing wide streets increases the distance a pedestrian must travel to cross a street, thereby making it inconvenient for public use and inhibiting pedestrian circulation in the Community. Currently, limited continuous sidewalks are provided along major routes in the Community. Only one sidewalk currently exists. In addition to connecting available pedestrian resources, the Community has prioritized the completion of sidewalks along safe routes to school. Enhanced pedestrian crossings and sidewalks should also be considered in areas where high pedestrian demand occurs. Figure 16 shows planned bicycle and pedestrian routes.

Figure 16 – Ducor Bicycle & Pedestrian Plan



Implementation Strategy

The purpose of this section is to prescribe a proposed approach to implement the General Plan recommendations contained in the Ducor Community Plan. The following components comprise the Ducor Community Plan implementation strategy:

1. Zoning Code Changes (changes to Use Permit issuance, eliminating the SR Combining Zone, Mixed-Use Overly District, Zoning Map Update)
2. Complete Streets/Safe Routes to School

Zoning District Changes

As part of this Implementation Program for the Ducor Community Plan, there are a variety of changes to existing zoning districts. These changes are described below.

Revise Chapter 16 of the Zoning Code to limit the uses that require a Use Permit: As part the Economic Development Strategy, use permit requirements are streamlined to allow for uses to be developed without discretionary review. That is, proposed uses will not have to undergo an approval process that involves a decision making action by the Tulare County Planning Commission or Board of Supervisors. Project design features and Administrative approval will serve as the mechanism to allow (regulate) land uses, activities, densities, and other conditions typically applied through the special use permit process.

Elimination of SR Combining Zone: The SR combining zone requires site plan review for most uses in the combining zone. This alternative would eliminate the SR combining zone designation in the community of Ducor.

Mixed Use Overlay District: This alternative involves the creation of a Mixed Use Zoning Designation for Ducor along Avenue 56.

Zoning Map Update: The current Zoning Map for Ducor will be amended to be compatible with the Land Use Map outlined in the General Plan. These include zoning district changes that are proposed to allow the General Plan and Zoning Ordinance to be in conformity with each other (See Figure 13).

A-1 Use Permit Requirement Changes (Zone Change Text)

H. Permitted Uses

All of the following, and all structures and accessory uses directly related thereto in this section are entitled without a Special Use Permit (Conditional Use Permit). The following is allowed only in the various zones indicated below and within a community plan that adopted development standards for such entitled use. The proposed use must adhere to the adopted development standards of the community. The proposed use must also qualify for an exemption under the California Environmental Quality Act as determined by the Permit Center. The Permit Center will review the project for General Plan Policy, Community Plan Policy and development standard consistency and determine which environmental document is appropriate. Projects where the Permit Center is unable to make an immediate determination will be required to go through the Project Review Committee (PRC).

Uses that have an environmental effect on adjacent properties or necessitate mitigation measures through the California Environmental Quality Act will be required to apply for a PRC and a typical use permit and legislative process through the County. Projects with a square footage of 80,000 or more will also require a traditional use permit. Uses may have environmental or land use issues that may not be compatible with adjacent uses. These impacts may include but are not limited to; hours of operation (night time), noise (i.e. power tools such as impact drivers, or loudspeaker, etc.) air quality (idle running vehicles, odors, noxious fumes, dust), and traffic, (number of vehicles). The Permit Center process is used to determine whether a proposed use is by-right or must go through the typical use permit process. Table 29 lists the following uses and zones to be considered:

Table 29 – Permitted Uses

Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Animal hospital, clinic, and veterinarian office wherein only small/domestic animals (i.e. dogs, cats, etc.) are treated.	C-1, C-2, C-3, M-1, M-2	
Antique and art store.	C-2, C-3, M-1, M-2, R-3	C-2, C-3, M-1
Antique store.	C-1,C-2, C-3, M-1, R-2, R-3	C-1,C-2, C-3, M-1
Apartment Hotel.	O, CO, C-1,C-2, C-3, M-1, R-3	O
Apparel stores.	CO, C-1,C-2, C-3, M-1, R-3	C-1, C-2, C-3, M-1
Arcades, including video.	O, CO, C-1,C-2, C-3, M-1, R-3	C-2, C-3, M-1
Assemblage of people for educational or entertainment purposes.	O, CO, C-1,C-2, C-3, M-1, M-2	
Assembly of electric appliances such as lighting fixtures, irons, fans, toasters and electric toys, refrigerators, washing machines, dryers, dishwashers and similar home appliances.	C-2, C-3, M-1, M-2	M-1
Assembly of small electrical equipment such as home and television receivers.	O, CO, C-1,C-2, C-3, M-1, R-3	M-1
Assembly of typewriters, business machines, computers, and similar mechanical equipment.	O, CO, C-1,C-2, C-3, M-1, M-2, R-3	M-1
Automated car wash (coin operated only).	O, CO, C-1,C-2, C-3, M-1,M-2, R-3, AP	C-2,C-3, M-1
Automobile parking lots, public parking areas or storage garages.	O, CO, C-1,C-2, C-3, M-1, M-2, R-3, AP	
Automobile supply stores.	O, CO, C-1,C-2, C-3, M-1, R-3	C-2, C-3, M-1
Automobile washing, including the use of mechanical conveyors, blowers and steam cleaning.	C-2, C-3, M-1, M-2	C-3, M-1

Table 29 – Permitted Uses		
Zoning District Uses	**New Entitled Zone**	**Prior Entitled Zone**
Bakery [employing not more than five (5) persons on premises].	O, CO, C-1,C-2, C-3, M-1, R-3	C-1,C-2, C-3, M-1
Bakery goods store.	CO, C-1,C-2, C-3, M-1	C-2,C-3, M-1
Banks and financial institutions.	C-1,C-2, C-3, M-1, R-3	C-1,C-2, C-3, M-1
Barber shop or beauty parlor.	C-1,C-2, C-3, M-1, R-3	C-1,C-2, C-3, M-1
Bed and Breakfast Home with three or more guests rooms (Up to 5).	CO, C-1,C-2, C-3, M-1, R-3, R-2	R-1
Bicycle shops. Structure.	CO, C-1,C-2, C-3, M-1, R-3	C-2, C-3, M-1
Billiard or Pool hall Structure	C-2, C-3, M-1	C-2, C-3, M-1
Bird store or pet shop.	O, CO, C-1,C-2, C-3, M-1	C-2,C-3, M-1
Blueprinting and Photostatting shop.	CO, C-1,C-2, C-3, M-1, AP	C-2, C-3, M-1
Boat sales and service.	O, CO, C-1,C-2, C-3, M-1	C-3, M-1
Book binding.	O, CO, C-1,C-2, C-3, M-1, R-3	C-3, M-1
Book or stationary store.	O, CO, C-1,C-2, C-3, M-1, R-3	C-1,C-2, C-3, M-1
Business and professional schools and colleges.	CO, C-1,C-2, C-3, M-1	C-2,C-3, M-1
Business, professional and trade schools and colleges.	CO, C-1,C-2, C-3, M-1	C-3, M-1
Catering Shops.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Ceramic shops.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Christmas tree sales lots as a temporary use.	CO, C-1,C-2, C-3, M-1	C-1, C-2, C-3, M-1
Church.	CO, C-1,C-2, C-3, M-1	
Clothes cleaning and pressing establishment.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Clothing and costume rental.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Confectionery store.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Conservatory of Music.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Contractor's Storage Yards.	CO, C-1,C-2, C-3, M-1, AP	
Dairy products store.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Department store.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Digesters	M-1	
Drug store or pharmacy.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Dry goods or notions store.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Electric appliance stores and repairs.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Expansion, Alteration or Replacement of non-conforming buildings and uses.	CO, C-1,C-2,M-1, R-1, R-2, R-3, R-A	
Family Day Care Home, Large (Up to Ca State maximum).	CO, C-1,C-2, R-1, R-2, R-3, RA	
Family Day Care Home, small.	CO, C-1,C-2, R-1, R-2, R-3, RA	R-1, R-2 R-3, C-1,C-2, C-3, M-1
Feed and seed stores.	CO, C-1,C-2, C-3, M-1, AP	C-3, M-1
Fire Station.	CO, C-1,C-2, C-3, M-1, AP	

