

Notice of completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916)445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Tulare County 2009 Housing Element

Lead Agency: County of Tulare Resource Management Agency

Contact Person: Michael Washam

Mailing Address: 5961 S. Mooney Blvd.

Phone: 559-624-7000

City: Visalia

Zip: 93277-9394

County: Tulare County

Project Location: County of Tulare; Countywide

City/Nearest Community: _____

Cross Streets: _____

Zip Code: _____

Lat./Long: _____ ° _____ ' _____ " N/ _____ ° _____ ' _____ " W

Total Acres: _____

Assessor's Parcel No: _____

Section __, Township __, Range __ East, M.D.B. & M

Within 2 Miles: State Hwy: _____

Waterways: _____

Airports: _____

Railways: _____

School: _____

- CEQA: NOP Draft EIR
 Early Cons Supplement/Subsequent EIR
 Neg Dec (Prior SCH. No. _____)
 Mit Neg Dec Other: _____

- NEPA: NOI Joint Document
 EA Final Document
 Draft EIS Other _____
 FONSI

Local Action Type:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input checked="" type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Dev. | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Sub.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|--|---|
| <input type="checkbox"/> Residential: Units _ Acres _ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid/Waste | <input checked="" type="checkbox"/> Growth Inducing |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Other: _____ | | | |

Project Description:

By law, every city and county in California must adopt a Housing Element as part of its General Plan. The purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people within the community-regardless of their income. The underlying premise of Housing Element law is that, for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. All jurisdictions are required to update their Housing Element approximately every five years. The Tulare County Housing Element is not a development project and does not alter the environmental process of any proposed development.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X." If the document has already been sent to the agency, denote that with an "s."

- | | |
|---|---|
| <input type="checkbox"/> Air Resources | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 6 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region 4 | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |
| <input type="checkbox"/> Office of Emergency Services | |

Local Public Review Period (to be filled in by lead agency)

Starting Date: February 5, 2010

Ending Date: March 8, 2010

Lead Agency (Complete if applicable):

Consulting Firm:
Address:
City/State/Zip:
Contact:
Phone:

Applicant: Tulare County Resource Management Agency
Address: 5961 S. Mooney Blvd
City/State/Zip: Visalia, CA 93277-9394
Phone: 559-624-7000

Signature of Lead Agency Representative:

Michael Washam

Date: 2-2-10

NEGATIVE DECLARATION

DESCRIPTION OF PROJECT:

By law, every city and county in California must adopt a Housing Element as part of its General Plan. The purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people within the community-regardless of their income. The underlying premise of Housing Element law is that, for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. All jurisdictions are required to update their Housing Element approximately every five years. The Tulare County Housing Element is not a development project and does not alter the environmental process of any proposed development.

Location:

The scope of the Project encompasses the entire County of Tulare which is located slightly south and east of the geographic center of the State, encompassing an area of approximately 4,839 square miles. The County is bounded on the east by Inyo County and the crest of the Sierra Nevada Mountain Range, on the north by Fresno County, on the west by Kings County and on the south by Kern County. The region encompassing this plan is characterized by three basic landforms: The valley, the foothills and the mountain areas.

Project Facts:

Refer to Initial Environmental Study for a) project facts, plans and policies, b) discussion of environmental effects and mitigation measures and c) determination of significant effect.

Attachments:

Initial Environmental Study	(X)
Maps	()
Mitigation Measures	()
Letters	()
Staff Report	()

DECLARATION OF NO SIGNIFICANT EFFECT:

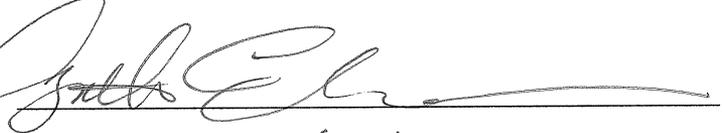
This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not 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 an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Negative Declaration has been prepared by the Tulare County Resource Management Agency, in accordance with the CEQA 1970, as amended. A copy may be obtained from the Tulare County Resource Management Agency, 5961 South Mooney Blvd., Visalia, CA 93277-9394, telephone (559) 624-7000, during normal business hours.

APPROVED

 JAKE RAPER, JR., AICP
ENVIRONMENTAL ASSESSMENT OFFICER

BY: 

DATE APPROVED: 2/2/2010

REVIEW PERIOD: 30 day

NEWSPAPER:

- () Visalia Times-Delta
- () Porterville Recorder
- () Tulare Advance-Register

County of Tulare

2009 Housing Element Update

Initial Study

County of Tulare
Resource Management Agency

County of Tulare, Resource Management Agency
5961 South Mooney Blvd., Visalia, CA 93277-
9394
(559) 624-7000
www.co.tulare.ca.us

Tulare County 2009 Housing Element Update Initial Study

Table of Contents

Chapter 1.0	Introduction	
	1.1	Lead Agency 1-2
	1.2	Purpose and Document Organization..... 1-2
Chapter 2.0	Project Description	
	2.1	Background 2-1
	2.2	Project Location and Environment..... 2-7
		Fig. 2-1 Regional Location Map 2-8
	2.3	Assumptions..... 2-9
Chapter 3.0	Environmental Factors Potentially Affected	
Chapter 4.0	Determination	
Chapter 5.0	Evaluation of Environmental Impacts	
	I.	Aesthetics 5-1
	II.	Agriculture Resources 5-2
	III.	Air Quality 5-3
	IV.	Biological Resources..... 5-5
	V.	Cultural Resources 5-6
	VI.	Geology and Soils 5-7
	VII.	Hazards and Hazardous Materials..... 5-9
	VIII.	Hydrology and Water Quality 5-11
	IX.	Land Use and Planning 5-13
	X.	Mineral Resources..... 5-14
	XI.	Noise 5-15
	XII.	Population and Housing 5-16
	XIII.	Public Services..... 5-17
	XIV.	Recreation 5-18
	XV.	Transportation and Traffic 5-19
	XVI.	Utilities and Service Systems 5-21
	XVII.	Mandatory Findings of Significance 5-22
Chapter 6.0	Report Preparation and References	
	6.1	Preparers of the Report..... 6-1
	6.2	References 6-2

Chapter 1.0 Introduction

This document is an Initial Study and Negative Declaration (ND) prepared pursuant to the California Environmental Quality Act (CEQA), for the 2009 -2014 Tulare County Housing Element (“Project”). This ND has been prepared in accordance with CEQA, Public Resources Code Sections 21000 *et seq.*, and the CEQA Guidelines.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- b) The Initial Study identified potentially significant effects, but:
 - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - (2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If revisions are adopted into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a mitigated negative declaration (MND) is prepared.

