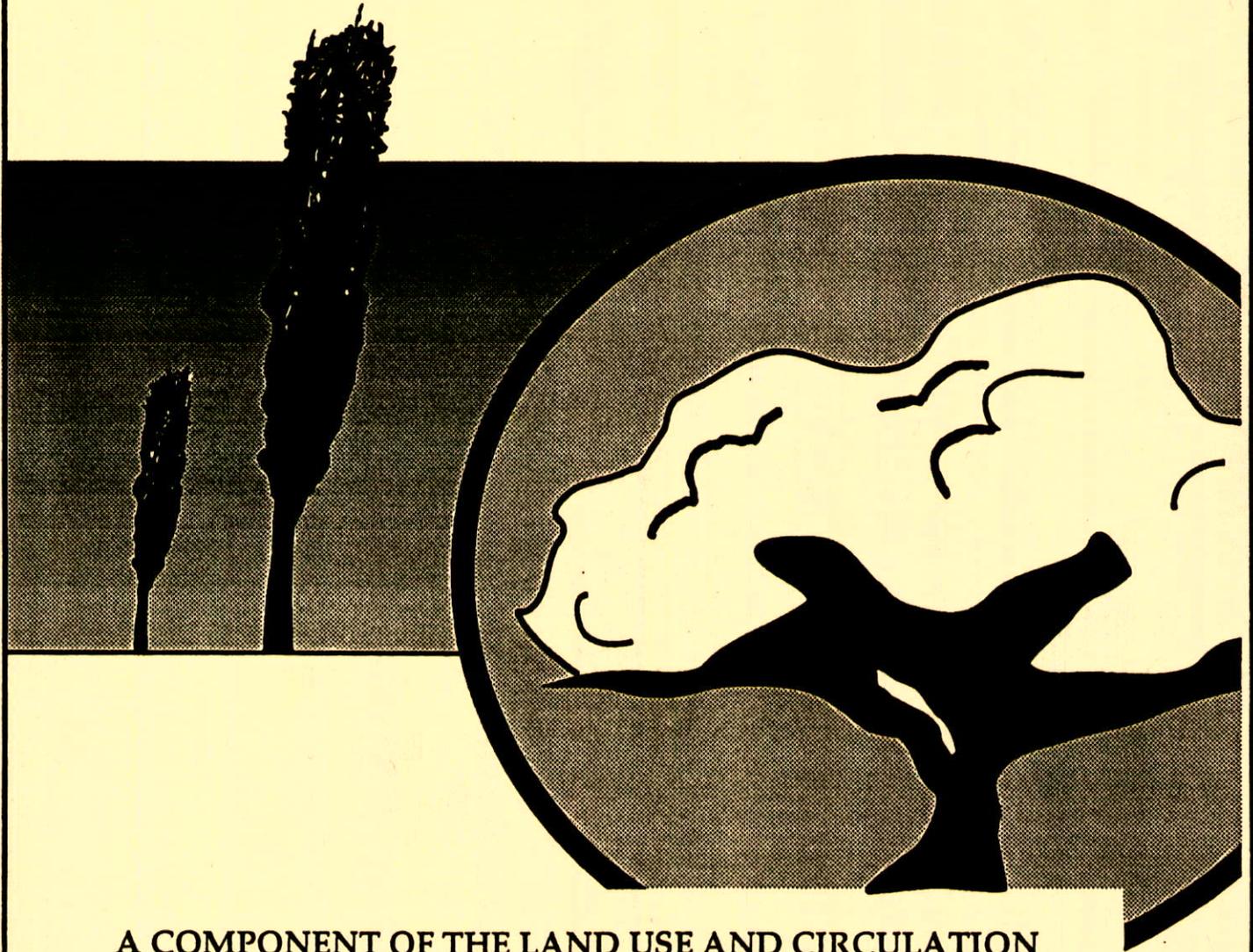
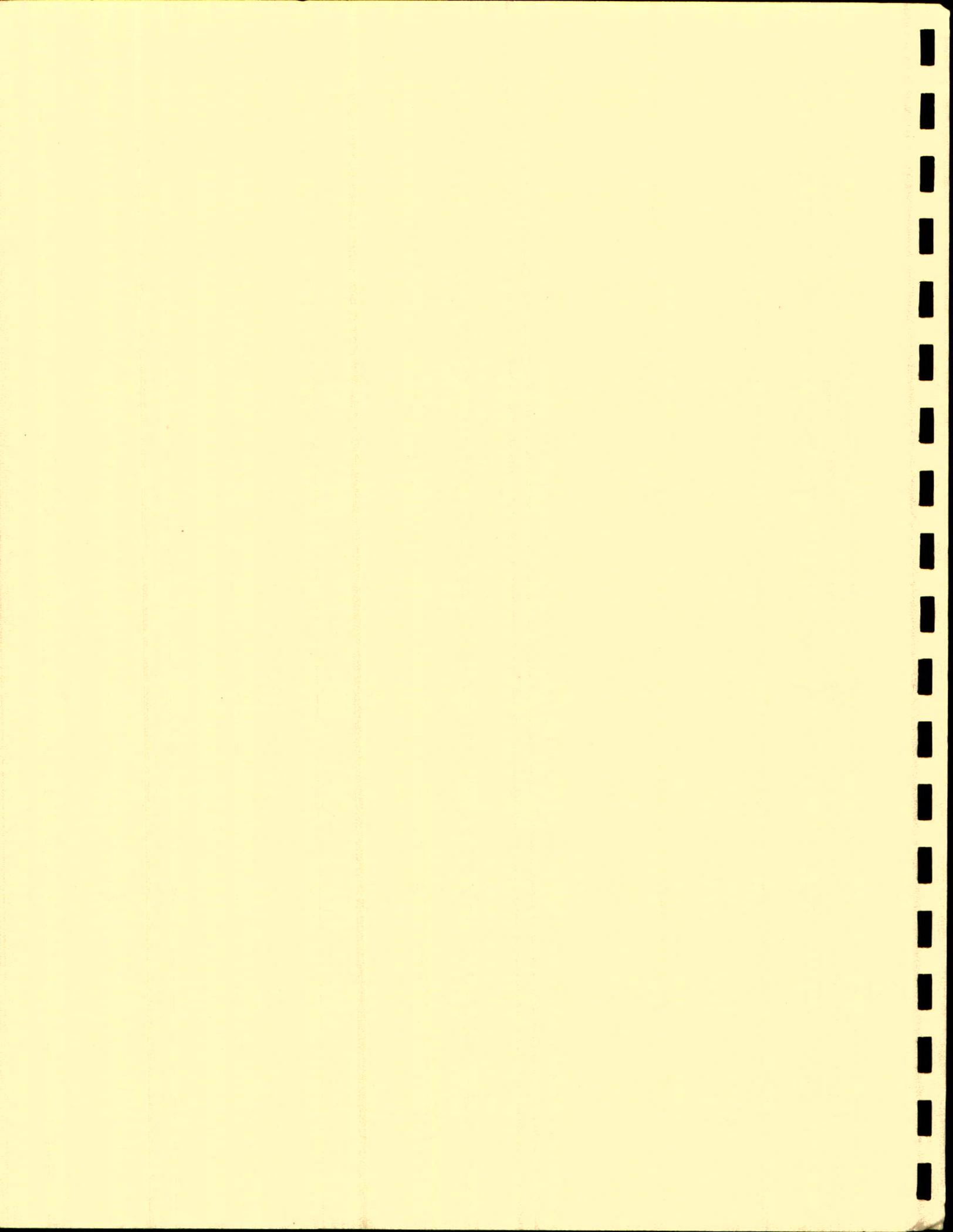


Poplar/Cotton Center Community Plan



**A COMPONENT OF THE LAND USE AND CIRCULATION
ELEMENTS OF THE TULARE COUNTY GENERAL PLAN**

Tulare County Planning and Development Department



Poplar/Cotton Center Community Plan

A COMPONENT OF THE LAND USE AND CIRCULATION
ELEMENTS OF THE TULARE COUNTY GENERAL PLAN

Prepared for:

Tulare County Planning and Development Department

Prepared by:

Collins & Associates, Planning Consultants
1002 W. Main Street
Visalia, CA 93291
(209) 734-8737

Approved on October 23, 1996

Tulare County Planning Commission, Resolution No. 7546

Approved on December 10, 1996

Tulare County Board of Supervisors, Resolution No. 96-1052



TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION 1-1

 Introduction..... 1-1

 Planning Framework..... 1-2

 The Need for a Community Plan..... 1-3

CHAPTER 2: COMMUNITY PROFILE 2-1

 PLANNING AREA..... 2-1

 Location..... 2-1

 Land Use Planning..... 2-2

 Land Use..... 2-3

 Existing Zoning..... 2-4

 Population..... 2-6

 Projected Population..... 2-6

 Age Structure..... 2-7

 Ethnicity..... 2-7

 HOUSING..... 2-8

 Type..... 2-8

 Tenure..... 2-9

 Housing Conditions..... 2-9

 Overcrowding..... 2-11

 Vacancy..... 2-12

 Affordability..... 2-12

 ECONOMY..... 2-12

 Employment..... 2-12

 Income..... 2-13

 PUBLIC SERVICES..... 2-14

 Police Protection..... 2-14

 Fire Protection..... 2-14

 Schools..... 2-15

INFRASTRUCTURE.....	2-16
Sewer.....	2-16
Water.....	2-17
Electrical Towers.....	2-17
CIRCULATION.....	2-17
Description.....	2-17
NATURAL RESOURCES.....	2-20
Soils.....	2-20
Agriculture.....	2-21
Air Quality.....	2-22
Ground Water.....	2-22
Flooding.....	2-22
Drainage.....	2-23
Noise.....	2-23
Seismic/Geologic Hazards.....	2-24
ADOPTED COUNTY POLICY.....	2-24
CHAPTER 3: URBAN DEVELOPMENT BOUNDARY	3-1
Introduction.....	3-1
Benefits of Establishing an Urban Boundary.....	3-1
Methodology for Establishing Urban Boundary.....	3-2
Population Projections.....	3-2
Land Demand Projections.....	3-5
County Policies.....	3-7
Development Suitability Analysis.....	3-7
Recommended Urban Development Boundary.....	3-11
CHAPTER 4: POLICY PLAN	4-1
Purpose of the Policy Plan.....	4-1
Redevelopment.....	4-1
Housing.....	4-3
Commerce.....	4-6
Industry.....	4-7
Agriculture.....	4-9
Community Involvement.....	4-11
Schools.....	4-11
Parks.....	4-12
Fire Protection Services.....	4-13

Sewer, Water and Storm Drainage Facilities.....4-14
Circulation..... 4-16
Noise..... 4-18
Land Use.....4-19
General Plan Consistency and Amendments..... 4-24

TABLES, FIGURES AND EXHIBITS

Table

1 Land Use.....2-4
2 Existing Zoning.....2-5
3 Ethnicity.....2-8
4 Housing by Type and Tenure.....2-9
5 Housing Conditions by Unit Type.....2-10
6 Two Lane Rural Highway Level of Service Table.....2-18
7 Traffic Counts.....2-19
8 Projected Population.....3-3
8a 1980-1990 Growth Rates of Selected Unincorporated Communities.....3-4
9 Land Demand Projections.....3-5
9a Year 2015 Land Demand Projections.....3-6
10 Zoning Consistency Matrix.....4-27

Figure

1 Population.....2-6
2 Population Projection.....2-7
3 Community Age Structure.....2-8
4 Housing Conditions.....2-10
5 Residential Overcrowding.....2-11
6 Employment.....2-13
7 Pleasant View School District Enrollment.....2-15
8 Rockford Elementary School District Enrollment.....2-16
9 Population Projections.....3-4

<u>Exhibit</u>	<u>Follows Page</u>
1 Regional Location.....	2-1
2 Existing Land Use.....	2-4
3 Existing Zoning.....	2-4
4 School District Boundaries.....	2-15
5 Poplar Sewer System.....	2-16
6 Poplar Water System.....	2-17
7 Williams Mutual Water Company System.....	2-17
8 Existing Road Classifications.....	2-18
9 Tulare County Congestion Management Program Network.....	2-19
10 Soils.....	2-20
11 Agricultural Preserves.....	2-21
11a Land Conservation Contracts.....	2-21
12 Poplar CSD and Williams Mutual Water Company Boundaries.....	3-8
13 Development Suitability Analysis.....	3-10
14 Urban Boundary.....	3-11
15 Circulation Plan.....	4-16
16 Land Use Plan.....	4-20

Appendix A: Final Environmental Impact Report

Appendix B: Adopted Land Use Designation Breakdown

Appendix C: Board of Supervisors/Planning Commission Resolutions

Appendix D: Notice of Determination/Certificate of Fee Exemption

Chapter 1: INTRODUCTION

This chapter explains the purpose of the Poplar/Cotton Center Community Plan and how the document is organized.



INTRODUCTION

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

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

While State planning law establishes the issues a general plan must address, the responsibility of determining the contents of the community plans rests with the adopting agency, in this case, Tulare County. The Poplar/Cotton Center Community Plan examines the most critical issues facing the community. These issues are:

Urban Boundaries - How much land will Poplar/Cotton Center need to accommodate its future growth? Where should future growth be located, and, how can growth and the county's policies regarding agricultural land preservation be reconciled?

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

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

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

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

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

Planning Framework

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

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

Urban Development Boundary (UDB) - This section examines Poplar/Cotton Center's original Urban Area Boundary in order to determine what modifications are needed to accommodate future growth.

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

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

measures is recommended.

The Need for a Community Plan

Aside from the Tulare County General Plan's directive to prepare a community plan for Poplar/Cotton Center, several recent events and proposed developments combine to necessitate a comprehensive planning effort for the area. These include the following:

- Construction of a sewage collection system and treatment plant serving Poplar. The plant was designed with capacity to handle additional development and (at the current per-capita rate of wastewater generation) can accommodate a population of about 4,860 residents.
- Self-Help Enterprises is developing a single family subdivision of 107 lots. The subdivision is located along the west side of Poplar along Road 190.
- Tulare County Housing Authority has proposed a 50 unit multiple family complex on five acres located south of the proposed single family residential subdivision.
- Pleasant View School District is proposing to construct a new elementary school on the west side of Poplar. The school will be located west of Road 190 and will occupy 20 acres.
- The Poplar Community Services District has approached the Tulare County Local Agency Formation Commission (LAFCo) to expand the boundaries of the District.



Chapter 2: COMMUNITY PROFILE

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



PLANNING AREA

Location

Poplar/Cotton Center are two unincorporated communities located in south-central Tulare County, approximately seven miles west of Porterville and 20 miles southeast of Visalia, the County seat and largest city of the county. Poplar is located around the junction of State Route 190 and Road 192 (Mountain View Drive). Cotton Center is immediately north of Poplar and is centered around the intersection of Road 192 and Avenue 152. In 1990, the combined population for the communities was 1,901 persons, according to the U.S. Census. However, it is estimated that the population swells by about 800 persons during summer harvest months due to in-migration of seasonal farmworkers.

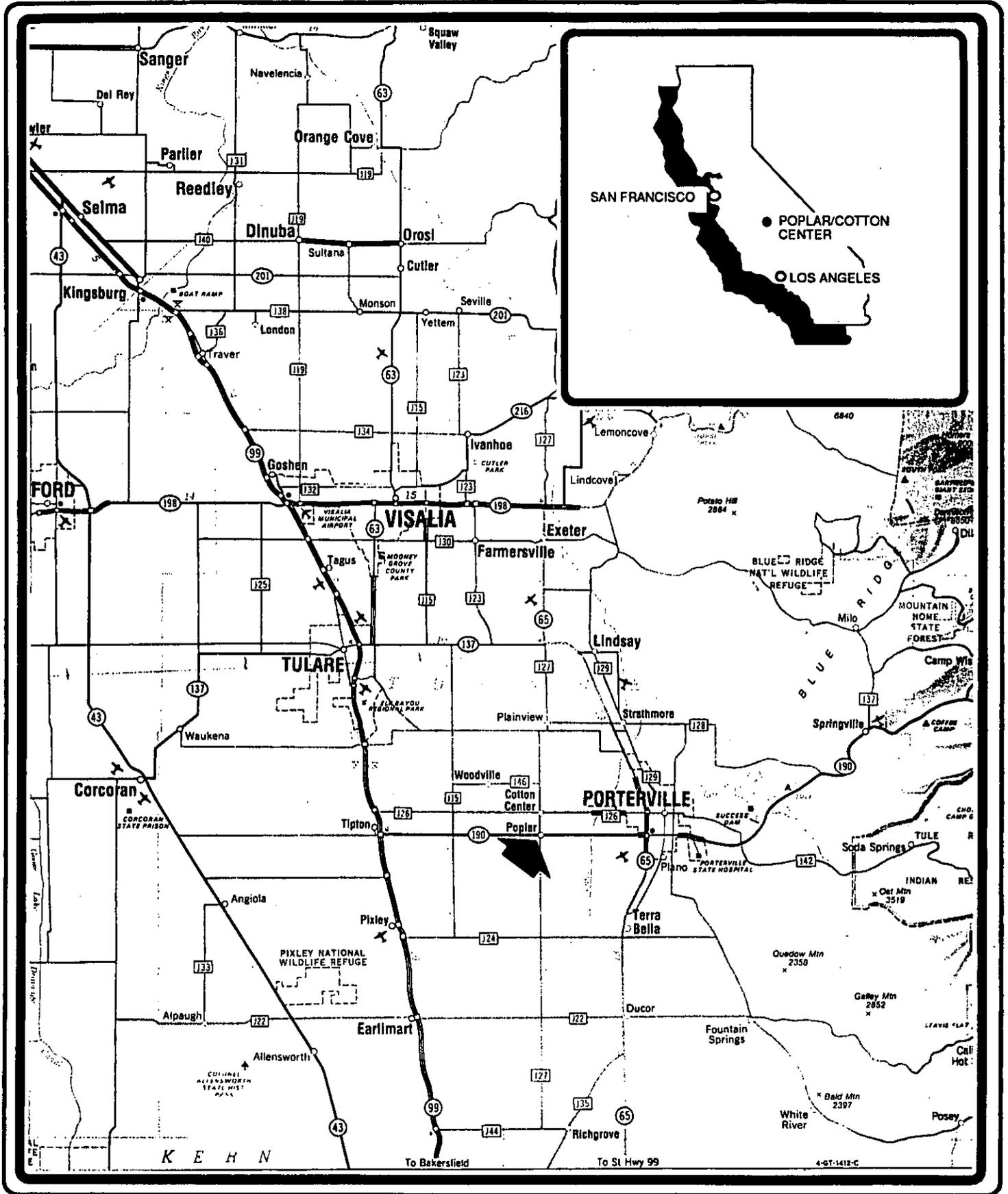
Poplar/Cotton Center serves as a agriculturally-oriented service center for the rural area west of Porterville. Not surprisingly, the community houses many persons employed in agriculturally-related industries, especially farm workers.

The communities are located on relatively level terrain with a slight, imperceptible slope falling towards the west at about ten feet per mile. There are no significant natural features in the immediate vicinity. The Tule River lies about two miles to the north. There are several irrigation canals in the area including Poplar Ditch which runs along the north side of State Route 190 and a Lower Tule Irrigation District canal which runs along the north side of Avenue 148. Wood Central Ditch, which lies north of Cotton Center, runs from east to west.

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

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

A weather phenomenon common in Poplar/Cotton Center and the San Joaquin Valley is the formation of tule fog. This low lying ground fog is prevalent throughout the Valley during the months of November through February. Its



COLLINS & ASSOCIATES
PLANNING CONSULTANTS

REGIONAL LOCATION

EXHIBIT NO. 1

presence usually prevents the temperature from dropping below freezing levels. This has figured importantly in the citrus industry in that the fog serves to protect citrus trees from freezing temperatures.

Land Use Planning

Generally, the growth of Poplar and Cotton Center has occurred in a "well-planned" fashion. The communities have developed in a contiguous, compact manner and leap frog growth into the surrounding agricultural areas has been prevented. There is about a quarter mile of open space between the two communities.

Crops grown on the surrounding agricultural lands include citrus, field crops, and vineyards. There is relatively little rural residential development (1 to 5 acre ranchettes) on the outskirts of the communities - therefore, future growth will generally not have to contend with existing scattered development.

Neither community has witnessed much growth during the past twenty years. This has been largely due to the fact that the communities have lacked a sewer system until 1994. Prior to this, wastewater was disposed of on individual lots through a variety of methods including cesspools, septic tanks with leach field systems, grey water systems, and outdoor privies. In 1986, a study was conducted by Tulare County to determine the extent of sewage disposal problems in the community. An addendum to the study in 1989 found that about 57% of the on-site disposal systems were experiencing failures. At that time the Tulare County Board of Supervisors declared a building moratorium.

In response to the moratorium, the Poplar Community Services District, which provided water service to the Poplar area, elected to construct a wastewater treatment plant and sewage collection system for the community. Financed through a combination of federal grants and loans, the treatment plant and sewer lines were installed in 1994. The treatment plant is located southwest of the urbanized portion of Poplar. The plant provides primary sewage treatment and has a treatment capacity of 0.34 million gallons per day (mgd).

The design capacity of the wastewater treatment plant is 340,000 gallons per day of effluent. Assuming that per capita flow remains at 70 gpd/capita, this equates to a maximum serviceable population of 4,857 persons. The population in 2015 is estimated to be somewhere between 4,941 persons (3.9% growth) and 6,279 persons (4.9% growth). Thus, plant capacity is somewhere between 93% and 77% of the year 2015 projected population.

The District's sewage collection system extends only as far north as Avenue 148 and does not include Cotton Center. Therefore, properties in Cotton Center still use on-site septic systems for sewage disposal. Presently, the Poplar Community Services District is considering an annexation of certain (but not all) properties in the Cotton Center area.

Land Use

A land use survey was conducted within Poplar/Cotton Center's Urban Area Boundary (UAB) in the summer of 1995. Land use patterns in the community area are typical of many other unincorporated valley towns. The dominant land use is single family residential. It should be noted, however, that many lots in Poplar and Cotton Center have second residential units. Mobile homes are also used on many parcels. It is possible that a number of these second units were constructed without building permits and exist illegally. A monitoring "sweep" conducted by Tulare County found 75 illegal units in Poplar. The sweep was conducted prior to installation of the community sewer system.

Commercial uses are generally concentrated along Road 192, the main north/south thoroughfare in the communities. Along this street are several markets, garages, truck storage yards, churches and other commercial operations. There are also a number of dwellings located along this street. Cotton Center contains a concentration of service commercial uses related to trucking. These operations exist on all four corners of Road 192 and Avenue 152.

Heavy industrial uses are generally absent from Poplar/Cotton Center. This is largely due to the fact that there has been no community sewer facility to handle industrial strength effluent. Additionally, the lack of rail lines has prohibited the development of industries dependent on rail transport. (typically cold storage facilities).

Exhibit 2 shows the distribution of land uses within the planning area. Table 1 shows a breakdown of land uses within the original Urban Area Boundary.

Table No. 1
Land Use
Poplar/Cotton Center Original Urban Area Boundary

<u>Land Use Category</u>	<u>Acres</u>	<u>Percent of area</u>
Single Family Residential	112.3	18%
Multiple Family Residential	0.3	<1
Commercial	53.3	9
Public/Quasi-public	18.4	3
Agriculture	410.5	66
Vacant	7.8	1
Street R.O.W.	19.9	3
Total	622.5	100%

Source: Collins & Associates, 1995

Existing Zoning

The Poplar Urban Area Boundary (UAB), established by Tulare County in 1974, encompassed about 622 acres. Tulare County zoned parcels within the UAB consistent with the Tulare County General Plan. Table 2 provides a breakdown of each zone, the amount of acreage it occupies, the acreage that is vacant within the zone, and the acreage that is in agricultural use. Exhibit 3 is the existing zoning map for Poplar/Cotton Center. Zoning within the plan area is currently under review.

The table shows that the A-1 zone occupies the vast majority of the UAB, accounting for about 64% of the area zoned. The table reveals that there is very little vacant acreage in the planning area. Only about 8 acres of vacant land exists and the bulk of that is on one parcel zoned M-1. About 2.5 acres of vacant land zoned R-A-M are scattered throughout the planning area.

The table also shows the amount of agricultural land by zone. Almost 375 acres of land in the UAB is used for agriculture. This is more than half of the land within the UAB. By zone, the A-1 zone contains the greatest amount of land used for agricultural purposes. The A-1 zone has historically been employed by Tulare County as a "holding" zone for lands immediately surrounding urban areas. These lands are those most likely to experience conversion to urban uses.

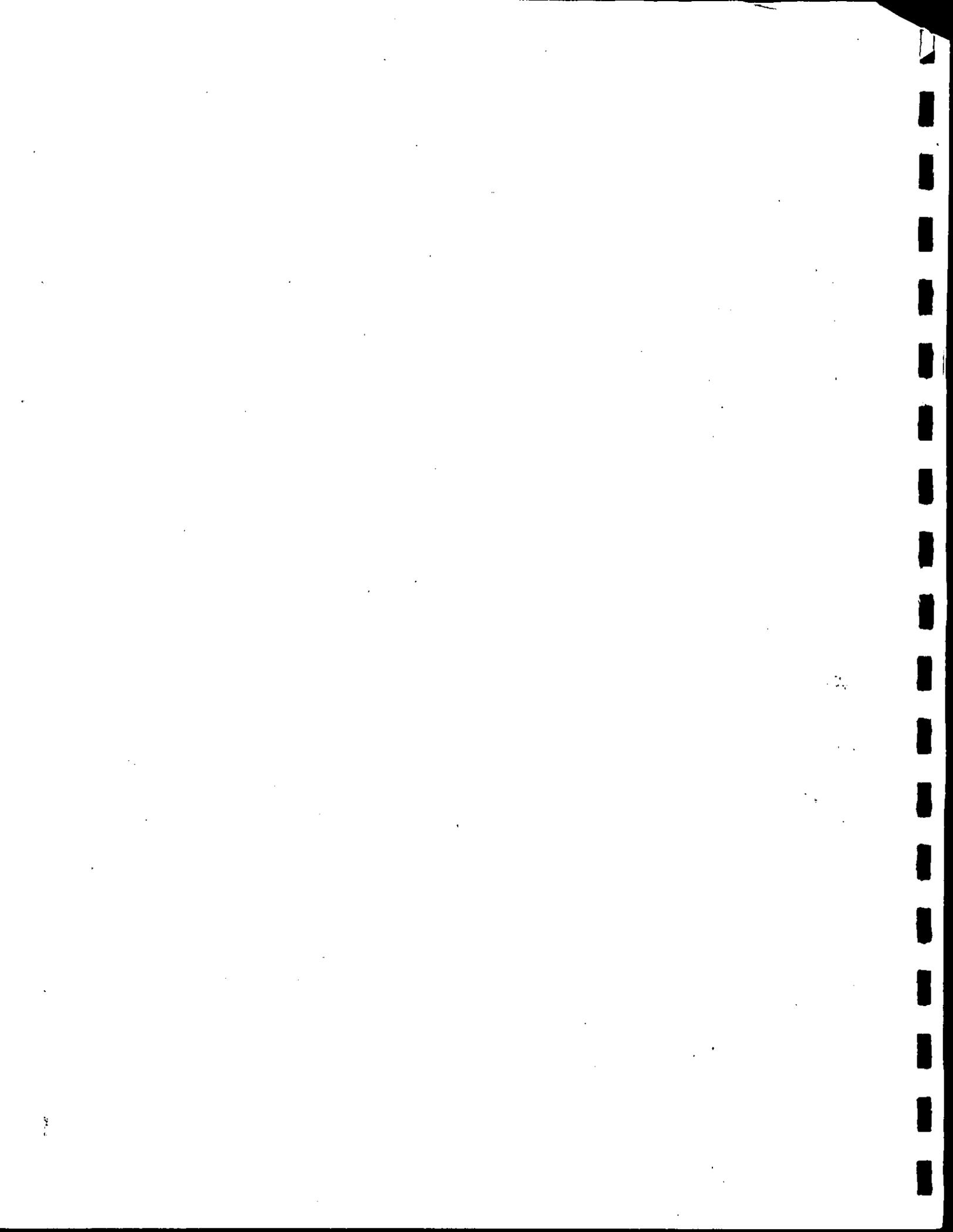
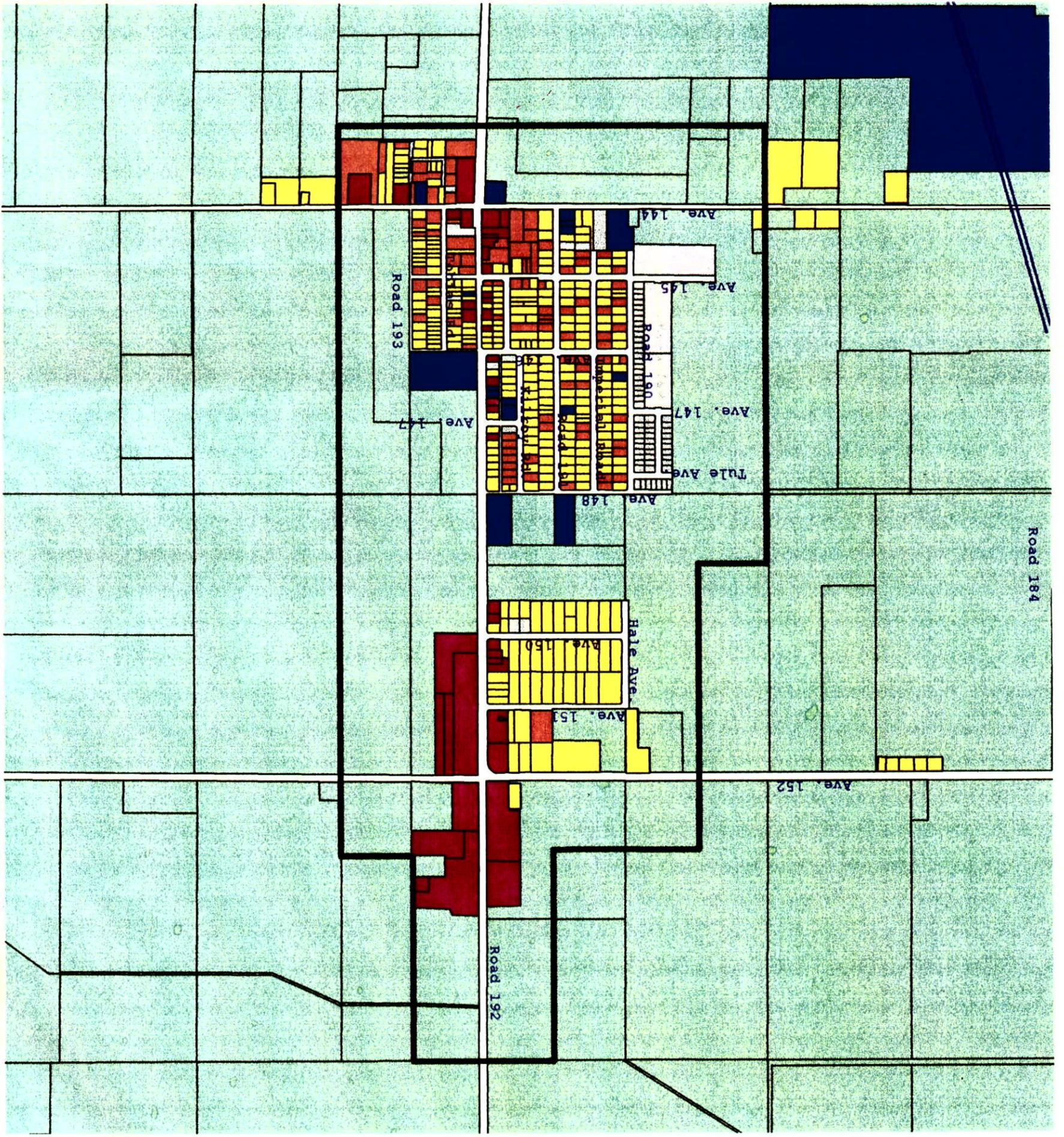


EXHIBIT 2

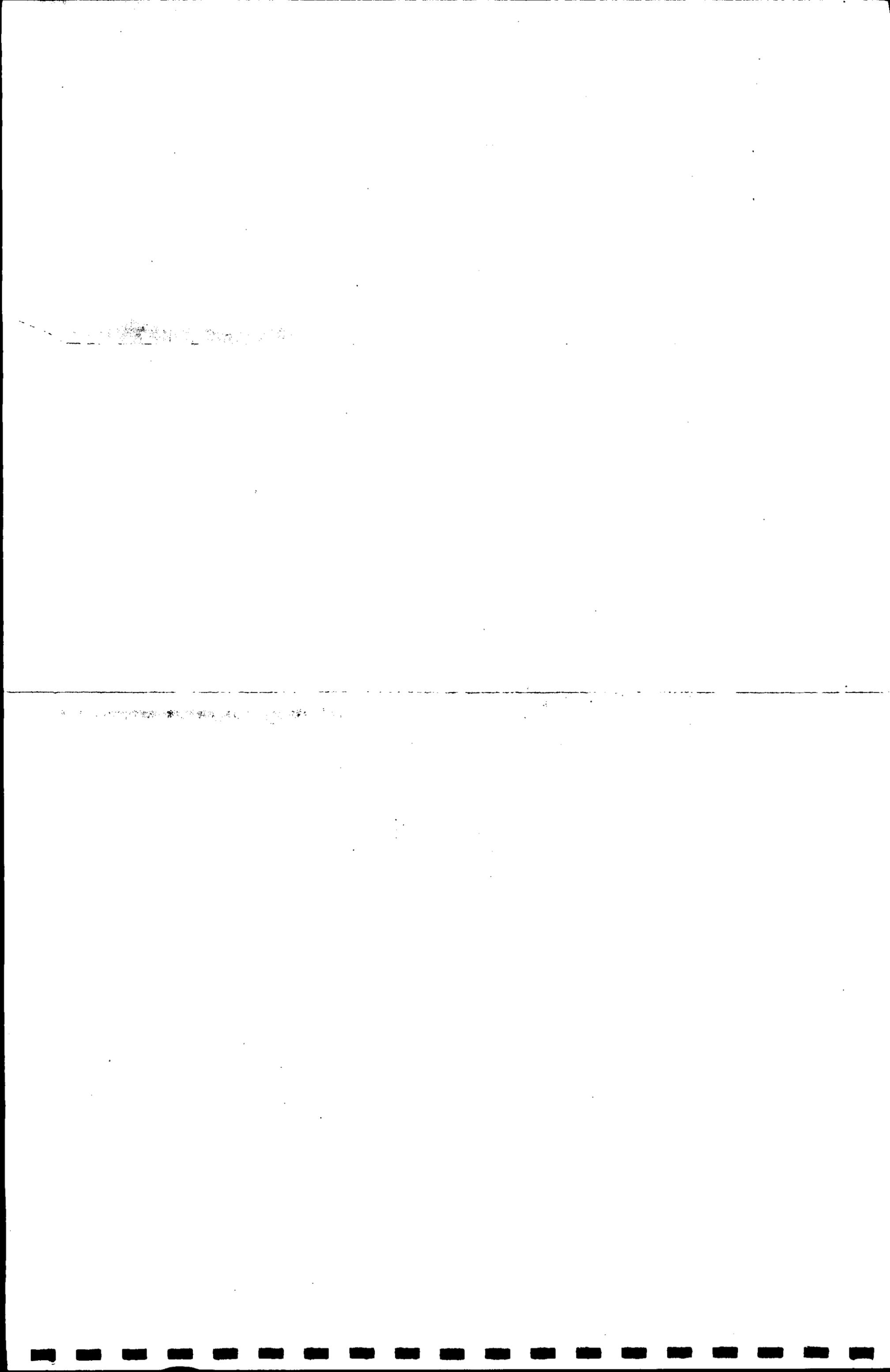
Poplar/Cotton Center
Existing Land Use

0 0.25 Miles

	Commercial
	Public/Quasi-Public
	Two or more single family dwellings
	Single Family Residential
	Multiple Family Residential
	Vacant
	Agriculture
	Urban Area Boundary
	Electrical Tower Right-of-Way





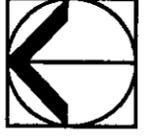


Existing Zoning

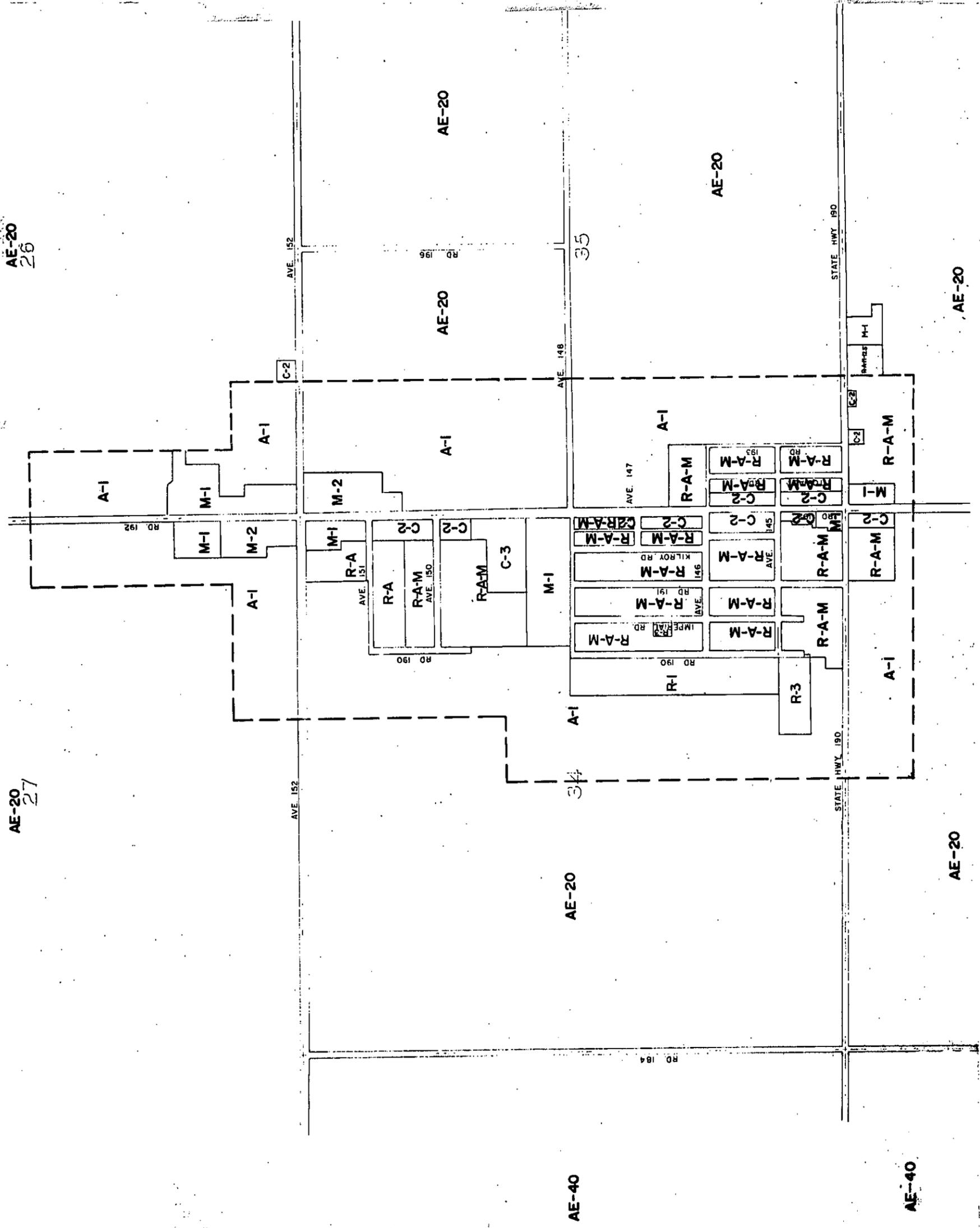
R-A	Rural Residential
M	Special Mobilehome zone
R-1	One family Residential
R-3	Multiple Family Residential
AE-20	Exclusive Agriculture - 20 acre minimum lot size
AE-40	Exclusive Agriculture - 40 acre minimum lot size
A-1	Agriculture
C-2	General Commercial
M-1	Light Manufacturing
M-2	Heavy Manufacturing

Poplar/Cotton Center Community Plan

EXHIBIT NO. 3



COLLINS & ASSOCIATES
PLANNING CONSULTANTS



**Poplar/Cotton Center Community Plan
Chapter 2: Community Profile**

The bulk of the current urban area in Poplar/Cotton Center is encompassed in the R-A-M zone. This is the Rural Residential zone with a special Mobilehome designation. The Rural Residential zone is intended for single family dwellings with limited agricultural activities permitted. This zone was applied to many rural residential areas of Tulare County. The special mobilehome designation was applied to permit the establishment of mobilehomes under certain conditions. The State of California now requires municipalities to permit manufactured homes on all residentially-zoned land.

The only area zoned R-1 (Single Family Residential) lies on the west side of Poplar, west of Road 190. This area was zoned in anticipation of a proposed single family residential subdivision being developed by Self-Help Enterprises.

Two parcels are zoned R-3 (Multiple Family Residential). One of these contains about 5 acres and is presently undeveloped. To date no substantial multiple family developments exist in Poplar. This is due to the absence of a community sewage treatment system in the past.

Commercial and industrial zoning exists along the main thoroughfares in Poplar and Cotton Center. The County has applied C-2 and C-3 zoning to several parcels along Road 192. Industrial zoning (M-1 and M-2 zones) have also been applied at various locations along Road 192.

**Table No. 2
Existing Zoning
Poplar/Cotton Center Original Urban Area Boundary**

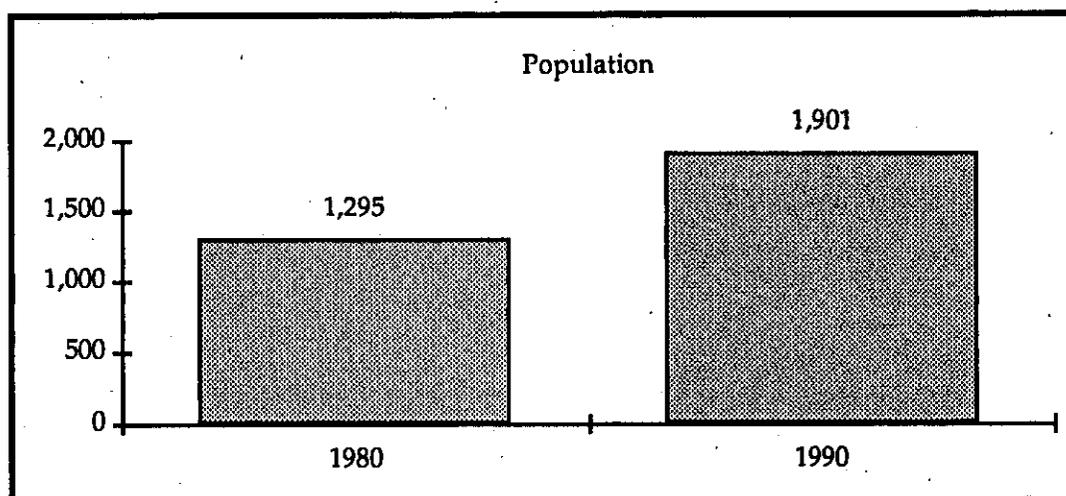
<u>Zone</u>	<u>Acres*</u>	<u>Vacant Acres</u>	<u>Acres in Agriculture</u>
R-A	11.7	0	0
R-A-M	116.9	2.5	15.4
R-1	16.9	0	16.9
R-3	5.8	0	5.3
C-2	15.9	0.2	1.5
C-3	7.3	0	7.3
M-1	35.7	5.1	0
M-2	8.6	0	0
A-1	383.8	0	374.3
Total	602.6	7.8	420.7

* Net Acres. Does not include street right-of-way.
Source: Collins & Associates, 1995

Population

The U.S. Census showed that from 1980 to 1990, the population of Poplar/Cotton Center grew from 1,295 to 1,901 persons, an increase of 47% over the ten year period - equivalent to an average 3.9% per year growth rate.