Table 29 – Permitted Uses		
Zoning District Uses	**New Entitled Zone**	**Prior Entitled Zone**
Firewood sales yard.	CO, C-1,C-2, C-3, M-1	C-3, M-1
Florist shop.	CO, C-1,C-2,M-1, R-1, R-2, R-3, RA	C-1,C-2, C-3, M-1
Furniture store.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Furniture warehouses for storing personal household goods, provided ground floor front is devoted to stores.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Gasoline filling station.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Gift, novelty or souvenir.	CO, C-1,C-2,M-1, R-2, R-3, RA	C-2, C-3, M-1
Glass shop, retail, excluding major service activities.	C-2, C-3, M-1	C-2, C-3, M-1
Grocery store.	CO, C-1,C-2, C-3, M-1	
Grocery store, fruit store or supermarket.	C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Gunsmith shops.	CO, C-1,C-2, C-3, M-1	C-3, M-1
Healthcare Facilities.	All Zones	
Hobby and art supply store.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Hospital, sanitarium and nursing home.	C-1,C-2, C-3, M-1, PO	
Household and office equipment and machinery repair shops.	C-2, C-3, M-1, PO	C-3, M-1
Household appliance stores.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Ice storage house of not more than 5-ton storage capacity.	CO, C-1,C-2, C-3, M-1, AP	
Incidental manufacturing, processing and treatment of products.	C-2, C-3, M-1	C-2, C-3, M-1
Interior decorating store.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Jail or correctional (public facilities only).	C-2, C-3, M-1, M-2	
Jewelry store, including clock and watch repair.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Laundries.	C-2, C-3, M-1	C-3, M-1
Laundry, coin operated machines only.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Leather goods and luggage stores.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Linen supply services.	C-2, C-3, M-1	C-3, M-1
Liquor store. Not within 300' of residential/School Site.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Locksmiths.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Massage or physiotherapy establishment.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Meat market or delicatessen store.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Medical and orthopedic appliance stores.	CO, C-1,C-2, C-3, M-1, PO	C-2, C-3, M-1
Medical laboratory.	CO, C-1,C-2, C-3, M-1, PO	C-2, C-3, M-1
Memorial building, theatre, auditorium.	CO, C-1,C-2, C-3, M-1, R-3	
Micro-brewery. *Allowed in C-1 and C-2 in conjunction with a restaurant.	M-1, M-2, C-3,*C-2, *C-1	M-2
Mini-warehouses.	C-2, C-3, M-1, AP	C-3, M-1
Mobilehome for use by caretaker or night watchman.	CO, C-1,C-2, C-3, M-1	O, C-2, C-3, M-1
Motorcycle sales and service.	C-2, C-3	C-3, M-1

Table 29 – Permitted Uses		
Zoning District Uses	**New Entitled Zone**	**Prior Entitled Zone**
Musical instrument repair shops.	CO, C-1,C-2, C-3, M-1	C-3, M-1
Name plates.	CO, C-1,C-2, C-3, M-1, R-3	R-3, C-1,C-2, C-3, M-1
Nursery school.	CO, C-1,C-2, M-1, R-1, R-2, RA, R3, R-A	
Office, business or professional.	CO, C-1,C-2, M-1, R-1, R-2, R-3,PO	C-1,C-2, C-3, M-1
Opticians and optometrists shops.	CO, C-1,C-2, C-3, M-1, PO	C-2, C-3, M-1
Paint and wallpaper stores.	C-1, C-2, C-3, M-1	C-2, C-3, M-1
Pet shops.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Photo processing pick-up and delivery outlets.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Photographic and blueprint processing and printing.	CO, C-1,C-2, C-3, M-1	C-3, M-1
Photographic developing and printing.	CO, C-1,C-2, C-3, M-1	C-3, M-1
Photographic supply stores.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Picture framing shops.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Plumbing fixtures for retail sales.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Plumbing shops.	C-2, C-3, M-1	C-3, M-1
Police station.	O,CO, C-1,C-2, C-3, M-1, M-2	
Post Office.	CO, C-1,C-2, C-3, M-1, R-1, R-2, R-3, PO	O, C-1,C-2, C-3, M-1
Pressing establishments.	C-2, C-3, M-1	C-3, M-1
Printing, lithography, engraving.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Private club, fraternity, sorority and lodge.	CO, C-1,C-2, C-3, M-1	
Private greenhouses and horticultural collections.	CO, C-1,C-2, C-3, M-1, R-1, R-2, R-3, R-A	R-1, R-2 R-3, C-1, C-2, C-3, M-1
Public library.	CO, C-1,C-2, C-3, M-1, R-1, R-2, R-3, R-A	R-3, C-1,C-2, C-3, M-1
Public Park or playground.	O, MR, CO, C-1,C-2, C-3, M-1, M-2 R-1, R-2, R-3, R-A, AP	
Public utility structure.	CO, C-1,C-2, C-3, M-1, MR, RO, R-1, R-2, R-3, R-A, PO, O, AP	
Radio and television broadcasting studios.	C-2, C-3, M-1	C-3, M-1
Radio and television repair shops.	C-2, C-3, M-1	C-3, M-1
Radio, microwave and television towers (Over 75 feet or within 2 miles of an airport).	C-2, C-3, M-1, M-2	
Real Estate Offices.	CO, C-1,C-2, C-3, M-1, R-1, R-2, R-3, R-A	
Recreation center.	CO, C-1,C-2, C-3, M-1	
Repairing and altering of wearing apparel.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Resort.	CO, C-1,C-2, C-3, M-1	
Restaurant.	CO, C-1,C-2, C-3, M-1	
Restaurant, tea room or cafe.	CO, C-1,C-2, C-3, M-1, R-	C-1,C-2, C-3, M-1

Table 29 – Permitted Uses		
Zoning District Uses	**New Entitled Zone**	**Prior Entitled Zone**
	1, R-2, R-3, R-A	
Retail office equipment sales.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Retail sales of sporting goods, boats, boat motors, boat trailers, trailer coaches and their repair, rental and storage.	O, CO, C-1,C-2, C-3, M-1	
Retail stores and offices incidental to and located on the site of a hotel, motel, resort, restaurant or guest ranch.	O, CO, C-1,C-2, C-3, M-1	
Rug and carpet cleaning and dyeing.	CO, C-1,C-2, C-3, M-1	C-3, M-1
Satellite antenna sales.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Satellite television antennas.	CO, C-1,C-2, C-3, M-1	
School, private.	CO, C-1,C-2, C-3, M-1, PO	
School, public.	CO, C-1,C-2, C-3, M-1, PO	
Scientific instrument stores.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Secondhand stores, pawn shops and thrift shops.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Shoe repair shop.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Shoe store.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Sign painting shops.	C-2, C-3, M-1	C-3, M-1
Small appliance sales and service.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Soda fountains.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Sporting goods store.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Stamp and coin stores.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Storage of petroleum products for use on the premises.	CO, C-1,C-2, C-3, M-1	
Studios (except motion picture).	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Tinsmith.	C-2, C-3, M-1	C-2, C-3, M-1
Tire sales (no retreading or recapping).	C-2, C-3	C-2, C-3, M-1
Tobacco and cigar stores.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Tourist Court.	CO, C-1,C-2, C-3, M-1	
Toy store.	CO, C-1,C-2, C-3, M1	C-2, C-3, M-1
Trailer and recreation vehicle sales, service and rentals.	C-2, C-3, M-1, M-2, AP	C-3, M-1
Travel agencies.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Variety store.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Video machine and tape sales/rental.	CO, C-1,C-2, C-3, M-1	C-1,C-2, C-3, M-1
Warehouses except for the storage of fuel or flammable liquids and explosives.	CO, C-1,C-2, C-3, M-1	C-3, M-1
Watch and clock repair shop.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1
Wedding chapel.	CO, C-1,C-2, C-3, M-1	C-2, C-3, M-1

A-2 Mixed Use Overlay District

The following regulations shall apply in the community of Ducor, unless otherwise provided in this Ordinance.