1.1 Lead Agency

The lead agency is the public agency with primary responsibility over a proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), “the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose.” Based on these criteria, the County of Tulare will serve as lead agency for the 2009 - 2014 Tulare County Housing Element.

1.2 Purpose and Document Organization

The purpose of this Initial Study and Negative Declaration is to evaluate the potential environmental impacts of the proposed 2009 - 2014 Tulare County Housing Element. This document is divided into the following sections:

- 1.0 Introduction:** Provides an introduction and describes the purpose and organization of this document;
- 2.0 Project Description:** Provides a detailed description of the proposed project;
- 3.0 Environmental Factors Potentially Affected:** Provides an identification of those environmental factors that involve a “Potentially Significant Impact.”
- 4.0 Determination:** Provides the environmental determination for the project;
- 5.0 Environmental Checklist and Evaluation:** Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as “no impact,” “less than significant,” “potentially significant unless mitigation incorporated,” or “potentially significant” in response to the environmental checklist.
- 6.0 Report Preparation and References:** Identifies staff responsible for preparation of this document; and a list of resources utilized.

This Negative Declaration (ND) has been prepared in accordance with the California Environmental Quality Act (CEQA). Public Resources Code Section 21000 et seq., and the State CEQA Guidelines, California Code of Regulations (CCR) Section 15000 et seq. The ND analyzes the potential impacts of the 2009 - 2014 Housing Element. This is a public document to be used by County to determine whether the Project may have a significant effect on the environment.

Chapter 2.0

Project Description

The Draft Tulare County 2009 - 2014 Housing Element (the Project) is designed to address the projected housing needs of current and future County residents. The Project is also a response to the State of California mandate, which has required the preparation and adoption of a Housing Element within every General Plan for every jurisdiction since 1969. Approximately every five years, all jurisdictions in California are required to update their Housing Element pursuant to Section 65580 – 65589.8 of the Government Code. An environmental analysis is compulsory with each Housing Element update.

2.1 Background

1. Project Title: Tulare County 2009 - 2014 Housing Element

2. Project Sponsor, Lead Agency Name and Address: County of Tulare, Resource Management Agency, 5961 South Mooney Blvd. Visalia, CA 93277-9394

3. Contact Person and Phone Number: Fred Brusuelas, Chief Planner (559) 624-7000

4. Project Location/Setting: The location of Tulare County in California is depicted in Exhibit 1. Tulare County is located slightly south and east of the geographic center of the State, encompassing an area of approximately 4,839 square miles. The County is bounded on the east by Inyo County and the crest of the Sierra Nevada Mountain Range, on the north by Fresno County, on the west by Kings County and on the south by Kern County. The region encompassing this plan is characterized by three basic landforms: The valley, the foothills and the mountain areas.

The January 2008 estimated population of the unincorporated area of Tulare County was 144,075 persons while the estimated number of housing units in the unincorporated area in 2009 was 45,662 according to the State of California Department of Finance.

The majority of new housing units that would be constructed during the eight-year life of the housing element would occur within urban existing communities. These areas are currently zoned for residential and other urban uses. These areas are expected to continue be developed to urban uses in the future. The majority of these areas have community plan Environmental Impact Reports (EIR) of record, which discusses the environmental setting, impacts to the environment and policies to mitigate environmental impacts resulting from future growth and development.

5. General Plan designation/consistency: Section 65300.5 of the Government Code states that the General Plan shall comprise of an integrated, internally consistent set of policies. Consistency with the Land Use element is most important because general plan land use designations and subsequent zoning must provide for a range of housing types consistent with housing needs as set forth in the Housing Element.

The following Elements of the Tulare County General Plan contain goals and policies, which are especially pertinent to the location and standards for housing development and rehabilitation:

Urban Boundaries Element

The Urban Boundaries Element, adopted in 1974 and amended in 1983 and 1988, sets forth the policy that urban development in Tulare County shall occur within the eight incorporated cities, Foothill Development Corridors, Urban Development Boundaries of unincorporated communities, and other areas suitable for non-agricultural development, as determined by the procedures set forth in the Rural Valley Lands Plan. An exception procedure also exists which allows urban development to occur in the unincorporated area adjacent to incorporated cities, if certain criteria are met.

The purpose of an Urban Development Boundary is to define twenty-year planning areas around incorporated cities in which the County and cities will coordinate plans, policies and standards related to building construction, subdivision development, land use and zoning regulations, street and highway construction, public utility systems, environmental studies, and other closely related matters affecting the orderly development of urban fringe areas. These boundaries provide an official definition of the interface between future urban and agricultural land uses.

Urban Development Boundaries have also been established around the following unincorporated communities to serve as official urban planning areas: Alpaugh, Cutler-Orosi, Ducor, Earlimart, East Orosi, Goshen, Ivanhoe, Lemon Cove, London, Pixley, Plainview, Poplar-Cotton Center, Richgrove, Sultana, Strathmore, Terra Bella, Tipton, Three Rivers, Traver, Woodville and Springville.

Urban Area Boundaries, which are larger than Urban Development Boundaries, have also been established around the eight incorporated cities. The Urban Area Boundary is defined as the area where land uses are presumed to have an impact upon an adjacent incorporated city. It is also, in which a city's concerns are to be given serious consideration as part of the land use review process. The Urban Area Boundary is considered the next logical area in which urban development may occur and within which Urban Development Boundaries may ultimately be expanded.

Rural Valley Lands Plan

The Rural Valley Lands Plan applies to the valley floor area outside the Urban Development Boundaries of unincorporated communities. The Plan establishes a basic County policy that such areas should be zoned for agriculture and restricted to minimum parcel sizes consistent with agricultural uses. However, the Plan also contains policies, which determine the suitability of rural lands for nonagricultural uses. This determination is based upon fifteen factors, which include land capability, existing and surrounding parcel size, suitability for cultivation, surrounding land use, proximity to services and agricultural preserve status, etc.

Community Land Use Plans

Land Use Plans have been prepared for the following unincorporated communities, sub-areas, and those areas adjacent to incorporated city limits. These plans specifically designate areas suitable for residential development.