Figure No. 1
Population



Source: U.S. Census Bureau, 1990

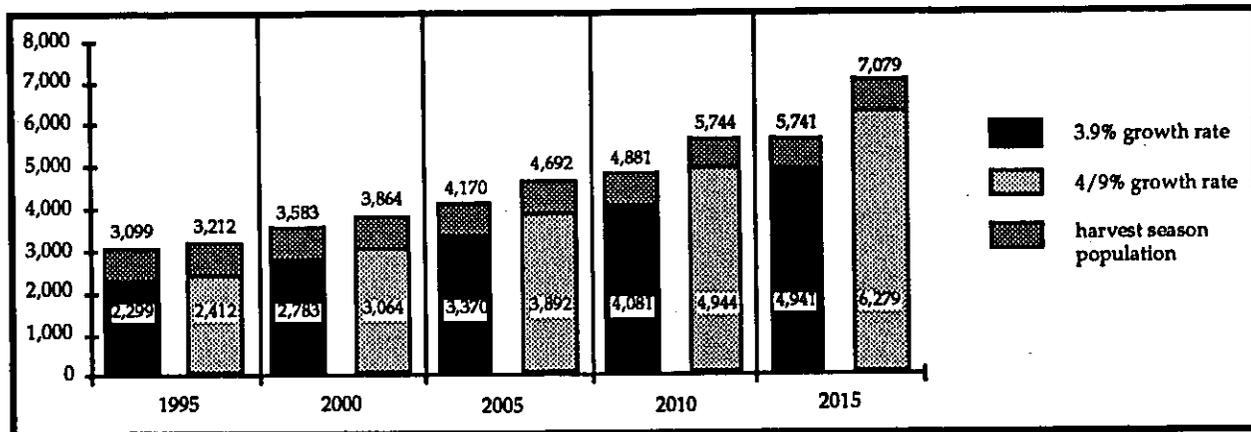
Projected Population

County Planning Staff has developed two population projections for Poplar/Cotton Center based on historical growth patterns as observed for the time period 1980 - 1990. Prior to 1980, the Census Bureau did not recognize Poplar/Cotton Center as a community distinct from the surrounding rural area and did not report population statistics for the town. In fact, only two reliable population figures are available for the community - the 1980 Census figure and the 1990 Census figure, as discussed in the previous section.

The growth rate from 1980 to 1990 averaged 3.9% per year. This rate is applied to the plan period 1995 - 2015, as shown in Figure 2. Also shown in this figure is the projection which results from using a 4.9% per year growth rate. The 4.9% growth rate scenario was included to reflect the possibility that the 1980 - 1990 Census-based projection underestimates the real growth rate of the community, which may have been suppressed by the four-year moratorium on septic systems prior to installation of the wastewater treatment plant (1988 - 1991). Population projections are discussed further in Chapter 3.

A significant component of Poplar's population is the seasonal migration of farm workers. This increase in workers is estimated to swell the local population by about 800 persons during harvest season. This population component is also shown in Figure 2.

Figure No. 2
Population Projection



Source: Collins & Associates, 1995

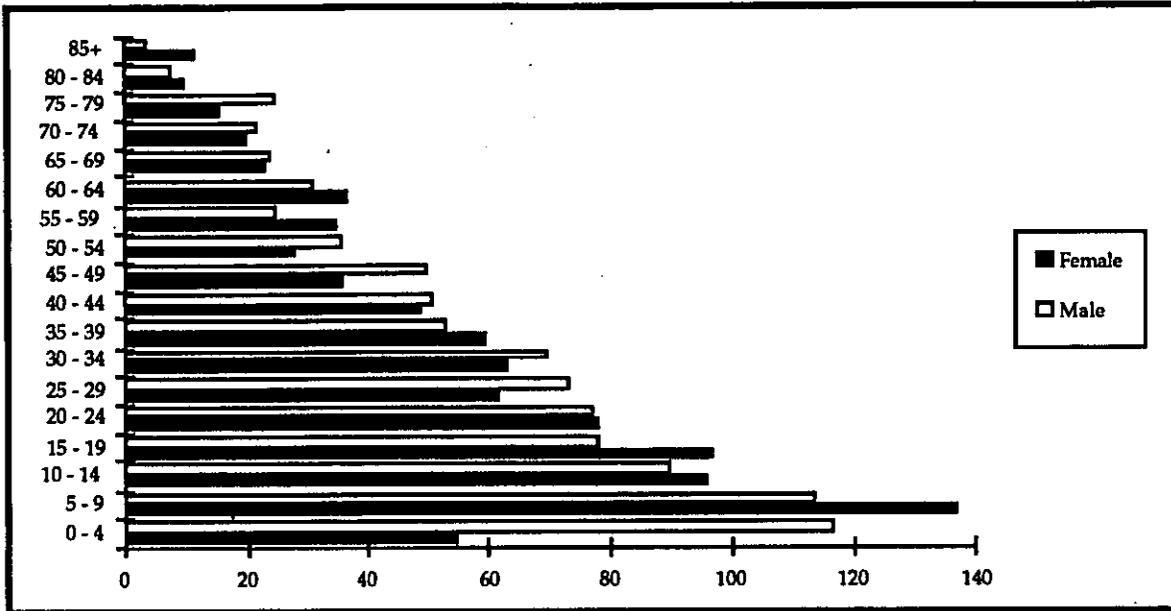
Age Structure

Population by age category is an important indicator of what impact the population will have on the community's services and infrastructure in the future. For example, if the number of women in the child-bearing years, 15-44, is substantial, it can have a marked impact on natural growth (births). This increase in births will create a demand for services like day-care centers, lower grade elementary classrooms, parks and pediatric health care. Figure 3 depicts the age structure in Poplar/Cotton Center, derived from the 1990 Census.

Ethnicity

Table 3 displays the ethnic makeup of Poplar/Cotton Center. The table shows that the population is divided into three major groups with the largest segment being Hispanic. The planning area also has a large concentration of persons of Asian descent.

Figure No. 3
Community Age Structure



Source: U.S. Census Bureau, 1990

Table No. 3
Ethnicity

	White	Hispanic	Asian	Other
Number	638	847	398	18
Percent	34%	44%	21%	1%

Source: U.S. Census Bureau, 1990.

HOUSING

Type

According to the 1990 Census there were 495 housing units in the Poplar/Cotton Center Census Designated Place (CDP). Of these, 474 were occupied and 21 were vacant. Of the occupied units, 352 (74%) were single family dwellings, 17 (4%) were multiple family dwellings and 99 (21%) were mobile homes. Six units were classified as "other".

Tenure

Tenure refers to whether a dwelling is occupied by its owner or is rented by its owner to another party. Table 4 displays housing tenure in the planning area.

Table No. 4
Housing Units by Type and Tenure

<u>Unit Type</u>	<u>Number of Units</u>	<u>Owner-Occupied</u>	<u>Renter Occupied</u>
1 unit	352	190	162
2 units	9	1	8
3 + units	8	4	4
Mobilehomes	99	42	57
Other	6	4	2
TOTAL	474	241 (51%)	233 (49%)

Source: U.S. Census Bureau, 1990

The table shows that tenure in Poplar/Cotton Center is split nearly evenly among dwelling units that are owner-occupied and those that are rented. This contrasts with Tulare County as a whole where 60 percent of all units are owner-occupied and 40% are rented. It is likely that the second and third housing units placed on many of the single family lots are there to provide the owners with rental income in addition to housing extended families.

Housing Conditions

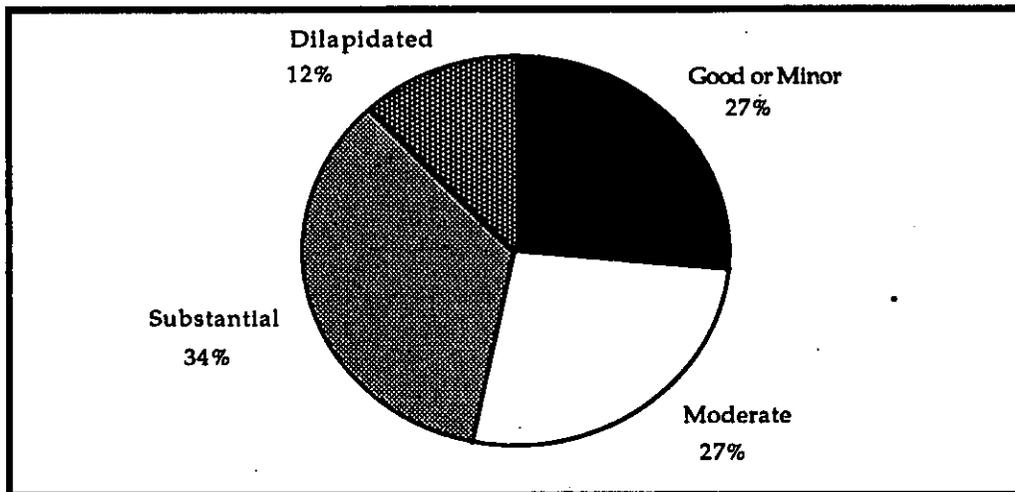
The health or viability of a community can often be measured by the condition of its housing stock. A housing conditions survey was conducted as part of the community plan preparation. Each housing unit was rated on a four point scale as listed below:

<u>Rating</u>	<u>Description</u>
1)	Minor: Structure needs minor roof repair, patching, or painting.
2)	Moderate: Structure needs upgrading or repair of major structural systems.
3)	Substantial: Structure needs reconstruction of basic structural systems.

- 4) **Dilapidated:** A structure in need of more than two major repairs and/or a high number of minor repairs which makes the rehabilitation of the structure economically infeasible.

The survey revealed that a significant number of dwelling units are in substandard condition.

Figure No. 4
Housing Conditions



Source: Collins & Associates, 1995

Table No. 5
Housing Conditions by Unit Type

<u>Unit Type</u>	<u>Minor</u>	<u>Moderate</u>	<u>Substantial</u>	<u>Dilapidated</u>
Single Family	93	85	113	49
Multiple Family	6	0	0	0
Mobile homes	29	43	52	8
TOTAL	128 (27%)	128 (27%)	165 (34%)	57 (12%)

Source: Collins & Associates, 1995

The survey revealed that 73% of the dwellings in the Poplar/Cotton Center Urban Development Boundary are in substandard condition. Twelve percent of the dwellings were rated as dilapidated and are not economically feasible to repair. It should be stressed that the rating system used is subjective and that the figures

above are not exact. However, the survey gives a general indication of housing conditions in the community and point towards a problem in the condition of the local housing stock.

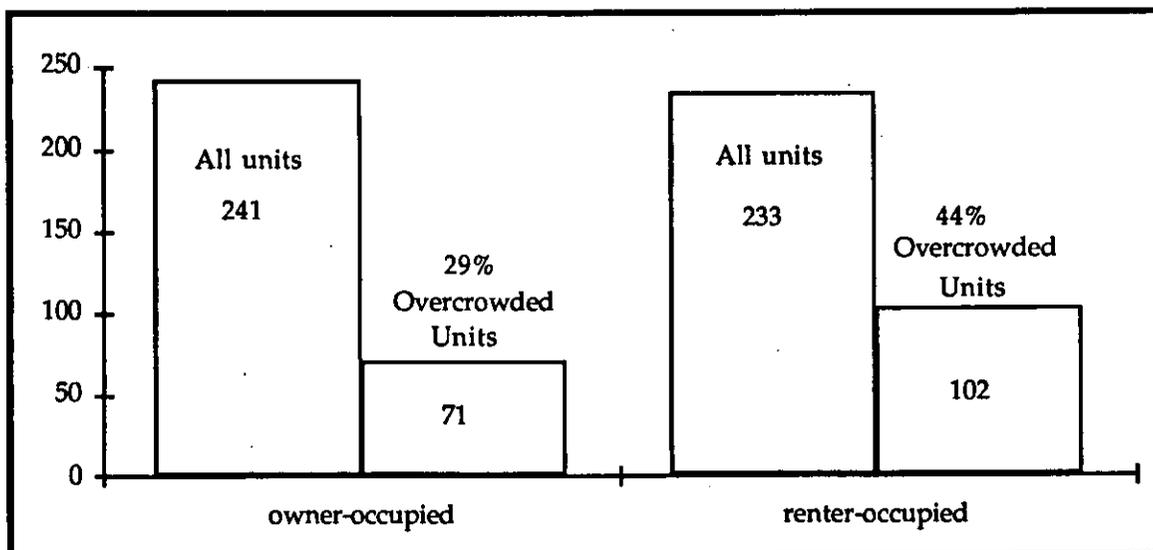
Some housing rehabilitation work has been performed in Poplar/Cotton Center with the assistance of Self-Help Enterprises, a nonprofit housing corporation. Since 1980, Self-Help has assisted in the rehabilitation of 10 homes in the community. Assistance is rendered through the offering of low interest loans and in technical help with the actual construction work. Unfortunately, given the number of housing units in a deteriorated condition, much more work remains to be done.

In addition to rehabilitation activities, Self-Help is currently constructing a new 107 parcel single family residential subdivision, on the west side of Poplar, along Road 190. The subdivision is planned to occur in two phases with the first phase to include the development of 60 lots.

Overcrowding

Overcrowding is defined by the State Department of Housing and Community Development as units that have more than one person per room (excluding bathrooms, kitchen, hallways, and closets). Figure 5 shows the number of units that were overcrowded, according to the 1990 Census.

Figure No. 5
Residential
Overcrowding



It is possible that the actual overcrowding rates are much higher, especially during harvest season when migrant workers swell the community's population. The Census also revealed that Poplar/Cotton Center has 4.01 persons per dwelling unit. This is significantly higher than the Tulare County average of 3.12 persons per unit.

Vacancy

In 1990 Poplar/Cotton Center had 21 units that were vacant. This translates into a vacancy rate of 4.2%. Of the vacant units, eleven were listed as "for rent" and none were listed for sale. The absence of units for sale suggests that it is difficult for Poplar to retain its young persons - who are likely to seek housing and employment elsewhere.

Affordability

Spending too much of one's income on housing does not leave enough for life's other requirements. For many years, the standard maximum figure for housing cost as a percent of income has been 25 percent. More recently this figure has surpassed 30 percent. Lower income households that exceed the 25 percent figure find themselves in a difficult position in that less money is available for other necessities, such as food, utilities and transportation.

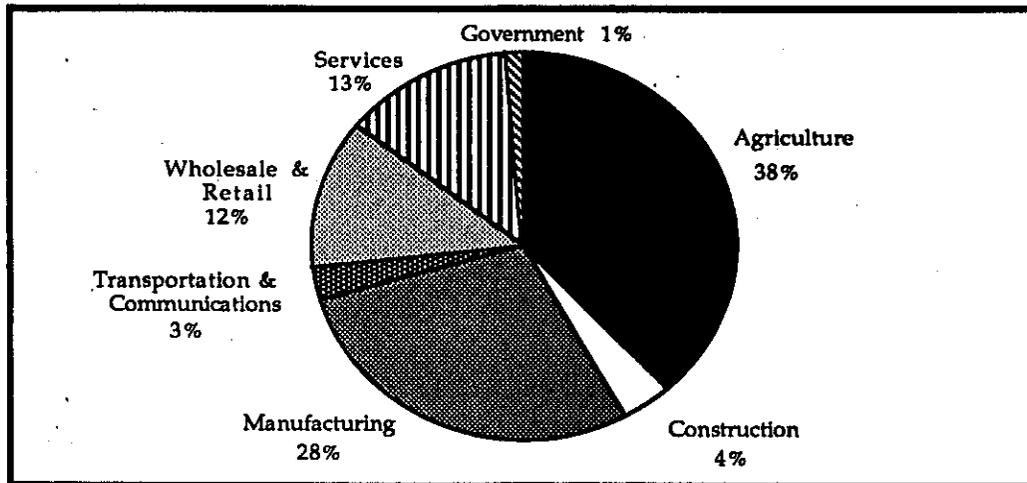
The median household income in Poplar/Cotton Center, determined by the 1990 Census was \$16,855. This compares with the median for Tulare County of \$24,450. Households with incomes less than 80 percent of the County's median income that pay more than 25 percent of their monthly income towards housing fall into the "low-income overpayment" category as established by the State Department of Housing and Community Development. In 1990, approximately 24% of the community's owner-occupied households were overpaying for housing while 57% of renter occupied households were overpaying. In total, 44% of the households in Poplar/Cotton Center fell into the overpayment category.

ECONOMY

Employment

Not surprisingly, employment of the residents of Poplar/Cotton Center is dominated by persons working in the agricultural sector. About 38% of the local workforce is employed in this sector. This compares with about 19% for Tulare County as a whole. Noticeably absent in the workforce picture is the complete lack of employment in the finance trades (includes finance, insurance, and real estate).

Figure No. 6
Employment



Source: U.S. Census Bureau, 1990

Income

Poplar/Cotton Center's 1990 median household income of \$16,855 is among the lowest among unincorporated communities in Tulare County. As a comparison, the figure for Tulare County as a whole is \$24,450 and Visalia's, the County seat is \$29,463.

The community's low median income is primarily related to employment patterns mentioned previously. Since many agricultural jobs are seasonal and the wages for agricultural labor jobs have traditionally remained low, incomes in Poplar/Cotton Center are correspondingly lower.

Because of the lower income levels, about 42 percent of the population in Poplar/Cotton Center was living below the poverty level in 1990. For Tulare County as a whole, the figure is 29 percent.

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

PUBLIC SERVICES

Police Protection

Police protection is provided to the community by the Tulare County Sheriff's Department operating out of the Porterville substation located at 379 North Third Street. The station handles police services in southeastern Tulare County, including the communities of Terra Bella, Ducor, Richgrove, Woodville, Plainview, Strathmore and unincorporated areas around Porterville. Poplar/Cotton Center are included within an assigned beat that also includes Woodville. Personnel with the Sheriff's Department indicated that Poplar/Cotton Center are relatively "quiet" communities.

Fire Protection

Fire protection and emergency medical services are provided by the Tulare County Fire Department/California Division of Forestry. Poplar/Cotton Center is served by the West Olive Station located at 22315 West Olive (Avenue 152) on the west side of Porterville. Crews at this station can respond to calls from the planning area in about six minutes. Backup assistance can be provided by the Woodville station and the Doyle Colony station.

The West Olive Station is staffed by four full time firefighters with two on duty at any given time. These personnel have training as Emergency Medical Technicians. The station also has a volunteer crew with 18 positions. Currently, 13 positions are filled. The station operates a 1,250 gallons per minute (gpm) pumper truck, a 500 gpm water tender and a 250 gpm light engine.

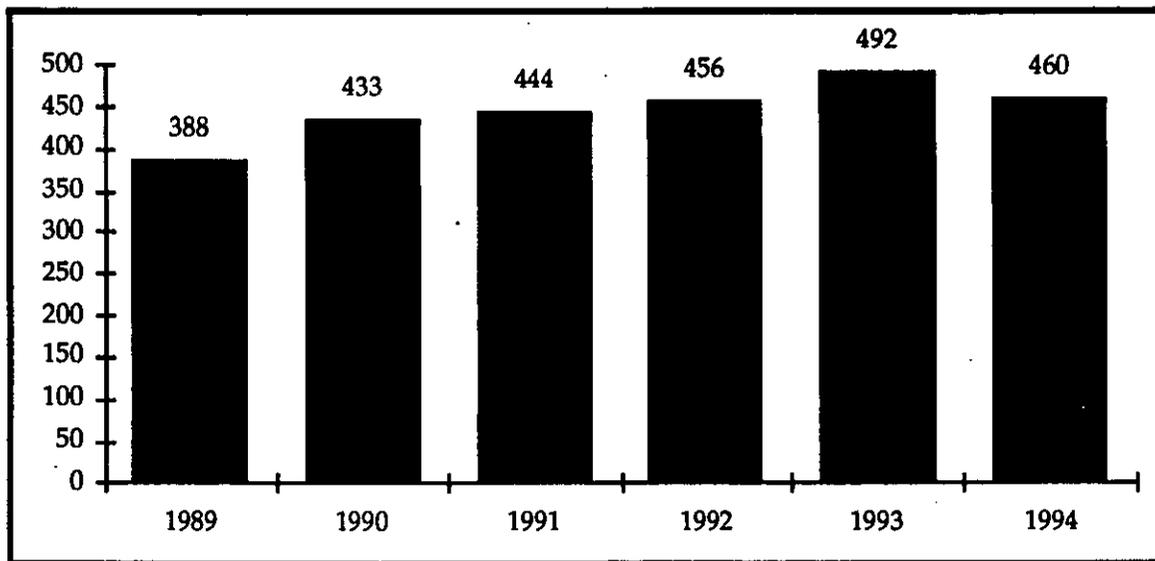
The Fire Department reports that areas served by Poplar Community Service District's water system have adequate water pressure for fire suppression purposes. The residential portion of Cotton Center is served by Williams Mutual Water Company and does not have fire hydrants. Most of the commercial uses in Cotton Center have individual wells and some were required to install large water tanks that can be tapped by the Fire Department to aid in fire suppression.

Areas of Poplar served by the community water system are rated 5 on a scale of 1 to 10, by the Insurance Service Office (ISO) rating system (1 is the best rating while 10 is the lowest). Areas within the community not served by the water system are rated 8.

Schools

Poplar/Cotton Center is served by three elementary school districts (see Exhibit 4 for district boundaries). Pleasant View School District serves the west and southern portions of the community; Rockford Elementary serves the east side of town; and Woodville Elementary serves an unpopulated portion of Cotton Center, north of Avenue 152. Porterville Public Schools provide high school education. The closest elementary school is the Pleasant View Elementary School on Road 184 southwest of Poplar. Five year enrollment trends for the school districts are displayed below. For Pleasant View Elementary, enrollment has increased at an average of 3.6% per year during the period 1989 - 1994, but has ranged from a high of 11.6% to a low of -6.5%.

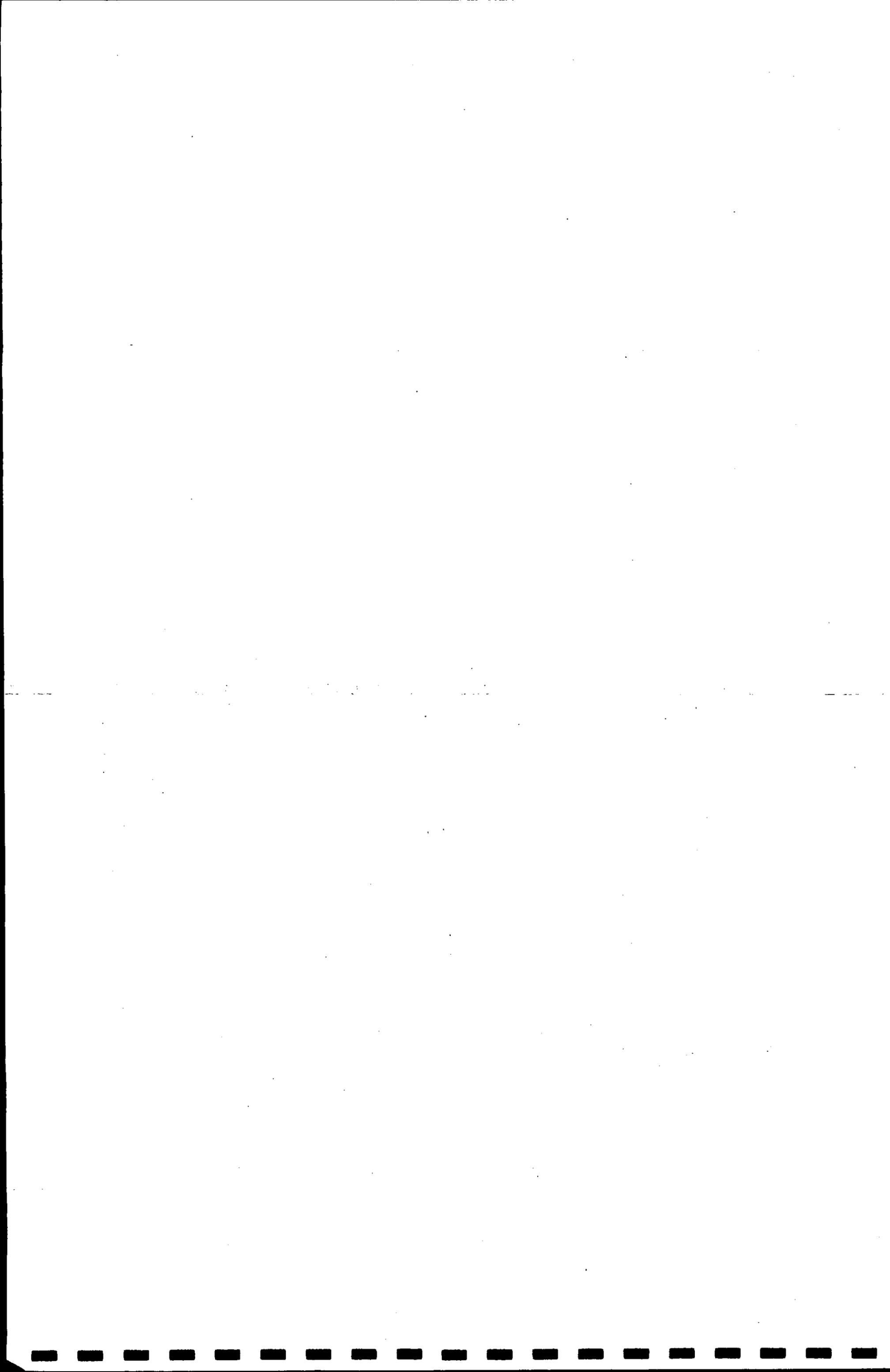
Figure No. 7
Pleasant View School District Enrollment



Source: Tulare County Department of Education, 1995

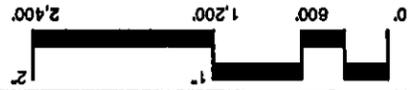
Figure 8 displays enrollment trends for Rockford Elementary School. Enrollment has been increasing at slightly over 2% per year but has ranged from -7.1% to 11.4%. Rockford Elementary School District includes areas east of Road 192 between State Route 190 and Road 152. Rockford School is located two miles east of Poplar/Cotton Center on Road 208.







COLLINS & ASSOCIATES
PLANNING CONSULTANTS



Poplar/Cotton Center
Community Plan

EXHIBIT 4

School District Boundaries

District Boundary

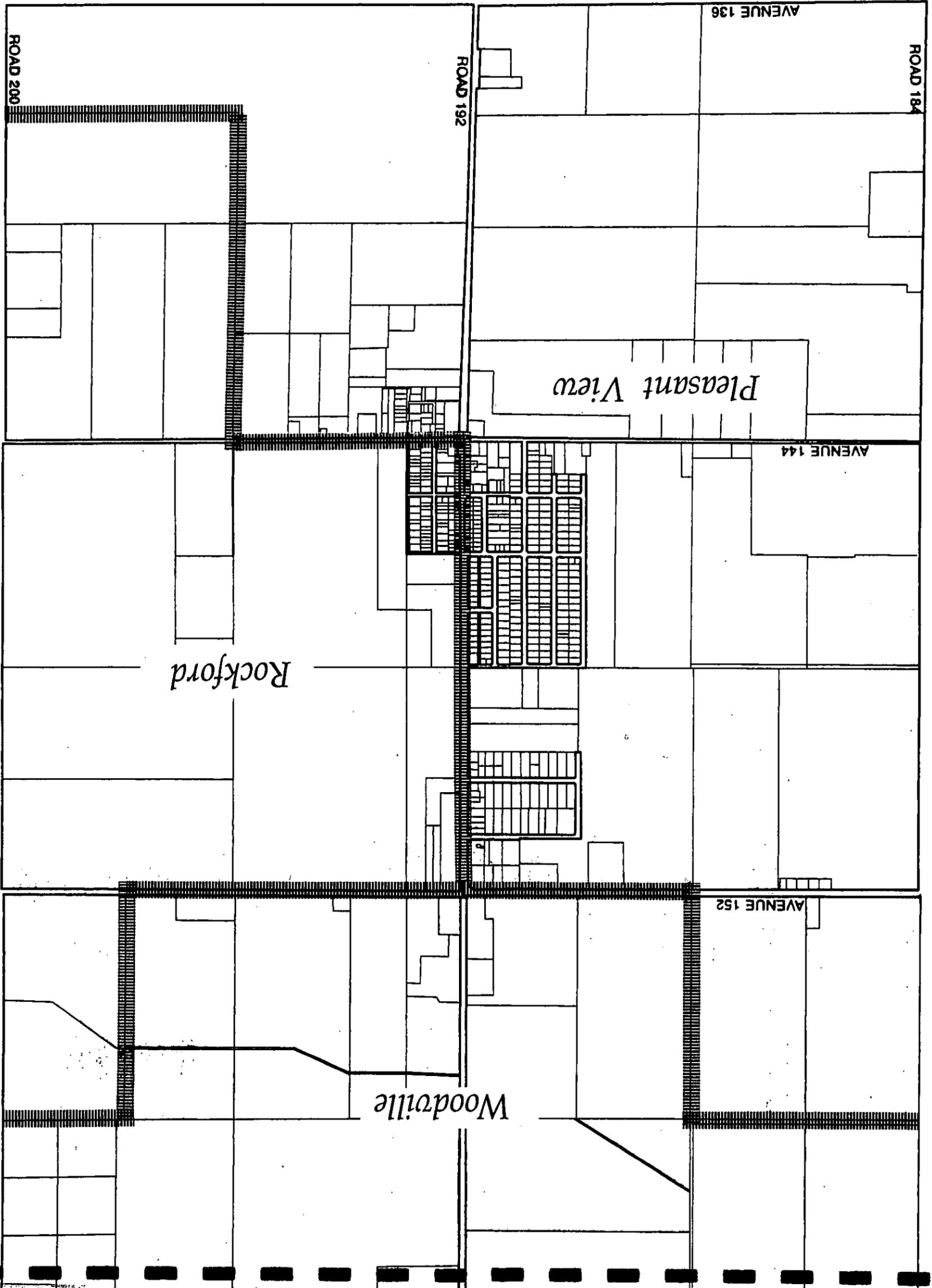
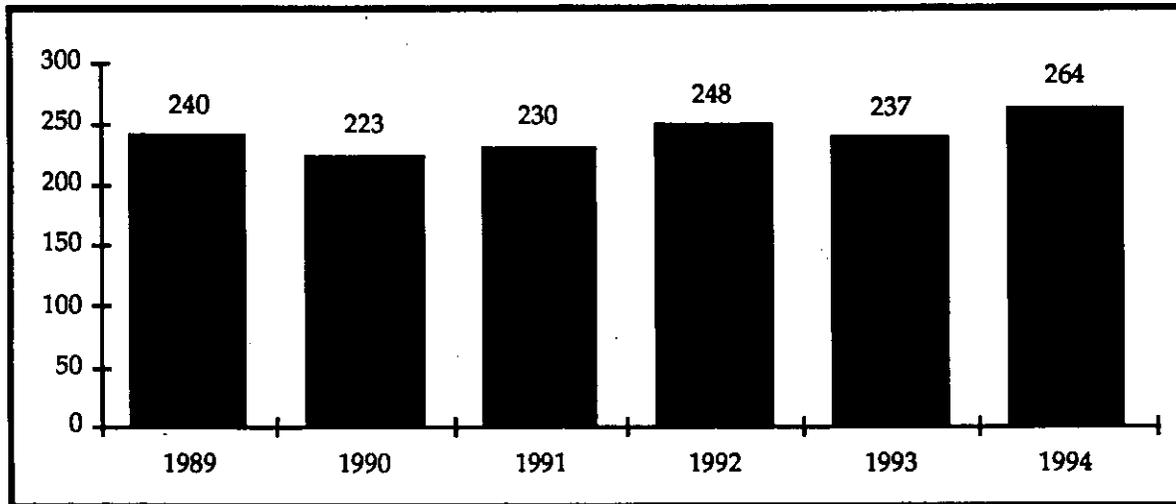


Figure No. 8
Rockford Elementary School District Enrollment



Source: Tulare County Department of Education, 1995

INFRASTRUCTURE

Sewer

Sewer service is provided to the Poplar portion of the community by the Poplar Community Services District. The wastewater treatment plant and collection system was constructed in 1994 to serve residences that were previously using septic tanks, outdoor privies and other disposal systems. The treatment plant is located southwest of Poplar, south of State Route 190, east of Road 184. The plant includes two aeration lagoons and two reclaimed wastewater storage ponds. Treated effluent is then used to irrigate crops on land immediately to the west.

Sewage collection is provided by a network of pipelines ranging from 8-inch collection lines and a trunk line ranging from 12 to 18 inches leading to the treatment plant (see Exhibit 5). The treatment plant is capable of processing 340,000 gallons per day of effluent. At the present the plant is servicing an estimated 2,300 residents which generate approximately 70 gallons per day per person. If per capita wastewater production remains constant, the plant will be able to service a maximum of 4,860 residents.



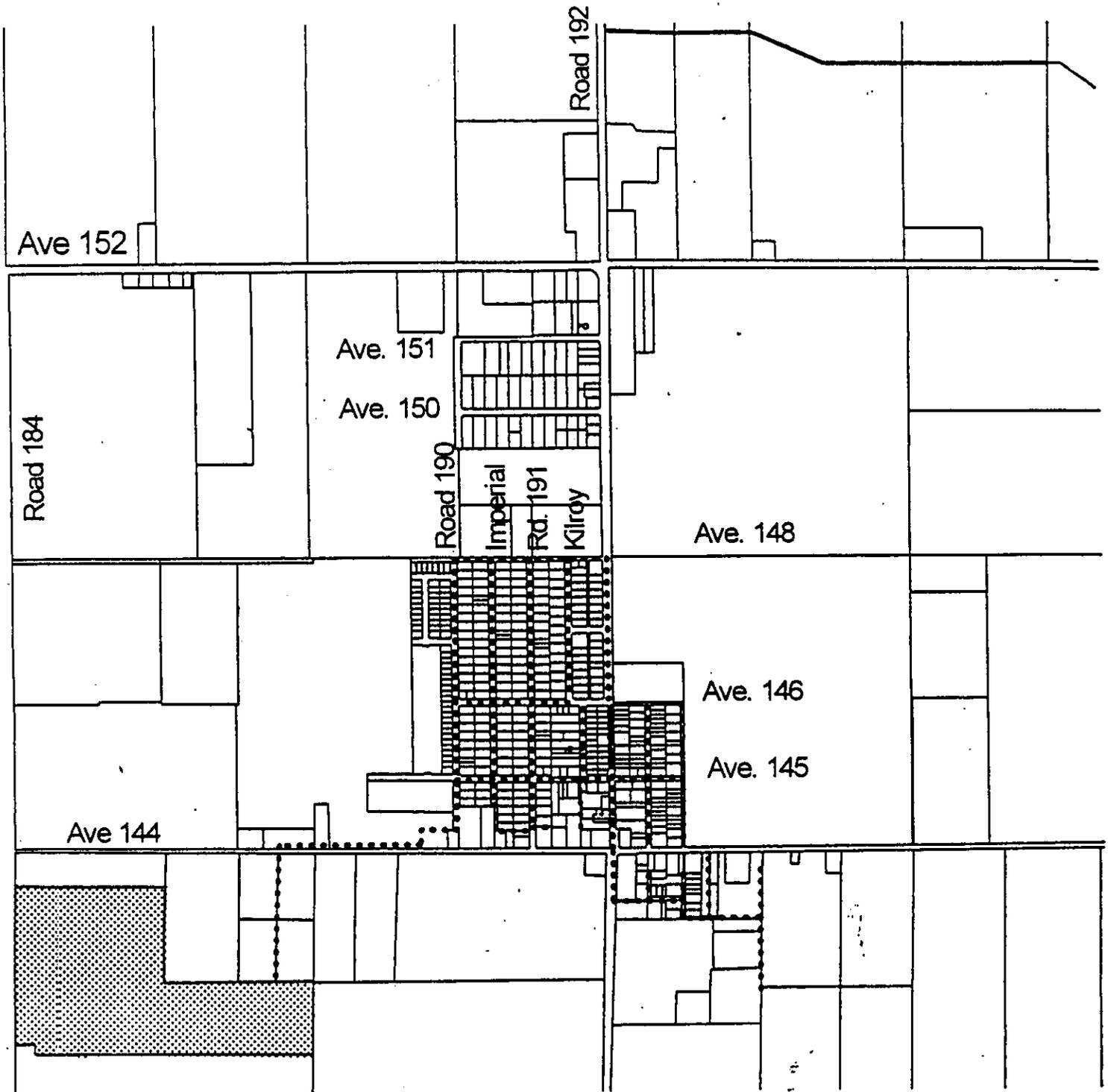


EXHIBIT 5

Poplar/Cotton Center
Sewer System



0 620 1240 Feet



Water Treatment Plant
Sewer Network
Parcels



Water

Water service is provided by three means within the community. Poplar Community Services District provides water to properties within Poplar. The system was constructed in 1978 and consists of three wells, a 293,000 gallon storage standpipe, and a distribution system including 4, 6, 8 and 10 inch lines (see Exhibit 6). The system is capable of producing 2,429 gallons per minute.

Water is pumped from depths of 80 to 380 feet. The static water table is about 75 feet below ground. According to the Tulare County Health Department, the quality of the water meets the State Health Services requirements for domestic water supply.

Fire officials indicate that water pressure within the Poplar water system is adequate for fire suppression purposes.

The residential portion of Cotton Center (as well as several commercial parcels) is served by the Williams Mutual Water Company. This older system includes one well, two 3,000 gallon storage tanks, and a distribution system consisting of 2" and 4" supply lines (see Exhibit 7). This system also meets State water quality requirements.

The remaining commercial areas of Cotton Center are served by individual privately owned on-site wells. To maximize fire suppression efforts, some of the commercial uses have been required to erect large water storage tanks. These tanks can be tapped by the fire department during emergencies.

Electrical Towers

Southern California Edison regional electrical transmission towers pass through the southwestern quadrant of the planning area, as shown on Exhibit 16. SCE has a 150-foot wide right-of-way for purposes of servicing the towers. This right-of-way is accommodated in the land use plan as described in Chapter 4.

CIRCULATION

Description

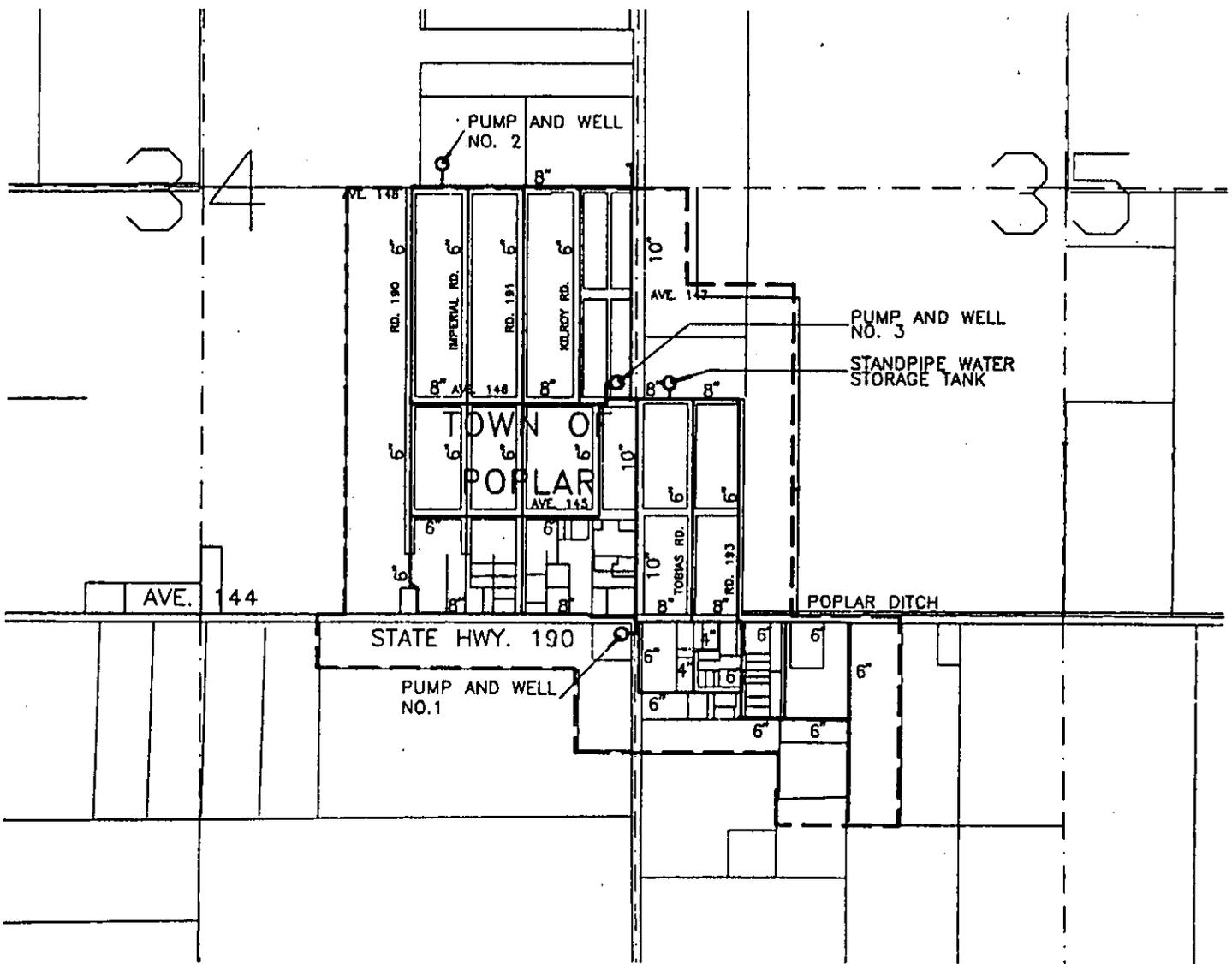
For a land use plan to operate effectively, it is imperative that a comprehensive circulation system be planned. Existing roadways must have the capacity to expand as traffic demands increase, and new roads must be planned so that one part of the community can be connected another.

EXHIBIT 6

WATER SYSTEM Poplar Community Services District



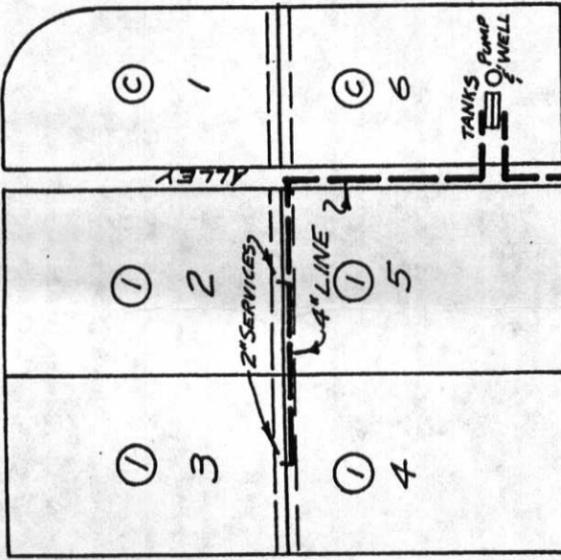
SCALE : 1" = 1000'



N.E. COR. SEC. 34, T.21S, R.22E, MDB&M

(AVE 152)

OLIVE ST.

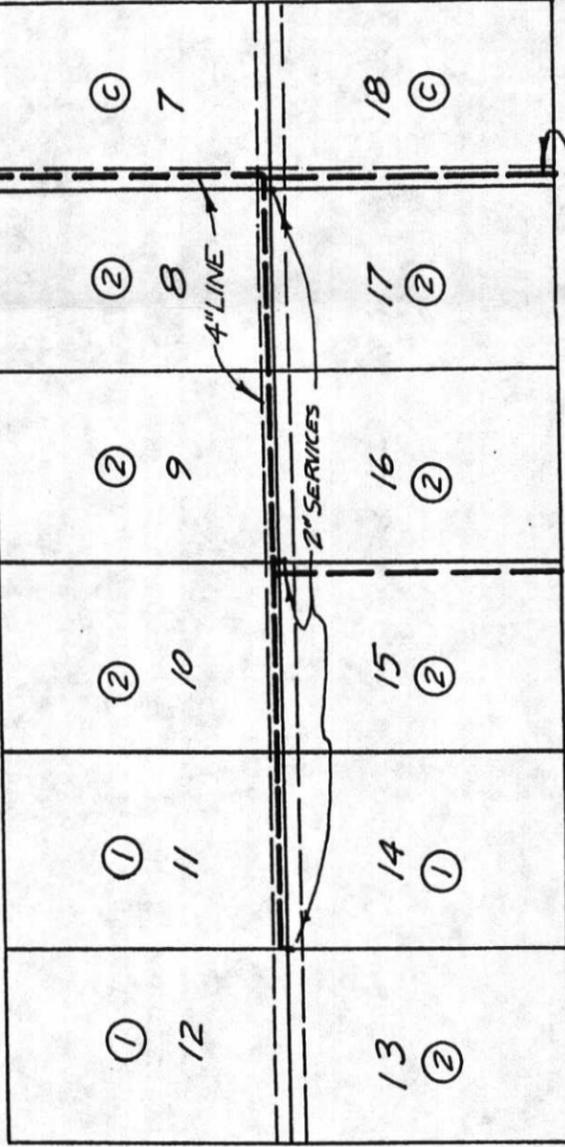


(RD. 192)

MOUNTAIN VIEW AVE

ST.