PURPOSE: The purpose of this zone is to allow for mixed uses. Allowing a mix of uses promotes flexibility in the types of entitlements that can be issued. Economic Development can be pursued with a wide variety of development potential. In addition, mixed use can allow for decreased vehicle miles traveled if residential uses are mixed with uses for employment.

APPLICATION: This overlay zone only applies to the communities of Traver, Pixley, Strathmore, Tipton, Ducor, and Terra Bella.

USE: No building or land shall be used and no building shall be hereafter erected or structurally altered, except for one or more of the following uses allowed in this overlay zone are outlined in the communities of Traver, Pixley, Strathmore, Tipton, Ducor, and Terra Bella.

Within the Mixed Use Zoning District, all uses outlined in the M-1, C-1, C-2, C-3, R-1, R-2 and R-3 uses are allowed. Uses and activities that are found by the Planning Director to be similar to and compatible with those specific zoning districts are also allowed. In addition, use and activities determined to be compatible by the Planning Commission and the Board of Supervisors with the above mentioned zoning districts are also allowed. (See Table 30).

Table 30: Uses/Combination of Uses reviewed by Planning Commission
Autowrecking and Residential
Battery Manufacture and Residential or Commercial
Biomass Fuel Production and Residential
Flammable Liquids over 10,000 gallons
Hazardous Waste Facility
Planing Mills and Residential or Commercial
Sand blasting
Slaughterhouse and Residential
Solid Waste Recycling and Residential
Super service stations and Residential
Airport
Heliport

All conditional uses allowed in these zoning districts shall also be allowed by right with exception of the following combination of uses:

- All uses shall not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, or to the general welfare of the County. All uses shall limit impacts related to smoke, fumes, dust, gas, noise, odor, vibrations and other hazards to be considered an allowed use without the need for a special use permit. All allowed uses are subject to the determination of appropriateness by the Director of Planning.

- The Director of Planning has the option of deferring any land use application allowed in this district to the Planning Commission for review and decision.

A-3 Development Standards

1. Height: No building or structure hereafter erected or structurally altered shall exceed six (6) stories or seventy five (75) feet to uppermost part of roof.
2. Front Yard: 0 Feet
3. Side Yard: Where a lot abuts upon the side of a lot in any "R" Zone (R-A, R-O, R-1, R-2 and R-3), there shall be a side yard of not less than five (5) feet. Where a reversed corner lot rears upon a lot in any "R" Zone, the side yard on the street side of the reversed corner lot shall be not less than fifty (50) percent of the front yard required on the lots in the rear of such corner lot. In all other cases, a side yard for a commercial building shall not be required.
4. Rear Yard: Where a lot abuts upon the rear of a lot in any "R" Zone (R-A, R-O, R-1, R-2 and R-3), there shall be a rear yard of not less than fifteen (15) feet. In all other cases, a rear yard for a commercial building shall not be required.
5. Lot Area: The minimum lot area shall be ten thousand (10,000) square feet; provided, however, that where a lot has less area than herein required and was of record at the time this paragraph became effective, said lot may be occupied by not more than one (1) main building subject to the provisions of this Section.
6. Floor Area Ratio: The maximum Floor Area Ratio is 2. The Floor Area Ratio is the amount of square feet of all structure allowed on a parcel based on parcel size.
7. Distance between structures: The minimum distance between structures is 10 feet.
8. Parking: Off-street parking and loading shall be required in conformance with Section 15 of the Zoning Code.
9. Fences, Walls, and Screening: Where the side or rear lot line of a site adjoins or is located across an alley from any "R" Zone (R-A, R-O, R-1, R-2, and R-3), there shall be a solid wall, fence or equivalent landscaping screening at least six (6) feet in height located along the common lot line, except in the required front or side yard. Open storage of materials and equipment shall be permitted only within an area surrounded and screened by a solid wall or fence or compact evergreen hedge (with solid gates where necessary), not less than six (6) feet in height, provided that no materials shall be stored to a height greater than that of the wall, fence, or hedge. Fulfillment of the requirement of this paragraph shall not be required for buildings and uses which were established in accordance with all applicable buildings and zoning regulations and which were existing in a commercial or manufacturing zone on the effective date of this paragraph, until such time as a permit or other grant of approval for expansion, alteration or development of property is approved by Tulare County.

   All other Development Standards are outlined in the Community Plan for Ducor. Conformance to development standards is required for all development; however, the Planning Director, Planning Commission, or Board of Supervisors may provide exemptions to particular development standards when deemed appropriate.

To promote Economic Development within the Ducor Urban Development Boundary, a Mixed Use Overlay zoning district is being established to allow for flexibility in the allowed uses within Ducor. In addition, the use permit restriction is updated to allow for ministerial approval by the Planning Director. Development standards are established to ensure high quality development within this mixed use overlay district.

ARCHITECTURE (A)

A-1 Entries to buildings should be individualized and clearly identifiable.

A-2 Retail spaces should be accessed directly from the sidewalk, rather than through lobbies or other internal spaces.

A-3 Entrances to upper story uses should not be as prominent as the primary entrances to first story uses.

A-4 The height of first floor commercial should have a minimum ceiling height of 12 feet.

A-5 Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building. Create an intimate scale for the pedestrian environment.

A-6 Each building should have a defined base, body, and cap segment

A-7 Blank walls on ground floor facades adjacent to public sidewalks, public right-of-ways, and public spaces are prohibited to the extent allowed by law.

A-8 Ground floor window openings should range between fifty (50) to eighty (80) percent of the ground floor façade adjacent to sidewalks and private and public plazas, patios, and courtyards. These window openings should consist of transparent "storefront" windows. Second story windows should not exceed fifty (50) percent of the total exterior wall surface.

A-9 Three-dimensional cornice lines, parapet walls, and/or overhanging eaves should be used to enhance the architectural character of the building.

A-10 Wall surfaces should not exceed 250 square feet without including some form of articulation. Acceptable forms of articulation include use of windows, varied reveal patterns, change in material, texture, color, or detail; and a change in wall plane location or direction.

A-11 Openings in the façade should be accentuated with paint, tile, shutters, awnings, planters, and/or other appropriate architectural features in order to create varied shadows and a rich visual texture.

A-12 Articulation and detailing of the exterior walls at the ground level, should be integrated with landscape features (trees, plants, walls, trellises, and unique land forms) to ensure an appropriate transition from ground to wall plane.

A-13 An equal level of architectural detail and landscaping should be incorporated into all sides of freestanding buildings, because they are generally visible from all sides.

A-14 Architectural details should be fully integrated into the design of the building to avoid the appearance of afterthought elements or elements that are "tacked on" to a building.

A-15 Finish materials that give a feeling of permanence and quality should be used at ground level facades.

A-16 A consistent use of window style, size, trims, and accents should be used to ensure a consistent character along the building façade.

A-17 Exposed structural elements (beams, trusses, frames, rafters, etc.) are acceptable when appropriately designed to complement the over design of the façade.

A-18 Tilt-up buildings should incorporate decorative trim, recessed/projecting panels, recessed windows/doors, accent materials, and varied roof height to increase visual interest.

A-19 New buildings located at the corner of the block may be more massive in scale than adjacent buildings to better define the street intersection.

A-20 Corner buildings should have a strong relationship to the corner of the intersection by incorporating a unique architectural element or detail at the corner; such as a tower or primary building entrance.

A-21 Corner buildings should present equally important facades of similar appearance on both streets.

A-22 Articulate side and rear facades in a manner compatible with the design of the front façade. Avoid large blank wall surfaces on side and rear facades which are visible from public areas. In these locations, display windows, store entrances, and upper windows are encouraged. When this is not feasible, consider the use of ornament, murals, or landscaping along large blank walls.