City Urban Areas	
Dinuba Urban Area	Porterville Urban Area
Exeter Urban Area	Tulare Urban Area
Farmersville Urban Area	Visalia Urban Area
Lindsay Urban Area	Woodlake Urban Area
Community Sub-Area Plans	
Cutler-Orosi	Pixley
Earlimart	Poplar Cotton Center
Goshen	Richgrove
Great Western Divide	Springville
Ivanhoe	Strathmore
Kennedy Meadows	Terra Bella/ Ducor
Kings River Plan	Three Rivers
North ½ Plan	Traver

Planned land uses for the remaining unincorporated communities are contained in the 1966 Tulare County General Plan.

Foothill Growth Management Plan

The Foothill Growth Management Plan, adopted in 1981, provides a comprehensive statement of the policies and standards that guide development in the foothill region of Tulare County. The purpose of the Plan is to maintain the viability of foothill agriculture and reduce County expenditures through an efficient service delivery system by directing growth into selected Foothill Development Corridors. Within these corridors, new development must be able to provide its own domestic water, liquid waste disposal and other necessary community services. Since this Plan was adopted, a small number of amendments have been approved. Revisions were primarily made to revise designated land uses identified in the Plan.

Water and Liquid Waste Management

The Water and Liquid Waste Management Plan was adopted as part of the Tulare County's General Plan in 1971. The Plan contains a comprehensive analysis of community sewer and water systems, as well as needs countywide, and sets forth recommendations for improvements to existing systems.

County Circulation Element

The County General Plan Circulation Element was adopted in 1964. Amendments to the Circulation Element have been incorporated into all the Community Plans adopted since 1964. The circulation Element provides an analysis of County roadways and designates roadways that will be impacted by future growth. The County RMA Long Range Planning Branch has prepared a draft update of the Element in accordance with State Planning Laws. The Circulation Element update is now a part of the GP 2025 Update, completion of this update is expected in the Fiscal Year 2005/06.

Seismic Safety, Hazardous Waste and Noise Element

These Elements contain goals, objectives and policies to guide future development and provide for the health and safety of the County's population. Each of these Elements has been adopted as part of the Tulare County General Plan.

Tulare County Comprehensive Airport Land Use Plan

The Comprehensive Airport Land Use Plan was adopted in 1992. This plan provides for the orderly development of the public use airports in Tulare County. The plan also promotes public health, welfare, and safety through land use planning actions of the Tulare County Airport Land Use Commission.

6. General Plan 2030 Update: The County is currently in the process of updating its General Plan. This update is expected to be a comprehensive analysis of six of the state mandated General Plan Elements, Land Use, Circulation, Conservation, Open Space, Safety, and Noise. This update will also include optimal elements, and the County's area plans such as the Foothill Growth Management Plan, Mountain Plans and the Rural Valley Lands Plan. The Housing Element is being updated prior to the General Plan due to State mandated schedules for the Housing Element. The General Plan 2030 is expected to be completed in 2010.

7. Description of Project: The proposed project involves adoption of the Tulare County 2009 - 2014 Housing Element. State Housing Element Law requires that Housing Elements throughout the State be updated by each local jurisdiction in California every five years. This Element must be updated and certified by State HCD for compliance with State Housing Law by August 31, 2009. The State requires that Housing Elements be prepared to address the following requirements:

- ◆ The appropriateness of housing goals, objectives and policies in contributing to the attainment of the state housing goal.
- ◆ The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- ◆ The progress of the County in implementation of the housing element.
- ◆ To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- ◆ To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and regional housing needs. In carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

This update contains the following information, analysis and provisions for the unincorporated area of Tulare County for the period 2009 - 2014:

◆ A quantification of the existing and projected housing needs for all income levels, including the unincorporated area's share of the regional housing need, as determined by the Tulare County Association of Governments. The quantification of projected housing needs is referred to as the Regional Housing Needs Assessment or (RHNA). The RHNA allocates to cities and counties their "fair share" of the regions projected housing needs by household income group over a five-year planning period of each jurisdiction's housing element. The assessment is required by State law (Government Code, Section 65584).

The major goal of the RHNA is to assure a fair distribution of housing among cities and counties, so that every community provides an opportunity for a mix of housing affordable to all economic segments. The housing allocation targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning is made available to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community.

◆ Analysis and documentation of housing and household characteristics, including level of payment compared to ability to pay, overcrowding, and housing stock condition.

◆ Analysis of special housing needs including those of the handicapped, senior citizens, minority households, overcrowded, households, large families, farmworkers, single heads of households, homeless, Southeast Asians refugees, households with emergency needs, and households displaced by governmental actions.

◆ An inventory of land suitable for residential development.

◆ Analysis of potential and actual governmental and non-governmental constraints upon the maintenance, improvement or development of housing for all income levels.

◆ Analysis of subsidized units at risk of losing their subsidies.

◆ Analysis of opportunities for energy conservation with respect to residential development.

◆ A statement of goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

◆ A program which sets forth a five (5) year schedule of actions to implement the goals, policies and objectives, which include the following:

➤ Identification of adequate sites for a variety of housing types for all income levels.

➤ Assistance in the development of adequate housing to meet the needs of low and moderate-income households.

➤ Identification and, where appropriate and legally possible, removal of governmental

- constraints to the maintenance, improvement and development of housing.
- Conservation and improvement of the existing affordable housing stock.
- Promotion of housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

The 2009 - 2014 Housing Element specifically addresses each of the requirements contained in Housing Element Law as indicated in the description of each the following Chapters of the Element:

- ◆ **Chapter I, Introduction** describes the statutory requirements, the purpose of the update, previous housing elements and reports, the role of Tulare County in the production, preservation and rehabilitation of housing in the County, and consistency of the Housing Element with the General Plan and other planning efforts.
- ◆ **Chapter II, Public Participation** discusses the role of the Housing Element Advisory Committee, intergovernmental coordination efforts, the environmental review process, review of the Element by the California Department of Housing and Community Development (State HCD), the proposed public workshop regarding the Draft Housing Element, and the review and approval process by the Planning Commission and the Board of Supervisors.
- ◆ **Chapter III, Housing Needs** provides a review of the household and population data, the housing needs of special needs groups including minority, senior citizen, disabled, displaced, overcrowded, large family, single head of household, farmworker, and Southeast Asian refugee households, as well as households with emergency housing needs and those of pregnant teenage women. This chapter also provides employment and income characteristics in Tulare County, a comparison of income and costs, housing unit characteristics, vacancy rates, and the projected housing unit requirements set forth in the Tulare County Housing Needs Determination Plan, housing condition, lead paint hazards, housing prices, and at-risk housing units.
- ◆ **Chapter IV, Housing Constraints** provides a review of factors that could limit the production of an adequate amount of housing at an affordable price. The factors described in this chapter include private market constraints, financing options, and governmental and physical constraints.
- ◆ **Chapter V, Progress, Review and Revision in Meeting Housing Needs** discusses the progress that has been made in meeting the housing needs of Tulare County including progress toward meeting new construction needs identified in the 2008 Regional Housing Needs Plan, a description of existing housing programs, and an evaluation of the County's success in meeting housing needs and implementing policies and programs contained in the 2003 Housing Element.
- ◆ **Chapter VI, Housing Program** sets forth the goals, objectives, policies and programs designed to address housing issues within the unincorporated area of Tulare County, as identified in previous chapters.
- ◆ **Chapter VII, Adequate Sites for New Housing** includes an assessment of adequate sites for new housing based on the number of sites available to accommodate and service new