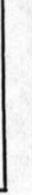
SIERRA VIEW ST.



2" LINE

ST.

MAPLE



NOTES:
 TYPE OF OCCUPANCY: (C) COMMERCIAL
 (2) RESIDENCE & NUMBER OF.

WELL: DIAMETER 14"
 DEPTH 225'
 PUMP: POMONA WITH 15 HP WESTINGHOUSE MOTOR
 TANKS: 2 - 3000 GAL. STEEL PRESSURE
 WELL TEST (JULY 5, 1961):
 STANDING WATER 89.3'
 DRAWDOWN 2.9'
 DISCHARGE HEAD 116.8'
 TOTAL PUMPING HEAD 203'
 OUTPUT 190 G.P.M.

EXHIBIT 7

WATER SYSTEM
 Williams Mutual Water
 Company

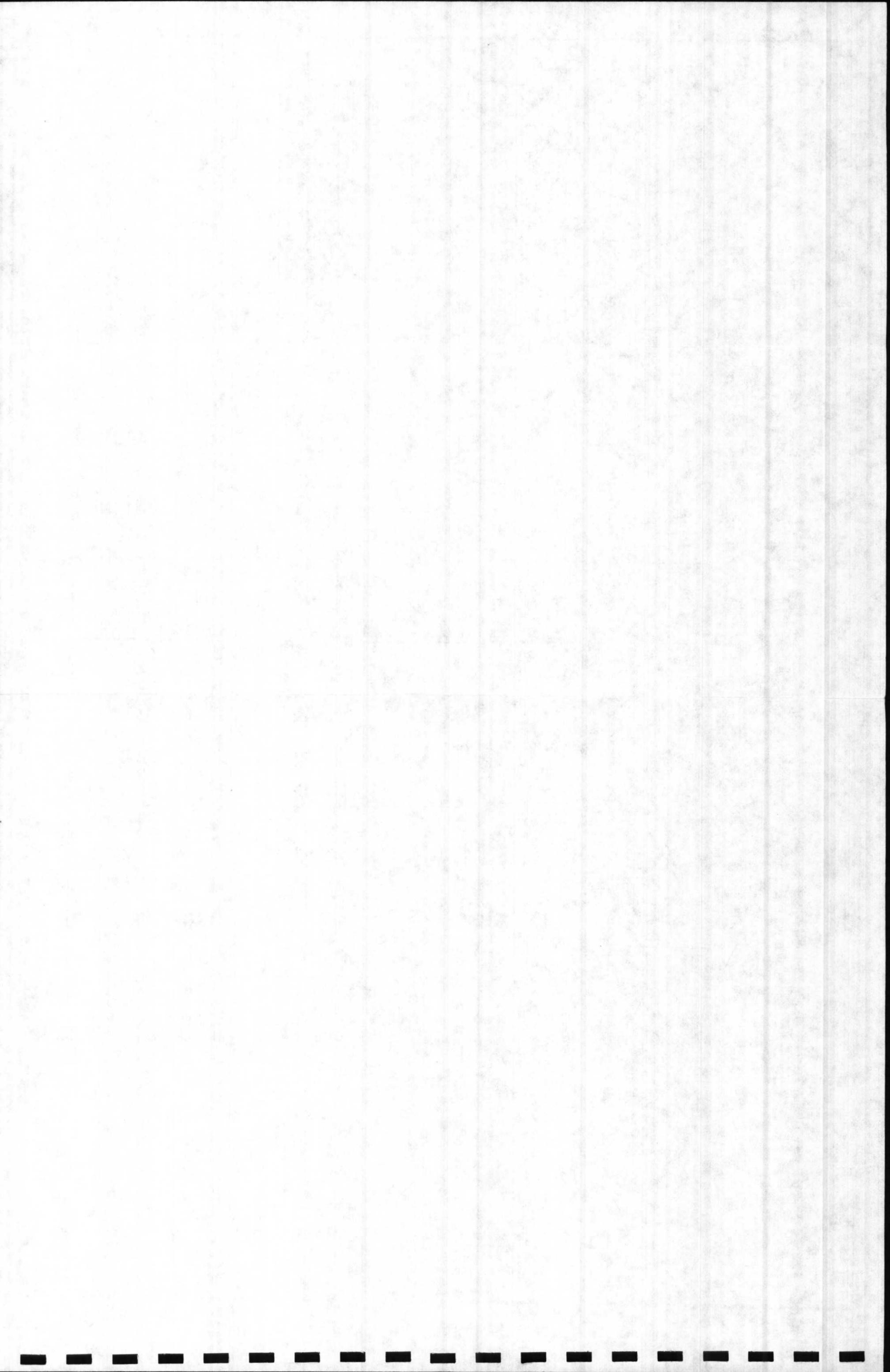
DISTRIBUTION SYSTEM

WILLIAMS MUTUAL WATER COMPANY

TRACT No. 162

BY: STETSON STRAUSS & DRESSELHAUS, INC.
 PORTERVILLE, CALIF.

Jan. 12, 1962.



**Poplar/Cotton Center Community Plan
Chapter 2: Community Profile**

Poplar has developed within the grid of major county roads in Tulare County. These roads are oriented to the cardinal points of the compass: north and south, east and west. Regional access is afforded by State Route 190. This connects Poplar with State Route 99 ten miles to the west, and with Porterville, five miles to the east. The highway continues past Porterville into recreational areas of the southern Sierra Nevada. This roadway is classified as a minor arterial through Poplar (see Exhibit 8 for existing street classifications in the Poplar/Cotton Center area).

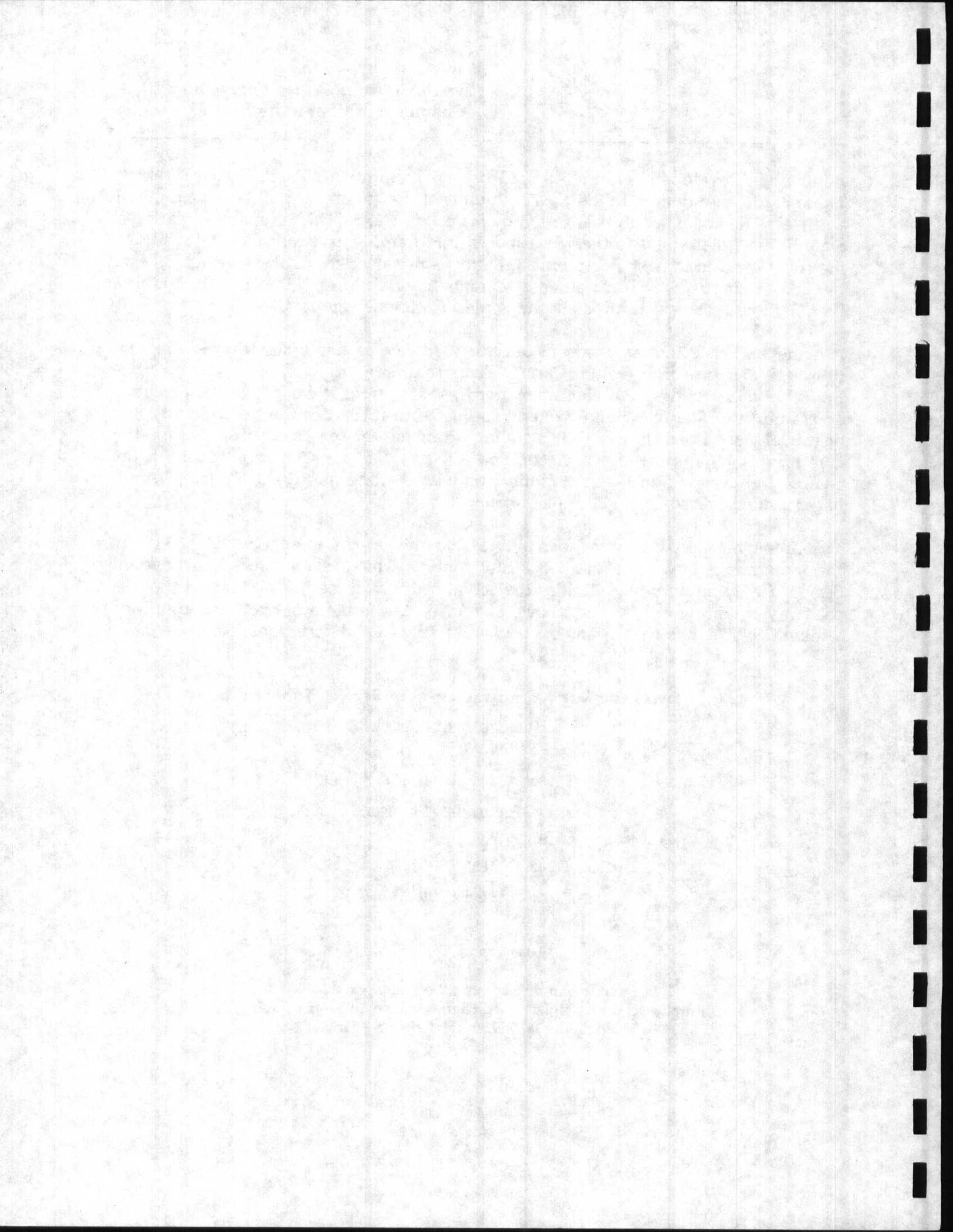
Avenue 152, classified as a major collector roadway, is also a significant east-west thoroughfare, bisecting Cotton Center. This road similarly affords access to State Route 99 and Porterville. The major north/south street is Road 192. It provides access north to Plainview and Exeter. To the south it reaches the Kern County line near Delano. Road 192 is the most important street for circulation within the community. This street connects Poplar with Cotton Center. Most of the commercial uses within the community are located along this street. Tulare County has classified this roadway as a major collector.

The Transportation Research Board (1985) has developed a capacity rating system that determines how well a street is functioning. This system refers to a Level of Service (LOS) rating which divides the actual traffic volume into the capacity of the roadway operating at LOS "E". Level of Service "A" is the best operating condition while LOS "F" is the worst. Table 6 below provides LOS descriptions.

**Table No. 6
Two Lane Rural Highway Level of Service Table**

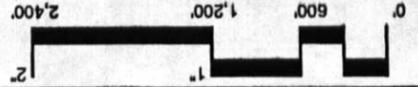
<u>Peak Hour Peak Direction Volume</u>					
LOS:	A	B	C	D	E
	140	280	460	740	1,190
<u>Peak Hour Volume (Both Directions)</u>					
LOS:	A	B	C	D	E
	250	500	820	1,300	2,090
<u>Average Annual Daily Traffic (AADT)</u>					
LOS:	A	B	C	D	E
	2,500	5,000	8,200	13,000	20,900

Source: Florida Department of Transportation
Rural Two-Lane Uninterrupted Highway Level of Service Tables.
Based on the 1985 Highway Capacity Manual.





COLLINS & ASSOCIATES
PLANNING CONSULTANTS



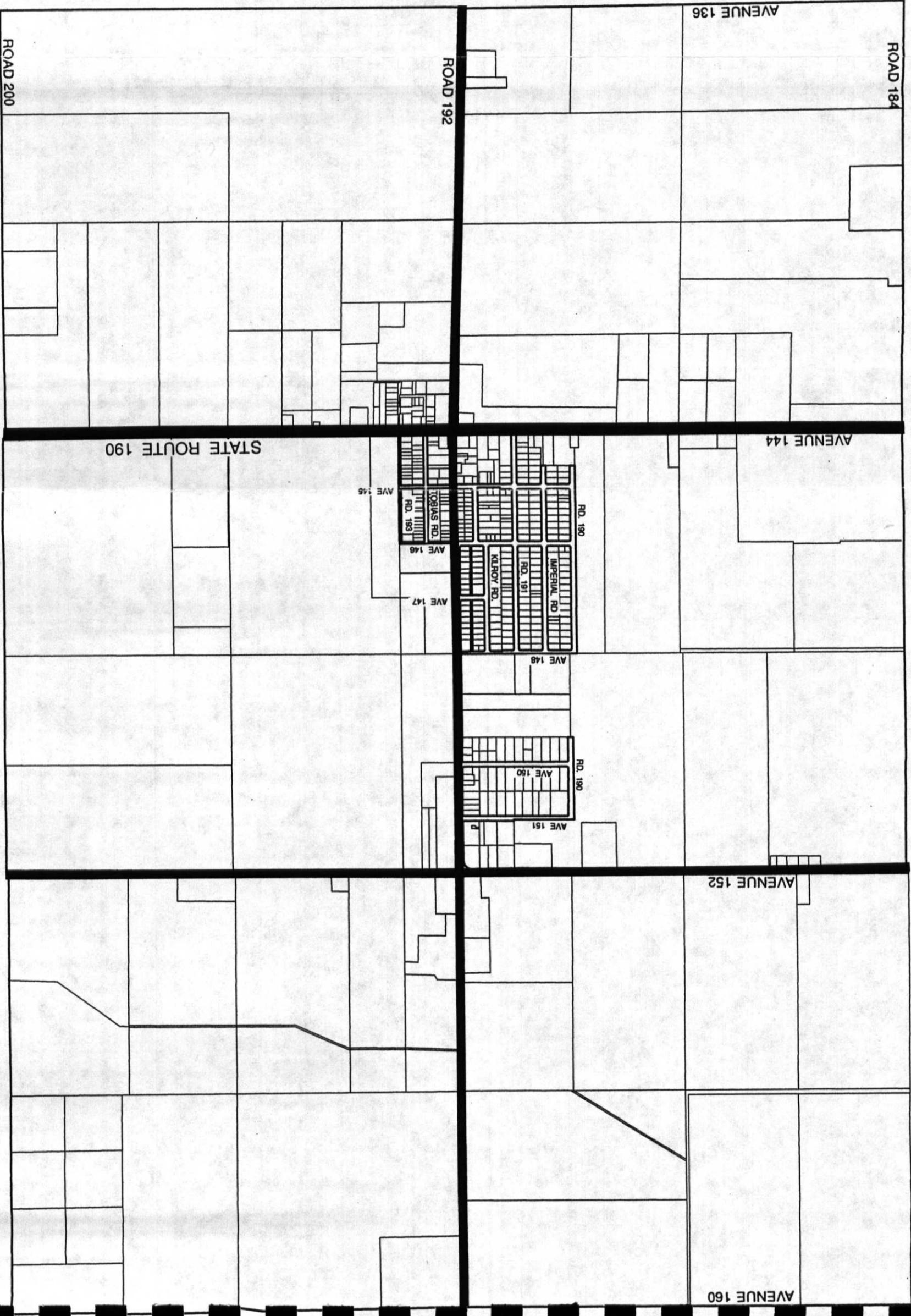
Poplar/Cotton Center Community Plan

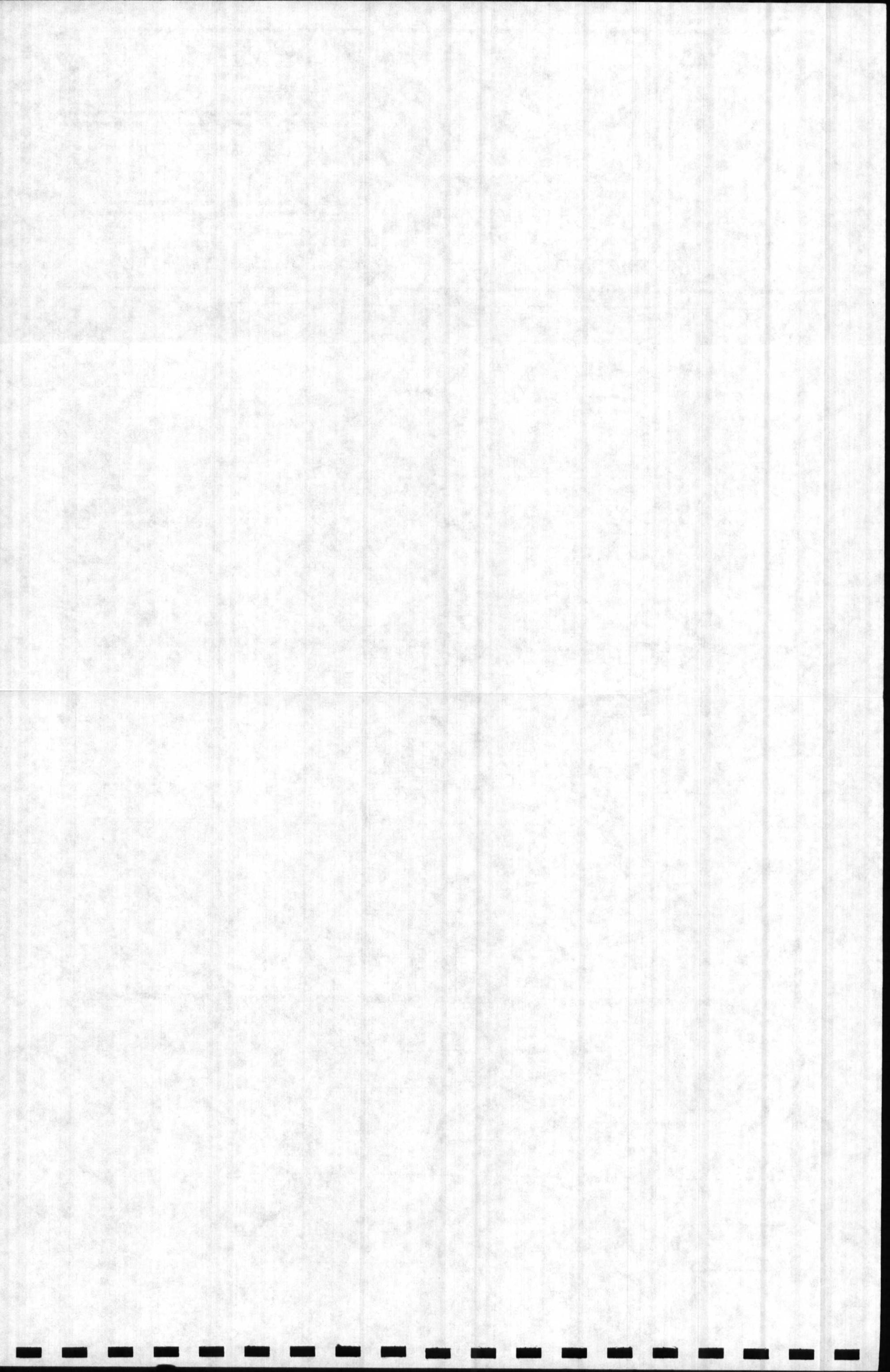
EXHIBIT 8

SOURCE: Federal Functional Classification

Major Collector
Minor Arterial

Existing Road Classifications





**Poplar/Cotton Center Community Plan
Chapter 2: Community Profile**

Tulare County and Caltrans have collected traffic counts on several roadways within the area. These counts are presented in Table 7. The table also shows the street's current Level of Service based on the Average Annual Daily Traffic capacities shown in Table 6, above. All of the roadways within the Poplar/Cotton Center area are operating at Level of Service "A" or "B", with the exception of Avenue 152, east of Road 192. This road is operating at LOS "C" in this area.

**Table No. 7
Traffic Counts**

Location	1995 Traffic Count*	LOS
<u>State Route 190 (Ave. 144)</u>		
west of Road 192	1,650	A
east of Road 192	3,100	B
<u>Road 192</u>		
south of SR 190	2,295	A
south of Ave. 147	4,720	B
north of Ave. 152	2,550	B
<u>Avenue 152</u>		
east of Road 192	7,100	C
west of Road 192	4,210	B

Source: Tulare County Department of Public Works; Caltrans, 1993

* - Traffic counts from past years have been adjusted 3% per year to reflect average increases in traffic.

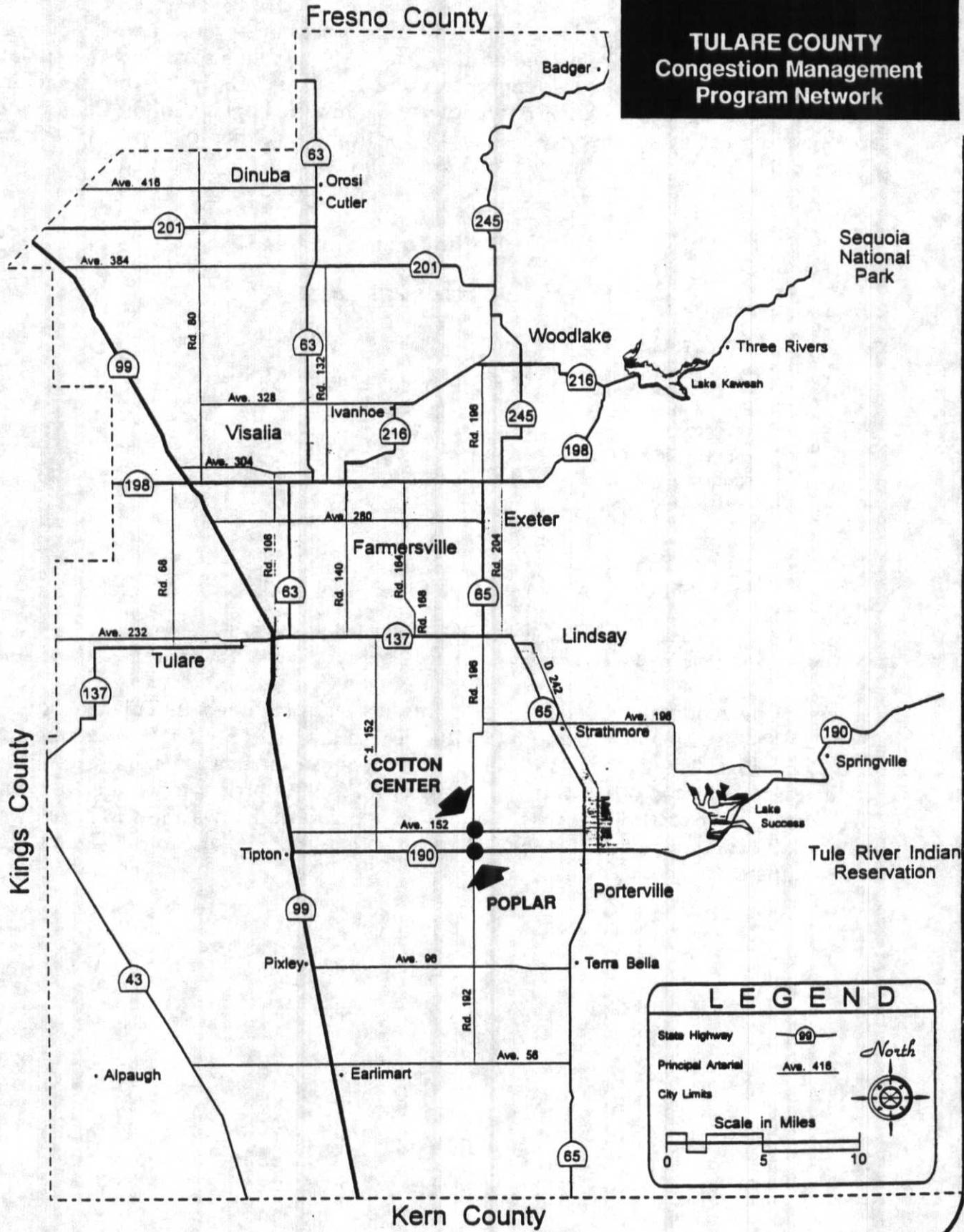
Three of the roadways within the planning area are included in Tulare County's Congestion Management Program (CMP). These are State Route 190, Avenue 152, and Road 192. The CMP was developed in response to state legislation requiring counties to, among other things, identify roadways prone to congestion and undertake actions to relieve these conditions. Exhibit 9 shows the CMP roadway network in Tulare County. None of the roadways in the Poplar/Cotton Center area are designated as "deficient".

TULARE COUNTY CMP NETWORK

Rural Areas

EXHIBIT 9

TULARE COUNTY Congestion Management Program Network



NATURAL RESOURCES

Soils

The following soils are found within the Poplar/Cotton Center area:

- Exeter loam
- Flamen loam
- Hanford sandy loam
- Nord fine sandy loam
- Tagus loam
- Tujunga loamy sand
- Yettem sandy loam

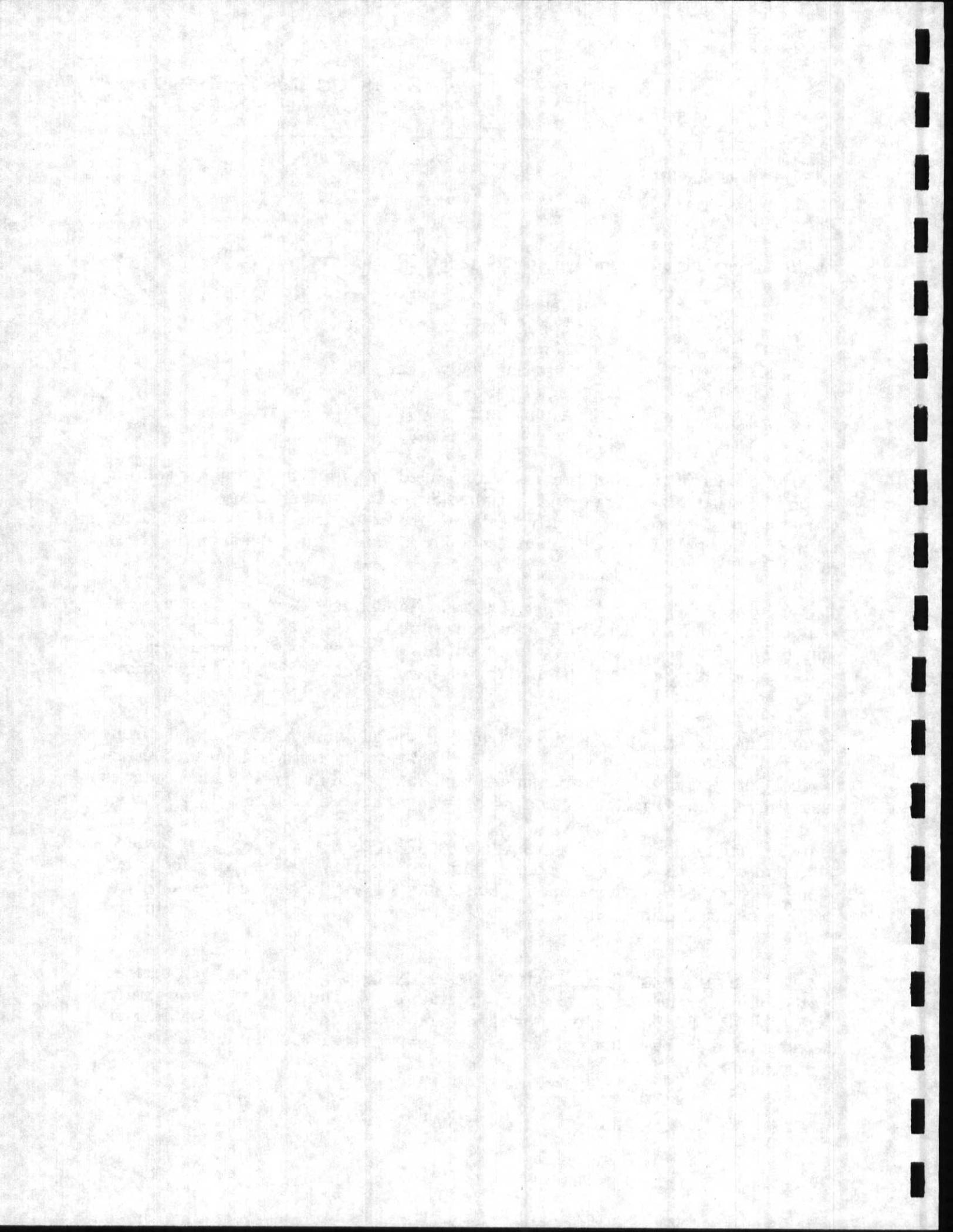
All of the soils in the planning area are derived primarily from granitic sources within the Sierra Nevada range. The United States Department of Agriculture, Soil Conservation Service is currently updating the soil survey of western Tulare County, including the Poplar/Cotton Center area. Current information on soils is as follows:

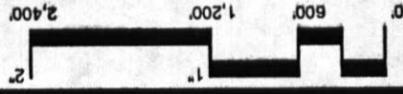
Exeter loam, 0 to 2 percent slopes (ExA) is a moderately deep, moderately well drained alluvium soil derived mainly from granitic rock sources. The soil is not considered to be prime farmland. This soil has a moderate shrink-swell potential and is found primarily along stream terraces. Exeter loam has a Class III agricultural rating.

Flamen loam, 0 to 2 percent slopes (FmA) is an alluvium derived mainly from granitic rock sources and is found on stream terraces. The soil has moderate shrink-swell capacity, is deep to duripan and is moderately well drained. Flamen loam is classified as prime farmland when it is irrigated and has a Class II agricultural rating.

Hanford sandy loam 0 to 2 percent slopes (HcA) is a very deep, well drained alluvium soil derived mainly from granitic rock sources, and is typically found along floodplains and alluvial fans. The soil has a low shrink-swell potential. The soil is considered prime farmland when it is irrigated and has a Class I agricultural rating.

Nord fine sandy loam, 0 to 2 percent slopes (NoA) is a very deep, well drained mixed alluvium derived mainly from granitic rocks. The soil has a low shrink-swell potential and is found on alluvial fans and floodplains. Nord fine sandy loam is considered to be prime farmland when it is irrigated and it has a Class I agricultural rating.

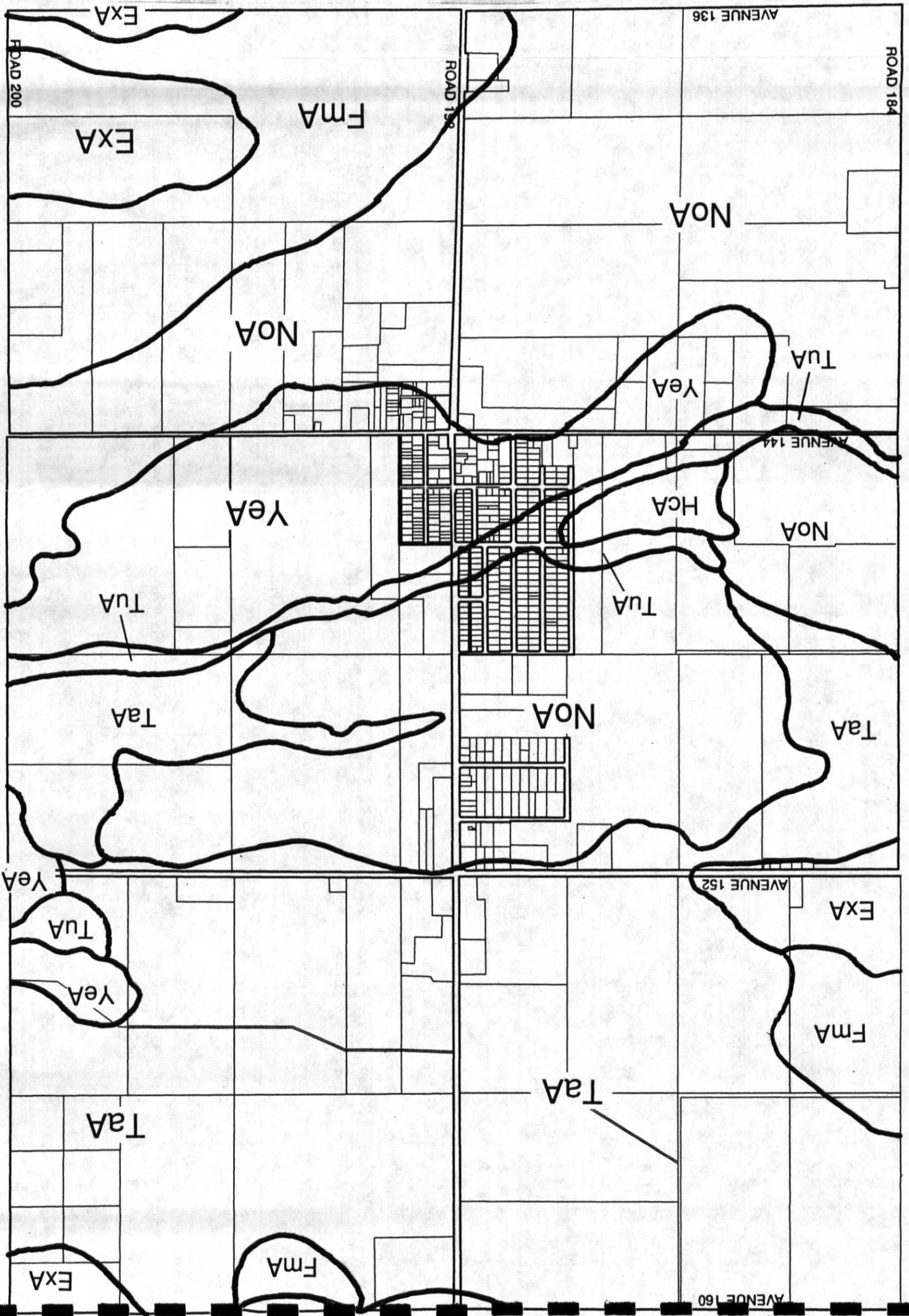


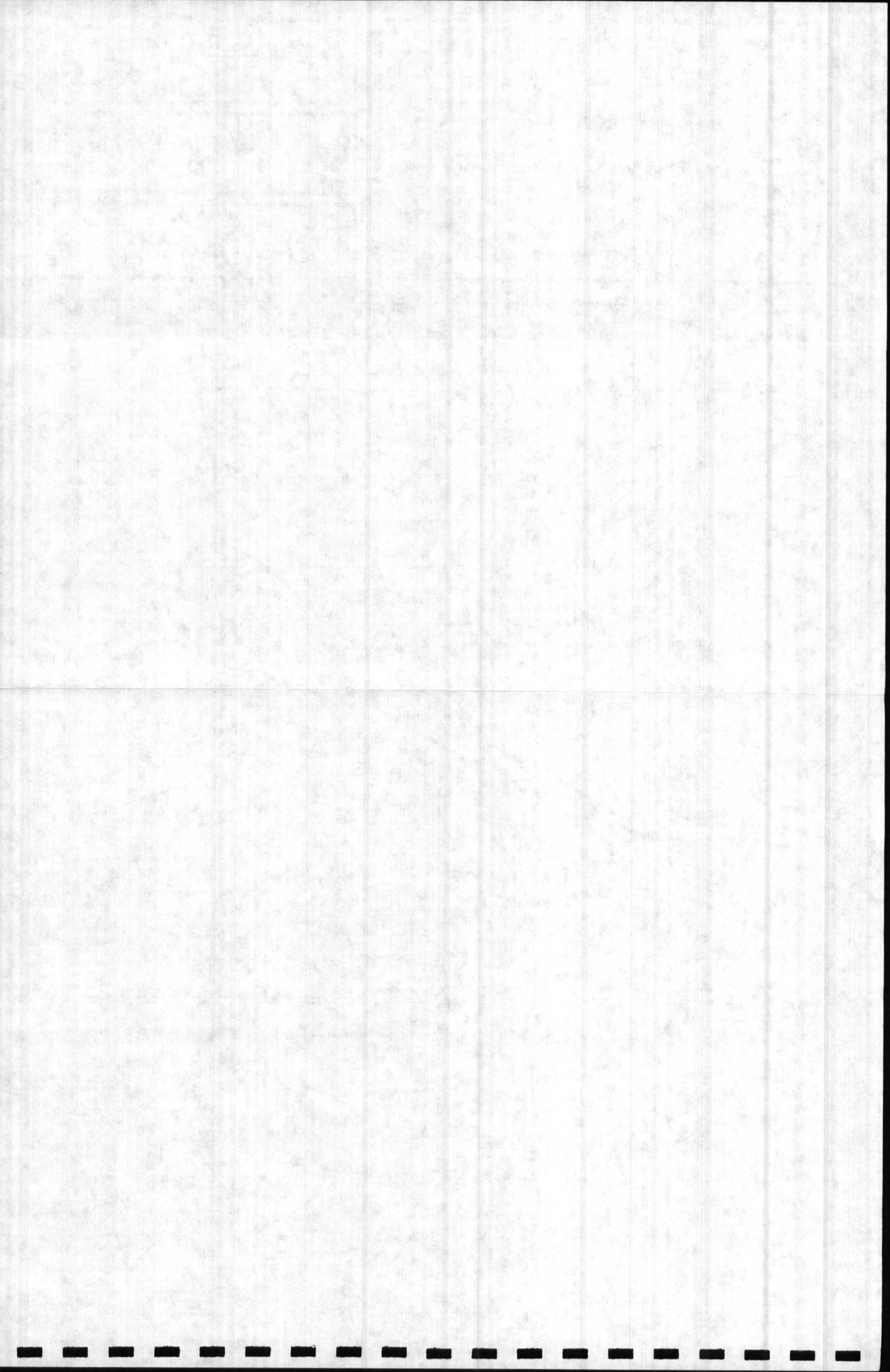


Poplar/Cotton Center
Community Plan

EXHIBIT 10

Soils	
EXA	Exeter loam, 0 to 2% slopes
FMA	Fiamen Loam, 0 to 2% slopes
HCA	Hanford sandy loam, 0 to 2% slopes
NOA	Nord fine sandy loam, 0 to 2% slopes
TAA	Tagus loam, 0 to 2% slopes
TUA	Tujunganga loamy sand, 0 to 2% slopes
YEA	Yetterm sandy loam, 0 to 2% slopes





Tagus loam, 0 to 2 percent slopes (TaA) are very deep, well drained alluvium soils derived from granitic rocks. The soils have low shrink-swell potential and are found on fan terraces. Tagus loam is classified as prime farmland when irrigated and has a Class I agricultural rating.

Tujunga loamy sand, 0 to 2 percent slopes (TuA) are very deep, somewhat excessively drained alluvium soils derived from granitic rock. This soil has a low shrink-swell potential and is located primarily in floodplains. Tujunga loamy sand is not classified as prime farmland. It has a Class III agricultural rating.

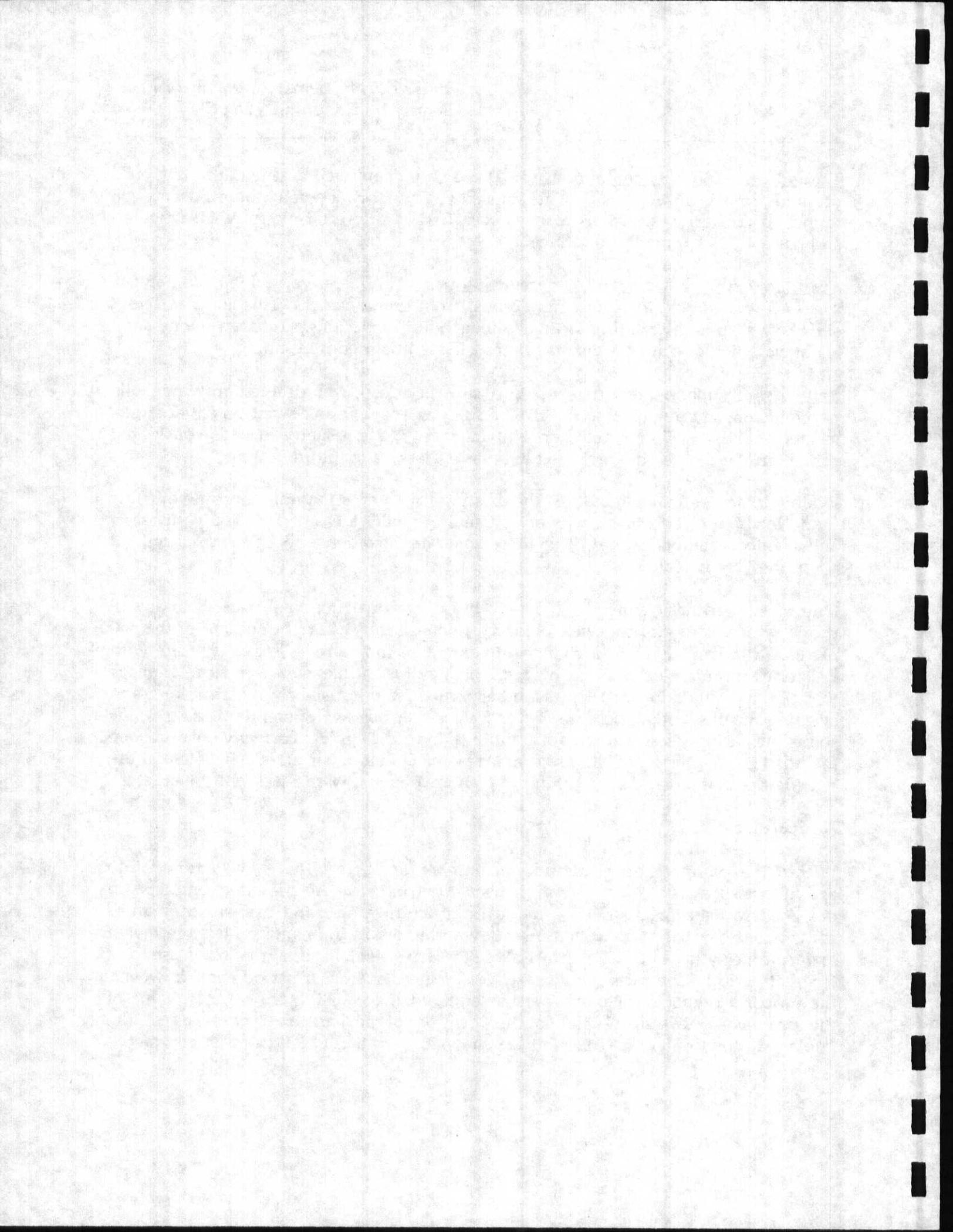
Yettem sandy loam, 0 to 2 percent (YeA) are very deep, well drained alluvium soils derived from granitic rock sources. The soil has a low shrink-swell potential and is located mainly on floodplains and alluvial fans. Yettem sandy loam is considered prime farmland when it is irrigated and has a Class I agricultural rating.

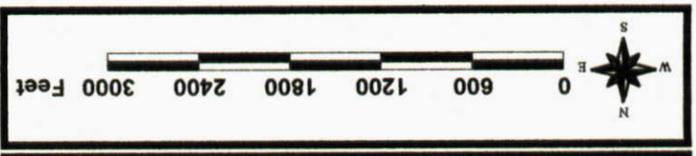
Exhibit 10 shows that the bulk of the existing urban area is underlain by Nord fine sandy loam and Yettem sandy loam. There are smaller areas of Tujunga loamy sand and Hanford sandy loam. All of these soils are considered to be prime farmland when they are irrigated.

One of the primary concerns for new building construction is the shrink-swell property of a soil. Shrink-swell potential refers to the change in volume of the soil material that results from a change in content of moisture. Generally, soils with greater clay content exhibit the highest potential for shrink-swell behavior. Damage to building foundations, roads and other structures is caused by the shrinking and swelling of soils as they become dry or wet. As shrink-swell potential increases, the soil is increasingly less suitable for buildings and roads unless corrective features are included in the design of the project. Areas of moderate shrink-swell potential are outside the plan area. Soils within the plan area have low shrink-swell potential.

Agriculture

Within the planning area there are a number of parcels that have entered into agricultural preserve contracts (Williamson Act contract). Ag preserve contracts are designed to keep productive farmland in agricultural use and prevent premature conversion to urban use. When a landowner enters into a contract, they receive a lower property tax rate. They must agree to keep their land in agricultural use for a ten year period. Contracts can be cancelled before the ten year period ends, however, the property owner must pay a penalty equal to 12.5% of the unrestricted value of the property. Exhibit 11 shows the location of agricultural preserves in the Poplar/Cotton Center area. Exhibit 11a shows the location of lands under contract.