A-23 Remove alterations whose design and/or materials are not consistent with the overall character of the building.

A-24 Where off-street parking or an alley is provided behind a building, a secondary entrance to both first floor and upper floor uses should be provided at the rear of the building.

A-25 Locate and design required vents and access doors to minimize their visibility from public spaces.

A-26 Use high quality detailing for new buildings and replacement elements. For example, new or replacement windows should have sash and frame thicknesses and window depths which are similar to those of original or historic windows. Such level of detailing provides interplay between light and shadow which adds interest and visual depth to the façade.

A-27 Loading docks, storage areas, and service facilities should be located at the rear of the building and screened from the street as necessary.

A-28 Conceal all electrical boxes and conduits from view, and position light sources to prevent glare for pedestrians and vehicles.

ROOFS AND AWNINGS (RA)

RA-1 Awnings should be compatible with other awnings nearby, particularly those on the same building, when these awnings complement the architectural character of the building.

RA-2 Canopies and awnings should be compatible with the style and character of the structure on which they are located.

RA-3 Use matte canvas fabric for awnings; not vinyl, fiberglass, plastic, wood or other unsuitable materials. Glass and metal awnings may be appropriate for some buildings, but must be consistent with the architectural style of the building.

RA-4 Include architectural features such as awnings, canopies, and recessed entries that can protect pedestrians from inclement weather. Design these features as integral parts of the building.

RA-5 Awnings and canopies should not hang below the top of the first floor storefront window. In addition, awnings and canopies should be at least ten (10) feet above the sidewalk.

RA-6 Canopies and awnings should not project more than seven (7) feet from the surface of the building.

RA-7 Awnings and canopies that project into the public right-of-way should not impede pedestrian or vehicular movement.

RA-8 Roof forms, lines, masses, and materials should be continuous and consistent with the overall style, character, scale, and balance of the building.

RA-9 Roof overhangs and exposed structural elements should be designed to be consistent with the overall style and character of the building.

RA-10 Roof mounted HVAC equipment, ducts, vents, and other equipment should be screened from public view.

RA-11 Mansard roofs are prohibited, to the extent allowed by law.

RA-12 All flat roofs should have 90% of the roof area covered by solar panels to the extent feasible. All sloped roofs should have 50% of the roof area covered by solar panels to the extent feasible. Roofs should be painted or colored with a bright white (or similar color) with a reflective glossy finish.

SITE PLANNING (SP)

SP-1 Place entrances to storefronts and other ground floor uses so that they are accessible directly from the public sidewalk, not internal lobbies.

SP-2 On corner sites, a prominent streetscape presence should be established and visual interest should be created by either locating buildings near the intersection to enliven the streetscape or using landscaping to frame the intersection. Parking areas immediately adjacent to intersections are discouraged.

SP-3 Structures and site improvements should be located and designed to avoid conflict with adjacent uses.

SP-4 Gates to parking areas should be designed with materials and color that are compatible with the site.

SP-5 Multi-story buildings that overlook private or common area open space of adjacent residences should be designed to protect privacy of these spaces.

SP-6 Gates to parking areas should be located to prevent vehicle stacking or queuing on the street.

SP-7 Primary site and building entry points are strongly encouraged to generate visual interest with special design features such as decorative or textured paving, flowering accents, special lighting, monuments, walls, shrubs, water features, and the use of sizeable specimen trees.

SP-8 To the extent feasible and practicable, parcels should share access driveways to minimize curb cuts and traffic congestion.

SP-9 Cul-de-sacs are inappropriate except when a freeway, railroad, or canal prevents connectivity.

SP-10 Block lengths should be short, averaging 200 to 300 feet. Maximum block length is 500 feet.

LANDSCAPING (LA)

LA-1 Projects should provide, and maintain, landscaped buffers between commercial uses and low-density residential uses, between industrial and residential uses, and between commercial and industrial uses. Plant material will be placed in a manner to suggest natural growth as opposed to a rigid barrier.

LA-2 A predominance of deciduous tree species is encouraged to shade western, southern, and southwestern exposures.

LA-3 The parking lot should not be the dominant visual element of the site as viewed from the street. Locate or place parking lots at the side and rear of buildings or use parking lot screening to soften their appearance. Screen parking lots: Utilize a hedge (recommended height of 36 inches) with a rolling berm to screen parking at the street periphery (Minimum shrub container size should be 5 gallons.)

LA-4 Project sites should be designed so that areas used for outdoor storage, and other potentially unsightly areas are screened from public view. All service yards and outdoor storage areas should be enclosed or screened from view.

LA-5 Loading areas, access and circulation driveways, trash, and storage areas, and rooftop equipment should be adequately screened from the street and adjacent properties, as deemed necessary. To the fullest extent possible, loading areas and vehicle access doors should not be visible from public streets.

LA-6 Loading driveways should not back onto streets or encroach into landscaped setback areas.

LA-7 Loading doors should be integrated into building elevations and given the same architectural treatment where feasible.

LA-8 Utility equipment such as electric and gas meters, electrical panels, and junction boxes should be screened from view or incorporated into the architecture of the building.

LA-9 Utility devices, such as transformers and backflow preventers, should not dominate the front landscape area.

LA-10 All utility lines from the service drop to the site should be located underground.

LA-11 When security fencing is required, it should be a combination of solid walls with pillars and offsets, or short solid wall segments and segments with metal fencing. Chain-link fencing is strongly discouraged when facing public view and should only be used as

interior fencing.

LA-12 Retaining walls at retention basins should utilize a stepped or terraced motif as a visual tool to maintain appropriate human scale.

LA-13 Retention basins visible to public view and common open spaces should be contoured and landscaped in a creative manner to minimize a harsh utilitarian appearance. When feasible, it is recommended to beneficially use the run-off storm water as supplemental watering for the landscape plants.

LA-14 Parking lot run-off should be routed through turf or other landscaping.

LA-15 Parking lots located adjacent to the sidewalks or right-of-ways should be screened to a height of thirty six (36) inches above the grade with landscaping and/or low high quality fencing.

REFUSE AND STORAGE AREAS (R)

R-1 Trash storage must be enclosed within or adjacent to the main structure or located within separate freestanding enclosures.

R-2 Trash enclosures should be unobtrusive and conveniently accessible for trash collection but should not impede circulation during loading operations.

R-3 Trash enclosures should be located away from residential uses to minimize nuisance to adjacent properties.

R-4 Trash and storage enclosures should be architecturally compatible with the project design. Landscaping should be incorporated into the design of trash enclosures to screen them and deter graffiti.

LIGHTING (LI)

LI-1 Provide lighting at building entrances and for security at ground level.

LI-2 Lights should be shielded and point down toward the ground.

LI-3 Parking lot should have uniformly spaced night lighting.

LI-4 Well-lit sidewalks and/or pedestrian walkways should be located to provide safe access from the parking lot to the street sidewalk.

LI-5 Exterior architectural lighting should fully compliment a building's design and character. Light fixtures should work in conjunction (size, scale, and color) with the building's wall, roof.

LI-6 Street lighting features should be "pedestrian scale" at 12 to eighteen 18 feet in height above the curb.

WALLS AND FENCES (WF)

WF-1 Wall/fence design should complement the project's architecture. Landscaping should be used to soften the appearance of wall surfaces.

WF-2 Walls and fences within front and exterior side yards of commercial sites should be avoided.

WF-3 Unless walls are required for screening or security purposes they should be avoided.

WF-4 Security fencing should incorporate solid pilasters, or short solid wall segments and view fencing.

WF-5 Front yard fences should not abut the sidewalk. The fence should be set back from the sidewalk at least 2 to 3 feet to allow room for landscape materials to soften the fence and to ensure pedestrian comfort.

WF-6 Walls and fences should be designed in such a manner as to create an attractive appearance to the street and to complement the architecture of the industrial park.

WF-7 Gates should be provided in walls or fences where necessary to allow emergency access.

WF-8 High perimeter walls and walls topped with barbed wire, razor wire, or broken glass are strongly discouraged.