housing units while maintaining a desirable vacancy rate.

Specific recommendations for revisions to the County's Housing Element programs are described in the proposed Housing Element Update. No changes are proposed to the County's land use regulations nor are any specific projects proposed in the Housing Element Update. Zoning Ordinance changes would be minor and mainly proposed to update the Zoning Ordinance to existing State requirements, which the County currently complies with. No changes in existing land use zones or densities are proposed.

While many of the County of Tulare's housing programs benefit residents in the incorporated jurisdictions, the purview of the Housing Element is on the unincorporated County. Each City and County jurisdiction in the State is required to prepare and adopt its own Housing Element as part of the local General Plan.

8. Applicable Area: The geographic area affected by the Tulare County Housing Element includes all unincorporated communities with the County and the remaining unincorporated area. The Tulare County Housing Element does not address the housing needs and programs of the eight incorporated cities within the County.

9. Surrounding Land Uses and Setting: Refer to Project Location and Environment below

10. Other public agencies whose approval is required: The Tulare County Housing Element must be reviewed and approved by the State Housing and Community Development Department (HCD). Project staff throughout development of the Element has maintained contact with State HCD.

2.2 Project Location and Environment

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

Tulare County is located in a geographically diverse region with the majestic peaks of the Sierra Nevada framing its eastern region, while its western portion includes the San Joaquin Valley floor, which is very fertile and extensively cultivated. Tulare and Fresno Counties consistently rank as the top leading agricultural-producing counties in the U.S. In addition to its agricultural production, the County's economic base also includes agricultural packing and shipping operations. Small and medium size manufacturing plants are located in the western part of the county and are increasing in number. Tulare County also contains various well known parks and open space areas including portions of Sequoia National Forest, Sequoia National Monument, Inyo National Forest, and Kings Canyon National Park. Sequoia National Park is entirely contained within the County.

Tulare County contains approximately 4,839 square miles (3,158,400 acres) within its' borders and can be divided into three general topographical zones: a valley region; a foothill region east of the valley area; and a mountain region just east of the foothills. The eastern half of the County is generally comprised of

public lands, which include not only the parks listed above, but also the Mountain Home State Forest, Golden Trout Wilderness area, and portions of the Dome Land and south Sierra Wilderness areas.

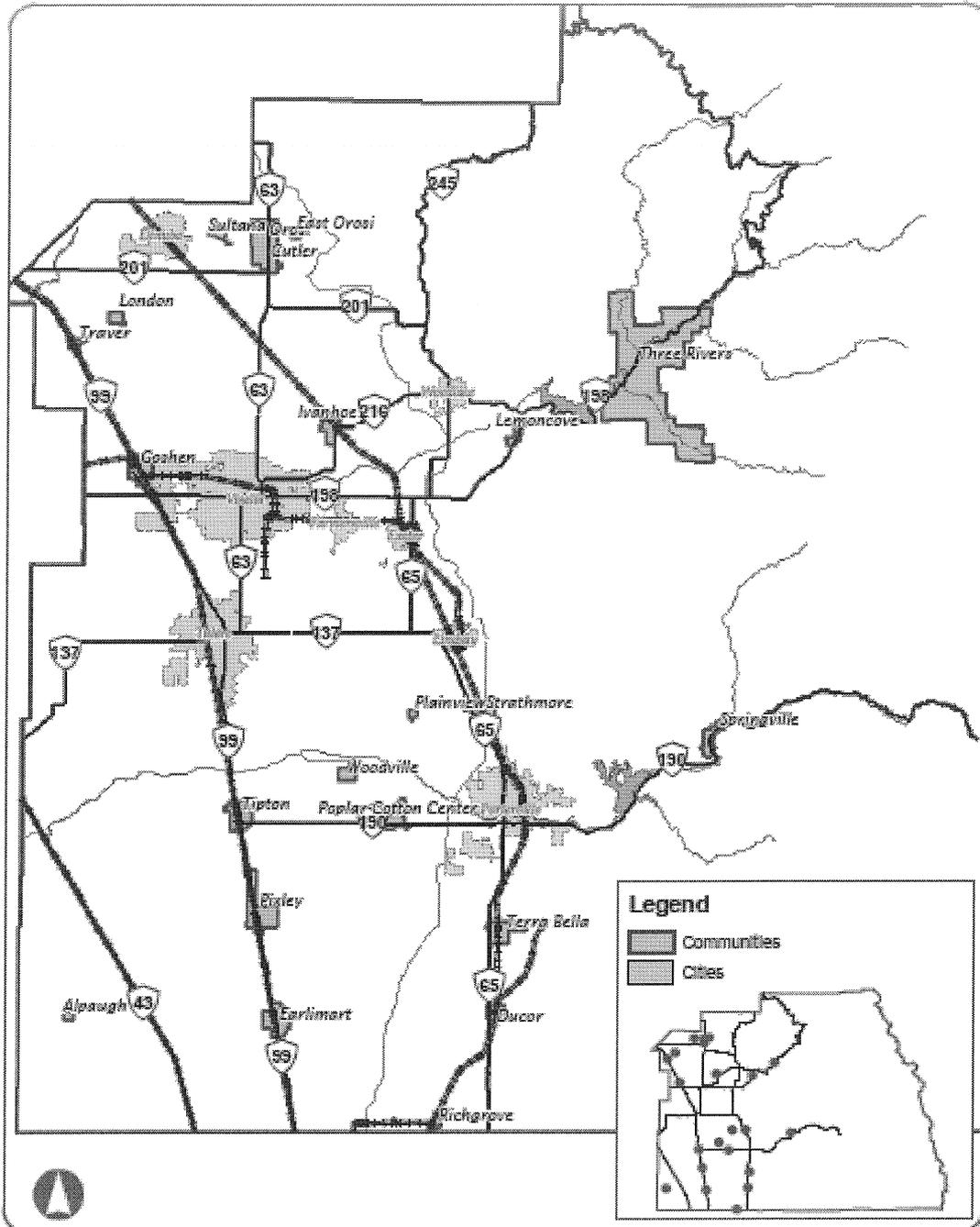


Figure 2-1: Regional Location Map

2.3 Assumptions

In addition to consistency with the County General Plan, this document is based on the following assumptions:

