

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.

Noise⁴

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

DUCOR COMMUNITY PLAN

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.