WF-9 Inordinately long walls or fences should be

broken up by landscaping, pilasters, offsets in the alignment of the wall or fence, and/or changes in materials and colors.

WF-10 Chain link fences should not be visible from streets.

WF-11 Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets (12-feet wide by 3- feet deep) should be provided at 70-foot minimum intervals along the wall.

STREETSCAPE (ST)

ST-1 A consistent pavement material of varied texture and color should be applied to all crosswalks to clearly define pedestrian crossings, to slow down traffic.

ST-2 Sidewalks widths, excluding curbs, should be a minimum of five (5) feet.

ST-3 Curb and gutters should be constructed with all new development.

ST-4 A planting strip, or tree lawn, 3 to 5 feet wide should be located between the sidewalk and the curb of the street. Existing tree lawns should be preserved.

ST-5 New street trees should be planted on the curb edge of the sidewalk in front of all new development projects.

SIGNAGE (SI)

SI-1 Sign letter and materials should be professionally designed and fabricated.

SI-2 Each storefront with a ground floor entrance should be allowed two signs that should be attached to the building.

SI-3 All electrical conduits should be concealed from public view.

SI-4 For commercial uses, the primary wall sign should be in the space above a storefront and visibly oriented towards the street.

SI-5 For commercial uses, a secondary sign should be smaller than the primary sign and be oriented towards passing pedestrians. It should extend out perpendicular to the building façade and be mounted or hung from the wall beneath an awning or above a first floor window. The bottom of the wall-mounted sign should be located at least eight (8) feet above the sidewalk. The outer face of the sign should not extend more than four (4) feet from the edge of the building surface, and the maximum area of the sign should have no more than six (6) square feet.

SI-6 Signs should be designed to be compatible with building design in terms of relative scale, overall size, materials, and colors. No sign should dominate the façade. Signage elements should incorporate materials colors, and shapes that appropriately reflect and compliment the building's architecture.

SI-7 Large signs that dominate a building façade or the streetscape should not be permitted.

SI-8 Signage should be constructed of high quality, low maintenance, and long lasting materials. Except for banners, flags, temporary signs, and window signs, all signs should be constructed of permanent materials and should be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame, or structure.

SI-9 No more than 20 % f window area should be obstructed by signs, posters, advertisements, painted signs, and/or merchandise, and the top one half of the window should be permanently clear and free of obstructions. Awning signage should be of a replaceable-type to accommodate tenant turnover.

SI-10 Wall, canopy, under-canopy, and marquee signs should not exceed three-fourths (3/4) square foot of aggregated display area per lineal foot of frontage.

SI-11 Awning sign should be mounted on the hanging border of the awning and should not protrude beyond the awning surface.

SI-12 Wall signs or advertisements should not project more than 12 inches from the wall face to which they are mounted, should not project beyond building eaves, and should be mounted flat throughout their length and height.

SI-13 Signs for individual tenants within a multiple-tenant, such as offices located above the ground floor, should be grouped together and appropriately scaled to a pedestrian-oriented retail environment.

SI-14 Fin signs or under marquee sign are permitted provided that they are installed with a minimum of eight (8) feet clearance from the lowest point on the sign and support to the top of the walking surface below it.

SI-15 Awning signs and face-mounted signs are permitted provided that the sign should have no more than one line of text and that maximum text height is twelve (12) inches.

SI-16 No signs should be erected in any manner in which the sign, in whole or in part, would create a hazardous condition to pedestrian or automobile traffic alike.

SI-17 Additional business signs should be permitted on windows and on the vertical face of awning valances provided that the signs are permanent in nature and of high quality.

SI-18 The following signs are strictly prohibited, to the extent allowed by law:

- Roof signs, signs located above the roof or parapet lines.
- Permanent banner signs.
- Posters.
- Painted window advertisements.
- Billboards
- Large auto-oriented pole-mounted or "lollipop signs."
- Moving signs and flashing signs.

SI-19 Signs advertising an activity, business product, or service no longer conducted on the premises, and/or signs frames, structural members, or supporting poles remaining unused for a period of six (6) months should be removed from the site or building by the property owner.

SI-20 Address markers should be easily identifiable and readable from the street.

SI-21 Freestanding, ground-mounted and monument signs should be not less than one (1) foot behind a property line or designated right-of-way for vehicular and pedestrian traffic, but in no case should be more than ten (10) feet behind a sidewalk and ten (10) feet from any vehicular entrance or driveway. These signs should not interfere with the safety of vehicular traffic entering or exiting the premises.

SI-22 The maximum height of monument signs should be five (5) feet above the top of concrete curb.

SI-23 One freestanding or monument sign with a maximum of 32 square feet of display area should be allowed on each street frontage of more than fifty 50 feet. Where 2 or more freestanding or monument signs are allowed on a single street frontage, one freestanding or monument sign with a maximum of 50 square feet of display area may be used in lieu of several signs on the same frontage.

SI-24 All gateway signs should have a consistent character and style.

SI-25 A hierarchy of gateways signs should be established to differentiate between major and minor gateway entrances.

SI-26 Major gateway signs should be designed as visually prominent towers, monuments, or street spanning arches.

SI-27 Minor gateway signs should be visible to automobile traffic, but also be low enough to be visible to pedestrian traffic.

SERVICE STATIONS AND CAR WASHES (SS)

SS-1 Service and carwash bays should not face residential properties or the public street. The visibility of service bays and carwash opening should be minimized.

SS-2 Gas pump canopies should be ancillary to the main building structure. The retail market/office building segment of the facility should be oriented along the street frontage, whenever possible.

SS-3 All structures on the site (including kiosks, carwash buildings, gas pump columns, etc.) should be

architecturally consistent and related to an overall architectural theme.

SS-4 Canopy light fixtures should be recessed into the canopy.

SS-5 Outdoor equipment, such as vent risers and clean air separators, should be screened either with an enclosure or if site configuration topography permits, away from street view, screened with landscaping or located at a grade differential.

SS-6 Site-specific architectural design contextual to surroundings is strongly encouraged. Designs based solely on corporate or franchise models are strongly discouraged.

AUTO REPAIR SERVICES (AR)

AR-1 Building design should be stylistically consistent, and compatible with surrounding buildings through use off similar scale, materials, colors, and/or detailing.

AR-2 Building materials should have the appearance of substance and permanency; lightweight metal or other temporary appearing structures are discouraged.

AR-3 Vehicle drop-off areas should be provided to prevent vehicle overflow to adjacent streets.

CONTRACTOR, BUILDING SUPPLY, OR LANDSCAPING YARDS (BS)

BS-1 The main office or building should be located along the street frontage to screen outdoor sales and minimize the visibility of storage of materials and vehicles.

BS-2 Customer parking should be provided close to the building and not interspersed in the yard.

BS-3 All outdoor contractor vehicle storage areas should be enclosed with a screen of sufficient height and constructed with durable and high-quality materials that are compatible with the building and site.

CONSUMER STORAGE FACILITIES (SF)

SF-1 The administrative office should be located in a building or building element that is human scale and located in proximity to the street.

SF-2 Parking for visitors should be located near the administrative office, outside of any gated portion of the facility.

SF-3 A storage facility should be consistent with its surrounding area in scale and appearance, through the use of building size transitions, architecture, and landscaping.

SF-4 Loading doors for individual storage units should not face outward toward streets.

SF-5 In order to break up the mass of larger buildings which containing storage units, provide horizontal and vertical articulation through the use of building offsets, windows, and variations in colors and materials.

SF-6 Any area intended for the storage of automobiles and recreational vehicles should be located towards the rear of the site or screened with an enclosure of adequate height

SPECIAL CONDITIONS (SC)

SC-1 The project should emit no smoke or should reduce the amount of smoke from an existing use.

SC-2 The project should emit no fumes or should reduce the amount of fumes from an existing use.

SC-3 The project should implement dust control measures sufficient to minimize or prevent dust emissions. Measures should be consistent with, or more effective than, those required by the Valley Air District.