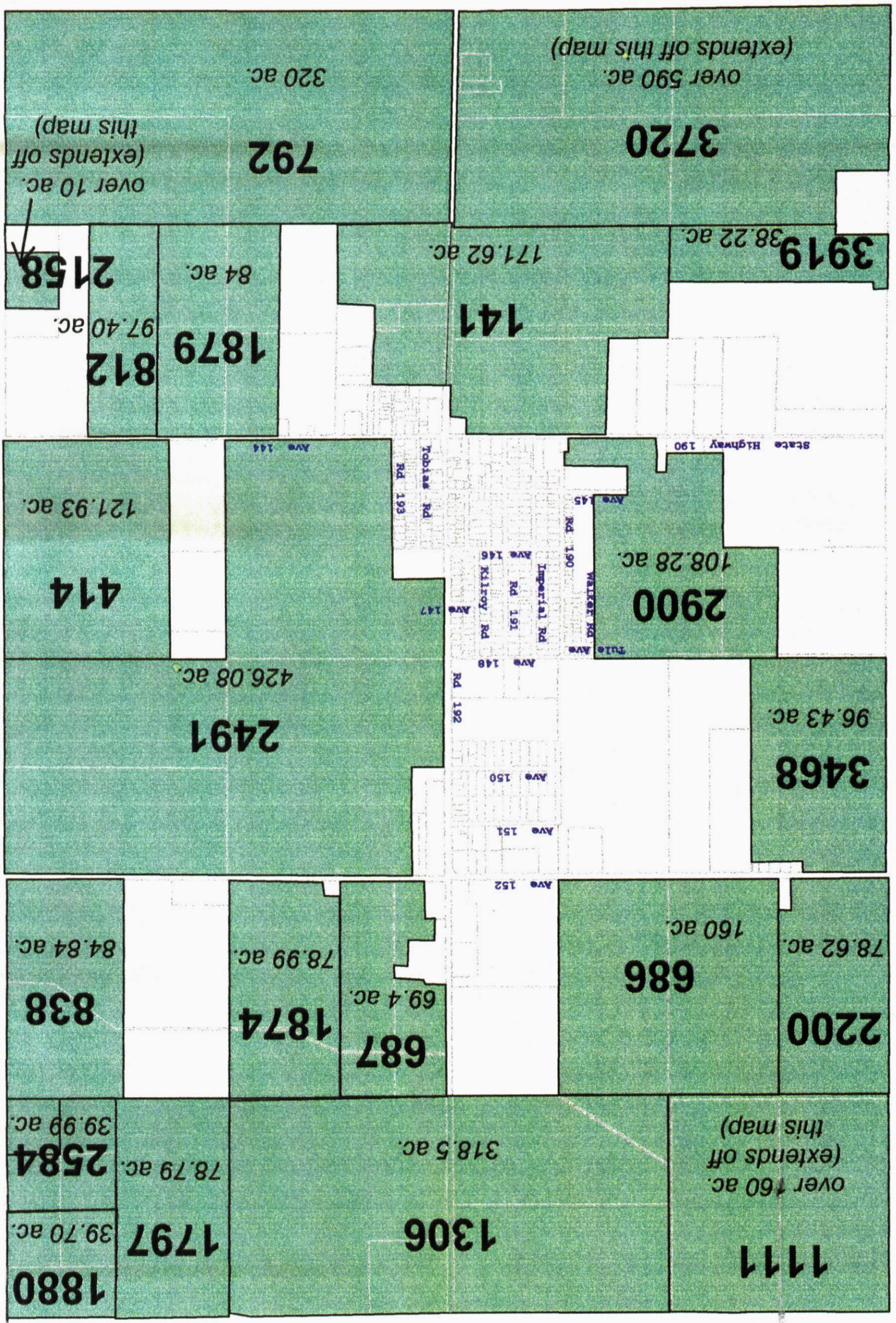


Poplar/Cotton Center
Community Plan

EXHIBIT 11

Agricultural Preserves

Agricultural Preserves
 Land not within an Agricultural Preserve



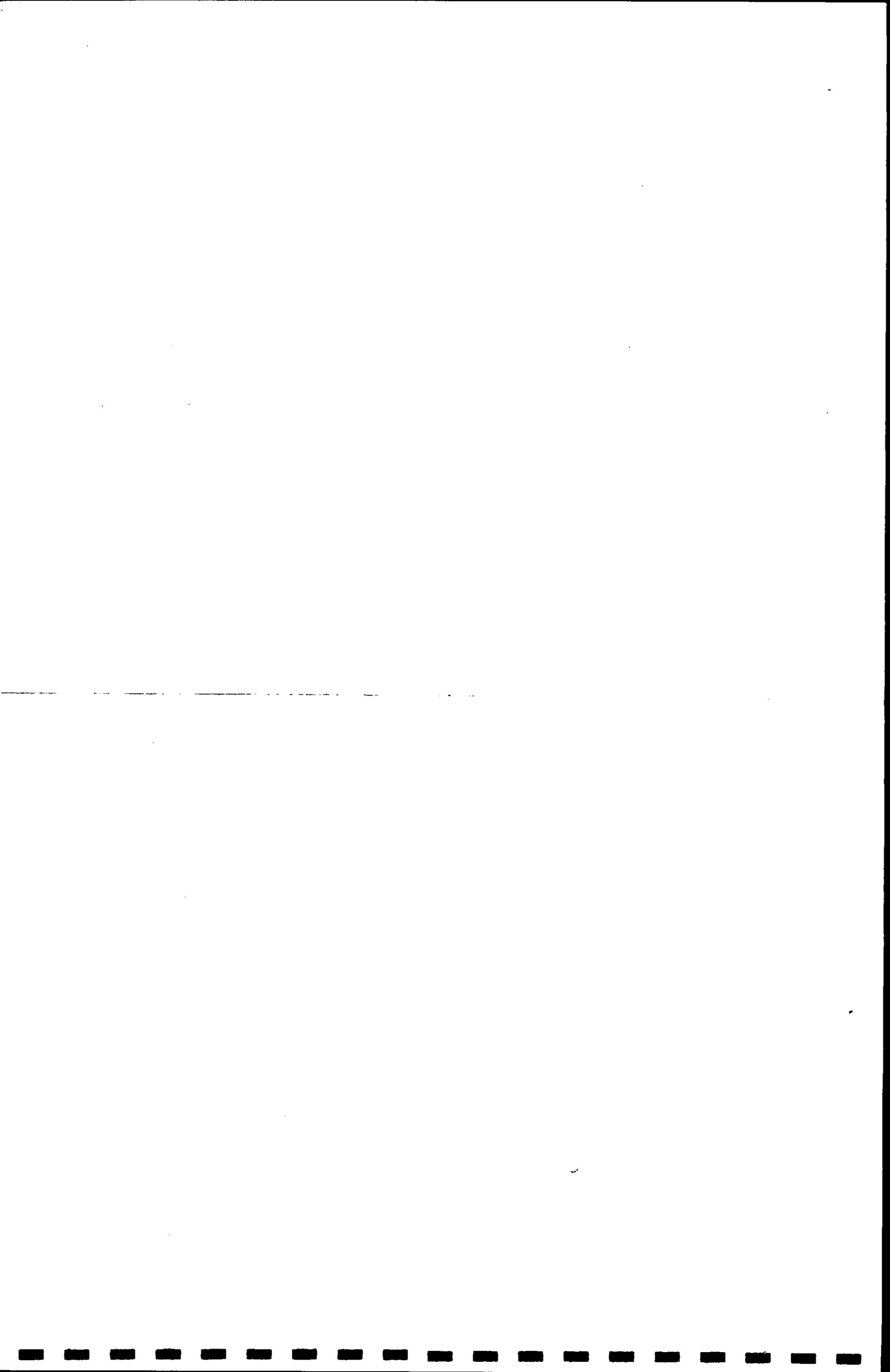
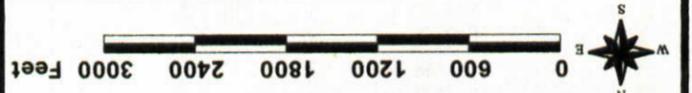


EXHIBIT 11a

Poplar/Cotton Center
Community Plan

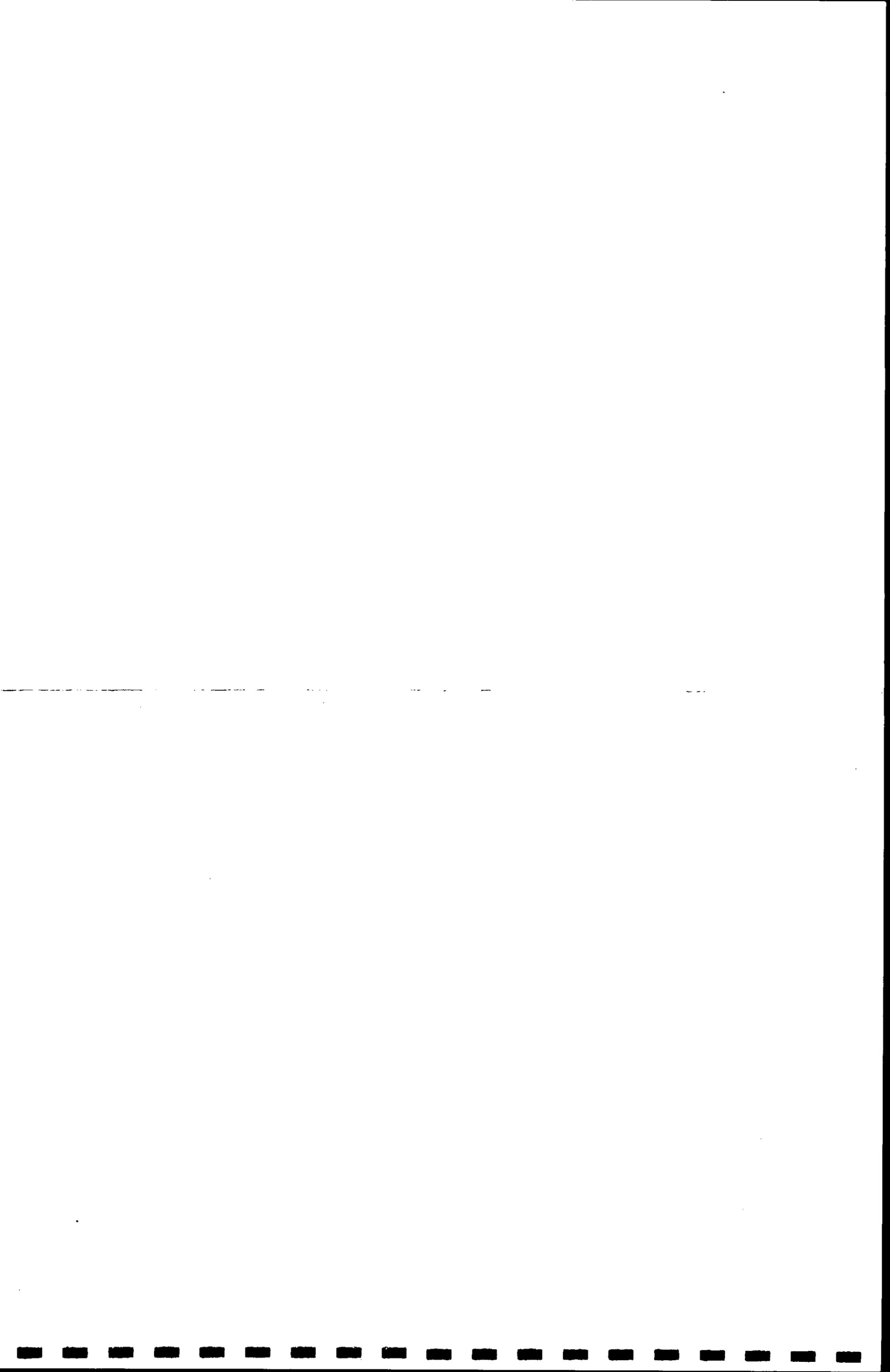


Land Conservation Contracts

-  Land Conservation Contracts
-  Notice of Nonrenewal Filed

Contract No. 4315 expires on February 2, 2006
Contract No. 4534 expires on February 9, 2005
Contract No. 8303 expires on February 6, 2000
Portion of Contract No. 10867 expires on February 7, 2005





Air Quality

Poplar/Cotton Center is located in the San Joaquin Valley Air Basin. This basin comprises the southern portion of the Central Valley which is bounded on the west by the Coastal Range, on the east by the Sierra Nevada Mountains, on the south by the Tehachapi Mountains, and on the north by the Sacramento Valley Air Basin.

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

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

Ground Water

Groundwater serves as the main source of domestic water in the Poplar/Cotton Center area. Water moving down gradient from the floodplains of Sierra Nevada streams and rivers, including the Tule River, is the major source of groundwater recharge in the area. Application of imported irrigation water in the surrounding agricultural lands is another source of groundwater recharge, as is percolation from irrigation canals. Rainfall in the Poplar/Cotton Center area is about 10 inches annually and provides only a minor percentage of total groundwater recharge in the area.

The groundwater table currently lies about 75 feet below the ground's surface. The Environmental Impact Report prepared for construction of the Poplar Wastewater Treatment Plant indicates that all of Poplar CSD's wells are currently meeting state health requirements for domestic water supply.

Flooding

According to maps prepared by the Federal Emergency Management Agency, the planning area is located entirely within Flood Zone C - described as "areas of minimal flooding". The nearest area subjected to flooding is within the channel of the Tule River, north of Cotton Center.

Drainage

Within Poplar/Cotton Center there are areas of localized ponding and puddling that occur during heavy rainfall events. Presently there is no curb and gutter or storm drainage system to carry away stormwater. In general, stormwaters flow from east to west. Currently, the Poplar Community Services District is pursuing construction of a stormwater drainage basin on 19 acres west of the community. The basin will be started by the proposed Self Help subdivision. Additional projects will be required to further expand the basin and add drainage lines if necessary. It has been calculated that the basin, if fully constructed, could accommodate the drainage needs of the entire community.

Noise

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

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

The Noise Element identifies noise-impacted areas throughout Tulare County. These areas include lands which have existing or projected noise levels exceeding 60 decibels (dB) Ldn. This decibel figure is considered to be the maximum normally acceptable noise level for single family residential areas. In Poplar/Cotton Center, the primary noise impacts come from traffic along the main roads, State Route 190, Road 192, and Avenue 152. The trucking operation in Cotton Center also generates elevated noise levels. Fortunately, the development of the community has mostly kept residential uses away from this source.

By 2010 the noise element projects that the 60dB Ldn noise contour will widen along Highway 190, Road 192 and Avenue 152. There are presently a number of single family homes located within the existing 60dB Ldn contour. Although residential uses within this noise contour are acceptable, noise attenuation measures must be included as part of their design and construction. Ideally, uses that are less noise sensitive such as commercial or service businesses should be encouraged in high

traffic/noise areas.

The updated 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.

Seismic/Geologic Hazards

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

ADOPTED COUNTY POLICY

The County of Tulare has adopted a Comprehensive Policy Plan which lists all adopted planning and development related policies contained in the County's general plan. Within this document each community and city has a separate section devoted to policies which specifically affect that entity. Policies which refer to Poplar/Cotton Center and the corresponding reference number in the Comprehensive Policy Plan, are as follows:

1. Through its continuing planning program, the County should develop plans for small rural communities which will be in scale with current problems and extreme limitations on economic and physical growth. Service centers requiring early attention are Goshen, Cutler-Orosi, Ivanhoe, Pixley, Earlimart and Poplar (424.801).
2. The principal proposals of the sketch plan are (424.802):
 - a. The replacement of dilapidated housing units within the urban pattern prior to encouraging outward physical expansion of the community.
3. Urban Development Boundaries (UDB) are established around the following unincorporated communities in the county to serve as official urban planning areas for these communities (Poplar included) (424.801).

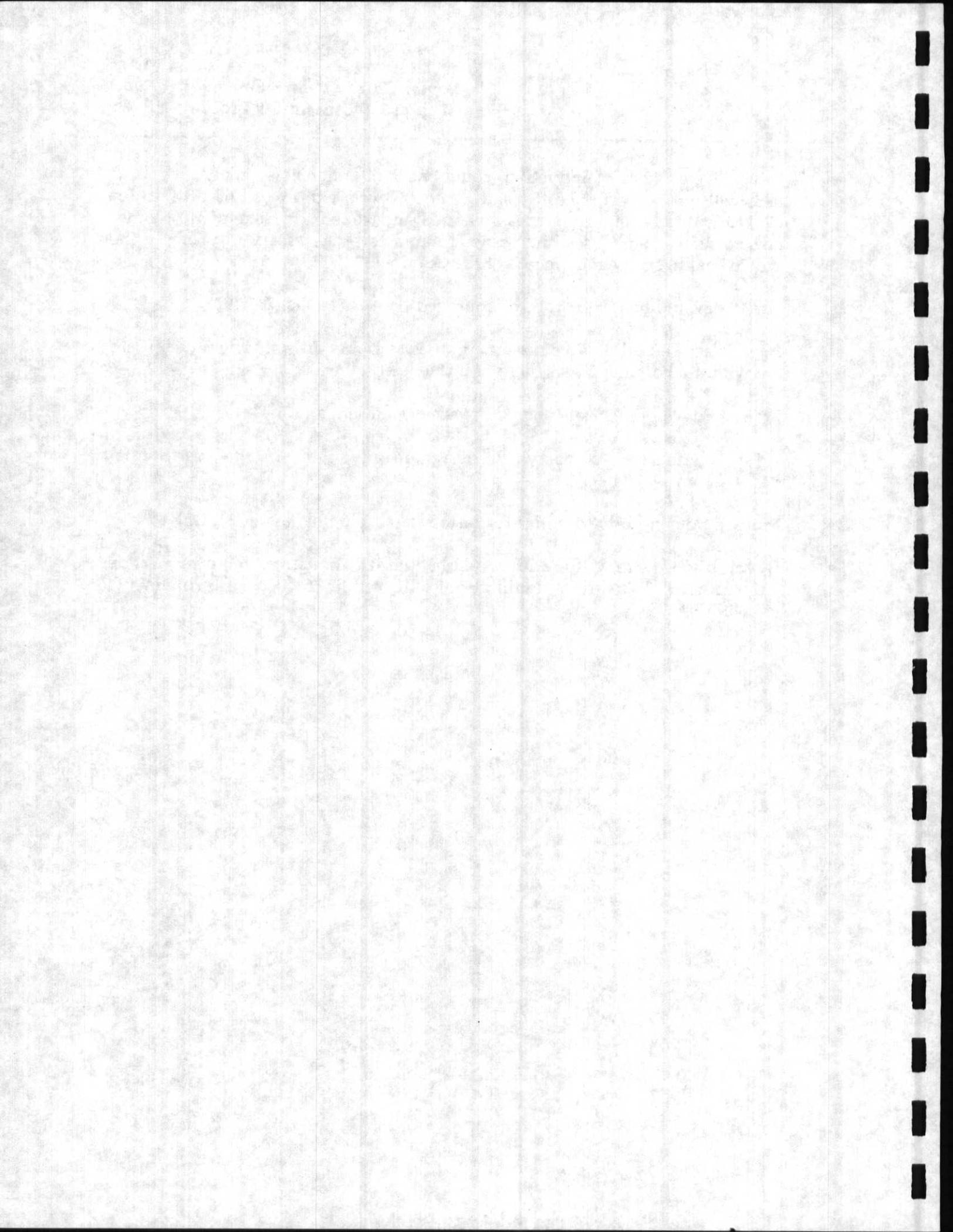
Poplar/Cotton Center Community Plan
Chapter 2: Community Profile

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

- Retain community identity (211.201)
- Control urban sprawl (211.107)
- New development should be an extension of existing development (211.106)
- Urban development boundaries (20-year planning area) shall be prepared for Poplar (211.109)
- Modification of Poplar's Urban Development Boundary shall place a high priority on preserving prime agricultural land (211.132)
- Poplar's UDB shall identify areas for urban land uses which benefit from urban services (211.137)
- Poplar shall develop a land use plan, specifying densities and land use categories (211.137)
- Community water systems should be extended in a manner which will promote orderly development (211.153)
- Special districts should extend trunk lines in reasonable anticipation of new development (211.154)
- Residential densities less than one dwelling per acre should not benefit from urban services (211.168)
- Flood prone locations shall be avoided when planning urban development unless flood-proofing can be applied (211.175)
- Protect the citizens of Tulare County from the harmful effects of exposure to excessive noise (322.123)
- Protect the economic base of Tulare County by preventing the encroachment of incompatible land uses near known noise-producing industries, railroads, airports and other sources (322.124)

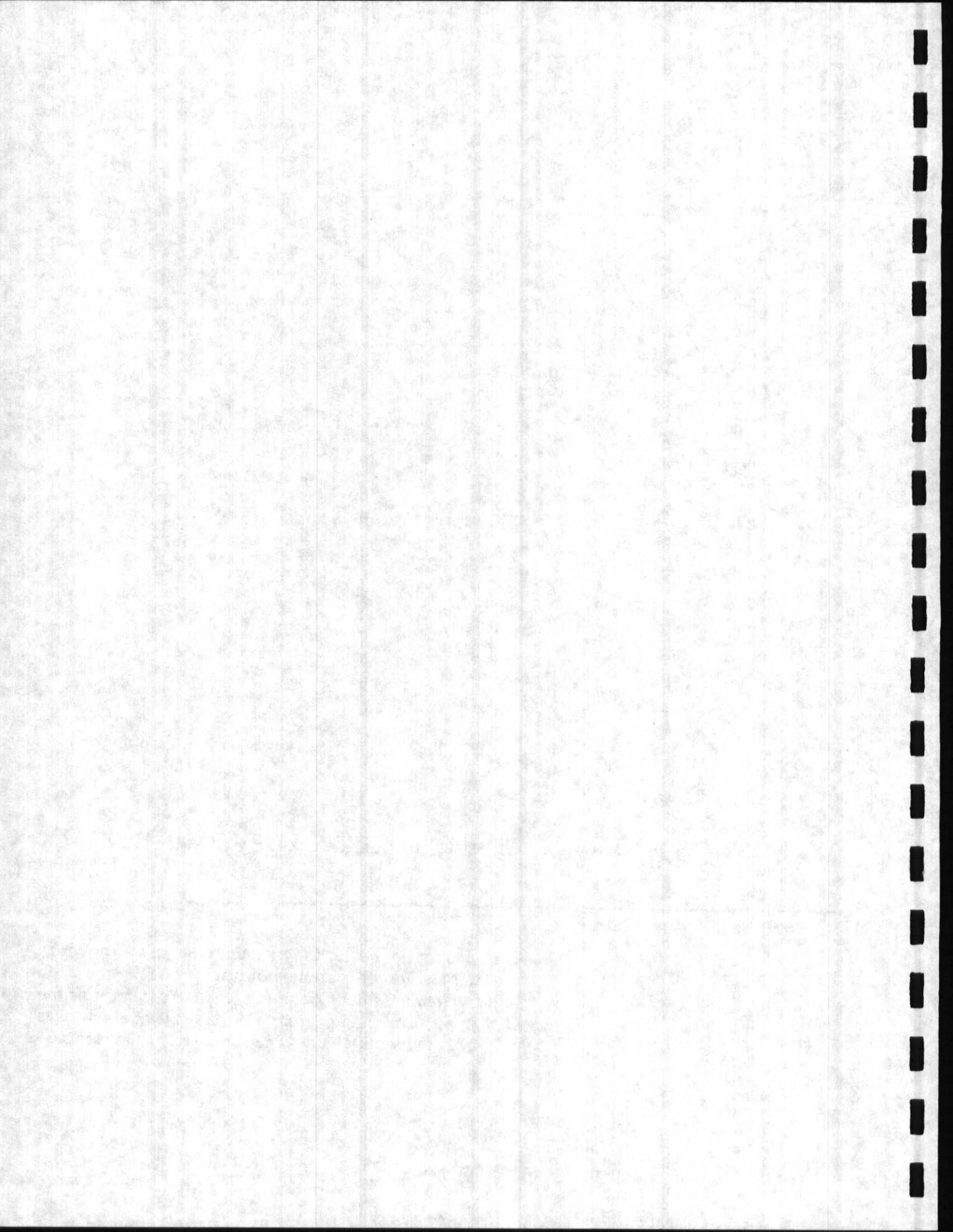
Poplar/Cotton Center Community Plan
Chapter 2: Community Profile

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



Chapter 3: URBAN DEVELOPMENT BOUNDARY

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



INTRODUCTION

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

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

The adopted UDB establishes a 20-year growth line for Poplar/Cotton Center. Over the years, services will be extended into this area which will accommodate new growth.

Benefits of Establishing An Urban Boundary

Besides defining the area in which Poplar/Cotton Center will eventually grow, designation of a UDB for the community provides local agencies and citizens with other benefits including:

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

Methodology For Establishing Urban Boundary

There are no scientific formulas or computer models that can be used to establish an Urban Development Boundary. Rather, many factors must be individually and cumulatively applied and analyzed. Additionally, UDB's must respect and support local and regional plans, take into account special local situations and result in growth patterns which will be sensitive to the environment. The delineation of a UDB for the Poplar/Cotton Center Community Plan the following factors were considered:

- **Population Projections**

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

- **County Policies**

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

- **Development Suitability Analysis**

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

POPULATION PROJECTIONS

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

As mentioned in Chapter 2, the U.S. Census population counts in 1980 and 1990 revealed a growth rate of 3.9% per year. This rate places the community at the high

**Poplar/Cotton Center Community Plan
Chapter 3: Urban Development
Boundary**

end for recent historical growth trends (see Table No. 8a).

Projecting this 3.9%/year growth rate into the future over the plan period (1995-2015) yields the results shown on Table No. 8. In addition, staff developed a projection based on a 4.9% per year growth rate. The 4.9% growth rate projection is included to represent a higher-than-historical-growth-rate projection reflective of the (unverifiable) possibility that the 1980-1990 Census-based projection underestimates the real growth rate of the community. It is possible that the four-year moratorium on septic systems which was in place prior to installation of the wastewater treatment plant suppressed a degree of development, artificially lowering the 1990 census estimate relative to the expected size of the 1990 population, were there no moratorium. The 4.9% projection attempts to portray this higher growth rate scenario.

Table 8 shows population projections using both 3.9% and 4.9% per year. Both projections use the 1990 Census population as a base population. Figure 9 graphically illustrates these projections.

**Table No. 8
Projected Population**

Year	Population Projection	Percentage Increase	Increase Over 1990
1980	1,295	-	-
1990	1,901	-	-
1995	2,299	3.9	398
	2,412	4.9	511
2000	2,783	3.9	882
	3,064	4.9	1,163
2005	3,370	3.9	1,469
	3,892	4.9	1,991
2010	4,081	3.9	2,180
	4,944	4.9	3,043
2015	4,941	3.9	3,040
	6,279	4.9	4,378

Source: Collins & Associates, 1995

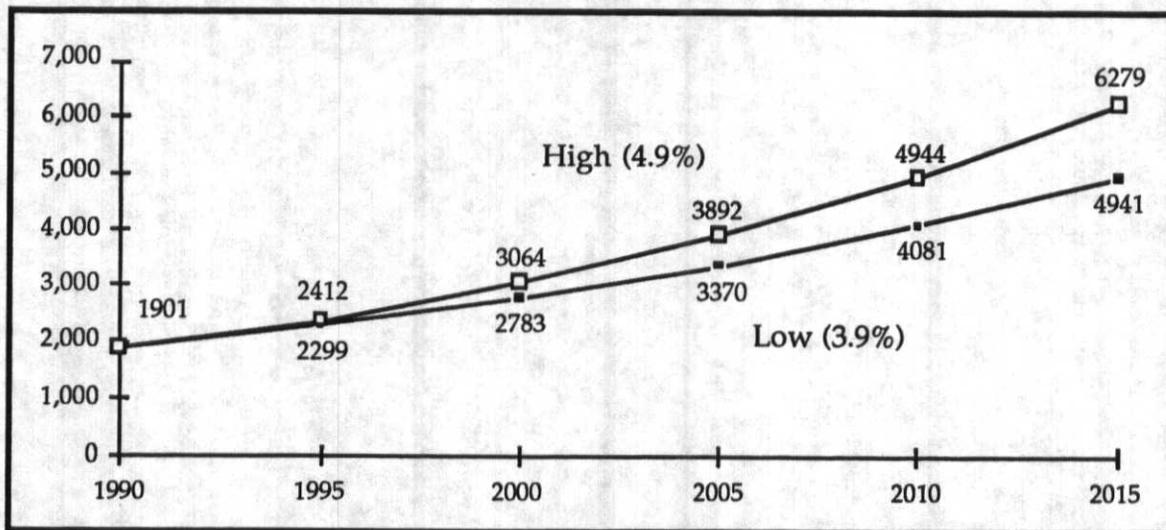
Poplar/Cotton Center Community Plan
Chapter 3: Urban Development
Boundary

Table No. 8a
1980-1990 Growth Rates of Selected Unincorporated Communities

Community	1980	1990	Growth 1980-1990	Annual Avg Growth
Terra Bella	1,807	2,740	(+)52%	4.3%
Poplar-Ctn. Ctr.	1,295	1,901	(+)47%	3.9%
Cutler	3,149	4,450	(+)41%	3.5%
Richgrove	1,398	1,899	(+)36%	3.1%
Orosi	4,076	5,486	(+)35%	3.0%
London	1,257	1,638	(+)30%	2.7%
Earlimart	4,578	5,881	(+)28%	2.5%
Ivanhoe	2,684	3,293	(+)23%	2.1%
Strathmore	1,955	2,353	(+)20%	1.9%
Tipton	1,185	1,383	(+)17%	1.6%
East Porterville	5,218	5,790	(+)11%	1.1%
Goshen	1,809	2,002	(+)11%	1.0%

Source: U.S. Census Bureau, 1990

Figure No. 9
Population Projections



Source: Collins & Associates, 1995.

Poplar/Cotton Center Community Plan
Chapter 3: Urban Development
Boundary

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

LAND DEMAND PROJECTIONS

Within the existing Urban Area Boundary area about 212 acres are developed to urban use and 418 are used for agriculture or are vacant. By dividing the estimated 1995 population of 2,299 at 3.9% and 2,412 at 4.9% by 212 urbanized acres, a ratio of urbanized acres per person can be calculated. This works out to a range of between 10.84 and 11.37 persons per urbanized acre (using a 3.9% and 4.9% annual growth rate, respectively). Assuming the ratio of urbanized acreage to population remains constant as the population grows, an additional 244 to 340 acres of land will be required for development by the year 2015.

Table No. 9
Land Demand Projections

Year	Growth Rate	Projected Population	Increase over 1995	Existing + Future Land Demand
1995	3.9%	2,299	-	212 acres
	4.9%	2,412	-	212 acres
2000	3.9%	2,783	45 acres	257
	4.9%	3,064	57	269
2005	3.9%	3,370	99	311
	4.9%	3,892	147	359
2010	3.9%	4,081	165	377
	4.9%	4,944	223	435
2015	3.9%	4,941	244	456
	4.9%	6,279	340	552

Source: Tulare County Planning & Development Department, 1996.

**Poplar/Cotton Center Community Plan
Chapter 3: Urban Development
Boundary**

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

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

For purposes of subsequent analysis of Poplar/Cotton-Center, Flexibility Factors range from 50% to 100%. Land demand projections incorporating this range of Flexibility Factors are as shown on Table 9a.

**Table No. 9a
Year 2015 Land Demand Projections**

Year	Growth Rate	Estimated 2015 Land Demand	With 50% Flex Factor	With 75% Flex Factor	With 100% Flex Factor
2015	3.9%	456 ac	684 ac	798 ac	912 ac
	4.9%	552 ac	828 ac	966 ac	1,104 ac

Source: Tulare County Planning & Development Department, 1996.

Due to the small size of the community, a 100% Flexibility Factor is considered appropriate for Poplar-Cotton Center. As can be seen from Table 9a, the application of a 100% Flexibility Factor to the 3.9% and 4.9% growth projections suggests the need of an Urban Development Boundary containing between 912 and 1,104 acres of territory.

COUNTY POLICIES

In establishing an Urban Development Boundary for Poplar/Cotton Center, it is important to not only fulfill the requirement of State planning law, but also be consistent with County goals and policies which pertain to urbanization. This will help assure that the UDB will not be at odds with General Plan policies. As specified earlier, there are many County policies that guide development in Poplar/Cotton Center. However, those which have a direct influence on the delineation of the Poplar/Cotton Center UDB are as follows:

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

DEVELOPMENT SUITABILITY ANALYSIS

Purpose of a Development Suitability Analysis

The purpose of a development suitability analysis is to determine the areas best suited to accommodate new growth. It is a means of identifying areas free of development constraints and those areas where improvements must be made before urban type development is allowed. This development suitability analysis will be used not only to determine the location of the Poplar/Cotton Center UDB but also to help establish the land use pattern of the community.

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

Poplar/Cotton Center Community Plan
Chapter 3: Urban Development
Boundary

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

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

Moderate - These lands are located outside the Poplar Community Services District boundary and outside the Williams Mutual Water Company boundary but include, or are near existing urban development. These lands also exhibit other qualities that make them suitable for future development.

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

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

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

Existing Urbanized Areas

These lands include all of the existing urbanized areas including vacant skipped over lands and lands which could be "recycled" into more intensive uses (see Existing Land Use map - Exhibit 2).

Suitability Rating:

Areas within existing urbanized areas - Very High

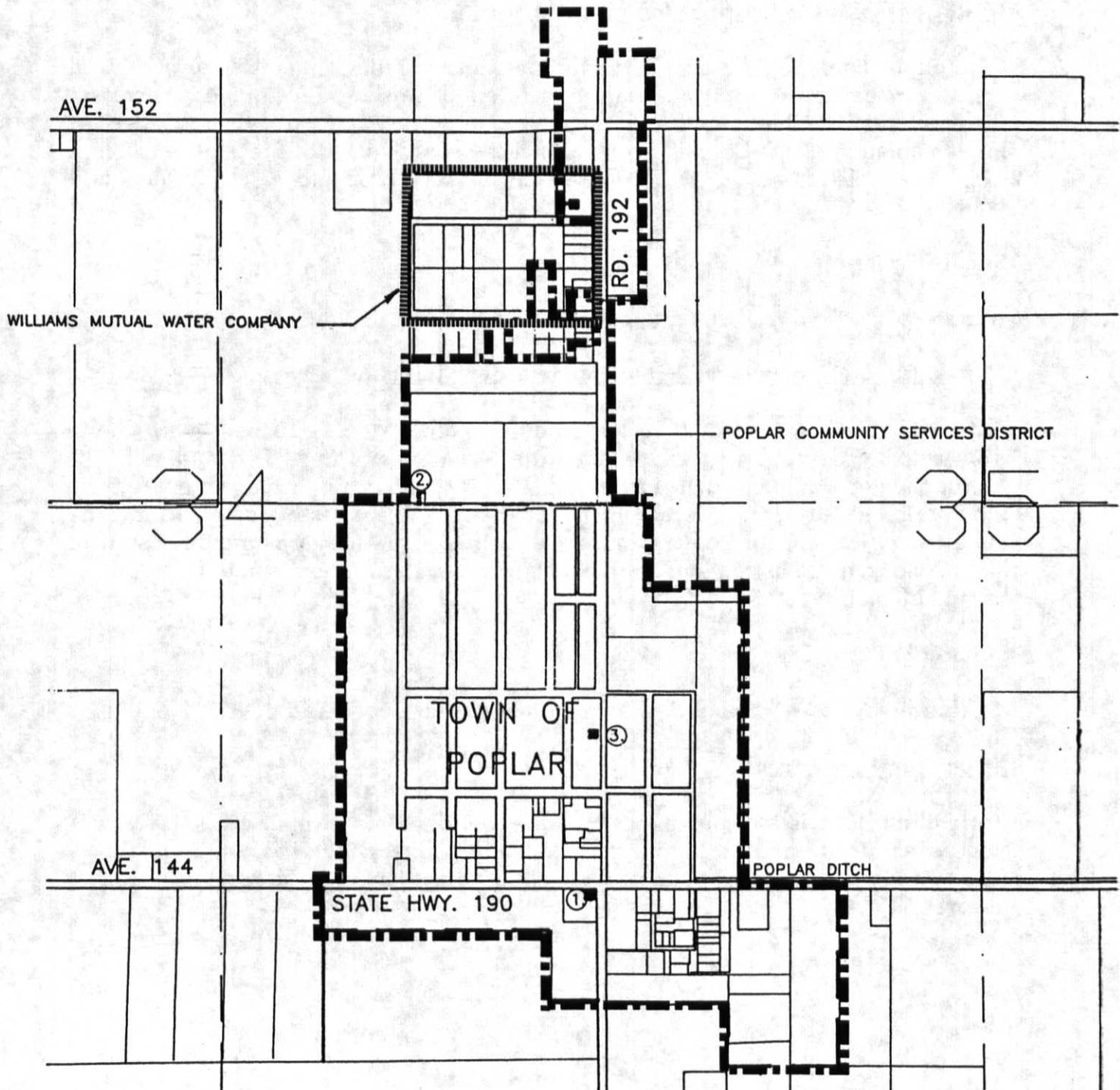
Areas within Utility Service Areas

Areas served with a community sewer or water system are capable of supporting a wider variety of land uses than those served by individual septic systems and wells.

EXHIBIT 12
District Boundaries
Poplar CSD &
Williams Mutual Water Company

SCALE : 1" = 100'

- WELL LOCATIONS
- ① WELL NUMBER DESIGNATIONS



Poplar/Cotton Center Community Plan
Chapter 3: Urban Development
Boundary

Therefore, these areas are highly suitable for many urban uses. Exhibit 12 shows the boundary of the Poplar Community Services District and the Williams Mutual Water Company.

Suitability Rating:

Areas within CSD and water company boundaries - High.

Land Contiguous to Existing Urbanized Areas

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

Suitability Rating:

Areas within one quarter mile to existing development - High.

Noncontiguous Lands Free of Development Constraints

Within the area examined there are lands that are further than one quarter mile from existing development and outside the boundaries of the PCSD and Williams Mutual Water Company that may be suitable for long range urbanization because they are relatively free of development constraints. Examples of such land include the areas to the west of Poplar/Cotton Center which are near existing development and do not require lift stations to transport waste water to the community's sewage treatment plant.

Suitability Rating:

Noncontiguous areas free of development constraints - Moderate

Agricultural Preserves

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

Poplar/Cotton Center Community Plan
Chapter 3: Urban Development
Boundary

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

Within the area there are a number of parcels entered into Agricultural Preserve contracts (see Exhibit 11a). A preserve contract is designed to keep productive farmland in use by exchanging lower property tax assessment for a promise, in the form of a contract, that the land will not be converted to an urban type use. Land in a preserve is required to remain in agriculture for a ten year period. Unless a notice of non-renewal is filed, the contract is automatically self-renewing every year for an additional ten year period.

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

There are two parcels west of Poplar whose owners have filed a notice that they will not renew their agricultural preserve contract when it expires. For this reason, these parcels have been rated as though the agricultural contract does not exist. Tulare County has indicated that these contracts will expire in the year 2000.

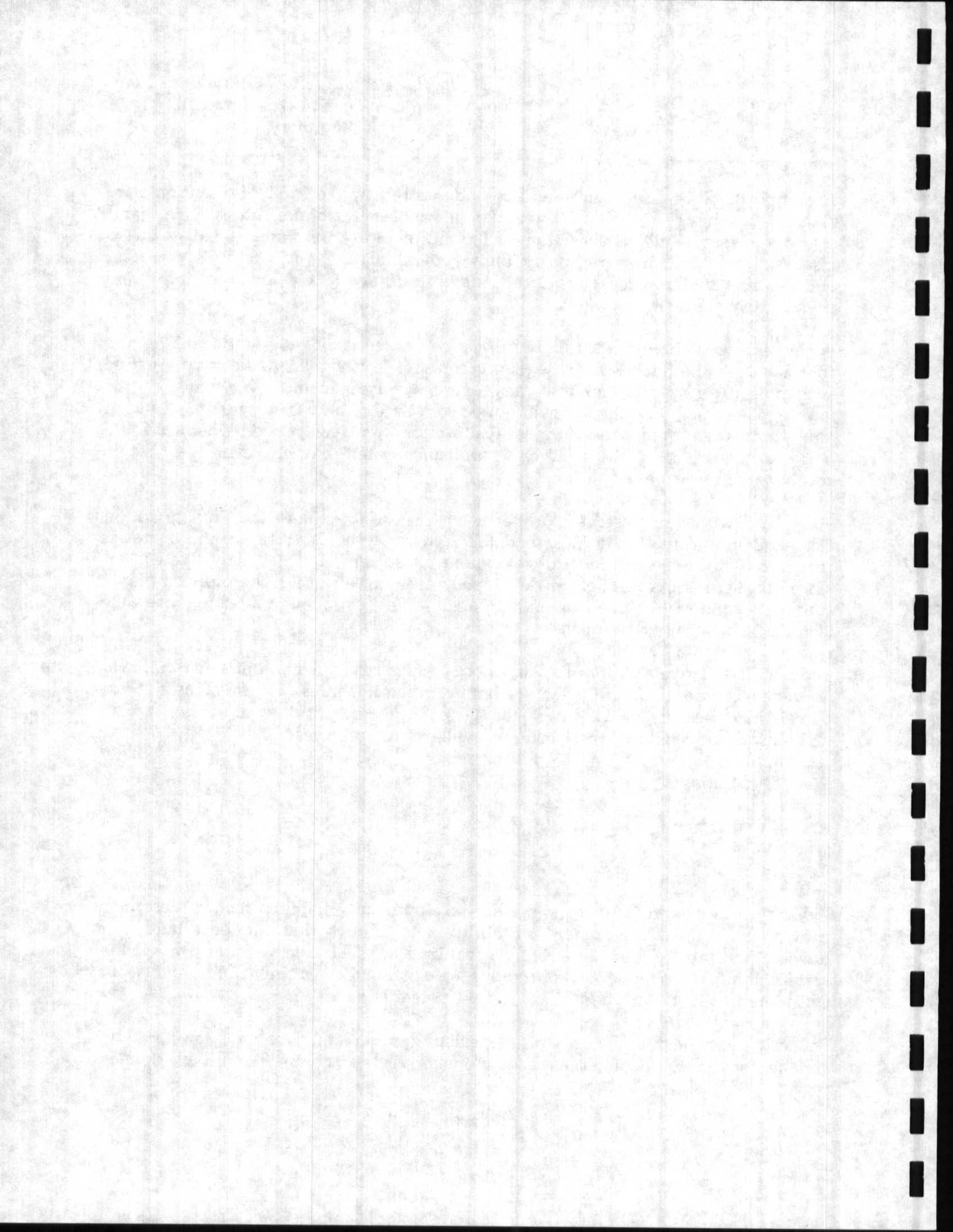
Suitability Rating:

Areas in an agricultural preserve - Low

Composite Development Suitability

Exhibit 13 is a composite map of the development suitability factors described previously. The development suitability map shows that the best lands for development are within the existing urbanized area. The land within the utility service boundaries or areas contiguous to existing development should also be considered as land with high development potential.