1. **Project Specific Environmental Review:** In the County of Tulare, all housing development proposals are subject to a review process. All future housing development proposals will be subject to project specific environmental analysis pursuant to CEQA Guidelines.
2. **Purpose of Housing Element Environmental Review:** This Initial Study is not intended to and does not address the particular impacts of each possible future housing project discussed or identified in the draft 2009 -2014 Housing Element. The Initial Study is limited to the review of potential environmental impacts resulting from the adoption of the Housing Element and is not intended to analyze impacts of current or future specific development activities.

Environmental Factors Potentially Affected

None of the environmental factors listed below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

Chapter 4.0 Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a potentially significant impact or potentially significant unless mitigated impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature



Date



Printed Name

For

Evaluation of Environmental Impacts

I. AESTHETICS. Would the project:						
			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c)	Substantially degrade the existing visual character or quality of the site and its surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d)	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-d) Tulare County is located in the Central Valley and extends over 4,839 square miles. The County is geographically diverse with mountainous areas, agricultural lands, and foothill areas. The County is bounded by Fresno County to the north and Kern County to the south. Kings County is located on the west side of Tulare County while Inyo County borders the County to the east. Scenic resources within Tulare County include the natural beauty associated with the Sierra Nevada and foothills areas, and the man-made alterations in the central and western portions of the County that provide much of the agricultural identity of the region. There are no designated state scenic highways within the County, but State Route (SR) 198 (east of SR 99) and SR 190 (east of SR 65) are eligible for designation. Both of these routes include agricultural as well as foothill and mountainous scenic resources. Open water views are part of the recreational value at the Lake Kaweah and Lake Success. The views of open fields, planted crops, and orchards are part of the variety and identity of the County as an agricultural area. (Tulare County Draft General Plan Update EIR, 2008)

The Tulare County Housing Element Update does not involve the construction of any housing units but rather includes policies and programs that are designed to address the County’s Regional Housing Needs Assessment (RHNA). Development projects that propose the construction of housing units will be subject to project specific review as well as CEQA review in most cases and aesthetic considerations, such as damage or degradation of scenic resources or visual character, effects on scenic vistas, and new sources of light and glare. Therefore, impacts are considered less than significant.

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with existing zoning for agricultural use or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in the cancellation of an open space contract made pursuant to the California Land Conservation Act of 1965 or Farmland Security Zone Contract for any parcel of 100 or more acres (Section 15206(b)(3) Public Resources Code)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

II. a-d) Agriculture and the preservation of agricultural resources are of primary concern in Tulare County. Located in the worlds richest agricultural region, Tulare County is ranked as the second most productive in annual crop production values of agricultural counties in the world. Tulare is the number one milk-processing County. Prime agricultural land is defined as those lands that contain the best combination of physical and chemical characteristics for the production of crops. (2003 Housing Element Initial Study)

Tulare County covers an area approximately 4,839 square miles or 3,158,400 acres. The following information regarding important farmland and land under Williamson Act Contract within the County is described below.

Important Farmland

- o Total area of important farmland in the entire County is 756,474 acres.
- o Total area of important farmland within Urban Boundaries is 81,864 acres, of which
 - 60,181 acres are classified Prime Farmland,
 - 2,159 acres are classified as Unique Farmland, and
 - 19,524 acres are classified as Farmland of Statewide Importance.

- Total area of important farmland outside Urban Boundaries is 674,610 acres.

Williamson Act Contracts

- Total area of land in the entire County under Williamson Act Contract is
- 1,083,641 acres, of which
 - 66,510 acres are within Urban Boundaries.
- Total area of land in the entire County under non-renewed Williamson Act
 - Contract is 23,858 acres, of which
 - 5,145 acres are within Urban Boundaries.

(Tulare County Draft General Plan Update EIR, 2008)

The future development in Tulare County will be driven by population growth needs and the manner in which the distribution of growth will be directed and managed. The General Plan Update assumes that a majority of this growth will occur within the incorporated cities (established Urban Development Boundaries); with a lesser amount (up to 170,615 people) occurring within the County’s unincorporated communities and hamlets. (Tulare County Draft General Plan Update EIR, 2008)

The Tulare County Housing Element does not include the actual physical development of housing units or the rezoning of agricultural lands. However, the Housing Element generally encourages the appropriate actions necessary to provide adequate housing for the County’s housing needs. If development within the County of Tulare proposes the conversion of agricultural land, the County will conduct environmental review prior to the rezoning of any parcel that is Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as well as any parcel that is currently under Williamson Act contract. Impact is considered less than significant.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:						
			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b)	Violate any air quality standard as adopted or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Specifically, would implementation of the project exceed any of the following adopted thresholds:				

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:						
			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
		i. San Joaquin Valley Unified Air Pollution Control District:				
		<u>Operational and Area Sources</u>				
		Reactive Organic Gases (ROG) 10 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Oxides of Nitrogen (NO _x) 10 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Particulate Matter (PM ₁₀) 15 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<u>Stationary Sources – as determined by District Rules</u>				
		Severe Nonattainment 25 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Extreme Nonattainment 10 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	f)	Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

III. a-e) The San Joaquin Valley Air Pollution Control District (SJVAPCD) includes the eight counties that comprise the San Joaquin Valley Air Basin SJVAB (SJVAB). The SJVAPCD acts as the regulatory agency for air pollution control in the SJVAB and is the local agency empowered to regulate air pollutant emissions for the plan area. The entire SJVAB is designated non-attainment for ozone and particulate matter (PM10 and PM2.5). Housing Element is a policy document and does not involve the construction of housing that would violate air quality standards, result in a net increase in pollutants, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. Furthermore, the Element does not conflict with applicable air quality plans. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County’s

share of the regional housing need (RHNA). These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. This may result in additional pollutants and a cumulative increase in criteria pollutants. Each project that involves the construction of housing units or substantial rehabilitation will be subject to project-specific environmental review. At such time, determination will be made as to whether that project will result in potentially significant impacts to air quality. Thus, impact from the Housing Element is considered less than significant.

f) The Draft Tulare County 2009 - 2014 Housing Element is designed to address the projected housing needs of current and future County residents. The update does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area of Tulare County. Although, adoption of the Housing Element will facilitate residential development any specific projects resulting from the implementation of the Project would be subject to environmental review to address the individual and cumulative impact upon air quality, including the increase of greenhouse gases. Application of these policies and County standards will result in less than significant impacts.