SC-4 The project should emit no odors or should reduce the amount of odors from an existing use.

SC-5 The project should not create noticeable vibrations.

A-4 Table 31 - General Plan Land Use And Zoning Consistency Matrix

Tulare County Zoning Districts	**R-A**	**R-1**	**R-2**	**R-3**	**C-1**	**C-2**	**C-3**	**M-1**	**M-2**	**AE-20**	**AE-40**	**O**	**CO**	**PO**
General Plan Land Use Designations														
Urban Reserve Residential	■	■	■	■						■	■			
Low Density Residential	■	■								■	■			
Low-Medium Density Residential	■	■								■	■			
Medium Density Residential		■	■							■	■			
Medium-High Density Residential			■	■						■	■			
High Density Residential				■						■	■			
Neighborhood Commercial					■					■	■			
General Commercial						■				■	■			
Community Commercial						■				■	■			
Highway Commercial					■	■				■	■			
Town Center			■	■	■	■				■	■			
Service Commercial							■			■	■			

Tulare County Zoning Districts	**R-A**	**R-1**	**R-2**	**R-3**	**C-1**	**C-2**	**C-3**	**M-1**	**M-2**	**AE-20**	**AE-40**	**O**	**CO**	**PO**
Office Commercial					■	■	■			■	■			■
Commercial Recreation										■	■		■	
Urban Reserve Commercial					■	■	■			■	■			
Mixed Use		■	■	■	■	■	■	■		■	■	■	■	■
Planned Community Area	■	■	■	■	■	■	■	■		■	■	■	■	■
Light Industrial								■		■	■			
Heavy Industrial									■	■	■			
Urban Reserve Industrial								■	■	■	■			
Public/Quasi-Public	■	■	■	■					■	■	■	■		■
Public Recreation				■	■	■				■	■	■	■	

Note 1: A shaded box denotes consistency between land use designations and zone; a blank box denotes a lack of consistency.
Note 2: A General Plan Amendment is not required to develop land designated under a reserve classification provided that the proposed development is consistent with policy Land Use 1.6.
Note 3: AE-20 and AE-40 may be used as a holding zone in certain areas pending availability of services.
Note 4: The Mixed Use Zoning Overlay may be applied to the following zoning districts, R-1, R-2, R-3, C-1, C-2, M-1 and vacant or agricultural land zoned AE-20 or AE-40.

A-5 Complete Streets

Planning Meeting Summary

RMA Staff attended regular Ducor Union School District Board Meetings from January to May, 2015 and updated the community on its process through the Complete Streets and Community Plan Process. The School Board gave its official endorsement in May of 2015 to proceed to the Planning Commission and the Board of Supervisors.

Description of Funding Sources

CalTrans Active Transportation Program (ATP):
On September 26, 2013, Governor Brown signed legislation creating the Active Transportation Program (ATP) in the Department of Transportation (Senate Bill 99, Chapter 359 and Assembly Bill 101, Chapter 354). The ATP consolidates existing federal and state transportation programs, including the Transportation Alternatives Program (TAP), Bicycle Transportation Account (BTA), and State Safe Routes to School (SR2S), into a single program with a focus to make California a national leader in active transportation. The projects associated with the Completes Streets Program for the Community of Ducor will be suggested at the next available round of ATP funding.

Tulare County Measure R
On November 7, 2006, the voters of Tulare County approved Measure R, imposing a 1/2 cent sales tax for transportation within the incorporated and unincorporated area of Tulare County for the next 30 years (i.e., Year 2036). The transportation measure will generate slightly more than $652 million over 30 years to assist Tulare County in meeting its transportation needs.

Local Projects (35% of Measure R Funding)
The Measure R Expenditure Plan allocated 35% of revenues to local programs. Each city and the county will receive funding based on a formula using population, maintained miles, and vehicle miles traveled. The funding will help cities and the County to meet scheduled maintenance needs and to rehabilitate their aging transportation systems.

Regional Projects (50% of Measure R Funding)
The Regional Projects Program comprises 50% of Measure R and includes specific funding for: interchange improvements, regional bridges, regional railroad crossings, regional signals, regional widening projects, and signal synchronization projects. These projects provide for the movement of goods, services, and people throughout Tulare County. Major highlights of this program include the funding of regional projects throughout the County.

Bike /Transit /Environmental Projects (14% of Measure R Funding)
The Goals of Measure R include air quality improvement efforts that will be addressed in the Measure R Expenditure Plan through the Transit/Bike/Environmental Program, which includes funding for transit, bike, and pedestrian environmental projects. The goal of this program is to expand or enhance public transit programs that address the transit dependent population, improve mobility through the construction of bike lanes, and have a demonstrated ability to get people out of their cars and improve air quality and the environment.

San Joaquin Valley Air Pollution Control District (SJVAPCD or District) Bike Path Grants
The District has a grants program for the construction of bicycle infrastructure projects, including Class I (Bicycle Path Construction) or Class II (Bicycle Lane Striping) projects. These grants

provide funding to assist with the development or expansion of a comprehensive bicycle-transportation network.

Strategic Growth Council Grants (SGC)
Affordable Housing - Sustainable Communities
The SGC will allocate 50% of its Cap and Trade funding toward disadvantaged communities and 50% for affordable housing. Projects will include: affordable housing that supports infill and compact development, transit capital and programs that support transit ridership, active transportation projects (infrastructure, and non-infrastructure), Transit Orientated Design (TOD) projects, capital projects that implement complete streets, projects that reduce CHG emissions by reducing auto trips and Vehicle Miles Traveled (VMT), acquisition of easements or other approaches to protect agricultural lands under threat of development, planning to support SCS (sustainable communities scope) implementation, including local plans, must be in draft or adopted SCS, subject to SGC guidelines.

Congestion Mitigation Air Quality (CMAQ) (TCAG Funds)
Congestion Mitigation Air Quality (CMAQ) funds are allocated through the Tulare County Association of Governments (TCAG). The CMAQ program funds transportation projects or programs that will contribute to improved air quality standards. Projects include: transportation activities, transportation control measures, public-private partnerships, alternative fuel programs, traffic flow improvements, transit, bicycle/pedestrian projects, rideshare activities, telecommuting, planning, experimental pilot projects, intermodal freight, and public outreach.

Department of Transportation (DOT): Transportation Investment Generating Economic Recovery (TIGER) Grant
TIGER is a multimodal, merit-based discretionary grant program that funds surface transportation capital projects, including transit and rail. Open to state, tribal, local agencies, and subdivisions.

Community Development Block Grant (CDBG) - Business Assistance
The CDBG Economic Development grant provides assistance to local businesses and low-income microenterprise owners to create or preserve jobs for low-income workers in rural communities. Funding includes planning and evaluation studies related to any activity eligible for these allocations, business lending, and public infrastructure.

Choice Neighborhoods Planning Grants support the development of comprehensive neighborhood revitalization plans which focused on directing resources to address three core goals: Housing, People and Neighborhoods. To achieve these core goals, communities must develop and implement a comprehensive neighborhood revitalization strategy, or Transformation Plan. The Transformation Plan will become the guiding document for the revitalization of the public and/or assisted housing units while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families. ***Choice Neighborhoods Implementation Grants*** support those communities that have undergone a comprehensive local planning process and are ready to implement their "Transformation Plan" to redevelop the neighborhood.

California Department of Water Resources (DWR) Prop 50 (Contaminant Removal)
Funds are available to disadvantage communities for developing UV or Ozone systems to disinfect drinking water or to set up pilot/demonstration sites.

Drought Response Funding (Stare Water Control Board (SWCB))
The Governor and Legislature have directed DWR to expedite the solicitation and award of $200

million (of the $472.5 million) in IRWM funding to support projects and programs that provide immediate regional drought preparedness, increase local water supply reliability and the delivery of safe drinking water, assist water suppliers and regions to implement conservation programs and measures that are not locally cost-effective, and/or reduce water quality conflicts or ecosystem conflicts created by the drought.