Several areas west and north of the existing urbanized area are "moderately" suitable for development because they are near services and are free of development



Development Suitability Analysis

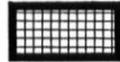
Very High



High



Moderate



Low

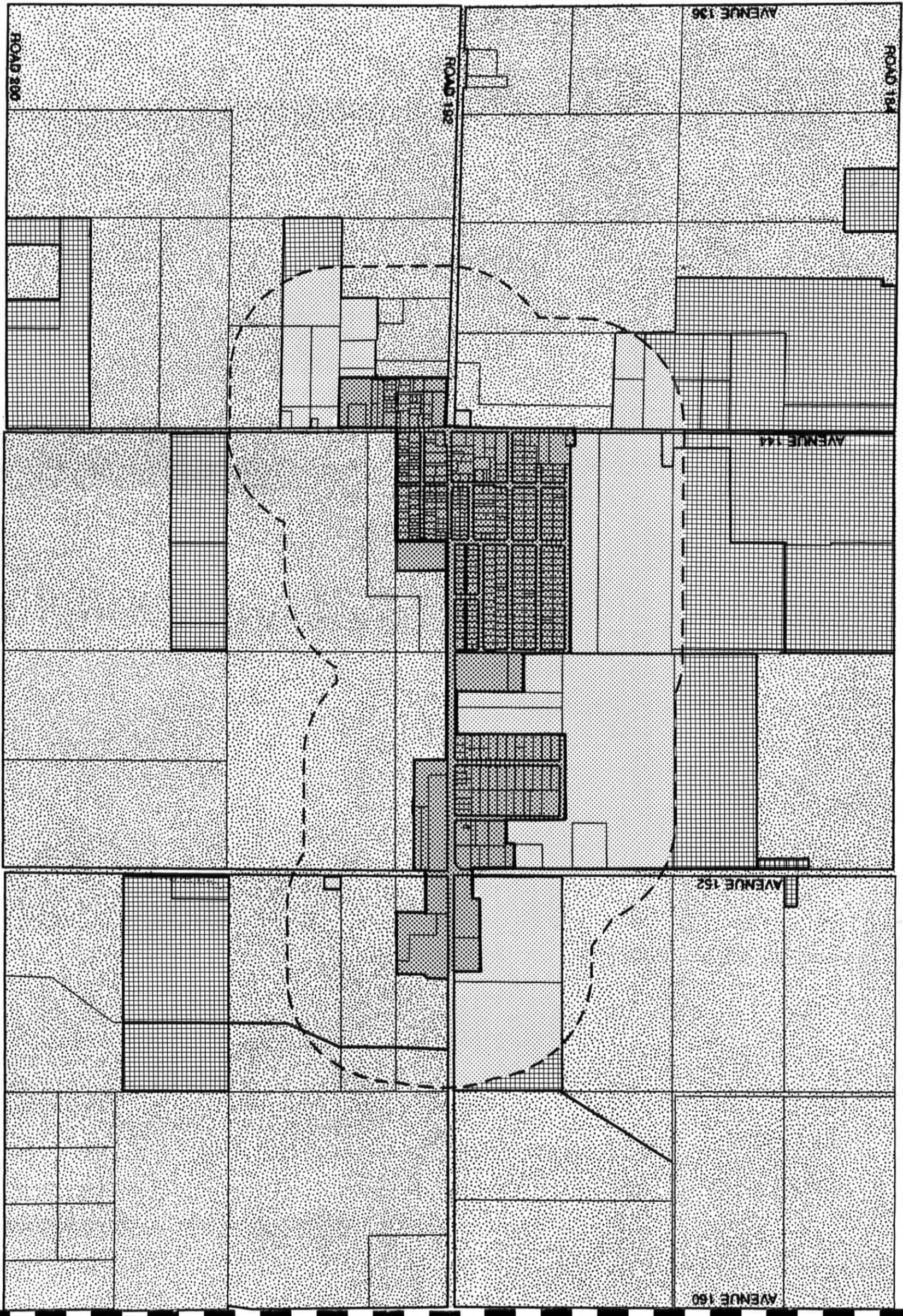
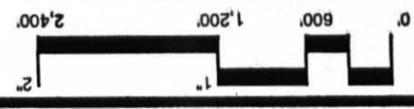


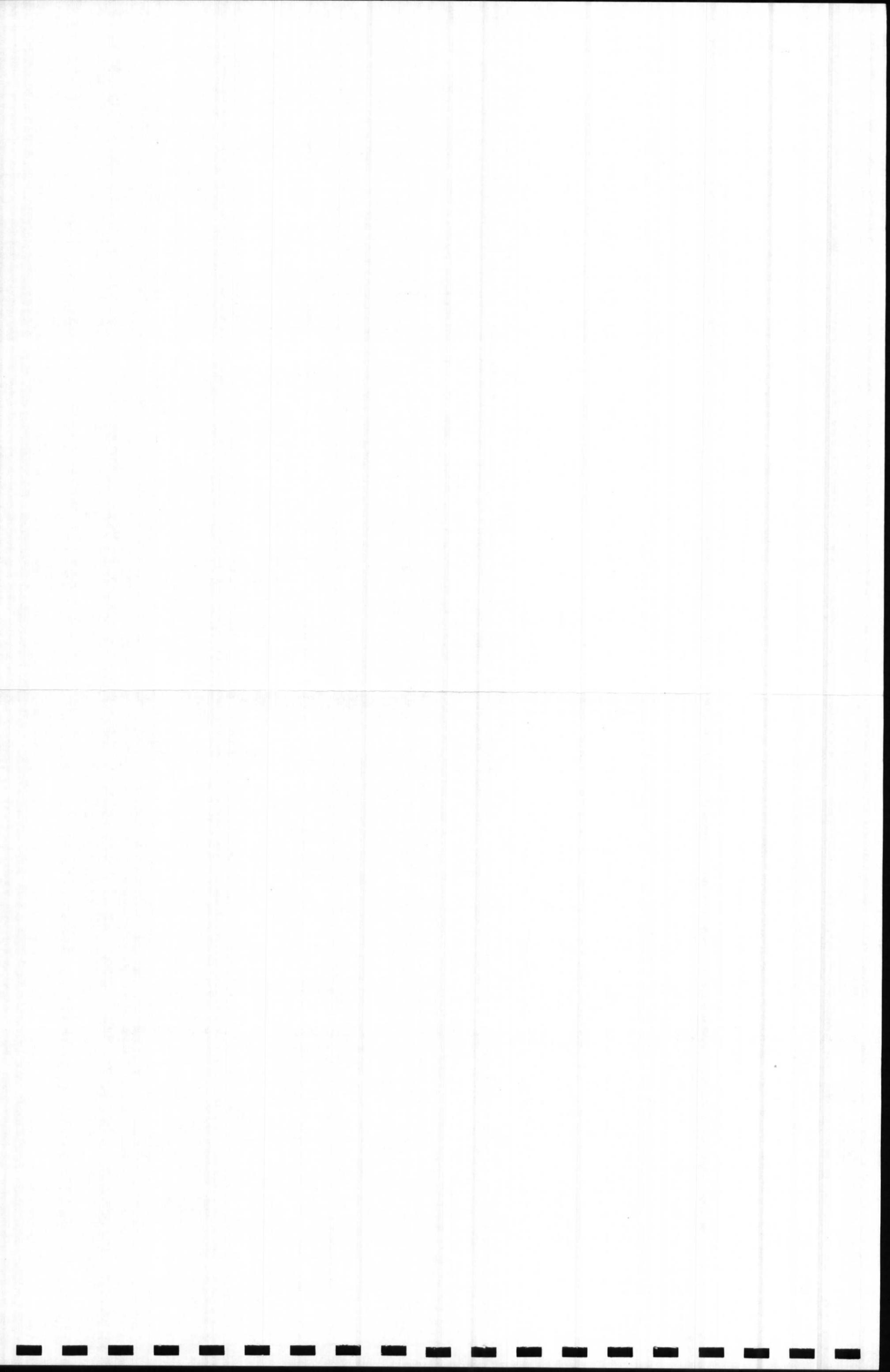
--- 1/4 mile radius around the existing urban area

EXHIBIT 13

Poplar/Cotton Center Community Plan

COLLINS & ASSOCIATES
PLANNING CONSULTANTS





Poplar/Cotton Center Community Plan
Chapter 3: Urban Development
Boundary

constraints. Additionally, these lands do not require lift stations to transport effluent to the sewage treatment plant.

Areas designated as "low" suitability are those areas that are within agricultural preserves, are outside utility service boundaries, or are further than one-quarter mile from existing development. The development suitability of these areas can be enhanced if land is removed from an agricultural preserve or the utility service boundaries are enlarged.

RECOMMENDED URBAN DEVELOPMENT BOUNDARY

The recommended Urban Development Boundary (UDB) is shown on Exhibit 14. The UDB is the result of examining a number of factors, including population growth, county policies, development suitability and requests by individual property owners.

Based on the aforementioned population projections, land demand and required flexibility factor, an area containing approximately 900 acres is recommended to accommodate future population growth and to allow for unforeseeable circumstances. This acreage reflects the 3.9% per year growth rate with a 100% flexibility factor (see Table 9a).

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

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

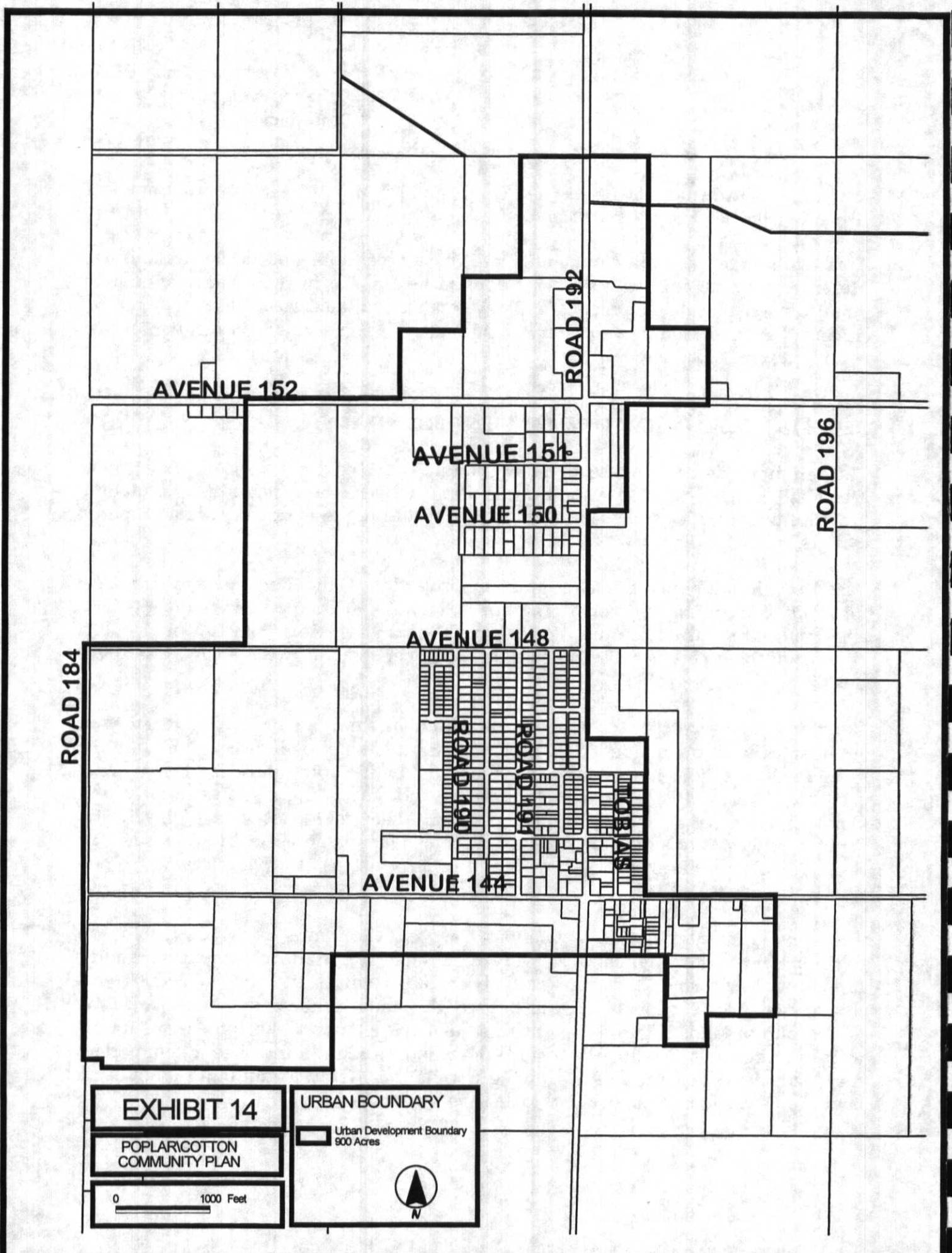
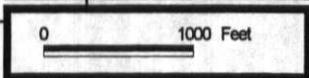


EXHIBIT 14
POPLAR COTTON
COMMUNITY PLAN

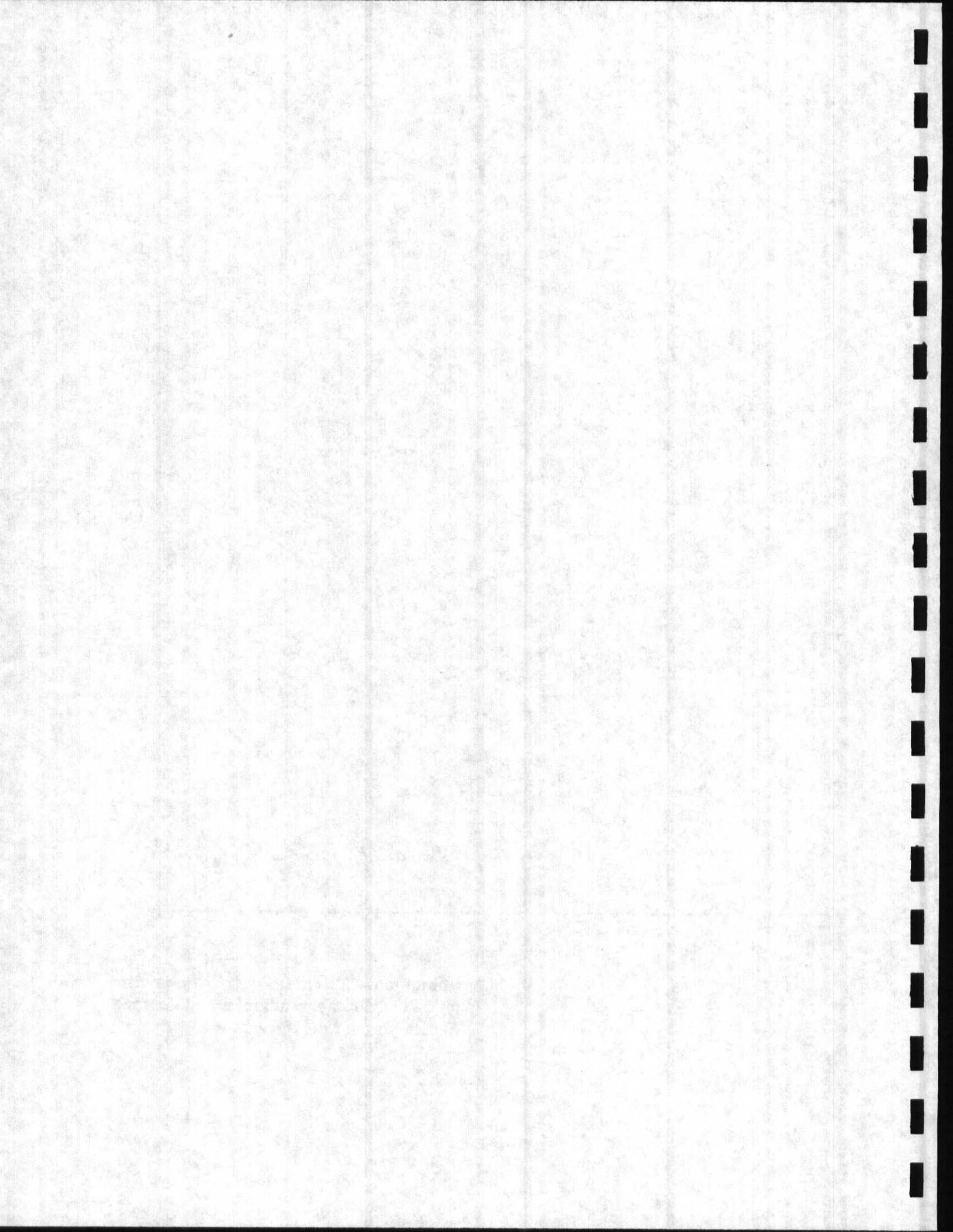


URBAN BOUNDARY
Urban Development Boundary
900 Acres



Chapter 4: POLICY
PLAN

This chapter specifies policies and implementation measures which will guide development in Poplar and Cotton Center for the next 20 years.



PURPOSE OF THE POLICY PLAN

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

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

REDEVELOPMENT

As reported in other sections of this plan, Poplar and Cotton Center's housing and commercial areas and circulation system are in need of significant rehabilitation. Over 70 percent of the housing is in need of rehabilitation, and the condition of the commercial areas in town may be adversely affecting the ability of the community to attract new commercial enterprises. The local circulation system, lacking curbs, gutters, sidewalks and other drainage improvements further detracts from the community. Unfortunately, the problem is large enough that governmental assistance is required to provide effective solutions.

This plan recommends the adoption of a redevelopment plan to respond to these conditions. By establishing a redevelopment project area, a portion of the community's property tax revenues would remain in the community to be used to make improvements. When a redevelopment plan is adopted, the Poplar Community Services District Board should assist the County Board of Supervisors (acting as the Redevelopment Agency) in determining projects the agency should undertake.

Policy

- 1.1** The County should consider the feasibility of establishing a redevelopment project area within the Poplar/Cotton Center planning area.
- 1.2** Assuming formation of a project area is feasible, a redevelopment plan for the community should be focused toward the elimination of blight considering the absence of needed infrastructure such as storm water drainage; the efficiency to be gained with extension of combined sewer and water services throughout the planning area; the need for low and moderate income housing rehabilitation; and, the development of new low and moderate income housing for the general public as well as farm workers.
- 1.3** The Tulare County Planning and Development Department shall examine the feasibility of establishing an amnesty program for all illegal residential units in Poplar/Cotton Center. The amnesty program would allow all units, registered by the owners with the County to remain for a fifteen to twenty year time period if they can be brought up to a minimum level of health and safety standards. These standards could be below the existing Uniform Building Code requirements. Such a program could also involve rehabilitation efforts by non-profit organizations.

Implementation

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

HOUSING

There are two groupings of housing in the planning area. The larger grouping is located in Poplar. Many of the problems confronting residential development in Poplar/Cotton Center are especially prevalent in this area. The area contains much of the substandard housing in the community along with a number of lots containing second and third dwellings, and in some cases mobile homes or trailers. The other housing area exists on the southwest edge of Cotton Center. These homes are generally in a better condition and contain fewer second units.

Despite the lack of past development in the planning area, Poplar/Cotton Center is expected to exhibit a growth rate between 3.9 and 4.9 percent per year in the future. By the year 2015, between 660 and 990 additional housing units will be needed to house the population at a person per unit rate equal to the community's existing rate of 4.01 persons per unit. To equal the more acceptable countywide rate of 3.12 persons per unit, an additional 850 to 1,280 units will be required. Providing this amount of housing will not be an easy task, and therefore the County must take an active role in assisting non-profit and for-profit entities interested in building in Poplar/Cotton Center. To make the task even more difficult, a great percentage of the housing must be affordable to low income housing.

One way to provide for the necessary housing is for the County to zone additional sites for multi-family and mobile home parks. Currently there is only one five acre site zoned for multiple family development in the planning area. These two types of uses can provide a significant amount of the necessary housing at rents local residents can afford.

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

Illegal Units

A recent survey shows that there are many instances in which two or more housing units have been placed or constructed on single family lots in the community. Many of these extra units are believed to be illegal. Many of the units have been constructed or placed on the lots without regard to building or zoning regulations, and therefore may pose health and safety problems. For example, the proximity of the units to one another and to units on adjacent lots may present problems if a

structural fire occurs. Additionally, since some units do not meet building codes, they may present a safety threat to the occupants if they do not have adequate electrical or heating systems. This issue is not a simple one to correct. These units, although in many cases in very poor shape, provide shelter to families with low incomes. A program aimed at removing these units would result in displacement of low income persons with few housing options.

Units in Need of Substantial Rehabilitation

It is estimated that nearly 34% of the community's dwellings are in need of substantial rehabilitation. This housing situation is a direct reflection of the community's poor economic condition. Although Self-Help Enterprises has rehabilitated 10 units since 1980, there remains a significant amount of housing in need of attention. If further steps are not taken to rehabilitate these units, they will become more deteriorated, or worse yet, become dilapidated.

Dilapidation

In addition to the amount of deteriorated housing in Poplar/Cotton Center an estimated 12% are dilapidated and in need of replacement. Generally, these units are in such disrepair that rehabilitation is not feasible. Some of these dilapidated units are illegal second or third units but there are also many units that are the only unit on the lot. In replacing these units, great care must be exercised so that the residents of these units will have adequate housing if their existing unit is removed.

Blight

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

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

Policy

- 2.1 The County will strive to ensure that an adequate number of housing units are constructed to meet the housing needs of Poplar.
- 2.2 The County will strive to ensure that housing is affordable to all economic segments of Poplar/Cotton Center.
- 2.3 The County will ensure that there are adequate sites and will work with the Poplar Community Services District and other agencies to ensure that there are adequate public facilities to support future housing needs in Poplar/Cotton Center.
- 2.4 The County will work diligently towards the rehabilitation of the housing stock in Poplar/Cotton Center.
- 2.5 Mobile home parks and subdivisions, trailer parks and multi-family development shall be encouraged in Poplar/Cotton Center in order to provide affordable housing opportunities.
- 2.6 The County will attempt to maintain a balance between owner and renter-occupied housing stock in Poplar/Cotton Center.
- 2.7 Sites for multi-family development shall be identified which do not overburden any one area of the community or neighborhood. Large developments shall be located on collector or arterial streets.
- 2.8 Single family development shall be located in areas free of excessive noise and traffic, adequately buffered from incompatible land uses, and serviceable with sewer and water.
- 2.9 The Tulare County Planning and Development Department will actively enforce all planning and zoning laws in order to abate illegal, non-conforming, non-residential uses.

Implementation

- 2.11 The County will periodically review zoning in Poplar/Cotton Center and will maintain enough residentially zoned land so that the lack of adequately zoned residential sites does not become a constraint to housing production.
- 2.21 The County will work with Self-Help Enterprises, the Tulare County Housing

Authority, and other entities interested in constructing or replacing low income housing in Poplar/Cotton Center.

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

COMMERCE

Poplar/Cotton Center has very little general commercial development and most persons must travel to Porterville for their shopping needs. The previous lack of a community sewer system has been a significant factor preventing new commercial investment. Another factor may be a perceived lack of spending power on the part of the community's residents.

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

Previously this Plan recommended the establishment of a redevelopment district. Among the goals of the district would be the revitalization of the commercial areas and the attraction of additional commercial investment. Most of the existing commercial buildings in Poplar are simply not large enough, nor do they have enough parking to attract the types of commercial enterprises the community needs.

Planning Criteria

Two types of commercial uses exist in Poplar/Cotton Center: general commercial and service commercial. General commercial includes uses such as retail shops, offices, restaurants, and certain kinds of commercial services. Service commercial includes outdoor sales and repair services. The location of future commercial uses must be based on a set of criteria specific to each. General commercial uses should be located in areas in close proximity to the population they serve and which have

good access. Location and access are not as important to service commercial uses. By their nature, these uses are often noisy and may require outside storage, and therefore they are usually incompatible with residential development. For these reasons, new service commercial uses should be located away from existing or planned residential areas or mitigation measures should be incorporated into the design of the project that will eliminate any undesirable conditions.

Policy

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

Implementation

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

INDUSTRY

Lack of Economic Opportunities

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

in the area and a primary cause for the number of illegal second and third dwelling units in single family residential areas. The lack of economic opportunity is also a reason for the deteriorating conditions of the commercial areas - especially in Poplar.

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

Locational Factors

Industry considers a number of factors when seeking a site for a plant. Some of these factors include the cost of labor, land and utilities, properly zoned and available sites; good access, including freeway and rail linkage; adequate infrastructure; and protection from conflicting land uses. With some assistance from the County, appropriate new industry could be persuaded to locate in this area. However, this plan recognizes this will not be an easy task given the competition between communities for new jobs. However, given the economic conditions of the area, the County should make a special effort to target some of its economic development efforts in the Poplar/Cotton Center area.

Policy

- 4.1 The County shall encourage industrialization in Poplar/Cotton Center, especially industries that provide non-seasonal employment.
- 4.2 Land well suited for industrial development because of access, availability of infrastructure and proximity to similar land uses should be designated for industry and protected from the encroachment of incompatible uses.
- 4.3 When the County reviews permit applications for prospective industries that wish to locate in Poplar/Cotton Center, several criteria should be applied which include:
 - The water and sewer requirements of new industry shall be considered with respect to the limitations of the Poplar Community Service District's water and sewer systems.
 - Adequate access must be provided so local streets do not operate below a "C" level of service rating.
 - Industry shall be generally downwind of residential dwellings.

- Industry which requires sewage lift stations should work with PCSD to seek ways to finance the installation, maintenance and replacement of these facilities.
 - Industry shall be required to pretreat effluent which is difficult to process prior to disposal at the treatment plant.
- 4.4 Industrial development and service commercial uses should be located in Cotton Center in order to avoid long-term conflicts between residential and industrial uses.
- 4.5 The Memorial District site shall be rezoned to remove the existing M-1 zoning.

Implementation

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

AGRICULTURE

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

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

Timing of Conversion to Urban Uses

Some land presently being used for agricultural purposes should be considered for more intensive uses because of its proximity to residential, commercial or industrially designated lands. However, in order to fulfill the County's goals of preserving agricultural land, the land should remain in agricultural use until the supply of developable land is diminished. The County should also consider

changing the designation if a specific project is presented which would not work in other locations. In the meantime, this land should be retained in parcels as large as possible to preserve future planning options.

Policy

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

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

- 1) The property is not subject to an agricultural preserve contract;
 - 2) Full urban services, schools, and infrastructure sufficient to serve urban development either are available or can be made available; and
 - 3) The property is contiguous on at least one side to existing urban development.
- 5.2** Until productive agricultural lands are ready to be developed they shall be retained in parcels of sufficient size to allow agricultural uses.
- 5.3** Agricultural uses outside the UDB shall be protected from conflicting urban uses by aligning the UDB along streets, canals or other man-made or natural features in order to buffer the two uses to the extend possible.
- 5.4** The County shall carefully coordinate the extension of public water and sewer services in the planning area with the PCSD, to promote logical and orderly development patterns.
- 5.5** New agricultural preserves and contracts shall not be approved for properties within the UDB of Poplar/Cotton Center.

Implementation

- 5.11** Large lot agricultural zoning such as AE-20 shall be applied as a holding zone to properties which meet the criteria set forth in policy 5.1 above.
- 5.51** The County should consider filing a notice of nonrenewal on lands in an

agricultural preserve which are designated for an urban use under the Poplar/Cotton Center Community Plan.

COMMUNITY INVOLVEMENT

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

Policy

- 6.1 The County of Tulare will solicit recommendations from the Poplar Community Services District, Williams Mutual Water Company, and other interested public agencies on matters regarding the Poplar/Cotton Center Community Plan.
- 6.2 The Poplar/Cotton Center Community Plan will be reviewed every five years to determine if amendments are appropriate.

Implementation

- 6.11 When considering any land use proposal, capital expenditure or other matters of community importance, the County of Tulare will request input from the Poplar Community Services District, Williams Mutual Water Company and other affected agencies.

SCHOOLS

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

to certain areas of a community.

At present, the planning area is served by three K-8 school districts and Porterville Union High School District. One of the elementary school districts - Woodville, covers only a minor portion of the planning area north of Cotton Center and is not currently affected by growth in the area. Pleasant View Elementary School covers most of the urbanized area. Rockford Elementary School District covers the east half of Poplar. Poplar is the only significant urban area within each of these two districts.

Currently, each district is contemplating expansion. Rockford's expansion is planned on a site outside of the Poplar/Cotton Center area. Pleasant View has selected a 22 acre site on the west side of Poplar. This is reflected on the proposed land use map (Exhibit 16).

Policy

- 7.1 The County shall cooperate with all affected school districts to provide the highest quality educational services and school facilities possible.
- 7.2 The County shall work with Pleasant View and Rockford School Districts in facilitating the location and establishment of new school sites.

Implementation

- 7.11 The Land Use Map of the Poplar/Cotton Center Community Plan designates the proposed campus of the Pleasant View Elementary School District.

PARKS

Currently the only park facility in the planning area is the five acre Tule River Community Center Park owned and operated by the Poplar Community Services District. The park is located on the northeast corner of Road 192 and Avenue 146. Recent studies suggest that three acres of land for every one thousand people should be available for parks. With an estimated 1990 population of 1,901, Poplar/Cotton Center should have about 5.7 acres of parkland. It is commendable that the Poplar CSD has established a park for the community.

Developing additional parks should be a high priority of the community and the County. Additional park lands will provide the space necessary to conduct a meaningful recreation program in the area and improve the overall quality of life. The County should explore developing an additional parksite as development

occurs in the community.

The Pleasant View School District has expressed their interest in incorporating some community facilities such as a library, community center, and fire station on their proposed campus on the west side of Poplar. The District could also allow community access to recreational facilities after school hours.

Policy

- 8.1 The County, in conjunction with the Poplar Community Services District, shall investigate the possibility of constructing the future stormwater drainage basins as a combined park/ponding basin.
- 8.2 The County, in conjunction with the Pleasant View School District, shall investigate the possibility of locating future community facilities such as a library, community center and fire station at the future school site on the west side of Poplar.

Implementation

- 8.11 The County, Poplar Community Services District, and Pleasant View School District should meet to determine how each agency could cooperate to meet the recreational needs of the community.

FIRE PROTECTION SERVICES

Tulare County contracts with the California Division of Forestry for fire protection in Poplar/Cotton Center and surrounding areas. The closest station is the West Olive Station located on the west side of Porterville. The station is manned by four full time firefighters supported by 13 volunteers. The station is equipped with a large pumper truck, a water tender and a light engine. In addition to responding to fire and medical emergencies in Poplar/Cotton Center the station also serves other areas in southeast Tulare County. As Poplar/Cotton Center grow, additional staffing and equipment will be necessary. In addition, water lines should be extended to provide fire hydrants in areas of the community that are currently not served.

Policy

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

Implementation

- 9.11 Poplar Community Services District shall investigate annexing Cotton Center and extending water service to enhance fire fighting capabilities. Tulare County Fire Department should assist the District in this effort.

SEWER, WATER AND STORM DRAINAGE FACILITIES

Currently sewer service is provided only in Poplar, by the Poplar Community Services District. Areas in Cotton Center (north of Avenue 148) utilize on-site septic systems. The Poplar Community Services District also supplies water to Poplar. A portion of Cotton Center is served by Williams Mutual Water Company. Most of the commercial area in Cotton Center is served by on-site wells.

Presently there is no storm drainage system in either community. Storm waters generally flow from east to west, resulting in puddling and ponding in low points of the community. Poplar Community Services District has annexed a 19 acre site west (downhill) of the community for use as a stormwater drainage basin. The basin will be excavated initially to accept drainage from the 107 parcel Self-Help Enterprises subdivision. After that, the basin will be enlarged as needed as new development occurs. If excavated to a depth of about ten feet, the basin could accommodate the drainage of the entire community.

As Poplar and Cotton Center begin to grow together there may be organizational issues which the Tulare County Local Agency Formation Commission (LAFCo) should consider. In the future it may be more logical to consolidate the Poplar CSD and Williams Mutual Water Company. This may improve the planning functions of the two service providers, and may also result in some cost savings due to reduced manpower requirements. LAFCo should conduct a study to determine if the sewer and water requirements of the area could be better served by one rather than two utility providers.

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

Poplar CSD, along with Tulare County should explore ways to improve drainage in the planning area. Development of the ponding basin on the west side of the community will provide a good start. Consideration should be given to sizing the basin to accommodate drainage from the existing developed areas as well as new development. This will, of course require construction of drainage improvements in the existing neighborhoods. Funding for such a project presents a difficult problem. A combination of grants, bonding, and redevelopment funds may present a solution. At any rate, providing a community-wide drainage system should be a high priority for Poplar CSD and Tulare County.

Policy

- 10.1 The extension of water and sewer facilities into the planning area shall implement the policies of this Plan and the goals and policies of the Tulare County General Plan.
- 10.2 The Poplar Community Services District shall explore extending their boundaries to provide service to areas in Cotton Center. In addition, the incorporation of the Williams Mutual Water Company into the Poplar CSD should be considered.
- 10.3 The Tulare County Local Agency Formation Commission should amend the Sphere of Influence of the Poplar Community Services District so that the new boundaries are consistent with the intent of this Plan and local LAFCo policies.
- 10.4 The County shall encourage industry to locate in Poplar which is clean and does not generate effluent which is difficult and expensive for the sewer plant to treat.
- 10.5 Poplar CSD and Tulare County should explore options for implementing a community-wide drainage system.

Implementation

- 10.31 Within one year after the Poplar/Cotton Center Community Plan has been adopted, LAFCo should adopt a new Sphere of Influence for the Poplar Community Services District. As part of the study, LAFCo should include a consolidation study of Poplar CSD and Williams Mutual Water Company and should report their findings to the Board of Directors of each service provider and to the Tulare County Board of Supervisors.

- 10.41 The discharge and collection requirements of all new development in Poplar and Cotton Center shall be reviewed by Tulare County and Poplar CSD. Recommendations and comments on new development shall be forwarded to the County by Poplar CSD prior to final project approval.
- 10.51 Tulare County Public Works Department, in cooperation with Poplar CSD should consider options for constructing a community-wide drainage system. Emphasis should be placed on drainage improvements for the existing developed urban area.
- 10.61 The Poplar Community Services District should be encouraged to amend the boundaries of the District to reflect changes of urban boundary and land use made by this plan.

CIRCULATION

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

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

The specific improvements needed to support the policies of the Plan and achieve the recommended land uses are shown in Exhibit 15.

Policy

- 11.1 Within the planning area, the County shall provide a transportation system that provides safe and efficient service for the travel needs of all persons, the movement of goods and as a means to implement the other policies and implementation measures of this Plan.
- 11.2 The circulation plan shall identify a functional street classification system consistent with the Tulare County Circulation Element.
- 11.3 The County shall explore funding possibilities to upgrade the existing street

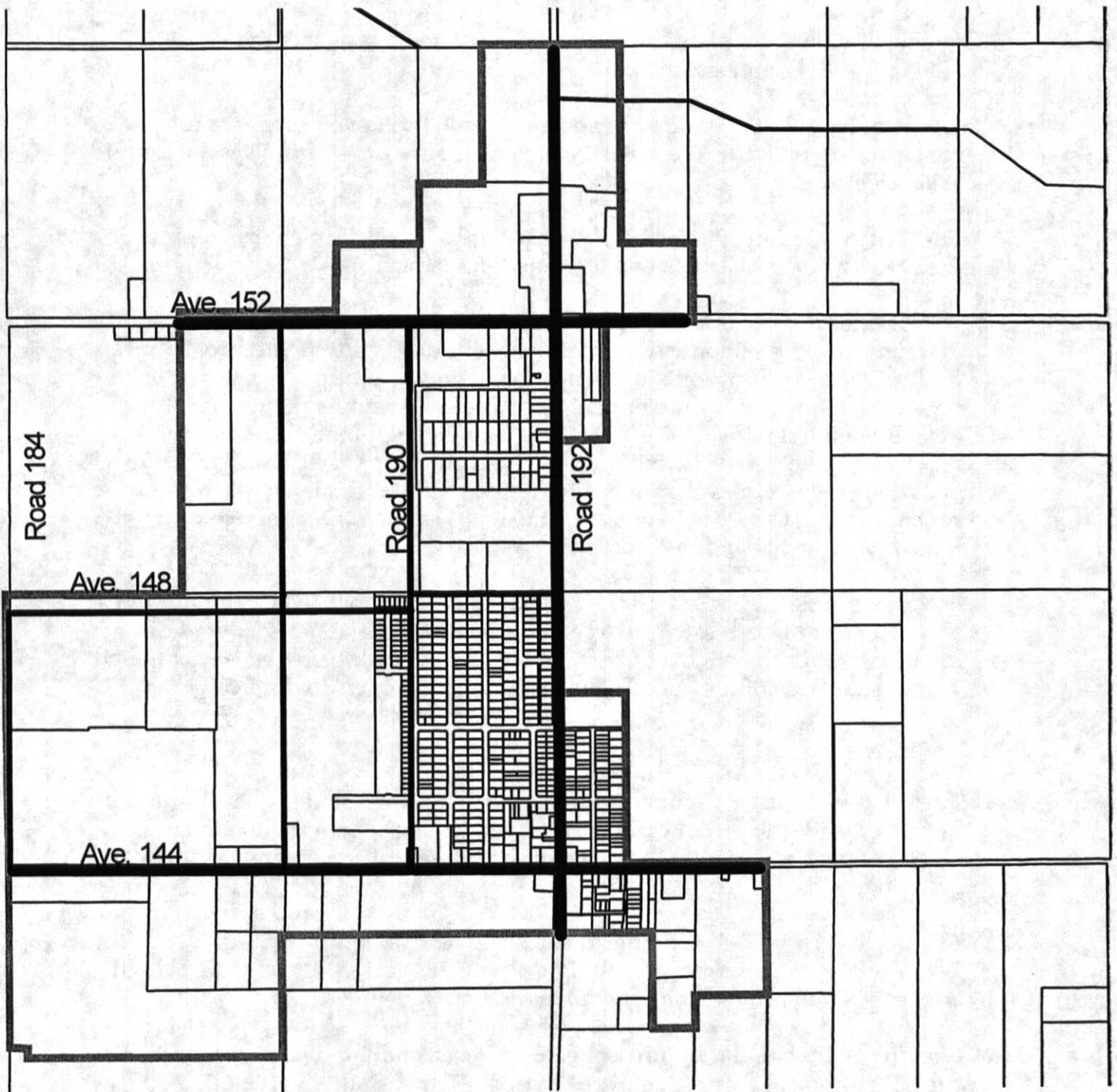


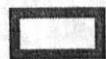
EXHIBIT 15

Poplar/Cotton Center



0 0.25 Miles

Circulation Plan

-  Urban Development Boundary
-  Minor Arterial
-  Collector

Source: Federal Functional Classification

network within the planning area, including repaving, and the construction of curbs, gutters, and sidewalks.

- 11.4 The County shall require applicants for new development projects to construct or upgrade the roads which will serve their projects to County standards.
- 11.5 The Tulare County Public Works Department shall implement engineering design standards for the streets identified in the plan.
- 11.6 When a land use development project is proposed, the Tulare County Planning and Development Department will determine if the project meets local criteria or thresholds and if a traffic impact study is required. If the project warrants a traffic impact study, the developer is responsible for objectively assessing the impacts of the development on the roadway network. The analysis will follow standard guidelines for site impact analysis; including generation, distribution, and assignment of trips to the background roadway network and the analysis of level-of-service on critical roadway segments and intersections.
- 11.7 For each classification of roadway, pavement widths, lane configurations, and, where applicable to the specific functional classification of the road, medians, encroachment, and/or shoulder widths, shall be based on acceptable design standards of the agency having jurisdiction over the facility.

Implementation

- 11.31 The redevelopment plan for Poplar/Cotton Center shall include improvements to the circulation system such as repaving, and construction of curbs, gutters, sidewalks and storm drainage improvements, as a priority goal.
- 11.32 The County shall seek funding to extend Road 190 south to State Route 190. The County shall consult with Porterville Irrigation District in bridging Poplar Ditch that runs along the highway.
- 11.51 Improvement standards for collector streets shall include perpendicular curbs, gutters and street lights. Street lights shall be installed at the developer's expense while the County will assume energy costs provided certain criteria are met.

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

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

NOISE

The purpose of including a discussion of community noise is to establish a land use pattern that results in noise compatible uses. A noise compatible use pattern is one in which noise sensitive uses are not adversely affected by surrounding uses and in turn, noise generating land uses are located in areas tolerant of their noise impacts. The Tulare County Noise Element identifies areas along major thoroughfares in Poplar/Cotton Center, as being impacted by noise from street traffic. The element indicates that noise along these streets will increase over time as truck and automobile traffic increases.

The element states that as noise levels begin to exceed 55 dB Ldn, noise compatibility problems involving single family residential development begin to occur. Presently, there are a number of single family dwellings fronting on State Route 190 and Road 192, experiencing this problem. When noise levels approach 60 dB Ldn these problems begin to affect high density housing, schools and other public facilities. Industrial and commercial uses, on the other hand, are typically far less sensitive to noise.

In establishing a land use pattern for the community, noise must be considered. For Poplar/Cotton Center, the primary concern is directing future residential development away from major roadways in the planning area. Where residential development is permitted next to these roadways, subdivision design must take into consideration noise reducing measures, such as the construction of sound walls.

Policy

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

Implementation

- 12.11** Through the project review process, the County will insure that new development is located and designed in a manner consistent with the Tulare County Noise Element.
- 12.21** Adoption of the Land Use Map will help to achieve noise goals of the community plan in that most future residential development is directed away from major roadways.

LAND USE

The purpose of the Poplar/Cotton Center Community Plan is to establish land use policies to guide existing and future development to the year 2015. The general intent of these policies is to protect the health, safety and welfare of persons living in Poplar and Cotton Center. In more specific terms, the policies serve to identify the most appropriate locations and arrangement of different types of land uses based upon environmental, circulation, infrastructure/services, and planning concerns.

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

Another issue regarding urban patterns is the ability of the local utility district to extend their service facilities to accommodate new growth and to serve existing developed areas. Representatives of the Poplar Community Services District have indicated that growth in some directions (particularly the northeast portion of the planning area) may require the costly installation of lift stations in the sewer system.

Physical features, natural and man-made, can also influence future urban patterns. Two irrigation canals traversing the planning area will require bridging (or may require piping) as growth occurs around them. This expensive prospect may delay development in some areas.

The delineation of the Poplar/Cotton Center Urban Development Boundary along with the following policies will also define the urban pattern for Poplar and Cotton

Center over the next 20 years.

Policy

- 13.1 Urbanization in the Poplar/Cotton Center planning area should be contiguous and compact.
- 13.2 In order to provide adequate separation (buffer distance) between future urban and agricultural uses, the UDB line should be drawn along roads, property lines and watercourses, if possible.
- 13.3 No residential structures shall be permitted within 75 feet of the Southern California Edison right-of-way within the Plan Area between Avenue 148 and State Highway 190. Properties directly adjacent to the right-of-way will be subject to site plan review requirements.
- 13.4 To accurately determine and fairly mitigate the local and regional air quality impacts of projects proposed within the Plan Area, the County of Tulare shall determine, where-applicable, air quality impacts associated with specific development projects using analysis methods and significance thresholds recommended by the San Joaquin Valley Air Pollution Control District.
- 13.5 Any use, building or parcel previously and legally established that may not be expressly permitted by this plan in any given land use designation or the implementing zoning shall be allowed to continue in accordance with the County Zoning Ordinance.

Implementation

- 13.11 Adoption of the proposed Land Use Map (Exhibit 16) will implement the land use goals. The Land Use Map allocates land use designations to territory within the Planning Area consistent with the goals and policies of the Poplar/Cotton Center Plan described in this document.