IV. BIOLOGICAL RESOURCES. Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES. Would the project:			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

IV. a-e) The adoption of the 2009 - 2014 Housing Element, which is a policy plan for the County, will not adversely impact biological resources, special status habitat, wetlands, wildlife movement, local policies protecting biological resources, or conflict with an adopted habitat conservation plan or state habitat conservation plan. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County’s share of the regional housing need (RHNA). These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. This development is expected to occur in urbanized areas in or in close proximity to existing communities or jurisdictions in the County away from established migratory routes or concentrations of biological resources. Any future housing development will be subject to project-specific CEQA review. Impact is considered less than significant.

f) The Kern Water Bank Habitat Conservation Plan (KWBHCP) is the only approved multi-species habitat conservation plan that exists in Tulare County. The adoption of the 2009 - 2014 Housing Element, which is a policy plan for the County, will not conflict with the provisions of the KWBHCP. Impact is considered less than significant.

V. CULTURAL RESOURCES. Would the project:			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

V. CULTURAL RESOURCES. Would the project:			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V. a-d) The adoption of the 2009 - 2014 Housing Element, which is a policy plan for the County, does not propose any action that would alter or have other affect on areas designated for the protection of culture, architectural, historical, paleontological or archaeological resources. The Housing Element does not involve the construction of housing; however, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County’s share of the regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. Development is not expected to occur on land that has historical, archaeological or paleontological significance. Any future housing development will involve environmental review, and specific projects that include the development of housing will be evaluated for the possibility of the disturbance of human remains as well as any potential for changes to archaeological or historical resources. Finally, the Housing Element does not conflict with the goals and policies of the County’s existing and General Plan update as they relate to archaeological and historical resources. As a result, impact to cultural resources is less than significant.

VI. GEOLOGY AND SOILS. Would the project:			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i.	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS. Would the project:			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
		ii. Strong seismic groundshaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)		Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)		Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)		Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)		Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VI. a-e) Tulare County is divided into two major physiographic and geologic provinces: the Sierra Nevada Mountains and the Central Valley. There are no known active faults in Tulare County. Although Tulare County is situated in proximity to several fault groups, it is not identified in a delineated Alquist-Priolo Earthquake Fault Zone.

The Housing Element does not conflict with the policies and mitigation measures identified in the General Plan. The Safety Element of the General Plan contains goals and policies that are designed to address and mitigate seismic risks, soil issues, and other related geological issues. The County’s Housing Element does not propose the development of housing, but serves as a policy plan for the County with respect to housing. In addition, any future development will be evaluated on a project-by-project basis for potential seismic or geological risks. Prior to approval of development, specific sites will be reviewed to ascertain whether the soil has the potential for landslides, erosion, subsidence, liquefaction, expansion, and is capable of handling septic tanks or other wastewater disposal systems. Similarly, any reduction in

the minimum lot size for residential zones would include the study and evaluation of whether such a reduction would impact the geologic stability. The County has also adopted the California Building Code (CBC), which is designed to protect structures from geologic and seismic risks and to ensure structural safety. All future development in the County is expected comply with the CBC. Impact is less than significant.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS.					
Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g)	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	Expose people to existing or potential hazards and health hazards other than those set forth above?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VII. a-i) Hazardous waste generators in Tulare County include industries, businesses, public and private institutions, and households. The County Department of Health Services (DHS) classifies waste into three categories: “large quantity,” or those who produce 1,000 kilograms or more per month; “small quantity,” or those producing less than 1,000 kilograms per month, including businesses, farms and households; and “household wastes,” which includes solvents, pesticides, and miscellaneous wastes, such as car batteries, tires, cleaners, fertilizer and paints.

Hazards and hazardous waste sites currently exist in Tulare County. Applicable federal, State, local, and private development policies, standards, and operating procedures (i.e., hazardous materials, safety, and environmental regulations) will be applied to these projects. The locations of such hazards, including hazardous materials sites, locations within an airport environs area or in the vicinity of a private airstrip, impairment of an emergency response plan or evacuation plan, areas prone to wildland fires, or other hazardous exposure have been identified in environmental documents prepared by the County for the various plans and studies referenced previously. A review of hazardous waste sites is required for new development through preparation of environmental documents for General Plans or Elements, General Plan amendments, zoning changes, and other processes associated with land use development.

The Housing Element is a policy document designed to address the County’s housing needs. Implementation of the Housing Element will not create new hazards since it does not involve the construction of housing, but is designed to address housing needs by facilitating future development. The Housing Element also complies with the County’s existing Land Use and Safety Elements, which address hazardous materials and hazards, respectively.

The Housing Element does not involve the construction of housing; however, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County’s share of the regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. Future housing development generally is expected to occur in, or near, urbanized areas rather than in areas with a high risk of wildland fire hazards. Specific housing projects will be subject to environmental review to identify and address the

sitting of housing near hazardous areas or sources, airport hazards, generation of vectors, or issues of emergency access. Impact is less than significant.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on site or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on site or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY. Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII. a) **Less-than-Significant Impact.** Because the project is a policy document that facilitates the production of housing, the project does not include any components that would directly violate water quality or discharge standards. Adoption of the Housing Element will facilitate residential development, which would incrementally increase the need for water supply services. With application of standard development practices and compliance with General Plan policies, impacts to water quality will be less than significant.

b) **Less-than-Significant Impact.** The project is designed to promote the development of housing to meet the RHNA for unincorporated Tulare County. Increases in the County’s population may result in an increased demand on water resources. In Tulare County there are 18 types of special districts that provide water, wastewater, and other water-related services. Groundwater resources supply approximately one-third of existing urban and agricultural water demands in the County, but are limited by groundwater basin yields in some locations and water quality issues in others. General Plan Policies require that evidence of water quality and quantity be provided for approval of development projects. Because the project is a policy document that facilitates the production of housing, the project does not include any components that would substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Therefore, impacts to groundwater supplies will be less than significant.