California State Department of Water Resources (DWR): Water-Energy Grant Program

The 2014 Water-Energy grant supports the implementation of residential, commercial, and institutional water efficiency programs or projects that reduce Green House Gas emissions and also reduce water and energy use. Funding will go toward urban water management, groundwater management, and surface water diversion.

California Department of Public Health (CDPH) Clean Water State Revolving Fund (SRF)

The Safe Drinking Water State Revolving Fund (SDWSRF) provides funding to correct public water system deficiencies based upon a prioritized funding approach that addresses the systems' problems that pose public health risks, systems with needs for funding to comply with requirements of the Safe Drinking Water Act, and systems most in need on a per household affordability basis.

iBank (Infrastructure State Revolving Fund Program and Economic Development Bank)

iBank provides low cost, long term financing for local governments to fund a variety of public infrastructure projects. (Although this is not a grant, loan rates are largely determined by level of distress within a disadvantaged community).

Complete Streets Outreach

Planning Meeting Summary

The purpose of the public workshops or community meetings is to engage in discussions with local residents and business owners regarding specific topics, e.g., transportation related improvements. Public outreach efforts were held in several formats including formally and informally. Formal community meetings were held at Ducor Elementary School located at 23761 Avenue 56 in Ducor.

Publicity for meeting times and locations generally consisted of local newsletter informational items, citizens distributing fliers, handing out bilingual fliers to school children to be given to the student's parents (or guardian), posting fliers at local community businesses, local school board meeting agendas, non-profit agency assistance, email and other forms of communication. Formal public meetings were held on the dates listed below. A summary of additional information – Tulare County Resource Management Agency Complete Streets and Community Plan Outreach (2015) – is contained in Appendix A-6.

Ducor Public Meetings

- January 26, 2015
- February 23, 2015
- April 27, 2015
- July 16, 2015
- August 20, 2015

Community feedback was gathered and incorporated into the design of the Complete Street Plans and the Community Plan Update. These designs were edited to include feasible improvements and cost estimates were assigned to the suggested projects within Ducor for each study roadway segment.

The Tulare County Resource Management Agency will be hosting a
Ducor Community Plan Update and
Complete Streets Workshop on
Monday, January 26, 2015, at 6:30p.m. **at the**
Ducor School Cafeteria
23761 Avenue 56
Ducor, CA

We will be discussing updating the existing Ducor Community Plan which will include proposed Land Use, Zoning, and Circulation changes in the area. Our discussion will also include a new Complete Streets Program. We will be discussing proposed new changes in the area and are asking for community input on these important Community projects. This is the start of a series of meetings we will have with the community.
For more information call: Kyria at 559-624-7154

El condado de Tulare va dar una **Presentación Informativa de Planificación y Ingenieria** para la comunidad de Ducor el dia
Lunes, 26 de enero a las
6:30 p.m. en la
Cafeteria de la escuela de Ducor
23761 Avenue 56
Ducor, CA
Por favor venga y únase a nosotros para un seguimiento de la presentación de Comunidades Saludables y discusión de usos de la tierra. Vamos a discutir propuestas de nuevos cambios en el área y pedir opiniones de la comunidad.Esta es parte de una serie de reuniones que el condado esta haciendo.
Si quiere mas informacion llame a: Kyria -559-624-7154

RMA Complete Streets/ Community Plan Sign in Sheet

01/26/2015

	Name/ Nombre	Mailing Address/ Direccion de correo	Email/ Correo Electronico	Phone /# telefono	Add to mailing list?
1	Jim Koontz	PO Box 257 Ducor 93218	Jbkoontz@ocsnet.net	559 359-1262	Y/N
2	Lorena Lopez	PO Box 782 Ducor 93218		661-446-4441	Y/N
3	Amparo Uribe	P.O. Box 507 Ducor 93218	A22@hanscal@gmail.com	(323)326-8746	Y/N
4	Rosalva Acuña	PO Box 373 Ducor CA		559-289-7452	Y/N
5	Oralia Ruiz	PO Box 765 Ducor CA		559-360-8555	Y/N
6	Dora Silva	PO Box 446 Ducor CA		559-360-2123	Y/N
7	Maria Tarango	PO Box 744 Ducor CA		559-305-2322	Y/N
8	Janie Chavez	P.O. Box 10128 Terra Bella		359-3894	Y/N
9	Rosé A Aguila	P.O Box 781 Ducor CA		719-7164	Y/N
10	JOSE A GONZALEZ	P.O Box 181 Ducor CA		559 560-67-12	Y/N
11	Flor Avila	P.O. Box 378		559-2679	Y/N
12	Rosa Becerra	PO Box 524		5599205541	Y/N
13	Adela Madrigal Maciel	P.O Box 272 Ducor		559-361-5870	Y/N
14	Maria Becerra	P.O Box 523 Ducor		559-789-5744	Y/N
15	Kyria Fierros	RMA	—		Y/N

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Ducor School Board meeting in conjunction with the Resource Management Agency Complete Streets Meeting/ Community Plan Kick off Meeting
Ducor, CA

Ducor School and Community Meeting in conjunction with the Resource Management Agency Complete Streets Meeting/ Community Plan Kick off Meeting
Ducor, CA
Monday, January 26, 2015
Ducor Union School District
23761 Avenue 56
Ducor, CA 93218

County Planning Division Kyria Fierros and Aaron Bock attended the parent community meeting in Ducor, CA on January 26, 2015. This meeting was the first kick off meeting held in Ducor and will be the first of approximately 4 community meetings.

Aaron Bock presented a 30 minute presentation while Kyria Fierros translated in Spanish.

The five Streets County identified for the complete streets by the community were:

1.) Parsons Avenue to Ave 55 - Roadway, sidewalk, C&G
2.) Avenue 56-SR 65 to Elementary School (note this road is included in anticipated grant funds for 2016) Sidewalk, C&G, Drainage, Roadway, Class II bike lane
3.) Dennis Rd- Ave 55 to Parsons Ave- Roadway, sidewalk, C&G
4.) Road 236- Ducor to Terra Bella- Class II Bike Lane
5.) Road 234- Ave 55 to Owen Ave- New Roadway, Sidewalk, C&G

The community expressed concerned on Parsons Avenue and stated they wanted that specific road to be addressed first. Although, Avenue 56-SR 65 is the main avenue for the community they would rather focus on Parsons Avenue. The improvements on Parsons Avenue would significantly move traffic away from the main roadway, Ave.56, and allow more traffic use on Parsons. There is a significant amount of speeding traffic and diesel trucks using Ave. 56 causing the route to be unsafe for the community. The community would rather see an alternative route because regardless of the improvements on Ave. 56, traffic will continue to congest the route.

Avenue 56 is considered a major artery for the community by the attendees. The avenue currently has no crosswalks or other traffic control measures geared towards kids safely walking to and from school. It is a huge safety concern as no safety signs of any traffic control nature or measures exist. In addition, to the lack of lighting, there are no lights to safely designate an area for the community to walk.

Advisory signs cross walks and other traffic control measures that would facilitate a safe school zone would be welcomed as it would increase the walk able nature.

County staff in attendance: Aaron Bock and Kyria Fierros

The meeting was held in English and Spanish.

The meeting started at 6:15p.m. and ended at 7:45 p.m.

We concluded the meeting by telling the superintendent we would host another meeting at their community parent meeting on February 23, 2015.