The plan provides for both "active" and "reserve" land use classifications, wherein "active" classifications are applied to areas which are either already developed to an urban land use or are expected to be developed in the near term to accommodate anticipated growth. "Reserve" designations are applied to areas which are not expected to be subject to development in the near future, but which are recognized as suitable for urbanization sometime during the plan period. It should be noted that within the Plan Area, approximately 445 acres of land are assigned "active" land use designations

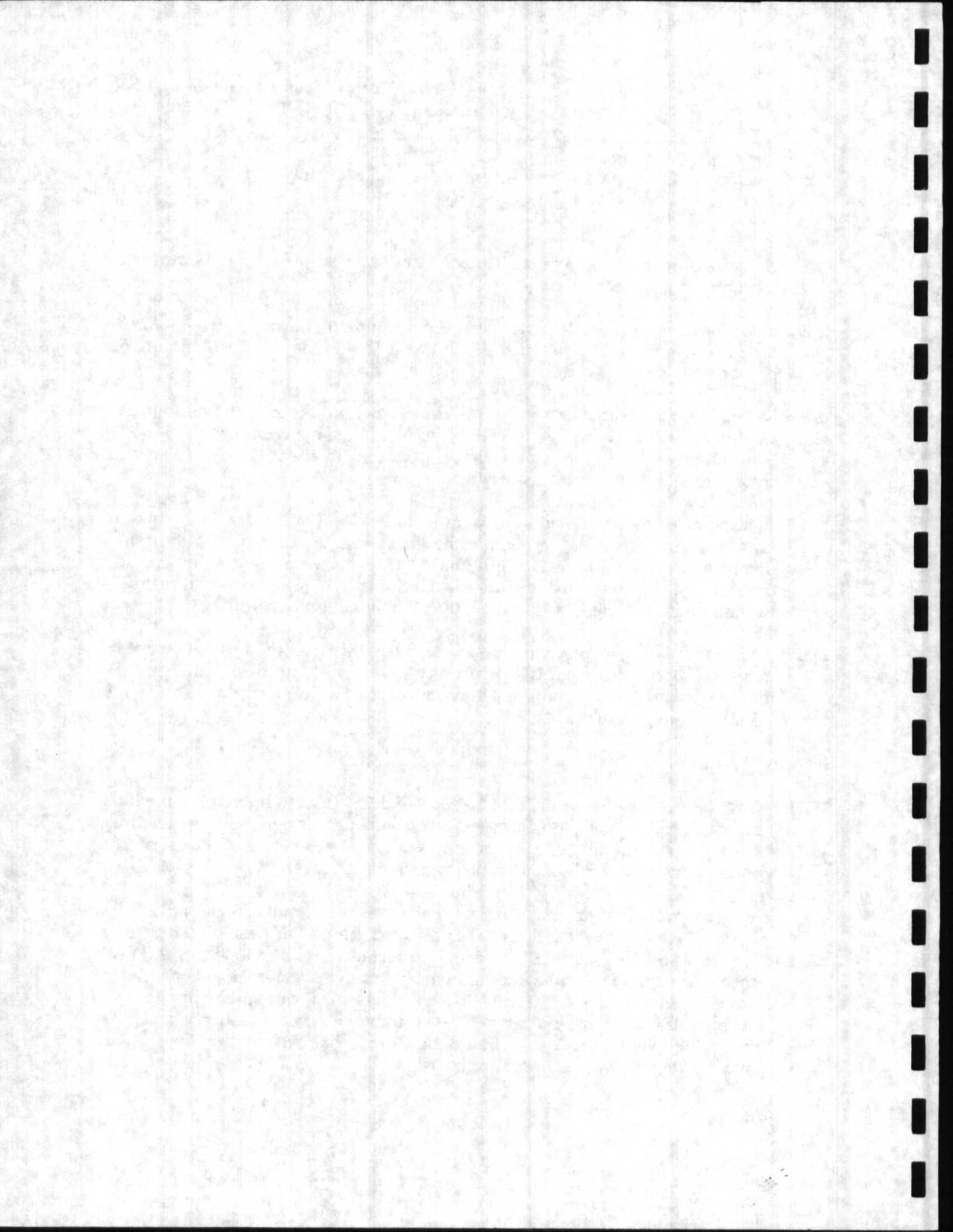


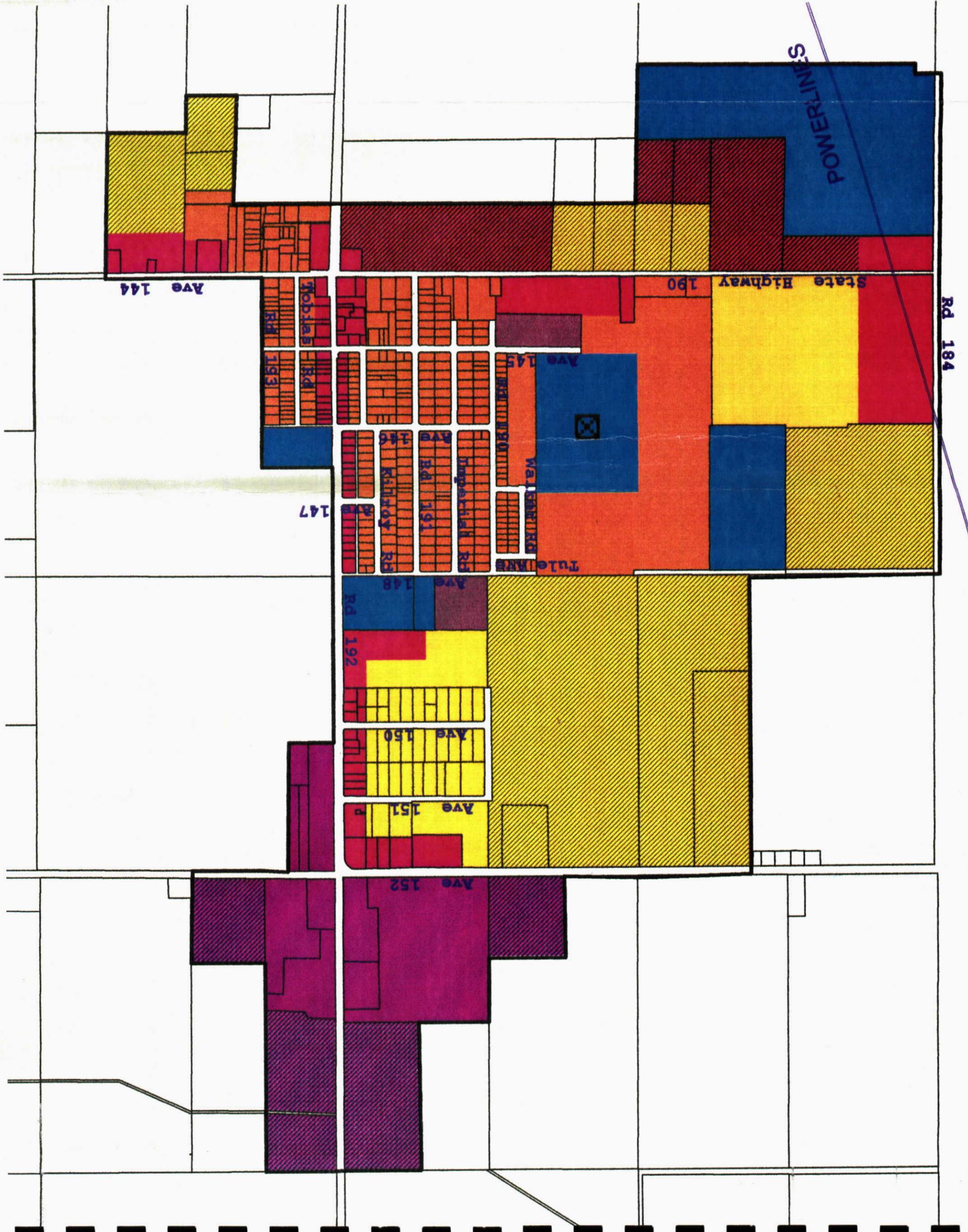
EXHIBIT 16

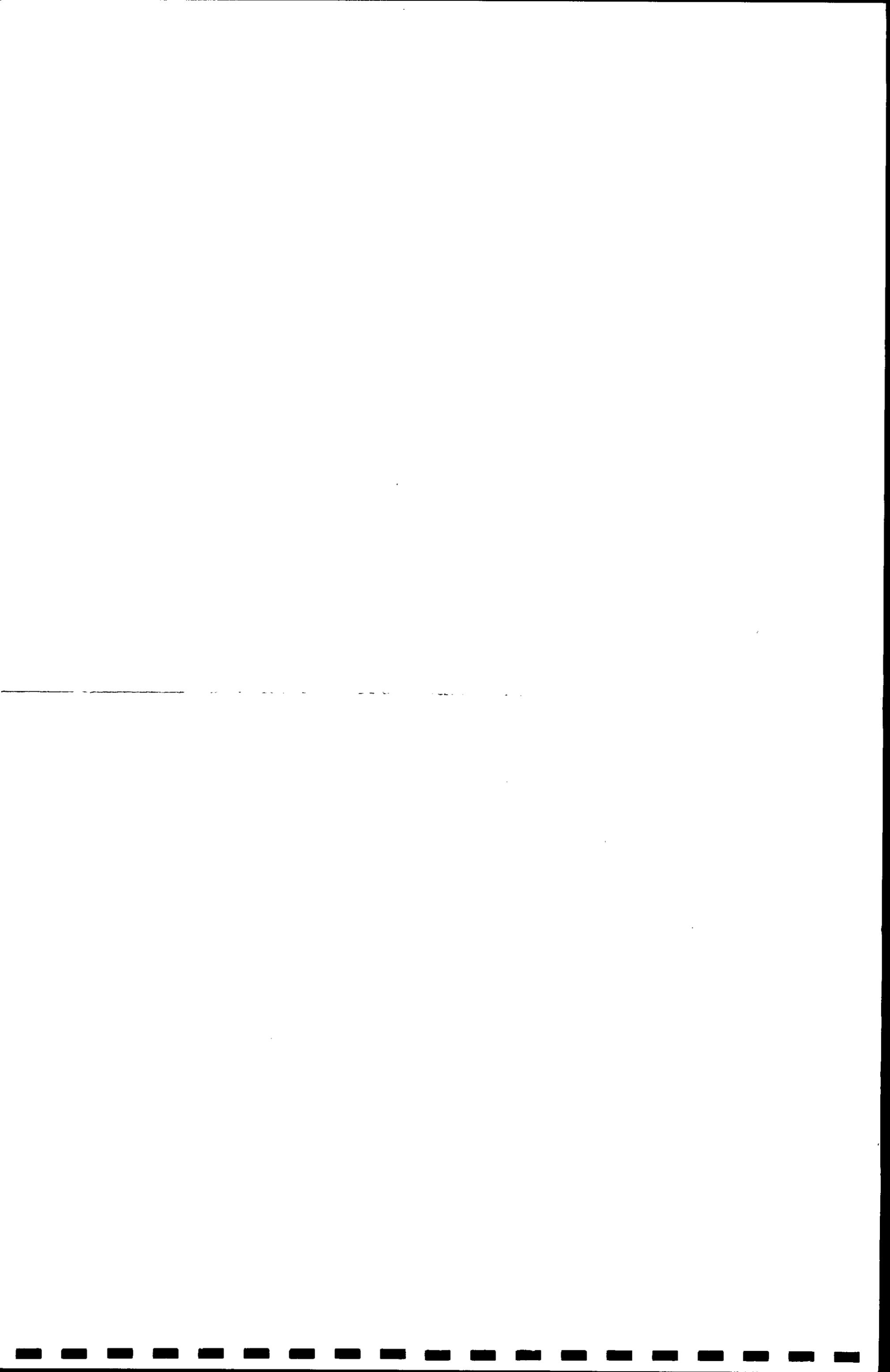
Poplar/Cotton Center
Community Plan



Land Use Plan

- Proposed School Site
- Urban Development Boundary
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Reserve
- Commercial
- Commercial Reserve
- Industrial
- Industrial Reserve
- Public/Quasi Public





and 335 acres are allocated as "reserve". This reflects the plan's provision that active land use designations be applied to that area serviceable by the treatment plant - with the addition of a flexibility factor beyond the projected wastewater treatment plan capacity. The remaining area within the Urban Development Boundary is given reserve classifications.

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

Residential

The Residential designation is intended to allow the development of single-family and multi-family residential uses, to be implemented with zoning at locations appropriate for densities ranging from one dwelling unit per acre to not more than twenty-eight dwelling units per acre. The Residential land use designation is subdivided into three categories - Low Density Residential, Medium Density Residential and High Density Residential. In addition, the plan sets aside a certain amount of area as "Residential Reserve". Within the 900 acre Plan Area, approximately 460 acres are designated either Residential or Residential Reserve. Each residential land use designation is summarized below:

Low Density Residential

Low Density Residential areas are planned to accommodate single-family homes on individual lots where urban services (i.e. community water and sewer) are provided.

The Low Density Residential designation is provided on approximately 75 acres within the plan area - located generally in and adjacent to the residentially-developed portion of Cotton Center and on territory northeast of the intersection of Road 184 and State Highway 190.

Medium Density Residential

Medium Density Residential areas are planned to accommodate single-family homes on individual lots where urban services (i.e. community water and sewer) are provided, at higher densities than the area designated for Low Density Residential Development.

The Medium Density Residential designation is the largest residential land use designation in the plan area and encompasses sections of the

community that are already substantially developed. The predominant existing land use within this area is single-family residential dwelling units, including conventional dwellings and mobile homes. The plan includes a total of approximately 160 acres of Medium Density Residential distributed across existing residential development in Poplar as well as currently undeveloped areas directly west of Poplar.

High Density Residential

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

The High Density Residential designation is applied to about 10 acres of territory within the Plan area. Most of the acreage designated High Density Residential is located in two areas, the first area being southwest of the intersection of Avenue 145 and Road 190, directly south of the proposed school site, and the second area located directly north of the intersection of Avenue 148 and Imperial Road.

Residential Reserve

This area is designated for eventual residential use but is to be left in exclusive agricultural zoning, consistent with policy 5.1. The Plan Area includes approximately 215 acres of territory designated Residential Reserve. The designation is applied to territory located southeast of the intersection of State Highway 190 and Road 192, to four parcels along State Highway 190 approximately 2,000 feet west of Road 192, to an area southeast of the intersection of Avenue 148 and Road 184, and to a large tract west of the developed portion of Cotton Center between Avenue 152 and the alignment of Avenue 148. "Residential Reserve" - designated land may be provided either residential or rural-residential zoning.

Commercial

The Commercial designation is intended to allow the development of a variety of commercial uses at locations where implementation will be determined by zoning best suited to maintain and/or encourage general, service and highway commercial uses. The Commercial land use designation is applied to 75 acres within the Plan Area, specifically, to existing commercially-developed properties on both sides of Road 192, to a few adjacent parcels along Avenue 152, to acreage fronting on the north side of

State Highway 190 southwest of the intersection of Avenue 145 and Road 190, to areas fronting on the east side of Road 184 directly adjacent to the intersection of Road 184 and State Highway 190, and to territory fronting on the south side of State Highway 190 east of Road 192. Sixty acres of "Commercial Reserve" designation is provided to allow future commercial expansion along most of the southern frontage of State Highway 190 between Road 194 and Road 192.

Industrial

The Industrial designation is intended to allow light manufacturing, assembly and storage-type uses as allowed by the Tulare County Zoning Ordinance. Approximately 125 acres of territory within the Plan Area are designated for industrial use, with half of this acreage set aside as "Industrial Reserve". All of the plan's industrially-designated land is located adjacent to the northwestern, northeastern and southeastern corners of the intersection of Road 192 and Avenue 152, with the "Reserve" - designated land lying directly adjacent to the west, east and north.

Public/Quasi-Public

The Public/Quasi-Public designation is applied to those current and proposed uses associated with a governmental function, public institution or other use which accommodates the needs of the general public. Approximately 125 acres are designated Public/Quasi-Public by the community plan. These include the Poplar Community Services District building, water storage facility and grounds, the church occupying the old memorial building along Road 192, the continuation school directly west of the old memorial building, the wastewater treatment plant southwest of the urbanized area, the proposed drainage basin west of Road 184 and the proposed school west of Road 190, between Avenue 148 and State Highway 190.

GENERAL PLAN CONSISTENCY AND AMENDMENTS

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

The following are the definitions of the land use and street classifications shown on the Poplar Community Plan maps. These definitions serve to specify the intent of the Plan with regard to land use and circulation objectives. Further, the definitions are helpful in determining which County zoning districts are consistent with each land use classification (see Zoning Consistency Matrix, Table 10). The definitions are as follows:

Policy

14.1 Land Use Designations

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

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

Medium Density Residential - Land designated for single and two family residential development, with a minimum of 3,000 square feet of lot area per dwelling unit. Medium density residential allows 4 to 14 units per acre.

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

R-A
20,000

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

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

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

Industrial Reserve - Land within the Plan Area which is recognized as suitable for industrial uses or agriculturally-related industries and is designated for eventual conversion to commercial use, but which is expected to be left in exclusive agricultural zoning until it is determined that conditions warrant conversion to industrial use, in accordance with Policy 5.1.

Functional Classification of Routes and Streets

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

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

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

Collector Street - The collector street system provides both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It differs from the arterial system in that facilities on the collector system may

penetrate residential neighborhoods, distributing trips from the arterials through the area to the ultimate destination. Conversely, the collector street also collects traffic from local streets in residential neighborhoods and channels it into the arterial system. In the central business district, and in other areas of like development and traffic density, the collector system may include the street grid which forms a logical entity for traffic circulation.

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

Table No. 10
Zoning Consistency Matrix

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

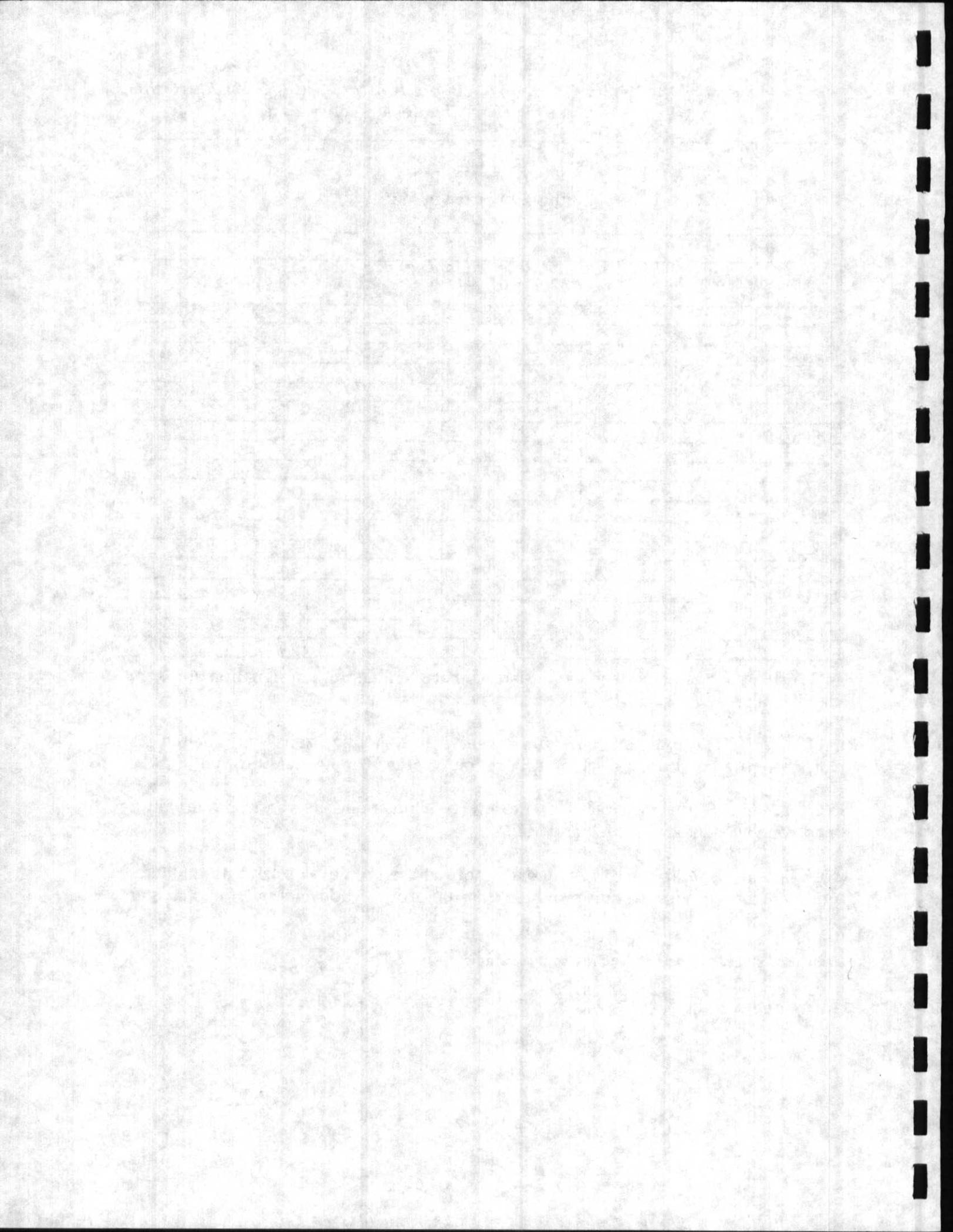
NOTE 1: A shaded box denotes consistency between land use designation and zone district; a blank box denotes lack of consistency.

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

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

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

Source: Collins & Associates, Tulare County Planning.



***POPLAR/COTTON CENTER
COMMUNITY PLAN***

FINAL ENVIRONMENTAL IMPACT REPORT

SCH# 96072007

November 1996

POPLAR/COTTON CENTER COMMUNITY PLAN (GPA 95-03)
FINAL ENVIRONMENTAL IMPACT REPORT
PREPARED BY TULARE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

TABLE OF CONTENTS

<u>Final Statement</u>	1
<u>Persons, Organizations and Public Agencies</u> <u>Commenting on Draft EIR</u>	2
<u>Response to Comments Received</u>	3
Tulare County Local Agency Formation Commission	3
Tulare County Fire Department	3
Tulare County Environmental Health Division	3
Lower Tule Irrigation District	4
Tulare County Community Development and Redevelopment Division	4
San Joaquin Valley Unified Air Pollution Control District	5
California State Department of Transportation	5
California State Clearinghouse	5
Appendix A: Comment Letters	
Appendix B: Draft EIR	

attachment - maps
37

Final Statement

According to the Guidelines for the California Environmental Quality Act of 1970, Article 9, Section 15132, the Final EIR shall consist of the Draft EIR, a list of the organizations and persons commenting on the Draft EIR, the comments received throughout the consultation process, either verbatim or in summary, and the responses of the Lead Agency (Tulare County Planning and Development Department) to the significant environmental points raised in the review and consultation process.

The review period for the Draft EIR for the Poplar/Cotton Center Community Plan (GPA 95-03) began October 11, 1996, and ended November 25, 1996. Copies of all comments received have been included in this Final EIR. The comments received have not been of the nature which would require changes to the information contained in the text of the Draft EIR.

None of the comments received were directed to the Draft EIR. Rather, the comments either addressed the Plan itself or did not require a response. The CEQA Guidelines do not require that a response be made to these comments. Nonetheless, responses has been written in order to promote further understanding and clarification of the Plan document.

Because there were no comments received that were directed to the Draft EIR the Lead Agency is not required to send notice under Public Resources Code Section 21092.5(a).

Persons, Organizations, and Public Agencies Commenting on the Draft EIR

The following is a list of agencies and organizations which were asked to review and comment on the Draft EIR. The date on which their comments were received by the Lead Agency is also listed.

<u>Agency</u>	<u>Date Comments Received</u>
Bureau of Land Management	
Caltrans District 06	12/02/96
City of Porterville	
City of Tulare	
County of Kern	
Department of Conservation	
Department of Fish and Game District 4	
Department of Food and Agriculture	
Department of Water Resources	
Lower Tule River Irrigation District	10/16/96
Natural Resources Conservation District	
Pacific Bell	
Pleasant View Elementary School District	
Poplar Community Services District	
Porterville High School District	
Porterville irrigation District	
Public Utilities Commission	
Regional Water Quality Control Board District 5	
Rockford Elementary School District	
San Joaquin Valley Unified Air Pollution Control District	11/22/96
Southern California Edison	
Southern California Gas	
State Clearinghouse	12/02/96
Tulare County Agricultural Commissioner	
Tulare County Education Department	
Tulare County Environmental Health Division	11/07/96
Tulare County Farm Bureau	
Tulare County Fire Warden	10/17/96
Tulare County Local Agency Formation Commission	10/17/96
Tulare County Public Works Department	
Tulare County Community Development and Redevelopment Division	11/18/96
Tulare County Sheriff's Department	
U.C. Cooperative Extension	
U.S. Department of Fish and Wildlife	
Woodville Elementary School District	

Response to Comments Received

The following are written responses to comments received during the noticed comment period. Copies of the comments received concerning the Poplar/Cotton Center Community Plan Draft Environmental Impact Report have been included after the responses. Where comments were not numbered by the writer they have been given a number which correlates to the responses.

Response to Comments from Randy Rouda, Tulare County Local Agency Formation Commission: Correspondence dated 10/15/96

1. Comments noted; no response necessary.
2. Thank you for the clarification. In order for the two systems to combine, the Poplar Community Services District would need to annex the parcels being served by the Williams Mutual Water Company and then purchase the Company.
3. Comments noted. This is consistent with the premise that proposes the Alternatives to the Plan in Section 6.2 of the Draft EIR.

Response to Comments from Felix Rodriguez, Tulare County Fire Department: Correspondence directs referral to letter dated 7/29/96

1. Thank you for the additional information. Comment noted.
2. This Plan does not propose specific water system improvements. Further improvements to the water system will be evaluated on a project by project basis as development occurs. The Tulare County Fire Department will receive consultation notices and be given an opportunity to study and respond to these projects as they are proposed.

Response to Comments from Gary Gagliolo, Tulare County Environmental Health Services Division: Correspondence dated 11/6/96

1. The section referred to in Chapter 2 of the Plan document were part of a preliminary Plan that was circulated only to a few departments within the County. The section was revised prior to writing the Draft EIR. In place of the statistics mentioned the actual Plan states on page 2-16:

The treatment plant is capable of processing 340,000 gallons per day of effluent. At the present the plant is servicing an estimated 2,300 residents which generate approximately 70 gallons per day per person. If per capita wastewater production remains constant, the plant will be able to service a maximum of 4,860 residents.

Utilizing a historical growth rate of 3.9% per year, it is estimated that the 2015 population will be 4,941 persons. The year 2015 is the end of the planning period for the Plan, and the 4,941 person estimate compares favorably with the sewer service maximum of 4,860 persons. It is assumed and expected that the Poplar Community Services District may need to plan for treatment plant expansion at some time during the life of the Plan.

In addition, Policy 5.1 on page 4-10 of the Plan requires full urban services to be available before reserve land use designations are converted to urban use classifications.

- 2-5. Comments noted. The Environmental Health Department will receive consultation notices and be given an opportunity to study and respond to specific development projects when they are proposed. The requirements mentioned may be applied at that time.

*Response to Comments from Dan Vink, Lower Tule Irrigation District:
Correspondence dated 11/6/96*

1. Comment noted. The Plan does not propose to utilize any Irrigation District facilities for any drainage or domestic water conveyance purposes.
2. The Plan does recognize the existence of the District's rights of way; it does not propose to compromise them in any way. The District will receive consultation notices and be given an opportunity to study and respond to specific development projects that are adjacent to District rights of way.

*Response to Comments from Jim Brown, Tulare County Community Development and
Redevelopment Division: Correspondence dated 11/18/96*

1. Comment noted.
2. The Southern California Edison right of way will be respected by future development and will be required to be incorporated into any future development site plans, consistent with Policy 13.3 on page 4-20 of the Plan. The land southeast of the land in question is closer to existing development and does not contain the powerline easement. However, the area proposed for commercial development that contains the powerline easement does provide better access for commercial traffic which will be able to utilize Road 184. This will reduce traffic impacts that commercial development might create along Highway 190.

Response to Comments from Joe O'Bannon, San Joaquin Valley Unified Air Pollution Control District: Correspondence dated 11/22/96

1. Comment noted.
2. The San Joaquin Valley Air Pollution Control District will be given an opportunity to review and respond to projects processed by this Department (including land use policies) which may increase traffic or dust.

Response to Comments from Randall Treece, Caltrans: Correspondence dated 11/13/96 (returned by SCH 12/02/96)

1. County traffic impact studies conducted for site specific development projects are consistent with Caltrans practice.

Response to comments from Antero Rivasplata, State Clearinghouse: Correspondence dated 11/21/96 (returned by SCH 12/02/96)

This correspondence is simply the standard SCH packet cover letter submitted with those state agency comments already received and discussed above. No response is required.

APPENDIX A: COMMENT LETTERS



TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION

County Civic Center, Room 111 Courthouse Visalia, CA 93291-4593 (209)733-6790



COMMISSIONERS:
Jim Maples, Chair
Mary Louise Vivier, Vice Chair
Bill Sanders
Judi Gibbons
Nero Pruitt

ALTERNATES:
Juliet Allen
Bill Maze
Claude Retherford

EXECUTIVE OFFICER:
George Finney

October 15, 1996

TO: Steve Brandt, Project Planner

FROM: Randy Rouda, LAFCO Staff Analyst

RE: Draft Environmental Impact Report for Poplar/Cotton Center Community Plan

This letter is written in response to your agency's submission of documentation for consultation by the Local Agency Formation Commission. Commission staff has provided the following comments in accordance with the Commission's role as a CEQA Responsible Agency pursuant to Title 14, Section 15096 of the California Code of Regulations.

Thank you for referring the environmental findings for the proposed Poplar/Cotton Center Community Plan.

1. Staff generally concurs with the environmental findings submitted and agrees that the information in the Draft E.I.R. adequately addresses the potential impacts of the proposed General Plan Amendment. Additionally, it appears that the document includes sufficient information to be used for a subsequent LAFCO Sphere of Influence Amendment for the Poplar Community Services District as described in Policy 10.3 and Implementation Statement 10.31 of the proposed policy plan.
2. Staff notes that the Commission is expected to set the Poplar C.S.D. Sphere of Influence to include the area served by the Williams Mutual Water Company. Although LAFCO may encourage the unification of the two water systems, it should be noted that the water company is not under the Commission's jurisdiction.
3. LAFCO Staff also suggests that a 100% flexibility factor may be more than is necessary to preserve an adequate real estate market in the community of Poplar. The use of "Reserve" designations substantially reduces the concern that a large Urban Development Boundary could lead to low density or "leap frog" development. However, one of the three alternatives which include a 50% flexibility factor may be more appropriate.

Thank you again for the opportunity to comment on this proposal.

Randy Rouda
Randy Rouda, Staff Analyst



ED A. WRISTEN
CHIEF

TULARE COUNTY FIRE DEPARTMENT

1968 South Lovers Lane - Visalia, CA 93292-5650
Ph. (209) 732-5954 - FAX (209) 732-4986

July 29, 1996

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



Attention: Steve Brandt, Project Planner

Re: Notice of Preparation of a Draft Environmental Report

The Tulare County Fire Department submits the following comments relative to the above-mentioned project.

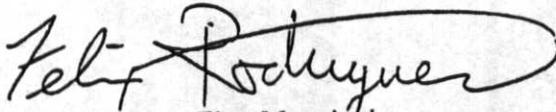
1. As you are aware, the Tulare County Fire Flow Ordinance adopted in 1981, was created to protect the health, safety, and welfare of the residents of the County and to safeguard property from damage caused by fire.

In the process of applying the Fire Flow Ordinance, staff utilizes the Tulare County Improvement Standards as a base for determining fire flow needs.

Our records indicate available fire flows ranging from 750-1550 GPM in the community of Poplar. At this time the community of Cotton Center has no public water system and/or hydrants. The Improvement Standards establishes a fire flow requirement of 1,500 GPM for typical commercial development and 500 GPM for family residential. With the understanding that one of the objectives of the community plan is to anticipate further development and growth, a complete study should be made to assure that the water improvements proposed will improve upon or maintain the present level of fire flow availability.
- 2.

2. The Tulare County Fire Department would like to be included in the review of the proposed water system improvements. Our Department's contact person is Felix Rodriguez or Harold Tucker.

ED A. WRISTEN
CHIEF

By 
Felix Rodriguez, Fire Marshal
Tulare County Fire Department

FR:rr

County of Tulare
HEALTH & HUMAN SERVICES AGENCY
HEALTH SERVICES BRANCH
ENVIRONMENTAL HEALTH SERVICES DIVISION

County Civic Center, 2325 West Main Street, Visalia, CA 93291 * (209) 733-6441 * Fax (209) 733-6932

Ronald W. Probasco, Agency Director

Perry N. Rickard, Assistant Agency Director



November 6, 1996

STEVE BRANDT
PROJECT PLANNER
TULARE COUNTY PLANNING &
DEVELOPMENT DEPARTMENT
COURTHOUSE, ROOM 111
COUNTY CIVIC CENTER
VISALIA CA 93291-4593



RE: Draft EIR (Poplar/Cotton Center)

Dear Mr. Brandt:

This office has reviewed the above referenced project regarding the Poplar and Cotton Center Communities. We offer the following comments for your consideration:

1. We note that the "Land Use Planning" Section of Chapter 2 of the report states that the wastewater treatment plant was designed for an ultimate population of 5,750 persons and a projected permanent resident population of approximately 4,100 persons. According to the Sewer System Project Feasibility Report, an annual 2% growth rate was used to determine the anticipated life of the treatment plant to the year 2030.

The "Population" Section of Chapter 2, however, states that a projected growth rate of 3.9% could reasonably be expected to the year 2015 and in fact cites 4.9% as a more realistic annual growth rate.

If one considers a 3.9% growth rate, then the sewer treatment plant would reach capacity at about the year 2015 (15 years sooner than originally anticipated) while a growth rate of 4.9% would reduce the plants life to about the year 2010.

If growth rates of 3.9 to 4.9 % are expected then the treatment plant should begin planning for expansion no later than the year 2005.

2. Continued urbanization will require that additional water sources be developed. Community water systems will be required to meet construction and monitoring requirements of a Public Water System while providing an adequate quantity of water for domestic needs over and above those required for fire suppression.

3. Industrial and light industrial businesses within the proposed area can reasonable by expected to store, handle, and generate hazardous materials and waste. These facilities are required to file a Hazardous Materials Inventory Form with the Tulare County Environmental Health Division (TCEHD) and will be subject to inspection by this office.
4. Restaurants, retail markets etc., shall comply with all applicable sections of the California Uniform Retail Food Facilities Law. New food facilities shall be evaluated and permitted by the TCEHD.
5. Solid waste shall continue to be recycled or collected by a licensed waste hauler and disposed of at a County approved landfill.

If you have any questions on this matter, please contact me at 733-6441.

Sincerely,

Gary Gagliolo REHS

GARY GAGLILOLO
ENVIRONMENTAL HEALTH SPECIALIST
ENVIRONMENTAL HEALTH SERVICES DIVISION

GG:bm

LOWER TULE RIVER IRRIGATION DISTRICT

16563 ROAD 168 • P. O. BOX 4388 • WOODVILLE, CA 93258

(209) 784-2598 • (209) 686-4716 • FAX (209) 686-0151

ROGER W. ROBB
Engineer-Manager
VONNIE COLLIER
Secretary-Treasurer
GARY C. PEREZ
Assessor
DAN DOOLEY
DOOLEY & HERR
Legal Counsel

ROBERT F. BOWMAN
President
LELAND J. VOSSLER
Vice-President
BENJAMIN R. SERAFIN
Director
DONALD MacMILLAN
Director
JOHN E. SOLA
Director

October 9, 1996



Tulare County Environmental Assessment Officer
Attention: George E. Finney
County Civic Center, Room 111
Visalia, CA 93291-4593

Dear Mr. Finney:

We have received the Notice of Public Hearing and Completion of Environmental Documents for the project Poplar-Cotton Center Community Plan (GPA 95-03) and would offer the following comments:

1. [The Lower Tule River Irrigation District will not accept any discharge of surface or subsurface drainage water from this project into any waterway operated by this District.
2. [The District currently has irrigation conveyance facilities that are adjacent to this property. We request that our existing right-of-way for these facilities be recognized, protected and not compromised in any manner whatsoever by this proposed action.

Thank you for the opportunity to comment. Should you have any questions, please feel free to call.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dan Vink".

Dan Vink
Assistant Manager

DV/m

Community Development and
Redevelopment Division

Courthouse Room 103 West
County Civic Center
221 South Mooney Boulevard
Visalia, California 93291-4593
(209) 733-6284

County of Tulare



Thomas F. Campanella
County Administrative Officer

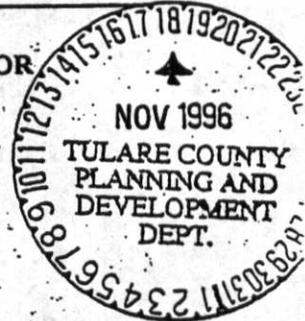
Administration Building
County Civic Center
Visalia, California 93291
(209) 733-6531

TO: GEORGE FINNEY, PLANNING AND DEVELOPMENT DIVISION, DIRECTOR

FROM: JIM BROWN, COMMUNITY DEVELOPMENT SPECIALIST IV

DATE: November 18, 1996

SUBJECT: COMMENTS ON THE DRAFT EIR FOR THE POPLAR/COTTON CENTER
COMMUNITY PLAN



1. These comments are made in reference to the current version of the Draft Poplar/Cotton Center Community Plan, which is scheduled for consideration on the December 26, 1996 Board of Supervisors agenda. The draft plan "recommends the adoption of a redevelopment plan" to respond to blighting conditions found in Poplar/Cotton Center (p. 4-2). This recommendation, given the pervasive and chronic nature of existing blight in the community, is warranted.

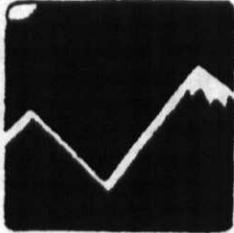
2. One element of the recommended land use designations in the draft plan presents some problems for redevelopment in the future. A large portion of the land designated for active commercial use is geographically removed from the current core of the community and under power lines. This would seem to make it less apt to be developed than land to the southeast which is designated "Commercial Reserve."

The draft plan recommends that a future redevelopment district work towards the "revitalization of the commercial areas and the attraction of additional commercial investment (p.4-6)." It goes on to state that "(m)ost of the existing commercial buildings in Poplar are simply not large enough, nor do they have enough parking to attract the types of commercial enterprises the community needs (ibid)."

In light of these statements it would greatly aid any future redevelopment efforts if the commercial designations for these areas were reconsidered. Please keep me informed in regard to this.

Thank you very much for this opportunity to comment.

cc: Rhonda Douglass, Deputy County Administrative Office
Dave Bryant, Planner IV



San Joaquin Valley Unified Air Pollution

November 22, 1996

Steve Brandt
TULARE COUNTY
Planning & Development Department
Civic Center Room 111
Visalia, CA 93291-4593

Draft Environmental Impact Report for Poplar/Cotton Center

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the documentation for your Draft Environmental Impact Report (EIR) and has the following comments.

1. The District realizes that the size of these communities make many air pollution mitigation measures both ineffective and unnecessary. The District agrees that the effect that this project would have on the environment with regards to air quality would be less-than-significant.
2. The District would also comment that several of the adopted county policies listed on pages 2-25 and 2-26 also reduce the adverse impact this project would have with regards to air quality, i.e. controlling urban sprawl; new development as an extension of existing development; developing a land use plan; preventing encroachment of incompatible land uses; and promoting development of "skipped-over" vacant lands. In fact, the District would appreciate being consulted during the development of the land use policies.

The District appreciates the opportunity to comment on this Draft Environmental Impact Report. If you have any questions, please do not hesitate to contact me at (805) 862-5200.

Joe O'Bannon
Environmental Planner, Southern Region

APCD Ref #: S960139
X Ref #: S950215

David L. Crow

Executive Director/Air Pollution Control Officer

1999 Tuolumne Street, Suite 200 • Fresno, CA 93721 • (209) 497-1000 • FAX (209) 233-2057

Northern Region

4230 Kernan Avenue, Suite 130 • Modesto, CA 95358
(209) 545-7000 • Fax (209) 545-8652

Central Region

1999 Tuolumne Street, Suite 200 • Fresno, CA 93721
(209) 497-1000 • Fax (209) 233-2057

Southern Region

2700 M Street, Suite 275 • Bakersfield, CA 93301
(805) 861-3682 • Fax (805) 861-3080

DEPARTMENT OF TRANSPORTATION

1352 West Olive Avenue
 Post Office Box 12616
 Fresno, California 93778



(209) 488-4153
 TDD (209) 488-4066
 FAX (209) 488-4101

11-21-96
 e

November 13, 1996

2135-IGR/CEQA
 6-TUL 190-9.47
 Poplar-Cotton Center
 Community Plan
 SCH# 96072007

Mr. Steve Brandt
 Tulare County Planning & Development Department
 Tulare County Courthouse
 Civic Center Room 111
 Visalia, CA 93291-4593

Dear Mr. Brandt:

Thank you for the opportunity to review the above referenced project. We have the following comments.

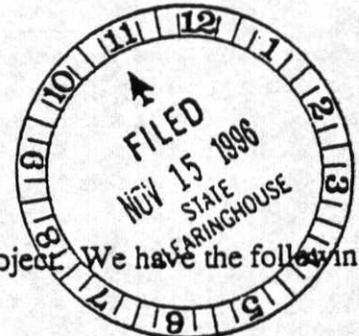
Our primary concern is how this plan will impact Route 190. In Chapter 4: Policy Plan, policy 11.6 of the Circulation Element indicates that as a development project is proposed, a traffic impact study would be required if the project meets local criteria and thresholds. We recommend that this be expanded to include Caltrans criteria for a traffic impact study and also to follow the Caltrans Guide for Traffic Impact Studies.

If you have any questions, or if you have a difference of opinion on our comments, please call me at (209) 488-4153.

Sincerely,

Randall D. Treece

RANDALL D. TREECE, AICP
 Intergovernmental Coordinator
 Office of System Planning





PETE WILSON
GOVERNOR

State of California

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET
SACRAMENTO 95814



LEE GRISSOM
DIRECTOR

November 21, 1996

STEVE BRANDT
COUNTY OF TULARE
TULARE COUNTY COURTHOUSE
CIVIC CENTER, ROOM 111
VISALIA, CA 93291-4593



Subject: POPLAR/COTTON CENTER COMMUNITY PLAN SCH #: 96072007

Dear STEVE BRANDT:

The State Clearinghouse has submitted the above named draft Environmental Impact Report (EIR) to selected state agencies for review. The review period is now closed and the comments from the responding agency(ies) is(are) enclosed. On the enclosed Notice of Completion form you will note that the Clearinghouse has checked the agencies that have commented. Please review the Notice of Completion to ensure that your comment package is complete. If the comment package is not in order, please notify the State Clearinghouse immediately. Remember to refer to the project's eight-digit State Clearinghouse number so that we may respond promptly.

Please note that Section 21104 of the California Public Resources Code required that:

"a responsible agency or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency."

Commenting agencies are also required by this section to support their comments with specific documentation.

These comments are forwarded for your use in preparing your final EIR. Should you need more information or clarification, we recommend that you contact the commenting agency(ies).

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact Kristen Derscheid at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

ANTERO A. RIVASPLATA
Chief, State Clearinghouse

Enclosures

cc: Resources Agency

Notice of Completion

Appendix F

See NOTE below

State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH # 96072007

Project Title: POPLAR-COTTON CENTER COMMUNITY PLAN

Lead Agency: TULARE COUNTY - PLANNING & DEVELOPMENT

Contact Person: STEVE GRANOT

Street Address: COURTNEY ROAD III

Phone: 729-733-6790

City: VISALIA, CA 93291

Zip: 93291

County: TULARE COUNTY

Project Location

County: TULARE City/Nearest Community: POPLAR-COTTON CENTER

State Section: STATE HWY 190 AND R 27 1/2 Total Acres: 11250

Assessor's Parcel No. N/A Section: _____ Twp. _____ Range: _____ Base: _____

Highway Mileage: State Hwy # 190 Waterways: N/A Schools: PLEASANT VALLEY SCHOOL

Airports: N/A Railways: N/A

Document Type

CEQA: NOP Supplemental/Subsequent NEPA: NOI Other: Joint Document
 Early Cons EIR (Prior SCH No.) EA Final Document
 Neg Det Other _____ Draft EIS Other _____
 Draft EIR FONSI

Local Action Type

General Plan Update Specific Plan Rezoning Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, Parcel Map, Tract Map, etc.) Other _____

Development Type

Residential: Units _____ Acres _____ Employees _____ Water Facilities: Type _____ MGD
 Office: Sqft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sqft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sqft. _____ Acres _____ Employees _____ Power: Type _____ Waste _____
 Educational _____ Waste Treatment: Type _____
 Recreational _____ Hazardous Waste: Type _____
 Other: NO DEVELOPMENT DIRECTLY ASSOCIATED WITH THIS PROJECT.

Project Issues Discussed in Document

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Sewer Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Landuse
 Economic/Job Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Recreation/Parks Vegetation Other _____

Present Land Use/Zoning/General Plan Use The project area is largely urbanized, containing approx. 2300 residents and a variety of residential, comm. & industrial land uses. The County has provided zoning and basic planning for the area however a Community Plan is not currently in place for the area.

The Poplar-Cotton Center Community Plan designates approximately 1005 acres of territory for inclusion within a County Urban Development boundary to accommodate growth expected over the next 20-years. This territory includes significant acreage to be left in agricultural zoning until development is imminent. The Plan recognizes current levels of urbanization while designating undeveloped territory for eventual urbanization and provision of services.