c) **Less-than-Significant Impact.** The project does not involve any development activity, so the project will not result in direct on or off site erosion. Adoption of the Housing Element will facilitate residential development. Any specific projects resulting from the implementation of policies and actions stated in the update would be subject to environmental review to address the individual and cumulative impact upon water resources, including the alteration of drainage patterns that might result in flooding, siltation, or erosion. Application of these policies and County standards will result in less than significant impacts to drainage patterns.

d) **Less-than-Significant Impact.** The project does not involve any development activity, so the project will not result in direct on or off site flooding. Adoption of the Housing Element will facilitate residential development. While there are risks associated with the development of specific project within the 100-year floodplain, future development is subject to environmental review, which includes FEMA review and requirements, and mitigation prior to project approval. Application of these policies and County standards will result in less than significant impacts to flooding.

e) **Less-than-Significant Impact.** The project will not directly impact the County’s storm drain system. Adoption of the Housing Element will facilitate residential development, which would incrementally increase the need for storm drain systems. General Plan policies would minimize these impacts. Therefore, impacts will be less than significant.

f) **No Impact.** No additional water quality impacts are anticipated since the project does not involve any development activity.

g, h, i) **Less-than-Significant Impact.** The project will not place housing directly in a 100-year flood hazard area because no development activity is proposed as part of this project. Adoption of the Housing Element will facilitate residential development. While there are risks associated with the development of specific project within the 100-year floodplain, future development is subject to environmental review, which includes FEMA review and requirements, and mitigation prior to project approval. Application of these policies and County standards will result in less than significant impacts to flooding.

j) **Less-than-Significant Impact.** General Plan policies require the County to maintain high standards of siting and design in the development of all uses. If a hazard exists, the project warrants review under CEQA, and the appropriate environmental document is generated and circulated for review. Application of these policies will assure impacts from potential seiche, tsunami, or mudflow will be less than significant.

IX. LAND USE AND PLANNING. Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. a) The Housing Element Update is a planning document designed to address the County’s housing needs over the 2009 - 2014 planning period. The Housing Element Update does not propose any actions that would divide established cities, communities, and other unincorporated areas within Tulare County.

New housing development may require the need for General Plan amendments or zoning changes. Such amendments or changes to Zoning Ordinances are governed by local agency procedures and require the preparation of environmental assessments. Land uses within each city and the County are governed by general plans, which designate appropriate land uses throughout the jurisdiction and define specific goals, policies and objectives.

General plans consist of a number of elements, including land use, circulation, housing, conservation, open space, noise and safety. The Housing Element is required to be consistent with the Land Use Element. For example, the Land Use Element designates the location, intensity and distribution of property to be developed residentially. The Housing Element in turn helps implement the Land Use Element through its stated policies and programs. The future pattern of land uses will remain relatively constant at a countywide level. While urbanized areas will continue to increase in size, the number of acres utilized for development to accommodate this increased population is comparatively small. The cities of Visalia, Tulare, and Porterville will remain the predominant urban centers in Tulare County, with the other cities in the County representing a second tier of urban land use.

The Housing Element does not specifically identify the exact location of where new housing will occur within the County. The majority of housing projects will be constructed within established urban areas of the County. These areas are currently zoned for residential uses and they are planned for future urban uses.

As previously noted, all development proposals requiring environmental review will be required to identify mitigation measures if necessary.

The policies are directed to rehabilitate existing communities and provide for developments to accommodate future housing needs. Impacts are less than significant.

b) Goals, policies and programs proposed in the Housing Element Update have been drafted to be in compliance with the County’s existing General Plan and proposed General Plan update. None of the proposed policies are considered contrary to the County’s existing General Plan. Impacts are less than significant.

c) The Kern Water Bank Habitat Conservation Plan (KWBHCP) is the only approved multi-species habitat conservation plan that exists in Tulare County. The adoption of the 2009 - 2014 Housing Element, which is a policy plan for the County, will not conflict with the provisions of the KWBHCP. Impact is considered less than significant.

X. MINERAL RESOURCES. Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

X. MINERAL RESOURCES. Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	
	b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

X. a-b) The County’s Housing Element does not propose the development of housing, but serves as a policy plan for the County with respect to housing. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County’s regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. Any future housing development will involve environmental review, and specific projects that include the development of housing will be evaluated for the possibility of the impacts on resource lands. Therefore, no impact will result from implementation of the Housing Element.

XI. NOISE. Would the project result in:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	
	a)	Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b)	Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e)	For a project located within the Tulare County Airport Land Use Compatibility Plan, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XI. NOISE. Would the project result in:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	
	f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XI. a-d) The County of Tulare contains a wide range of noise conditions associated with the large variety of land uses across the county such as industrial, agricultural and urban area. The County’s Housing Element does not propose the development of housing, but serves as a policy plan for the County with respect to housing. The goals and policies proposed do not involve significantly increasing densities, mixed-uses or other planning practices that would result in significant increases in noise or vibration. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County’s regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. Any future housing development will involve environmental review, and specific projects that include the development of housing will be evaluated for the possibility of potential noise impacts on new residential development in residential as well as commercial districts, as per the General Plan Noise Element. Impacts are less than significant.

e-f) Any project that proposes residential development within an airport land use plan or near a public, private or public use airport would be subject to environmental review as well as the regulations regarding noise outlined in the General Plan Noise Element and Zoning Ordinances. Thus, impacts are less than significant.

XII. POPULATION AND HOUSING. Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	
	a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XII. a-c) While the Housing Element is designed to facilitate the development of housing in order to meet the anticipated population growth, the implementation of the Housing Element Update is not designed to induce growth. The Housing Element Update primarily includes policies and actions that focus on revitalization and rehabilitation of existing housing in an effort to reduce the necessity to disrupt the existing residents and community. None of the goals, policies, or programs contains actions that would result in substantial population growth or people and housing displacement that would result in replacement housing elsewhere. The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2009 - 2014 planning period. Thus, impacts are less than significant.