2016
HALL OF FAME
ALL STARS
Ducor Elementary
WE ARE THE DANCE

2009
HALL OF FAME
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2010
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The Tulare County Resource Management Agency will be hosting a
Ducor Community Plan Update and
Complete Streets Workshop on
Monday, February 23, 2015, at 6:30p.m. **at the**
Ducor School Cafeteria
23761 Avenue 56
Ducor, CA

We will be discussing updating the existing Ducor Community Plan which will include proposed Land Use, Zoning, and Circulation changes in the area. Our discussion will also include a new Complete Streets Program. We will be discussing proposed new changes in the area and are asking for community input on these important Community projects. This is the start of a series of meetings we will have with the community.
For more information call: Kyria at 559-624-7154

El condado de Tulare va dar una **Presentación Informativa de Planificación y Ingenieria** para la comunidad de Ducor el dia
Lunes, 23 de febrero a las
6:30 p.m. en la
Cafeteria de la escuela de Ducor
23761 Avenue 56
Ducor, CA
Por favor venga y únase a nosotros para un seguimiento de la presentación de Comunidades Saludables y discusión de usos de la tierra. Vamos a discutir propuestas de nuevos cambios en el área y pedir opiniones de la comunidad.Esta es parte de una serie de reuniones que el condado esta haciendo.
Si quiere mas informacion llame a: Kyria -559-624-7154

Ducor School and Community Meeting in conjunction with the Resource Management Agency Community Plan/Complete Streets Meeting
Ducor, CA
Monday, February 23, 2015
Ducor Union School District
23761 Avenue 56
Ducor, CA 93218

County Planning Division Aaron Bock and Dave Bryant attended the parent community meeting in Ducor, CA on February 23, 2015. This meeting was the second meeting held in Ducor.

County staff presented a 15 minute presentation while Jose Saenz translated in Spanish.

The community expressed interest in a lighted crosswalk and a digital flashing mile per hour sign at the four way stop at Road 236 and Avenue 56 or in close proximity to the school site on Avenue 56. In addition the community would like improved school warning signs posted due to the vertical alignment along Avenue 56. There were also comments requesting improved street lights on Owen Avenue and Mount Whitney Avenue. There were concerns about flooding at Dennis and Parsons. There were concerns about narrow pavement and a fence near the right of way at the intersection of Mount Whitney Avenue in Carlisle Road (The narrow road makes it difficult for two cars to pass. Flooding concerns were also raised at the intersection of Dennis and Avenue 255. There were safety concerns about the intersection of Road 234 and Parsons Avenue.

The community expressed general interest in improved transit service , a community park, improved access to provide for a local health care facility, a larger grocery store, a WIC program facility, additional fast food, additional retail commercial (99 cent store/Auto zone), in additional manufacturing and ag. value added type facilities to provide additional jobs.

County staff in attendance: Dave Bryant, Aaron Bock, and Jose Sanez

The meeting was held in English and Spanish.

The meeting started at 6:15p.m. and ended at 7:45 p.m.

Tulare County Resource Management Agency

Planning Division

Frequently Asked Questions January 13, 2015

1. **Who is the Resource Management Agency?**
   The Resource Management Agency (RMA) is comprised of three branches: Planning, Public Works and Administration. The departmental core functions are: Maintain and implement a comprehensive General Plan, Zoning Ordinance, and Ordinance Code relating to matters affecting the public health, safety, and general welfare of the residents of Tulare County. RMA provides community-based improvement projects that benefit the residents of Tulare County, including, but not limited to, such projects involving safe routes to schools, complete streets, bike pedestrian paths, water and wastewater infrastructure, and parks; Maintain and promote the use of a regional geographic information to help improve decision-making at all levels and to assist the general public with their property-based needs involving land use planning, zoning, development, building, and other uses of public and private property.

2. **What is the Complete Streets Program?**
   On September 30, 2008 Governor Schwarzenegger signed into law Assembly Bill 1358, The California Complete Streets Act of 2008. The law requires cities and counties to include complete streets policies as a part of their general plan so that roadways are designed to safety accommodate all users, including bicyclist, pedestrians, transit riders, children, older people, and disabled people, as well as motorists.

   On August 13, 2014 the Board of Supervisors approved the submittal of a grant application, along with a detailed scope of work, to the Tulare County Associations of Governments (TCAG) for the development of a Complete Streets Policy.

   These Complete Streets Polices, once approved, can lead to an award of construction funding from TCAG for these communities.

3. **What is a Community Plan?**
   The Community Plan Update addresses proposed land use, transportation and circulation concepts in the Ducor Community. Land Use Planning helps identify land to accommodate the future needs of a community for Housing, Employment, Economic Development, Recreation and Transportation. Organizing these key needs will be balanced with considerations to environmental and economic sustainability.

4. **How does my input help?**
   RMA invites local businesses, property owners, community service organizations, and respective School Districts to attend a series of public listening forums with the goal of receiving direct input on the Complete Streets projects in the communities of Traver, Goshen, and Pixley. The forums will also present an opportunity for the RMA to review the scope of the project and with community input, establish guiding principles, and propose design solutions for street corridors with particular focus on access for pedestrians, bicycles, and vehicles.

5. **Where can I find information on future updates?**
   We post weekly updates on our Tulare County Resource Management Agency webpage online at *http://www.tularecounty.ca.gov/rma/* and on our Tulare County Economic Development page "What's Going on" at *http://tularecountyeconomicdevelopment.org*

6. **Who can I contact if I have more questions or concerns?**
   You can contact us at economicdevelopment@co.tulare.ca.us, by phone at 559-624-7000, or in person at **Tulare County Resource Management Agency** 5961 South Mooney Blvd. Visalia, CA

The Tulare County Resource Management Agency will be hosting a
Ducor Community Plan Update and
Complete Streets Workshop on
Thursday, July 16, 2015, at 6:00p.m. **at the**
Ducor School Cafeteria
23761 Avenue 56
Ducor, CA

We will be discussing updating the existing Ducor Community Plan which will include proposed Land Use, Zoning, and Circulation changes in the area. Our discussion will also include a new Complete Streets Program. We will be discussing proposed new changes in the area and are asking for community input on these important Community projects. This is part of a series of meetings we have been having with the community.
For more information call: Kyria at 559-624-7154

El condado de Tulare va dar una **Presentación Informativa de Planificación y Ingenieria** para la comunidad de Ducor el dia
Jueves, 16 de Julio a las
6:00 p.m. en la
Cafeteria de la escuela de Ducor
23761 Avenue 56
Ducor, CA

Por favor venga y únase a nosotros para un seguimiento de la presentación de Comunidades Saludables y discusión de usos de la tierra. Vamos a discutir propuestas de nuevos cambios en el área y pedir opiniones de la comunidad.Esta es parte series de reuniones que el condado ha tenido en Ducor.
Si quiere mas informacion llame a: Kyria -559-624-7154

Good Morning CPU Team,

Here is a brief summary of the Ducor Community Plan Update Meeting that took place on Thursday, July 16, 2015 at the Ducor Elementary School District:

- Meeting started at approx. at 6:05 PM - 2 Members of the public were in attendance at this time (Please see the attached sign-in sheet)

- Aaron Bock (Chief Planner) and Jose Saenz (Planner II) gave a brief presentation (No Spanish Translation was needed)

- The presentation included showing the Proposed Land Use, Proposed Zoning, Complete Streets and the Traffic Circulation Maps of Ducor

- During the presentation, there was some focus on the Complete Streets project: - Improving Pedestrian safety and crosswalks around or near the school; members of the public have expressed interest in installing a crosswalk in front of the school; there was also interest in improving the crosswalk and safety around the intersections of Rd 236 and Ave 56, Carlisle Rd and Ave 56 and on Mt Whitney and Parsons Ave.; there was also interest of installing school zone warning/flashing lights along Ave 56.

- Presentation lasted approx. 30 minutes with questions from the public included (Please see the previous point)

- After the end of the presentation, two (2) more members of the public came in late and they needed a Spanish-speaking translator. I, Jose Saenz, summarized the whole presentation in Spanish in about two or three minutes. I informed them that we are planning to return next month for another meeting.

- Aaron and I received a request to have the next meeting that is currently scheduled for Thursday, August 6, to be postponed for later in the month when school is back in session. This way, better word can get out and also the notices can be distributed effectively to the parents of the students to prepare for the next meeting.

Thanks and if you have any questions regarding this meeting, please let me know. Hope that you all have a great weekend! Also hopefully that Kyria is also feeling and doing better.

Jose A. Saenz
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Email: JSaenz@co.tulare.ca.us