State Clearinghouse Contact: Ms. Angel Howell (916) 445-0613

Project Sent to the following State Agencies

State Review Began: 10-7-96
 Dept. Review to Agency: 11-14
 Agency Rev to SCH: 11-19
 SCH COMPLIANCE: 11-21

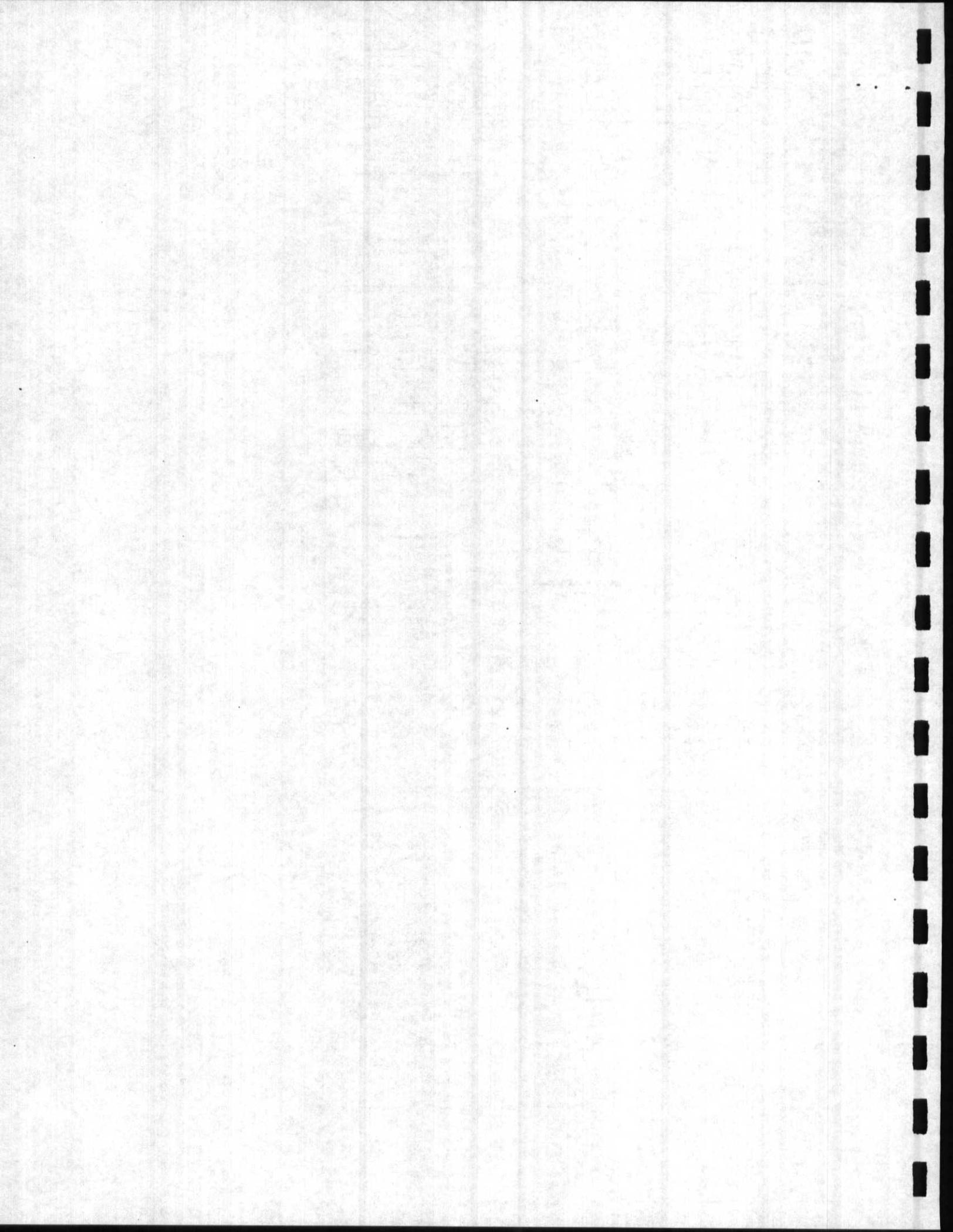
Resources State/Consumer Svcs
 Boating General Services
 Coastal Comm Cal/EPA
 Coastal Consv ARB
 Colorado Rvr Bd CA Waste Mgmt Bd
 Conservation SWRCB: Grants
 Fish & Game #4 SWRCB: Delta
 Delta Protection Commission SWRCB: Wtr Quality
 Forestry SWRCB: Wtr Rights
 Parks & Rec/OHP Reg. WQCB # 5
 Reclamation DTSC/CTC Fresno
 BCDC Yth/Adlt Corrections
 DWR Corrections
 OES Independent Comm
 Bus Transp Hous Energy Comm
 Aeronautics NALIC
 CHP PUC
 Caltrans # 60 Santa Mn Mtns
 Trans Planning State Lands Comm
 Housing & Devel Tahoe Rgl Plan
 Health & Welfare Other: _____
 Dept. of Health
 Medical Waste

Please note SCH Number on all Comments

96072007

Please forward late comments directly to the Lead Agency

A)M/D/APCD 37 (Resources: 10:12)



***POPLAR/COTTON CENTER
COMMUNITY PLAN***

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 96072007

September 1996

POPLAR/COTTON CENTER COMMUNITY PLAN
 DRAFT ENVIRONMENTAL IMPACT REPORT
 PREPARED BY TULARE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 SUMMARY	2
2.1 Summary of Significant Effects	2
2.2 Summary of Alternatives to the Proposed Project	3
2.3 Areas of Controversy known to the Lead Agency	4
2.4 Issues to be Resolved by the Lead Agency	4
3.0 PROJECT DESCRIPTION	4
3.1 Location	4
3.2 Objectives	4
3.3 Technical, Economic, and Environmental Characteristics	5
3.4 Uses of this EIR	5
4.0 ENVIRONMENTAL SETTING	5
4.1 Setting	5
4.2 Consistency with Adopted Local and Regional Plans	5
5.0 ENVIRONMENTAL IMPACT	6
5.1 Loss of Prime Farmland	6
5.2 Land Use and Planning	7
5.3 Cumulative Impacts	9
6.0 ALTERNATIVES TO THE PROPOSED PROJECT	9
6.1 "No Project" Alternative	9
6.2 Alternatives to the Size of the UDB	10
7.0 TOPICAL ISSUES	13
7.1 Significant Irreversible Environmental Changes	13
7.2 Growth-Inducing Impact of the Proposed Action	13
8.0 EFFECTS NOT FOUND TO BE SIGNIFICANT	13
9.0 ECONOMIC AND SOCIAL EFFECTS	13
10.0 ORGANIZATIONS AND PERSONS CONSULTED FOR THIS EIR	14
APPENDIX A	15
APPENDIX B	24
<u>TABLES</u>	
1 Land Within UDB Receiving 17 or more points from RVL Survey	12
2 Land Use Acreage Breakdown	12
3 Land Within UDB in Agricultural Preserve	12
<u>EXHIBITS</u>	
1 Poplar/Cotton Center Community Plan Study Area	Follows Page 4
2 RVL Point Count Analysis	7
3 Alternative A Land Use Designations	12
4 Alternative B Land Use Designations	12
5 Alternative C Land Use Designations	12

POPLAR/COTTON CENTER COMMUNITY PLAN
ENVIRONMENTAL IMPACT REPORT

1.0 INTRODUCTION

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

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

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

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

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

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

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

- 1) The general plan addresses all points required to be in an EIR by Article 9 of these guidelines and

- 2) The document contains a special section or a cover sheet identifying where the general plan document addresses each of the points required.

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

2.0 SUMMARY

The Community Plan has been prepared to accommodate the expected population growth in the Poplar/Cotton Center Planning Area over the next 20 years. The Plan proposes an Urban Development Boundary, land use designations, a Circulation Plan, and policies to manage the expected development. The Plan has attempted to guide the growth while alleviating potential problems associated with a growing community. Because of the configuration of the Urban Development Boundary, the proposed land use designations and the proposed policies, most impacts were determined to not be significant in the Environmental Initial Study. The two impacts that are potentially significant are the loss of prime agricultural land and impacts to land use and planning.

2.1 Summary of Significant Effects

2.1.1 Loss of Prime Farmland - Significant Effects

Practically all of the agricultural land surrounding Poplar/Cotton Center is considered prime farmland. Approximately 212 acres inside the proposed 1005 acre Urban Development Boundary is already developed with urban uses. Therefore approximately 793 acres of prime agricultural land will be lost due to this Plan. This loss is a significant unavoidable impact.

2.1.2 Loss of Prime Farmland - Mitigation

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

2.1.3 Change in Land Use and Planning - Significant Effects

Because the project is an amendment to the Tulare County General Plan it will affect land use and planning issues in the Poplar/Cotton Center Community. The current Urban Area Boundary is 622 acres while the proposed Urban Development Boundary is 1005 acres. This constitutes a net increase of 383 acres of land that will no longer be under the jurisdiction of the County's Rural Valley Lands Plan. In addition, there high voltage electrical transmission lines that run across a portion of southwestern quadrant of the Planning Area. The effect of the electromagnetic field (EMF) originating from

high voltage lines on human health is inconclusive, despite the existence of a number of Federal studies on the issue.

2.1.4 Change in Land Use and Planning - Mitigation

The Plan has provided mitigation by not including land west of Road 192 that is currently within the existing Urban Area Boundary. This places 125 acres of land under the jurisdiction of the Rural Valley Lands Plan. Also, policies within the Plan require the land adjacent to the electrical transmission lines be zoned for large rural residential lots in order to mitigate EMF effects (if any) and avoid encroachment upon Southern California Edison's right of way. The mitigation provided in the Plan reduce the impacts to land use and planning to a less than significant level.

2.1.5 Cumulative Effects

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

2.2 Summary of Alternatives to the Proposed Project

2.2.1 Summary of "No project" Alternative

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

2.2.2 Summary of Alternative Urban Development Boundaries

Three alternatives to the proposed Plan are proposed by this EIR. Each alternative uses a lower flexibility factor to calculate land demand and therefore requires less land to be placed within the Urban Development Boundary. Alternatives A, B, and C contain 720 acres, 655 acres, and 710 acres respectively. Alternative A removes much of the land placed in a reserve classification on the premise that by assuming a 50% flexibility factor most of the projected growth can adequately be accommodated without this land. Alternative B also removes mostly reserve classification land but also focuses on removing land that could be affected by the electrical transmission towers. Alternative C focuses on agricultural preserves. There is no land within Alternative C that contains a renewing land conservation contract.

While none of the alternatives reduces the effect upon agricultural land to an insignificant level (indeed no alternative could), in the final analysis, all three alternatives are superior to the proposed Plan because of their reduced

size, and Alternative B is the environmentally superior project because it has the least impact of the three in terms of agricultural conversion.

2.3 Areas of Controversy known to the Lead Agency

The area of known controversy deals mainly with the extent to which growth and development of the Poplar/Cotton Center community will affect agricultural resources, either through direct conversion upon development, or indirectly through the introduction of incompatible uses in an agricultural area. This issue is directly related to the expressed intent of the Poplar Community Services District to promote urban development which will expand the base for sewer fee revenue in order to make sewer services more affordable in a low income community.

2.4 Issues to be Resolved by the Lead Agency

Tulare County must determine the effectiveness of the Environmentally Superior Alternative, and the feasibility of implementing it or another alternative instead of the proposed Plan, in light of the position expressed by the Poplar Community Services District.

3.0 PROJECT DESCRIPTION

3.1 Location

The location of the project area is described in Chapter 2:COMMUNITY PROFILE, Planning Area of the Plan. Exhibit No. 1 of the Plan shows the regional location of the project area. Exhibit 1 of this EIR shows the boundary of the study area evaluated in this EIR.

3.2 Objectives

The Poplar/Cotton Center Community Plan is an amendment to the General Plan of Tulare County. The Plan addresses urban boundaries, land use, circulation, and public facilities within the project area. The purpose of the Plan to accommodate the anticipated growth of the two communities over the next twenty years. This planning document provides descriptive data about the community and its environment, and sets forth relevant goals and policies to guide new development in the community.

The urban boundaries portion of the Community Plan defines an Urban Development Boundary around existing developed lands in accordance with the Tulare County Urban Boundaries Element. The Urban Development Boundary (UDB) is intended to define a twenty-year planning area. The proposed UDB is not the same as the CEQA study area.

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

POPLAR - COTTON CENTER COMMUNITY PLAN STUDY AREA GPA 95-03

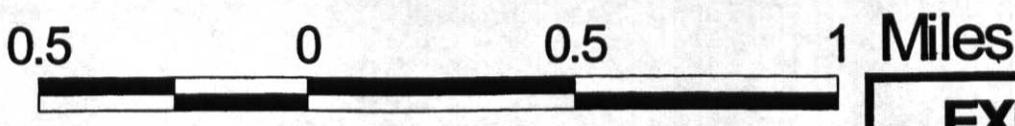
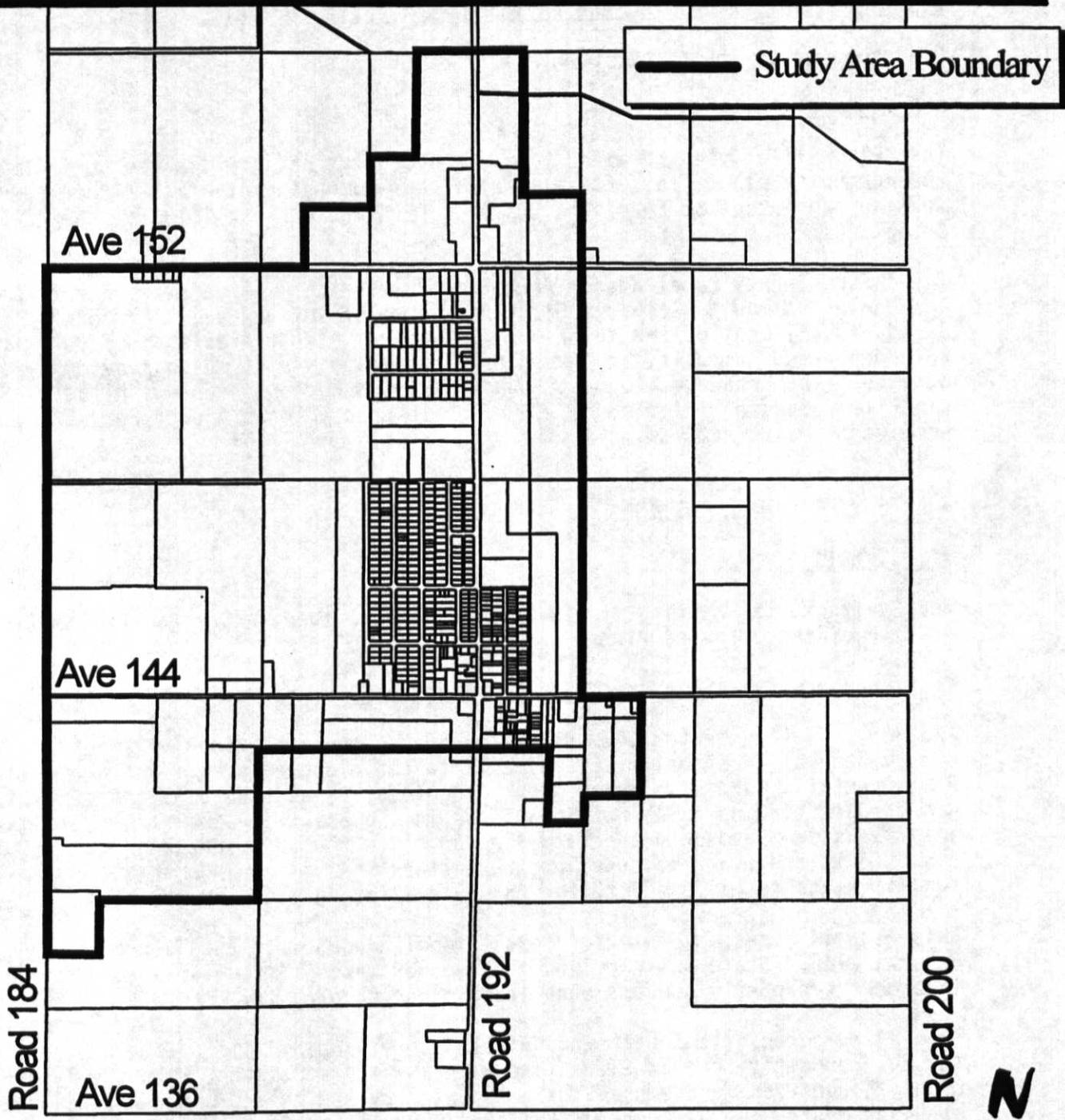


EXHIBIT 1



For additional information concerning objectives of the proposed Plan, reference should be made to Chapter 1: INTRODUCTION and Chapter 4: POLICY PLAN.

3.3 Technical, Economic, and Environmental Characteristics

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

3.4 Uses of this EIR

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

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

4.0 ENVIRONMENTAL SETTING

4.1 Setting

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

4.2 Consistency with Adopted Local and Regional Plans

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

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

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

5.0 ENVIRONMENTAL IMPACT

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

5.1 Loss of Prime Farmland

5.1.1 Impacts

Because the land within the Urban Development Boundary that is adopted will be designated for development, the long term productivity of this land for agricultural uses will eventually be eliminated. Very rarely is developed land converted back to an agricultural use.

In order to provide a method of determining the impacts to agricultural land, a parcel-by-parcel survey was conducted in a manner similar with the provisions of the Rural Valley Lands Plan (RVLP), an adopted element of the Tulare County General Plan which determines the suitability of rural lands for nonagricultural uses.

In employing the RVLP point system, parcels are given points based upon certain factors that exist upon the parcel or within a certain distance from the boundary of the parcel. A total of 33 points is possible. A parcel that receives from 0 to 11 points may be considered for nonagricultural uses. A parcel that receives from 17 to 33 points is to remain in agricultural use. Parcels receiving 12 to 16 points are in a gray area in which no clear cut decision is readily apparent. The Board of Supervisors and Planning Commission are required by the RVLP to make decisions on zone changes and some special use permits based upon the results of this survey.

It should be noted that this assessment was conducted to provide information for this EIR only. The RVLP contains the following policy statement:

Community land use plans shall be adopted for areas within Urban Area Boundaries. the point exception system shall be used to judge the relative agricultural or nonagricultural suitability of lands located between Urban Development Boundaries or Urban Improvement Boundaries and Urban Area Boundaries for which a general plan amendment is proposed. The point total shall be considered along with other relevant information when approving or denying a proposed general plan amendment.

The RVLP does not require conformance with the point system for adopting community plans such as this one. Land located inside the current Poplar/Cotton Center Urban Area Boundary is outside of the RVLP Policy Area. Therefore the findings made in this study are not required to be used as a basis for decision as they normally would be in decisions regarding zone changes or special use permit approvals within the RVLP Policy Area.

The results of the survey of parcels that are within or partially within the Study Area are shown in Exhibit 2 of this EIR. Surveys were not conducted on parcels that are owned publicly. The results confirm that indeed an overwhelming majority of the undeveloped land within the Study Area is suited to be retained for agricultural purposes. Only five parcels comprising 20 acres received points within the gray area. The only parcels that were determined by the point counts to be suited for nonagricultural uses are already developed.

Based upon the results described above, it is clear that any further development of the Poplar or Cotton Center communities will have an impact upon agricultural resources. This conversion of land is unavoidable if the Poplar/Cotton Center communities are going to grow. In order to achieve the objectives of the Plan, some conversion must be allowed to occur to accommodate the anticipated population growth and corresponding land use needs projected for the Poplar/Cotton Center communities. The proposed Community Plan will convert 700 acres of land that received 17 or more points (qualified to be retained in agriculture) by the RVL point survey.

5.1.2 Mitigation Measures

In an effort to prevent premature development of urban uses on agricultural land, the Plan includes policies and implementation procedures that encourage the orderly conversion of agricultural land to urban uses by requiring agricultural holding zones on lands that are within the Urban Development Boundary but are not presently adjacent to existing development (see Chapter 4: POLICY PLAN, Agriculture.) Although the Plan includes approximately 170 acres of land that is in a contracted Agricultural Preserve that is not in nonrenewal, all of these lands have been designated with reserve classifications.

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

5.2 Land Use and Planning

5.2.1 Impacts

This project will amend portions of the Tulare County General Plan; particularly the portions related to urban boundaries, land use, and circulation. Currently the communities of Poplar/Cotton Center are surrounded by an Urban Area Boundary (UAB) that was established when the County's Urban Boundaries Element was first adopted in 1974. While the General Plan designates the two communities as Rural Service Centers, no specific land use designations inside the UAB have been adopted. All surrounding land outside

the present UAB is under the jurisdiction of the Rural Valley Lands Plan and has been designated for agriculture.

The provisions of the Urban Boundaries Element, as amended in 1984, state that any community plans for unincorporated areas should remove any existing UABs and replace them with UDBs. The RVLP states that all land on the Valley floor that is outside of a UDB or UAB is under its jurisdiction. These two policies mean that the UDB adopted as a part of this Plan will replace the current UAB as the boundary which divides developable area from land that is protected for agriculture under the RVLP.

The land inside the existing UAB consists of about 622 acres (212 acres are developed, 410 acres are agricultural.) The proposed UDB consists of about 1005 acres. This results in a net loss of 383 acres of land which is under the jurisdiction of the RVLP (approximately 508 acres will be removed from RVLP jurisdiction and approximately 125 acres will be placed into RVLP jurisdiction.)

Another land use issue concerns the most appropriate use for the land adjacent to the Southern California Edison electrical transmission lines and towers (see Chapter 2: COMMUNITY PROFILE, Infrastructure.) The land use designation of this land is critical to avoid conflicts between the future uses of the land and Edison's ability to maintain the towers and their right of way, and to recognize concerns related to perceived health effects of electromagnetic fields (EMF).

5.2.2 Mitigation Measures

The proposed Plan has provided some mitigation on its own. By removing agricultural land west of Road 192 from the proposed UDB, the Plan will effectively place 125 acres of farmland under the jurisdiction of the RVLP. This offsets the 508 acres that the Plan proposes to remove from RVLP jurisdiction.

All of the parcels inside the proposed UDB that are already developed have been given land use designations that are consistent with their existing use.

The proposed Plan designates the land adjacent to the electrical transmission lines for low density residential use. It includes two policies pertaining to the power lines; that the land be considered for large lot rural residential zoning, and that no structures be built within 75 feet of Southern California Edison's right of way. This would allow development of the land with parcels large enough to support development while still respecting the 150-foot wide right of way.

By implementing the policies proposed in the Plan the impacts to land use and planning are mitigated to a level that is less than significant.

5.3 Cumulative Impacts

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

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

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

6.0 ALTERNATIVES TO THE PROPOSED PROJECT

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

6.1 "No Project" Alternative

State planning law requires each city and county to adopt and maintain a general plan. The Urban Boundaries Element of the Tulare County General plan requires the adoption of Urban Development Boundaries and urban land use designations for unincorporated communities. If the County chooses not to

adopt any community plan for Poplar/Cotton Center, it runs the risk of violating State law.

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

6.2 Alternatives to the Size of the UDB

The three alternatives that propose smaller Urban Development Boundaries assume that smaller UDBs will result in less agricultural land converted for urban development. The proposed Plan determined the size of the UDB based upon an estimated population growth rate ranging from 3.9% to 4.9% per year, land demand projections based upon the existing population per urbanized acre ratio, and a 100% flexibility factor. The proposed Plan also states that while the 100% flexibility factor was chosen, a flexibility factor of anywhere from 50% to 100% is warranted for this size of a community. In fact, community plans adopted in the last 8 years for Earlimart and Ivanhoe used a 50% flexibility factor in their land use projections and the community plan for Strathmore used a 75% flexibility factor. Therefore, given the high suitability of the land for agricultural purposes (as proven by the overwhelming acreage with a prime farmland classification and the Point Analysis conducted for this document), and given that a 50% flexibility factor is not unwarranted (and may even be more appropriate than 100%), the three alternatives will attempt to reduce environmental effects by shrinking the proposed Urban Development Boundary to levels that would bring its size in line with the land demand projections based upon a 50% flexibility factor. A 50% flexibility factor is also in keeping with the basic premise that Poplar/Cotton Center is primarily a residential community without large areas for commercial or industrial development.

Each of the three alternatives each reduces or lessens one or more environmental effects caused by the proposed project. Comparisons of the proposed land use by acreage and the acreage in agricultural preserve of the three alternatives and the proposed Plan are shown in Tables 2 and 3.

6.2.1 Alternative A

Alternative A reduces the size of the proposed Urban Development Boundary by 278 acres. Of that land, approximately 78 acres is designated in the proposed Plan for Medium Density Residential use while the other 200 acres is designated for one of the three reserve designations. Alternative A's Land Use Designations and UDB are shown in Exhibit 3.

Alternative A includes 166 acres within its UDB that are in an Agricultural Preserve and under Contract. Of this 166 acres, 148 acres are have had

Notices of Nonrenewal filed. Table 2 shows a comparison of the proposed Plan and the three Alternatives. Table 1 shows a comparison of the amount of agricultural land that will be converted, based upon the RVLP point survey.

Alternative A also changes the land use designation of 23 acres that is adjacent to the electrical transmission towers to residential reserve. This change would discourage the development of this area in the immediate future, but would allow some type of residential development further into the 20-year life of the Plan. The policies of the Plan would require this land (and all other land with a reserve classification) to be placed in an agricultural holding zone.

6.2.2 Alternative B

Alternative B reduces the size of the proposed Urban Development Boundary by 291 acres, mainly on the west side of the proposed Plan. Of that land, only about 40 acres is designated in the proposed Plan for an active land use (Low Density Residential.) This alternative removes the sewer treatment plant and the parcels surrounding it, as well as the parcels containing the electrical transmission towers. (The Urban Boundaries Element of the General Plan does not require the sewage treatment plant of a community be located inside the Urban Development Boundary.) Alternative B's Land Use Designations and UDB are shown in Exhibit 4.

Alternative B contains the least amount of land inside the Urban Development Boundary of the proposed Plan and the three alternatives, and thus, is the environmentally superior alternative. Although less than the acreage needed according to the land demand projections in Table 9a of the Plan, it makes up for this by not removing any of the medium density residential designation which Alternative A proposes to remove. This means that the community could be built to a greater density under Alternative B than Alternative A. Like Alternative A, Alternative B contains 166 acres an Agricultural Preserve.

6.2.3 Alternative C

Alternative C reduces the size of the proposed Urban Development Boundary by 291 acres. It is the only alternative that does not include any land in an Agricultural Preserve that has a currently renewing Contract. There are 136 acres in Agricultural Preserve Contract but all of this land is due to expire within the next 9 years.

Alternative C also removes all land from the proposed Urban Development Boundary that is located south of Highway 190. This will reduce impacts to traffic along this State highway and will relieve the Community Services District from having to serve lands south of the highway with water and sewer lines. Sewer services would otherwise be more costly due to the existence of a large irrigation canal extending along the north side of State Highway 190. Like Alternative A, Alternative C proposes a residential reserve classification for the land adjacent to the electrical transmission towers. Alternative C's Land Use Designations and UDB are shown in Exhibit 5.

TABLE 1

**Land Within UDB Receiving 17 or more points
From RVLP Survey**

Proposed Project	Alternative A	Alternative B	Alternative C
700 acres	418 acres	419 acres	474 acres

TABLE 2

Land Use Acreage Breakdown

(Acres)	Plan	A	B	C
Low Residential	100	75	40	75
Medium Residential	235	155	235	235
High Residential	10	10	10	10
Total Residential	345	240	285	320
Commercial	40	40	40	40
Industrial	65	65	65	65
Public/Quasi-Public (excluding sewer plant)	60	60	60	60
Total Active Land Use Designations	510	405	450	485
Residential Reserve	230	115	90	135
Commercial Reserve	80	60	40	20
Industrial Reserve	60	20	20	20
Total Reserve	370	195	150	175
Sewer Treatment Plant	65	65	-	-
Roads and Ditches	60	55	55	50
Total Area within UDB	1005	720	655	710

TABLE 3

Land Within UDB in Ag Preserve

(Acres)	UAB	Plan	A	B	C
In Preserve, Renewing Contract	159	136	40	40	10
In Preserve, Contract will expire in 10 years or less	92	148	126	126	126
In Preserve, No Contract	0	0	0	0	0
TOTAL	251	284	166	166	136
% of total Land Area	40%	28%	23%	25%	19%

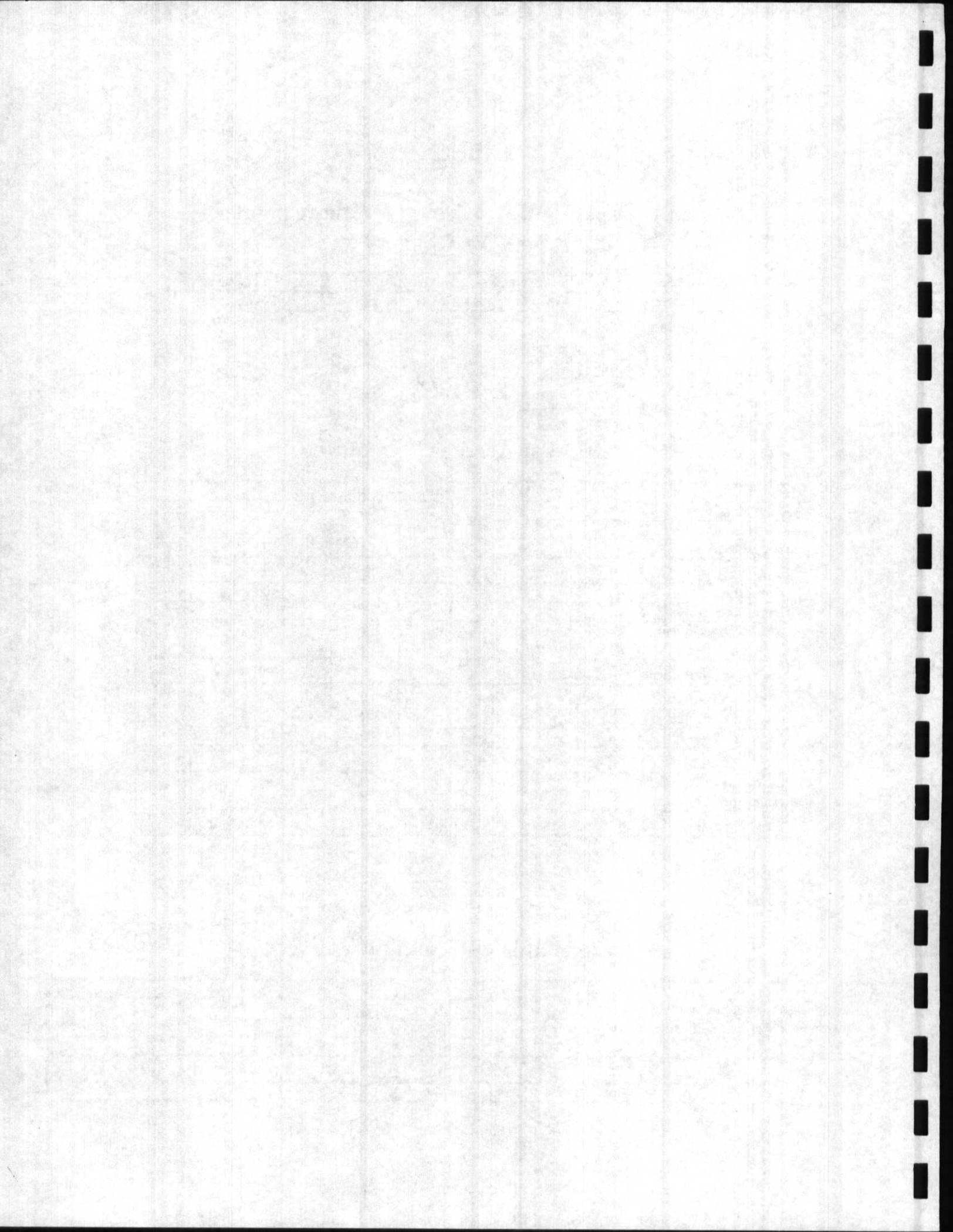




EXHIBIT 2

Environmental Impact Report for
Poplar/Cotton Center Community Plan



0 600 1200 1800 Feet

RVL Point Count Analysis

RVL Point Count

- 1-11 (May be Developed)
- 12-16 (Gray Area)
- 17-33 (Retain in Agriculture)
- Publicly Owned
- Outside Study Area

Study Area Boundary





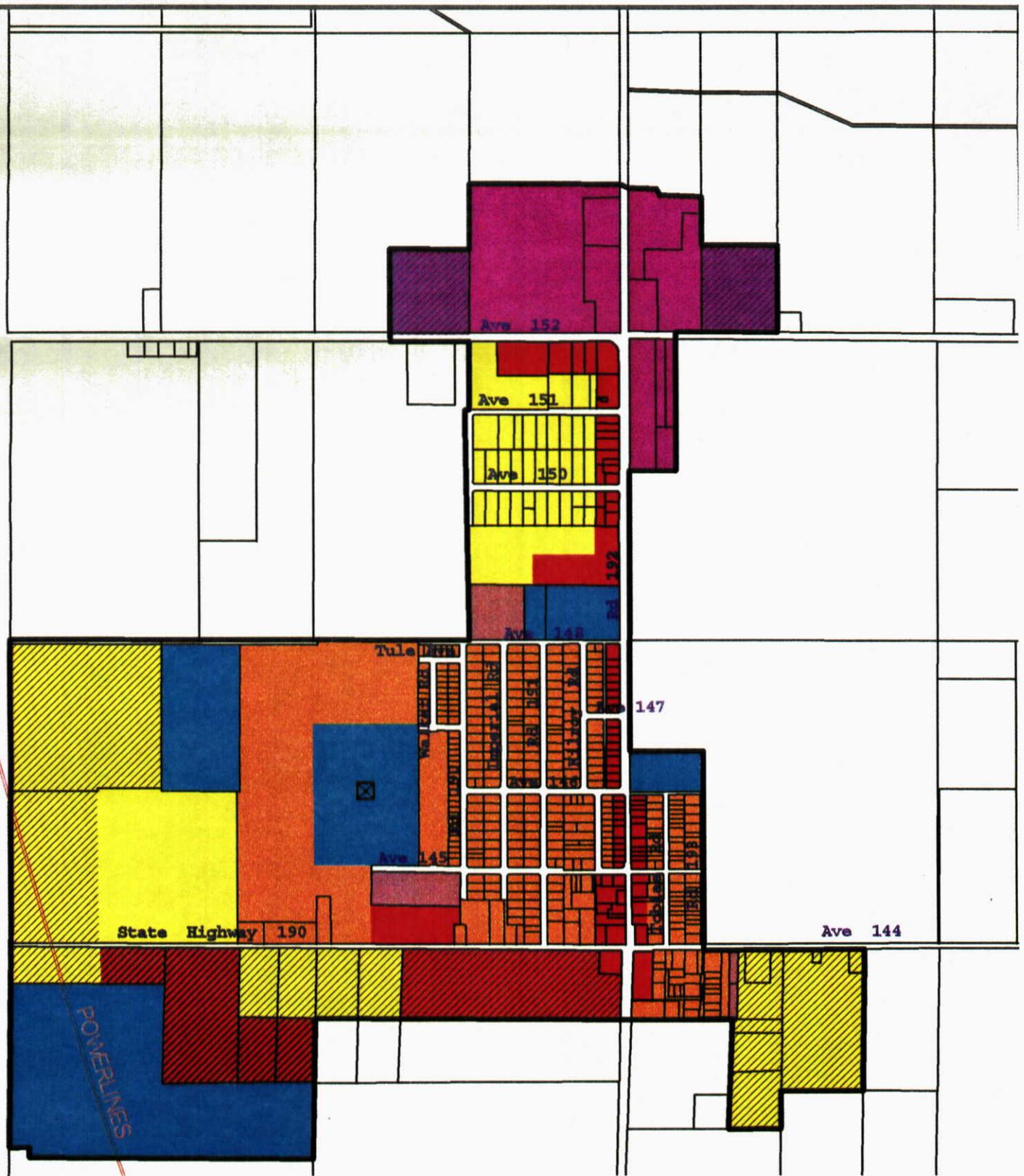
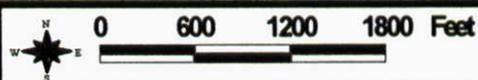


EXHIBIT 3

Environmental Impact Report for
Poplar/Cotton Center Community Plan



Alternative A Land Use Designations

- Proposed Urban Development Boundary
- Proposed School Site

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Reserve
- Commercial Reserve
- Industrial
- Industrial Reserve
- Public/Quasi Public



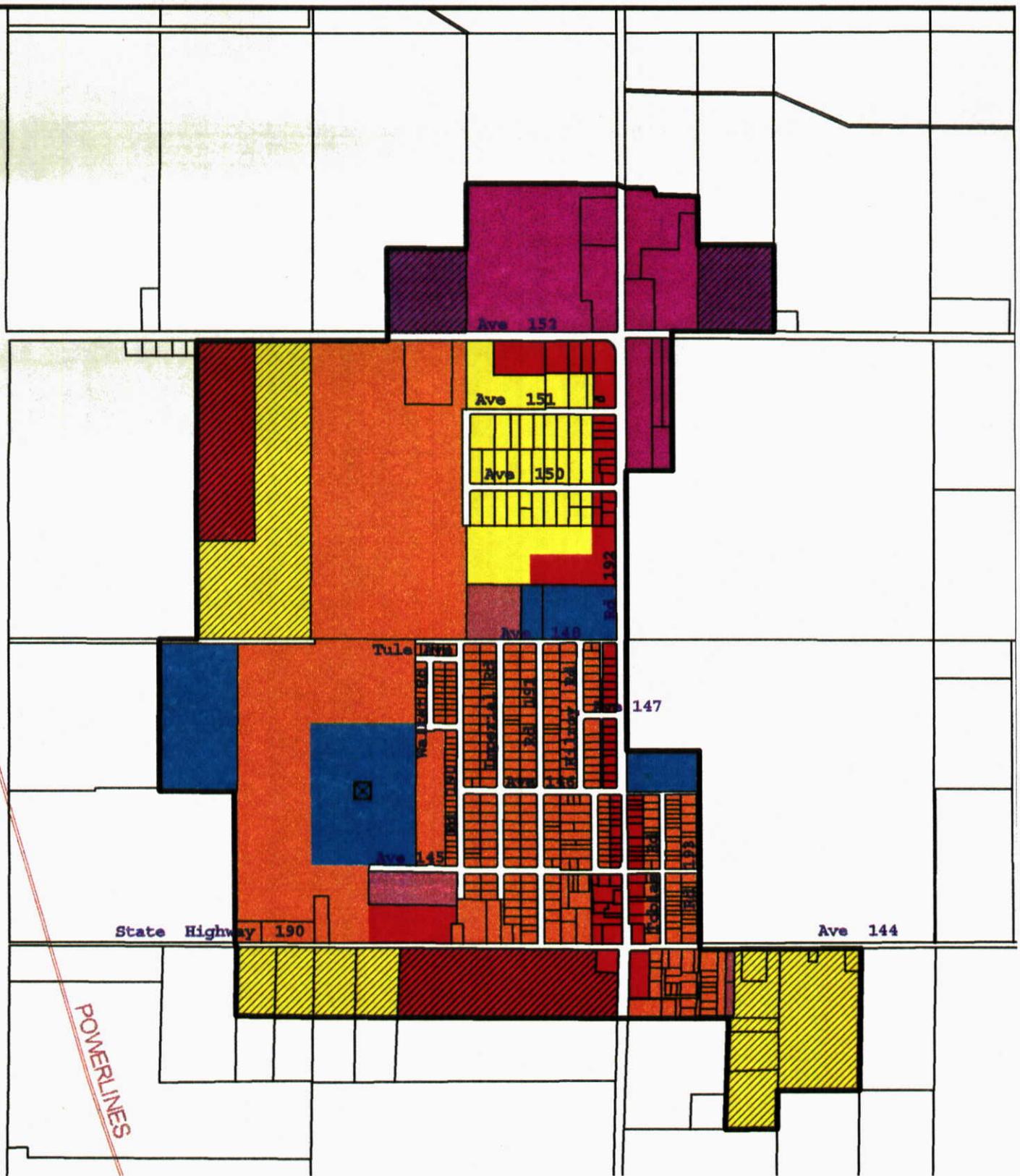
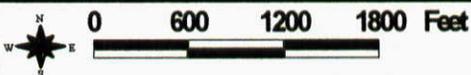


EXHIBIT 4

Environmental Impact Report for
Poplar/Cotton Center Community Plan



Alternative B Land Use Designations

- Proposed Urban Development Boundary
- Proposed School Site

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Reserve
- Commercial Reserve
- Industrial
- Industrial Reserve
- Public/Quasi Public



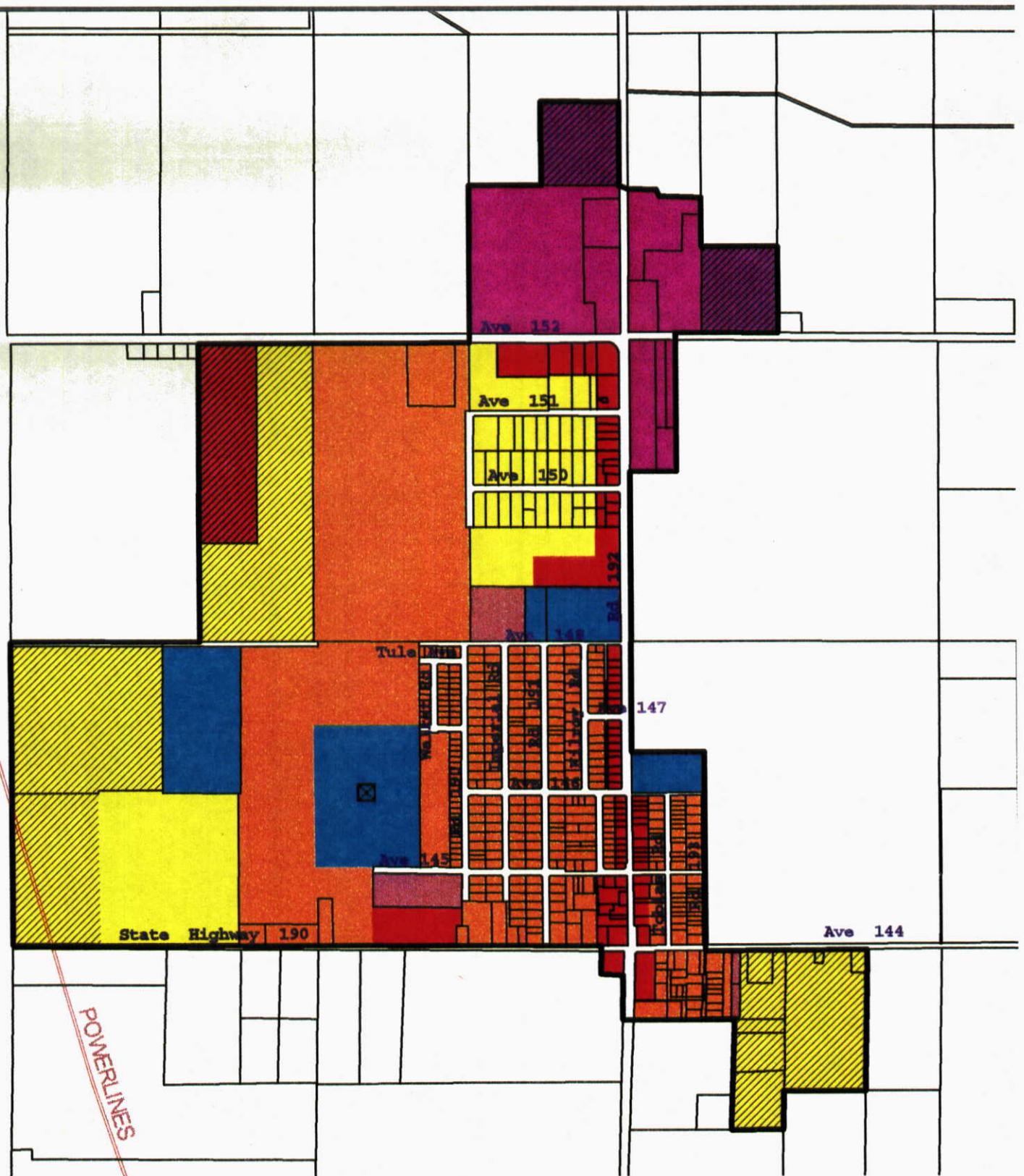
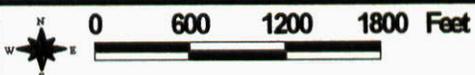


EXHIBIT 5

Environmental Impact Report for
Poplar/Cotton Center Community Plan



Alternative C Land Use Designations

-  Proposed Urban Development Boundary
-  Proposed School Site

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Residential Reserve
-  Commercial Reserve
-  Industrial
-  Industrial Reserve
-  Public/Quasi Public



7.0 TOPICAL ISSUES

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

7.1 Significant Irreversible Environmental Changes

Development of individual parcels in accordance with land use designations will eliminate the possibility of development for other land uses. Loss of agricultural land will be irreversible as development will strip the land's agricultural viability. Land in agricultural use that is converted to a use allowing development will not be able to be returned to productive agricultural use without great effort and cost. The proposed plan designates 793 acres to eventually be converted from agricultural to urban use. In comparison Alternative A designates 508 acres for conversion, Alternative B designates 443 acres for conversion, and Alternative C designates 498 acres for conversion. The current Urban Area Boundary contains 410 acres of agricultural land.