XIII. PUBLIC SERVICES.			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services:					
	Fire Protection?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Police Protection?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Schools?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Parks?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other Public Facilities?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIII. a-e) According to the California Department of Finance estimates, the total population of Tulare County was 435, 254 on January 1, 2008. The population living in unincorporated areas of the County was 144, 075 which represented 33% of the total population. Using the U.S. Census Bureau and California Department of Finance figures, the total population of Tulare County has grown 18% since the year 2000. However, much of that growth has occurred within the eight incorporated cities located throughout the County. During that same eight year period, the populations in the cities grew 28%, while the population of the unincorporated areas grew 2%. This focused pattern of growth within the cities has

been fostered by annexation of County areas planned for residential subdivisions to enable access to a range of municipal services.

Public services (water and sewer, police, fire, and ambulance, street and highway maintenance, and other public services) are provided by various federal, State and local agencies and private companies in Tulare County.

Fire services in urban areas of the County are generally provided by local agency fire departments. Various fire districts and/or the U.S. Forest Service and the State Department of Forestry also provide fire suppression services to urban areas, as well as in rural areas of the County and/or in federal and State Park preserve and recreation areas.

Police protection in urban areas is provided by local jurisdictions unless the services are contracted to other law enforcement agencies. The County Sheriff's Department provides primary law enforcement protection in rural areas of the County. Each city's police department provides Law enforcement in the cities. Finally, the California Highway Patrol (CHP) provides law enforcement services throughout the County along the State Highway system and along other streets and roads when under contract with local agencies.

Local agencies, public service districts and/or various private companies primarily provide other emergency services, such as ambulance and paramedics services. Services most affected by this Plan, such as street and highway maintenance, are provided by local agency Public Works Departments. In the case of Federal and State Highways, Caltrans is responsible for maintenance activities.

Public services such as libraries and parks are not expected to be significantly impacted by the goals, objectives, and policies, improvement projects, and/or programs identified in the Housing Element. To the contrary, these services are expected to benefit from the Plan because of conscious planning efforts resulting from the project.

While the Housing Element does not involve the construction of housing units, however, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's share of the regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing, thereby requiring additional public services. This development is expected to occur in urbanized areas in or in close proximity to existing communities or jurisdictions in the County in conjunction with available public services. Future residential projects will be subject to CEQA review including potential impacts on fire and police protection, schools, parks, and other public facilities. Thus, impact from implementation of the Housing Element Update is expected to be less than significant.

XIV. RECREATION			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIV. RECREATION			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIV. a-b) The eastern half of the County is comprised primarily of public lands within the Sequoia National and Kings Canyon Park, the Inyo, Sierra, and Sequoia National Forests, and the Mineral King, Golden Trout, and Domelands Wilderness areas. Opportunities for all-season outdoor recreation include: hiking, water and snow skiing, fishing, and boating. Tulare County’s street and highway system is vital to providing access to these recreational areas.

The Housing Element is designed to address existing and future housing need in the County of Tulare. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County’s regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing and would be required by existing regulations to provide adequate recreational facilities. Future residential projects will be also subject to CEQA review including potential impacts on recreational facilities. As a result, impacts are less than significant.

XV. TRANSPORTATION AND TRAFFIC. Would the project:			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exceed, either individually or cumulatively, a Level of Service standard established by the county congestion management agency or adopted County threshold for designated roads or highways? Specifically, would implementation of the project cause the Level of Service (LOS) for roadways and/or intersections to decline below the following thresholds or further degrade already degraded segment(s):					

XV. TRANSPORTATION AND TRAFFIC. Would the project:			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	f)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XV. a-b) The Tulare County Association of Governments (TCAG) as a regional transportation agency prepares the Regional Transportation Plan (RTP) to examine long-range transportation issues, opportunities and needs for Tulare County. Tulare COG also prepares the Regional Transportation Improvement Program and the Federal Transportation Improvement Program, which are funding documents, which implement projects referenced and identified in the RTP. The RTP program helps to implement the Circulation Element of the Tulare County General Plan. The adoption and implementation of the 2009 - 20014 Tulare County Housing Element is not expected to generate additional traffic beyond that identified in the population and traffic projections contained in RTP and Circulation Element. The Housing Element does not involve the construction of housing; however, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County’s share of the regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. Individual housing developments remain subject to project-specific review to assess potential traffic impacts. Thus, impact is considered less than significant.

c-d) The Housing Element Update will not increase or change air traffic patterns or substantially increase hazards. Implementation of the Housing Element Update does not involve changes to airports or prompt changes in air traffic patterns due to the rezoning of land to residential uses. Furthermore, no design features or modifications to design guidelines that would substantially increase safety risks are proposed in the Housing Element Update. Future residential projects will be subject to CEQA and the Comprehensive Airport Land Use Plan where applicable. Thus, impacts are considered less than significant.

e-g) The Housing Element Update does not propose any changes to emergency access. Proposed individual housing developments in the County are subject to environmental review, including review by fire and police to determine adequate emergency access. Impacts are less than significant.

XVI.		UTILITIES AND SERVICE SYSTEMS. Would the project:				
			Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c)	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

XVI. a-g) The Tulare County Housing Element is a policy plan to address housing need. It is not responsible for the construction of housing. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County’s regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing and would be required by existing regulations to provide adequate infrastructure facilities. Future residential projects will be also subject to CEQA review including potential impacts on utilities and service systems. Thus, impacts are less than significant.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	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, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVII. a) The Housing Element is a policy document designed to address current and future housing needs of the County. The Housing Element does not involve the actual construction of housing, but rather the identification of available sites and other measures to facilitate future development and remove governmental constraints. Individual projects are subject to CEQA review. Adoption of the Housing Element does not 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. Impact is considered less than significant.

b) Since the Housing Element is a policy document and does not involve the actual construction of housing units, the Element is not expected to have a cumulatively considerable adverse impact on the environment in the County. Individual housing projects involving the construction of housing units will be subject to CEQA review, including the determination of any cumulative impact. Impact is considered less than significant.

c) The adoption of the Housing Element is not expected to have adverse direct or indirect impacts on human beings in the County. The regulatory changes and rezoning of land prescribed in the Element are designed to address current and future housing needs. Furthermore, many of the implementing actions, will provide housing opportunities for a greater number of residents with a variety of income levels, provide housing in closer proximity to jobs, services, and infrastructure, and thus reduce traffic and pollution associated with longer commute times. Thus, the impact is less than significant.

Report Preparation and References

This section identifies those involved in the preparation of this document as well as the sources used.

6.1 Preparers of the Report

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6.2 References

County of Tulare, *Draft 2009 Housing Element Update*,

County of Tulare updated *Draft General Plan 2030* and associated updated Draft Environmental Impact Report.