7.2 Growth-Inducing Impact of the Proposed Action

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

8.0 EFFECTS NOT FOUND TO BE SIGNIFICANT

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

9.0 ECONOMIC AND SOCIAL EFFECTS

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

10.0 ORGANIZATIONS AND PERSONS CONSULTED FOR THIS EIR

The federal, state, and local agencies, other organizations, and private individuals who were consulted for the preparation of this EIR are listed in Appendix B of this EIR. This EIR was prepared by the staff of the Tulare County Planning and Development Department.

ENVIRONMENTAL IMPACTS INITIAL STUDY CHECKLIST AND DISCUSSION FORM
 POPLAR/COTTON CENTER COMMUNITY PLAN (GPA 95-03)

A. DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

1. Description - The project is described in Chapter 2: COMMUNITY PROFILE, Planning Area, of the proposed Community Plan.
2. Location - The project's location is described in Chapter 2: COMMUNITY PROFILE, Planning Area, of the proposed Community Plan.
3. Environmental Setting - The project's environmental setting is described in Chapter 2: COMMUNITY PROFILE of the proposed Community Plan.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors marked below may be affected by this project, including at least one effect that is a "Potentially Significant Impact" or "Potentially Significant Impact Unless Mitigated," as indicated by the checklist on the following pages.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Hazards |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Geophysical | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Water | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Socioeconomic |
| <input type="checkbox"/> Energy and Natural Resources | <input type="checkbox"/> Mandatory Findings of Significance |

C. DETERMINATION:

ON THE BASIS OF THIS EVALUATION:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and that a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the attached mitigation measures have been added to the project. A **NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and that an **ENVIRONMENTAL IMPACT REPORT** is required.

Steve Brandt
Steve Brandt
Countywide Division

9-26-96
Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- 3 points A "Potentially Significant Impact" (3 points) is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 2 points A "Potentially Significant Impact Unless Mitigated" (2 points) applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact."
- 1 point A "Less Than Significant Impact" (1 point) means that the environmental effect is present, but is minor in nature and/or not adverse, or is reduced to a level less than significant due to the application and enforcement of mandatory locally adopted standards.
- 0 points "No Impact" (0 points) indicates that the effect does not apply to the proposed project.

Using this point system, evaluate the likelihood that the proposed project will have an effect in each of the environmental areas of concern listed below. At the end of each category, briefly discuss the project-specific factors, locally adopted standards, and/or general plan elements that support your evaluation.

E. ENVIRONMENTAL IMPACTS CHECKLIST:

1. LAND USE AND PLANNING - Would the proposal:

- 3 a. Result in substantial changes from the present or planned land use of the area?
- 0 b. Conflict with water quality management plans?
- 0 c. Conflict with habitat conservation plans?
- 0 d. Conflict with congestion management plans?
- 1 e. Conflict with air quality plans?

Discussion: The impacts on Land Use and Planning are discussed in 5.2 Land Use and Planning of the Draft EIR.

2. POPULATION AND HOUSING - Would the proposal:

- 0 a. Cumulatively exceed official regional or local population projections?
- 1 b. Either directly or indirectly induce substantial growth in an area?
- 1 c. Alter the location, distribution, or density of the area's population?
- 0 d. Change the demographics of the area?
- 0 e. Displace or result in the deterioration of existing housing, especially affordable housing?
- 0 f. Conflict with adopted housing elements?

Discussion: By using population projections as a basis for the amount of land required to be designated for residential development, the Plan is responding to the expected need of the Community. The need would be present whether or not the Plan was adopted. Implementation of the Plan lessens impacts caused by population and housing by directing growth into the appropriate patterns.

3. GEOPHYSICAL - Would the proposal result in or expose people to potential impacts involving:

- 0 a. Seismic fault rupture?
- 0 b. Seismic ground shaking or liquefaction?
- 0 c. Seiches (waves along lake and reservoir shorelines)?
- 0 d. Landslides or mudslides:

- 1 e. Erosion (wind or water borne), siltation, changes in topography, or unstable soil conditions from excavations, grading or fill?
- 0 f. Subsidence of the land?
- 0 g. Compaction, overcovering, or expansive soils?
- 0 h. Geologic or physical features which are unique or are of cultural value?
- 0 i. Soil contamination?

Discussion: Seismic information is described in Chapter 2: COMMUNITY PROFILE, Natural Resources of the proposed Plan.

Some erosion may occur during development of the project area due to construction. However, because the project site is relatively flat, the need for extensive grading will be minimal.

4. AGRICULTURE - Would the proposal:

- 1 a. Affect agricultural resources or operations?
- 3 b. Result in the loss of unique or prime agricultural land?
- 3 c. Reduce the acreage of agricultural crops?

Discussion: The impacts on Agriculture are discussed in 5.1 Loss of Prime Farmland of the Draft EIR.

5. WATER - Would the proposal result in:

- 1 a. Changes in absorption rates, drainage patterns, recharge, or the rate and amount of surface runoff?
- 0 b. Exposure of people or property to water related hazards such as flooding?
- 0 c. Discharge into surface waters or other alteration of surface water quality?
- 0 d. Changes in the amount of surface water in any water body?
- 0 e. Changes in currents, volume, or course of water movements, including flood flows?
- 1 f. Change in the quantity of groundwater, either through direct additions/withdrawals, or through interception of an aquifer by cuts/excavations?
- 0 g. Altered direction or rate of flow of groundwater?

- 1 h. Degrade groundwater quality?

Discussion: Water information is described in Chapter 2: COMMUNITY PROFILE, Natural Resources the proposed Plan.

6. AIR QUALITY - Would the proposal:

- 1 a. Result in the emission of pollutants or generation of dust (either during and/or after construction)?
- 0 b. Expose sensitive receptors to pollutants?
- 0 c. Alter air movement, moisture, or temperature, or cause any change in climate?
- 0 d. Create objectionable odors?

Discussion: Air Quality information is described in Chapter 2: COMMUNITY PROFILE, Natural Resources of the proposed Plan.

7. TRANSPORTATION/CIRCULATION - Would the proposal result in:

- 1 a. Increased vehicle trips or traffic congestion?
- 0 b. Hazards to safety from design features or incompatible uses?
- 0 c. Inadequate emergency access or access to nearby uses?
- 0 d. Insufficient parking capacity on-site or off-site?
- 1 e. Hazards or barriers for pedestrians or bicyclists?
- 0 f. Conflicts with adopted policies supporting alternative transportation?
- 0 g. Rail, waterborne, or air traffic impacts?
- 0 h. Accelerated deterioration of public and/or private roads?

Discussion: Circulation information is described in Chapter 2: COMMUNITY PROFILE, Circulation and in Exhibits 8 and 9 of the proposed Plan. The existing ditches within the project area may cause barriers for pedestrians and bicyclists unless proper infrastructure is constructed to provide for safe crossings.

8. BIOLOGICAL RESOURCES - Would the proposal:

- 0 a. Impact endangered, threatened or rare species or their habitats?
- 0 b. Impact locally designated species or natural communities of special concern or importance?
- 0 c. Affect natural habitat, such as wetlands, riparian areas, etc.?

- 0 d. Interfere with wildlife dispersal or migration corridors?
- 0 e. Introduce new species into an area?

Discussion: The entire project site contains only developed agricultural, residential, commercial, and industrial land uses. No sensitive wildlife or plant species have been reported to exist within or near the project site. There is no information to indicate that the project has the potential to adversely affect wildlife resources, including habitat.

9. ENERGY AND NATURAL RESOURCES - Would the proposal:

- 0 a. Conflict with adopted energy conservation plans?
- 0 b. Use non-renewable resources in a wasteful and inefficient manner?
- 0 c. Conflict with future development or existing use of natural resources?
- 0 d. Use substantial amounts of fuel or energy?

Discussion: Information concerning natural resources is described in Chapter 2: COMMUNITY PROFILE, Natural Resources of the proposed Plan.

10. HAZARDS - Would the proposal involve:

- 0 a. A risk of accidental explosion or release of hazardous substances?
- 0 b. Possible interference with an emergency response plan or emergency evacuation plan?
- 0 c. The creation of any health hazard or potential health hazard?
- 1 d. Exposure of people to existing or potential health hazards?
- 0 e. Increased fire hazard in areas with flammable brush, grass, or trees?

Discussion: A small portion of the project site (about 23 acres) contains electrical transmission towers. There has been an on-going debate among health experts concerning the potential negative health effects of electromagnetic fields (EMFs) which surround such transmission lines. There is not enough concrete evidence available to determine that this will have a significant impact. However, it should be noted that the proposed Plan contains a policy that requires large lot rural residential zoning on land adjacent to the towers.

11. NOISE - Would the proposal result in:

- 0 a. Increases in existing noise levels?
- 0 b. Exposure of people to severe noise levels?

Discussion: Noise information is described in Chapter 2: COMMUNITY PROFILE, Natural Resources of the proposed Plan.

12. PUBLIC SERVICES - Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- 1 a. Fire protection?
- 1 b. Police protection?
- 1 c. Schools?
- 1 d. Parks or recreational facilities?
- 1 e. Other government services?

Discussion: Public Services information is described in Chapter 2: COMMUNITY PROFILE, Public Services and in Chapter 4: POLICY PLAN, Parks of the proposed Plan.

13. UTILITIES AND SERVICE SYSTEMS - Would the proposal result in a need for new systems, extended systems with the capacity to serve new development, or require substantial alterations to the following utilities:

- 1 a. Electric power or natural gas?
- 1 b. Communication systems?
- 1 c. Community water treatment or distribution facilities, including hydrants and fire flow?
- 1 d. Community sewer or septic tanks?
- 2 e. Storm water drainage?
- 1 f. Solid waste disposal?
- 1 g. Other utility services? Street lights

Discussion: Utilities and Service Systems information is described in Chapter 2: COMMUNITY PROFILE, Infrastructure and Natural Resources of the proposed Plan.

14. AESTHETICS - Would the proposal:

- 0 a. Affect a scenic vista or scenic highway?
- 1 b. Change a physical aesthetic feature?
- 0 c. Create an aesthetically offensive site open to public view?
- 1 d. Create new sources or intensify existing light or glare?

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

15. CULTURAL RESOURCES - Would the proposal:

- 0 a. Disturb important paleontological, archaeological, or historic resources?
- 1 b. Have the potential to cause a physical change which would affect unique ethnic, cultural, or religious resources?
- 0 c. Disturb unique architectural features or the character of surrounding buildings?

Discussion: The Planning Area does not contain any known archaeological or historical resources, and there is no proposed change for any existing unique resources or structures. The application of standard controls will be applied to any construction projects.

16. RECREATION - Would the proposal:

- 1 a. Increase the demand for neighborhood or regional parks or other recreational facilities?
- 0 b. Affect existing recreational opportunities?

Discussion: Recreation is described in Chapter 4: POLICY PLAN, Parks of the proposed Plan.

17. SOCIOECONOMIC - Would the proposal:

- 1. Cause temporary or permanent effects upon:
 - 0 a. income distribution?
 - 1 b. employment?
 - 1 c. tax revenues?
- 2. Cause changes in tax base and assessment for:
 - 1 a. project site?
 - 0 b. surrounding area?
- 3. Other:
 - 0 a. Disrupt the physical arrangement of an established community?
 - 0 b. Create impacts on social affiliation and neighborhood interaction?
 - 0 c. Create impacts on privacy of surrounding area or residents?

Discussion: As land is converted from agricultural to residential, commercial or industrial use within the project area, the assessed value of the land will increase due to construction of improvements. This growth would, for the most part, occur

with or without the adoption of the proposed Plan. The Plan's intention is to guide the growth of Poplar/Cotton Center in a logical manner.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

BASED ON THE FOREGOING ANALYSIS:

YES NO

- Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?
- Does the project have impacts that are individually limited, but cumulatively considerable?
- Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

APPENDIX B

Case No. GPA 95-03

Page 24

CONSULTING AGENCY LIST

County Agencies

Plan & Dev - Building Division
 Plan & Dev - Redevelopment Agency
 Plan & Dev - Countywide Division
 Plan & Dev - Community Development
 Health - Environmental Health
 Public Works - Subdivision
 Fire Warden (CA Dept of Forestry)
 Sheriff's Department
 Agricultural Commissioner
 Education Department
 Airport Land Use Commission
 Supervisor Maples
 Building Services & Parks
 General Services
 Supervisor Richmond
 Supervisor Sanders

State Agencies

Dept of Fish & Game Dist 4
 Alcohol Beverage Control
 Housing & Community Dev
 Reclamation Board
 Reg Water Quality Ctl Bd Dist 5
 Caltrans Dist 06
 Dept Water Resources
 Water Resources Control Board
 P.U.C.
 Dept Conservation
 State Clearinghouse
 Office of Historic Preservation
 Dept Food & Agriculture
 _____, DFG Area Biologist
 State Department of Health

Local Agencies

Lower Tule River Irrigation Dist
 _____ Pub Utility Dist
 Poplar Com Service Dist
 _____ Town Council
 _____ Municipal Ad Cnsl
 Pleasant View Elem School Dist
 Porterville High School Dist
 City of Porterville
 City of Tulare
 County of Kern
 Tulare Lake Basin Water Storage Dist
 SJV Unif. Air Pollution Control Dist
 _____ Advisory Council
 _____ Fire District
 _____ Mosquito Abatement
 Kaweah Delta Water Con. District
 Porterville Irrigation District
 Woodville Elementary School District
 Rockford Elementary School District

Other Agencies

U.C. Cooperative Extension
 Audubon Society/Condor Research
 Native Amer. Heritage Commission
 District Archaeologist
 TCAG (Tulare Co. Assoc of Govts)
 LAFCo (Local Agency Form Comm)
 Pacific Bell
 Continental Telephone
 P.G. & E.
 So. Cal Edison
 So. Cal Gas
 Tulare County Farm Bureau

Federal Agencies

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

Land Use Acreage Breakdown

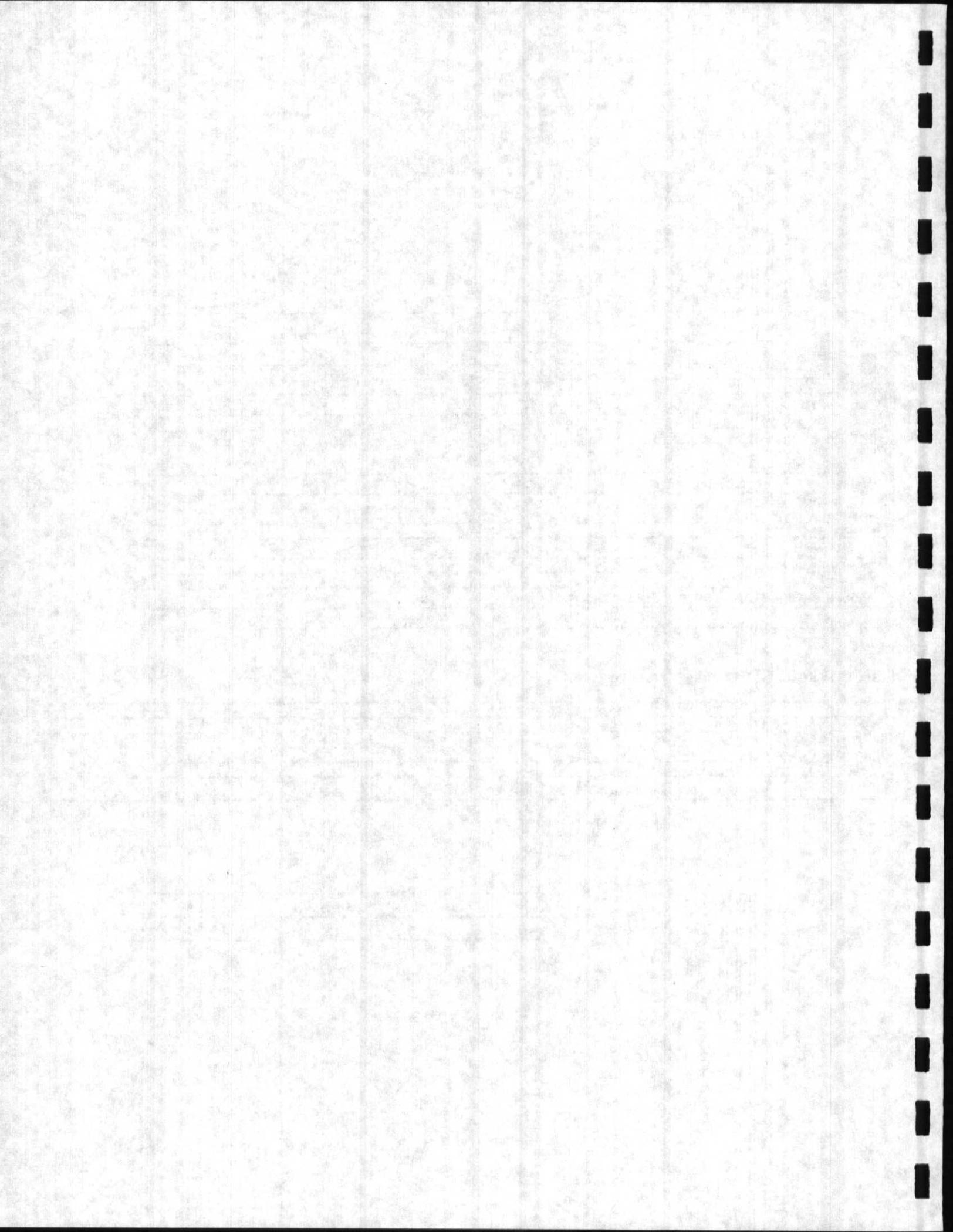
(Acres)	Adopted Plan	Alternative A	Alternative B	Alternative C
Low Residential	75	75	40	75
Medium Residential	160	155	235	235
High Residential	10	10	10	10
Total Residential	245	240	285	320
Commercial	75	40	40	40
Industrial	65	65	65	65
Public/Quasi-Public (excluding sewer plant)	60	60	60	60
Total Active Land Use Designations	445	405	450	485
Residential Reserve	215	115	90	135
Commercial Reserve	60	60	40	20
Industrial Reserve	60	20	20	20
Total Reserve	335	195	150	175
Sewer Treatment Plant	65	65	-	-
Roads and Ditches	55	55	55	50
Total Area within UDB	900	720	655	710

Land Within UDB in Ag Preserve

(Acres)	Previous UAB	Adopted Plan	Alternative A	Alternative B	Alternative C
In Preserve, Renewing Contract	159	40	40	40	0
In Preserve, Contract will expire in 10 yrs or less	92	148	126	126	126
In Preserve, No Contract	0	0	0	0	0
TOTAL	251	188	166	166	126
% of total Land Area	40%	21%	23%	25%	18%

Land Within UDB Receiving 17 or more points from RVL Survey

Adopted Plan	Alternative A	Alternative B	Alternative C
600 acres	418 acres	419 acres	474 acres



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



IN THE MATTER OF General Plan)
Amendment Case No. 95-03)
(Poplar/Cotton Center Community Plan))

RESOLUTION NO. 96-1052

UPON MOTION OF SUPERVISOR Sanders, SECONDED BY SUPERVISOR
Maze, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS
AT AN OFFICIAL MEETING HELD December 10, 1996, BY THE FOLLOWING VOTE:

- AYES: Supervisors Sanders, Richmond, Maze and Harness
- NOES: None
- ABSTAIN: None
- ABSENT: Supervisor Maples

ATTEST: THOMAS F. CAMPANELLA
ADMINISTRATIVE OFFICER/CLERK
BOARD OF SUPERVISORS

BY: Jenice Cotton
Deputy Clerk



Certified the Board of Supervisors has reviewed and considered the information contained in the Environmental Impact Report prepared for the Poplar/Cotton Center Community Plan prior to acting on the Plan;

Certified the adequacy of the Environmental Impact Report prepared for GPA 95-03 (Poplar/Cotton Center Community Plan), found said amendment will have a significant effect on the environment that cannot be fully mitigated as described in the EIR and adopted the statement of overriding considerations as recommended by the Planning Commission;

Adopted GPA 95-03 (Poplar/Cotton Center Community Plan) as recommended by the Planning Commission; and

Directed the Clerk of the Board to file the Notice of Determination with the County Clerk.

Planning/Dev.
b. Wks
NO
N 11373
/10/96
c

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF GPA 95-03,)
POPLAR/COTTON CENTER)
COMMUNITY PLAN,)

RESOLUTION NO. 7546

Resolution of the Planning Commission of the County of Tulare approving a Board of Supervisors initiated action to adopt the proposed Poplar/Cotton Center Community Plan consisting of amendments to the Land Use, Circulation, Urban Boundaries and Open Space elements of the Tulare County General Plan.

WHEREAS, the Board of Supervisors, by Resolution No. 95-0797, initiated action to amend the Tulare County General Plan, pursuant to Title 7, Chapter 3, Articles 5 and 6 of the Government Code of the State of California; and

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

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

WHEREAS, a public hearing was held at which public testimony was received at a regular meeting of the Planning Commission on October 9, 1996, and on October 23, 1996.

NOW THEREFORE BE IT RESOLVED as follows:

- A. This Planning Commission, after considering all of the evidence presented, hereby determined the following findings to be relevant in evaluating the proposed Poplar/Cotton Center Community Plan:
 1. It is necessary and appropriate to adopt a comprehensive community plan for Poplar and Cotton Center because they are growing, unincorporated communities in Tulare County. The Land Use Element of the Tulare County General Plan currently designates Poplar/Cotton Center as a "Rural Service Center." The policies of the Urban Boundaries Element and the Rural Valley Lands Plan call for preparation of comprehensive community plans for several unincorporated communities, including Poplar/Cotton Center.

2. In 1981 the Board of Supervisors initiated a comprehensive review of urban boundaries of cities and unincorporated communities, including Poplar/Cotton Center. The proposed Urban Development Boundary is consistent with the policies set forth in the Urban Boundaries Element, as amended in 1983.
 3. A public meeting was held in Poplar on October 7, 1996, to review and discuss the draft Community Plan with the public. Approximately 25 people were in attendance and presented comments, questions and suggestions.
 4. State law requires that the County's General Plan be internally consistent. Adoption of the proposed amendments to the County's Land Use, Circulation, Urban Boundaries and Open Space Elements will assure that these elements are consistent with the Poplar/Cotton Center Plan.
 5. State law requires that the zoning be consistent with the County's General Plan. Following adoption of the Poplar/Cotton Center Community Plan by the Board of Supervisors, the Planning Commission initiate necessary rezoning to achieve consistency with the Plan.
 6. The Tulare County Redevelopment Agency plans to propose adoption of a Redevelopment Plan for Poplar/Cotton Center in 1997. That plan must be consistent with the adopted General Plan for the communities.
 7. In order to lessen the impact of the proposed plan on agricultural resources, the Planning Commission expressed a preference for either Plan Alternative A or B at the regular meeting held October 9, 1996. As a follow-up action, Staff prepared a composite plan based on Alternative A that included 9 subareas requiring a more detailed review by the Planning Commission.
 8. After presenting the composite plan at the regular meeting held October 23, 1996, Staff recommended designations for each of the subareas. The Planning Commission agreed with Staff's recommendations with two exceptions: (1) Subarea 2 be included within the Urban Development Boundary and designated as Residential Reserve, and (2) the western 660' of Subarea 3 be included within the Urban Development Boundary and designated as Residential Reserve and Commercial.
- B. The Planning Commission hereby certifies that it has reviewed and considered the information contained in the Draft Environmental Impact Report for the proposed Community Plan in compliance with the California Environmental Quality Act and the State Guidelines for

the Implementation of the California Environmental Quality Act, prior to taking action on the proposed Community Plan.

- C. Although the Draft Environmental Impact Report identifies certain significant effects of the proposed Community Plan, the Planning Commission hereby finds that the amendment should be approved because policies and mitigation measures which mitigate the environmental effects described below to a level which is not significant have been incorporated into the Plan, as identified below:

Land Use and Planning Impacts will be mitigated to a level that is less than significant by mitigation measures which are already incorporated into the Tulare County General Plan. The Plan also provides mitigation by removing agricultural land west of Road 192 that is in the current Urban Area Boundary from the new Urban Development Boundary.

- D. Although the Draft Environmental Impact Report identifies certain significant effects of the proposed Community Plan which cannot be mitigated to a level which is less than significant, the Planning Commission hereby finds the environmental effects to be acceptable because the benefits of the Community Plan outweigh its unavoidable adverse effects. The specific reasons for this finding are set forth below:

STATEMENT OF OVERRIDING CONSIDERATIONS

Impacts on agricultural land are unavoidable unless no further conversion of agricultural land to urban use is permitted in the communities (a "no growth" or "growth control" plan.) The Community Plan incorporates several mitigation measures which limit or reduce the conversion of agricultural land, including the establishment of an Urban Development Boundary (which defines a 20-year growth boundary for the communities, encourages infilling and contiguous growth, and limits lands outside of it to agricultural use) and criteria for the development of lands designated Residential, Commercial, and Industrial Reserve (which precludes premature conversion of these areas.) The "no project" alternative, which is identified and discussed in the Draft Environmental Impact Report, would still allow conversion to occur within the adopted Urban Area Boundary, and would not be consistent with State law regarding the preparation of general plans for the physical development of the community. Precluding the growth and development of the community would also conflict with the goals of the County's Housing Element and the State's housing goals by restricting housing opportunities, and would ignore the necessity to accommodate the projected population growth of the two communities.

AND, BE IT FURTHER RESOLVED as follows:

- A. This Planning Commission hereby recommends that the Tulare County Board of Supervisors certify the adequacy of the Environmental Impact Report prepared for General Plan Amendment 95-03, the Poplar/Cotton Center Community Plan, find the Plan will have a significant effect on the environment and adopt the statement of overriding considerations as contained herein.
- B. This Planning Commission hereby recommends that the Tulare County Board of Supervisors amend the Tulare County General Plan and adopt the Poplar/Cotton Center Community Plan, as contained in the attached exhibits, consisting of amendments to the Land Use, Circulation, Urban Boundaries and Open Space elements of the General Plan, as follows:
1. Amendment of the Land Use Element to incorporate the land use designations contained in the Poplar/Cotton Center Community Plan;
 2. Amendment of the Circulation Element to incorporate circulation plan designations contained in the Plan;
 3. Amendment of the Urban Boundaries Element to establish an Urban Development Boundary for Poplar/Cotton Center and supersede the existing Urban Area Boundary, as set forth in the 1974 Urban Boundaries Element and GPA 81-06 (including supersedure of the text of GPA 81-06); and
 4. Amendment of the Open Space Element to modify the "Urban Expansion Area" for the communities of Poplar/Cotton Center to reflect the new Urban Development Boundary.

The foregoing resolution was adopted upon motion of Commissioner Jensen, seconded by Commissioner Wheeler, at a regular meeting of the Planning Commission on the 23rd day of October, 1996, by the following roll call vote:

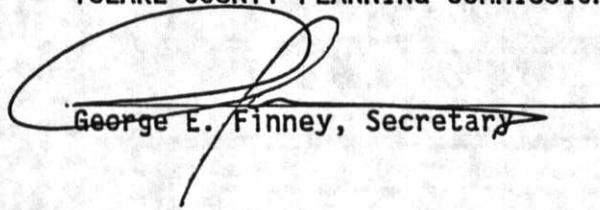
AYES: Jensen, Kapheim, Olvera, Wheeler

NOES: None

ABSENT: Morehead, Kirkpatrick

ABSTAIN: Millwee

TULARE COUNTY PLANNING COMMISSION


George E. Finney, Secretary

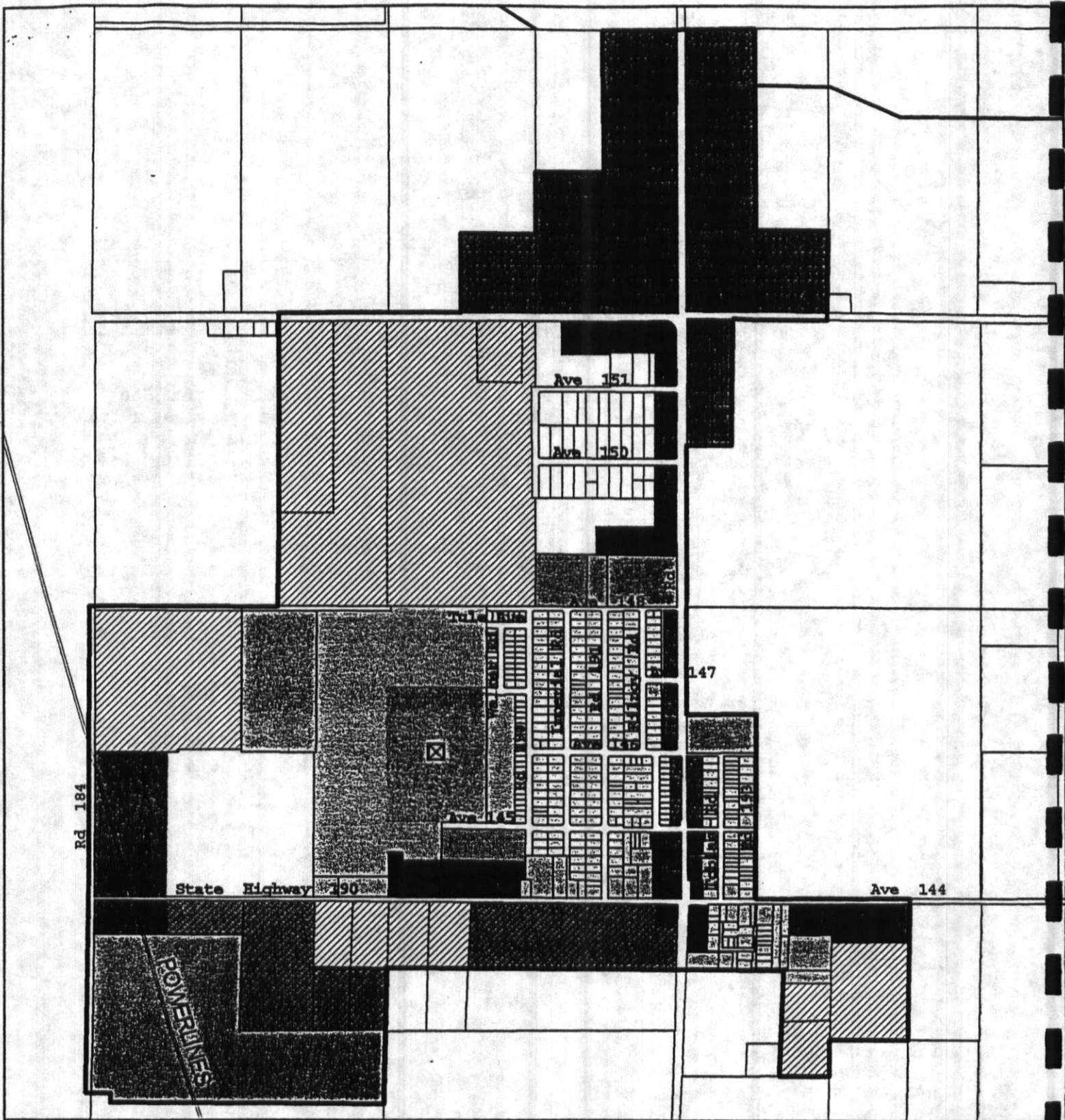
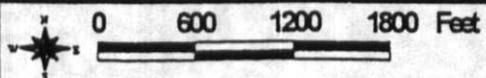


EXHIBIT 16

Poplar/Cotton Center
Community Plan



Planning Commission Recommended Land Use Designations

-  Proposed Urban Development Boundary
-  Proposed School Site

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Residential Reserve
-  Commercial
-  Commercial Reserve
-  Industrial
-  Industrial Reserve
-  Public/Quasi Public

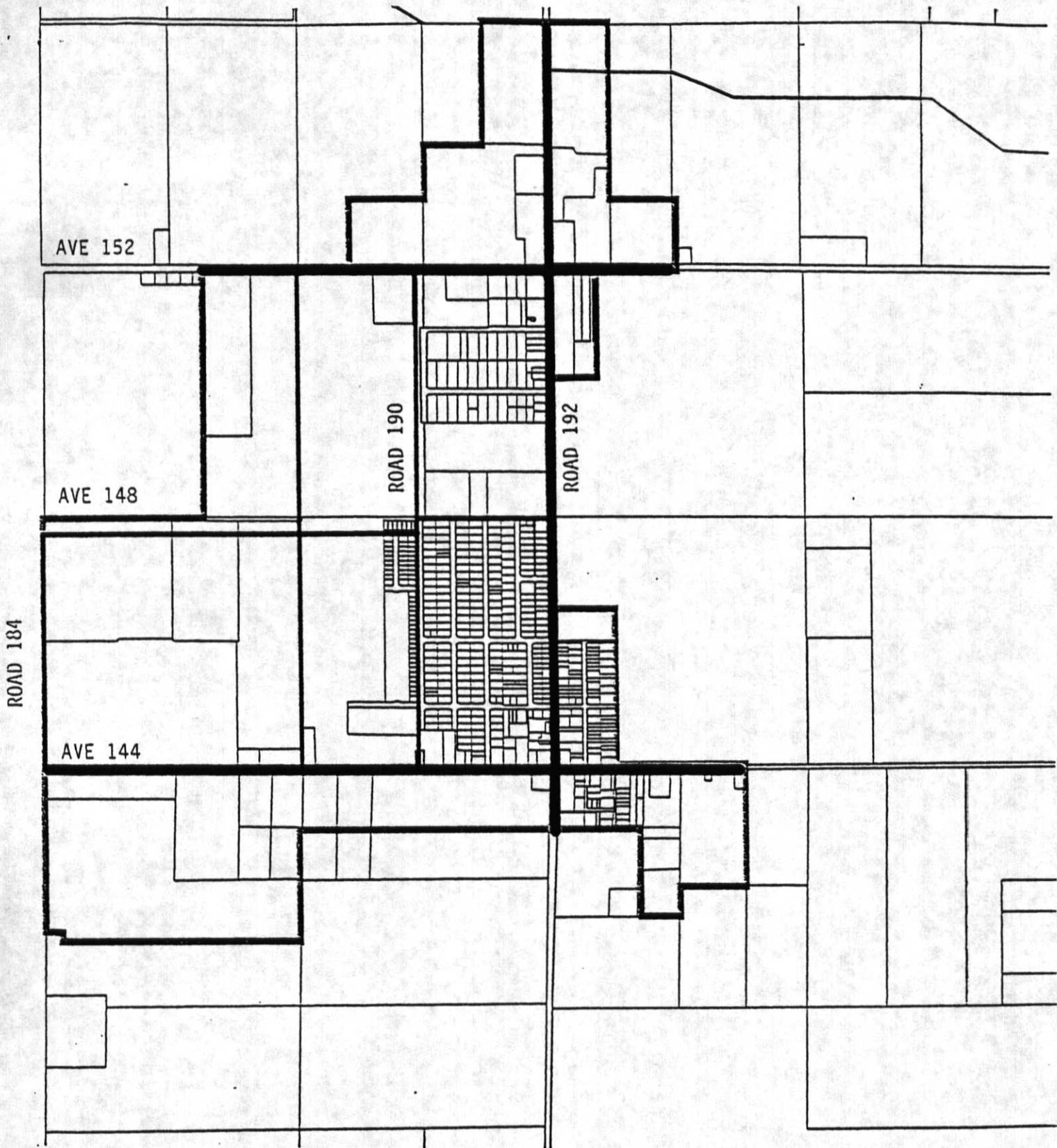


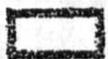
EXHIBIT 15

Poplar/Cotton Center



0 0.25 Miles

Circulation Plan



Urban Development Boundary

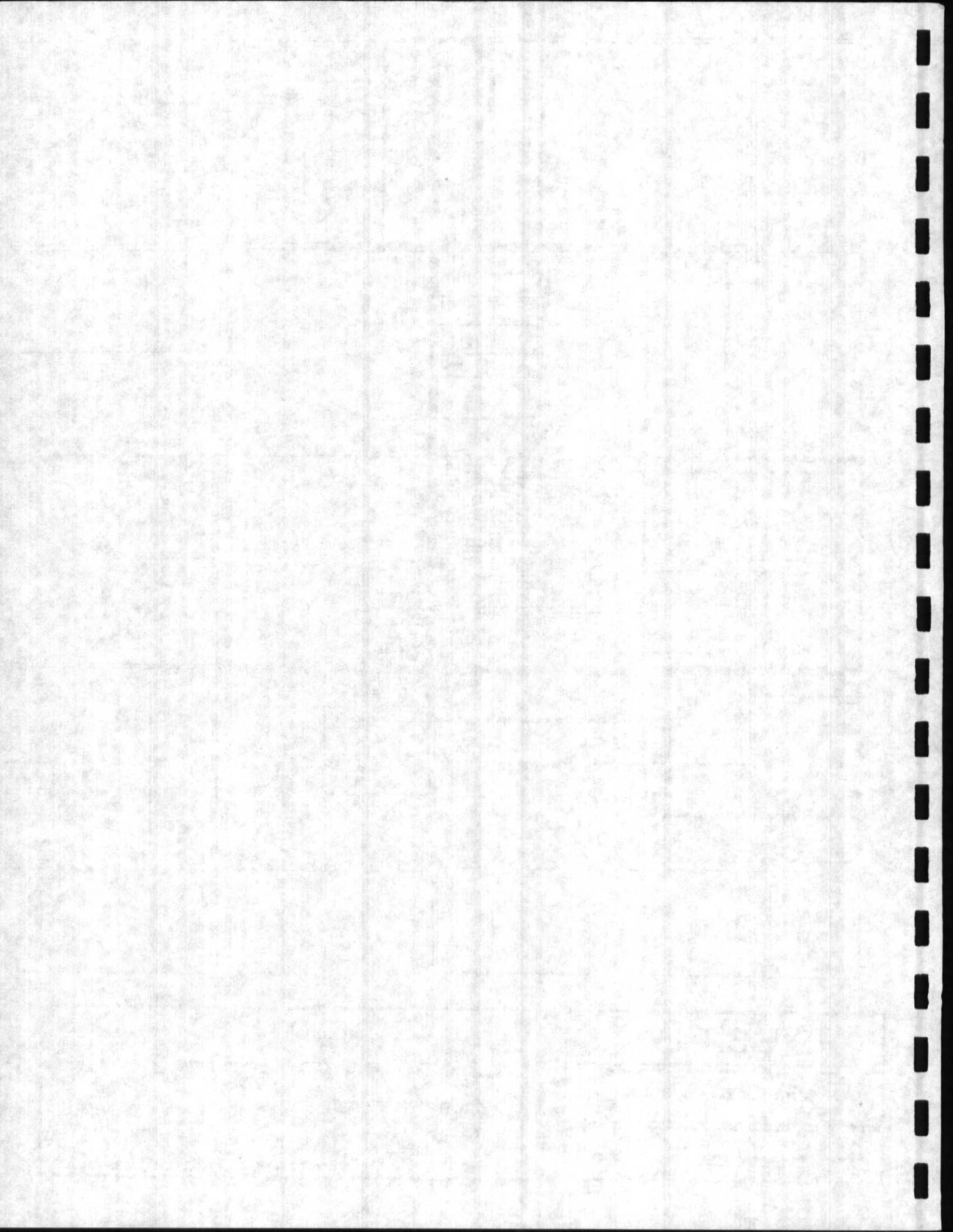


Minor Arterial



Collector

Source: Federal Functional Classification



NOTICE OF DETERMINATION

APPENDIX D

TO: Tulare County Clerk
Room 201, Courthouse
Visalia, CA 93291

FROM: Tulare Co. Board of Supervisors
Administration Bldg., 2800 W. Burrel
Visalia, CA 93291

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resource Code.

Project Title/Case File No. GPA 95-003 Applicant: Tulare Co Board of Supervisors
Address: Administration Building
Visalia, CA 93291

State Clearinghouse No. (if any): SCH #96072007

Lead Agency: Tulare County Planning and Development Department

Staff Contact Person: Dave Bryant Telephone Number: 733-6790

Project Location: The unincorporated communities of Poplar and Cotton Center, located approximately 7 miles west of Porterville and 20 miles southeast of Visalia.

Project Description: A Community Plan which amends the Land Use, Circulation, Open Space and Urban Boundaries Element of the Tulare County General Plan within the Poplar/Cotton Center study area.

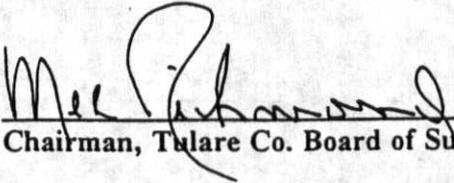
This is to advise that the TULARE COUNTY BOARD OF SUPERVISORS has approved the above described project on 12-10-96, and has made the following determinations regarding the above described project:

- 1. The project will have a significant effect on the environment
 will not
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be examined at: Room 105, County Courthouse, Visalia, California 93291

- 3. Mitigation measures were, were not, made a condition of the approval of the project.
- 4. A Statement of Overriding Considerations was, was not, adopted for the project.

- COFE Attached
- D.F.& G. Fees Req'd
- E.I.R.
- N.D.

By: 
Chairman, Tulare Co. Board of Supervisors

Filed with the Tulare County Clerk on Dec 10, 1996

cc: Calif. Dept. of Fish & Game, 1416 Ninth Street, 12th Floor, Sacramento, CA 95814

Note: Authority cited: Section 21083, Public Resource Code; Reference: Sections 21108, 21152 and 21167, Public Resource Code.

TO: CALIFORNIA DEPARTMENT
OF FISH AND GAME
Environmental Services
1416 Ninth Street, 12th Floor
Sacramento, CA 95814

FROM: TULARE COUNTY PLANNING AND
DEVELOPMENT DEPARTMENT
Tulare County Courthouse
Civic Center, Room 111
Visalia, CA 93291-4593

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Responsible Agency Finding

PROJECT LOCATION/CASE FILE NO./APPLICANT:

TULARE COUNTY GENERAL PLAN AMENDMENT NO. 95-03 (Poplar/Cotton Center Community Plan) - located in the unincorporated communities of Poplar and Cotton Center, which are approximately 7 miles west of Porterville and 20 miles southeast of Visalia. This General Plan Amendment was initiated by the Tulare County Board of Supervisors.

Sections 26, 27, 34, 35, Township 21 South, Range 26 East, M.D.B.&M., and Sections 1, 2, Township 22 South, Range 26 East, M.D.B.&M.

PROJECT DESCRIPTION AND ZONING:

The project is a Community Plan which amends the Land Use, Circulation, Open Space, and Urban Boundaries Elements of the Tulare County General Plan for the Poplar/Cotton Center area.

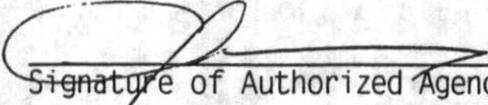
FINDINGS OF EXEMPTION:

The entire project site contains only developed agricultural, residential, commercial, and industrial land uses. No sensitive wildlife or plant species have been reported to exist within or near the project site. The project does not have the potential to adversely affect wildlife resources, including habitat.

CERTIFICATION:

I hereby certify that the public agency has made the above findings and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

I hereby certify that the action of this project is taken by a public agency acting in a Responsible Agency capacity as defined by Section 21069 of the Public Resources Code, and the filing of a Notice of Determination is exempt from filing fees in accordance with provisions of Section 711.4(g) of the Fish and Game Code.



Signature of Authorized Agency Official

George E. Finney, Director

Name Printed and Title

11-26-96

Date

Responsible Agency

TULARE COUNTY PLANNING AND
DEVELOPMENT DEPARTMENT
Lead Agency

Steve Brandt, Project Planner

Contact Person

